



WEEKLY REPORT

Kāinga Ora – Homes and Communities

proactively released

For period ending 16 September 2022

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1. Updates

Update on 139 Greys Avenue

It has been a very exciting month for the 139 Greys Avenue project with two big milestones reached.

The first was the announcement of the Lead Service Provider who will provide the 24/7 on-site support service. We are excited to announce that the provider will be Kāhui Tū Kaha, a not-for-profit provider of housing and mental health services. This Ngāti Whātua organisation is characterised by diversity and committed to achieving meaningful health and social outcomes for everyone.

Kāhui Tū Kaha bring unique skills to Greys Avenue. They have a depth of experience in emergency and transitional housing, with a large portfolio of properties already under their care and we are all looking forward to working alongside them. The initial period of the contract will see a small contingent of staff from Kāhui Tū Kaha working alongside Programme Horanga to agree ways of working together and begin the mahi of agreeing how we will partner and work together on site to reach great outcomes for our customers.

The second milestone was the completion of the structure at 139 Greys Avenue. This was celebrated with a topping out ceremony, held on the roof of Building C.

With the completion of the structure, our focus now moves to the completion of the final stages of façade and the fit-out. We're currently around 50 percent through the fit-out and looking forward to seeing the completed structure when the scaffolding starts to come down next month.

Mark Fraser

GM Urban Development and Delivery

Gareth Stiven

GM Strategy Finance and Policy



Alfriston Village Plan Change Engagement

Both the Regional Director and Manager – Community Engagement and Partnerships for Counties Manukau facilitated early presentation sessions of the Alfriston Village plan change project to the Papakura and Franklin local boards in late August. These sessions, one to each Local Board, were attended by representatives from the Kāinga Ora Urban Planning team and Windermere Holdings to highlight the nature of the public private partnership.

This engagement happened earlier than it usually would within the plan change process, because the upcoming local body election meant there was unlikely to be another opportunity to brief either board before the end of the year, when the plan change application is likely to be lodged. Both local boards expressed their gratitude for the early engagement and consideration both parties took to ensure that they were informed.

The plan change is scheduled for submission to Auckland Council in December and following this we will provide another update to those local boards.



Caroline Butterworth
DCE Auckland / Northland

Subject to common interest legal privilege (Crown and Kāinga Ora)

Supreme Court has not allowed the Court of Appeal Stafford decision to be appealed

On 7 August 2020 (AH 20 05) and 29 July 2022 (Weekly Report #27), Kāinga Ora provided you with information on *Stafford v Attorney-General* (and others). This judicial review, to which Kāinga Ora and its subsidiary Housing New Zealand Limited are parties, related to a claim against the Crown regarding land in the Nelson region.

A Supreme Court decision in 2017 created the possibility that the Crown owes fiduciary duties (private law duties) to Mr Stafford arising from Crown grants of land to the New Zealand Company in the 1840s and a remedies proceeding will take place in the High Court in August 2023 to determine questions of liability, loss, and remedy (Kāinga Ora is not a party to that proceeding).

Since the 2017 Supreme Court decision, Mr Stafford has been, in essence, seeking court orders to stop any government land sales until the remedies hearing takes place. This latest decision arises from that court action.

As previously reported, the Court of Appeal (on 5 May 2022) declined to make orders and endorsed the Kāinga Ora proposal to establish a land protection mechanism for 'sites of special significance' with Mr Stafford, and noted that any such land protection mechanism cannot 'inhibit [the ability of Kāinga Ora] to perform its statutory functions, which requires it to effect routine dispositions of its land in the management of its portfolio of public housing assets'.

In June 2022 Mr Stafford applied to the Supreme Court for leave to appeal the Court of Appeal's decision.

On 9 September 2022 the Supreme Court declined to grant leave, noting that matters of public importance, such as the scope of Crown land and the Crown's fiduciary duties, will ultimately be addressed in the High Court remedies proceeding and that the undertakings that have been provided to date are sufficient.

Kāinga Ora will continue to provide the Crown with advance notice of potential disposal of its land in the Nelson area, as was communicated to the Attorney-General by the Kāinga Ora Board Chair in September 2020.

Kāinga Ora has not received any requests from the media to comment on the Supreme Court decision. Any media requests we do receive will be referred to Crown Law in the first instance.

Liz Krause
Acting DCE South

Rowan Macrae
GM People Governance and Capability

First deliveries in Aorere neighbourhood development

The first seven homes have been completed in the Kāinga Ora Aorere neighbourhood development. They are part of Aorere Stage 1 under the Māngere Redevelopment Programme.

The homes, on two sites, in Mayflower Close, replace three older dwellings and range from two-bedroom duplexes to five and six-bedroom standalone houses with accessible ground floor bedroom and bathroom.

Once complete, Aorere Stage 1 will provide 33 new medium and larger-sized homes for whānau, as well as customers who require homes with accessibility provisions.

A notable feature of the developments was the retention of a mature Tōtara tree on the larger site containing five homes, which offers visual amenity and screening.

An open home was held earlier this month and Kāinga Ora Stakeholder Relationship Manager Kathleen Lolohea said it was wonderful to open the doors of this home for the community to view.

“We received a lot of positive feedback from local residents about the size of the homes.”

Eight more homes in Aorere Stage 1 will be completed by our build partner Precision Construction later this financial year.



Patrick Dougherty
GM Construction and Innovation

Kāinga Ora Board visit to Rotorua

The Board will be visiting Rotorua on 23 September 2022. They will be hosted by Darren Toy and other senior leads from Te Kurutao, Construction and Innovation, Supported Housing and Delivery.

A mihiwhakatau will be conducted by Ngāti Whakaue to welcome them to the Region.

The programme for the day consists of visits to:

- 265 Fenton Street, which officially opened on 7 September 2022 to house local whānau
- Rotorua Boys High Trade Academy
- Rotorua District Council

Then a bus tour of various development sites:

- Ranolf Street/Malfroy Road
- Quartz Avenue
- 65-67 Turner Drive
- 14 Island View Road
- Kiwibuild

Darren Toy
Regional Director Bay of Plenty

Completed infrastructure works readies Mangere West for new housing

Since construction commenced in Mangere West in August 2018, almost 170 new homes have been completed. There are currently 240 homes in construction, with a further 782 new, warm dry homes to come.

Making all of this possible was the first significant parcel of civils and infrastructure work. This work has been rolled out across two stages, and is now complete in the Mangere Large-Scale Project, specifically in Mangere West.

The second stage of mostly underground works east of Te Ararata Creek, featured an award-winning house relocation programme, along with what may be one of south Auckland's largest rain gardens on Hall Ave.

Kāinga Ora civil alliance partner, Fritahi, led the design and construction of the project's civil works, which included replacing waste and stormwater infrastructure, power and communications lines, upgrading public walkways, installing new stormwater outfalls and rain gardens, upgrading roads, footpaths and amenities to prepare the land for new homes.

Mark Fraser
GM Urban Development and Delivery

pr9(2)(a)

Co-location arrangement with Ngāti Whatua

For the past three weeks, members of our Central East region, Ellerslie office team have been co-locating with the Ministry of Social Development (MSD) and Oranga Tamariki representatives at Ōrākei Marae working with the Ngāti Whātua Ōrākei, Whai Māia entity. Whai Māia has a focus on whānau outcomes and manages programmes across health, employment and social services. This co-location reflects existing and similar arrangements at Te Paea and Manurewa marae in Auckland.

Caroline Butterworth
DCE Auckland / Northland

First stage of consent granted for Porirua's Bothamley Park wastewater upgrade

The Bothamley Park wastewater upgrade is a project that was included in the July 2021 Housing Acceleration Fund announcement of \$136m for infrastructure upgrade work in Porirua.

In a milestone for the Porirua Development, the Environmental Protection Authority (EPA) have recently advised that the independent Eastern Porirua Regeneration Expert Consenting Panel (also known as the Fast Track Consenting decision makers) have approved resource consent for the upgrade of wastewater pipes and a boardwalk over a small natural wetland. These are subject to conditions and the standard appeal process of 15 working days. Once this appeal process period has elapsed, we will work closely with your office on broader communication opportunities to mark this progress.

As part of their procedure, the EPA have sent a letter to houses close to the site advising the progress and the appeal process. This is independent from Kāinga Ora, and follows previous communication over the past few months from the EPA. This has resulted in limited questions raised to us or our Te Aranga civills alliance partner, as well as some support shown for the work.

Mark Fraser
GM Urban Development and Delivery

2. Upcoming events and opportunities

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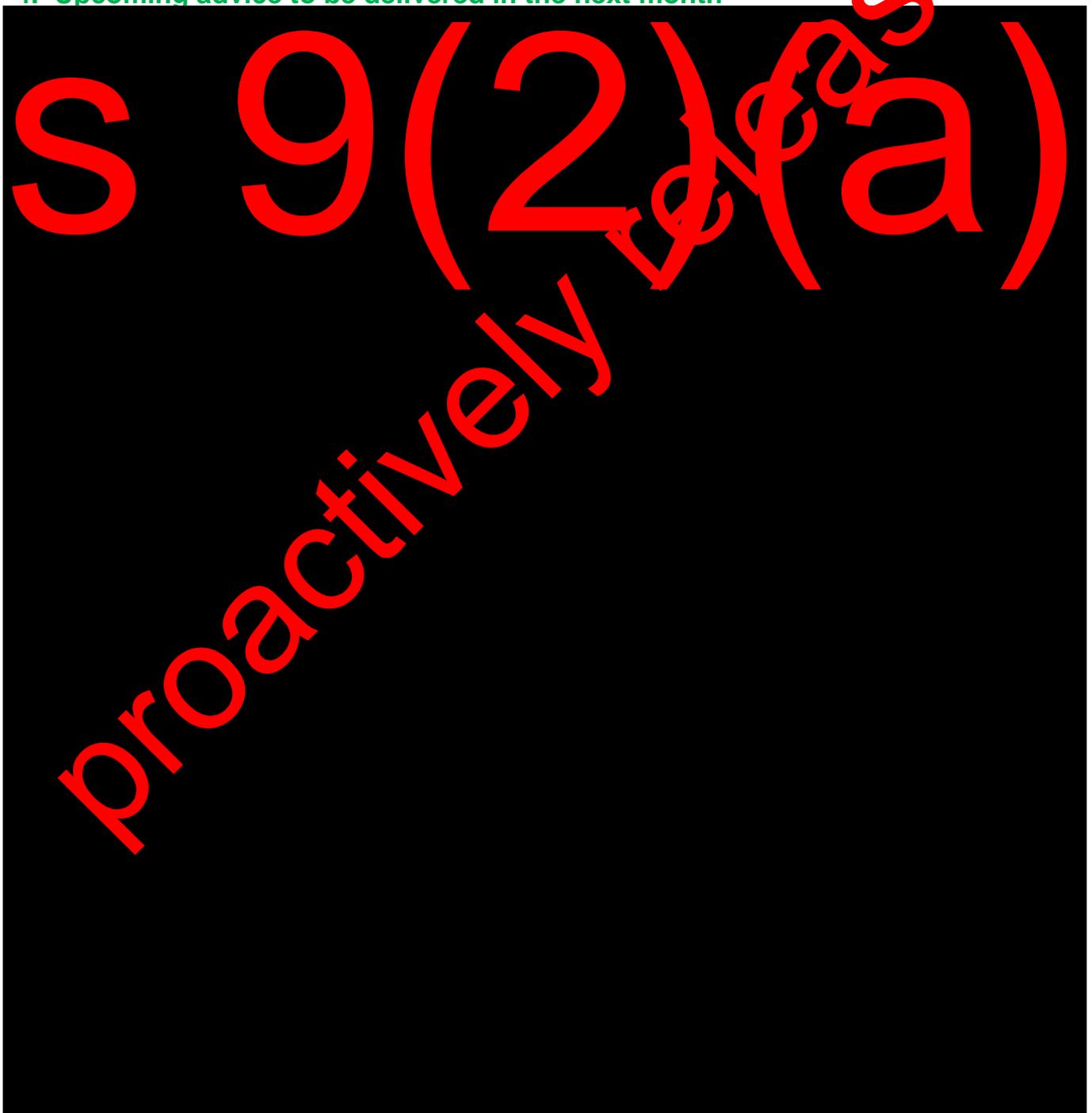
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3. Advice sent in the past week

Date due to Minister's Office	Title	Minister(s)	Contact person
9 September 2022	Ad Hoc Porirua LSP Announcement AH 22 097	Hon Dr Megan Woods	Rachel Kelly
September 2022	Briefing Annual Report BN 22 038	Hon Dr Megan Woods	Gareth Stiven

4. Upcoming advice to be delivered in the next month



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5. Kāinga Ora OIA requests

Reference number	Requestor	Topic	Date due to Minister's Office	Date due to requestor
OI 22 342	Member of the public	<i>Heat pump maintenance</i> Request for information about maintenance of heat pumps	n/a	03/10/2022 extended
OI 22 343	Member of the public	<i>KiwiBuild</i> Request for information about underwriting	n/a	03/10/2022 extended
OI 22 355	Media	<i>Quarterly Report</i> Request for a copy of the Quarterly Report	05/09/2022	24/10/2022 extended
OI 22 358	Member of the public	<i>Community garden</i> Request for information about community gardening at a development	n/a	10/10/2022 extended
OI 22 359	Member of the public	<i>Purchases</i> Request for information about property purchases	n/a	23/09/2022 extended
OI 22 360	Member of the public	<i>Documents</i> Request for information about a home	n/a	10/10/2022 extended
OI 22 366	Member of the public	<i>KiwiBuild numbers</i> Request for clarification around KiwiBuild numbers	n/a	15/09/2022
OI 22 367	Member of the public	<i>Bonair</i> Request for information about development	n/a	16/09/2022
OI 22 382	Member of the public	<i>Development</i> Request for information about development	n/a	19/09/2022
OI 22 370	Member of the public FYI website	<i>Housing supply</i> Request for information about housing supply	n/a	20/09/2022
OI 22 371	Member of the public	<i>Various developments</i> Request for information on various developments	n/a	20/09/2022
OI 22 373	Member of the public	<i>Repairs on property</i> Request for information about repairs to a property	n/a	20/09/2022
OI 22 380	Office of Stuart Smith	<i>Kaikōura housing</i> Request for information about housing in the Kaikōura electorate	13/09/2022	20/09/2022

OI 22 381	Member of the public	<i>Rent arrears</i> Request for information on rent arrears	13/09/2022	20/09/2022
OI 22 378	Member of the public	<i>Redevelopment</i> Request for information about redevelopment	n/a	21/09/2022
OI 22 383	Member of the public	<i>Pet policy</i> Request for copy of pet policy	n/a	22/09/2022
OI 22 386	Media	<i>KiwiBuild</i> Request for information about the KiwiBuild programme	16/09/2022	23/09/2022
OI 22 388	Member of the public	<i>Property activity</i> Request for information on activity between 2000 and 2022	n/a	23/09/2022
OI 22 390	Member of the public	<i>Complaints process</i> Request for information on complaints process	n/a	23/09/2022
OI 22 391	Member of the public	<i>Housing in Christchurch</i> Request for information about housing in Christchurch	n/a	23/09/2022
OI 22 392	Member of the public	<i>Housing in Napier</i> Request for information about housing in Napier	n/a	23/09/2022
OI 22 336	Media	<i>Ka Awatea</i> Request for correspondence between Kāinga Ora and Ka Awatea	20/09/2022	27/09/2022 extended
OI 22 341	Media	<i>Board minutes</i> Request for Board minutes from April 2021 to December 2021	28/09/2022	05/10/2022 extended
OI 22 363	Member of the public	<i>Various developments</i> Request for information on various developments	n/a	27/09/2022
OI 22 393	Member of the public	<i>Various developments</i> Request for information on various developments	n/a	27/09/2022
OI 22 394	Member of the public via Malley and Co	<i>Main Road, Christchurch</i> Request for information on development plans	n/a	27/09/2022
OI 22 395	Member of the public	<i>Homes leased in Howick</i> Request for information on houses leased by Kāinga Ora	n/a	27/09/2022
OI 22 396	Member of the public	<i>Various developments</i> Request for information on various developments	n/a	28/09/2022

OI 22 397	Member of the public	<i>Mortality statistics</i> Request for information on tenant deaths and tenant suicide rates	n/a	28/09/2022
OI 22 398	Coalition for More Homes	<i>Auckland Council intensification plan change</i> Request for a copy of the submission made by Kāinga Ora	n/a	29/09/2022
OI 22 399	Member of the public	<i>Healthy homes assessment</i> Request for a copy of the Kāinga Ora Healthy Home Assessment report	n/a	9/09/2022
OI 22 400	Member of the public	<i>Meth contamination</i> Request for statistics	n/a	27/09/2022
OI 22 401	Amerbuild	<i>Construction methods</i> Request information about Kāinga Ora standards for windows and doors	n/a	29/09/2022
OI 22 403	Member of the public	<i>Correspondence</i> Request for correspondence between landlord and Kāinga Ora	n/a	30/09/2022
OI 22 404	Member of the public	<i>Fire compliance</i> Request for Kāinga Ora fire compliance process	n/a	30/09/2022
OI 22 406	Member of the public	<i>Mt Maunganui</i> Request for development plans	n/a	03/10/2022
OI 22 407	Nelson Tasman Housing Trust	<i>Statistics</i> Request for statistics for their survey	n/a	04/10/2022
OI 22 408	Member of the public	<i>Tenancy information</i> Request information on Mother's tenancy	n/a	05/10/2022
OI 22 409	Member of the public	<i>Stormwater tanks</i> Request for development requirements	n/a	06/10/2022

6. Ministerial OIA requests

Reference number	Requestor	Topic	Date due to Minister's Office	Date due to requestor
OI 22-117	Office of Chris Bishop	<i>Papers</i>	07/09/2022	14/09/2022
OI 22 402	Office of Chris Bishop	<i>Papers</i>	09/09/2022	16/09/2022
OI 22-122	Member of the public	Whangārei	14/09/2022	21/09/2022
OI 22 385	FYI website	Request for documents about Whangārei		

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