



WEEKLY REPORT

Kāinga Ora – Homes and Communities

proactively released

For period ending 3 June 2022

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1. Updates

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Resource Consent granted for 80-home development in Kilbirnie, Wellington

The largest new Kāinga Ora public housing development in Kilbirnie, Wellington has been granted resource consent. A new 80-home development will be built on a 4,995 m² site on Evans Bay Parade. Notably, the original concept proposed 58 homes, but was increased to 80 following stakeholder input and feedback.

Evans Bay Parade comprises five primary buildings made up of two 4-storey and two 5-storey apartment blocks connected by a low-rise community facility, creating the civic entry. Behind the main buildings are four semi-detached houses, a shared lawn, and gardens retaining a number of large trees, and a BBQ area. It will be the first 5-storey residential building in the Kilbirnie area.

The development has great amenities on its doorstep, including a transport hub, park, swimming pool, supermarket and healthcare centre, and will benefit from full universal design to support a range of whānau, including senior living and customers with mobility needs.

The site currently contains 20 dwellings which no longer meet the requirements of good-quality warm, dry homes. Our current customers are in the process of being rehoused to allow the existing buildings to be deconstructed.

The business case has been approved and detailed design is underway. We will continue to keep the community, neighbours and stakeholders well informed as we progress this redevelopment.

Resource consent granted for sustainable public housing development in Mt Albert Auckland

Kāinga Ora was granted resource consent for a sustainable 33-home development on New North Road, Mt Albert Auckland. The 4,216m² development will replace eight existing dwellings.

The new two and three-bedroom homes will be arranged across two buildings comprising a 3-storey walk-up and a 5-storey apartment block. The site adjoins Mount Albert Primary School and over 50 percent of the homes will either be accessible or full universal design, making them suitable for many Kāinga Ora customers.

Central to the New North Road plans is sustainability and minimising the project's carbon footprint. The 5-storey apartment will utilise a low carbon concrete slab at ground and first floor, while a combination of light timber frame and mass timber will make up levels one to four. This approach, coupled with suitable ground conditions, means piling is not required - which is a better outcome for the neighbours.

Our customers will also benefit from a grid connected, roof mounted photovoltaic system to enable solar power generation, which has been funded through the Public Housing Renewable Energy Fund.

A communal room will open onto a courtyard, BBQ space and play area to help facilitate and foster community and customer interactions. Further amenity is provided by the retention of four large trees on or just outside the site's boundary. Protection of these trees has been integral to the design from inception.

We are now progressing the business case and detailed design is underway.

*Patrick Dougherty
GM Construction and Innovation*

Civils works completed in Mangere West project

Civils works on the Mangere West A project – stage 1 (west side of Tararata Creek), as part of the wider Mangere Development large-scale project, was completed in May 2022. The Mangere Development team recently celebrated this milestone with lead civils contractor Kerry Dines and lead consultant/engineers Candor3 to acknowledge the four-year journey and mahi done to-date. Kerry Dines was appointed to undertake this body of work prior to the establishment of the Auckland civils alliance Piritahi.

Kāinga Ora Senior Project Manager Shaun Kao says “Kerry Dines and Candor3 always had a willingness to work collaboratively with Kāinga Ora to achieve our desired outcomes for this project. It's great to celebrate this milestone with them as we continue to focus on our kaupapa of building more new warm, dry homes for local whānau.”

A total of 64,000m² of land was remediated, with 91 existing homes on the site demolished and 12 existing homes relocated to make way for infrastructure installation and upgrades. This will support the development of over 400 homes in this area. With the help of Henderson Demolition, salvaged materials from some of the deconstructed homes have been sent to Tonga to aid in their rebuild in partnership with the Aotearoa Tongan Relief Committee. The Mangere Development team are currently in the process of working with a number of local community providers on deconstruction opportunities to repurpose materials from the development to minimise waste, and to work with local groups who would benefit from the salvaged materials.

Civils works on Mangere West A – stage 2 (east of the Tararata Creek) will be completed in June 2022.

Mark Fraser
GM Urban Development and Delivery

New homes welcomed in Timaru

Timaru sector leaders have welcomed news of Kāinga Ora plans to build South Canterbury's largest public housing development since the 1970s.

Kāinga Ora recently purchased a centrally located 12,100m² site at 29 Grey Road in Timaru. Planning is in very early stages, but it's hoped the development will deliver around 40 new warm, dry public homes which is a significant step towards meeting housing need in the area.

Dependant on consenting processes, work could start on site from mid next year, with the homes ready for whānau to move into in 2025.

Also last week, a private landowner also confirmed a new subdivision in the town with more than 130 sections for homes.

When the development plans were shared in The Timaru Herald and Stuff last week, local sector leaders were extremely positive, with Anglican social justice advocate Ruth Swale saying more public housing in Timaru was "a huge boost", and commenting that in a challenging rental market, social housing gives people a sense of stability.

Links to those stories are below:

<https://www.stuff.co.nz/timaru-herald/news/300597234/major-building-developments-a-great-start-for-timarus-housing-stock>

<https://www.stuff.co.nz/timaru-herald/news/128749859/largest-public-housing-project-in-50-years-confirmed-in-south-canterbury>

Kāinga Ora currently has 419 homes in Timaru, including 14 new homes built since 2018.

Paul Commons
DCE Southern

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2. Upcoming events and opportunities

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3. Advice sent in the past week

Date due to Minister's Office	Title	Minister(s)	Contact person
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27 May 2022	Ad Hoc Future housing opportunities in Wellington AH 22 066	Hon Dr Megan Woods	Greg Groufsky
27 May 2022	Ad Hoc	Hon Dr Megan Woods	Nick Maling

	Disruptive behaviour toolbox AH 22 064	Hon Poto Williams	
30 May 2022	Briefing Quarterly financial statistics BN 22 016	Hon Dr Megan Woods	Gareth Stiven
31 May 2022	Ad Hoc Dixon Street tenant relocation AH 22 061	Hon Poto Williams	Daniel Soughtton

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 22 153	Member of the public FYI website	<i>Disruptive behaviour</i> Request for number of disruptive behaviour incidents, and written notices sent between February and May 2022	At MO	07/06/2022
OI 22 154	Member of the public	<i>Sustaining tenancies policy</i> Request for information on the sustaining tenancy policy	21/06/2022 Hon Williams	28/06/2022
OI 22 156	Media	<i>Vacant properties</i> Request for information on vacant properties	At MO	02/06/2022
OI 22 159	Office of Rawiri Waititi	<i>Kāinga Whenua loans</i> Request for information regarding Kāinga Whenua loans	At MO	15/06/2022
OI 22 161	Member of the public	<i>Rezoning of land</i> Request for information regarding land in Pukerua Bay	n/a	16/06/2022
OI 22 162	Office of Simeon Brown	<i>Homes in Burswood</i> Request for information regarding Kāinga Ora properties and purchases on Burswood	27/05/2022 Hon Williams	01/06/2022
OI 22 165	Media	<i>Complaints about customers</i> Request for information regarding customers and the new provisions of the RTA	At MO	02/06/2022

OI 22 125	Member of the public	<i>Public housing tenants</i> Request for number of tenants in specified postcodes in Auckland and Wellington	n/a	02/06/2022 extended
OI 22 126	Media	<i>Complaints about customers</i> Request for complaints about gang-affiliated tenants	At MO	02/06/2022 extended
OI 22 167	Member of the public	<i>Bonair Crescent</i> Request for information regarding purchase of a property	n/a	07/06/2022
OI 22 174	Member of the public	<i>Redwood Christchurch</i> Request for policy and development plan regarding 5 Aldgate Street, Christchurch	n/a	07/06/2022
OI 22 171	Member of the public	<i>Job description</i> Request for job descriptions	n/a	09/06/2022
OI 22 132	Member of the public	<i>Neighbourly issues</i> Request for information about issues between two customers	02/06/2022 Hon Williams	09/06/2022 extended
OI 22 137	Media	<i>Away days</i> Request for information about senior leader away days	02/06/2022 Hon Woods	09/06/2022 extended
OI 22 173	The National Party	<i>Renewable energy</i> Request for information about the renewable energy trials	03/06/2022 Hon Woods	10/06/2022
OI 22 175	Member of the public	<i>Let's Get Wellington Moving</i> Request for advice Kāinga Ora has given to the Lets Get Wellington Moving Board	03/06/2022 Hon Woods	10/06/2022
OI 22 172	Member of the public	<i>Bonair Crescent</i> Request for information on the use of this site	n/a	13/06/2022
OI 22 180	Member of the public	<i>Various projects</i> Request for information on various Kāinga Ora projects	n/a	13/06/2022
OI 22 181	Member of the public	<i>Two developments</i> Request for information on two Kāinga Ora developments	n/a	13/06/2022
OI 22 183	Member of the public	<i>Repair information</i> Request for information about repairs pending on Kāinga Ora property	n/a	14/06/2022
OI 22 186	Media	<i>Kāinga whenua loans</i> Request for information about the Kāinga Whenua loan scheme	07/06/2022 Hon Woods	14/06/2022

OI 22 185	Member of the public	<i>Information and letters</i> Request for information and letters sent to a customer in 2021	n/a	15/06/2022
OI 22 190	Member of the public	<i>Canterbury properties</i> Request for information about properties purchased	n/a	16/06/2022
OI 22 187	Media	<i>KiwiBuild</i> Request for information about ethnicity of KiwiBuild purchasers and how many have since been sold on	10/06/2022 Hon Woods	17/06/2022
OI 22 188	Member of the public	<i>Sunfield</i> Request for information about the Sunfield development and the Specified Development Project	n/a	17/06/2022
OI 22 191	Member of the public	<i>Bonair Crescent</i> Request for information about Bonair Crescent	n/a	17/06/2022
OI 22 192	Member of the public	<i>Bonair Crescent</i> Request for information about Bonair Crescent	n/a	17/06/2022
OI 22 193	Member of the public	<i>Weir Lane, Silverdale</i> Request for information about purchase of properties	n/a	20/06/2022
OI 22 194	Member of the public	<i>Bonair Crescent</i> Request for information about selecting prospective tenants	n/a	20/06/2022
OI 22 195	Member of the public	<i>Bonair Crescent</i> Request for information about selecting prospective tenants	n/a	20/06/2022
OI 22 196	Member of the public	<i>Bonair Crescent</i> Request for information about community engagement and other information	n/a	20/06/2022
OI 22 197	Member of the public	<i>KiwiBuild and social housing</i> Request for information about changing social housing into KiwiBuild homes	n/a	20/06/2022
OI 22 198	Member of the public	<i>Weir Lane, Silverdale</i> Request for information about land acquisition process and development plans	n/a	20/06/2022
OI 22 201	Member of the public	<i>Property costs</i> Request for information about cost of untenanted property	n/a	20/06/2022

OI 22 203	Member of the public	<i>Policies</i> Request for information on ASB policies	n/a	20/06/2022
OI 22 199	Media	<i>Construction projects</i> Request for information about construction projects and contracts	14/06/2022 Hon Woods	21/06/2022
OI 22 200	Member of the public	<i>Various projects</i> Request for information on various Kāinga Ora projects	n/a	21/06/2022
OI 22 204	Member of the public	<i>Bonair Crescent</i> Request for valuation report	n/a	21/06/2022
OI 22 206	Member of the public	<i>Homes in Rotorua and ASB</i> Request for information about homes in Rotorua and ASB	15/06/2022 Hon Williams	22/06/2022
OI 22 207	Member of the public	<i>Whangaparoa/Hibiscus Coast</i> Request for what land was been purchased with resource consent given	n/a	23/06/2022
OI 22 208	Member of the public	<i>Pt Chevalier home</i> Request for information about a property in Smale Street, Pt Chevalier	n/a	24/06/2022
OI 22 210	Member of the public	<i>Maintenance reports</i> Request for copies of various reports related to maintenance at a property in Jacaranda Close, Tauranga	n/a	23/06/2022
OI 22 211	The ACT Party	<i>Schedule of rates</i> Request for the schedule of rates referred to in WPQ 14855	16/06/2022 Hon Williams	23/06/2022
OI 22 212	Member of the public	<i>Builders for various projects</i> Request for information about the builders for various development projects	n/a	27/06/2022
OI 22 213	Member of the public	<i>Change of tenancy manager</i> Request for information on the process to change tenancy managers, and the Kāinga Ora warnings process	n/a	28/06/2022
OI 22 215	Member of the public	<i>Security guards</i> Request for location of properties in Wellington managed by security guards	n/a	28/06/2022

6. Ministerial OIA requests

Reference number	Requestor	Topic	Date due to Minister's Office	Date due to requestor
OI 22 160 OIA22-056	Office of Chris Bishop	<i>Briefings</i> Request for briefings on IAF	24/06/2022	30/06/2022

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