



# WEEKLY REPORT

Kāinga Ora – Homes and Communities



For period ending 29 September 2023

# 37

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## Table of contents

1. Updates.....	2
2. Summary of papers sent .....	4
3. Upcoming events and opportunities .....	5
4. Upcoming advice to be delivered in the next month .....	7
5. Kāinga Ora OIA requests .....	8
6. Ministerial OIA requests .....	13
7. Impacts of weather events .....	13

### 1. Updates



#### Upcoming community drop-in sessions in Nelson, Marlborough and West Coast

Our Nelson, Marlborough and West Coast team is hosting a series of drop-in sessions in October and November to inform the community about proposed housing developments.

The team will hold two sessions in Blenheim followed by sessions in Nelson, Tasman, Hokitika, Westport and Greymouth.

The aim of the sessions is to give residents an overview of the developments proposed for the Nelson, Marlborough and West Coast regions over the coming years and to begin an ongoing conversation with the community. It is part of the move to a portfolio-based approach to engagement and new ways of connecting with the community.

We are inviting residents to the sessions via a letter drop, newspaper advertisements and Facebook events. We are also releasing the information that will be discussed at the drop-in sessions to media.

Paul Commons  
DCE – Te Waipounamu

#### Roskill South completed works

All LEAD Alliance work in Roskill South is complete, which will enable around 950 new, warm, dry homes. In addition to enabling housing, the team have also completed the Freeland Reserve infrastructure and amenity upgrades, a new Council park, character street, pedestrian walkways and a new signalised intersection. This is a significant milestone, not only for Roskill South, but for the Roskill Development. It is the first Neighbourhood to have all civil and infrastructure works complete in the Large Scale Projects.

Nathan Palmer  
Acting GM - Urban Development and Delivery

## **Housing Delivery System completes 59-day construction pilot**

The new Kāinga Ora Housing Delivery System (HDS) has built its first fully accessible homes in a record 59 business days with a build partner in Christchurch.

HDS is our new efficient method of public housing delivery, alongside our traditional delivery method and market acquisitions.

The 59-day build completion of the three one-bedroom units in Alpers Place, Hoon Hay, have now overtaken the previous HDS construction record of 68 business days, with a further build time reduction of nine days.

The 59-day construction timeframe covered the entire build (including foundations, civil and houses) and reduces the standard construction time for a similar build down by more than half. The average HDS construction time is currently just over three months.

While the speed of this build is a great achievement; visibility, predictability and a consistent workflow are the key principles that enabled the success of this build timeframe.

We continue to test the HDS for different housing typologies, construction complexities and regional differences to ensure it can deliver robustly at scale.

This efficient and predictable way of working is consistently reducing the time to design and plan homes by 94 percent, from 17 months to six weeks. The testing programme is now ramping up its construction work and is ultimately aiming for a construction target of 65 days for two level homes and below.

The efficiencies to date have been achieved through detailed planning, resourcing and sequencing of tasks alongside our build partner, at the same time ensuring we are not compromising on the same high standards as our other delivery models. Two of the three homes are fully accessible, another first for the HDS, with the third Full Universal Design.

Caroline McDowall  
GM - Commercial Group

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## 2. Summary of papers sent

Paper	Purpose
<b>Ad hoc</b> Minister's Monthly Report – August AH 23 049	This paper provides you with an overview of Kāinga Ora programmes and activities
<b>Ad hoc</b> Ministerial Visit – Oxford Terrace, Lower Hutt AH 23 069	This paper provides you and Hon Andersen with information ahead of her Ministerial visit to Lower Hutt on 28 September 2023
<b>Briefing</b> First Home Partner Funding BN 23 058	This briefing seeks additional funding for First Home Partner in response to the significant demand experienced following policy changes in August 2023 so that the wind-down of the pathway can be managed in a way that meets your expectations

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## 5. Kāinga Ora OIA requests

Reference number	Requestor	Topic	Date due to Minister's Office	Date due to requestor
OI 23 337	Member of the public	<i>Information</i> Request for information about tenants and Kāpiti development	n/a	Decision letter sent Information to follow
OI 23 369	Member of the public	<i>Development</i> Request for information about a proposed Ohakune Development	01/09/2023	Decision letter sent Information to follow by 9/ 0/23
OI 23 406	Member of the public	<i>Documents</i> Request for correspondence in connection with the Teitei Development	n/a	Decision letter sent Information to follow
OI 23 408	Member of the public	<i>Documents</i> Request for Conflict of Interest Policy and Declarations regarding Teitei Drive Development	29/09/2023	06/10/2023 extended
OI 23 413	Member of the public (Mix of OIA and privacy)	<i>Documents</i> Request for information relating to tenant and tenancy	n/a	06/10/23 extended
OI 23 417	Member of the public	<i>Developments</i> Request for information about Hawkes Bay developments	n/a	10/10/2023 extended
OI 23 418	Member of the public	<i>Documents</i> Request for correspondence about Tauriko SDP	FYI	5/10/2023 extended
OI 23 419	Member of the public	<i>Documents</i> Request for information and documentation about Avondale Racecourse	n/a	6/10/2023 extended
OI 23 428	Member of the public	<i>Information</i> Request for Conflict of Interest details	29/09/2023	6/10/2023 extended
OI 23 431	Member of the public	<i>Statistics</i> Request for KiwiBuild buyers ethnicity and demographics	n/a	12/10/2023 extended
OI 23 434	Member of the public	<i>Developments</i> Request for planning information around the Ohakune development	02/10/2023	9/10/2023 extended

OI 23 445	Member of the public	<i>Documents</i> Request for correspondence around Blockhouse Bay redevelopment	09/10/2023	16/10/2023 extended
OI 23 446	Member of the public	<i>Documents</i> Request for correspondence with Auckland Council around Blockhouse Bay redevelopment	09/10/2023	16/10/2023 extended
OI 23 447	Member of the public	<i>Information</i> Request for legal advice around Blockhouse Bay redevelopment	09/10/2023	16/10/2023 extended
OI 23 448	Member of the public	<i>Documents</i> Request for meeting minutes around Blockhouse Bay redevelopment	09/09/2023	16/10/2023 extended
OI 23 449	Member of the public	<i>Information</i> Request for Conflict of Interest details	29/09/2023	06/10/2023 extended
OI 23 450	Member of the public	<i>Documents</i> Request for correspondence with Minister and local MP around Blockhouse Bay redevelopment	09/10/2023	16/10/2023 extended
OI 23 453	Member of the public	<i>Information</i> Request for Wellington development partnership information	n/a	27/10/2023 extended
OI 23 454	Member of the public	<i>Documents</i> Requests for maintenance information of Whangārei property	n/a	3/10/2023 extended
OI 23 460	Kelly Mekiha (NZME)	<i>Developments</i> Request for information about various Rotorua developments	9/10/2023	16/10/2023
OI 23 467	Member of the public	<i>Documents</i> Request for correspondence, maintenance and CCTV information	n/a	20/11/2023 extended
OI 23 470	FYI requests website	<i>Information</i> Request for Ohakune development information	14/09/2023	18/10/2023 extended
OI 23 471	Charlotte Cook (RNZ)	<i>Documents</i> Request for correspondence to the Minister regarding workplace culture	14/09/2023	20/10/2023 extended
OI 23 474	Member of the public	<i>Document</i> Request for an agreement document	n/a	24/10/2023 extended

OI 23 485	Taxpayers Union	<i>Information</i> Request for information regarding waiata sessions	n/a	21/10/2023 extended
OI 23 486	Member of the public (frequent correspondent)	<i>Information</i> Request for information regarding lease, BIT and 90-day notice	n/a	18/10/2023 extended
OI 23 487	Member of the public	<i>Information</i> Request for information regarding vacant properties	n/a	28/09/2023 to be extended
OI 23 489	Member of the public	<i>Information</i> Request for costings of Puriri Park	n/a	29/09/2023 to be extended
OI 23 490	Member of the public	<i>Information</i> Request for information regarding an incident at Mt Roskill	n/a	29/09/2023 to be extended
OI 23 493	Member of the public	<i>Information</i> Request for event information	26/09/2023	3/10/2023
OI 23 494	Pacificon (frequent correspondent)	<i>Development</i> Request for Riccarton development information	n/a	3/10/2023
OI 23 495	Member of the public	<i>Information</i> Request for operational information	n/a	18/10/2023 extended
OI 23 496	Member of the public	<i>Document</i> Request for overcrowding policy	n/a	3/10/2023
OI 23 499	Member of the public	<i>Document</i> Request for assessment of acquisition suitability	n/a	3/10/2023
OI 23 500	Member of the public	<i>Information</i> Request for tenancy liaison officer information	n/a	4/10/2023
OI 23 502	Member of the public	<i>Document</i> Request for maintenance records for Papakura property	n/a	4/10/2023
OI 23 504	Member of the public	<i>Document</i> Request for Ohakune development documents	28/09/2023	5/10/2023
OI 23 505	Member of the public	<i>Information</i> Request for operational information	n/a	18/10/2023 extended
OI 23 508	Member of the public	<i>Document</i> Request for Whangārei addresses	n/a	9/10/2023

OI 23 509	Victoria University	<i>Information</i> Request for public sector restructure information	28/09/2023	5/10/2023
OI 23 510	Member of the public	<i>Information</i> Request for operational information	n/a	17/10/2023 extended
OI 23 513	Member of the public	<i>Information</i> Request for information of damages due to maintenance	n/a	9/10/2023
OI 23 514	Member of the public	<i>Document</i> Request for copy of the agreement access licence	2/10/2023	9/10/2023
OI 23 516	Member of the public	<i>Document</i> Request for construction information for Pirangi property	n/a	10/10/2023
OI 23 517	Member of the public	<i>Document</i> Request for information about the tendering process	n/a	11/10/2023
OI 23 518	Member of the public	<i>Document</i> Request for property condition reporting information	n/a	11/10/2023
OI 23 519	Member of the public	<i>Document</i> Request for COVID-19 related policy information	n/a	11/10/2023
OI 23 521	Member of the public	<i>Document</i> Request for information about the role of Kāinga Ora in Ohakune	4/10/2023	11/10/2023
OI 23 522	Member of the public	<i>Document</i> Request for Ohakune conflict of interest information	6/10/2023	13/10/2023
OI 23 523	Member of the public	<i>Statistics</i> Request for repair and maintenance figures	6/10/2023	13/10/2023
OI 23 524	Member of the public	<i>Development</i> Request for Papatoetoe redevelopment information	n/a	13/10/2023
OI 23 525	Member of the public	<i>Development</i> Request for Point Chevalier redevelopment information	n/a	16/10/2023
OI 23 526	Member of the public	<i>Statistics</i> Request for KiwiBuild delivery statistics	n/a	9/10/2023
OI 23 527	Member of the public	<i>Information</i> Request for Business Initiated Transfer and overcrowding information	n/a	13/10/2023

OI 23 529	Member of the public	<i>Information</i> Request for Rotorua property address	n/a	13/10/2023
OI 23 530	Member of the public	<i>Document</i> Request for copy of the meth policy	n/a	13/10/2023
OI 23 531	Member of the public	<i>Document</i> Request for information about the input from Kāinga Ora to Ohakune	5/10/2023	12/10/2023
OI 23 532	Member of the public	<i>Document</i> Request for the political hoarding policy	9/10/2023	16/10/2023
OI 23 533	Member of the public	<i>Development</i> Request for information about Hokitika development	n/a	2/10/2023
OI 23 534	Member of the public	<i>Statistics</i> Request for housing statistics 2019-23	n/a	17/10/2023
OI 23 535	Member of the public (Mix of OIA and privacy)	<i>Documents</i> Request for work orders and personal information	n/a	25/09/2023
OI 23 536	Laura Tupou (AM Show)	<i>Information</i> Request for retrofit information	n/a	16/10/2023
OI 23 537	Member of the public	<i>Development</i> Request for information about proposed Wanganui development	n/a	17/10/2023
OI 23 538	Member of the public	<i>Documents</i> Request for the Auckland project plans	n/a	18/10/2023
OI 23 539	Member of the public	<i>Document</i> Request for Auckland property foundation report	n/a	6/10/2023
OI 23 540	Member of the public	<i>Documents</i> Request for maintenance photos	n/a	5/10/2023
OI 23 541	Member of the public	<i>Information</i> Request for information about a Nelson acquisition	n/a	13/10/2023
OI 23 542	Member of the public	<i>Statistics</i> Request for First Home grant statistics	n/a	20/10/2023
OI 23 543	Member of the public	<i>Developments</i> Request for Rodney and Silverdale development information	n/a	20/10/2023

OI 23 544	Member of the public (Mix of OIA and privacy)	<i>Information</i> Request for personal information and a property fire	n/a	20/10/2023
OI 23 545	Member of the public	<i>Information</i> Request for information on Kāinga Ora Whangārei housing	n/a	20/10/2023
OI 23 546	Member of the public	<i>Information</i> Request for information about an Auckland acquisition	n/a	20/10/2023
OI 23 547	Member of the public	<i>Document</i> Request for Ohakune house design information	n/a	24/10/2023

## 6. Ministerial OIA requests

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

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## 7. Impacts of weather events

Northern region - as at 26 September 2023

FINAL CONDITION STATUS	Vacant	Occupied	Grand Total
Severe damage (red placard)	5		5
Moderate to significant damage	169	214	383
Earmarked for demolition	57		57
Landslip affected only	3	6	9
Minor damage	14	216	230
<b>Grand Total</b>	<b>248</b>	<b>436</b>	<b>684</b>

### Our customers and their whānau

- 224 customers have been rehoused to date
- 24 customers have vacated and left their Kāinga Ora property
- 29 customers currently in TAS (in the past week we saw one household exit and two households enter)
- 6 customers are living elsewhere
- 12 households are living in our own Emergency Response Accommodation and there were no entries or exits last week

### 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 utility and welfare calls, and referred 312 customers to other agencies for support.
- There were 28 customers that were evacuated, but none required permanent rehousing.