



WEEKLY REPORT

Kāinga Ora – Homes and Communities

For period ending 26 November 2021

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1. Updates

Kāinga Ora delivers its biggest development of FY22

Kāinga Ora has completed our 102-unit development in St Georges Road, Avondale, Auckland. It is our biggest delivery of FY2022 and our largest to date in Avondale. These dwellings have been delivered across eight buildings ranging in typology from 2-storey terraces, 3-storey walk-ups and 5- and 6-storey apartment blocks with lifts. The development also includes on-site offices, a small private park for residents, along with a community room.

Two build partners were involved in the construction: Kalmar delivered the apartment blocks, and Miles Construction completed the walk-ups and terraces. Notably, this was the first Kāinga Ora site to achieve accredited status with the mental health and suicide prevention programme, MATES in Construction, a testament to our contractors. The site works also incorporated the construction of an underpass connecting the New Lynn to Avondale Shared Path, which was a collaborative effort between Waka Kotahi NZ Transport Agency, Auckland Transport, Kāinga Ora and Kalmar.

St Georges Road is initially intended for transitional housing, and these one, two and three-bedroom homes are in the process of being furnished. Families will begin moving in at the end of this month.



Patrick Dougherty
GM Construction and Innovation

Request for Information released for 139 Greys Ave Digital Platform

Kāinga Ora has released a Request for Information via GETS that seeks to gain an understanding of potential digital platform options that are available to assist with building a thriving and connected community at our 139 Greys Ave site in Auckland.

As identified by participating in the GovTech Accelerator Programme, Kāinga Ora is working to create a digital platform that will incentivise community engagement by using time-banking and virtual token currency to activate communal spaces, encourage participation, and provide an opportunity for the whole community to contribute to creating a more connected and inclusive community. The virtual

tokens will be able to be exchanged for items such as food and drink from local businesses. Kāinga Ora has already trialled this system with the Lifewise Merge Café, where tokens have been exchanged for coffee.

The Request for Information on GETS will identify the scalability of the platforms and the cost to Kāinga Ora of each option. This information will be used to help inform the procurement process for the platform to be in place at 139 Greys Ave once the building is occupied.

Mark Fraser
GM Urban Development and Delivery

Large Scale Projects business case workshops with Auckland Council Group

Development of the three Programme Business Cases for the Auckland Large-Scale Projects (LSP) is well advanced. Cabinet approval of these business cases is required to secure the release of funding that has been allocated to the Kāinga Ora LSPs through the Housing Acceleration Fund (up to \$2.3 billion, including Porirua).

Urban Development and Delivery (UDD) will conduct four workshops over the next couple of weeks, meeting with Auckland Council's Healthy Waters and Parks and Community Facilities' units, as well as Watercare, Auckland Transport and Waka Kotahi. UDD representatives will take our Auckland infrastructure partners through the approach to preparing the draft Kāinga Ora programme business cases for the Mangere, Roskill and Oranga, and Tamaki LSPS, including non-financial benefits and next steps.

This week Kāinga Ora provided you with an update on the business case process and next steps, ahead of you discussing the Large-Scale Projects with Cabinet in mid-December. Kāinga Ora can discuss this with you further at the Officials' meeting on Monday 29 November 2021.

These briefings are currently taking place, with the first one occurring last week.

Mark Fraser
GM Urban Development and Delivery

Approach to renewals

In our October briefing note (BN 21 026) we committed to discussing our proposed approach to renewing our portfolio with you in late 2021. Our current approaches to renewing state homes that require significant capital investment to meet the needs of our customers include retrofit, redevelopment and replacement.

Subsequent to our briefing note there have been a number of key changes that we now need to consider to determine if they have an impact on our proposed approach, namely:

- the recent announcements on the Resource Management (Enabling Housing Supply and Other Matters) Amendment Bill i.e. assessing the extent to which sites that may have previously been identified for the retrofit programme are now able to be redeveloped on a 3:1 basis enabling us to meet both supply and renewal objectives.
- the impact of COVID-19 on our supply programme and in particular the need to prioritise our supply delivery over the next few years to meet our delivery commitments (and therefore the need for us to consider where the retrofit component of the renewal programme should be focussed in the interim to support rehousing needs associated with our supply programme)
- the ongoing development of functional strategies (e.g. asset management and urban development strategies) that will inform our renewal approach.

9(2)(f)(iv)

Gareth Stiven
Strategy, Finance and Policy

Māori build partner engaged for six new homes in Kaikohe

Kāinga Ora has engaged Maori-owned construction firm Yakas Construction to build six new state homes in Kaikohe. Yakas, who are Amotai registered, will be constructing the six homes across two separate sites. Partnering with Māori is a priority focus area of Building Momentum – our construction plan for future homes, and many positive social outcomes will be attached to this development. Yakas are based in Kerikeri, work closely with iwi and actively support Māori career progression. A number of Māori and Pasifika apprentices will gain experience on these sites. Delivery is due in stages from July 2022.

Patrick Dougherty
GM Construction and Innovation

Tai Aroha residential buildings, Hamilton

Initial community engagement, led by the Department of Corrections, has recently started for the demolition and replacement of buildings in Hamilton currently owned by Corrections and used for the Tai Aroha residential treatment programme for former offenders. Located in the central city, the Tai Aroha site is on land leased from Waikato-Tainui. Kāinga Ora will design and build, and be the future owner of the new buildings, which will be leased to Corrections. Further engagement on design plans is planned from mid-2022. Delivery of the new facility, under the Corrections Housing and Support Services Programme, is expected in late 2023/early 2024.

Daniel Soughton
DCE TePuka Ikaroa

265 Fenton St (former Boulevard Motel), Rotorua

Progress on the conversion of the former Boulevard Motel in Rotorua for transitional housing has been slower than originally expected, largely due to the impact of lockdown. The first of 80 people who will live at the converted property are now expected to be able to move in early next year, rather than in October as originally planned. This has been due to a number of factors, including having to go through the process of engaging new local contractors as previous ones were in Auckland and unable to travel during lockdown, as well as unexpected developments such as the installation of the fully wired fire alarm system required Council consenting. We are making progress and key work already completed includes site fencing, covering of swimming and spa pools, and painting.

Daniel Soughton
DCE TePuka Ikaroa

2. Upcoming events and opportunities

9(2)(f)(iv)

9(2)(f)(iv)

9(2)(f)(iv)

3. Advice sent in the past week

Due date to Minister's Office	Title	Minister(s)	Contact person
18 November 2021	Ad Hoc Addressing disruptive behaviour and sustaining tenancies AH 21 103	Hon Poto Williams	Nick Mailing
18 November 2021	Ad Hoc Kāinga Ora and Integrated Modular Build AH 21 104	Hon Megan Woods	Patrick Dougherty

19 November 2021	Ad Hoc Sunfield Proposal – Minister’s Statutory Role AH 21 106	Hon Dr Megan Woods	Katja Lietz
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4. Upcoming advice to be delivered in the next month

9(2)(f)(iv)

5. Kāinga Ora OIA requests

Reference number	Requestor	Topic	Date due to Minister's Office	Date due to requestor
OI 21 461	Member of the public	<i>Demolition</i> Request for information about demolition of Kāinga Ora homes	n/a	25/11/2021
OI 21 464	Member of the public	<i>Development in Auckland</i> Request for information about development on New North Road	n/a	25/11/2021
OI 21 427	Member of the public	<i>Landfill materials</i> Request for information about Kāinga Ora diverting materials from landfill	n/a	25/11/2021 extension
OI 21 463	Member of the public	<i>Criteria for social housing</i> Request for information on 2013 social housing criteria	n/a	26/11/2021
OI 21 467	Member of the public	<i>Ōtautahi building consents</i> Request for all building consents issued in Ōtautahi	n/a	26/11/2021
OI 21 469	Member of the public	<i>Various developments</i> Request for information about various developments	n/a	29/11/2021
OI 21 470	Media	<i>Nuku flats</i>	22/11/2021	29/11/2021

		Request for information about anti-social behaviour	Hon Williams	
OI 21 471	Member of the public	<i>Various subjects</i> Request for information on various Kāinga Ora activities from income to tenancy tribunal cases	n/a	30/11/2021
OI 21 472	Member of the public	<i>Properties in Tararua</i> Request for number of properties in Tararua	n/a	30/11/2021
OI 21 474	Member of the public	<i>Various developments</i> Request for information about various developments		1/12/2021
OI 21 478	Member of the public	<i>City Road</i> Request about Kāinga Ora purchasing properties on City Road	n/a	3/12/2021
OI 21 476	Member of the public	<i>IAF</i> Request for information about the first round of IAF applications	n/a	6/12/2021
OI 21 477	Member of the public	<i>Documents</i> Request for all decision making documents	n/a	6/12/2021
OI 21 456	Media	<i>IAF</i> Request for information about an unsuccessful IAF applicant	At office of Hon Woods	6/12/2021 extended
OI 21 442	Member of the public	<i>Demolition</i> Request for information regarding demolition in the Bay of Plenty	Tbc	To be extended
OI 21 498	Auckland Property Investors Association	<i>Anti Social Behaviour</i> Records of anti-social behaviour complaints	7/12/2021 Williams	13/12/2021
OI 21 490	Member of the public	<i>Tree Removal</i> Unnecessary removal of trees and possible conflict of interest	n/a	7/12/2021
OI 21 484	Media	<i>Acquisition</i> Request for acquisition and refit pricing and tenancy numbers	n/a	9/12/2021
OI 21 499	Member of the public	<i>Maintenance</i>	n/a	13/12/2021

		Request for all notes regarding clothes line repair work order		
OI 21 491	Member of the public	<i>Evictions</i> Request for Kāinga Ora policies	7/12/2021 Williams	13/12/2021
OI 21 485	Member of the public	<i>Successful Contractor</i> Request for the name of the successful contractor for a transitional housing project in Rotorua	Tbc	8/12/2021
OI 21 508	Member of the public	<i>Wait times</i> Request for information regarding call centre wait times	n/a	13/12/2021
OI 21 500	Member of the public	<i>Various developments</i> Request for information about various developments	n/a	14/12/2021
OI 21 501	Member of the public	<i>Various developments</i> Request for information about various developments	n/a	14/12/2021
OI 21 502	Member of the public	<i>Hobson-Green</i> Request for information about this development	n/a	14/12/2021
OI 21 503	Member of the public	<i>State houses, Botany</i> Request for number of state houses in Botany	n/a	14/12/2021
OI 21 505	Member of the public	<i>KiwiBuild developments</i> Request for information about KiwiBuild developments in Auckland	n/a	15/12/2021
OI 21 506	Member of the public	<i>Various developments</i> Request for information about various developments	n/a	15/12/2021
OI 21 507	Office of Nicola Willis	<i>Code of conduct</i> Request for an email regarding the code of conduct	8/12/2021 Hon Woods	15/12/2021
OI 21 509	Member of the public	<i>Dunedin tenants</i> Request regarding complaints about a tenant	n/a	15/12/2021

OI 21 444	Member of the public FYI website	<i>Wellington airport</i> Request for documents relating to Wellington airport expansion	n/a	15/12/2021 extended
OI 21 449	Member of the public	<i>EOI</i> Request for EOI documents for Te Awa	n/a	16/12/2021 extended
OI 21 512	Member of the public	<i>Rotorua purchase</i> Request regarding a subdivision on Collie Drive	n/a	17/12/2021
OI 21 513	Member of the public	<i>Auckland Tenants</i> Request regarding complaints made against tenants	n/a	17/12/2021
OI 21 514	Member of the public	<i>ASB</i> Request regarding ASB	n/a	17/12/2021
OI 21 516	Member of the public	<i>Complaints</i> Request for information regarding complaints and security guards	n/a	17/12/2021

6. Ministerial OIA requests

Reference number	Requestor	Topic	Date due to Minister's Office	Date due to requestor
OI 21 488	Office of Nicola Willis	<i>686 Swanson Road</i> Request for reports relating to the property mentioned in Written Parliamentary Question Response 44892 (2021)	6/12/2021	13/12/2021
OI 21 492	Office of Nicola Willis	<i>Arena Williams Story</i> Request for all internal communications between Kāinga Ora officials/employees regarding the recent Newshub article	6/12/2021	13/12/2021
OI 21 493	Office of Nicola Willis	<i>Arena Williams Story</i> Request for all internal communications between Kāinga Ora officials/employees regarding the recent announcement of a Public	6/12/2021	13/12/2021

		Service Commission investigation		
OI 21 486	Office of Nicola Willis	<i>Infrastructure Acceleration Fund</i> Request for the evaluation against each of the evaluation criteria set out for the fund	6/12/2021	13/12/2021
OI 21 494	Office of Nicola Willis	<i>Arena Williams Story</i> Request for advice provided to Kāinga Ora communications staff regarding political neutrality	6/12/2021	13/12/2021
OI 21 487	Office of Nicola Willis	<i>Staff Conditions</i> Request for the average salary of Kāinga Ora Infrastructure Acceleration Fund Project staff	6/12/2021	13/12/2021
OI 21 495	Office of Nicola Willis	<i>Evictions</i> Request for communications to Kāinga Ora from the Minister ceasing tenant evictions	6/12/2021	13/12/2021
OI 21 497	Office of Nicola Willis	<i>Evictions</i> Request for current internal policies for evicting tenants	6/12/2021	13/12/2021
OI 21 496	Office of Nicola Willis	<i>Ngāi Te Rangī</i> Request for copies of email conversations between Kāinga Ora and Ngāi Te Rangī	6/12/2021	13/12/2021
OI 21 503	Office of Nicola Willis	<i>Housing Acceleration</i> Request for advice received on 8 October	6/12/2021	13/12/2021
OI 21 515	Office of Nicola Willis	<i>Letter of expectations</i> Request for LOE	6/12/2021	13/12/2021

7. Appendix One: COVID-19 Weekly Activity Dashboard