



WEEKLY REPORT

Kāinga Ora – Homes and Communities

For period ending 8 December 2023

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1. Updates

Hobsonville Point terraced homes win top architectural design award

The Te Uru Terraces jointly took out the Supreme Award at the 2023 National Resene Architectural Design Awards. The walk-up terraced homes, within the Kāinga Ora Hobsonville Point development, were the result of a partnership between Fletcher Living and Ngāti Whātua o Kaipara and designed by Construkt Architects. The judges noted the unique design of the terraces as an example of “density done well”.

While outwardly appearing as a traditional three-storey terrace, the first floor of the buildings contains a one-bedroom unit, with the upper two levels containing a spacious three-bedroom home. The provision of the one-bedroom units helped to meet the affordability target required by Kāinga Ora in Hobsonville Point. Kāinga Ora Urban Design Team Leader, Oron Waldock, convener of the Hobsonville Point Urban Design Review Panel, said: “This typology gives us the ability to deliver a larger number of smaller, more affordable and more accessible ground floor units at Hobsonville Point.”



Katja Lietz
GM Urban Planning and Design

Specified Development Projects

s 9(2)(f)(iv)

[Redacted text block]

Katja Lietz
GM Urban Planning and Design

Plans for the redevelopment of significant Dunedin site progressing

Dunedin continues to be a priority area for Kāinga Ora based on current demand, with over 400 people on the Ministry of Development's housing register in the city as at September 2023.

We are particularly focussed on delivering new homes in areas of the city that are well connected to amenities, open green spaces and services.

To boost the supply of public housing in the city, we are redeveloping our property at 118 Carroll Street, Central Dunedin, to make better use of the site. The redevelopment will see 16 existing houses, that were no longer fit for purpose, replaced with up to 40 new, warm and dry homes for whānau in need of a place to call home.

A resource consent application is currently being assessed by Dunedin City Council through a limited notification process and we have recently shared an overview of the proposed new homes with the community.

The proposed plans include around 25 percent of the homes meeting full universal design standards, meaning they can be adapted to be accessible for people of all abilities, at any stage of life. They also include a shared outdoor space and a community room facility. Carparking for residents has also been incorporated into the design.

We are looking forward to construction starting next year and delivering these new, ideally located homes to the Dunedin community, so more people can live in an established area that is close to shops, open spaces and other amenities.



Paul Commons
DCE Te Waiponamu

Two new homes for Westport

Residents are set to move into two new warm and dry Kāinga Ora homes that have replaced one flood-damaged house in Westport before Christmas.

The two-bedroom homes on the corner of Riley Place and Rintoul Street were blessed by local iwi Ngāti Waewae at the end of November 2023. The Nelson, Marlborough and West Coast team also invited local stakeholders on a walk-through of the homes after the blessing.

The homes, which are raised to meet flood plan requirements, were built off-site at Rolleston Prison, near Christchurch, under a partnership between Kāinga Ora and the Department of Corrections.

After excavation and foundation work was completed, the two homes were transported to Westport in August 2024, before being lifted on to the piles and connected to key services. Other work such as landscaping and the construction of concrete driveways and paths, a timber deck and stairs was also undertaken.

As at September 2023, there were 180 applicants on the Ministry of Social Development housing register across the West Coast (Buller, Grey and Westland districts).

Many of our West Coast homes are ageing. We are looking to replace some of our older homes on large sections with a greater number of modern homes, as we have done at Rintoul Street.



Paul Commons
DCE Te Waipounamu

Collaboration with community agencies for social outcomes

A number of initiatives are underway, or in development, across Auckland and Northland operating regions to support vulnerable communities and at-risk households.

The Auckland Flood Recovery team has partnered with New Zealand Red Cross to provide home package essentials for those customers who lost personal possessions earlier this year due to Auckland weather events. The packages include essential furniture and household items for bathroom, kitchen, dining, living and bedroom areas. Packages are prioritised for customers who have no other means of replacing or sourcing these items.

We are partnering with Water Safety New Zealand to emphasise water safety education and drowning prevention. We are utilising our various customer and staff communication channels to highlight the importance of water safety over the summer months. That includes water safety at our properties in relation to the use of pop-up backyard pools in hot weather.

Other work is in development with the Stroke Foundation New Zealand. We are working together to plan a pilot in 2024 to educate our communities on stroke prevention. This pilot will be focused on our Māori and Pasifika families who are at higher risk of being impacted by stroke.

Caroline Butterworth
DCE Auckland and Northland

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2. Summary of papers sent

Paper	Purpose
Ad hoc Teitei Drive, Ohakune Development AH 23 088	This memo provides you with background on the Teitei Drive, Ohakune development subsequent to a media release by the Ohakune Ratepayers and Residents' Society Inc, on 3 December 2023.
Ad hoc Background on Ormiston development AH 23 087	This memo provides information regarding the recent acquisition by Kāinga Ora of land at 'The Neighbourhood at Ormiston'.
Ad hoc Kāinga Ora Approach to Sustaining Tenancies AH 23 093	This memo provides information on the Kāinga Ora sustaining tenancies policy specifically around disruptive behaviour.

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3. Upcoming advice to be delivered in the next month

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

Private and Confidential

§ 87(2)(b)	[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
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[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]

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4. Kāinga Ora OIA requests

Reference number	Requestor	Topic	Date due to Minister's Office	Date due to requestor
OI 23 546	Member of the public	<i>Information</i> Request for information about an Auckland acquisition	n/a	19/12/2023 revised
OI 23 596	Member of the public	<i>Development</i> Request for information about a Nelson development	n/a	11/12/2023 revised
OI 23 597	Lowndes Jordan (Lawyers)	<i>Information</i> Request for information regarding compliance with sections 14(1)(k) and/or 14(1)(l)	n/a	17/01/2024 revised
OI 23 598	Member of the public	<i>Development</i> Request for information about a Raumati development	n/a	12/12/2023 revised
OI 23 599	Member of the public	<i>Development</i> Request for information about an Ohakune development	21/3/2024	29/03/2024 revised
OI 23 627	Member of the public	<i>Information</i> Request for information about a Stoke development	n/a	31/01/2024 revised
OI 23 635	Member of the public	<i>Statistics</i> Request for repair statistics	n/a	18/12/2023 revised
OI 23 643	Member of the public	<i>Information</i> Request for copies of correspondence	n/a	12/12/2023 revised
OI 23 651	Ohakune Residents and Ratepayers Society	<i>Development</i> Request for information about an Ohakune development	n/a	23/02/2023 revised
OI 23 654	Erin Gourley (Stuff)	<i>Information</i> Request for information about vacant homes	11/01/2024	19/01/2024 revised
OI 23 666	Rayssa Almeida (RNZ)	<i>Information</i> Request for information about Auckland flood damaged properties	n/a	13/12/2023
OI 23 679	Ohakune Residents and Ratepayers Society	<i>Development</i> Request for information about an Ohakune development	n/a	11/12/2023
OI 23 681	Rayssa Almeida (RNZ)	<i>Information</i> Request for information about OSM	n/a	13/12/2023

OI 23 682	Member of the public	<i>Information</i> Request for information about the recruitment process	n/a	13/12/2023
OI 23 687	Member of the public	<i>Information</i> Request for policy and general tenant information	n/a	18/12/2023
OI 23 689	Member of the public	<i>Information</i> Request for information about staff resourcing	n/a	14/12/2023
OI 23 691	Castalia Limited	<i>Information</i> Request for construction cost information	n/a	18/12/2023
OI 23 693	Bonair Action Group	<i>Information</i> Request for a copy of a community consultation report	n/a	20/12/2023
OI 23 697	Member of the public	<i>Information</i> Request for information about a Manurewa acquisition	n/a	22/12/2023
OI 23 700	Ohakune Residents and Ratepayers Society	<i>Development</i> Request for information about an Ohakune development	n/a	20/12/2023
OI 23 703	Member of the public	<i>Development</i> Request for information about an Ohakune development	n/a	17/01/2024
OI 23 704	Azaria Howell (Newstalk ZB)	<i>Information</i> Request for information about restructuring	n/a	17/01/2024
OI 23 705	Hazel Osborne (NZME)	<i>Statistics</i> Request for information about Family Tribunal statistics	n/a	16/01/2024
OI 23 711	Member of the public	<i>Development</i> Request for information about an Ohakune development	n/a	18/01/2024
OI 23 713	Ohakune Residents and Ratepayers Society	<i>Development</i> Request for information about an Ohakune development	n/a	17/01/2024
OI 23 714	Ohakune Residents and Ratepayers Society	<i>Development</i> Request for information about an Ohakune development	n/a	17/01/2024
OI 23 715	Member of the public	<i>Development</i> Request for information about meth contamination	n/a	18/01/2024
OI 23 717	Eugene Bingham (Journalist)	<i>Statistics</i> Request for tenant management information and statistics	n/a	18/01/2024

OI 23 720	Member of the public	<i>Development</i> Request for information about IAF agreements and developments in Dunedin	n/a	18/01/2024
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5. Ministerial OIA requests

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

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