



WEEKLY REPORT

Kāinga Ora – Homes and Communities

proactively released

For period ending 29 July 2022

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1. Updates

Subject to common interest litigation privilege

Stafford v Attorney-General & Ors (CA162/2021 [2022] NZCA 165) – application to seek leave to appeal to Supreme Court

On 7 August 2020 (AH 20 055) and 19 March 2020 (Weekly Report 14) Kāinga Ora provided you with information on Stafford v Attorney-General (and others). This judicial review to which Kāinga Ora and one of its subsidiaries, Housing New Zealand Limited, are parties, relates to a Māori Land Claim in the Nelson region that was subject to a Supreme Court decision in 2017.

The Court of Appeal released its decision in May 2022, endorsing the proposal by Kāinga Ora to establish a land protection mechanism for 'sites of special significance' with Mr Stafford.

Mr Stafford has since applied to seek leave to appeal the Court of Appeal's decision in the Supreme Court. Kāinga Ora intends to file submissions with the Supreme Court that state it will abide by any decision of the Supreme Court when it considers Mr Stafford's application for leave to appeal to the Supreme Court. We anticipate the Supreme Court will consider this application in August 2022. A further briefing will be provided once the outcome of this application is known.

If the Supreme Court grants the application, Mr Stafford has also requested a priority fixture be set to consider the appeal. If granted, it is possible the appeal will be considered by the Supreme Court before March 2023.

Kāinga Ora has not received any requests from the media to comment on this litigation. Any media requests we do receive will be referred to Crown Law, in the first instance.

Paul Commons
DCE Te Wai Pounamu
Rowan Macrae
GM People, Governance and Capability

One-thousand new homes in Tāmaki

The keys have now been handed over for more than 1,000 new homes in Tāmaki, a milestone celebrated by both Kāinga Ora and the Tāmaki Regeneration Company. The thousandth home was an affordable home completed in May 2022 by NZ Living at Hinaki in the suburb of Point England. This milestone illustrates the shared commitment to working in partnership with Tāmaki Regeneration Company.

In 2016, Tāmaki was identified as a precinct that could significantly accelerate the pace of housing delivery in Auckland. Kāinga Ora acts as the master developer to deliver the land development work in Tāmaki, while Tāmaki Regeneration Company manage the public housing tenancies, and lead the community engagement and regeneration activity. The thousandth home is a result of years of collaboration and strong partnership. We anticipate another 320 homes will be delivered in Tāmaki in the next 12 months.

Mark Fraser
GM Urban Development and Delivery

Research into construction materials and labour issues

Kāinga Ora has commissioned AK Research to undertake research into what construction materials and labour issues our commercial partners face. This research aims to provide evidence and data in order to for us to better understand the issues our partners are experiencing and what impact they may have on Kāinga Ora meeting its delivery targets.

The first qualitative stage has commenced this week with nine key Kāinga Ora commercial partners invited to take part in an interview which will help inform the design of the second quantitative stage of the research. The second stage entails a survey being sent to a wide group of Kāinga Ora's partners (including build partners, developers, professional services, service and material suppliers) which will take place over the couple of weeks following the interviews. The aim is to have the research findings by October 2022.

The research findings will be used to inform decision making around any actions we may be able to take to address these challenges with the aim of ensuring Kāinga Ora is able to deliver the homes it needs to.

Further updates will be provided as the research progresses and when the findings are available. The Ministry of Housing and Urban Development and Ministry of Business, Innovation and Employment (MBIE) are aware of the research, and we will also continue to keep them updated on the survey results.

Brigid McLean
Acting GM Commercial

Bader Ventura selected as Beacon Project for Construction Sector Accord

We are proud that Bader Ventura, the first Kāinga Ora development to be built to Passive House standard, has been selected as a Beacon Project by MBIE's Construction Sector Accord. The project case study and a video featuring key Kāinga Ora staff and build partner, Precision Construction, will be published in August via the Accord's channels and will also be promoted on Kāinga Ora channels. Beacon projects are well-aligned with Kāinga Ora and Building Momentum objectives of demonstrating leadership and innovation across the sector, and support the Accord's vision of 'a higher performing construction sector for a better New Zealand'.

Patrick Dougherty
GM Construction and Innovation

More new public housing in Ōrākei

Kāinga Ora has completed another 12 new warm dry homes in Ōrākei, Auckland and customers have begun moving in.

The 1400m² development on Sudeley Street comprises three-storey walk-up apartments containing two and three bedroom units. A notable aspect of the design is the stepped layout of the apartment buildings which avoids conflict with two protected Pohutukawa trees, as well as a large Norfolk pine, which is one of a matching pair in the street and important neighbourhood landmarks.

Sudeley Street is second housing delivery by Kāinga Ora in Ōrākei during 2022. A 17-home development in Grace Street was completed earlier in March. These developments are the first new public housing in Ōrākei for nearly 13 years. Previous deliveries were Ngaio Street in 2009 and Kurahaupo Street in 1990.

A blessing, led by Ngāti Whātua o Ōrākei and attended by members of the Ōrākei Project Advisory Group, was facilitated by the regional engagement and partnerships team.

Our build partner was Dominion Construction.

Patrick Dougherty
GM Construction and Innovation

Wainuiomata Marae Trust Eco-Papakāinga Development

Kāinga Ora is developing a proposal to enable and support a papakāinga development, the Wainuiomata Marae Trust Eco-Papakāinga, by building 12 units ranging from 1-5 bedrooms on the land surrounding the Wainuiomata Marae.

The proposed transaction is a 30 year leasehold arrangement with the Wainuiomata Marae Trust. Kāinga Ora will build and operate the 12 homes for a period of 30 years before transferring the assets to the Wainuiomata Marae Trust as papakāinga community housing.

While approval to lease under the proposed terms was granted by the Māori Land Court on 29 May 2022, there are still a range of internal and external processes we need to work through before timeframes can be publicly confirmed. These include ministerial consultation and Kāinga Ora approvals for the project brief and the final business case. The transaction is structured to be net present value neutral, and therefore financially sustainable for Kāinga Ora to enter into, although current cost escalations are challenging this outcome.

Next steps include working collaboratively with key partners to confirm feasibility, design the housing, final partnership terms and work to obtain a grant from Te Puni Kōkiri to help cover the upfront costs of in-ground infrastructure.

Daniel Soughtton
DCE Te Puku Ikaroa

First Colab series homes for sale at Lakeside

There are now 35 new 3-bedroom affordable homes for sale in the Lakeside development at Te Kauwhata. The homes are being built by Mike Green and are part of the Colab Series, which will see at least 20% of homes built at Lakeside over the next eight years delivered within the price cap of \$650,000.

This includes 29 homes priced at \$650,000, 4 homes priced at \$599,000 and two homes priced at \$595,000. These free-standing, freehold homes will be built to a 6 homestar standard and include off-street parking. To be eligible for Colab Series homes, buyers must be NZ citizens or permanent residents and intend to own and live in the home for two years. The launch of these homes is being supported by a comprehensive 4-week digital marketing campaign.

Mark Fraser
GM Urban Development and Delivery

Sustaining relationships with our partners

Counties Manukau is our largest operating region with 13,500 public homes. The region manages a busy work programme with Spotless, our maintenance partner for South Auckland.

Earlier in July our Counties Manukau maintenance team and Spotless staff met to discuss achievements in 2021/22.

Leaders from Spotless/ Downers and Angela Pearce, Regional Director Counties Manukau, shared words of appreciation for the mahi of both teams over what had been a challenging 12 months managing through the property and people impacts of COVID-19.

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Caroline Butterworth
DOE Auckland and Northland

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2. Upcoming events and opportunities

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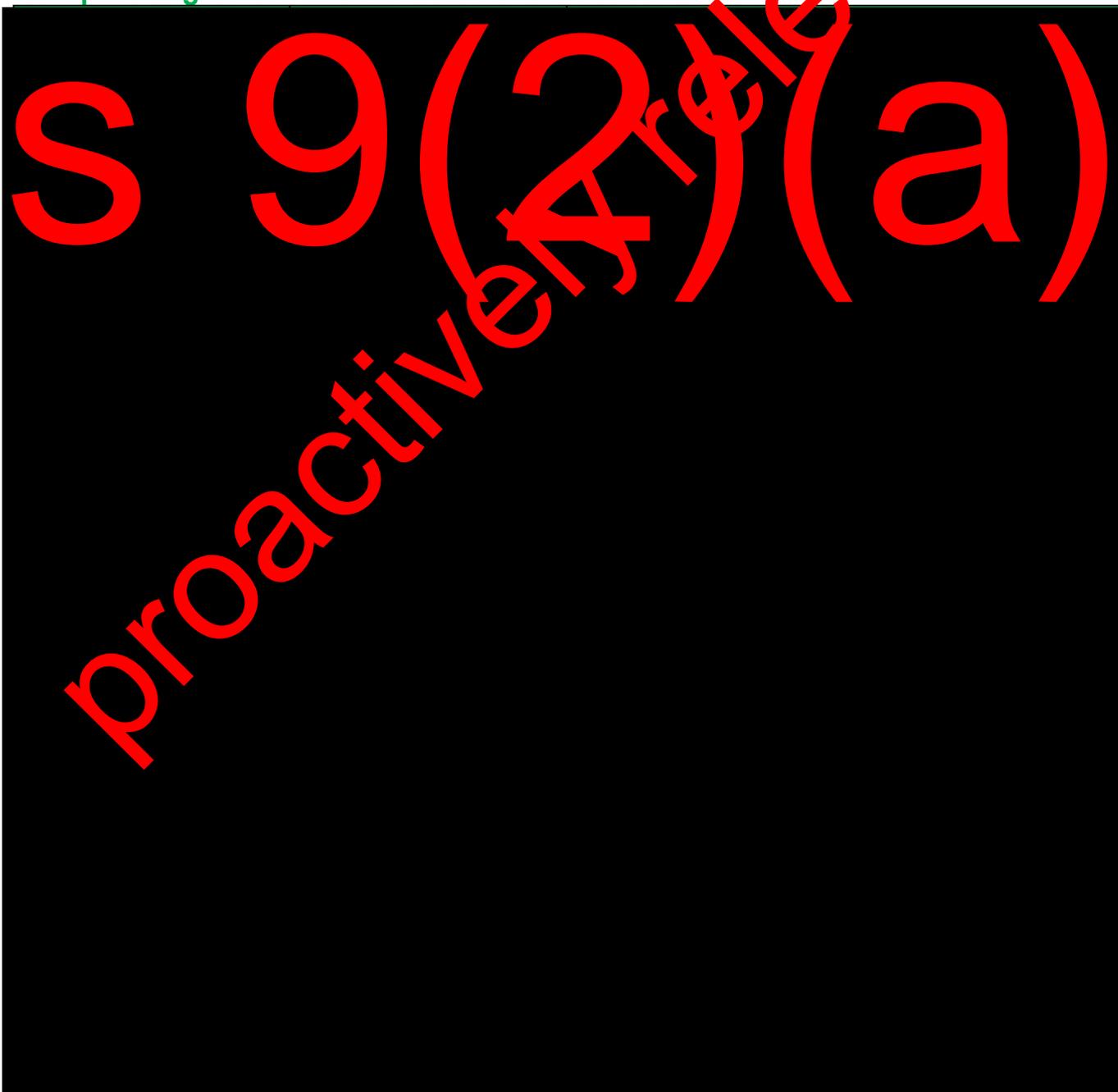
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3. Advice sent in the past week

Date due to Minister's Office	Title	Minister(s)	Contact person
21 July 2022	Briefing Kāinga Ora Land Programme Pipeline Update - July 2022	Hon Dr Megan Woods	Katja Lietz
25 July 2022	Ad Hoc Visit to 28 Hanson Street, Wellington AH 22 084	Hon Dr Megan Woods	Daniel Soughtton
25 July 2022	Ad Hoc Phillipstown, Christchurch serious incident AH 22 086	Hon Dr Megan Woods	Paul Connors

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 22 264	Parliamentary Library	<i>SLED properties</i> Request for information on SLED properties between July 2021 and June 2022	n/a	27/07/2022
OI 22 273	Member of the public	<i>Social housing standards</i> Request for all documents regarding social housing standards	n/a	28/07/2022
OI 22 275	Member of the public	<i>KiwiBuild in Blenheim</i> Request for information about KiwiBuild demand in Blenheim	n/a	28/07/2022
OI 22 280	Member of the public	<i>Accessible homes</i> Request for information about accessible new builds in New Plymouth	n/a	28/07/2022
OI 22 167	Member of the public	<i>Bonair Crescent</i> Request for information regarding purchase of a property	n/a	29/07/2022
OI 22 266	Member of the public	<i>Various projects</i> Request for information about various projects	n/a	29/07/2022
OI 22 172	Member of the public	<i>Bonair Crescent</i> Request for information on the use of this site	n/a	29/07/2022 extended
OI 22 191	Member of the public	<i>Bonair Crescent</i> Request for information about Bonair Crescent	n/a	29/07/2022 extended
OI 22 196	Member of the public	<i>Bonair Crescent</i> Request for information about community engagement and other information	n/a	29/07/2022 extended
OI 22 268	Office of Nicola Willis	<i>Financial sustainability</i> Request for advice regarding financial sustainability	25/07/2022	01/08/2022
OI 22 269	Office of Nicola Willis	<i>Modular/refurbished homes</i> Request for information about modular/prefabricated housing commitments	25/07/2022	01/08/2022

OI 22 270	Member of the public	<i>Maintenance completed</i> Request for all maintenance work done at current and previous Kāinga Ora homes	n/a	01/08/2022
OI 22 188	Member of the public	<i>Sunfield</i> Request for information about the Sunfield development and the Specified Development Project	n/a	01/08/2022 extended
OI 22 251	Member of the public	<i>Healthy homes</i> Request for information about the progress of the Healthy Homes initiative	At office	01/08/2022 extended
OI 22 252	Member of the public	<i>Rent arrears</i> Request for information on dollar value for rent arrears in 2017 and 2022	At office	01/08/2022 extended
OI 22 262	Member of the public	<i>Mangere property</i> Request for information about the purchase of a property in Mangere	n/a	01/08/2022 extended
OI 22 271	Member of the public	<i>Organisational chart</i> Request for the organisational chart	n/a	02/08/2022
OI 22 272	Member of the public	<i>Legal staff salary ranges</i> Request for the salary range of legal staff	26/07/2022	02/08/2022
OI 22 276	Member of the public	<i>Kauri Tree</i> Request for information about removing a tree in a development	n/a	02/08/2022
OI 22 246	Media	<i>Subletting</i> Request for information about subletting	At office	02/08/2022 extended
OI 22 277	Media	<i>Transitional housing</i> Request for number of privately owned dwellings Kāinga Ora has purchased for transitional housing	n/a	03/08/2022
OI 22 232	Media	<i>Communications staff</i> Request for information about communications staff FTE, pay and titles	At office	03/08/2022 extended
OI 22 222	Media	<i>KiwiBuild</i> Request for correspondence	27/07/2022	03/08/2022 extended
OI 22 278	Office of Chris Bishop	<i>LSP in Hutt Valley</i> Request for information about LSP in the Hutt Valley	28/07/2022	04/08/2022

OI 22 281	Member of the public	<i>All reports/documents</i> All reports/documents relating to a specific Kāinga Ora home	n/a	04/08/2022
OI 22 282	Member of the public	<i>Māori housing</i> Request for Māori housing schemes near Te Kao	n/a	04/08/2022
OI 22 236	Member of the public	<i>Single housing units</i> Request for briefings on the benefits of single housing units	n/a	04/08/2022 extended
OI 22 283	Member of the public	<i>Māori partnerships</i> Request for information about partnerships with Māori	n/a	05/08/2022
OI 22 287	Member of the public	<i>Drainage maintenance</i> Request for information on plumbing maintenance	n/a	05/08/2022
OI 22 259	Member of the public	<i>Rent arrears</i> Request for breakdown of rent arrears exceeding \$20,000	29/07/2022	05/08/2022 extended
OI 22 284	Member of the public	<i>FTE and other information</i> Request for information about FTE and retention rate for Kāinga Ora staff	n/a	05/08/2022
OI 22 285	Member of the public	<i>Protection of children</i> Request for Kāinga Ora policies regarding protecting children	n/a	09/08/2022
OI 22 288	Member of the public	<i>Bondair Unisect</i> Request for information about when Bondair was purchased	n/a	09/08/2022
OI 22 243	Media	<i>How homes are bought</i> How Kāinga Ora identifies and acquires homes	04/08/2022	11/08/2022
OI 22 289	Member of the public	<i>Housing stock counts</i> Request for information about historical and current housing stock	n/a	11/08/2022
OI 22 285	Member of the public	<i>Maintenance records</i> Request for maintenance records	n/a	11/08/2022
OI 22 293	Member of the public	<i>Balancing state homes</i> Request for information about balancing state home areas	n/a	11/08/2022
OI 22 299	Member of the public	<i>Wellington development</i> Request for information about development in Wellington	n/a	11/08/2022
OI 22 253	Member of the public	<i>Salary range</i> Request for the salary range of the call centre staff	At office	11/08/2022 extended

OI 22 292	Office of Simon Watt	<i>Developments on North Shore</i> Request for information about developments on the North Shore	05/08/2022	12/08/2022
OI 22 295	Office of Chris Bishop	<i>BN 22 015</i> Request for a copy of briefing note 22 015	08/08/2022	15/08/2022
OI 22 296	Member of the public	<i>Debt in Taitoko, Levin</i> Request for information about debt in Taitoko, Levin	n/a	15/08/2022
OI 22 297	Member of the public	<i>First home products</i> Request for information on first home products	n/a	15/08/2022
OI 22 298	Media	<i>Healthy homes</i> Request for information on health homes targets	9/08/2022	16/08/2022
OI 22 254	Member of the public	<i>Ka Awatea Services Ltd</i> Request for all information relating to the appointment of Ka Awatea Services Ltd	n/a	18/08/2022 extended
OI 22 257	Office of Simeon Brown	<i>Ka Awatea Services Ltd</i> Request for information relating to the appointment of Ka Awatea Services Ltd	11/08/2022	18/08/2022 extended
OI 22 258	Office of Chris Bishop	<i>Ka Awatea Services Ltd</i> Request for information relating to the appointment of Ka Awatea Services Ltd	11/08/2022	18/08/2022 extended
OI 22 302	Member of the public	<i>Fire alarm testing</i> Request for information about fire alarm tests	n/a	19/08/2022
OI 22 303	Office of Chris Bishop	<i>Bonair Crescent</i> Request for information on the Bonair Crescent development	12/08/2022	19/08/2022
OI 22 304	Member of the public	<i>Bonair Crescent</i> Request for information on the Bonair Crescent development	n/a	19/08/2022
OI 22 305	Member of the public	<i>Geotechnical reports</i> Request for information regarding a property in Rotorua	n/a	22/08/2022
OI 22 306	Member of the public	<i>Bonair Crescent</i> Request for information on the Bonair Crescent development	n/a	22/08/2022
OI 22 255	Member of the public	<i>Wood Street</i> Request for all correspondence and documents relating to Wood Street, since June 2021	18/08/2022	25/08/2022

6. Ministerial OIA requests

Reference number	Requestor	Topic	Date due to Minister's Office	Date due to requestor
OI 22 294 OIA22-103	Member of the public	<i>Heat pumps</i> Request for information about heat pump stock	04/08/2022	11/08/2022

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