



# WEEKLY REPORT

Kāinga Ora – Homes and Communities

PROACTIVELY RELEASED

For period ending 28 January 2022

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### 1. Updates

#### Significant milestone achieved for Auckland public housing development



An ambitious public housing development has recently been granted resource consent. The 9,647 square-metre site between Elm Street and Racecourse Parade in Avondale, Auckland will provide 166 new public homes within seven buildings, ranging from six to seven levels. The land, which was purchased from Auckland Council in mid-2020, previously housed international student accommodation.

The development, which is part of the Kāinga Ora Carbon Neutral Housing Pilot Programme, is expected to be completed by mid-2025. The buildings will be constructed using cross-laminated timber (CLT), enabling us to reduce embodied carbon emissions within the development and target a 7 Homestar v.5 rating. It builds on the innovation incorporated into the nearby 236 home development known as Highbury Triangle, where we will deliver our first six-storey apartment building incorporating CLT and laminated veneer lumber.

At Elm Street, the new, warm and dry one-to-three-bedroom apartments will provide homes for individuals and small-to-medium-sized families. One building will provide 16 apartments that meet our Universal Design requirements, contributing towards our target to build at least 15 percent of our public housing portfolio to these standards. The development will also include a multi-purpose community room, as well as off-street parking and a shared green space and vegetable garden. In addition, a new public walkway will connect Elm Street to Racecourse Parade.

The existing dwellings at Elm Street were removed by our contractor TROW Group as part of a deconstruction pilot programme. Approximately 90 percent of uncontaminated materials were reused or recycled rather than being sent to landfill, exceeding our 80 percent uncontaminated waste diversion target for Auckland public housing developments.

The development is a short distance from the Avondale town centre, which Auckland Council's regeneration arm, Eke Panuku, has plans to regenerate over the next 15 years. Due to the suburb's central location, access to services and good transport links, it has been undergoing significant building activity in recent years, with many public and private developments underway or recently completed.

Patrick Dougherty  
GM Construction and Innovation

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### **Solar energy trial up and running in Napier.**

Solar panels have been installed on a two-house development in Venables Avenue, Napier. The development was completed just before Christmas by iwi build partner K3 Property, a Ngāti Kahungunu company.

Kāinga Ora has selected these two homes for a solar panel trial to understand how much solar panels can reduce electricity costs for our customers.

Tenants have moved into the homes and have agreed to share their electricity usage data for up to two years as part of the trial.

Daniel Soughton  
DCE Te Puku Ikaroa

### **Milestone for unique kaupapa Māori housing development in Hamilton**

Resource consent for the 47 home and community hub partnership development in Melville, Hamilton, Te Mauri Paihere ki Mangakootukutuku ('weaving life principles'), has recently been received from Hamilton City Council. Detailed design work is now underway, with work on site expected to start in the latter part of this year, and completion in 2024.

This represents a unique partnership between Te Kiingi Tuheitia Pootatau Te Wherowhero VII, Waikato-Tainui, Department of Corrections and Kāinga Ora. It reflects the vision of Kiingi Tuheitia, will be built on land leased from Waikato-Tainui, and 16 of the 47 public homes are planned for waahine who have recently left a Department of Corrections facility. The name of the development has been

gifted by the King, and reflects the safe and caring kaupapa Māori-led support and environment that will be provided for those living in the village-like community.

The resource consent news has been shared this week with neighbours, wider community, stakeholders, and the media as part of ongoing and proactive engagement. Feedback to date has been largely supportive of the development, although some immediate neighbours have expressed safety and behaviour concerns. Hamilton West Member of Parliament, Gaurav Sharma has undertaken to meet with those residents early this year, and a further partners-led engagement opportunity for the wider community is also planned.

More information is at [www.kaingaora.govt.nz/temauripaiherekimangakootukutuku](http://www.kaingaora.govt.nz/temauripaiherekimangakootukutuku).

Daniel Soughtton  
DCE Te Puku Ikaroa

### **Rotorua Boys' High School trade academy**

An MOU has been signed with Rotorua Boys' High School for senior students at the school to build two houses per year, as part of the Kāinga Ora Trades Academy Programme. This is the same secondary school programme as the successful building academy partnership run with Massey High School in Auckland and Dargaville High School, and the tertiary academies with Unitec and Weltec.

Guidance, house plans for the school to build to Kāinga Ora standards, and quality assurance measures have been put in place as part of the programme, with the completed Rotorua homes expected to be delivered to local Kāinga Ora sites. The high school is planning to contact local Rotorua media in early February about the programme, with Kāinga Ora providing comment into their media release.

Opotiki High School is also progressing the Trades Academy Programme, and we will work alongside the school in a similar way.

Daniel Soughtton  
DCE Te Puku Ikaroa

### **Work starts at Rotorua site**

Site preparation work is underway at the Ranolf St and Malfroy Rd site in Rotorua, following resource consent being received in early January from Rotorua Lakes Council for the 37 homes planned for Stage 1 of the development. We are sending letters to neighbours and stakeholders to update them on progress and next steps on site, as well as proactively making local media aware, who have a close interest in housing progress in the city.

The vacant two hectare site was purchased in mid-2021, and completion of the off-site manufactured two to four bedroom homes and community centre is expected by mid-2022.

Daniel Soughtton  
DCE Te Puku Ikaroa

### **Greerton Maarawaewae study update, Tauranga**

Following the release in December of seven possible options for the long term use of Crown-owned reserve land (currently leased by the race course and golf course in Greerton, Tauranga), Tauranga City Council (TCC) led community engagement will take place during February to gather feedback on these options. This will include online, print, and social media advertising and promotion as well as face-to-face engagement.

Kāinga Ora is partnering with TCC to explore long-term (10 to 50 years) options for the 85 hectare piece of land.

Since mid-October, over 600 items of feedback have been received around proposed use of the land, with strong support for open green spaces and recreation facilities to support the growing city. Housing on part of the land is included in two of the seven options, and to date there has been limited support for housing on any part of the land.

Following the next round of community and stakeholder engagement, a TCC report and recommendations will be considered by TCC Commissioners in April 2022.

Daniel Soughtton  
DCE Te Puku Ikaroa

### **Tāmaki Large-Scale Project – Dunkirk Road Culvert Upgrade site blessing**

On 17 January 2022 the Tāmaki Regeneration Company (TRC) marked the commencement of the Dunkirk Road Culvert Upgrade in Panmure, with a special ceremony and karakia. Representatives of Ngā Mana Whenua o Tāmaki Makaurau, from Ngāti Pāoa and Ngāi Tai ki Tāmaki, led the ceremony, which Kāinga Ora and Piritahi attended. This ceremony recognised the imprint Māori ancestors have made on the whenua, seeking their guidance to ensure we are aligned with te Taiao (environmental) aspirations of iwi, past, present, and future. The Culvert Upgrade is an important project, in a sensitive environment requiring an innovative approach to deliver. Construction has now begun and is expected to be completed in three months.

Mark Fraser  
GM Urban Development and Design

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## 2. Upcoming events and opportunities

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### 3. Advice sent in the past week

Due date to Minister's Office	Title	Minister(s)	Contact person
8 December 2021	<b>Briefing</b> Kāinga Ora – Homes and Communities: Approval to Vary the Underwrite of The Neighbourhood South Limited BN 21 034	Hon Dr Megan Woods Hon Grant Robertson	Caroline McDowall
10 December 2021	<b>Briefing</b> IAF Fast track recommendation BN 21 043	Hon Dr Megan Woods	Caroline McDowall
9 December 2021	<b>Ad Hoc</b> Digital Inclusion for Social Housing Residents AH 21 098	Hon Dr Megan Woods Hon Poto Williams	Gareth Stiven
9 December 2021	<b>Ad Hoc</b> Expanding the scope of Consentium AH 21 101	Hon Dr Megan Woods	Nick Maling
10 December 2021	<b>Ad Hoc</b> KiwiBuild: Update on portfolio AH 21 100	Hon Dr Megan Woods	Caroline McDowall
10 December 2021	<b>Ad hoc</b> Ngāti Whakaue Housing Strategy for Rotorua AH 21 112	Hon Dr Megan Woods	Daniel Soughtton
15 December 2021	<b>Briefing</b> Kāinga Ora – Homes and Communities Energy Hardship Pilot Programmes BN 21 018	Hon Dr Megan Woods	Nick Maling

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

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### 5. Kāinga Ora OIA requests

Reference number	Requestor	Topic	Date due to Minister's Office	Date due to requestor
OI 21 526	Office of Nicola Willis	LOE Request for LOE from 2017 to 2021	14/12/2021 Hon Williams	21/12/2021
OI 21 527	Member of the public	<i>Data since 2017</i>	n/a	28/01/2022 extended

		Request for data regarding Kāinga Ora activity since 2017		
OI 21 556	Member of the public	<i>Kāinga Ora statistics</i> Request for information about Kāinga Ora growth rates in regions	n/a	02/02/2022
OI 21 509	Member of the public	<i>Dunedin tenants</i> Request regarding complaints about a tenant	26/01/2022 Hon Williams	02/02/2022 extended
OI 21 554	Member of the public	<i>Housing in Onehunga</i> Request for information about current and future public housing	n/a	03/02/2022
OI 21 555	Member of the public	<i>Evaluations</i> Request for evaluations and cross-sections	n/a	04/02/2022
OI 21 476	Member of the public	<i>IAF</i> Request for information about the first round of IAF applications	n/a	07/02/2022 extended
OI 21 557	Member of the public	<i>Various projects</i> Request for information about various upcoming projects	n/a	08/02/2022
OI 21 522	Member of the public	<i>Accommodation</i> Request for information about the number of people in housing	01/02/2021 Hon Williams	08/02/2022 extended
OI 21 523	Media	<i>Rent debt</i> Request for a breakdown of rent debt	01/02/2021 Hon Williams	08/02/2022 extended
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	7/02/2022 Hon Wods	12/02/2022 extended
OI 22 001	Member of the public FYI website	<i>Specified Development Projects</i> Request for information about Kāinga Ora specified development projects	n/a	14/02/2022
OI 22 002	Member of the public FYI website	Average cost Request for the average price of a Kāinga Ora house over a year	n/a	14/02/2022
OI 22 003	Member of the public FYI website	Managed tenancies Request for how many tenancies are managed outside of Kāinga Ora	n/a	14/02/2022
OI 22 004	Member of the public FYI website	Future of public housing	n/a	14/02/2022

		Request for documents on the future of public housing		
OI 22 005	Member of the public	<i>Properties on the North Shore</i> Request for information about 4-bedroom properties	n/a	14/02/2022
OI 22 006	Member of the public	<i>Maintenance reports</i> Request for maintenance reports for tenants	n/a	14/02/2022
OI 22 007	Member of the public	<i>Properties over the past five years</i> Request for information about the properties Kāinga Ora has purchased	n/a	14/02/2022
OI 22 010	Member of the public	<i>Various projects</i> Request for information about various upcoming projects	n/a	14/02/2022
OI 22 011	Media	<i>Security cameras</i> Request for information about CCTV cameras	08/02/2022	14/02/2022
OI 22 012	Member of the public	<i>Validation of loans</i> Request for information about section 15 of the Kāinga Ora – Homes and Communities Act 2019	n/a	14/02/2022
OI 22 014	Member of the public	<i>Highbury Development</i> Request for information about this development	n/a	14/02/2022
OI 22 015	Member of the public	<i>Development query</i> Request for information regarding a development in Auckland	n/a	15/02/2022
OI 22 016	Member of the public	<i>Lower Hutt Development</i> Request for documents relating to a development on Fergusson Street	n/a	15/02/2022
OI 22 017	Member of the public	<i>Porirua Development</i> Request for information about development in Porirua	n/a	15/02/2022
OI 22 018	Media	<i>First Home Partner</i> Request for information about the First Home Partner scheme	08/02/2022 Hon Woods	15/02/2022
OI 21 534	Member of the public	<i>Skip bins</i> Request for information on skip bins	n/a	15/02/2022 extension

OI 22 024	Member of the public	<i>Demolition in Rolleston</i> Request for information and correspondence about demolition	n/a	16/02/2022
OI 22 019	Member of the public	<i>Addresses</i> Request for addresses of Kāinga Ora properties	n/a	17/02/2022
OI 22 020	Media	<i>14 Bristol Street</i> Request for costs associated with 14 Bristol Street	11/02/2022 Hon Williams	18/02/2022
OI 22 021	Member of the public	<i>Homes in Gisborne</i> Request for information on homes in Gisborne	n/a	18/02/2022
OI 22 022	Member of the public	<i>Plans for development</i> Request for plans for a development	n/a	18/02/2022
OI 22 023	Member of the public	<i>Developments</i> Request for information about two Kāinga Ora developments	n/a	18/02/2022
OI 21 545	Member of the public	<i>Properties in Thames</i> Request for information about properties owned in Thames	n/a	23/02/2022 extended
OI 21 549	Media	<i>Correspondence</i> Request for correspondence regarding companies EA Civil, Kamau Group and other companies	17/02/2022 Hon Woods	24/02/2022 extended

## 6. Ministerial OIA requests

Reference number	Requestor	Topic	Date due to Minister's Office	Date due to requestor
OIA21-294 OI 21 544	Office of Nicola Willis	Request for the Quarterly Report ending September 2021	17/01/2022	24/01/2022