



WEEKLY REPORT

Kāinga Ora – Homes and Communities

e release

For period ending 7 July 2023

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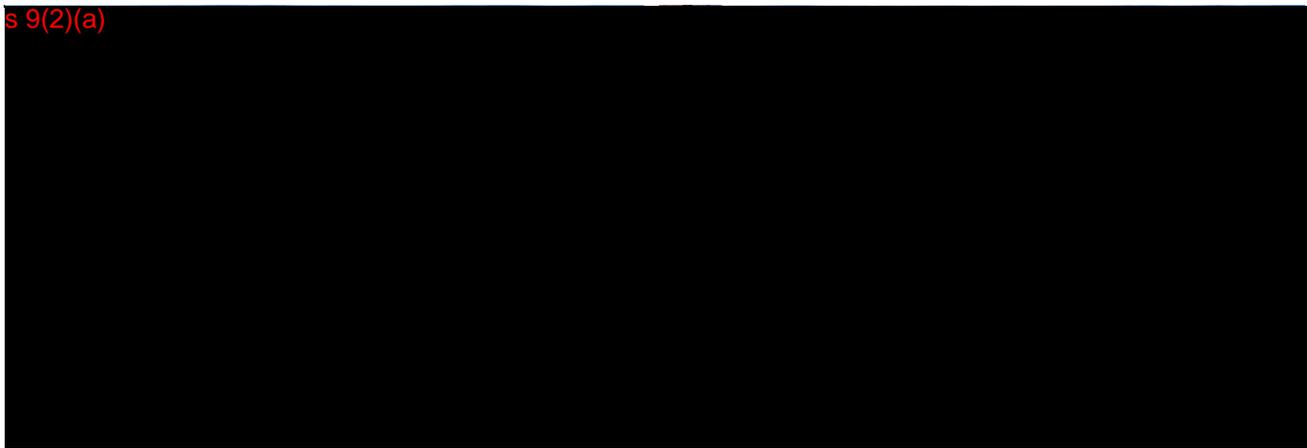
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1. Updates

Clark Road, Pahurehure, Auckland

The Counties Manukau region held an engagement event at Clark Road, Pahurehure on 24 June 2023, led by the Community Engagement and Partnership team in collaboration with Housing Support, Acquisitions and Placement team members. The Clark Road development is newly completed and comprises 20 Kāinga Ora homes. Neighbouring owners earlier expressed reservations about the Kāinga Ora purchase of this development with concerns about the potential for consequent disruption to their community. Over 40 nearby private owners and their families attended the engagement event to meet the local team, ask questions about the Clark Road acquisition, hear about Kāinga Ora (including our history and organisational values) and to understand how we support our customers. In return this event provided an opportunity for our team to understand the community and their values. Investing time in information sharing and relationship building establishes confidence and assists build trust for future conversations.

s 9(2)(a)

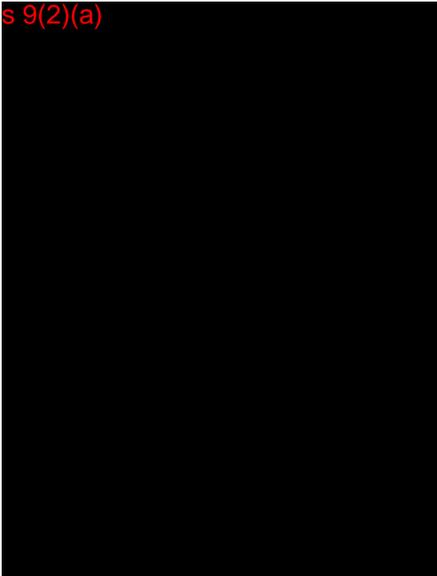


Caroline Butterworth
DCE - Tāmaki Tai Tokerau - Auckland/Northland

Hon Nanaia Mahuta visits Pukekohe

On 23 June 2023 Hon Nanaia Mahuta, MP for Hauraki-Waikato, visited Kāinga Ora sites in Pukekohe to see first-hand what is being delivered in her electorate. She visited a recent acquisition under construction at Puni Road, which is set to deliver four three-bedroom homes, and a development at Wesley Street, which is also under construction and will deliver twenty one-bedroom units in a five level apartment block and eleven units in two three-level walk-up blocks. There was interest in who the developments might accommodate, as well as any problems associated with infrastructure and supply of materials.

s 9(2)(a)



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Caroline Butterworth
DCE - Tāmaki Tai Tokerau - Auckland/Northland

Political Neutrality Sessions

The Kāinga Ora – Homes and Communities Government Relations and Corporate Communications teams are holding online sessions with our regional place-based and stakeholder engagement teams to inform and discuss how we can best maintain political neutrality during the election period in 2023. We are sharing key principles, guidance and rules, and exploring engagement scenarios to highlight the types of the issues that can arise and how these issues can be addressed fairly and consistently to ensure political neutrality is maintained in the work the place-based teams do in their communities. The first session held on 4 July 2023 was attended by nearly 40 people. A second session is scheduled for next week.

Rowan Macrae
GM - People, Governance and Capability

Pilot for increasing online engagement in Taranaki, Whanganui and Manawatu

In October 2022, the Community Engagement and Partnerships team in Taranaki, Whanganui and Manawatu changed their approach from engaging with communities project by project, to a city wide engagement approach due to the large volume of redevelopments proposed across New Plymouth, Whanganui and Palmerston North.

To make sure we keep communities updated about the latest developments in their city, we have introduced a range of online options to be more efficient, reduce paper waste, and ensure information reaches the community on time.

People will be able to subscribe to our online platform to receive regular email updates about Kāinga Ora, construction milestones, and good news stories in their communities. The interactive mapping

tool social pinpoint will also be utilised to make sure the community has online access to the most up-to-date information.

These digital communication tools will make information sharing easier and more efficient, but won't replace aspects of our engagement activities i.e. drop-in sessions and face-to-face activity.

A pilot of this digital project will start in Palmerston North and be rolled out to New Plymouth and Whanganui later. Palmerston North residents will receive a letter with information about how to subscribe to our online updates in the next few weeks.

Daniel Soughtton
DCE Te Puku Ikaroa – Central

New homes in Cathie Place, Karori

We are purchasing 11 newly completed homes in Cathie Place, Karori. These homes form part of a wider new build development consisting of 25 properties, and are in the final process of getting Code of Compliance. The homes will go a long way in addressing the need for three-bedroom homes in the Wellington region, with customers expected to move in from early August.

There has been some media coverage and community concerns about the development including density of the homes, and management of the construction site. These complaints were prior to Kāinga Ora finalising a purchase agreement, but since then we have been working closely with the developer and there have not been further issues. We will be sharing with the community in the next couple of weeks that we have purchased the homes, and supporting our customers to settle into their new homes and community.

Daniel Soughtton
DCE Te Puku Ikaroa – Central

First new completed homes for the Wairarapa

In a significant milestone, the completion of 18 new homes on Iorns Street North and three on Michael Street in Masterton marks the return and first delivery of new Kāinga Ora state housing for the area in two decades. The homes at Iorns St North will be delivered about a month later than expected due to a range of factors including poor weather, and supply and resourcing issues.

These new homes are part of a larger pipeline of housing projects aimed at addressing the urgent need for housing in the Wairarapa region. There are at least 60 new homes expected to be completed by the end of next year, and Kāinga Ora is actively progressing other housing projects across the Wairarapa. Key developments across the region include:

- In Masterton, the George Street development, comprising four two-bedroom homes and eight three-bedroom homes, is progressing well, with completion expected by mid-2024.
- The East Street development in Greytown, featuring three three-bedroom homes and one five-bedroom (fully accessible) home, is scheduled to start construction late this year, with completion expected by mid-late 2024.
- We are also in the process of finalising and exploring options for purchasing land and new developments in Featherston.

Daniel Soughtton
DCE Te Puku Ikaroa – Central

WorkSafe New Zealand visit to Kāinga Ora homes and construction sites in Mangere

Kāinga Ora and WorkSafe New Zealand are working together to identify interventions that will have the greatest impact on reducing harm in residential construction and maintenance activities. WorkSafe and Kāinga Ora share a commitment to strong sector leadership in public construction, and the influence that has over wider industry practice. We also share the belief that a mature safety culture in construction supports improved health, safety, and wellbeing of workers.

On 27 June 2023, Kāinga Ora hosted a visit by the Board, Chief Executive and Leaders of WorkSafe New Zealand to our Mangere development office. They also viewed reinstatement work on flood damaged homes and a construction development site in Mangere. The visit was well received and provided WorkSafe with a better understanding of the work done by Kāinga Ora for, and with, many customers, contractors and our people. The diagram below shows the joint work focus we share with WorkSafe New Zealand.



Rowan Macrae
GM - People, Governance and Capability

Tenancy Termination in Mangere, Auckland

On 29 June a hearing took place at the Tenancy Tribunal to determine the outcome of a Kāinga Ora tenancy at Court Town Close, Māngere.

The hearing involved a 51-year-old female who has been a public housing customer with Kāinga Ora for 10 years and who has occupied the property without paying rent for many months. The customer declined a range of support options to assist with managing her finances. After exhausting all possible ways of engaging and supporting this customer the team sought approval to move towards ending the tenancy.

At the hearing of 29 June the adjudicator ordered termination of the customer's tenancy and for the customer to pay the money owed to Kāinga Ora in rent arrears. Kāinga Ora has been granted possession of the home from 14 July (noting that this is Matariki, so this date will be extended to the following week).

The Counties Manukau team are continuing to engage with this customer, including to guide her to other assistance and support her move later this month.

Caroline Butterworth
DCE - Tāmaki Tai Tokerau - Auckland/Northland

Plans underway for 26 new public homes in Nelson

Kāinga Ora is planning to purchase 26 new homes for individuals and families on the site of the former Whareama Rest Home and Hospital in Stoke, Nelson, once they are completed.

We have entered a conditional contract with Redwood Property Group to purchase the homes at [REDACTED] [REDACTED] once they are completed in January 2025. The proposed development will include eight one-bedroom units, 14 two-bedroom homes and four three-bedroom homes.

We are pleased to have an agreement in place that could help us to provide more homes in a prime location, with transport routes, shops, schools and other services right on the doorstep.

The developer's plans for the site are still in the very early stages. Last week, we informed neighbours and interested stakeholders of our plans to purchase the homes. We will continue to keep them informed as plans for the proposed new development progress.



Paul Commons
DCE- Te Waipounamu - Southern

2. Summary of papers sent

Paper	Purpose
Briefing Final SPE 2023-2024 BN 23 033	The purpose of this briefing note is to provide you with a copy of the Kāinga Ora – Homes and Communities (Kāinga Ora) final Statement of Performance Expectations (SPE) 2023/24
Briefing KiwiBuild Approval to Underwrite Westgate Drive Development Limited BN 23 025	Underwrite approval is required to deliver 32 affordable homes (in a development containing 124 homes in total) by the Developer in Westgate, Auckland.

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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]

Not for 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	28/07/2023 extended
OI 23 224	Member of the public	<i>Information</i> Request for clarification of pets policy	n/a	19/07/2023
OI 23 228	Member of the public	<i>Document</i> Request for Consentium Quality Assurance Manual	n/a	11/08/2023 extended
OI 23 231	Member of the public	<i>Information and Documents</i> Request information and correspondence about a development in Hamilton.	n/a	19/07/2023
OI 23 237	Charlotte Cook RNZ	<i>Document</i> Request for culture and wellbeing surveys and resulting correspondence from 2021 to 2023	n/a	24/07/2023 extended
OI 23 238	Parliamentary Library	<i>Document</i> Request for average cost per square metre of Kāinga Ora homes	n/a	24/07/2023 extended
OI 23 243	Member of the public LiveWellington	<i>Document</i> Request for information about Wellington District Plan consultation and hearings	n/a	11/07/2023 extended
OI 23 255	Member of the public	<i>Information</i> Request for information on an Auckland property	n/a	18/07/2023 extended
OI 23 258	Member of the public	<i>Development</i> Request for information on an Avondale development	n/a	31/07/2023 extended
OI 23 262	Member of the public	<i>Development</i> Request for information on an Ohakune development	n/a	13/07/2023 extended
OI 23 266	Member of the public	<i>Development</i> Request for information on an Auckland redevelopment	n/a	10/07/2023
OI 23 267	Member of the public	<i>Development</i> Request for information on an Auckland development	n/a	13/07/2023

OI 23 269	Taxpayers Union	<i>Statistics</i> Request for information about fruit trees	n/a	11/07/2023
OI 23 270	Member of the public	<i>Development</i> Request for information on a Wellington development	n/a	26/07/2023 extended
OI 23 271	FYI.org	<i>Information</i> Request for information on a Tauranga development	n/a	10/07/2023
OI 23 272	Member of the public	<i>Maintenance</i> Request for information regarding maintenance work processes	n/a	18/07/2023 extended
OI 23 273	Member of the public	<i>Information</i> Request for the source of information contained in a previous response	n/a	06/07/2023
OI 23 274	Member of the public	<i>Information</i> Request for information on a Hastings property	n/a	12/07/2023
OI 23 276	Member of the public	<i>Information</i> Request for maintenance work order information	n/a	14/07/2023 extended
OI 23 278	Member of the public	<i>Development</i> Request for information about a Napier development	n/a	10/07/2023
OI 23 279	Member of the public	<i>Information</i> Request for maintenance work audit information	n/a	13/07/2023
OI 23 282	Member of the public	<i>Information</i> Request for information on a Christchurch property	n/a	17/07/2023
OI 23 283	Member of the public	<i>Information</i> Request for tenant information	n/a	17/07/2023
OI 23 284	Zane Small (NewsHub)	<i>Information</i> Request for uptake information of the First Home Partner scheme	n/a	18/07/2023
OI 23 285	Zane Small (NewsHub)	<i>Information</i> Request for information around consent and complaints of developments	n/a	18/07/2023
OI 23 286	Member of the public	<i>Information</i> Request for maintenance and property information by customer	n/a	18/07/2023

OI 23 289	Ethan Reille Labour Party	<i>Information</i> Request for information on KiwiBuild and Kāinga Ora properties in Otago region	n/a	19/07/2023
OI 23 290	Member of the public	<i>Information</i> <i>Request for information on an Auckland property</i>	n/a	18/07/2023
OI 23 291	Member of the public	<i>Information</i> Request for information on a Hamilton property	n/a	17/07/2023
OI 23 292	Member of the public	<i>Development</i> Request for information on a Upper Hutt property	n/a	19/07/2023
OI 23 293	Member of the public	<i>Information</i> Request for information around involvement with Zero	n/a	19/07/2023
OI 23 294	Member of the public	<i>Information</i> Request for housing register information	n/a	17/07/2023
OI 23 295	Parliamentary Library	<i>Statistics</i> Request for Kāinga Ora stock numbers	n/a	19/07/2023
OI 23 296	Member of the public	<i>Developments</i> Request for information around planned Te Atatu development	n/a	19/07/2023
OI 23 297	Member of the public	<i>Information</i> Request for communications between Kāinga Ora and maintenance contractors regarding an Auckland property	n/a	25/07/2023
OI 23 298	Member of the public	<i>Development</i> Request for information around a Waikanae development	n/a	18/07/2023
OI 23 299	Member of the public	<i>Document</i> Request for maintenance contract	n/a	21/07/2023
OI 23 300	Bonair Action Group	<i>Documents</i> Request for correspondence on Hibiscus Coast and Bays consultation	n/a	25/07/2023
OI 23 303	Member of the public	<i>Development</i> Request for information around a Auckland development	n/a	24/07/2023
OI 23 304	Member of the public	<i>Development</i> Request for information around a Auckland development	n/a	24/07/2023

OI 23 305	Member of the public	<i>Statistics</i> Request for information around number of Kāinga Ora homes in Hunua	n/a	25/07/2023
OI 23 306	Member of the public	<i>Document</i> <i>Request for a meth report</i>	n/a	27/07/2023
OI 23 307	Member of the public	<i>Development</i> Request for information around Huntly development	n/a	24/07/2023
OI 23 308	Member of the public	<i>Information</i> Request for information about KiwiBuild homes	n/a	26/07/2023
OI 23 309	Member of the public	<i>Information</i> Request for information about KiwiBuild programme in Auckland	n/a	25/07/2023
OI 23 310	Member of the public	<i>Statistics</i> Request for number of leased properties purchased by Kāinga Ora	n/a	26/07/2023
OI 23 311	Member of the public	<i>Information</i> Request for maintenance information about Auckland property	n/a	25/07/2023
OI 23 312	Member of the public	<i>Information</i> Request for information about a Rolleston property	n/a	26/07/2023
OI 23 313	Member of the public	<i>Information</i> Request for costing and timelines of road works on an Auckland street	n/a	26/07/2023
OI 23 314	Member of the public	<i>Information</i> Request for all records of conversations and meetings about a Napier property	n/a	27/07/2023
OI 23 315	Member of the public	<i>Information</i> Request for information about a Papanui property	n/a	28/07/2023
OI 23 316	Member of the public	<i>Information</i> Request for information about offices	n/a	28/07/2023
OI 23 317	Member of the public	<i>Information</i> Request for a copy of complaints about a Gisborne property	n/a	28/07/2023
OI 23 318	Member of the public	<i>Complaint</i> Request for gardening maintenance information of a Hamilton property	n/a	31/07/2023

OI 23 319	Member of the public	<i>Information</i> Request for correspondence about a proposed Christchurch development	n/a	31/07/2023
OI 23 320	Member of the public	<i>Information</i> Request for information about rubbish removal and Kāinga Ora staff promotion	n/a	31/07/2023
OI 23 321	Member of the public	<i>Development</i> Request for information about an Auckland development	n/a	31/07/2023
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	31/08/2023

6. Ministerial OIA requests

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

7. Impacts of weather events

Tāmaki Tai Tokerau - Auckland/Northland Weather Affected Properties and Households

FLOOD AFFECTED PROPERTIES

FINAL CONDITION STATUS	Vacant	Occupied	Grand Total
Severe damage (red placard)	5		5
Moderate to significant damage	152	239	391
Earmarked for demolition	46	3	49
Landslip affected only	3	6	9
Minor damage	8	221	229
Grand Total	214	469	683

Our customers and their whānau

- 193 customers have been rehoused to date
- 21 customers have vacated and left their Kāinga Ora property
- 26 customers currently in TAS
- 19 customers are living elsewhere
- 1 customer is living in our own Emergency Response Accommodation (ERA)

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.