



WEEKLY REPORT

Kāinga Ora – Homes and Communities



For period ending 17 March 2023

09

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1. Updates



Porirua Development update

On 25 March 2023, Kāinga Ora and our partners Porirua City Council and Ngāti Toa Rangatira will host a blessing and street naming event at Waka Ama Street in the Niger Development. The name Waka Ama has been gifted by Ngāti Toa Rangatira and is steeped in the history and traditions of waka sailing and voyaging; recognising that Waka Ama is not just a sport but also a vehicle for identity, pride and community.

Following the blessing, construction will commence on 18 new warm, dry homes in the Niger Development. The homes will be a mix of one, two, three, four and five-bedroom dwellings, six of which will be accessible.

Daniel Soughtton
DCE Te Puku Ikaroa - Central

Specified Development Project Request – Rotorua Lakes Council

Mayor Tania Tapsell of Rotorua Lakes Council, has asked Kāinga Ora to consider using its powers under the Urban Development Act to select Ngongotahā for assessment as a potential Specified Development Project (SDP).

The Council has identified Ngongotahā as a potential growth area and a possible location for housing to address the housing deficit in the district.

We have met with Council officials to understand what geographical area the Council thinks is suited to an SDP, and learn what the Council hopes to achieve in the area. We will work to build a shared understanding of the issues and opportunities an SDP may be able to address, and the roles and responsibilities of councils involved in an SDP.

Officials at Te Tūāpapa Kura Kāinga – Ministry of Housing and Urban Development (HUD) advise that you are scheduled to meet with Mayor Tapsell later this month. To ensure you are fully informed before your meeting, Kāinga Ora staff will update officials at HUD on discussions with Council.

Katja Lietz
GM - Urban Planning and Design

'Hello Hornby' community event

On 11 March 2023, Kāinga Ora held a stall at the annual 'Hello Hornby' community event at Wycola Park in Christchurch.

The stall at the event was run by Product Manager-Southern Lisa Lahood, Community Development Manager Amanda Cook and Zoe Puke, Senior Stakeholder Relationship Manager, and included information about our home ownership products and upcoming developments planned for the greater Hornby area. This is just one of the ways the Home Ownership and Community Engagement teams partner to promote Kāinga Ora mahi and support whānau into home ownership.

Lisa was kept busy most of the day with questions and requests for information packs about our home ownership products. Tamariki had a go at the giant Jenga tower at the front of the stall and took away Kāinga Ora branded coloured pencils, lollipops and cookie times biscuits.

There were many local businesses and organisation supporting the event. It was therefore also an excellent opportunity to network with organisations such as the Greater Hornby Residents' Association, 126 on the corner and the Menz Shed.

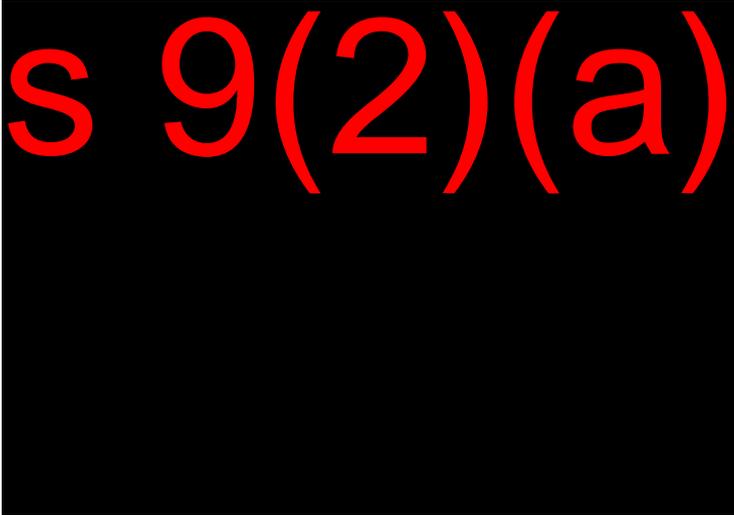


Paul Commons
DCE Te Waipouinamu – South Island

Mahi Tahī in Ellerslie

In early March 2023, the Kāinga Ora Ellerslie Office collaborated with the Glen Innes Family Centre and the Onehunga branch of St Vincent de Paul (local social services agencies), to provide food parcels and toiletries to flood-affected whānau in the region.

Families were grateful for these parcels, with the additional support and resources coming at a challenging time. For the local Kāinga Ora staff in Ellerslie, it also brought a sense of pride - demonstrating manaakitanga and knowing that they were making a difference to these affected families. It also provided a great opportunity to build mahi tahī with their local service providers in the Ellerslie community.

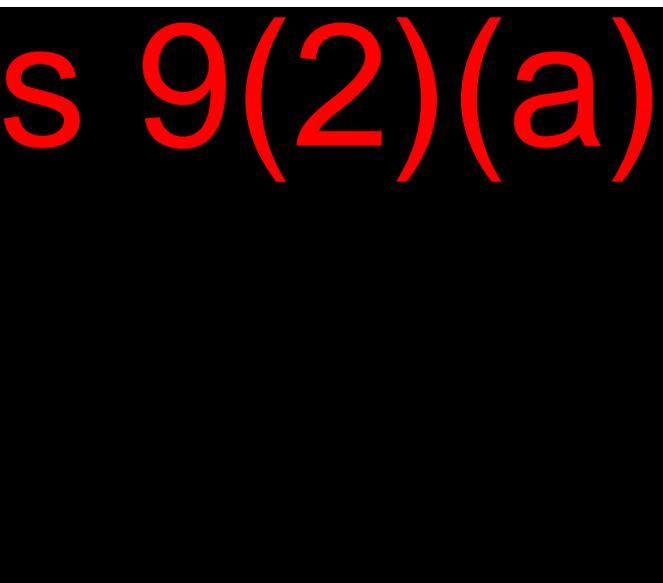


Caroline Butterworth
DCE Tāmaki Tai Tokerau - Auckland/Northland

New homes for Whangārei

On the morning of 9 March 2023, 17 new homes at Puriri Park, Whangārei were blessed by local kaumātua and representatives from Te Parawhau hapū. Kāinga Ora customers joined the local team, with one customer thanking Kāinga Ora staff for providing her with a home after living in women's refuge for several months.

This development will be formally opened next month when the final stage is delivered.



Caroline Butterworth
DCE Tāmaki Tai Tokerau - Auckland/Northland

Interim leadership changes

Delivering our construction programme and implementing the Housing Delivery System (formerly known as Project Velocity) are critical tasks for Kāinga Ora. They require focussed and purposeful action, driven by leaders who have the time and experience required to support teams within a complex environment. Given the volume of work in front of us, the different skillsets and experience required for these tasks going forward, and acknowledging the challenges outlined above, some interim changes to our leadership arrangements are needed.

Construction and Innovation: General Manager Construction and Innovation, Patrick Dougherty will continue to lead and manage the business as usual functions in Construction and Innovation. The delivery of social housing is one of our key priorities and we want to ensure that we continue to deliver with our traditional build programme and partners.

Commercial Group: General Manager Commercial, Caroline McDowall will continue in her current capacity. In addition she will take over the day-to-day development, management and operation of the Housing Delivery System, including all current and future MBUs.

Transformation Projects: The work done on changing our residential construction approach, particularly the challenging of some deeply embedded industry processes at a detailed level, has been truly transformational for Kāinga Ora and the wider construction industry. It has demonstrated the importance of putting time, rigour, and senior leadership into our bottom-up approach to change. There are other areas where we are looking to achieve the same type and level of change - our Asset Management and Maintenance Programmes, and our Land Development Programme. The change programmes have started, with sponsorship from General Manager National Services, Nick Maling and General Manager Urban Development and Delivery, Mark Fraser, and initiation by their respective leadership groups.

Delivery Transformation Group: A Delivery Transformation group is being stood up to support and enable other key business groups at Kāinga Ora to transform their delivery functions. Matt Hulett, who is currently our Project Velocity Lead, has been seconded into the General Manager role to establish and lead the new group. Matt will remain involved in the Housing Delivery System to ensure Caroline is supported, but he will be freed from the operational responsibilities so he and the Delivery Transformation Team can focus on other delivery systems within Kāinga Ora. The first delivery system changes that the Delivery Transformation Team will support are our Asset Management and Maintenance systems, and Land Development system.

There is a reasonable amount of planning and preparation to do and we will keep you informed on key developments. We have also briefed key stakeholders including DPMC, HUD and PSC.

Andrew McKenzie
Chief Executive

2. Summary of papers sent

Paper	Purpose
Briefing Quarterly Report to the Minister – October to December 2022 BN 23 013	The purpose of this briefing note is to provide you with the Kāinga Ora – Homes and Communities quarterly report for the quarter ended 31 December 2022



5. Kāinga Ora OIA requests

Reference number	Requestor	Topic	Date due to Minister's Office	Date due to requestor
OI 22 497	Member of the public	<i>Request for papers</i> Copies various documents incl of statistics, decision, policy, valuation relating to Winton (SDP, Porirua NGA, Tauriko, Land Programme, Ferncliffe, Alfriston)	24/03/2023	31/03/2023 extended
OI 22 530	Member of the public	<i>Documents</i> Request for copies of communications relating to IAF funding and Ferncliffe Farm	21/02/2023	28/02/2022 extended
OI 23 015	Member of the public	<i>Developments</i> Request for information on urban development in Auckland	n/a	31/03/2023 extended
OI 23 017	Member of the public	<i>Documents</i> Request for records of any meetings relating to the purchase of the Bonair Crescent, Silverdale	13/03/2023	20/03/2023
OI 23 039	Member of the public	<i>Acquisition</i> Request for information regarding the purchase of land in Raumati Road, Kāpiti	n/a	23/03/2023 extended
OI 23 042	Member of the public	<i>Property information</i> Request for retrofit information on a Naenae property	n/a	22/03/2023 extended
OI 23 051	Member of the public	<i>Tenancy information</i> Various questions about management of tenancies	n/a	10/03/2023 extended Requester has been advised information will be sent in coming weeks
OI 23 053	Member of the public	<i>Document</i> Request for Healthy Homes escalation policy	n/a	20/03/2023 extended
OI 23 054	Member of the public	<i>Tenancy information</i> Request for statistical information for the Tautari Street development	n/a	tbc extended
OI 23 056	Bonair Action Group	<i>Statistics</i> Request for clarification of waiting list numbers for the Hibiscus Coast	n/a	17/03/2023 extended

OI 23 060	Member of the public	<i>Tenancy information</i> Request for maintenance and security Information for a property in Churton Crescent, Taita	n/a	17/03/2023
OI 23 061	Jeremy Wilkinson (NZME)	<i>Maintenance information</i> Request for amounts spent on improvements to homes within the Porirua Territorial Local Authority area	06/03/2023	20/03/2023 extended
OI 23 063	Ben Strang (RNZ)	<i>Documents</i> Request for information regarding housing developments at flood or other environmental risk	06/03/2023	22/03/2023 extended 
OI 23 066	Member of the public	<i>Statistics</i> Request for total net government expenditure on State Advances corporation loans	n/a	11/04/2023 extended
OI 23 069	Member of the public	<i>Development</i> Request for information of lots 1-10/90 Victoria Street, Pukekohe	n/a	17/03/2023
OI 23 070	Ethne Huston Office of Tim van de Molen MP	<i>Statistics</i> Request for information relating to non-disclosure (confidentiality) agreements	n/a	20/03/2023
OI 23 071	Member of the public	<i>Development</i> Request for information about developments at 52 & 54 Mays Road, Te Papapa, Auckland	n/a	22/03/2023
OI 23 072	Member of the public	<i>Maintenance</i> Request for maintenance information about a vacant house at 1/15 Otakau Rd Milford	n/a	22/03/2023
OI 23 073	Member of the public	<i>Documents</i> Development on 70 Upper Queen Street, Eden Terrace	n/a	21/03/2023
OI 23 074	Member of the public	<i>Document</i> Request for Spaces for Building Communities Design Guide	n/a	20/03/2023
OI 23 075	Member of the public	<i>Statistics</i> Request for information relating to the cost of security	n/a	23/03/2023
OI 23 076	Auckland City Council	<i>Document</i> Request for sustaining tenancies policy and noise/anti-social behaviour	n/a	23/03/2023

OI 23 078	Member of the public	<i>Statistics</i> Request for information relating to Wellington Healthy Homes Standards	n/a	27/03/2023
OI 23 079	Auckland University of Technology	<i>Statistics</i> Request for tenancy demographics for University Research	n/a	27/03/2023
OI 23 081	Lambton Chambers (Barristers)	<i>Various</i> Request for documents and information regarding Kāinga Ora staff and maintenance related to a property in Taita	n/a	21/03/2023
OI 23 082	Member of the public	<i>Statistics</i> Request for information requesting the number of complaints at a Mt Eden property	n/a	27/03/2023
OI 23 083	Member of the public	<i>Developments</i> Request for information regarding developments in Meadowbank	n/a	28/03/2023
OI 23 084	Bonair Action Group	<i>Developments</i> Request for tenant health management information	n/a	29/03/2023
OI 23 086	Member of the public	<i>Developments</i> Request for relating to a Napier property	n/a	30/03/2023
OI 23 087	Member of the public	<i>Statistics</i> Request for numbers of state housing built in Palmerston North	n/a	30/03/2023
OI 23 088	Katie Doyle Stuff	<i>Statistics</i> Request statistics of state housing, healthy homes and Cyclone Gabrielle impacted homes in Gisborne	24/03/2023	31/03/2023
OI 23 089	Member of the public	<i>Information</i> Request for copies of work order and file notes for Papakura home	n/a	17/03/2023
OI 23 090	Anne Rankin Wairoa Star	<i>Information</i> Request for relationship information between Kāinga Ora and Enabled Wairoa	27/03/2023	03/04/2023
OI 23 091	Member of the public	<i>Developments</i> Request for Northland pipeline information	n/a	04/04/2023

OI 23 092	Matthew O'Connor Act Caucus Support	<i>Developments</i> Request for Auckland LSP infrastructure performance during flooding event	15/03/2023	29/03/2023
OI 23 093	Member of the public	<i>Developments</i> Request for information on the Workotel Development, Riccarton	n/a	06/04/2023
OI 23 094	Member of the public	<i>Developments</i> Request for information on the planned development on 1 Hood Street, Upper Hutt	n/a	11/04/2023
OI 23 095	Member of the public	<i>Developments</i> Request for information on the planned development on 1 Hood Street, Upper Hutt	n/a	12/04/2023
OI 23 096	Member of the public	<i>Documents</i> Request for information on the complaints, actions and outcomes at 108 Discovery Drive, Flagstaff Hamilton	n/a	11/04/2023
OI 23 098	Member of the public	<i>Tenancy information</i> Various questions about management of tenancies	n/a	11/04/2023
OI 23 099	Member of the public	<i>Tenancy information</i> Request for copy of tenancy agreement	n/a	06/04/2023

6. Ministerial OIA requests

Reference number	Requestor	Topic	Date due to Minister's Office	Date due to requestor
OI 23 077 (OIA23-027)	O'Connor, Matthew (ACT Party)	<i>Document</i> Request for documents regarding recent North Island weather events	17/03/2023	24/03/2023