



WEEKLY REPORT

Kāinga Ora – Homes and Communities

proactively released

For period ending 6 May 2022

15

Table of contents

1. Updates.....	2
2. Upcoming events and opportunities.....	7
3. Advice sent in the past week.....	12
4. Upcoming advice to be delivered in the next month.....	12
5. Kāinga Ora OIA requests.....	15

1. Updates

9(2)(f)(iv)

Kāinga Ora raises \$800 million Wellbeing Bond in April towards financing this year's capital expenditure

Kāinga Ora successfully raised \$800 million towards financing warmer dryer homes through issuing additional Wellbeing Bonds to both New Zealand and offshore investors. Kāinga Ora issued a new five and a half year October 2027 maturity. Final demand saw 84 percent placed with domestic investors, and 16 percent offshore. The issue priced at a yield of 4.42 percent, with proceeds settled 6 May 2022.

A key differentiator for Kāinga Ora Wellbeing Bonds with investors is our Sustainability Financing Framework. The Framework outlines our approach towards social and environmental outcomes through finance, such as the number of green buildings delivered, and number of Priority A and B tenants housed. Our environmental, social and wellbeing outcomes under the Framework are reported in the Sustainability Financing Impact Report.

Kāinga Ora is the only AAA rated ESG issuer in New Zealand, providing a point of difference for our debt issuance programme. The issue reflects the great work across the Finance and Sustainability teams, and Kāinga Ora.

Matthew Needham
Chief Financial Officer

First Home Partner advertising

The Kāinga Ora advertising campaign to promote First Home Partner continues into May 2022. The first phase ran from 5 to 17 April 2022, targeting national priority audiences (Māori, Pasifika and those with families), and the first home buyer market in Canterbury. The advertising channels used were radio, social media and online.

The second phase of the campaign commenced this week. This phase targets the first home buyer market in the Bay of Plenty and Waikato, and uses the same channels as phase one above.

The campaign is planned activity as per the First Home Partner Marketing and Communications Plan, and follows the post-launch promotion of First Home Partner, which ran from October to December 2021, targeting priority audiences only.

Supporting communications activity is also being considered, in the form of an article on First Home Partner for the Kāinga Ora website and social media (Facebook and LinkedIn). The article will likely focus on the story of a family who has recently purchased a property with the assistance of First Home Partner, alongside educative content about how the programme works.

Nick Maling
GM National Services

Maraenui, Napier Developments

There is a growing demand for public housing in Napier. We are planning to build or facilitate more than 200 new homes in Maraenui, Napier. Most of these homes will be built on land we own, over seven sites in the suburb.

Over the past decade some houses were removed because they were considered earthquake prone. Our plans centre on rebuilding on this vacant land, as well as renewing other state housing in the area.

The developments will include public, market and affordable housing. The first sites to be developed are on Bledisloe Road next to the shopping centre. Construction is expected to start before the end of the year.

Consultation on the development has begun, including meetings with Council, iwi, and community organisations in the area. Public consultation starts with an open day at Te Roopu a Iwi, 32 Bledisloe Road, Maraenui between 10am and 6pm on 23 May 2022.

This will be followed up with open days at Te Kura Reo Rua o Maraenui (Maraenui Bilingual School) car park, 2A Lister Crescent, Maraenui 2pm to 4pm on 24 and 26 May 2022.

Daniel Soughtton
DCE Te Puku Ikaroa

Lakeside, Te Kauwhata – extension opening

The ribbon cutting ceremony for the recently constructed Rimu Street extension was held on 27 April 2022 at the Lakeside development in Te Kauwhata. Lakeside is a greenfield residential development being delivered by Kāinga Ora in partnership with private developer, Winton. The development will provide over 1,650 new homes along with a commercial hub, and 75 hectares of reserve land including six kilometres of walking and cycling paths. The Rimu Street extension is a key milestone in the development, providing an additional link (including a 3 metre wide walking and cycling path) between the existing Te Kauwhata township and the growing Lakeside community.



Mark Fraser
GM Urban Development and Delivery

Kauri Street, Hastings Ministerial Visit

Customers are beginning to move into new homes in one of the biggest public housing developments in regional New Zealand to date. We will deliver 40 homes in the Kauri Street/Kauri Place development Mahora, Hastings. Four homes are currently tenanted, another four will be blessed on 4 May 2022. The remainder will be completed by July 2022.

Kauri Street is one of the developments being delivered as part of the Hasting Place Based approach. Working alongside Hasting City Council, Iwi, contractors, and other government and community organisations, collectively the group is planning to deliver 600 homes in Hastings.

We have delivered 108 homes to date, with another 117 in construction, 52 in feasibility, and 19 in procurement. There will be a ministerial event at Kauri Street on 12 May 2022.

Daniel Soughtton
DCE Te Puku Ikaroa

Build partner breakfast briefing

More than 30 builder and developer partners attended an Urban Development and Delivery breakfast briefing at the Kāinga Ora Hobsonville office on Tuesday morning to learn more about the \$1.4 billion funding for Auckland Large Scale Projects. The presentation included information about new neighbourhoods in the pipeline, and signalled a step-change in the way in which we are able to negotiate with our partners on development agreements. The breakfast briefing also provided an opportunity for networking and engagement with our project teams following the presentation. Feedback from our partners has been overwhelmingly positive.

9(2)(a)

Mark Fraser
GM Urban Development and Delivery

Greys Avenue on-site event

The Greys Avenue team hosted an on-site event alongside our build partner, Icon and project management team, The Building Intelligence Group, to celebrate two years of civils and construction activity. Consultants, contractors, sub-contractors and some of our inner city partners joined us to acknowledge the journey and mahi done to date. Greys Avenue is the first redevelopment contract where Kāinga Ora included social procurement outcomes, setting an example for the future, and to help moving towards incorporating them into all of our larger developments. The progress and success of these social procurement outcomes was celebrated by the speakers as making a real difference for many, including apprentices, Māori and Pasifika businesses, and the local community.

9(2)(a)

Mark Fraser
GM Urban Development and Delivery

Home ownership events and workshops

Kāinga Ora will be running home ownership events and eight-week workshops in partnership with the Retirement Commission under their Sorted brand. The events and workshops will be run in two of the Kāinga Ora large-scale projects – Māngere and Mt Roskill – and will be specifically targeting locals who may need further information, help and advice on their home buying journey. Events will run through May 2022 with workshops starting in early June 2022.

Further events are planned for later in the year for both precincts, with the potential to look at running similar programmes in other Kāinga Ora large-scale projects in the future.

Nick Maling
GM National Services

Local Board award for Mount Roskill tenant Malcom Rundle

Mt Roskill tenant Malcolm Rundle on a Puketāpapa Local Board “Puketāpapa Community and Puketāpapa Youth Foundation Volunteer Award”. Nominations for these awards are three-yearly and Malcolm was nominated by members of the Mount Roskill community and our Kāinga Ora Community Team.

These awards recognise volunteers across a wide range of local activities. In selecting the winners for 2021, the Local Board said they were particularly interested in acknowledging those who have supported the community during the challenges of COVID-19 and recognising Mahi that had made a real difference to the community.

Malcolm was recognised for all his Mahi over a number of years. This includes Malcolm’s support of community based events including our own Kāinga Ora community activities in Mount Roskill. Recently Malcolm also organised a birthday celebration for all tenants at the Kāinga Ora complex where he has lived since 2009.

Malcolm said he was quite stunned to receive this award and just likes to help people in any way he can. Malcolm is expected to be presented with his award by the Local Board later this year.



Caroline Butterworth
DCE Auckland and Northland

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
28 April 2022	Ad Hoc Site visit to Westcott Street, Dallington, Christchurch AH 22 044	Hon Poto Williams	Paul Commons
28 April 2022	Ad Hoc Update on incidents on Pelhalm Avenue, Point Chevalier, Auckland AH 22 049	Hon Poto Williams	Caroline Butterworth
29 April 2022	Ad Hoc Healthy Homes update AH 22 045	Hon Poto Williams	Nick Maling
29 April 2022	Briefing Kāinga Ora – Homes and Communities Report: Draft 2022/23 Statement of Performance Expectations BN 22 019	Hon Dr Megan Woods	Gareth Stiven
2 May 2022	Ad Hoc Update on the proposal to simplify and expand the scope of Consentium AH 22 050	Hon Dr Megan Woods Hon Poto Williams	Nick Maling
3 May 2022	Briefing KiwiBuild approval to underwrite Richardson Road Limited BN 22 011	Hon Dr Megan Woods	Caroline McDowall
4 May 2022	Ad Hoc Update on Tenancy Tribunal decision AH 22 048	Hon Poto Williams	Caroline Butterworth

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 22 118	Member of the public	<i>Tenancy policy</i> Request for copy of tenancy policies	n/a	28/04/2022
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	05/05/2022
OI 22 126	Media	<i>Gang-related tenancies</i> Request for information about gang-related tenancies	28/04/2022 Hon Williams	05/05/2022
OI 22 127	Media	<i>Healthy Homes</i> Request for information on achieving Healthy Homes Standards	29/04/2022 Hon Williams	06/05/2022
OI 22 130	Member of the public	<i>KiwiBuild home</i> Request for information regarding a KiwiBuild home	n/a	06/05/2022
OI 22 056	Member of the public	<i>Vaccine Policy</i> Request for vaccine policy	n/a	06/05/2022 extended
OI 22 128	Member of the public	<i>Maintenance Cost</i> Request for information about maintenance costs at a home in Tauranga	n/a	09/05/2022
OI 22 099	Member of the public	<i>Business Initiated Transfers</i> Request for information about BIT numbers and processes	n/a	09/05/2022 extended
OI 22 048	Member of the public	<i>Correspondence</i> Request for correspondence about vaccination requirements	n/a	10/05/2022 Extended
OI 22 129	Member of the public	<i>Development in Waterview</i> Request for information about proposed development	n/a	11/05/2022
OI 22 132	Member of the public	<i>Neighbourly issues</i> Request for information about issues between two customers	n/a	11/05/2022
OI 22 137	Media	<i>Away days</i> Request for information about senior leader away days	04/05/2022 Hon Woods	11/05/2022
OI 22 095	Media	<i>Office spaces</i>	5/05/2022	12/05/2022

		Request for information about Kāinga Ora spending on office spaces	Hon Woods	extended
OI 22 134	Office of Brooke van Veldon	<i>Briefings</i> Request for briefings	06/05/2022	13/05/2022
OI 22 100	Member of the public	<i>Māngere development</i> Request for information about development	n/a	17/05/2022 extended
OI 22 101	Media	Porirua development Request for information about Porirua development for documentary	10/05/2022 Hon Woods	17/05/2022 extended
OI 22 139	Media	<i>Houses in Central region</i> Request for information about houses being built in the central North Island	11/05/2022	18/05/2022
OI 22 140	Member of the public FYI website	<i>Dixon Street flats</i> Request for information about fires at the Dixon Street flats	n/a	18/05/2022
OI 22 111	Member of the public	<i>Whangārei rohe</i> Request for information relating to a WAI claim	n/a	19/05/2022 extended
OI 22 108	Office of Chris Bishop	<i>Quarterly report</i> Request for the Q1 Quarterly Report	13/05/2022 Hon Woods	20/05/2022 extended
OI 22 141	Media	<i>Kāinga Whenua loans</i> Request for information about Kāinga Whenua loans	116/05/2022 Hon Woods	23/05/2022
OI 22 150	Member of the public	<i>Cabin policy</i> Request for information out Kāinga Ora policies on cabins	n/a	27/05/2022
OI 22 151	Member of the public	<i>Placement policies</i> Request for information on placement policies	n.a	27/05/2022
OI 22 149	Member of the public	<i>Homes in Devonport/Takapuna</i> <i>Request for information about homes in Devonport/Takapuna</i>	n/a	30/05/2022
OI 22 152	Member of the public	<i>Duration of tenancies</i> Request for average duration of Kāinga Ora tenancies in 2018	n/a	30/05/2022
OI 22 153	Member of the public FYI website	<i>Disruptive behaviour</i> Request for number of disruptive behaviour incidents, and written	n/a	30/05/2022

		notices sent between February and May 2022		
OI 22 154	Member of the public	<i>Sustaining tenancies policy</i> Request for information on the sustaining tenancy policy	n/a	31/05/2022
OI 22 155	Member of the public	<i>Property in Silverdale</i> Request for information on a property in Silverdale	n/a	31/05/2022
OI 22 156	Media	<i>Vacant properties</i> Request for information on vacant properties	24/05/2022	31/05/2022
OI 22 157	Media	<i>First Home Grants</i> Request for information on First Home Grants over the past five years	n/a	31/05/2022

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