



WEEKLY REPORT

Kāinga Ora – Homes and Communities

release

For period ending 4 August 2023

29

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1. Updates

Kāinga Ora and Emergency Services Workshop

On 24 July 2023, we held a workshop with Tāmaki Makaurau emergency services senior leaders. Attendees were present from New Zealand Police, Fire and Emergency New Zealand (FENZ) and St John Ambulance, and from across design, planning, standards, compliance, construction and customer facing Kāinga Ora teams.

The workshop was organised to respond to questions from the emergency services sector about Kāinga Ora incorporation of Crime Prevention Through Environmental Design (CPTED) principles, along with emergency service access and circulation needs in residential developments.

There was a particular focus on medium and high density developments which is a prevalent Kāinga Ora typology in Tāmaki Makaurau, and a growing style of development across the region overall.

The workshop was an excellent opportunity for Kāinga Ora to present our policies, guidance and practice on these issues and to capture insights from NZ Police, FENZ and St John. Feedback from attendees indicated that this workshop was a really valuable exercise. There is an intent is to continue this form of engagement on a regular basis to build collective understanding and foster relationships across our sectors.

Caroline Butterworth
DCE Tāmaki Tai Tokerau - Auckland/Northland

Nick Maling
GM National Services

New warm and dry homes in Blenheim complete

Ten one-bedroom, full universal design units in Blenheim are almost ready for residents to move in.

Placements are underway for the single-level homes on the corner of Richmond and Charles Streets and customers are expected to move in in mid-August 2023. Some of our current customers, and people from the housing register, will be matched to the homes.

The homes were built by local construction company CMT Group and have taken a year to complete.

We are pleased to be able to offer customers good quality, new homes in a part of Blenheim that is close to town, shops and other services. Four homes were on the site before it was redeveloped.

Our Nelson, Marlborough and West Coast team is planning a blessing of the site in early August (time and date still TBC). We are also planning to invite local media to walk through the site, and to speak to Regional Director, Julia Campbell.

Paul Commons
DCE Te Waipounamu - South

Winton Land Limited and Sunfield Developments Limited (Winton) amended statement of claim

Winton Land Limited and Sunfield Developments Limited (Winton) have filed an amended statement of claim in their Commerce Act claim against Kāinga Ora.

The amended claim now includes a 'provisionally assessed' amount of \$138.5 million damages that Winton alleges it has lost on the Sunfield development as a result of the alleged conduct of Kāinga Ora. The initial claim left all damages to be quantified by Winton at a later date. There remain other claimed damages that are still unquantified. The amended claim also reflects changes to section 36 of the Commerce Act 1986 that came into force in April 2023.

Winton has notified the NZX of this amendment to its claim.

The amended statement of claim does not introduce any new causes of action and the substance of the claims against Kāinga Ora have not changed. Kāinga Ora has five working days to file its amended statement of defence.

Kāinga Ora will continue to respond to the litigation as an operational matter, and to deny the claims made by Winton. The 'provisionally assessed' damages amount is a large figure but was expected to be in this order of magnitude. Kāinga Ora continues to put considerable effort into responding to the litigation.

Rowan Macrae
GM People, Governance and Capability

Huntington Park East Tāmaki Fire

Early on 24 July 2023, a fire started at the Guys Road and Cottismore Place development which is currently under construction in East Tāmaki.

This development is set to deliver 48 homes and a common room. Six three-bedroom units were completely destroyed and a number of other units in neighbouring blocks on the site also sustained heat-related damage.

The development is currently owned by Gemscott and will be transferred to Kāinga Ora ownership on completion of the homes, which was originally anticipated for June 2024 delivery. Investigations are underway to confirm the damage to the underlying foundations and drainage of the block, and once this is known the delivery timeline will be updated. It is anticipated there will be staged delivery to provide the developer additional time to complete the six most impacted units.

Police are treating the fire as suspicious and an investigation is underway. Fortunately, no one was injured during this event.

Gemscott has been working with the local community to support them since the fire, including the washing of smoke-damaged properties and repair of fire-damaged fences. Gemscott has also employed security for evenings and weekends, and security cameras have been installed.

Caroline McDowall
General Manager Commercial Group

New phase and new name for Auckland Civils Alliance

On Tuesday, 1 August Kāinga Ora Urban Development and Delivery (UDD) agreed to extend the Piritahi Alliance contract for a further five years from December 2023 to December 2028.

General Manager UDD, Mark Fraser says land development on the scale we are undertaking requires significant input and collaboration from a range of agencies, and we know that the alliance model continues to be the most effective way we can deliver land to support more homes in our Auckland LSPs.

In the five years since the alliance was formed, it will have delivered over \$700m of civil and infrastructure works, enabling over 4,500 homes across our Auckland LSPs – an extraordinary amount of work. This contract extension represents a programme of infrastructure and civils delivery that will enable around 6,000 new homes across Auckland.

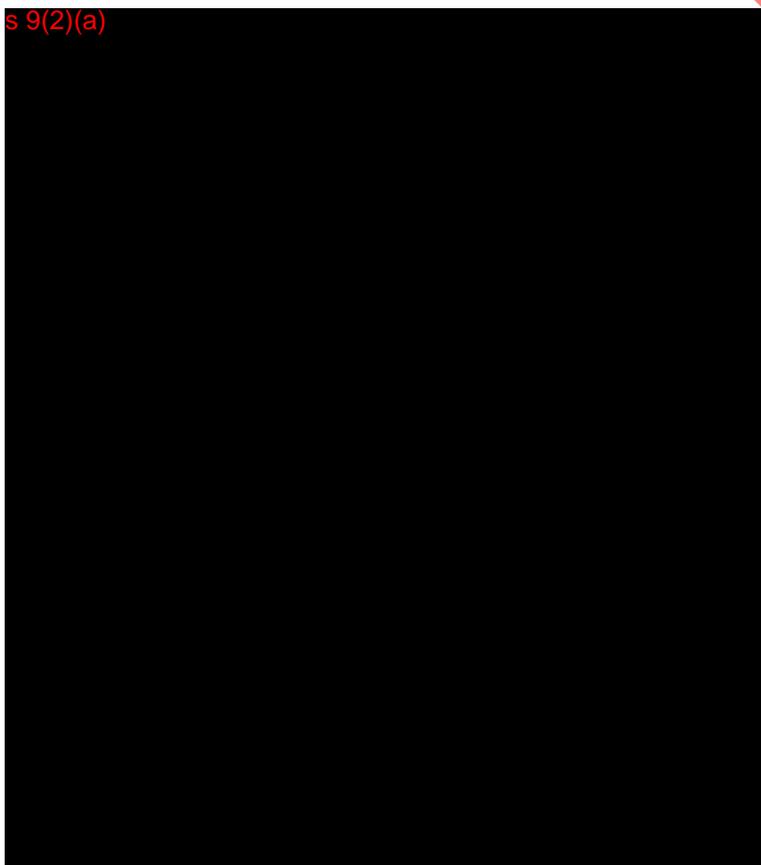
UDD has undertaken a significant evaluation process over the past few months, and Tuesday's announcement signalled a new phase for the alliance, one that is focused on collaboration, cost, programme performance, and quality.

And with this new phase, we are also taking the opportunity to give it a new name: the LEAD Alliance.

LEAD stands for Land Enablement and Delivery, and is a group of companies combining skills and experience to lead the design and construction of infrastructure of New Zealand's largest urban development programme. This includes creating builder-ready land, the construction of new roads, parks and amenities, and of course vital infrastructure to support more resilient neighbourhoods.

The announcement was marked by representatives from Kāinga Ora, LEAD Alliance and the five non-owner participants (Hick Bros, Dempsey Wood, Harrison Grierson Woods and Tonkin + Taylor) coming together at our Northcote LSP (the location of the very first alliance package of work) to sign the contract.

s 9(2)(a)



Mark Fraser
GM Urban Development and Delivery

Update to DPMC Implementation Unit Stocktake of our Public Housing Construction Pipeline and Delivery

Kāinga Ora met with the DPMC Implementation Unit last week on 27 July 2023 to verbally update them on progress. We informed them that we were ahead of where we expected to be regarding delivery of homes against our SPE 2.1 target, subsequent to its revision in February 2023 following weather events, and the balance of delayed homes would be delivered by the end of August 2023. We also informed them we were successful in achieving our net increase of homes under measure SPE 2.2. A number of other relevant SPE targets were discussed too.

We also updated them on the good progress being made against the six actions outlined in their report and resulting paper to the Cabinet Priorities Committee in March 2023, including changes to the pipeline buffer, prioritising workforce and human capital needs, opportunities to improve pace, efficiency and quality relative to cost for Kāinga Ora-led projects, identifying target ranges and setting performance measures, building a system to track and report Kāinga Ora projects, and generating insights into why projects are delayed.

The Unit is consequently providing the Minister of Finance with very high-level feedback to the effect that they are pleased with our progress overall. They were also complimentary about our level of cooperation and support.

Gareth Stiven
GM Strategy, Finance and Policy

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2. Summary of papers sent

Paper	Purpose
Ad hoc IAF Quarterly Report Q4 FY2023 AH 23 062	This briefing provides a summary of progress for the Infrastructure Acceleration Fund
Ad hoc Minister's Monthly Report – June AH 23 047	This paper provides a brief summary of key programmes and initiatives

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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]

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

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	11/08/2023 Decision letter sent information to follow
OI 23 262	Member of the public	<i>Development</i> Request for information on an Ohakune development	n/a	17/08/2023 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 23 300	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 23 314	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 23 319	Member of the public	<i>Information</i> Request for correspondence about a proposed Christchurch development	n/a	28/08/2023

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	15/08/2023 extended
OI 23 323	Member of the public	<i>Information</i> Request for information about use of NZ wool products	n/a	22/08/2023 extended
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	29/08/2023
OI 23 330	Member of the public	<i>Documents</i> Request for maintenance records	n/a	2/08/2023 Decision letter sent Information to follow
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	18/08/2023
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 23 346	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 23 350	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 23 364	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 23 369	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
OI 23 372	Member of the public	<i>Statistics</i> Request for the number of houses provided in Hamilton West since 2017	n/a	18/08/2023
OI 23 373	Member of the public	<i>Staffing information</i> Request for salary levels for FY24	n/a	22/08/2023
OI 23 374	Nicki Preston (NZME)	<i>Statistics</i> Request for stock numbers and healthy homes compliance information	n/a	22/08/2023
OI 23 375	Member of the public (Victoria Neighbourhood Association's PC14 Subcommittee)	<i>Information</i> Request for information relating to Christchurch City Council Plan Change 14 Submission by Kāinga Ora	n/a	16/08/2023
OI 23 376	Member of the public (Victoria Neighbourhood Association's PC14 Subcommittee)	<i>Information</i> Request for information relating to Christchurch City Council Plan Change 14 Submission by Kāinga Ora	n/a	16/08/2023
OI 23 377	Member of the public (Victoria Neighbourhood Association's PC14 Subcommittee)	<i>Information</i> Request for information relating to Christchurch City Council Plan Change 14 Submission by Kāinga Ora	n/a	16/08/2023

OI 23 378	Member of the public (Victoria Neighbourhood Association's PC14 Subcommittee)	<i>Information</i> Request for information relating to Christchurch City Council Plan Change 14 Submission by Kāinga Ora	n/a	16/08/2023
OI 23 379	Member of the public (Victoria Neighbourhood Association's PC14 Subcommittee)	<i>Information</i> Request for information relating to Christchurch City Council Plan Change 14 Submission by Kāinga Ora	n/a	16/08/2023
OI 23 380	Member of the public	<i>Information</i> Request for evidence of maintenance work	n/a	23/08/2023
OI 23 381	Member of the public	<i>Information</i> Request for sustainable report information for Ngaa Kaainga Anamata	n/a	21/08/2023
OI 23 382	Member of the public	<i>Information</i> Request for information regarding Auckland property	n/a	23/08/2023
OI 23 383	Member of the public	<i>Information</i> Request for parents housing information	n/a	21/08/2023
OI 23 384	Member of the public (Mix of OIA and privacy)	<i>Statistics</i> Request for Raupunga house information	n/a	21/08/2023
OI 23 385	Bonair Action Group	<i>Information</i> Request for Board member information	n/a	24/08/2023
OI 23 386	Member of the public	<i>Statistics</i> Request for statistics on placements	n/a	24/08/2023
OI 23 387	Member of the public	<i>Statistics</i> Request for customer illness and disability statistics	n/a	22/08/2023
OI 23 388	Thomas Coughlan (NZME)	<i>Statistics</i> Request for Bloomberg terminal information	n/a	23/08/2023
OI 23 389	Member of the public	<i>Information</i> Request for Napier property information	n/a	24/08/2023
OI 23 390	Member of the public	<i>Information</i> Request for Christchurch property information	n/a	25/08/2023

OI 23 391	Member of the public	<i>Information</i> Request for tenancy information	n/a	25/08/2023
OI 23 392	Member of the public	<i>Information</i> Request for Turangi property information	n/a	18/08/2023
OI 23 393	Member of the public	<i>Information</i> Request for maintenance and property reports	n/a	25/08/2023

6. Ministerial OIA requests

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

proactive release

7. Impacts of weather events

Northern region - as at 1 August 2023

Auckland flood affected properties as at 1 August 2023 12:00PM

FINAL CONDITION STATUS	Vacant	Occupied	Grand Total
Severe damage (red placard)	5		5
Moderate to significant damage	163	227	390
Earmarked for demolition	48	1	49
Landslip affected only	3	6	9
Minor damage	11	219	230
Grand Total	230	453	683

Our customers and their whānau

- 209 customers have been rehoused to date
- 21 customers have vacated and left their Kāinga Ora property
- 28 customers currently in TAS
- 32 customers are living elsewhere
- 9 households are living in our own Emergency Response Accommodation

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.