



WEEKLY REPORT

Kāinga Ora – Homes and Communities

proactively released

For period ending 8 July 2022

24

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1. Updates

Winter illness

The Tāmaki Tai Tokerau group has observed a steady increase in the number of staff with COVID-19 and flu-like symptoms. This, combined with planned annual leave coinciding with school holidays, is beginning to present obstacles for business as usual. As example, the region's Māngere office has had a third of staff away from work over a four day period, and our North-West Auckland Region is also experiencing high COVID-19 numbers. The Tāmaki Tai Tokerau group are looking at ways in which we can alleviate issues and plan for impact over the next few winter months.

Caroline Butterworth
DCE Auckland and Northland

Soil contaminants - Sandringham

Preliminary soil testing on six Sandringham sites has reported elevated levels of lead and arsenic in some soil samples. This soil testing was undertaken in advance of redevelopment of the sites. Soil is always tested pre any new development, including checks for the presence of any contaminants, as often previous land uses have created the contamination. The health risks are considered low unless actively cultivating soil. However, our rehousing team has met with customers to inform them of the preliminary findings and to advise that as a precaution, Kāinga Ora would like to move them to another home. Health information from the Ministry of Health about keeping safe around contaminants in soil was also left with customers.

Our Rehousing team will continue to support and work closely with these customers through their moves to other homes. Three of the customers have already accepted other homes, with two customers moving to our new development in neighbouring Mount Albert. Kāinga Ora will decide next steps with the sites once the final soil report is received from consultants.

An Information Day was held in August 2021 to inform the community about our plans for other sites we are currently redeveloping in Parrish Road. If the sites where the preliminary soil testing was undertaken also proceed, the Partnerships and Engagement Team plans to host another Information session for the community about these new redevelopments.

Contact with the six properties has also generated some interest, with Local Government New Zealand (LGNZ) magazine contacting Kāinga Ora for commentary around the levels of contaminants, how we plan to deal with the contaminants, our plans for development of the sites, and notification surrounding this. They also have concerns around ageing infrastructure in this area. The LGNZ magazine intends to utilise this for a feature on urban intensification in their August or September 2022 issue.

Caroline Butterworth
DCE – Auckland and Northland

Plasterboard supply agreement for Kāinga Ora Retrofit Programme

Plasterboard supply is a well-known issue across the construction industry at the moment, and the Kāinga Ora Retrofit Programme has been hit particularly hard from this issue due to requiring plasterboard to arrive much earlier in the construction period than other development programmes. In

order to continue transforming our older state housing stock into warm, dry and healthy homes at pace notwithstanding the plasterboard shortage, Kāinga Ora and Bunnings Trade have entered into a National Supplier Agreement (NSA). This agreement will see dedicated supply of plasterboard for the Kāinga Ora Retrofit Programme for twelve months, with a right of renewal for the following twelve months.

Our team researched plasterboard options and investigated a range of supply partners while looking to resolve this issue. Ultimately, Bunnings offered the most suitable solution through its exclusive brand ProRoc. ProRoc plasterboard has demonstrated compliance with Kāinga Ora Product Performance Requirements, and has been independently tested to quantify wall bracing capability.

NSAs are a familiar model to Kāinga Ora and our Build Partners, and our Retrofit Build Partners will now deal directly with Bunnings Trade for their plasterboard supplies. Kāinga Ora provides aggregate supply requirements to Bunnings Trade so it can plan ahead.

We're really excited about this partnership, as it is a great solution for the Kāinga Ora Retrofit programme, and it will play a small part in alleviating pressures on the industry due to the plasterboard shortage.

Patrick Dougherty
GM Construction and Innovation

Specified Development Projects Update

The Kāinga Ora board has adopted a policy for decision making under section 29 of the Urban Development Act 2020 (UDA). This sets out the framework for making decisions on whether to select a project for assessment as a potential Specified Development Project. The framework seeks to maintain as much discretion as possible enabling Kāinga Ora to assess each potential project on its own merits whilst maintaining a fair, reasonable and transparent process for decision making'.

Katja Lietz
GM Urban Planning and Design

Heritage areas in Hamilton and the Hutt Valley

Kāinga Ora, along with Te Tūāpapa Kura Kāinga - Ministry of Housing and Urban Development and the Ministry for the Environment, has been working with Hamilton City Council officers to determine the impact of the Council's position on proposed heritage areas across the city. The likely spatial extent of these areas will severely limit the ability of Kāinga Ora to redevelop its portfolio in some of the most well-connected parts of the city. Prior to the notification of any plan changes proposing new heritage areas / buildings, Kāinga Ora will apply for Certificates of Compliance (CoC) under the Resource Management Act 1991 for demolition on selected properties (predominately parts of eastern Hamilton) to preserve its current ability to demolish these properties for prospective redevelopments.

A CoC confirms that a proposal is permitted under relevant planning rules. It is noted that there are areas of Kāinga Ora homes already protected by existing heritage and/or character provisions and these will not be subject to any application for a CoC.

Kāinga Ora has initiated a similar application process with Hutt City Council for selected properties within Petone. Existing rules allowing building demolition as a permitted activity are intended to be removed as part of proposed plan changes Hutt City intend to notify in the near future. Kāinga Ora have participated in Council-led consultation on draft provisions and the CoC application for the Petone properties has arisen from that consultation process.

Kāinga Ora is developing a communications plan to respond to any public or media interest.

Katja Lietz
GM Urban Planning and Design

265 Fenton St (former Boulevard Motel), Rotorua Update

We are in the final stages of getting the 265 Fenton St property (formerly the Boulevard Motel) ready for people to move in from mid-August when experienced local service provider WERA will take over the lease of the property. The work has largely been completed and we are now doing final

assessments, with Code of Compliance expected at the end of the month. There is also a five bedroom house on the property that a family moved into in May.

The first of around 80 people who will live at the converted property will move in from mid-August. We expect the people living here will be individuals, couples and small families, and likely to come from living situations such as Rotorua motels. The completion of this property is welcome news for getting people and families into a more stable place to live where they will receive wraparound support from WERA.

The upgrade work to make the units suitable for families to stay has included converting studios to self-contained one-bedroom units, ensuring functional kitchens in all rooms, along with a range of other maintenance and compliance work. This has also taken the number of units from 33 to 50, but maintains the number of people that can be accommodated here of up to 88.

Like many construction projects across the country, costs to upgrade the property have also increased due to more work needing to be done, along with increased costs of materials and labour.

WERA will work collaboratively with Kāinga Ora on community engagement and are looking to host a blessing by local iwi of the upgraded property in the week beginning 1 August 2022. We will work with your office to keep you updated on this.

Daniel Soughtton
DCE Te Puku Ikaroa

More public homes for senior and disability customers on their way for Riccarton Christchurch

In late June 2022 our Build Partner Consortium started work on a 20-unit accessible apartment which will enable customers experiencing these challenges to live well in their homes within a dedicated community.

The three-storey building on a prominent site in Riccarton Road will be Kāinga Ora's first high-density accessible complex in Christchurch. It contains 10 one-bedroom units, and five with a double bedroom and a small room for a carer or whānau. All are wheelchair friendly, with features such as level entry, wider doorways and wet room bathrooms.

Riccarton Road will benefit from a number of sustainability innovations. It is targeting an 8-Homestar rating, with enhanced window specifications and mechanical ventilation and heat recovery boosting the building's efficiency and comfort. It also includes a roof-mounted photovoltaic system using Allume SolShare technology, which allows the electricity generated to be shared equally across all apartments. This has been funded through the Public Housing Renewable Energy Fund.

Other customer amenities include a laundry room, mobility scooter charging/storage facilities at ground level, secure internal bike storage on each floor and a communal room to enhance opportunities for social interaction.

When completed in late summer 2023, the Riccarton Road development will provide a vital boost to the supply/demand gap of accessible homes in Christchurch.



Patrick Dougherty
GM – Construction and Innovation

50-unit public housing development delivered in Mt Albert Auckland

Whānau are now moving into one of Kāinga Ora's biggest new public housing developments to date in Mt Albert. The 5,537 sqm development on the intersections of Martin Avenue, Leone Terrace and Margaret Avenue provides 50 warm dry homes, ranging from one and two-bedroom accessible units to larger four-bedroom terraces for whānau and their tamariki to live well.

A blessing was held prior to tenancing the new homes and attended by neighbours, many of whom had attended the initial blessing at the beginning of the build in 2020. Positive feedback was received including about the management of the build process. A community viewing was also attended by approximately thirty neighbours who were complimentary about the site and size of the units.

Tenancing the new homes is progressing with customers now matched to thirty five of the new homes. Two of the new customers are a whānau of nine currently living in a two bedroom home. This whānau will be housed in two separate homes (three and four bedroom) so they can continue to support one another but also enjoy the independence that comes through having their own home. Other whānau requiring larger homes are also moving into this development.

Our customers will benefit from excellent onsite amenities, including a community building powered by a rooftop solar PV system. This system also powers a communal laundry room and electric vehicle charging points. Tamariki will enjoy the well-provisioned and securely fenced playground which adjoins the community space.

The sense of community will be further strengthened by the site's proximity to local schools, Mt Albert Town Centre and Baldwin Avenue train station, which is just a three-minute walk away. A dairy and cafe are also nearby on Martin Avenue.

Throughout the development's build process engagement and sustainability have featured strongly. Eight of the 10 original dwellings were removed by deconstruction the first time Kāinga Ora had used this waste minimisation process. Among the items collected for reuse were 37 doors, six trailer loads of native timber flooring and joists, 10 sheets of iron, as well as weather boards, grass landscaping, rocks, bricks and firewood.

The vinyl security hoardings surrounding the site during construction featured colourful artwork designed by pupils at neighbouring Gladstone Primary School. These have now been removed and recycled into cable ties

Caroline Butterworth
DCE – Auckland / Northern

Patrick Dougherty
GM – Construction and Innovation

Apprentice-built homes provide successful training ground

Eleven apprentices with Kāinga Ora build partner Precision Construction have built four homes, from slab to finish, at two Kāinga Ora developments in South Auckland.

The apprentices were participating in Precision's 'Apprentice Build' programme which sees apprentices work together to complete all aspects of a build, including those that would normally be subbed out. The four apprentice built houses are part of 40 new homes being constructed by Precision at our developments in Margaret Road, and Pah and Daphne Roads in Papatoetoe.

The scope of works included:

- Slabs, frame structure, mid-floor and roof structure
- Cavity batten and cladding
- Internal doors
- Finishing lines
- External concrete hardscapes, paths, patios and driveways

The programme has provided a very successful training ground and has also assisted in fast tracking apprenticeships. Precision have been praised by BCITO New Zealand for providing this training platform, which they commented is quite unheard of in the industry.

For the apprentices, it has given them the chance to do more than just component work and has been a huge confidence boost:

"I found it was good to be part of the apprentice build (...), it's not every day we are able to have the opportunity to carry out all works on a build. It definitely gave me a boost on my apprenticeship as I'm coming to the end of the road. I appreciate Precision for having an apprentice build on this site" says one of the apprentices on the Margaret Road homes.

Scott Taucher, Division Manager at Precision is excited to be providing this scheme, which enables apprentices to get further through their apprenticeship and have ownership of the project:

"We feel, by having certain units solely driven by the apprentices on site (with guidance from the Project Manager), they appreciate the full building cycle" says Scott.

After the success of doing two units on both the Daphne/Pah and Margaret projects, Precision are looking to do an entire five-unit project with apprentices at a Kāinga Ora site in Ōtāhuhu under the supervision of one site foreman and the project manager.

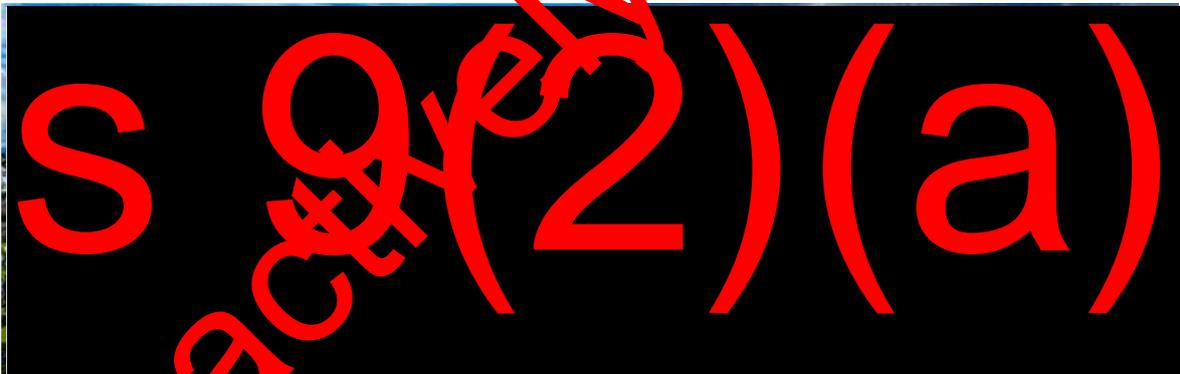
Patrick Dougherty
GM Construction and Innovation

Matariki on the Maunga - Puketāpapa Manu Aute Kite Day

Manu Aute Kite Day, held on Sunday, 11 June 2022, celebrated the Matariki tradition of kite flying across Tāmaki Makaurau, with various events organised by Auckland Council and this year's local mana whenua partner Ngāti Whātua Ōrākei. The kite flying events were held at Ōrākei, Puketāpapa (Mt Roskill) and Manurewa.

This well-loved event provided an opportunity for Kāinga Ora to promote the Roskill Development and engage with locals. Kāinga Ora Community and Engagement team participated in the Puketāpapa event with a tent and Matariki star making activity, supported by the Mt Roskill Tenancy team.

Kāinga Ora were joined at the event by the AUT Te Hotonga Hapori team, Auckland Light Rail and the Tūpuna Maunga o Tāmaki Makaurau Authority. Not only was it a day out enjoyed by all, it provided great opportunity to establish connections for future partnership endeavours.



Caroline Butterworth
DCE Auckland and Northland

2. Upcoming events and opportunities

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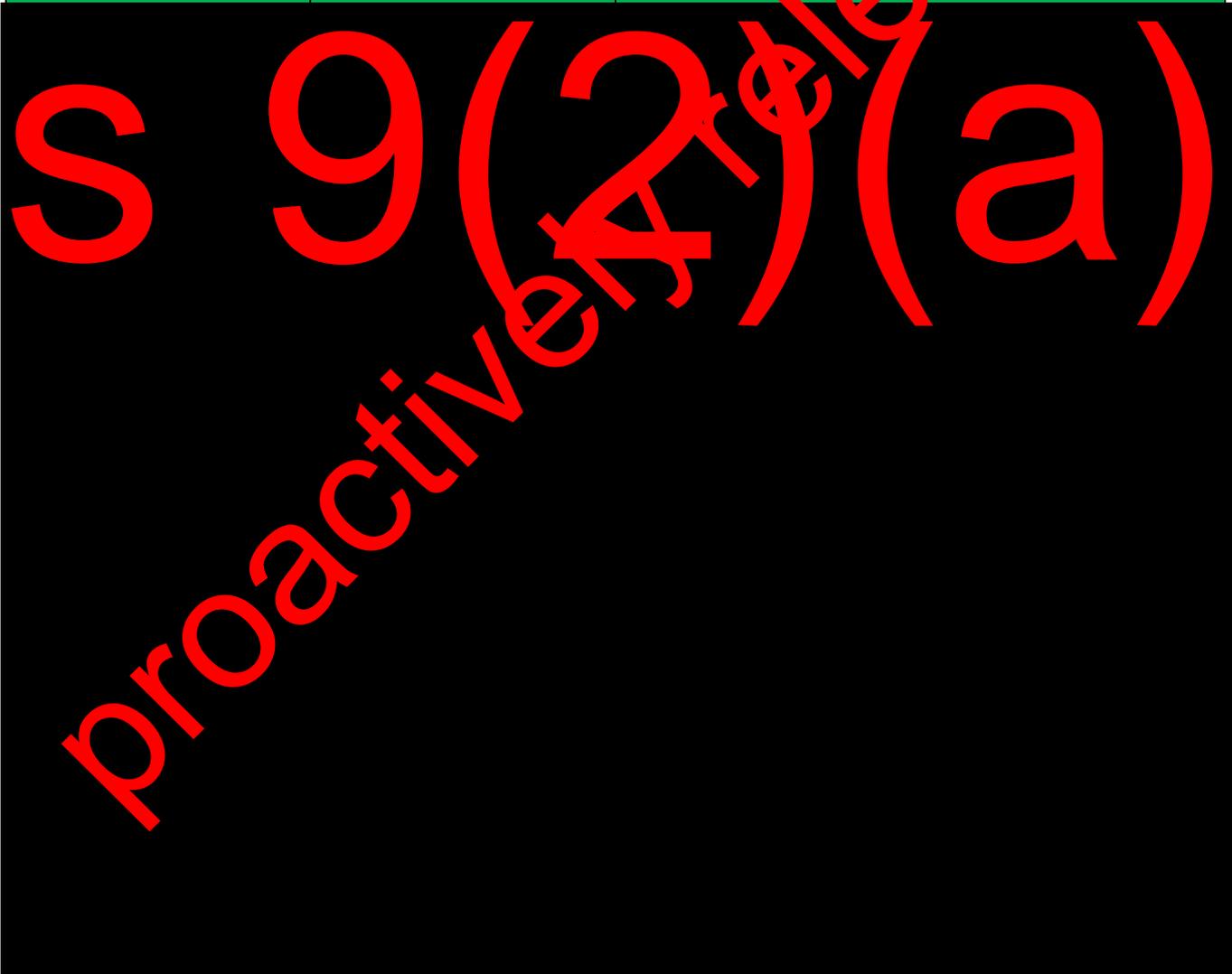
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3. Advice sent in the past week

Date due to Minister's Office	Title	Minister(s)	Contact person
30 June 2022	Briefing Statement of Performance Expectations BN 22 029	Hon Dr Megan Woods	Gareth Stiven
1 July 2022	Briefing KiwiBuild: Approval to Vary an Underwrite with Oaks Living Coronation Ltd BN 22 026	Hon Dr Megan Woods	Caroline McDowall

4. Upcoming advice to be delivered in the next month

Date due to Minister's Office	Title	Minister(s)	Contact person
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5. Kāinga Ora OIA requests

Reference number	Requestor	Topic	Date due to Minister's Office	Date due to requestor
OI 22 235	Member of the public	<i>Mt Albert development</i>	n/a	08/07/2022

		Request for site plans for Mt Albert development		
OI 22 236	Member of the public	<i>Single housing units</i> Request for briefings on the benefits of single housing units	n/a	08/07/2022
OI 22 201	Member of the public	<i>Property costs</i> Request for information about cost of untenanted property	n/a	08/07/2022 extended
OI 22 244	Member of the public	<i>Geotechnical reports</i> Request for information about property	n/a	11/07/2022
OI 22 237	Member of the public	<i>Redevelopment plans</i> Request for plans for 3 Algate Street	n/a	12/07/2022
OI 22 238	Member of the public	<i>MOU</i> Request for MOU between Kāinga Ora and Police	n/a	12/07/2022
OI 22 239	Member of the public	<i>Ash Street, Avondale</i> Request for information on plans to redevelop Ash Street Avondale	n/a	12/07/2022
OI 22 240	Office of Shane Reti	<i>Ruakaka development plans</i> Request for plans to develop a block of homes in Ruakaka	05/07/2022	12/07/2022
OI 22 250	Member of the public	<i>Resource consent</i> Request for resource consent documents and purpose of development	n/a	13/07/2022
OI 22 134	Media	<i>Purchases</i> Request for information about Kāinga Ora purchases in 2021 and 2022	07/07/2022	14/07/2022
OI 22 246	Media	<i>Subletting</i> Request for information about subletting	07/07/2022	14/07/2022
OI 22 247	Member of the public	<i>Maintenance records</i> Request for maintenance records	n/a	14/07/2022
OI 22 249	Office of Simeon Brown	<i>Let's get Wellington Moving</i> Request for all advice sent to Waka Kotahi NZTA	08/07/2022	15/07/2022
OI 22 251	Member of the public	<i>Rent arrears</i> Request for information on dollar value for rent arrears in 2017 and 2022	11/07/2022	18/07/2022
OI 22 252	Member of the public	<i>Healthy homes</i>	11/07/2022	18/07/2022

		Request for information about the progress of the Healthy Homes initiative		
OI 22 253	Member of the public	<i>Salary range</i> Request for the salary range of the call centre staff	n/a	19/07/2022
OI 22 255	Member of the public	<i>Wood Street</i> Request for all correspondence and documents relating to Wood Street, since June 2021	12/07/2022	19/07/2022
OI 22 256	Member of the public	<i>Rotorua housing</i> Request for business case and communications relating to Kāinga Ora, the Council and housing	n/a	19/07/2022
OI 22 254	Member of the public	<i>Ka Awatea Services Ltd</i> Request for all information relating to the appointment of Ka Awatea Services Ltd	n/a	20/07/2022
OI 22 257	Office of Simeon Brown	<i>Ka Awatea Services Ltd</i> Request for information relating to the appointment of Ka Awatea Services Ltd	14/07/2022	21/07/2022
OI 22 258	Office of Chris Bishop	<i>Ka Awatea Services Ltd</i> Request for information relating to the appointment of Ka Awatea Services Ltd	14/07/2022	21/07/2022
OI 22 206	Member of the public	<i>Homes in Rotorua and ASB</i> Request for information about homes in Rotorua and ASB	14/07/2022	21/07/2022 extended
OI 22 259	Member of the public	<i>Rent arrears</i> Request for breakdown of rent arrears exceeding \$20,000	15/07/2022	22/07/2022
OI 22 261	Member of the public	<i>Development in Mangere</i> Request for information and correspondence relating to 15 Graeme Avenue	n/a	22/07/2022
OI 22 262	Member of the public	<i>Māngere property</i> Request for information about the purchase of a property in Māngere	n/a	22/07/2022
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	22/07/2022 extended
OI 22 260	Member of the public	<i>Purchases in Totara Heights</i> Request for information about purchases and planned developments	n/a	25/07/2022

OI 22 263	Member of the public	<i>Usage of homes</i> Request for information about percentage of homes that are being built for rent or for sale	n/a	25/07/2022
OI 22 265	Member of the public	<i>Belmont development</i> Request for information about development in Belmont	n/a	26/07/2022
OI 22 264	Member of the public	<i>SLED properties</i> Request for information on SLED properties between July 2021 and June 2022	n/a	27/07/2022
OI 22 219	Member of the public	<i>Daysh Street, Avalon, Lower</i> Request for all complaints and associated files relating to an address	n/a	27/07/2022 extended
OI 22 221	Media	<i>KiwiBuild</i> Request for performance information	20/07/2022	27/07/2022 extended
OI 22 167	Member of the public	<i>Bonair Crescent</i> Request for information regarding purchase of a property	n/a	29/07/2022
OI 22 266	Member of the public	<i>Various projects</i> Request for information about various projects	n/a	29/07/2022
OI 22 172	Member of the public	<i>Bonair Crescent</i> Request for information on the use of this site	n/a	29/07/2022 extended
OI 22 191	Member of the public	<i>Bonair Crescent</i> Request for information about Bonair Crescent	n/a	29/07/2022 extended
OI 22 196	Member of the public	<i>Bonair Crescent</i> Request for information about community engagement and other information	n/a	29/07/2022 extended
OI 22 268	Office of Nicola Willis	<i>Financial sustainability</i> Request for advice regarding financial sustainability	25/07/2022	01/08/2022
OI 22 265	Office of Nicola Willis	<i>Modular/refurbished homes</i> Request for information about modular/prefabricated housing commitments	25/07/2022	01/08/2022
OI 22 270	Member of the public	<i>Maintenance completed</i> Request for all maintenance work done at current and previous Kāinga Ora homes	n/a	01/08/2022
OI 22 188	Member of the public	<i>Sunfield</i> Request for information about the Sunfield development and	n/a	01/08/2022 extended

		the Specified Development Project		
OI 22 271	Member of the public	<i>Organisational chart</i> Request for the organisational chart	n/a	02/08/2022
OI 22 272	Member of the public	<i>Legal staff ranges</i> Request for the salary range of legal staff	26/07/2022	02/08/2022
OI 22 232	Media	<i>Communications staff</i> Request for information about communications staff FTE, pay and titles	27/07/2022	03/08/2022 extended
OI 22 222	Media	<i>KiwiBuild</i> Request for correspondence	27/07/2022	03/08/2022 extended

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