



WEEKLY REPORT

Kāinga Ora – Homes and Communities

For period ending 2 August 2024

29



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1. Decisions or consultations sought this week

There are no decisions or consultations sought this week.

For upcoming advice to be delivered in the next month please refer to section 5.

2. Updates for Hon Chris Bishop, Minister of Housing

9(2)(b)(ii)

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Contact person		
Caroline McDowall	GM - Commercial	9(2)(a)

Finesse Residential Voluntary Administration		
<ul style="list-style-type: none">• Kāinga Ora is currently in an unconditional Development Agreement with Finesse Residential. Finesse has agreed to purchase 167 single home lots within the Te Kauwhata (Lakeside north of the Waikato region) Kāinga Ora development.• The lots are planned to be used for a mixture of market and affordable homes, consisting of three and four-bedroom properties.• As of 29 July 2024, Finesse Residential has been placed into voluntary administration. A receiver has been appointed.• To date, Finesse has completed 33 of the total 167 lots, with nine lots currently under construction.• Kāinga Ora is currently working to establish its exposure and rights under the Development Agreement, but initial indications suggest that the value is low.		
Next steps Kāinga Ora will reach out to the voluntary administrators to register as a creditor and obtain more information on the financial state of Finesse Residential. We will provide a further update when more information is known.	Due Ongoing	
Contact person		
Mark Fraser	GM – Urban Development and Delivery	9(2)(a)

High Court decision regarding Osterley Place, Manukau		
<ul style="list-style-type: none"> On 9 December 2022, Auckland International Airport Limited (Airport) lodged judicial review proceedings against a decision made by Auckland Council to grant resource consents for a Kāinga Ora mixed-use development at 9 Osterley Way, Manukau. The site in question falls within the Metropolitan Centre Zone and is subject to the Moderate Aircraft Noise Area (MANA) contour within the Auckland Unitary Plan. The Airport sought a reversal of the decision to grant the consent, and for it to be given standing as an affected party in relation to consideration for any future residential applications relating to the site. The grounds for the review related to the potential for future residents of the development (and any residential developments within the Airport's noise contours) to complain about aircraft noise in such a way that might lead regulators to place restrictions on the Airport's future operations. If argued successfully, the decision could have wide-ranging ramifications for future urban development in Manukau and beyond. There are no allegations Kāinga Ora has acted unlawfully in any way. The judgment, delivered on 26 July 2024, is that the Auckland Council erred in law. The Notification Decision and the Consent Decision are unlawful and are set aside. The matter is remitted to the Council to consider afresh and in accordance with law. The matter should be reconsidered by planning officers not involved with the previous decisions. 		
Next steps Kāinga Ora is working through the implications of the decision. The decision was not expected until October or November 2024. We have prepared a holding statement in case of any media interest, which has been shared with our counterparts at Auckland Council and Eke Panuku Development Auckland.		Due 9 August 2024
Contact person		
Caroline Butterworth	DCE – Auckland/Northland - Tāmaki Tai Tokerau	9(2)(a)

Meeting with Hon Kieran McAnulty
<ul style="list-style-type: none"> Kāinga Ora staff met with Hon Kieran McAnulty, Labour Spokesperson for Housing, and Hon Michael Wood, former MP for Roskill, last Friday. Mr McAnulty was briefed on Kāinga Ora's place-based approach to managing customers and assets. He was also provided with a detailed overview of the Roskill Large Scale Project. Mr McAnulty had questions relating to Kāinga Ora's build programme, and the impact of slower property and construction markets.

<ul style="list-style-type: none"> The staff who met Mr McNulty were John Tubberty, Regional Director – Central and East Auckland, Karen Hitchcock, Operations Manager - Central and East Auckland and Robert Graham – Project Director, Large Scale - Roskill. 		
Contact person		
Caroline Butterworth	DCE – Auckland/Northland - Tāmaki Tai Tokerau	9(2)(a)

Kāinga Ora Organisation Optimisation Change Process – Te Kurutao team

<ul style="list-style-type: none"> Kāinga Ora continue to work through our consultation and change processes as we seek to ensure our organisation is appropriately sized to meet its obligations now and in the future. You were informed earlier this week that Te Kurutao Group Māori has been affected by the change driver, budget appropriated funding. This reduction in funding means that Te Kurutao is working through resetting and restructuring processes to align expenditure and activity with the reduced funding. While there will be ongoing requirements for the work that Te Kurutao Group Māori delivers and supports, Kāinga Ora is no longer funded for the current number of team members in Te Kurutao Group Māori, resulting in a need to reduce the number of employees. A draft proposal for consultation with affected people in Te Kurutao Group Māori sets out how we propose to match our size to our new level of funding, while continuing to deliver and support the work that we anticipate will continue to be required of the Group. This draft consultation proposal has been prepared in keeping with the understanding that Te Kurutao Group Māori provide te ao māori perspectives in the planning and delivery of homes, urban development, and infrastructure projects, and as a result, supports better decision-making and outcomes for all groups. Furthermore, the operating principles of Kāinga Ora include that it partners with Māori to support them to meet their housing aspirations, and Te Kurutao Group Māori is integral to this principle being met. 		
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Next steps		Due
<p>Consultation will run from 29 July to 12 August 2024</p> <p>A final decision is expected to be communicated on 28 August 2024</p> <p>We aim to begin implementing the final proposal (if accepted) on 28 October 2024</p>		
Contact person		
Te Ariki Pihama	Ringa Raupa / DCE – Te Kurutao Māori	9(2)(a)

Kāinga Ora Organisation Optimisation Change Process - National Engagement and Partnerships team

- The National Engagement and Partnerships (NEP) team is a centre of expertise, providing strategic guidance, frameworks and support on engagement, community development, partnerships and place-making for the organisation.
- A change proposal was started on 31 July 2024 to resize and realign the team to improve the efficiency of how they operate and deliver services. It is proposed that NEP be disestablished and that its key functions and activities are delivered through other parts of the organization.
- Of the existing 23 FTEs in scope of the change, 12 roles would be disestablished, 11 roles would be retained with minimal changes (8 within NEP, 3 outside of NEP), and 7 new roles would be created. There would be a proposed net reduction of 5 FTEs.

Next steps		Due
Consultation will run from 31 July to 20 August 2024		
A final decision is expected to be communicated on 25 September 2024		
Selection process is due to be completed by 24 October 2024		
Contact person		
Nick Maling	GM – National Services	9(2)(a)

3. Updates for Hon Tama Potaka, Associate Minister of Housing

Enhanced sign-up process fast tracks families from emergency and transitional housing		
<ul style="list-style-type: none"> • Nine families, all who have had extended stays in emergency and transitional housing, have moved into stage one of a larger housing development in Gisborne. • The homes are across the road from a school and are being tenanted by families with children. In total, 35 children are moving from emergency and transitional housing into stage one of this development, including three families with six children each. • The new homes were blessed last week (23 July 2024) and immediately after all nine families started moving in. • To ensure there was no delay between the homes being completed and the families taking up residence, Kāinga Ora teams worked closely with MSD to identify and pre-match applicants during the construction period. Additionally, a new approach to completing the tenancy agreement sign-up process was used. • On the day before the new homes were blessed, the nine families came together to meet their housing support manager and go through the tenancy agreement. The families will be living relatively close together and it was a chance for them to meet each other and hear the same korero about their rights and obligations. The agreements were signed and any issues that could delay an immediate move from emergency housing worked through. • Gisborne is a priority location in the Ministry of Housing and Urban Development's Public Housing Plan. 		
Next steps		Due
We will keep you updated regularly on fast-track progress.		Ongoing
Contact person		
Daniel Soughtton	DCE – Central –Te Puku Ikaroa	9(2)(a)

Kāinga Ora and Ngāti Maniapoto Relationship Agreement

- On 24 July 2024, Kāinga Ora and Ngāti Maniapoto (through Te Nehenehenui Trust, their Post Settlement Governance Entity) signed a Relationship Agreement. At the same event Te Nehenehenui also signed relationship agreements with the Ministry of Health; Te Whatu Ora; Ministry of Housing and Urban Development and Accident Compensation Corporation.
- The Agreement sets out the relationship principles Te Nehenehenui Trust and Kāinga Ora, as well as a commitment to working together to progress shared interests and outcomes that contribute to Te Kawau Rukuroa – Te Nehenehenui 2050 Strategy. This Strategy has aspirations for Ngāti Maniapoto to live on their whenua within the Maniapoto Rohe, providing access to affordable quality housing within Kainga Ora's mandated settings.
- Kāinga Ora is involved in the development of Waipa, Waitomo and Otorohanga housing strategies, which provide an opportunity for a collective contribution to the housing outcomes in the Ngāti Maniapoto rohe.
- Furthermore, Kāinga Ora have started a new housing development in Te Kuiti. This development will deliver 11 new whare (the first to be delivered within Te Kuiti since the 1980s). These are due to be delivered May 2025.
- Te Nehenehenui have been engaged in this development, they led the karakia we had onsite before ground works began and are gifting us with names for the development and the new street in the development.

Next steps

Due

Contact person

Daniel Soughtton

DCE – Central –Te Puku
Ikaroa

9(2)(a)

4. Summary of papers sent

Paper	Purpose
Ad Hoc Update on 80 Don McKinnon Drive, Albany GSR 24 17088	This paper provides you with background information about the purchase of the site at 80 Don McKinnon Drive, Albany, and updates you on current plans for the site.

5. Upcoming advice to be delivered in the next month

9(2)(f)(iv)			

6. Kāinga Ora OIA requests

Reference number	Requestor	Type	Request summary	Minister(s)	To MO for	Response due
GSR-24-01112	Thomas Raethal	Opposition	<i>Information</i> Request for information about contractor spending	Hon Chris Bishop	Noting FYI	Decision letter sent Information to be provided by 14/08/2024
GSR-24-01129	Ohakune Ratepayers and Residents Society	Interest group	<i>Information</i> Request for communications with Ruapehu Council regarding Ohakune developments	Hon Chris Bishop	Not being provided	6/08/2024
GSR-24-01135	Member of the Public	Public	<i>Information</i> Request for information about first home grants	Hon Chris Bishop	Noting FYI	8/08/2024 extended
GSR-24-01140	Member of the Public	Public	<i>Information</i> Request for information about the lease portfolio	Hon Chris Bishop	Not being provided	9/08/2024 extended
GSR-24-01141	Member of the Public	Public	<i>Information</i> Request for information about maintenance costs	Hon Chris Bishop	Not being provided	9/08/2024 extended
GSR-24-01147	Meg Stewart Ward	Opposition	<i>Information</i> Request for papers noted in Ministers weekly report	Hon Chris Bishop	Consultation	15/08/2024 extended
GSR-24-01148	Shannon Johnstone	Media	<i>Statistics</i> Request for disruptive behaviour statistics	Hon Chris Bishop	Noting FYI	6/08/2024
GSR-24-01159	Zane Small	Media	<i>Statistics</i> Request for statistics of warnings issued under the RTA	Hon Chris Bishop	Noting FYI	6/08/2024 extended

GSR-24-14534	Azaria Howell	Media	<i>Information</i> Request for information regarding CE resignation	Hon Chris Bishop	Noting FYI	30/07/2024
GSR-24-14563	K3 Legal	Organisation	<i>Information</i> Request for information regarding office space lease	Hon Chris Bishop	Not being provided	24/09/2024 extended
GSR-24-14593	Meg Stewart Ward	Opposition	<i>Information</i> Request for information regarding emergency housing targets	Hon Chris Bishop	Noting FYI	5/08/2024
GSR-24-14594	Katie Bradford	Media	<i>Information</i> Request for number of projects postponed, delayed or cancelled	Hon Chris Bishop	Noting FYI	4/08/2024
GSR-24-14803	Member of the public	Public	<i>Developments</i> Request for information regarding Napier development	Hon Chris Bishop	Not being provided	12/08/2024 extended
GSR-24-16987	Member of the public	Public	<i>Information</i> Request for disruptive behaviour information	Hon Chris Bishop	Not being provided	12/08/2024
GSR-24-17016	Member of the public	Public	<i>Information</i> Request for Supported Housing information	Hon Chris Bishop	Not being provided	14/08/2024
GSR-24-17019	Member of the public	Public	<i>Information</i> Request for Waikato healthy homes information	Hon Chris Bishop	Not being provided	14/08/2024
GSR-24-17048	Samantha Olley	Media	<i>Developments</i> Request for information about Wellington development	Hon Chris Bishop	Noting FYI	19/08/2024

GSR-24-17053	Jason Batchelor	Opposition	<i>Information</i> Request for communications about baseline savings exercise in Budget 2024	Hon Chris Bishop	Noting FYI	19/08/2024
GSR-24-17056	Member of the public	Public	<i>Developments</i> Request information about New Plymouth development	Hon Chris Bishop	Not being provided	20/08/2024
GSR-24-17061	Member of the public	Public	<i>Developments</i> Request information about New Plymouth development	Hon Chris Bishop	Not being provided	14/08/2024
GSR-24-17062	Member of the public	Public	<i>Developments</i> Request information about a Whanganui development	Hon Chris Bishop	Not being provided	14/08/2024
GSR-24-17066	Raquel Joseph	Media	<i>Statistics</i> Request for statistics for West Coast tenancies	Hon Chris Bishop	Noting FYI	20/08/2024
GSR-24-17078	Member of the public	Public	<i>Developments</i> Request information about an Auckland development	Hon Chris Bishop	Not being provided	21/08/2024
GSR-24-17084	Member of the public	Public	<i>Statistics</i> Request for statistics for Taranaki new builds	Hon Chris Bishop	Not being provided	21/08/2024
GSR-24-17089	Rayssa Almeida	Media	<i>Statistics</i> Request for number of resource consents put on hold	Hon Chris Bishop	Noting FYI	21/08/2024
GSR-24-17095	Member of the public	Public	<i>Information</i> Request for information about universal design standards	Hon Chris Bishop	Not being provided	22/08/2024

GSR-24-17097	Lane Nichols	Media	<i>Information</i> Request for 80 Don McKinnon Drive valuation	Hon Chris Bishop	Noting FYI	22/08/2024
GSR-24-17116	Williams Corporation	Interest group	<i>Information</i> Request for documentation about a Lower Hutt property	Hon Chris Bishop	Not being provided	23/08/2024

7. Ministerial OIA requests

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

8. Upcoming completed homes opportunities

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