



WEEKLY REPORT

Kāinga Ora – Homes and Communities

proactive release

For period ending 18 November 2022

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1. Updates

Lakeside – First build partner sales event

The weather stayed fine for the Development team and the Lakeside Development on 5 November 2022 for the first build partner sales event. The day consisted of all eight build partners on site displaying their market and affordable homes for sale within stage one. There has been a drop off in the market in terms of sales. This day was a great opportunity for the build partners to get in front of buyers to showcase the development and their product.

The Kāinga Ora home ownership products team were on site to answer any questions from potential buyers about our financial assistance products, along with representation from the development team to answer any questions on the development. A variety of Te Āwhiwhi community groups and businesses were involved on the day providing entertainment and food for those attending.

Tamsyn McDonald
Acting GM Urban Development and Delivery

s 9(2)(a)

s 9(2)(a)

Opening of Te Ara Awataha – Greenway starting soon

Earlier this month, in the Northcote large scale project, turf was installed within Greenslade Reserve, one of the last steps in a Healthy Waters-led stormwater upgrade to the multi-purpose outdoor facility, as part of the wider stormwater management system for the Northcote area.

The urban wetland and paths are now complete with the final task being to allow the fields new turf a chance to 'bed in' before the reserve is scheduled to be opened in December 2022.

Urban Development and Delivery is working with Auckland Council Healthy Waters, and our alliance partner Piritahi to reduce flooding in the surrounding town centre and to 'daylight' the stream. This will redirect the underground pipes above ground to improve the stormwater network and serve as a functioning urban wetland with publicly accessible features for all users.

The Greenslade Reserve stormwater works is part of Te Ara Awataha, a new greenway in Northcote along the path of the historic Awataha Stream.

Tamsyn McDonald
Acting GM Urban Development and Delivery

First major project in Porirua Development gets greenlight

Work will begin soon to deliver an upgrade to the Bothamley Park Trunk Sewer in the Porirua Development following approval of funding for the first stage of the project. Construction will begin as soon as December, with some ecological work set to begin and orders placed for pipes and materials.

Urban Development and Delivery will work to deliver the project with our colleagues at civils alliance, Te Aranga, and Kāinga Ora partners in the Porirua Development, Ngāti Toa Rangatira and Porirua City Council, which is also contributing project funding.

Bothamley Park Trunk Sewer is a substantial infrastructure project which will service all neighbourhoods in the Porirua large scale project. Alongside upgrades to the main trunk sewer line, the project also includes neighbourhood wastewater connections, stormwater upgrades, improvement to park amenity, pedestrian links and road resurfacements.

The project is expected to stop 40,000 litres of sewage polluting the Kenepuru Stream each year from the abandonment and replacement of the old trunk sewer.

Kāinga Ora and the City Council successfully applied for the project to be covered by the COVID-19 Recovery (Fast Track Consenting) legislation, which was also accompanied by a letter of support from Ngāti Toa Rangatira. In September this year, the Environmental Protection Agency (EPA) approved resource consents under the fast-track consent pathway.

Tamsyn McDonald
Acting GM Urban Development and Delivery

A fresh start after a house fire

On 28 October 2022, a serious house fire destroyed the home and belongings of a family living in one of our Mt Roskill properties. The family comprised 12 members, with two of the children having high and complex needs. At the time of the fire the father was the only carer for his children with his wife visiting family in Samoa. The Mt Roskill community, including our Mt Roskill office, rallied around the family and provided them with food and household items to replace what they had lost. After a short stay in temporary accommodation the family moved into a new Kāinga Ora home in Māngere this week. Lou Reddy, the Principal of Wesley Primary School, sent individuals and organisations supporting the family a heartfelt video of thanks from the mother and two of her children. Teams from our Central East region and Counties Manukau region have worked hard to help this family through a difficult period and everyone is looking forward to seeing them settle into their new home.

Caroline Butterworth
DCE Auckland and Northland

Greys Avenue - update

This week saw the beginning of scaffolding removal from 139 Greys Ave in Central Auckland. This was an exciting milestone for Kāinga Ora and means we are one step closer to being able to house some of the most vulnerable in Tāmaki Makaurau.

The photo shows the scaffolding being removed from one of the blocks, uncovering the beautiful design by Katz Maihi of Ngāti Whātua Ōrākei, which runs down the pre-cast concrete panels of the façade.

The existing scaffolding will gradually be removed for the remaining two blocks throughout November and December. All scaffolding is expected to be down by Christmas.

Completion of construction at 139 Greys Ave is currently expected in March 2023.

Tamsyn McDonald
Acting GM Urban Development and Delivery

Patrick Dougherty
GM Construction and Innovation



Resource consent at 1034-1042 Sussex Street, Mayfair

Kāinga Ora has lodged an objection with Hastings District Council to consent conditions imposed on a resource consent at 1034-1042 Sussex Street, Mayfair. The objections are particularly related to the use of legal instruments (consent notices on property titles) to manage development on the site and restrict the ability for future use and redevelopment. The Council is proposing consent notices to be attached to the property titles to inform future landowners to what needs to be managed and retained on site. Kāinga Ora are keen to resolve the issues around the consent conditions and notices that have been imposed. All of this does not restrict or stop Kāinga Ora housing development programme in Hastings. Kāinga Ora are working with Council officers to resolve the matters of objection.

Katja Lietz
GM Urban Planning and Design

EcoMatters Tāmaki Makaurau Zero Waste Awards

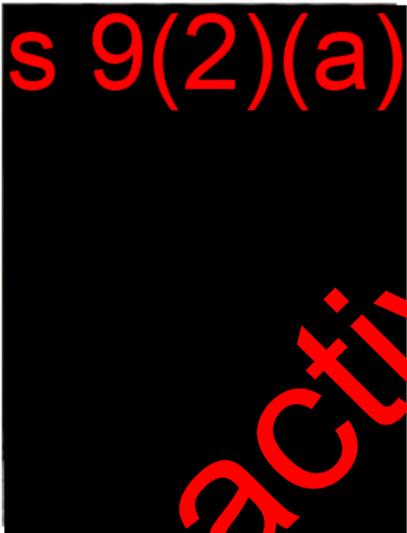
Rachel Trinder, Manager, Kāinga Ora Waste Minimisation and Site Clearance took out an award at the EcoMatters Tāmaki Makaurau Zero Waste Awards earlier this month. She was the overall winner of the 'Growing the movement – whakakanohi i te kaupapa para kore' category, which celebrates local heroes raising awareness and inspiring change through zero waste initiatives.

It's worth noting that it was the most competitive awards category this year, with 30 finalists included. This recognition is on top of Kāinga Ora receiving two awards for the waste minimisation programme at the New Zealand Procurement Excellence Awards recently [Refer earlier Weekly Report item of 4 November 2022].

Rachel was recognised with the Zero Waste Award for the integral part she has played in helping to transform Kāinga Ora site clearance practices. Kāinga Ora now prioritises relocation and deconstruction over demolition, wherever possible. This change of approach has meant that in financial year 2021, Kāinga Ora contractors were able to reuse or recycle 87 percent of uncontaminated materials from Auckland development sites. This equates to nearly 20,000 tonnes of materials, including about 5,000 tonnes of concrete and about 655 tonnes of timber framing.

Examples of how materials were repurposed included sending items to Tonga to help rebuild houses and community facilities in cyclone prone areas, concrete being crushed and reused in roading, and an iwi group recovering materials for a marae project. Over the same period 65 existing public houses were transported from development areas to provide home ownership opportunities to new families. Forty of these houses went to Māori whānau with access to land in Northland and Gisborne.

Patrick Dougherty
GM Construction and Innovation



Chief Ombudsman annual report

The Chief Ombudsman recently tabled his annual report for 2021/22 in Parliament. The table below shows the number of published complaints he received relating to Kāinga Ora. Most of the complaints counted in the report were not referred to Kāinga Ora for resolution for various reasons such as jurisdiction, other processes available or withdrawn. For the ones that are, they can be referred informally or formally notified.

	2021/22	2020/21	2019/20
OIA complaints	Less than 15	Less than 15	Less than 15
Ombudsman Act	28	32	25

OIA complaints are in regards to the processing of requests for official information. Ombudsman Act complaints generally relate to service and administration issues including the handling of OIAs.

As Kāinga Ora was the subject of fewer than 15 OIA complaints we are not mentioned in that section of the report. Kāinga Ora was notified of five OIA complaints in 2021/22. Four were resolved and one ended in a final opinion which said the decision to extend the timeframe for responding to an OIA was unreasonable in that particular case.

The Chief Ombudsman reported he received fewer Kāinga Ora related service and administration complaints in 2021/22 than 2020/21. In 2021/22 five Ombudsman Act complaints were actually referred to Kāinga Ora for resolution of which all were done so informally. They were in relation to maintenance work, housing condition, tenant not wanting to be rehoused for redevelopment and two were complaints about disruptive behaviour of neighbouring Kāinga Ora tenants. All have been resolved. We currently have no active Ombudsman Act complaints open.

Rowan Macrae
GM People Governance and Capability

Redevelopment of existing homes to boost public housing supply in Timaru

Last week Kāinga Ora announced the redevelopment of three properties at 5 and 9 Tins Street and 40 Essex Street in Timaru.

This project will see three existing dwellings nearing the end of their economic life replaced with nine brand new, warm and dry homes on a 2006m² parcel of land.

There is an urgent need for more public housing options in Timaru and the nine new two-bedroom homes will enable us to house more people in need, within an existing community close to a local school and nearby main transport routes.

Site testing has started and demolition of the existing homes is scheduled to begin later this month. Construction of the new homes is expected to commence in the New Year.

This is a positive development for Timaru and we're looking forward to delivering these new homes to the community. We will keep you updated as the project progresses.

Paul Commons
DCE Te Waipounamu



2. Summary of papers sent

Paper	Purpose
BN 22 053 IAF Fund Agreements – Tranche Three	The purpose of this briefing note is to seek approval from Ministers for Kāinga Ora to enter into Infrastructure Acceleration Fund (IAF) Funding Agreements and Housing Outcomes Agreements (together, IAF Agreements) for a third tranche of IAF Proposals (Tranche Three).
BN 22 057 Delivery against Public Housing Plan commitments	To seek your agreement around where the Kāinga Ora Public Housing Plan commitments will be delivered.
BN 22 049 Quarterly Statistics and Financial Products Report	This note provides analysis of the quarterly statistics tables and financial products report as at 30 September 2022 produced by Kāinga Ora – Homes and Communities. We intend to publish these on our external website on or after 24 November 2022.
AH 22 110 Announcement of Infrastructure Acceleration Fund Tranche 3 Funding Agreements	This paper provides you with information on the Infrastructure Acceleration Fund (IAF) Tranche Three announcement in Hamilton on 17 November 2022.
AH 22 107 Streamlining KiwiBuild Underwrite Process	This paper outlines the approach Kāinga Ora has taken to deliver a more efficient process to assess and approve KiwiBuild underwrite proposals received from developers, and the results achieved following the testing and implementation of process changes.
AH 22 109 Reprioritised projects	This paper provides you with information about re-scoping and deferral of decisions for eleven Auckland-based Kāinga Ora led projects, owing to funding constraints. The update is being provided on a no-surprises basis, due to the potential for negative public response.
AH 22 112 Kāinga Ora Land Programme Pipeline Report – November 2022	This paper provides you with an update on the pipeline of Kāinga Ora Land Programme opportunities as at November 2022. It highlights key changes or developments over the previous month and notes any key decision points on these opportunities.
AH 22 111 Update on Ethern Drive following complaint to the Ombudsman	This paper provides you with background information regarding the tenancies mentioned in this article: https://www.nz.co.nz/news/national/478337/homeowner-complains-to-ombudsman-over-disruptive-kainga-ora-neighbours .

4. Upcoming advice to be delivered in the next month

s 9(2)(a) [REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]

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§ 87(2)(g)	[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]

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5. Kāinga Ora OIA requests

Reference number	Requestor	Topic	Date due to Minister's Office	Date due to requestor
OI 22 444	Taxpayers Union	<i>IAF information</i> Request for how much of the fund has been received, spent, allocated or contracted and a list and status of all projects and the amount of funding that has been received from this fund.	22/11/2022	28/11/2022 (extended)
OI 22 454	Member of the public	<i>Developments</i> Request for information Community Lane and Great North Road (Highbury Triangle), Avondale, Auckland	n/a	29/11/2022 (extended)
OI 22 458	Member of the public	<i>Healthy homes and new homes built in Wellington region</i> Request for statistics	22/11/2022	29/11/2022 (extended)
OI 22 465	Member of the public	<i>Development</i> Request for information (Avondale township)	n/a	05/12/2022 (extended)
OI 22 470	Otago University	<i>Developments</i> Request for information Eastern Porirua development	24/01/2023	31/01/2023 (extended)
OI 22 478	Member of the public	<i>Kāinga Ora housing</i> Request for addresses and sizes of Kāinga Ora properties in the Waimakariri district	n/a	15/11/2022
OI 22 479	Member of the public	<i>Specified Development Information</i> Request for the information and analysis Kāinga Ora relied when assessing the Western Corridor and all correspondence to and from the Ministry of Housing and Urban Development, Tauranga City Council and Waka Kotahi relating to information gathering on the Western Corridor	n/a	22/11/2022
OI 22 483 (an OIA with Privacy component)	Member of the public (frequent correspondent)	<i>Various information requests</i> Personal information, information sharing, insurance and BIT information	n/a	18/11/2022

OI 22 485	Member of the public	<i>Complaints information</i> Request for all complaints requester has made against a customer	n/a	18/11/2022
OI 22 487	Member of the public	<i>Complaints information</i> Request for all complaints requester has made against a customer	n/a	18/11/2022
OI 22 488	Nikki MacDonald (Stuff)	<i>Media queries process</i> Request for all emails or comms between external comms and the CE's office or the MO on how media queries are dealt with between 1/9 and 19/10	14/11/2022 (FYI)	21/11/2022
OI 22 489	Member of the public	<i>Hamilton information</i> Request for number of one-bedroom units currently available and number of current tenants on the BIT register	n/a	21/11/2022
OI 22 490	Member of the public	<i>KiwiBuild pipeline and delivery</i> Request for the number of completed KiwiBuild projects and the number of units by typology. The number of KiwiBuild projects and the number of units currently being marketed or under construction and the number of units that have used the underwrite process by typology and suburb	n/a	21/11/2022
OI 22 494	Member of the public	<i>Request for papers</i> Copy of the Kāinga Whenua selection criteria	n/a	24/11/2022
OI 22 496	Mayron Sapeer (Stuff)	<i>Statistics</i> Request for Kāinga Ora and contractor response times to tenants maintenance requests by suburb since 2018.	18/11/2022	25/11/2022
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)	23/11/2022	29/11/2022
OI 22 498	Member of the public	<i>Staffing numbers</i> Request for staff, contractor, executive leadership team information	n/a	28/11/2022

OI 22 499	Member of the public	<i>Environmental monitoring.</i> Request for information about the use of piezometers and other types of environmental monitoring	n/a	30/11/2022
OI 22 500	Member of the public	<i>Healthy homes</i> Request for statistics on healthy homes nationally and in the Wellington area	24/11/2022	1/12/2022
OI 22 501	Member of the public	<i>Statistics</i> Request for statistics about properties and tenancy managers in West Auckland	n/a	2/12/2022
OI 22 502	Raquel Joseph (Westport News)	<i>Statistics</i> Request for housing statistics on occupied and vacants, waitlist and duration of tenancy, for Buller	n/a	2/12/2022
OI 22 503	Member of the public	<i>Housing numbers</i> Request for information about housing in Springfield, Rotorua	n/a	2/12/2022
OI 22 505 (an OIA with Privacy component)	Member of the public	<i>Maintenance</i> Tenant requesting records pertaining to their home	n/a	16/11/2022
OI 22 507 (an OIA with Privacy component)	Member of the public	<i>Post fire issues</i> Retrieval of customers belonging after asbestos testing	n/a	28/11/2022
OI 22 508	Member of the public	<i>Documents</i> Request for every document held by the Minister that refers to the requester and the contact details of the Kāinga Ora Chief Executive	30/11/2022	n/a
OI 22 509	Massey University	<i>Project Costs</i> Request for housing project contract amounts and relevant final account documents for public housing projects over last 30 years in the Auckland region	n/a	7/12/2022
OI 22 510	Member of the public	<i>Policies</i> Request for policy document regarding caravans on Kāinga Ora property	n/a	8/12/2022
OI 22 511	Member of the public	<i>Documentation</i> Request for Healthy Homes and Insulation statements for two properties in Palmerston North	n/a	24/11/2022

OI 22 512	Member of the public	<i>Statistics</i> Request for a list of Kāinga Ora houses	n/a	9/12/2022
OI 22 513	Member of the public	<i>Statistics</i> Number of complaints about Pratt Street, Papakura	n/a	9/12/2022
OI 22 514 (an OIA with Privacy component)	Member of the public	<i>Documents</i> Request for all Privacy Impact assessments, strategies, roadmaps, workplans Privacy Maturity Assessment Framework reports and results All templates used for responding to privacy act requests and similar All policies, standard operating procedures and guidance relating to privacy All privacy training modules or presentations delivered or created since 1 January 2020 <i>Note to request has been sent to multiple agencies</i>	n/a	9/12/2022
OI 22 515	Rayssa Almeida (RNZ)	<i>Data request</i> Request for data from 2017 to 2022 regarding how many sites were bought at Millwater developments Excluding Millwater how many developments were put on hold due to the lack of communication with residents or not concluded after community consultation and what happened to the land if already bought. How many Kāinga Ora social developments are currently on hold while feedback from the community is collected. How many people currently live in Kāinga Ora social developments	n/a	12/12/2022
OI 22 516	Member of the public	<i>Document</i> Request for a copy of Healthy Homes standards	n/a	12/12/2022

6. Ministerial OIA requests

Reference number	Requestor	Topic	Date due to Minister's Office	Date due to requestor
OI 22 495	Anusha Bradley (RNZ)	Request for papers All Aide-memoires, briefings and cabinet papers prepared for the Minister since 1 January 2022 that discuss KiwiBuild	17/11/2022	24/11/2022

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