



# WEEKLY REPORT

Kāinga Ora – Homes and Communities

For period ending 21 April 2023

# 14

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### 1. Updates

#### Mayor and Auckland Council Large Scale Projects visit:

On 14 April 2023, Kāinga Ora spent the day with the Mayor of Auckland, Wayne Brown, councillors and representatives from Auckland Council, Auckland Transport, Watercare, Eke Panuku, NZ Infrastructure Commission and the Ministry of Housing and Urban Development on a tour of our Auckland Large Scale Projects.

There was an awesome turnout and it was a great opportunity to highlight the work we have achieved in partnership with the Auckland Council group to date. There was also plenty of good discussion about how we can build greater resilience into these neighbourhoods and communities, starting from the ground up. The itinerary included key sites in the Northcote, Mangere and Roskill developments, such as the Greenslade Reserve and Te Ara Awataha Greenway and the Freeland Reserve, which have all been successfully completed in conjunction with the Auckland Council groups.

Our mandate to deliver 40,000 homes is going to need the support and alignment from the people and organisations invited to this event, and Friday's tour demonstrated our shared commitment to working better together.



## Annual review report

The final report of the Social Services and Community Committee's annual review of the social housing sector was presented to the House in March 2023.

Topics related to Kāinga Ora include:

The financial sustainability of Kāinga Ora - Some Committee members expressed concern that Kāinga Ora finances may be under strain in future years, noting that construction costs and costs to service debt are both rising; also as Kāinga Ora relies on rental yield for its income, there is a negative financial impact when rents decrease or when rents increase more slowly than other costs. The report notes that Kāinga Ora told the Committee that its debt is borrowed at government rates, meaning it is less affected by the increases to interest rates that have increased the costs to service debt; and that Kāinga Ora long-term planning, which looks forward over 70 years, helps it remain financially stable.

Accessibility - Kāinga Ora has a target of at least 15 percent of its new builds meeting universal design standards. The Green Party member noted that the United Nations Convention on the Rights of Persons with Disabilities has expressed concern about the lack of affordable accessible housing in New Zealand. He described the Kāinga Ora target as modest, and asked whether it was sufficient to meet the need of Kāinga Ora clients.

Project Velocity - The Committee was impressed with Velocity progress to date.

Storm water performance - The Committee was pleased to hear that upgrades to stormwater infrastructure, resulting from IAF investments, helped prevent flooding events during the recent Auckland floods and subsequent Cyclone Gabrielle.

Migrant exploitation work - The Committee was pleased to hear that Kāinga Ora has been working to ensure that there is no migrant exploitation in its construction workforce.

The next stage in the annual review process will be the annual review debate.

Rowan Macrae  
GM – People Governance and Capability

## Keeping warm while repairs are underway

Our Tāmaki Tai Tokerau Flood Recovery team was recently approached by Bremworth Carpets with an offer of free “end of line” woollen carpet to our flood-affected households in Auckland. This offer was gratefully received by the team, and the carpet is being made up into 350 woollen mats for distribution to homes across our Auckland regions. We will be targeting homes that were worst affected by the floods, and where repairs will be taking place into the winter months.

Caroline Butterworth  
DCE Tāmaki Tai Tokerau - Auckland/Northland

## Engagement event at Parkhaven Reserve, Rosehill, Auckland

The Counties Manukau region held an engagement event on 15 April 2023 at Parkhaven Reserve in Rosehill, led by the Community Engagement and Partnership team with the support of the wider region. The site at s 9(2)(a) comprises a newly built development in the final stages of landscape works, which will comprise 25 Kāinga Ora homes, and which is scheduled to be completed mid-May. Prior to this development there were only two public housing homes in the area.

Over 30 nearby private owners and their families attended the event. The event gave residents the opportunity meet the team, hear about Kāinga Ora (including our history and organisational values), how we support our customers, and ask questions about the Parkhaven Drive acquisition. In return, the event gave an excellent opportunity to understand the community and their values, provide for

open dialogue with residents, and establish the trust and confidence to have the community reach out to Kāinga Ora in future where needed.

Our Community Engagement and Partnership team will now work alongside the Takaanini Regional team to ensure potential customer matches are mindful of Rosehill community values and will be a suitable fit. This will ensure a strong foundation between Kāinga Ora customers and nearby owners and residents.

Caroline Butterworth  
DCE - Tāmaki Tai Tokerau - Auckland/Northland

### Recycling education at Rowlands Avenue elderly complex, Mount Wellington, Auckland

Our team from Ellerslie recently combined an Easter celebration with customer education on recycling waste at one of our elderly complexes in Mount Wellington.

The recycling of waste, and what can and cannot be recycled, is often confusing. When the elderly are included and educated on recycling they can fully participate and contribute to a more sustainable environment for future generations. The education also empowers elderly to have control and make informed choices, and provides for a sense of purpose.

Working together with our Community Engagement and Partnership team we had staff that were able to translate for our many Mandarin-speaking customers at the complex.



s 9(2)(a)

Caroline Butterworth  
DCE - Tāmaki Tai Tokerau - Auckland/Northland

### Update on s 9(2)(a), Wainuiomata

Work is progressing well on our plans for s 9(2)(a), Wainuiomata. We are exploring options to increase the number of planned units from 35 to 40, to ensure that we make best use of the land. We plan to lodge our resource consent application in June 2023. This is a couple of months later than planned, as we have worked through these changes to ensure good financial outcomes alongside thoughtful design to help deliver much needed homes to the community. All going well, we are aiming for estimated construction completion by late 2025.

Throughout the design phase, we have worked closely with local schools and Mana Whenua. In May, we plan to engage with the wider community, stakeholders and elected officials about our plans and provide more detailed information. We are committed to keeping all stakeholders informed and engaged throughout the development process.

s 9 (2) (a)

Daniel Soughtton  
DCE Te Puku Ikaroa - Central

### **Council consultation on potential sale of Te Awamutu land**

Waipā District Council is looking to potentially sell a section of land to Kāinga Ora, and as part of the sale process they have decided to carry out public consultation ahead of formal Council approval. Their plans are to develop the site for housing for people over 55 years old.

Kāinga Ora has been negotiating with Waipā District Council to purchase 1.4ha of land in Te Awamutu for the purpose of developing public homes. If the sale is confirmed, Kāinga Ora will look to develop the land with approximately 30 units. The Council will start engagement activities from 19 April 2023 with a letter to neighbours and a press release to local media. This will be followed by a drop-in session on 27 April 2023, which Kāinga Ora people will also attend.

Daniel Soughtton  
DCE Te Puku Ikaroa - Central

### **Tei Tei Drive, Ohakune**

Kāinga Ora has entered into a partnership with Ruapehu District Council and Ngāti Rangī to purchase and develop land on Tei Tei Drive in Ohakune. We have been working very closely with iwi and Council to progress this unique partnership and the opportunity to deliver housing and community outcomes for Ohakune.

The conditional Sale and Development Agreement between Ruapehu District Council has been signed and is expected to go unconditional mid-2024. Kāinga Ora is still in the process of developing investment options for this opportunity through our investment management framework. Work on the site to make the land build-ready will likely begin late 2023.

Early engagement with the community on the initial plans will start soon. We are committed to keeping the community updated on plans, including providing detailed site plans when available.

Daniel Soughtton  
DCE Te Puku Ikaroa - Central

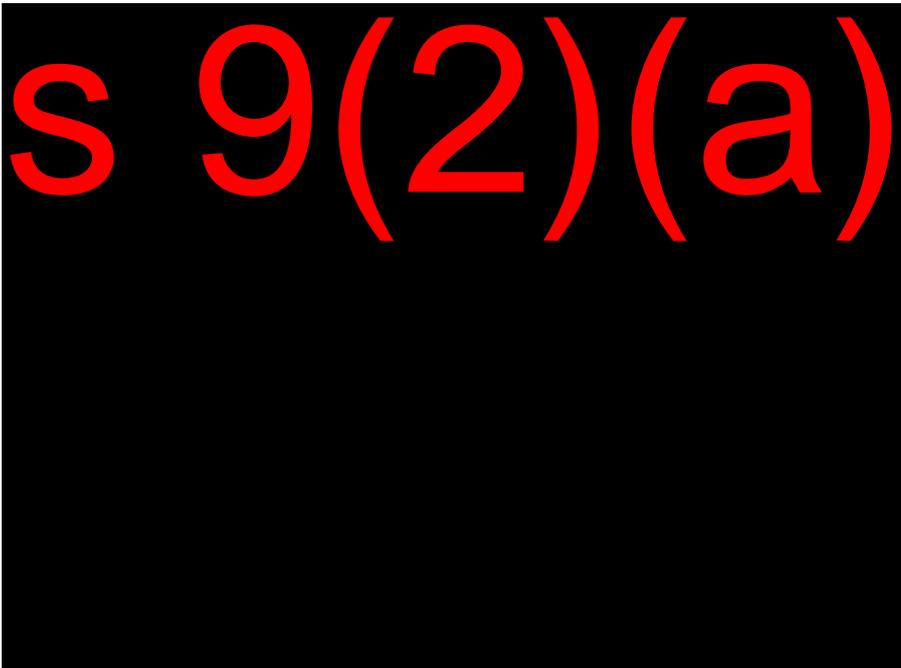
## Community building in Tūrangi

A community BBQ was recently held in Tūrangi to mark the start of work on 10 new homes, the first state houses to be built in the town in 42 years. Around 30 neighbours attended the afternoon session which was also supported by Police Blue Light partnership and Taupō District Council staff. Stakeholder Relationship Manager Monica Quirke says that the event held during the school holidays brought the local community together.

“It was a beautiful day and a great opportunity for Kāinga Ora to connect with the local community as building gets underway on the homes.

“It’s been over 40 years since public housing has been built in Tūrangi, so it was good to mark the occasion as well as build relationships with neighbours.”

A mix of two, three and four bedroom single and double storey homes are being built at two locations, and will replace four older homes. Completion is expected in the first half of 2024.



Daniel Soughtton  
DCE Te Puku Ikaroa - Central

## 2. Summary of papers sent

Paper	Purpose
<b>Ad hoc</b> Minister Woods' visit to Riccarton  AH 23 021	This paper provides you with information for your upcoming visit to a Kāinga Ora redevelopment site in Riccarton.







#### 4. Upcoming advice to be delivered in the next month

s9(2)(f)(iv)			
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
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[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]



## 5. Kāinga Ora OIA requests

Reference number	Requestor	Topic	Date due to Minister's Office	Date due to requestor
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 23 017	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 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 23 054	Member of the public	<i>Tenancy information</i> Request for statistical information for the Tautari Street development	n/a	28/04/2023 extended
OI 23 063	Ben Strang (RNZ)	<i>Documents</i> Request for information regarding housing developments at flood or other environmental risk	14/04/2023	21/04/2023 extended
OI 23 083	Member of the public	<i>Developments</i> Request for information regarding developments in Meadowbank	n/a	28/04/2023 extended
OI 23 088	Katie Doyle (Stuff)	<i>Statistics</i> Request statistics of state housing, healthy homes and Cyclone Gabrielle impacted homes in Gisborne	11/04/2023 Sent to the MO	18/04/2023 extended
OI 23 089	Member of the public	<i>Information</i> Request for copies of work order and file notes for Papakura home	n/a	08/05/2023 extended
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	10/05/2023
OI 23 098	Member of the public	<i>Tenancy information</i> Various questions about management of tenancies	n/a	09/05/2023
OI 23 105	Member of the public	<i>Documents</i>	n/a	21/04/2023

		Request for copy of surveys and evaluation of communal facilities at the Dixon Street and Centennial Flat apartment complexes		
OI 23 106	Member of the public	<i>Statistics</i> Request for number of evictions in Manukau, Papakura and Manurewa in past five years	n/a	21/04/2023
OI 23 107	Member of the public	<i>Staff information</i> Request for KiwiBuild staff organisational chart	n/a	26/04/2023
OI 23 108	Member of the public	<i>Statistics</i> Request for how many KiwiBuild homes have been completed or are in development in the Northcote electorate	n/a	24/04/2023
OI 23 110	Member of the public	<i>Documents</i> Request for fire performance in MDH style construction	n/a	01/05/2023 extended
OI 23 113	Member of the public	<i>Tenancy information</i> Request for disruptive behaviour figures relating to a Mount Eden property	n/a	28/04/2023
OI 23 114	Member of the public (frequent correspondent) mix of OIA and privacy	<i>Tenancy information</i> Request for maintenance information	n/a	24/03/2023
OI 23 115	Chris Bishop	<i>Documents</i> Request for copy of quarterly reports	n/a	26/04/2023
OI 23 116	Member of the public	<i>Tenancy information</i> Various questions about management of tenancies	n/a	22/5/2023 extended
OI 23 117	Member of the public	<i>Statistics</i> Request for information related to the Kāinga Whenua Loan Scheme	n/a	28/04/2023
OI 23 118	Member of the public	<i>Development</i> Request for development information at a Hamilton property	n/a	27/04/2023
OI 23 119	Member of the public	<i>Information</i> Request for the list of companies selected for the Supplier Panel for Architecture	n/a	28/04/2023
OI 23 120	Member of the public	<i>Document</i> Request for a copy of the organisational chart	n/a	28/04/2023

OI 23 121	Member of Act Party Caucus Support Centre	<i>Information</i> Request for the corrective action reports by Switched on Housing	n/a	04/05/2023
OI 23 122	Member of the public	<i>Statistics</i> Request for the total number of property transactions settled utilising the First Home Partner scheme	n/a	04/05/2023
OI 23 124	Bonair ActionGroup	<i>Information</i> Request for Auckland waitlist data	n/a	03/05/2023
OI 23 126	Member of the public	<i>Development</i> Request for information on a Tāmaki development	n/a	20/04/2023
OI 23 127	Member of the public (Mix of OIA and privacy)	<i>Documents</i> Request for building and property documents	n/a	02/05/2023
OI 23 128	Member of the public (mix of OIA and privacy)	<i>Documents</i> Request for property documents	n/a	03/05/2023
OI 23 129	Member of the public	<i>Documents</i> Request for documents relating to Millwater development	n/a	05/05/2023
OI 23 130	Member of the public	<i>Development</i> Request for information on a Whangārei development	n/a	05/05/2023
OI 23 131	Member of the public	<i>Development</i> Request for information on an Onehunga development	n/a	02/05/2023
OI 23 132	Member of the public	<i>Documents</i> Request for the Healthy Homes and maintenance reports for a Wellington property	n/a	04/05/2023
OI 23 133	Member of the public	<i>Documents</i> Request for property documents	n/a	05/05/2023
OI 23 134	Member of the public	<i>Information</i> Request for CCTV footage	n/a	05/05/2023
OI 23 135	Member of the public	<i>Developments</i> Request for Kauika Road and Puriri Park development information	n/a	03/05/2023
OI 23 136	Member of the public	<i>Information</i> Engagement with Ngāti Kahu o Torongare	n/a	01/05/2023
OI 23 137	Gray Gibson (Newshub)	<i>Information</i>	n/a	05/05/2023

		Request for the build numbers and construction costs through the Project Velocity programme		
OI 23 138	Member of the public	<i>Statistics</i> Request for the occupancy numbers for a Birkenhead complex	n/a	09/05/2023
OI 23 139	Member of the public	<i>Developments</i> Request for Greenlane development information	n/a	09/05/2023
OI 23 140	Member of the public	<i>Documents</i> Request for maintenance records on Te Aro property	n/a	08/05/2023
OI 23 141	Member of the public	<i>Minutes</i> Request for minutes from IDC meeting on 13/12/22	n/a	10/05/2023
OI 23 142	Member of the public	<i>Complaints</i> Request for information about complaints relating to a Kāinga Ora tenant	n/a	09/05/2023
OI 23 143	Member of the public	<i>Complaints</i> Request for information about complaints relating to a Kāinga Ora tenancy	n/a	09/05/2023
OI 23 144	Member of the public	<i>Complaints</i> Request for information about complaints relating to a Kāinga Ora tenancy	n/a	11/05/2023
OI 23 145	Member of the public	<i>Potential purchase</i> Request for information about the potential purchase of a property in Tauranga	n/a	10/05/2023
OI 23 146	Member of the public	<i>Maintenance</i> Request for maintenance work carried out at a Kāinga Ora tenancy	n/a	12/05/2023
OI 23 147	Member of the public	<i>Blockhouse Bay</i> Request for correspondence relating to Bolton Street and Marlow Road, Blockhouse Bay	n/a	12/05/2023
OI 23 148	Member of the public	<i>Redevelopment</i> Request for reports relating to a Kāinga Ora redevelopment in Napier	n/a	12/05/2023
OI 23 148	Member of the public	<i>Former tenant</i> Request for information on a family member	n/a	11/05/2023
OI 23 150	Member of the public	<i>Carpet</i>	n/a	12/05/2023

		Request for information relating to carpet in a tenancy		
OI 23 151	Member of the public	<i>Communications</i> Request for communication between Napier City Council and Kāinga Ora regarding a redevelopment	n/a	12/05/2023
OI 23 152	Member of the public	<i>Redevelopment</i> Request for the cost for land purchased by Kāinga Ora in Taradale, Napier	n/a	15/05/2023
OI 23 153	Member of the Public	<i>OIA</i> Information relating to Kāinga Ora handling of OIA requests	8/5/2023	15/05/2023
OI 23 155	BCI	<i>Project updates</i> Updates on Kāinga Ora redevelopment projects	n/a	11/05/2023
OI 23 155	Member of the public	<i>Housing in Onehunga</i> Request for information about plans for new Kāinga Ora housing in Onehunga	n/a	15/05/2023
OI 23 156	Member of the public	<i>Bonair</i> Request for further information about the redevelopment at Bonair	n/a	15/05/2023
OI 23 157	Member of the public	<i>Correspondence</i> Correspondence related to Bonair redevelopment	n/a	15/05/2023
OI 23 158	Member of the public	<i>Operations</i> Request for resources Kāinga Ora uses in its operations	n/a	16/05/2023
OI 23 159	Member of the public	<i>Property reports</i> Request for information about a Kāinga Ora property in Whangarei	n/a	15/05/2023

## 6. Ministerial OIA requests

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

## 7. Impacts of weather events

### Auckland/Northland region

- There are now **648** properties across the Auckland region affected.
- **600** completed (93%) inspections; four in progress and six not applicable due to pending redevelopment plans
- Linked to the **648** impacted properties, 284 customers will be required to either move or receive an offer to move.
  - To date, **131** customers have started new tenancies.

### Central region

- There is one home in Wairoa with major damage. Around **359** homes in the region have been assessed as having damage from the cyclone with the majority – 341 – considered minor damage.
- The situation is still evolving, we are aware of:
  - Wairoa
    - two white placards
    - one yellow placards
  - Hawke's Bay
    - Seven white placards
- We have made 4,053 outbound welfare calls, and referred 312 customer to other agencies for support.
- There were 28 customers that were evacuated, but none required permanent rehousing.