



WEEKLY REPORT

Kāinga Ora – Homes and Communities

proactive release

For period ending 9 December 2022

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1. Updates

New appointment – DCE Sector Engagement (fixed-term secondment)

Earlier this year we commissioned the RDC Group to undertake an independent review of our approach to Government Relations and associated processes to ensure they are fit for purpose and meet best practice. This was one of the actions that Kāinga Ora took to address the findings from the Te Kawa Mataaho Public Service Commission (PSC) review of Kāinga Ora and our understanding and application of our political neutrality obligations.

A key recommendation arising from the RDC review is that Kāinga Ora establish a senior role to take a lead in proactively managing the organisation’s authorising environment. The role would support me and Kāinga Ora by facilitating effective relationships across the organisation and with key external stakeholders, and act as a liaison and coordination point between government, Ministers’ Offices, HUD and other partner agencies. The role would also support me to prepare for and respond to sensitive and high-risk issues and where necessary, lead the management and response to such issues.

I am pleased to advise that Greg Groufsky has been appointed in the role which will be reviewed in March 2024. Greg has been in the role of Regional Director Wellington Region for the past two years, and prior to that has had a long and varied career in the public service, including as a Housing Portfolio Private Secretary, DCE Governance, and Acting CE of Housing New Zealand.

Andrew McKenzie
Chief Executive

Skip the Skips project

Kāinga Ora are withdrawing involvement from the Skip the Skips project.

This project received funding from the Ministry for the Environment (MfE) through the Waste Minimisation Fund and is intended to measure waste produced between a ‘standard’ construction site and one with Contractor selected waste minimisation processes. The role of Kāinga Ora was to provide sites from our construction pipeline for this work.

Kāinga Ora is withdrawing from the programme due to concerns around scope creep, demands on Kāinga Ora resources, and low confidence in key data; these reasons have been communicated to and accepted by MfE.

This will not impact on Kāinga Ora commitments to waste reduction and meeting our SPE targets.

Patrick Dougherty
GM Construction and Innovation

Ombudsman investigation

The Chief Ombudsman is commencing an investigation under the Ombudsmen Act 1975. The purpose of the investigation is to examine the practices and processes agencies use to meet their overarching obligations under the Official Information Act 1982. Kāinga Ora is one of seven agencies that are being investigated. The selected agencies represent a cross section of different types of agency, including central government departments, crown entities and an SOE.

The Chief Ombudsman intends to provide Kāinga Ora with his findings and independent opinion about how Kāinga Ora processes OIA requests to meet its timeliness obligations, and report on these publicly. He will look to identify areas of good practice and make any recommendations and/or suggestions if he finds any areas where improvements might be made. The Chief Ombudsman may also produce a thematic report, commenting on key trends identified across all agencies under investigation.

The investigation will commence in the New Year.

Rowan Macrae
GM People, Governance and Capability

PSC Review of Ka Awatea Contracting Practices

The PSC has sought feedback from Kāinga Ora on its draft memo to the Commissioner and it is expected that the review will be released on Tuesday, 13 December 2022. The release will cover all four agencies being reviewed. Kāinga Ora will proactively release its internal review at the same time. We will brief you on our response to the review once the PSC has informed Ministers of the outcome.

Rowan Macrae
GM People, Governance and Capability

Annual Review of Kāinga Ora

The Social Services and Community Committee will hold the annual review hearing for Kāinga Ora on 14 December 2022. The Chief Executive and Chair will be attending the hearing, which is scheduled for 10.10am to 11.10am. We have drafted responses to 127 pre-hearing questions, which are due with the Committee this week. Your office was provided with the draft responses for comment.

Prep materials, including key messages and talking points are also being prepared and will be provided to your office shortly.

Rowan Macrae
GM People, Governance and Capability

Maintenance partner providing refugees with a pathway to employment

A Kāinga Ora South Island maintenance partner has partnered with the New Zealand Red Cross to provide work opportunities to former refugees with trade skills, now living in the Dunedin area.

Dunedin Housing Maintenance Company (DHMC) is engaging the former refugees as subcontractors to provide them with work experience, as a step towards securing meaningful future employment or setting up their own businesses.

They are currently in the process of on-boarding a three-person carpentry team from Dunedin's Syrian refugee community.

This initiative showcases how Dunedin businesses, Government and social agencies are working together to support vulnerable communities, including some of our customers, who have had to overcome significant barriers to settle in a new country.

Ministry of Business, Innovation and Employment representatives intend to present this initiative at an international conference in Geneva showcasing the work New Zealand is doing for refugee communities.

Paul Commons
DCE Te Waipounamu

Talanoa in Te Tai Tokerau

On 24 November 2022, our Te Tai Tokerau team held the first Pasifika community engagement Talanoa. Our team in Northland is well connected with Māori organisations and entities, but has had less well developed links with the region's Pasifika community.

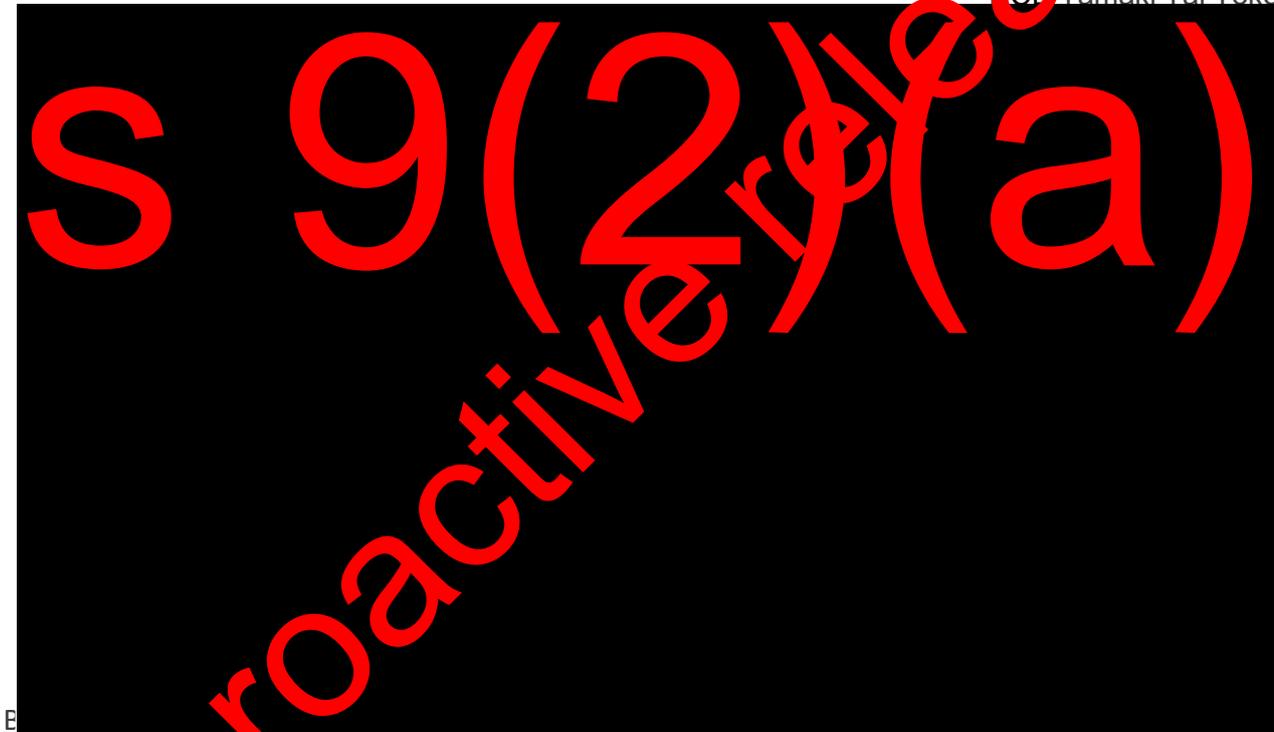
A total of 72 people were hosted at the event which was held in collaboration with the Northern Pacific Island Charitable Trust (also known as Fale Pasifika). Our Community Development Manager, Betsy Misiaga, and members of the wider team took the opportunity to discuss our Te Tai Tokerau regional plan.

Alongside this, Home ownership products and initiatives were presented by Martha Williams from Kāinga Ora Financial Products team.

The night was a huge success with attendees providing feedback that they now know much more about Kāinga Ora and our plans for Te Tai Tokerau, and they feel more informed about support available to buy their first home.

We will continue to build our relationships with the Pacific community in Te Tai Tokerau in 2023.

Caroline Butterworth
MCF Tāmaki Tai Tokerau



Project Velocity seeking build partners for testing phase

On 7 December 2022, Patrick Dougherty fronted an informative video to the construction sector, seeking build partners to register their interest for the next testing phase of Velocity.

The efficiencies found through Project Velocity pre-construction trials mean the team is now consistently producing more completed building consent packs than ever before. As Velocity is a different way of working, the testing programme will be very different to how Kāinga Ora has worked previously – so the team is seeking specific criteria, including build partners with enough capacity to provide specific and consistent daily crewing levels onsite, to ensure robust testing conditions.

Patrick Dougherty
GM Construction and Innovation

Rebirth at Firth

On the last weekend of November 2022, the Ōtara area office held a successful community day in the Firth Crescent neighbourhood in Ōtara.

The day enabled reconnection with both our customers and the community. Building trust with our customers and strengthening our existing relationships by working alongside South Seas Health, the Māori Wardens, One Love organisation, Ōtara Waterways and Lakes Trust.

We worked closely with Brown Pride (a local South Auckland organisation), to provide food parcels and haircuts to locals. It was a fantastic event with positive feedback from many involved, who enjoyed the reconnections over live music and activity.

We will continue to reconnect more in the wider Ōtara/Ōtāhuhu community in the New Year.

Caroline Butterworth
DCE Tāmaki Tokerau



DPMC Implementation Unit public housing construction and delivery stocktake

We received a copy of the briefing that went to the Deputy Prime Minister regarding the Department of Prime Minister and Cabinet Implementation Unit's stocktake of Kāinga Ora Public Housing Construction Pipeline and Delivery. A key driving factor for this stocktake is to assess our progress towards delivering the milestones and targets set by the Government. The report is scheduled for consideration by the Cabinet Priorities Committee (CPC) in February 2023, and until then will be treated in confidence. A copy is to be provided to our Board shortly for their information.

Kāinga Ora senior leaders are already taking actions in response to the report, and will be in a position to report progress to our Board and the Minister in February 2023.

Gareth Stiven
GM Strategy, Finance and Policy

Engaging with Māngere East

Māngere East is the third neighbourhood in the Māngere Large Scale Development. The business case was approved in August 2022 with an objective of delivering approximately 1,100 new homes.

Our Māngere East key moves engagement plan ran throughout the community from 7 November to 4 December 2022. We partnered with local organisation, ME Family Services to deliver the campaign and ensure we are hearing voices from across the community. The “four seasons in one day” weather of November didn’t stop the ME community connector team hitting the streets to hear from whānau across the neighbourhood about what their aspirations for Māngere East are. Throughout the four weeks we delivered:

- five kānohi ki te kānohi engagements (drops in’s, stalls at local festivals)
- 3,000 postcards
- 100’s of kōrero on doors steps – and one in the back garden helping an auntie with the weeds!
- over 900 unique visits to our online engagement platform.

We are now looking at what the collective community voice is saying and to identify themes across these kōrero. We will share “what we have heard” and next steps back to the community in early 2023.

Caroline Butterworth
DCE Tāmaki Tai Tokerau

s 9(2)(a)

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Offsite manufacturing – units arrive from China

As part of our ongoing investment in offsite manufacturing (OSM) to deliver more homes for people and whānau in need, Kāinga Ora has purchased 102 one and two-bedroom OSM homes through Ecotech Commercial Ltd – a New Zealand-based OSM supplier.

The homes have been manufactured in China in accordance with New Zealand build standards, and we are pleased to say they have arrived safely by ship into Auckland.

The units are currently stored in Auckland while we complete acceptance checks, and the homes will be available for our delivery projects from January. The homes are destined for a number of different development sites around the North Island that are in varying stages of planning. The first sites to receive the homes will be Ranolf Street in Rotorua and three sites in Porirua, which will all be delivered in the first quarter of 2023.

The image shows the installed Ecotech homes in a duplex configuration, for the Porirua site. Sourcing from offshore is in addition to sourcing from local OSM suppliers. Kāinga Ora is increasing our access to the local New Zealand OSM market, and over the last twelve months our Construction and Innovation unit has significantly increased the number of local OSM companies we are engaging and investing with; we have engaged ten local suppliers and are in the process of reviewing another 20 local suppliers.



Credit: Ecotech Commercial Ltd

Patrick Dougherty
CM Construction and Innovation

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2. Summary of papers sent

Paper	Purpose
BN 22 048 KiwiBuild Approval to Underwrite Alfriston Studios Limited	Underwrite approval is required to deliver 20 affordable homes (in a development containing 50 homes in total) by the Developer in Manurewa, Auckland.
BN 22 059 KiwiBuild Approval to vary underwrite (Monark)	This paper seeks approval to vary the Relationship and Option Agreement (R&OA) with Big Future Limited / The Wellington Company (the Developer). The variation would permit the Developer to increase the KiwiBuild Price on ten, yet to be sold, KiwiBuild homes in the development to offset construction cost escalations and reduce large market value discounts.
BN 22 051 KiwiBuild Approval to Underwrite CMT Number 1 GP Ltd (Beachcroft Apartments)	Underwrite approval is required to deliver 85 affordable homes (in a development containing 85 homes in total) by the Developer in Onehunga, Auckland.
BN 22 063 KiwiBuild Approval to Richardson Road Ltd (Property Partners Richardson)	Underwrite approval is required to deliver 54 affordable homes (in a development of 108 homes in total) by the Developer in Owairaka, Auckland.

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4. Upcoming advice to be delivered in the next month

s 9(2)(a) [Redacted]	[Redacted]	[Redacted]	[Redacted]
[Redacted]	[Redacted]	[Redacted]	[Redacted]
[Redacted]	[Redacted]	[Redacted]	[Redacted]
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§ 9(2)(b)	[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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5. Kāinga Ora OIA requests

Reference number	Requestor	Topic	Date due to Minister's Office	Date due to requestor
OI 22 470	Otago University	<i>Developments</i> Request for information Eastern Porirua development	24/01/2023	31/01/2023 (extended)
OI 22 479	Member of the public	<i>Specified Development Information</i> Request for the information and analysis Kāinga Ora relied when assessing the Western Corridor and all correspondence to and from the Ministry of Housing and Urban Development, Tauranga City Council and Waka Kotahi relating to information gathering on the Western Corridor	n/a	19/12/2022 (extended)
OI 22 496	Mayron Sapeer (Stuff)	<i>Statistics</i> Request for Kāinga Ora and contractor response times to tenants maintenance requests by suburb since 2018.	12/12/2022	19/12/2022
OI 22 497	Member of the public	<i>Request for papers</i> Copies various documents incl of statistics, decision policy, valuation relating to Winton (SDP, Porirua, WGA, Tauriko, Land Programme, Ferncliffe, Alfriston)	23/11/2022	31/01/2023 (extended)
OI 22 498	Member of the public	<i>Staffing numbers</i> Request for staff, contractor, executive leadership team information	n/a	14/12/2022 (extended)
OI 22 510	Member of the public	<i>Policies</i> Request for policy document regarding caravans on Kāinga Ora property	n/a	08/12/2022
OI 22 514 (an OIA with Privacy component)	Member of the public	<i>Documents</i> Request for all Privacy Impact assessments, strategies, roadmaps, workplans Privacy Maturity Assessment Framework reports and results All templates used for responding to privacy act requests and similar All policies, standard operating procedures and guidance relating to privacy All privacy training modules or presentations delivered or created since 1 January 2020	n/a	20/01/2023 extended

		<i>Note to request has been sent to multiple agencies</i>		
OI 22 515	Rayssa Almeida (RNZ)	<i>Data request</i> Request for data from 2017 to 2022 regarding how many sites were bought at Millwater development Excluding Millwater how many developments were put on hold due to the lack of communication with residents or not concluded after community consultation and what happened to the land if already bought. How many Kāinga Ora social developments are currently on hold while feedback from the community is collected. How many people currently live in Kāinga Ora social developments	5/12/2022 (with the MO)	12/12/2022
OI 22 518	Member of the public	<i>Statistics</i> <i>Request for number of complaints and evictions by region for the last five years</i>	n/a	13/12/2022
OI 22 520	Kate Russell (Nelson Weekly)	<i>Statistics</i> <i>Request for maintenance and tenant damage figures in the Nelson Tasman area</i>	8/12/2022	15/12/2022
OI 22 521	Member of the public	<i>Statistics</i> <i>Request for pipeline information, and number, type and location of houses in the Kāpiti district</i>	n/a	15/12/2022
OI 22 522	Member of the public	<i>Document</i> <i>Request for a copy of the procurement process for retrofit products</i>	n/a	15/12/2022
OI 22 523	Guyon Espiner (RNZ)	<i>Lobbying</i> Request for extent of engagement with lobbyists	8/12/2022 (with MO)	15/12/2022
OI 22 525	Member of the public	<i>Document</i> <i>Request for a copy of all maintenance records by customer</i>	n/a	14/12/2022
OI 22 526	Member of the public	<i>Document</i> <i>Request for resource consent information for proposed Kingsland project</i>	n/a	16/12/2022
OI 22 527 (an OIA with Privacy component)	Member of the public	<i>Documents</i> <i>Tenant request for a copy of their file</i>	n/a	12/12/2022

OI 22 528	Member of the public	<i>Development</i> Information about Gladstone Road, Gisborne	n/a	20/12/2022
OI 22 529	Member of the public	<i>Ownership</i> Request for ownership details of two properties in Pukekohe	n/a	21/12/2022
OI 22 530	Member of the public § 9(2)(a)	<i>Documents</i> Request for copies of communications relating to IAF funding and Ferncliff Farm	n/a	22/12/2022
OI 22 531	Member of the public	<i>Documents</i> Request for copies of communications with Grey District Council relating to IAF	n/a	21/12/2022
OI 22 532	§ 9(2)(a) (Solicitors)	<i>Healthy homes</i> Request for information regarding the deadline extension	n/a	20/12/2022
OI 22 533	Member of the public	<i>Maintenance</i> Request for maintenance costs of Newtown property	n/a	14/12/2022
OI 22 534	Member of the public	<i>Complaint</i> Community housing provider decision	n/a	20/12/2022
OI 22 535	§ 9(2)(a) (Invercargill City Council)	<i>Figures</i> Request for Southland and Invercargill budget summaries	n/a	16/12/2022
OI 22 537	Unknown (FYI website)	<i>Developments</i> Request for all correspondence with Rotorua Lakes Council since 10/10/2022	n/a	21/12/2022
OI 22 538	Frequent requester (BCI)	<i>Developments</i> Request for various information	n/a	22/12/2022
OI 22 539	Member of the public	<i>Statistics</i> Various statistical information requests for the Nelson Tasman region	n/a	20/12/2022
OI 22 540	Member of the public	<i>Developments</i> Information request for Blockhouse Bay	n/a	22/12/2022
OI 22 541	§ 9(2)(a) (Taxpayers Union)	<i>Staff training</i> List of compulsory staff training courses in 2022	n/a	23/12/2022
OI 22 542	Member of the public	<i>Statistics</i> Request for numbers and size of properties in central Auckland	n/a	22/12/2022

OI 22 544	§ 9(2)(a) (Greater Wellington Regional Council)	<i>Document</i> Request for copy of Hutt City Council IAF application	n/a	16/01/2023
OI 22 545	Member of the public	<i>Motels</i> Request for the names and numbers of motels bought by the NZ Government	n/a	16/01/2023
OI 22 546	Olivia Shivas (Stuff)	<i>Accessible housing</i> Request for number of universal design homes built since 2022 and average wait time for accessible housing since June 2017	n/a	18/01/2023
OI 22 547	Member of the public	<i>Maintenance</i> Request for costs of upgrading a property in Mangere.	n/a	18/01/2023
OI 22 548	Member of the public	<i>Documents</i> Request for geo tech reports and valuation of 54 Devon Street, Rotorua	n/a	17/01/2023
OI 22 549	Member of the public	<i>Development</i> Request for plans and information for 12 Bonita Place, Christchurch	n/a	18/01/2023
OI 22 550	Member of the public	<i>Complaints</i> Request for all complaints made about a tenement	n/a	20/01/2023
OI 22 551	Member of the public	<i>Development</i> Request for information about the 55-69 Raumati Road, Kāpiti	n/a	20/01/2023
OI 22 552	Member of the public	<i>Locations</i> Request for the addresses of all property Kāinga Ora have an interest in, in the Waikanae, area as at 12/22 including purchase date and price	n/a	23/01/2023
OI 22 553	Member of the public	<i>Document</i> Request for the 21 May 2015 report by Tonkin + Taylor for the Jacaranda Close Brookfield Tauranga development	n/a	20/01/2023
OI 22 554	Member of the public	<i>Statistics</i> Request for various meth testing figures since 2017	16/01/2023	23/01/2023
OI 22 555	Member of the public	<i>Property Information</i> Request asking if a property in Mangere was once owned by Kāinga Ora	n/a	23/01/2023

OI 22 556	Member of the public	<i>Statistics</i> Request for the number of homes and tenants in Addington, Christchurch	n/a	24/01/2023
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6. Ministerial OIA requests

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