



WEEKLY REPORT

Kāinga Ora – Homes and Communities

For period ending 15 September 2023

35

proactive release

Table of contents

1. Updates.....	2
2. Summary of papers sent.....	5
3. Upcoming events and opportunities.....	6
4. Upcoming advice to be delivered in the next month.....	8
5. Kāinga Ora OIA requests.....	10
6. Ministerial OIA requests.....	15
7. Impacts of weather events.....	15

1. Updates

New developments to further boost supply of housing in Dunedin

Dunedin continues to be a priority area for Kāinga Ora – Homes and Communities, based on current demand. We're particularly focussed on delivering new homes in areas of the city that are well connected to amenities, open green spaces and services.

We're planning to purchase 18 new homes and build up to nine more across two ideally located sites in Dunedin to bring more homes to the Otago community.

We've signed an agreement with a local developer to purchase 18 brand new two-bedroom homes at s 9(2)(a) Mornington once they are completed. This development also includes a community room for the whānau who will live there.

We've also acquired the former Hilltop Funeral Home on Middleton Road, Corstorphine. The site borders an existing Kāinga Ora home that will be demolished at the same time as the existing buildings on the newly acquired site, to extend the development.

Layout designs are currently being developed with a view to lodge applications for resource and building consents, at which point we'll be able to provide an update on our plans for the site.

We're looking forward to delivering the new homes on Napier Street next year and confirming plans for our Middleton Road development in the coming months.



Paul Commons
DCE – Te Waipounamu – South

Kerikeri and Waipapa Proposed District Plan Submissions Workshop

On 25 August 2023, Vision Kerikeri Incorporated held a workshop on the submissions to the proposed District Plan for Kerikeri/Waipapa.

A range of local developers, community leaders and stakeholders attended, including representatives from our Place Based and Urban Planning and Design Groups.

The meeting was very productive with attendees sharing a desire to continue supporting the Kerikeri/Waipapa area to evolve as great place to live, work and play. A number of well researched

presentations were made noting the surge in demand for retirement living in the area and the associated need for employees. There was recognition of the need to supply adequate appropriately zoned land to enable people of all income levels to live well in the Kerikeri/Waipapa area.

Each group will have subsequently made its own submission to the Proposed District Plan by 4 September. It is intended for the collective to reconvene to again to reflect on the submissions and how they have responded to growing needs.

Caroline Butterworth
DCE Tāmaki Tai Tokerau - Auckland/Northland

Bader Ventura - Supreme winner at Beacons Awards

The Bader Ventura Passive House development in Māngere, Tāmaki Makaurau won the Supreme Award at the 2023 Construction Sector Accord Beacons Awards in Wellington.

The Construction Sector Accord Beacons Awards celebrate best practice and innovation in construction. Organisations who have completed a Beacon case study in the previous year, sharing good practice and lessons learned across the sector, are entered into the Supreme Award.

The judges were impressed to see the government leading the way in low carbon, replicable construction that also benefits some of our country's most vulnerable.

As a Certified Passive House with an 8 Homestar rating (v4.1), Bader Ventura is the highest performing development Kāinga Ora has ever designed and is a game-changer in the public housing space.

To achieve Passive House status, it was designed within a strict framework where airtightness, insulation, and ventilation result in a thermally efficient home reducing space heating electricity use by more than 60 percent (compared to a standard 6 Homestar v4.1 Kāinga Ora home with a space heating heat pump).

Jo Charlton, Programme Director – Delivery, says many of the project team were new to this type of development and as such, all of our values were required to get Bader Ventura up and running.

"I believe that it is true demonstration of our full values at work within the organisation and how we engage and build our relationships with our build partners and consultants. Being able to be bold produces something that not only changes lives for our people, but in this instance, has the opportunity to propel the construction industry forward."

Bader Ventura is Australasia's first Passive House development funded by central government, and is a major step towards a low carbon future for public housing.

Consultants included:

- Precision Construction - Build Partner
- Peddlethorp - Architects
- Oculus Architectural Engineering Ltd - Passive House Lead and Façade Engineers
- Kirk Roberts - Structural Engineers
- 2PIR - Building Services Engineers
- Sustainable Engineering – Passive House Certifiers

Patrick Dougherty
GM – Construction and Innovation

s 9(2)(f)(iv)

[Redacted]

[Redacted]

[REDACTED]

Mark Fraser
GM - Urban Development and Delivery

The Housing Delivery System hits a new milestone

The new Kāinga Ora Housing Delivery System (HDS) has worked with build partner Jennian Homes to successfully deliver three new public homes in Woolston, Christchurch, within 68 days.

The HDS is our new efficient method of public housing delivery, alongside our traditional delivery method and market acquisitions.

This 68-day timeframe covered the entire build (including foundations, civil and houses) and reduces the standard construction time for a similar build down by more than half. These efficiencies have been achieved through detailed planning, resourcing and sequencing of tasks alongside our build partner, at the same time ensuring we are not compromising on the same high standards as our other delivery models. While the speed of this build is a great achievement, visibility, predictability and a consistent workflow are the key principles that enabled the success of this build timeframe.

Customers are starting to move into the new warm, dry, one-bedroom homes in Christchurch. Kāinga Ora intends to share the 68-day milestone on its LinkedIn page in the coming week.

The average HDS construction time is currently just over three months. We continue to test the system for different housing typologies, construction complexities and regional differences to ensure it can deliver robustly at scale.



Caroline McDowall
GM - Commercial

2. Summary of papers sent

Paper	Purpose
Ad hoc R800 State Highway 29 - Tauranga acquisition AH 23 072	This paper provides you with key information about the proposed acquisition and development of R800 State Highway 29, Tauranga
Ad hoc Update on KiwiBuild – Ormiston AH 23 071	This paper provides you with an update to the previous discussion (AH 23 065 refers) on ‘The Neighbourhood at Ormiston’
Ad hoc Ministerial Visit – Waimakariri IAF Development AH 23 068	This paper provides you with information ahead of the visit to Waimakariri
Ad hoc Ministerial Visit – Jamieson Road, Kaitaia AH 23 070	This paper provides you with information ahead of the visit to Kaitaia
Ad hoc Ministerial Visit – Porirua AH 23 073	This paper provides you with information ahead of the visit to Porirua
Ad hoc Ministerial Visit – Tauranga AH 23 074	This paper provides you with information ahead of the visit to Tauranga
Briefing KiwiBuild – the neighbourhood at Ormiston BN 23 055	This briefing provides you with an update on ‘The Neighbourhood at Ormiston’

4. Upcoming advice to be delivered in the next month

s 9(2)(f)(iv) [Redacted]	[Redacted]	[Redacted]	[Redacted]
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s 9(2)(f)(iv) [REDACTED]	[REDACTED] [REDACTED] [REDACTED] [REDACTED]	[REDACTED]	[REDACTED]
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[REDACTED]	[REDACTED] [REDACTED] [REDACTED] [REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED] [REDACTED] [REDACTED]	[REDACTED] [REDACTED]	[REDACTED]

proactive release

5. Kāinga Ora OIA requests

Reference number	Requestor	Topic	Date due to Minister's Office	Date due to requestor
OI 23 262	Member of the public	<i>Development</i> Request for information on an Ohakune development	n/a	Decision letter sent Information to follow
OI 23 337	Member of the public	<i>Information</i> Request for information about tenants and Kāpiti development	n/a	Decision letter sent Information to follow
OI 23 342	Member of the public	<i>Documents</i> Request for Wellington and Auckland KiwiBuild briefings, documents and business cases	n/a	Decision letter sent Information to follow by 20/09/23
OI 23 369	Member of the public	<i>Development</i> Request for information about a proposed Ohakune Development	01/09/2023	08/09/2023
OI 23 386	Member of the public	<i>Statistics</i> Request for statistics on placements	n/a	21/09/2023 extended
OI 23 395	Member of the public	<i>Information</i> Request for information about an Ohakune Development	21/08/2023	22/09/2023 extended
OI 23 396	Member of the public	<i>Information</i> Request for Piritahi financial information	n/a	27/09/2023 extended
OI 23 399	Act Party	<i>Information</i> Request housing demand and tenancy information for Ohakune	24/08/2023	21/09/2023 extended
OI 23 404	Member of the public	<i>Information</i> Request for information about a Waipapa tenancy	n/a	20/09/2023 extended
OI 23 406	Member of the public	<i>Documents</i> Request for correspondence in connection with the Teitei Development	n/a	29/09/2023 extended
OI 23 408	Member of the public	<i>Documents</i> Request for Conflict of Interest Policy and Declarations regarding Teitei Drive Development	29/08/2023	06/10/2023 extended
OI 23 413	Member of the public (Mix of OIA and privacy)	<i>Documents</i> Request for information relating to tenant and tenancy	n/a	06/10/23 extended

OI 23 416	Member of the public	<i>Documents</i> Request for SDP documentation regarding Auckland Light Rail Urban Development Project	n/a	19/09/2023 extended
OI 23 417	Member of the public	<i>Developments</i> Request for information about Hawkes Bay developments	n/a	10/10/2023 extended
OI 23 418	Member of the public	<i>Documents</i> Request for correspondence about Tauriko SDP	FYI	5/10/2023 extended
OI 23 419	Member of the public	<i>Documents</i> Request for information and documentation about Avondale Racecourse	n/a	6/10/2023 extended
OI 23 420	Member of the public	<i>Development</i> Request for information relating to Ohakune development	01/09/2023	22/09/2023 extended
OI 23 422	Jamie Ensor (Newshub)	<i>Information</i> Request for information about Kāinga Ora events	01/09/2023	27/09/2023 extended
OI 23 428	Member of the public	<i>Information</i> Request for Conflict of Interest details	01/09/2023	6/10/2023 extended
OI 23 431	Member of the public	<i>Statistics</i> Request for KiwiBuild buyers ethnicity and demographics	n/a	11/09/2023 extended
OI 23 433	Member of the public	<i>Developments</i> Request for planning information around the Ohakune development	04/09/2023	18/09/2023 extended
OI 23 434	Member of the public	<i>Developments</i> Request for planning information around the Ohakune development	04/09/2023	9/10/2023 extended
OI 23 443	Member of the public	<i>Developments</i> Request for planning information around the Ohakune development	07/09/2023	25/09/2023 extended
OI 23 445	Member of the public	<i>Documents</i> Request for correspondence around Blockhouse Bay redevelopment	07/09/2023	16/10/2023 extended
OI 23 446	Member of the public	<i>Documents</i> Request for correspondence with Auckland Council around Blockhouse Bay redevelopment	07/09/2023	16/10/2023 extended
OI 23 447	Member of the public	<i>Information</i> Request for legal advice around Blockhouse Bay redevelopment	07/09/2023	16/10/2023 extended

OI 23 448	Member of the public	<i>Documents</i> Request for meeting minutes around Blockhouse Bay redevelopment	07/09/2023	16/10/2023 extended
OI 23 449	Member of the public	<i>Information</i> Request for Conflict of Interest details	08/09/2023	06/10/2023 extended
OI 23 450	Member of the public	<i>Documents</i> Request for correspondence with Minister and local MP around Blockhouse Bay redevelopment	07/09/2023	16/10/2023 extended
OI 23 452	Member of the public	<i>Document</i> Query for OIA response	n/a	18/09/2023
OI 23 453	Member of the public	<i>Information</i> Request for Wellington development partnership information	n/a	18/09/2023
OI 23 454	Member of the public	<i>Documents</i> Request for maintenance information of Whangārei property	n/a	18/09/2023
OI 23 456	Member of the public	<i>Developments</i> Request for information about lighting in a Blenheim street	n/a	18/09/2023
OI 23 458	Member of the public	<i>Information</i> Request for information source	n/a	19/09/2023
OI 23 459	BCI (frequent correspondent)	<i>Developments</i> Request for information about various developments	n/a	19/09/2023
OI 23 460	Kelly Mekiha (NZME)	<i>Developments</i> Request for information about various Rotorua developments	11/09/2023	18/09/2023
OI 23 461	Member of the public	<i>Information</i> Request for information about a Financial Product enquiry	n/a	15/09/2023
OI 23 462	Member of the public	<i>Documents</i> Request for correspondence relating to Orana development	n/a	19/09/2023
OI 23 464	Member of the public	<i>Documents</i> Request for maintenance records for Glen Eden property	n/a	Decision letter sent Information to follow
OI 23 465	NZ Police (Mix of OIA and privacy)	<i>Document</i> Request for CCTV footage	n/a	20/09/2023

OI 23 467	Member of the public	<i>Documents</i> Request for correspondence, maintenance and CCTV information	n/a	22/09/2023
OI 23 470	FYI requests website	<i>Information</i> Request for Ohakune development information	14/09/2023	21/09/2023
OI 23 471	Charlotte Cook (RNZ)	<i>Documents</i> Request for correspondence to the Minister regarding workplace culture	14/09/2023	21/09/2023
OI 23 472	Member of the public	<i>Information</i> Request for information about Ohakune community event	n/a	22/09/2023
OI 23 473	Member of the public	<i>Documents</i> Request for maintenance records for Pukekohe property	n/a	25/09/2023
OI 23 474	Member of the public	<i>Document</i> Request for an agreement document	n/a	25/09/2023
OI 23 475	NZTA	<i>Information</i> Request for Marlborough public housing locations	n/a	25/09/2023
OI 23 476	Member of the public	<i>Information</i> Request for information regarding the Social Housing Reform Programme	n/a	22/09/2023
OI 23 477	Member of the public	<i>Information</i> Request for information regarding KiwiBuild exemptions	n/a	25/09/2023
OI 23 478	Member of the public	<i>Statistics</i> Request for statistics on overcrowding	n/a	25/09/2023
OI 23 480	Member of the public	<i>Documents</i> Request for information regarding various policies and procedures	n/a	29/09/2023
OI 23 481	Member of the public	<i>Information</i> Request for information regarding meth contamination readings	n/a	27/09/2023
OI 23 482	Member of the public	<i>Information</i> Request for information regarding Freemans Park	n/a	27/09/2023
OI 23 483	Taxpayers Union	<i>Information</i> Request for information regarding mihi whakatau	n/a	27/09/2023

OI 23 484	Member of the public	<i>Information</i> Request for information regarding grants and employment policies	n/a	26/09/2023
OI 23 485	Taxpayers Union	<i>Information</i> Request for information regarding waiata sessions	n/a	27/09/2023
OI 23 486	Member of the public (frequent correspondent)	<i>Information</i> Request for information regarding lease, BIT and 90-day notice	n/a	27/09/2023
OI 23 487	Member of the public	<i>Information</i> Request for information regarding vacant properties	n/a	28/09/2023
OI 23 488	Member of the public	<i>Documents</i> Request for correspondence about a Wainuiomata development	n/a	27/09/2023
OI 23 489	Member of the public	<i>Information</i> Request for costings of Puriri Park	n/a	29/09/2023
OI 23 490	Member of the public	<i>Information</i> Request for information regarding an incident at Mt Roskill	n/a	29/09/2023
OI 23 491	Member of the public	<i>Statistics</i> Request for housing numbers in Flat Bush	n/a	29/09/2023
OI 23 492	Member of the public	<i>Document</i> Request for consent document	n/a	29/09/2023
OI 23 493	Member of the public	<i>Information</i> Request for event information	n/a	3/10/2023
OI 23 494	Pacificon (frequent correspondent)	<i>Development</i> Request for Riccarton development information	n/a	3/10/2023
OI 23 495	Member of the public	<i>Information</i> Request for operational information	n/a	27/09/2023
OI 23 496	Member of the public	<i>Document</i> Request for overcrowding policy	n/a	3/10/2023
OI 23 497	Member of the public	<i>Statistics</i> Request for Nelson housing statistics	n/a	3/10/2023
OI 23 499	Member of the public	<i>Document</i> Request for assessment of acquisition suitability	n/a	3/10/2023

OI 23 500	Member of the public	<i>Information</i> Request for tenancy liaison officer information	n/a	4/10/2023
OI 23 501	Member of the public	<i>Development</i> Request for Papakura development information	n/a	4/10/2023
OI 23 502	Member of the public	<i>Document</i> Request for maintenance records for Papakura property	n/a	4/10/2023
OI 23 503	Legal firm	<i>Document</i> Request for overcrowding policy	n/a	26/09/2023
OI 23 504	Member of the public	<i>Document</i> Request for Ohakune development documents	n/a	5/10/2023
OI 23 505	Member of the public	<i>Information</i> Request for operational information	n/a	27/09/2023
OI 23 506	Member of the public	<i>Document</i> Request for welfare assessor job description	n/a	3/10/2023
OI 23 507	Member of the public	<i>Information</i> Request for operational information	n/a	27/09/2023
OI 23 508	Member of the public	<i>Document</i> Request for Whangārei addresses	n/a	9/10/2023
OI 23 509	Victoria University	<i>Information</i> Request for public sector structure information	n/a	5/10/2023
OI 23 510	Member of the public	<i>Information</i> Request for operational information	n/a	26/09/2023
OI 23 511	Member of the public	<i>Document</i> Request for Whangārei addresses	n/a	9/10/2023
OI 23 512	Member of the public	<i>Document</i> Request for maintenance records for Papakura property	n/a	4/10/2023

6. Ministerial OIA requests

Reference number	Requestor	Topic	Date due to Minister's Office	Date due to requestor

7. Impacts of weather events

Northern region - as at 12 September 2023

FINAL CONDITION STATUS	Vacant	Occupied	Grand Total
Severe damage (red placard)	5		5
Moderate to significant damage	174	217	391
Earmarked for demolition	48	1	49
Landslip affected only	3	6	9
Minor damage	13	217	230
Grand Total	243	441	684

Our customers and their whānau

- 219 customers have been rehoused to date
- 24 customers have vacated and left their Kāinga Ora property
- 27 customers currently in TAS (in the past week we saw four households exit and five households enter)
- 8 customers are living elsewhere
- 11 households are living in our own Emergency Response Accommodation where in the past week we saw two households enter the accommodation

Central region

- 359 homes in the region have been assessed as having damage from the cyclone with the majority – 341 – considered minor damage.
- We are aware of:
 - Wairoa
 - two white placards
 - one yellow placard
 - Hawke's Bay
 - seven white placards
- We have made 4,053 out of home welfare calls, and referred 312 customer to other agencies for support.
- There were 28 customers that were evacuated, but none required permanent rehousing.