



WEEKLY REPORT

Kāinga Ora – Homes and Communities

Proactively released

For period ending 18 March 2022

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1. Updates

First Home Partner as at Friday 11 March 2022

Activity	Total as at 11 March 2022	Change since previous report	Comment
Completed Settlement	5 Auckland (4) Canterbury (1)	+1	These households have now entered our Goals Management Programme where we assist households into full home ownership
Sale and Purchase Agreement signed *	33	-3	<p>There has been a reduction in the number since the previous report as one person has now completed settlement and two conditional agreements fell through.</p> <ul style="list-style-type: none"> • 13 unconditional agreements with a settlement date <ul style="list-style-type: none"> - Auckland 10 - Canterbury 3 - Wellington 1 • 9 unconditional agreements and awaiting either Code of Compliance, Title, build completion, or bank approval to confirm a settlement date <ul style="list-style-type: none"> - Auckland 6 - Canterbury 3 • 11 conditional agreements <ul style="list-style-type: none"> - Auckland 8 - Waikato 1 - Bay of plenty 1 - Wellington 1 • 1 Pacific • 1 Māori • 16 Family

Eligible applications received	419	+18	<ul style="list-style-type: none"> • Auckland 227 • Canterbury 46 • Wellington 43 • Waikato 37 • balance indicated other areas around New Zealand • 29 Pacific • 60 Māori • 187 Family
Applications under assessment	377	-7	<p>There is a reduction in the number of applications under assessment this week as five applications achieved eligibility. Remaining two applications were unsuccessful due to income & credit history.</p> <ul style="list-style-type: none"> • 373 – seeking additional information as application was incomplete • 45 Pacific • 64 Māori • 195 Family
Application process started	2,794	+20	Minimum is creating an account in the portal
Product Enquiries	323 phone calls		64.5 average per day
Spend	\$1,220,339.58	\$174,279.36	<ul style="list-style-type: none"> • Actual settlements - \$867,479.94 • Deposits paid - \$352,859.64 **

* Upon settlement, Kāinga Ora will make the equity contribution payment to finalise the purchase of the customers new home.

** A portion of equity contribution is paid to assist co-purchasers in securing an unconditional agreement. Vendors/Developers may require more than our 5% deposit. The remainder is paid on Settlement.

Nick Maling
GM National Services

Vaccine Policy Update

On 8 February 2021 Kāinga Ora implemented its COVID-19 Vaccination Policy in line with Health and Safety at Work Act 2015. The policy stated that all people employed in roles at Kāinga Ora are required to be fully vaccinated and to have provided evidence of full vaccination by 21 March 2022. From 18 February anyone who was not fully vaccinated has been working from home. Over 96.5 percent of Kāinga Ora employees are fully vaccinated, with only a small number of people who have chosen not to get vaccinated, are partially vaccinated, or who have not disclosed their vaccination status.

In response to the *Yardley v Minister for Workplace Relations & Safety* decision, Kāinga Ora reviewed its Vaccination Policy approach. Guidance received from Te Kawa Mataaho - Public Service

Commission was a core consideration, in us adopting the advice that agencies should pause any proposed dismissals while they review the health and safety risk assessment and vaccination policy. Kāinga Ora will undertake a comprehensive review of its risk assessment and vaccination policy in April. Those people who are not fully vaccinated will continue to work from home and deliver on our business commitments, including those commitments to our customers, partners and suppliers. All our worksites, including offices, construction and development sites will still require people to be vaccinated before entry.

Any of our people who have chosen not to get vaccinated, are partially vaccinated, or have not disclosed their vaccination status will be communicated to and made aware of this, and advised that no further decisions will be made until after the Risk Assessment has been completed.

Nick Maling
GM National Services

Māori home ownership prioritised in partnership with NZHF in Mangere

An exciting new partnership between Kāinga Ora and the Housing Foundation (NZHF) was finalised late last year which will see the delivery of around 70 affordable homes as part of the Mangere Development in Mangere West.

NZHF has committed to delivering at least 70 percent (a minimum of 50 homes) under their affordable housing model. They aim to ensure at least 30 percent of the affordable homes (a minimum 15 homes) will be sold to Māori whānau.

Helping Māori whānau into homeownership is not new for NZHF as it is something they are well known for however the collaboration with Kainga Ora is a new and exciting step.

Mark Fraser
GM Urban Development and Delivery

Westport homes

In October 2021, Buller District Council received five relocatable homes from Kāinga Ora as part of the Westport flood recovery effort. A blessing of the homes, which were relocated to Stafford Street in Westport from a site in Christchurch, will be held this month. We will advise the date of the blessing once it is confirmed.

The provision of these temporary homes for people displaced by the Westport flooding is a partnership between Kāinga Ora, Buller District Council, the Westport Flood Recovery team and the Ministry of Business, Innovation and Employment's Temporary Accommodation Service (TAS). They will be managed by TAS.

The homes have been upgraded to ensure they meet Healthy Homes standards. In January 2022, some of our Kāinga Ora people and members of the local Rotary painted the homes in preparation for whānau to move in. They are now ready for flood-affected residents to live in while their own homes are repaired.

The homes are on piles, which will ensure they are more resilient in the event of any future flooding events. The finished floor heights are in accordance with Council policy.

The site has been developed with a spacious layout and purpose-built landscaping to ensure residents' time there is as comfortable as possible.

Paul Commons
DCE Southern

Highbury Triangle construction starting

The 236 home public housing development known as Highbury Triangle in Avondale, Auckland, will see construction get underway in early April. The development, which will predominantly house senior customers, has been designed by Architectus and is located between Great North Road, Ash Street and Community Lane.

The flagship development contains five six-to-eight storey apartment buildings, along with multi-purpose community rooms, vegetable and flower gardens, and glasshouses. The senior homes are being built to Kāinga Ora Universal Design standards, enabling customers to age in place. One building fronting Great North Road, which consists of 44 apartments and ground floor commercial space, will house small families and couples of all ages.

Auckland based company CMP Construction has recently been confirmed as the main contractor for four of the apartment buildings. Civil works, which have been managed by Dempsey Wood, are close to completion and CMP will take possession of the site in late March.

In order to reduce overall carbon emissions, the fifth apartment building will be constructed in cross-laminated timber and laminated veneer lumber timber. Building works are expected to kick off in the second half of 2022 for this six-storey building, which has been developed with input from Built Environs through an early contractor involvement process.



The development is targeting a minimum New Zealand Green Building Council 7 Homestar rating, with some apartments likely to achieve an 8 Homestar rating. It will be completed in stages from the second half of 2023 to mid-2024.

Patrick Dougherty
GM Construction and Innovation

Opal Drive transitional houses, Tauranga

The first of nine relocatable houses which have been used for transitional housing in Opal Drive, Pāpāmoa, have been moved offsite this week, following the completion of a five year fixed term land lease with Tauranga City Council. The nine houses are being moved to a secure storage yard in Whakatane, while land opportunities for their relocation in the wider eastern Bay of Plenty are secured. Kāinga Ora is working closely with HUD to secure other suitable land, but this is proving challenging in the current market.

People who lived in the nine homes were found other places to live by provider Tauranga Community Housing Trust (TCHT), including in four other houses in the area recently purchased by Kāinga Ora and leased to the Trust. Ten other properties being used for transitional housing remain on a separate part of the TCC land, with around five further years to run on that lease. The Council is using the land the nine houses were on for construction of a major new wastewater pump station.

Daniel Soughtton
DCE Central

Greerton Maarawaewae study update, Tauranga

High interest has been received from the Tauranga community around seven options proposed for the long term use of Crown-owned reserve land (currently leased by the race course and golf course) in Greerton, to support liveability in the fast-growing city. Around 780 pieces of feedback were received on the options in the Tauranga City Council (TCC) led engagement, in addition to the 650 pieces of feedback received in late 2021 when the study was introduced to the community.

There continues to be very strong support for using the reserve land as a multi-purpose green/recreational space, some support for relocation of the racecourse and equestrian, and little support for hosting or relocating the golf course. The option to have a public health precinct/hospital on the reserve land, with potential use of the existing Cameron Road hospital site for housing, has seen stronger support.

Mana whenua have expressed a strong desire for the reserve to continue to be used as a community recreation space, and Ngai Tamarawaho hapu has advised they would seek to have land ownership discussions should an alternate use for the land outside of recreational purposes be proposed. Kāinga Ora and TCC continue to engage directly with mana whenua on this matter, alongside ongoing Kāinga Ora engagement around other housing development in the area including Ferncliffe Farm/Tauriko West, recently purchased land on Cameron Road for public housing, and other housing opportunities in the wider area.

A TCC report and recommendations – which will include mana whenua, community and existing user feedback, plus technical feedback from the consultant team – will be considered by the TCC Commissioners in April 2022.

Daniel Soughtton
DCE Central

Vaccination Support

Our partnership with the Northern Regional Health Coordination Centre and Māori health partners continues. Over the last two weeks in the Counties Manukau region, our local teams have supported four vaccination events at Kāinga Ora developments across Takaanini, Manurewa, Ōtahuhu and Māngere. At those events 21 vaccinations have been administered. A total of 20 rapid antigen tests have also been taken. The vaccinations provided have been a mix of first, second, paediatric and boosters. The first doses have included a recently relocated couple from Northland. The couple shared with our team that they got vaccinated to protect their three month old baby.

In our North and West Auckland region our local teams have supported two vaccination events at Kāinga Ora developments across Avondale. A total of 13 vaccinations were provided as a mixture of

paediatric and booster vaccinations. A total of eight rapid antigen tests were carried out. At one event, a mother who needed her booster also had her four children who are all under 10 vaccinated with their first shots.

9(2)(a)

Caroline Butterworth
DCE Auckland and Northland

Response to PSC findings

This week senior management briefed the Board's People and Culture Committee on our response to the Public Services Commission review and findings including an action plan of current and future initiatives to improve public service induction, guidance and training, employment considerations, and better identifying and managing emerging risks and issues including through our compliance, and public accountability systems such as the Official Information Act and parliamentary questions. Progress is a standing item for your meetings with the Chair and we will update your office on progress as well.

Rowan Macrae
General Manager, People Governance and Capability

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2. Upcoming events and opportunities

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3. Advice sent in the past week

Date sent to Minister's Office	Title	Minister(s)	Contact person
9 March 2022	Ad Hoc Kāinga Ora stakeholder engagement on Strategy 2030 AH 22 012	Hon Dr Megan Woods	Gareth Stiven
16 March 2022	AH Visit to Taramea Street Complex AH 22 021	Hon Poto Williams	Patrick Dougherty

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 22 063	Member of the public	<i>14 Bristol Street</i> Request for information about 14 Bristol Street	n/a	17/03/2022
OI 22 070	Member of the public	<i>KiwiBuild, Auckland</i> Request for information about KiwiBuild homes in Auckland	n/a	18/03/2022
OI 22 056	Member of the public	<i>Vaccine Policy</i> Request for vaccine policy	n/a	21/03/2022
OI 22 071	Member of the public	<i>Demolition notification</i> Request for information relating to a customer and demolition	n/a	21/03/2022
OI 22 072	Member of the public	<i>KiwiBuild Wellington</i> Request for information regarding the KiwiBuild pipeline in Wellington	n/a	21/03/2022
OI 22 026	Member of the public	<i>Star Block</i> Request for information on Star Block	n/a	22/03/2022
OI 22 027	Office of Nicola Willis	<i>Breaches of RTA</i> Request for correspondence on breaches of RTA	At Office of Hon Williams	22/03/2021 Extended
OI 22 035	Media	<i>Correspondence</i> Request for correspondence involving Crime Scene Cleaners	At Office of Hon Williams	22/03/2022 Extended
OI 21 075	Member of the public	<i>KiwiBuild homes</i> Request for information regarding purchases of KiwiBuild homes	n/a	24/03/2022
OI 22 077	Member of the public	<i>Highbury Place</i> Request for information about development	n/a	25/03/2022
OI 22 069	Member of the public	<i>Emails</i> Request for emails relating to a customer	n/a	25/03/2022 Extended
OI 22 078	Member of the public FYI website	<i>KiwiBuild ballot</i> Request for a breakdown of ballot information	n/a	28/03/2022
OI 22 079	Member of the public FYI website	<i>Victor Strategy and Communications</i>	n/a	28/03/2022

		Request for information about Kāinga Ora using Victor Strategy and Communications		
OI 22 082	Member of the public	<i>Various projects</i> Request for information on various projects	n/a	29/03/2022
OI 22 083	Member of the public	<i>Home in Ōtautahi</i> Request for information about a home in Ōtautahi	n/a	29/03/2022
OI 22 080	Media	<i>Homes in Nelson/Tasman</i> Request for information about homes in Nelson/Tasman	23/03/2022 Hon Williams	30/03/2022
OI 22 081	Member of the public	<i>Homes in Whangārei</i> Request for information about homes in Whangārei	n/a	30/03/2022
OI 22 086	Member of the public	<i>Architect designs</i> Request for design for property in Porirua	n/a	01/04/2022
OI 22 087	Member of the public	<i>Dion St flats</i> Request for information about Dixon Street flats	n/a	01/04/2022
OI 22 088	Media	<i>Most valuable properties</i> Request for 10 most valuable Kāinga Ora properties	n/a	05/04/2022
OI 22 045	Member of the public	<i>Demolition information</i> Request for information on demolitions in Auckland from 2019 to 2021	n/a	05/04/2022 Extended
OI 22 089	Member of the public FYI website	<i>IAF</i> Request for information about the IAF	n/a	07/04/2022
OI 22 091	Member of the public	<i>Purchases on Auckland</i> Request for information about Kāinga Ora purchases in Auckland	n/a	7/04/2022
OI 22 092	Member of the public FYI website	<i>KiwiBuild</i> Request for upcoming KiwiBuild developments	n/a	7/04/2022
OI 22 093	Media	<i>Damages</i> <i>Request for information about damages to Kāinga Ora homes</i>	1/04/2022 Hon Williams	8/04/2022
OI 22 073	Office of Nicola Willis	<i>Board minutes</i> Request for Board minutes from 13 December 2021	14/03/2022 Hon Woods	21/04/2022 Extended

OI 22 095	Media	<i>Office spaces</i> Request for information about Kāinga Ora spending in office spaces	4/04/2022 Hon Woods	11/04/2022
OI 22 094	Act Party Office	<i>Drugs</i> Request for information about alleged drug deals	n/a	13/04/2022
OI 22 060	Office of Nicola Willis	<i>Project Velocity</i> Request for reports and briefings	9/04/2022	16/04/2022 Extended
OI 22 048	Member of the public	<i>Correspondence</i> Request for correspondence regarding vaccination requirements	3/05/2022 Hon Woods	10/05/2022 Extended

6. Ministerial OIA requests

Reference number	Requestor	Topic	Date due to Minister's Office	Date due to requestor
OI 22 076 OIA22-017	Office of Nicola Willis	Quarterly Report for period ending 31 December 2022	17/03/2022 Hon Woods	24/03/2022
OI 22 085 OIA22-020	Member of public	Emails, weekly reports etc relating to Arena Williams article	24/03/2022 Hon Woods	31/03/2022