



WEEKLY REPORT

Kāinga Ora – Homes and Communities

For period ending 20 September 2024

35



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1. Decisions or consultations sought this week

There are 0 decision(s) or consultation(s) 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

MoU signed with Hyundai Engineering & Construction

Kāinga Ora Urban Development and Delivery has signed an MoU with South Korea's Hyundai Engineering & Construction Co. (through their local agent Ensen Developments Ltd) for the development of two sites at the Northcote Large-Scale Project (LSP) in Auckland.

The MoU allows Hyundai to undertake due diligence on these sites for a period of 6 months, after which they will confirm the feasibility and move towards signing a Development Agreement with Kāinga Ora.

The two sites (NC-31 and NC-35) cover 10,031sqm and have a target yield of 200 apartment units.

Hyundai Engineering & Construction Co. is one of the leading construction companies in Asia and one of the largest developers in South Korea. They have recently established an office in Sydney and are currently exploring the New Zealand and Australia property markets. We anticipate significant opportunities with Hyundai bringing its technology and scale construction experience to New Zealand.

Fletcher Residential Living had previously been in negotiations to develop these Northcote sites and had signed a non-binding term sheet but had not progressed to a development agreement. The development team is now exploring opportunities for Fletchers on other sites within the LSPs, which they may advance.

Next steps: Kāinga Ora will keep you informed of progress on this MoU as it continues.

Due: Ongoing

Contact person:

Mark Fraser

Position:

General Manager - Urban
Development and Delivery

Phone:

9(2)(a)

High Court judicial review application by Kāinga Ora against Auckland Council		
<p>Kāinga Ora intends to file a judicial review application to challenge the decision of Auckland Council (Council) to not extend the five-year lapse period for a multi-unit residential development resource consent at 10 Peverill Crescent, Papatoetoe, Auckland.</p> <p>The site was acquired as vacant land for \$6.21 million in 2022, which had an approved resource consent authorising the establishment of a six-storey apartment building comprising of 105 dwellings. The resource consent was granted in 2018, with a lapse date in August 2023.</p> <p>The resource consent contributes significantly to the value of the site – both in terms of immediate development potential for social housing or in resale value (i.e. if a divestment decision is made). As the site is in an area well-suited for social housing, options for delivery of social housing on the site are continued to be pursued and investigated.</p> <p>Kāinga Ora sought to extend the resource consent however this was declined in June 2023. Kāinga Ora made a second application in August 2023 however the Council refused to decide on this application as they had already made a decision on what they viewed was a similar application.</p> <p>Kāinga Ora then exercised objection rights under the RMA, filing an objection in June 2024. Council refused to accept the objection on the premise there was no ‘decision’ to object to.</p> <p>The Council’s decision has taken extra significance as the site’s current high intensity residential zoning under the Auckland Unitary Plan is proposed to be downzoned to a low intensity zone under the Council’s Plan Change 78. Kāinga Ora has separately submitted against this downzoning.</p>		
Next steps: <ol style="list-style-type: none"> 1. Communicate to Auckland Council around our intention to lodge a judicial review application, providing context and rationale. Lodge the judicial review application with the High Court. 2. It is anticipated that Auckland Council will likely seek to resolve the matter (favourably to Kāinga Ora) without the need for the High Court to intervene. 3. Subject to a favourable outcome from the above steps, Kāinga Ora would then object to the latest s125 ‘decision’ by Auckland Council under RMA objection rights (and if required, the right to appeal any unfavourable objection decision). 		Due: Ongoing
Contact person: Caroline Butterworth	Position: Deputy Chief Executive - Auckland and Northland	Phone: 9(2)(a)

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

No updates this week.

4. Summary of papers sent

No briefings sent this week.

5. Upcoming advice to be delivered in the next month

9(2)(f)(iv)			

9(2)(f)(iv)			

6. Kāinga Ora OIA requests

Reference number	Requestor	Type	Request summary	Minister(s)	To MO for	Response due
GSR-24-17320	Member of the Public	Public	<i>Administration</i> Papanui Kainga Ora Training	Hon. Chris Bishop	Not being provided	19/09/2024 Extended 3/10/24
GSR-24-17325	Annemarie Quill	Media	<i>Urban Development</i> List of vacant land	Hon. Chris Bishop	Noting FYI	20/09/2024 Extended
GSR-24-17268	Hariette Boucher	Media	<i>Staff</i> Details about Kainga Ora Change Process	Hon. Chris Bishop	Noting FYI	23/09/2024
GSR-24-14563	K3 Legal Limited	Interest Group	<i>Facilities</i> Lease for a property in New Lynn, Auckland	Hon. Chris Bishop	Not being provided	24/09/2024 extended
GSR-24-17396	Member of the Public	Public	<i>Vacant Homes</i> Taranaki Homes - Vacant statistics for New Plymouth	Hon. Chris Bishop	Not being provided	26/09/2024

Reference number	Requestor	Type	Request summary	Minister(s)	To MO for	Response due
GSR-24-17374	Member of the Public	Public	<i>Developments</i> Information about a Development in Tauranga	Hon. Chris Bishop	Not being provided	30/09/2024
GSR-24-17415	FinCap	Interest Group	<i>Policy and Legislation</i> Official information request: Actioning the debt to government framework	Hon. Chris Bishop	Noting FYI	30/09/2024
GSR-24-17416	New Zealand Disability Support Network (Kia tu tahi tatou)	Interest Group	<i>Evictions and Terminations</i> Tenancy cancellations in the last 12 months	Hon. Chris Bishop Hon. Tama Potaka	Noting FYI	01/10/2024
GSR-24-17364	Winton	Interest Group	<i>Urban Development</i> Lakeside Development and Finesse Residential	Hon. Chris Bishop	Not being provided	02/10/2024 extended
GSR-24-17367	Cecile Meier	Media	<i>Administration</i> Organisational Restructure Details	Hon. Chris Bishop	Noting FYI	02/10/2024
GSR-24-17486	New Zealand Taxpayers Union	Interest Group	<i>Staff</i> Details about Wall Walks Staff Training	Hon. Chris Bishop	Noting FYI	07/10/2024
GSR-24-17488	Susan Edmunds	Media	<i>Rent</i> Recovery of Rent Debt	Hon. Chris Bishop	Noting FYI	07/10/2024
GSR-24-17503	Māia Black	Opposition	<i>Financial Products</i> Barriers to Māori Homeownership	Hon. Chris Bishop	Noting FYI	09/10/2024
GSR-24-17504	Māia Black	Opposition	<i>Financial Products</i> Government Support for Māori First-time homeowners	Hon. Chris Bishop	Noting FYI	09/10/2024
GSR-24-17505	Māia Black	Opposition	<i>Financial Products</i> Homeownership rate for Māori	Hon. Chris Bishop	Noting FYI	09/10/2024
GSR-24-17508	Māia Black	Opposition	<i>Urban Development</i> Homes Located on Floodplains	Hon. Chris Bishop	Noting FYI	09/10/2024
GSR-24-17262	Cecile Meier	Media	<i>Building Innovation</i> Cost of Offsite manufacturing	Hon. Chris Bishop	Noting FYI	10/10/2024 extended
GSR-24-17512	Mildred Armah	Media	<i>Accessibility</i> Universal Design homes	Hon. Chris Bishop	Noting FYI	10/10/2024
GSR-24-17527	Ke-xin Li	Media	<i>Administration</i> Information about Kainga Ora Media Team	Hon. Chris Bishop	Noting FYI	13/10/2024

Reference number	Requestor	Type	Request summary	Minister(s)	To MO for	Response due
GSR-24-17539	Maddy Croad	Media	<i>Statistics, Stock and Pipeline</i> Stats on homes occupied by single tenants	Hon. Chris Bishop	Noting FYI	14/10/2024

7. Ministerial OIA requests

Reference number	Requestor	Topic	Date due to Minister's Office	Date due to requestor
GSR-24-17452	Matt Swann	<i>Applications and Transfers</i> Emergency Housing	16/9/24	23/9/24

8. Upcoming completed homes opportunities

[illegible]

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