



# WEEKLY REPORT

Kāinga Ora – Homes and Communities

release

For period ending 28 July 2023

# 28

## Table of contents

1. Updates.....	2
2. Summary of papers sent .....	6
3. Upcoming events and opportunities .....	7
4. Upcoming advice to be delivered in the next month .....	11
5. Kāinga Ora OIA requests .....	13
6. Ministerial OIA requests .....	17
7. Impacts of weather events .....	18

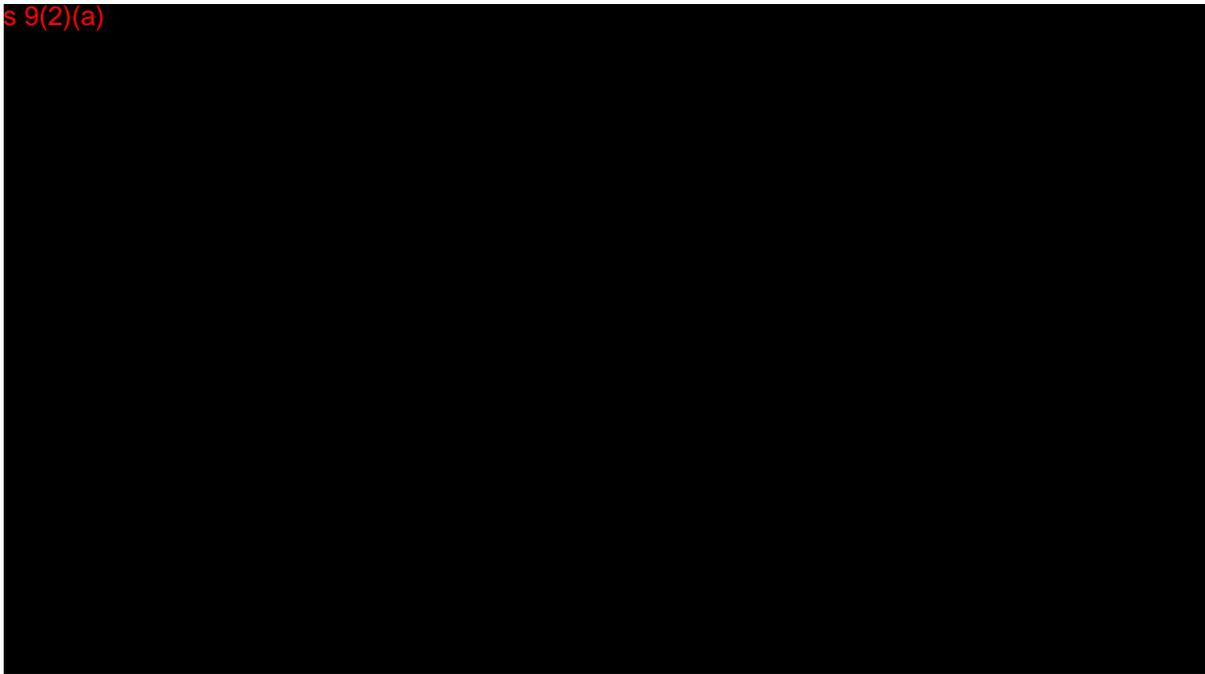
### 1. Updates

#### **Matariki Te Whenua Roa O Kahu – Matariki North Shore Celebration and Closing Ceremony**

On 22 July 2023, a hikoi took place from the Northcote library, through Te Ara Awataha, to Te Kamaka Marae (Hato Petera). The hikoi, including members of the Kāinga Ora Community Development team and Community Groups in Kaipatiki, was the culmination of a series of community led activities over several weeks across Kaipatiki involving schools, community hubs, libraries and numerous community groups.

There was a variety of entertainment and attractions at the event including Kapa Haka, waiata, cultural dances and live music. Involvement within this event is one of the many ways in which our Community Engagement and Partnership Teams are connecting and building strong and thriving communities.

s 9(2)(a)



Caroline Butterworth  
DCE Tāmaki Tai Tokerau - Auckland/Northland

## Neighbours event for Te Mātāwai

On 23 July 2023, a neighbours' event for Te Mātāwai was held. The event was a great success with 100 neighbours attending from Greys Avenue and Vincent Street, and ten tours being held. All the neighbours gave very positive feedback on the thoughtful design, support services, and community spaces, and were united in their support for this innovative approach to housing and wellbeing.

Among the visitors was s 9(2)(a) (Waitematā Local Board member), members of the City Centre Residents' Group, and BSW architects (who are based on Vincent Street). A special treat on the day was former refugee, s 9(2)(a) making Ethiopian coffee for our visitors. This was supported by s 9(2)(a), the General Manager of Asylum Seekers Support Trust.

A number of attendees were also keen to be involved in community building efforts and made generous offers of support, including donations for a book library and knitting classes. Many took the time to fill out a feedback form with comments noting: *"We enjoyed seeing these lovely new apartments and hearing how it's going to work"*, *"I came to understand the quality of the build and intended use – I was well informed by the end of the tour"* and *"Really good to see that the building will house wrap-around services and is so well designed and executed"*.

s 9(2)(a)



s 9(2)(a)

## Estimates Debate

The Estimates Debate, in the House, is scheduled for 5.00-6.00pm on Tuesday, 1 August 2023.

Kāinga Ora provided responses to 13 post-hearing questions and has been working with the Ministry of Housing and Urban Development to update the key message pack. Greg Groufsky, DCE Sector Engagement will be available in support.

Rowan Macrae  
GM People, Governance and Capability

## Vote Housing Estimates report

The Social Services and Community select committee report on Vote Housing and Urban Development has been presented to the House today in time for the Estimates debate next week.

Much of the report relates to Kāinga Ora work and activities. Two minority views were expressed: on claimed competition with CHPs, and not meeting the accessible target of 15 per cent.

Issues covered include:

- Borrowing arrangements for Kāinga Ora with commentary on forecast debt.
- Public housing with discussions on waitlist, public housing plan 2021 to 2024, increasing regional public housing supply, and relationships with community housing providers.
- Ongoing building projects in Auckland and Porirua.
- Extreme weather and housing with focus on temporary accommodation for flood victims, flooded housing that is no longer fit for purpose, and mitigating flood risks for public housing.
- Maori housing.
- Fully accessible homes

Our responses to committee written questions will also be available now on the Parliament website.

Rowan Macrae  
GM People, Governance and Capability

## Working Better Together update for Auckland Mayor and Councillors

On 20 July 2023, Mark Fraser presented an update on the Auckland LSP programme to Auckland Council's Transport and Infrastructure Committee, highlighting the work Kāinga Ora Urban Development and Delivery (UDD) is doing with the Auckland Council group to take a coordinated approach to infrastructure delivery, through a programme called 'Working Better Together'.

This update followed a meeting with Mayor Wayne Brown on 18 July 2023, to brief him separately on the programme and the progress that has been achieved to date. Both meetings went well and underscored the commitment that Kāinga Ora and asset owners have to delivering a ten-year plus redevelopment programme of infrastructure across the region. Kāinga Ora UDD intends to continue engagement with the Mayor and Councillors as the Working Better Together programme progresses.

Mark Fraser  
GM Urban Development and Delivery

## Update on Community Group Housing Rent Support Subsidy Review - update

From the start of July 2023, Kāinga Ora has implemented a more structured, planned approach with its Community Group Housing Providers regarding the review of their Rent Support Subsidies [refer Ad Hoc 23 055].

While Kāinga Ora has always reviewed Rent Support Subsidy when it is aware of a change in circumstances, it has not recently reached out to Providers to check to see if their situation has changed. Kāinga Ora will review the Rent Support Subsidies in a more regular way to ensure that Providers are receiving Rent Support Subsidy when they are eligible, and that it is at the correct level.

It is important to Kāinga Ora that we work closely with Providers to ensure that they understand the Rent Support Subsidy process. We are aware that conversations such as this can cause concern if people are worried that it may increase the rent they need to pay, and therefore our approach has been provide a high level of support and communication to help to alleviate concerns and ensure the process is a positive experience.

Kāinga Ora has been pleased with the response from Community Group Housing Providers and has had a high level of positive engagement. Providers have told us they appreciate the single point of contact and case management approach and that the process is clear. No major concerns have been raised, and where questions arise we are connecting directly with the organisation to provide clarification.

Kāinga Ora will continue to work in a close, supportive way with our Providers to ensure that they are receiving the correct level of Rent Support Subsidy.

Nick Maling  
GM National Services

## UDD land development activity in LSPs continues apace

Despite poor market conditions and other macroeconomic factors, Kāinga Ora Urban Development and Delivery (UDD) continues to see good progress in its Auckland and Porirua LSPs. To date UDD has developed land to support an expected 6,701 homes across all LSPs, a mix of market (2,435), affordable (1,973) and state (2,293) homes.

2,352 homes are currently in construction, and 2,634 homes have now been completed, including 67 homes in Te Rā Nui, the Eastern Porirua development. The land development that has been undertaken to support these homes equates to 93 hectares of developed land, with a further 33 hectares currently in train.

In the year to 30 June 2023, land development to support 769 homes has been delivered across all LSPs, 44 of these in Te Rā Nui (Eastern Porirua).

Pictured here is an aerial view of Waikōwhai (Roskill Development) from June 2023, showing the development of superlots for state and market homes. The upgrade of Molley Green Reserve, a key amenity for the neighbourhood, is expected to get underway in 2024.



Mark Fraser  
GM Urban Development and Delivery

## 2. Summary of papers sent

Paper	Purpose
<b>Ad hoc</b> Minister Woods visit to Mt Cook AH 23 038	This briefing provides information ahead of the Minister's visit to Rolleston Street, Mt Cook, Wellington
<b>Ad hoc</b> Minister Woods visit to Rotorua AH 23 043	This briefing provides information ahead of the Minister's visit to Quartz Avenue, Rotorua
<b>Ad hoc</b> Update on Arlington AH 23 058	This note informs you that Kāinga Ora – Homes and Communities is considering options to progress the Arlington development
<b>Ad hoc</b> Minister Woods visit to Masterton AH 23 060	This briefing provides information ahead of the Minister's visit to Iorns Street North, Masterton
<b>Briefing</b> KiwiBuild Approval to Underwrite CETA OTV Limited BN 23 028	The purpose of this briefing is to request Ministerial approval to underwrite the delivery of 21 KiwiBuild homes (in a development containing 88 homes in total) by the Developer in Northcross, Auckland









4. Upcoming advice to be delivered in the next month

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

prospective release

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

proactive release

## 5. Kāinga Ora OIA requests

Reference number	Requestor	Topic	Date due to Minister's Office	Date due to requestor
OI 23 218	Member of the public	<i>Correspondence</i> Request for all correspondence between Gemscott and Kāinga Ora	n/a	18/08/2023 extended
OI 23 228	Member of the public	<i>Document</i> Request for Consentium Quality Assurance Manual	n/a	11/08/2023 extended
OI 23 238	Parliamentary Library	<i>Document</i> Request for average cost per square metre of Kāinga Ora homes	n/a	Decision letter sent Information to follow 11/08/2023
OI 23 262	Member of the public	<i>Development</i> Request for information on an Ohakune development	n/a	11/08/2023 extended
OI 23 274	Member of the public	<i>Information</i> Request for information on a Hastings property	n/a	10/08/2023 extended
OI 23 285	Zane Small (NewsHub)	<i>Information</i> Request for information around consent and complaints of developments	n/a	25/08/2023
OI 23 292	Member of the public	<i>Development</i> Request for information on a Upper Hutt property	n/a	16/08/2023 extended
OI 23 297	Member of the public	<i>Information</i> Request for communications between Kāinga Ora and maintenance contractors regarding an Auckland property	n/a	01/08/2023 extended
OI 23 300	Bonair Action Group	<i>Documents</i> Request for correspondence on Hibiscus Coast and Bays consultation	n/a	08/08/2023 extended
OI 23 304	Member of the public	<i>Development</i> Request for information around a Auckland development	n/a	07/08/2023 extended
OI 23 311	Member of the public	<i>Information</i> Request for maintenance information about Auckland property	n/a	02/08/2023

OI 23 314	Member of the public	<i>Information</i> Request for all records of conversations and meetings about a Napier property	n/a	05/09/2023 extended
OI 23 316	Member of the public	<i>Information</i> Request for information about offices	n/a	07/08/2023 extended
OI 23 318	Member of the public	<i>Complaint</i> Request for gardening maintenance information of a Hamilton property	n/a	31/07/2023
OI 23 319	Member of the public	<i>Information</i> Request for correspondence about a proposed Christchurch development	n/a	31/07/2023
OI 23 320	Member of the public	<i>Information</i> Request for information about rubbish removal and Kāinga Ora staff promotion	n/a	31/07/2023
OI 23 321	Member of the public	<i>Development</i> Request for information about an Auckland development	n/a	31/07/2023
OI 23 322	Member of the public	<i>Information</i> Request for a list of all projects/events held in partnership with Neighbours Aotearoa	n/a	31/07/2023
OI 23 323	Member of the public	<i>Information</i> Request for information about use of NZ wool products	n/a	2/08/2023
OI 23 324	Member of the public	<i>Information</i> Request for properties bought in a Street in Manukau	n/a	2/08/2023
OI 23 325	Member of the public mix of OIA and privacy	<i>Development</i> Request for various information about a Onehunga property	n/a	1/08/2023
OI 23 326	Member of the public mix of OIA and privacy	<i>Documents</i> Request for maintenance records	n/a	2/08/2023
OI 23 327	Member of the public	<i>Information</i> Request for information about complaints and inspection of an Onehunga property	n/a	3/08/2023
OI 23 328	Member of the public	<i>Documents</i> Request for a copy of the tenancy agreement template	n/a	3/08/2023

OI 23 330	Member of the public	<i>Documents</i> Request for maintenance records	n/a	2/08/2023
OI 23 332	Member of the public	<i>Documents</i> Request for documents relating to an Auckland property	n/a	2/08/2023
OI 23 333	Member of the public	<i>Documents</i> Request for copies of maintenance photographs	n/a	1/08/2023
OI 23 334	Member of the public	<i>Information</i> Request for KiwiBuild pipeline information	n/a	3/08/2023
OI 23 335	Member of the public	<i>Information</i> Request for information about Kāinga Ora Board members and meetings	n/a	7/08/2023
OI 23 336	Member of the public	<i>Development</i> Request for documents relating to Christchurch Plan Change 14 Submission	n/a	7/08/2023
OI 23 337	Member of the public	<i>Information</i> Request for information about tenants and Kāpiti development	n/a	7/08/2023
OI 23 338	Member of the public	<i>Development</i> Request for information about an Auckland development	n/a	7/08/2023
OI 23 339	Member of the public	<i>Information</i> Request for information about a Canterbury development	n/a	7/08/2023
OI 23 340	Member of the public	<i>Development</i> Request for information about a Nelson development	n/a	4/08/2023
OI 23 341	Member of the public	<i>Information</i> Request for maintenance information of a Tauranga property	n/a	1/08/2023
OI 23 342	Member of the public	<i>Documents</i> Request for Wellington and Auckland Kiwibuild briefings, documents and business cases	n/a	8/08/2023
OI 23 343	Member of the public	<i>Documents</i> Request for placement policy	n/a	8/08/2023
OI 23 344	Member of the public	<i>Maintenance</i> Request for speed bumps in Auckland street	n/a	9/08/2023
OI 23 345	Member of the public	<i>Development</i> Request for information about a Johnsonville development	n/a	9/08/2023

OI 23 346	Member of the public	<i>Documents</i> Request for maintenance records for a Wellington property	n/a	7/08/2023
OI 23 347	Member of the public	<i>Statistics</i> Request for information Income Related Rent statistics for the last decade	n/a	9/08/2023
OI 23 348	Member of the public	<i>Development</i> Request for information about the Auckland Council intensification plan changes	n/a	14/08/2023
OI 23 349	Charlotte Cook RNZ	<i>Documents</i> Request for correspondence between Kāinga Ora and the Minister of Housing	n/a	3/08/2023
OI 23 350	Member of the public	<i>Documents</i> Request for correspondence with Gemscott	n/a	11/08/2023
OI 23 351	Member of the public	<i>Development</i> Request for information about any proposed developments in Botany	n/a	11/08/2023
OI 23 352	Member of the public	<i>Information</i> Request for maintenance information about an Auckland property	n/a	9/08/2023
OI 23 353	Member of the public	<i>Information</i> Request for CCTV footage at Auckland property	n/a	14/08/2023
OI 23 354	Member of the public	<i>Information</i> Request for maintenance information about a Rangiora property	n/a	14/08/2023
OI 23 355	Member of the public	<i>Information</i> Request for Healthy Homes compliance information	n/a	14/08/2023
OI 23 356	Member of the public	<i>Information</i> Request for building reports of a Nelson property	n/a	14/08/2023
OI 23 357	Member of the public	<i>Development</i> Request for Information about an Ohakune Development	n/a	14/08/2023
OI 23 358	Member of the public	<i>Information</i> Request for about Kāinga Ora contracts	n/a	15/08/2023
OI 23 359	Member of the public	<i>Information</i> Request for information source	n/a	14/08/2023

OI 23 361	Member of the public (Mix of OIA and privacy)	<i>Development/Document</i> Request for development information and customer correspondence	n/a	16/08/2023
OI 23 362	Taxpayers Union	<i>Information</i> Request for information about trees	n/a	15/08/2023
OI 23 363	Member of the public	<i>Development/Document</i> Request for development information and placement policy	n/a	04/08/2023
OI 23 364	Member of the public	<i>Information</i> Request for body corporate information relating to an Auckland property	n/a	16/08/2023
OI 23 365	TOP candidate	<i>Developments</i> Request for information on all Wellington developments	n/a	15/08/2023
OI 23 366	Member of the public	<i>Documents</i> Request for all documents relating to Kāinga Ora submission to the Christchurch City Council on Plan Change 14	n/a	16/08/2023
OI 23 367	Member of the public	<i>Statistics</i> Request for ethnicity of KiwiBuild buyers statistics	n/a	08/08/2023
OI 23 368	Member of the public	<i>Document</i> Request for copy of a meth test report for a Ngaruawahia property	n/a	15/08/2023
OI 23 369	Member of the public	<i>Development</i> Request for information about a proposed Ohakune Development	n/a	18/08/2023
OI 23 370	Member of the public	<i>Information</i> Request for contractor information	n/a	18/08/2023
OI 23 371	Member of the public	<i>Information</i> Request for locations of emergency housing properties	n/a	18/08/2023

## 6. Ministerial OIA requests

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

## 7. Impacts of weather events

**Northern region** - as at 25 July 2023

FINAL CONDITION STATUS	Vacant	Occupied	Grand Total
Severe damage (red placard)	5		5
Moderate to significant damage	161	229	390
Earmarked for demolition	48	1	49
Landslip affected only	3	6	9
Minor damage	11	219	230
<b>Grand Total</b>	<b>228</b>	<b>455</b>	<b>683</b>

### Our customers and their whānau

- 207 customers have been rehoused to date
- 21 customers have vacated and left their Kāinga Ora property
- 29 customers currently in TAS
- 31 customers are living elsewhere
- 4 households are living in our own Emergency Response Accommodation (ERA)

### Central region

- 359 homes in the region have been assessed as having damage from the cyclone with the majority – 341 – considered minor damage.
- We are aware of:
  - Wairoa
    - two white placards
    - one yellow placard
  - 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.