



WEEKLY REPORT

Kāinga Ora – Homes and Communities

For period ending 19 January 2024

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1. Updates

Housing Delivery System engagement

Kāinga Ora launched its Housing Delivery System (HDS) in 2023, working with our people, private sector construction industry partners and local government authorities on operating to new processes that drive significantly improved speed, reliability, quality and productivity into the construction sector.

Given the current maturity of this system, we are seeing an increased level of interest across the sector on how this way of working is performing and what insights can be applied to their respective industries.

In recent months we have met with:

- Auckland Council Mayors Office and executive team
- The Beca Board and Senior Leadership team
- Urban Development Institute of NZ, presenting at a UDINZ event hosted by Context in Tauranga. This was a Sector event with industry leaders, suppliers and contractors from across New Zealand.

In addition to these engagements we have hosted industry awareness sessions on the HDS with the following sectors and organisations:

- Consenting and supply Chain Consultants
- Build partners/developers including: New Ground Capital, Mike Greer Homes, Faulkner Construction and Universal Homes
- Construkt Architecture
- Civil and structural engineering firm HFC
- Project management consultants Inovo
- Ministry of Education and Auckland University Property
- Fletcher Building

Upcoming engagement on the HDS includes:

- Sir John Key and Max Key from StoneWoodKey Capital (StoneWoodKey Capital is a joint venture between StoneWood homes and MTK Capital Limited) will be visiting our Newmarket office on the 24 January 2024. As well as the Housing Delivery System processes, they are interested in the associated software being developed to digitise the system and enable real time labour and material tracking. MTK Capital Limited has current projects with Kāinga Ora.
- A walkthrough has been requested by Kurk Gibbons from Gibbons and Co and is being scheduled for early February.

Andrew McKenzie
Chief Executive Officer

Community survey in Eastern Porirua

As part of the monitoring and evaluation of Te Rā Nui (the Eastern Porirua Development), Kāinga Ora is conducting a community survey which is scheduled to go live on 1 February 2024. The survey will remain open until 8 March 2024.

Approximately 20,000 residents of the area affected by Te Rā Nui (both public housing customers and others) will be invited to participate in the survey, which collects data relating to seven wellbeing domains: housing, health, economic self-determination, education and skills, transport, environment and social and community wellbeing.

The survey is necessary to complement administrative data monitoring, and to robustly understand the outcomes of the development over time, as existing data sources cannot be broken down to the appropriate geographic scale. The survey will be the first round of data collection, which is planned to be repeated on a four-yearly basis.

The survey has been developed in-house and is being run by the Evaluation and Research team. Further information is available as required.

Daniel Soughtton
DCE Central/Te Puku Ikaroa

That's a wrap in Counties Manukau

Downers, one of our Maintenance Partners, organised an annual Christmas present drive for those families in South Auckland who are struggling at the end of the year.

The 2023 drive raised more than \$24,000 which went towards presents for households with children and the older people.

Over 30 Christmas hams were also donated. Our Counties Manukau region helped with the wrapping and delivery of gifts to whānau before Christmas.

s 9(2)(a)

Caroline Butterworth
DCE Auckland and Northland/Tāmaki Tai Tokerau

PRO

Auckland weather events: collaboration with community agencies

Our Auckland Flood Recovery team partnered with New Zealand Red Cross in 2023 to provide home essential packages for customers who lost personal possessions in the Auckland weather events.

The packages include essential furniture and household items for bathroom, kitchen, dining, living and bedroom areas.

Under the arrangement with Red Cross, packages are prioritised for customers who have had limited means of replacing or sourcing these items. The initial proposal was for up to 50 packages, but this was extended in late 2023 by an additional 15 packages.



ASE

Caroline Butterworth
DCE Auckland and Northland/Tāmaki Tai Tokerau

Auckland weather events: demolition activity in Māngere

Following the 2023 Auckland floods, 19 flood damaged homes in Pito Place, Māngere, were technically assessed and confirmed uneconomical to repair. These homes had all earlier been identified for redevelopment in the next two to three years as part of the Māngere large scale development programme.

Whānau previously living in these homes were rehoused permanently in other Kāinga Ora homes around Auckland.

A formal blessing event was held in December 2023 to mark the commencement of demolition works early this year. Demolition activity will be undertaken the LEAD Alliance which has been established to deliver infrastructure works and build-ready land in Kāinga Ora's Auckland large-scale projects.



Caroline Butterworth
DCE Auckland and Northland/Tāmaki Tai Tokerau

Te Waka Whaiora Trust New Whakamahia tō Wairua Service Opening

A new service will open in a Kainga Ora Community Group Housing property at Bedford Street, Porirua, on 29 January 2024.

Whakamahea Tō Wairua Service is a Kaupapa Māori forensic step-down service for Tangata Motuhake-Māori experiencing mental illness, who are seeking wellness. The new recovery-oriented service will provide forensic transitional care for Tangata Motuhake as they begin their integration journey back into their community, culture and whānau. Te Waka Whaiora Trust is a kaupapa Māori charitable trust operating in Porirua.

Te Waka Whaiora Trust has used these properties for services since 1997. The group asked Kainga Ora for support to provide a new, safe space for a residential respite service and we agreed to reconfigure three existing properties in Bedford Street (which had been used as office space for the group) to a new six-bedroom property that could be used as safe residential respite accommodation. The property has been carefully designed to support safe space for the staff, who will be on-site 24/7, and residents and includes multiple living and break out areas and the ability to separate male and female residents. The redevelopment also undertook planned maintenance activity including modernising kitchen and bathroom spaces, replacing fencing and repainting the exterior of the property. Further to this work, Te Waka Whaiora has completed some outstanding groundwork and decking to complement what Kāinga Ora has completed internally.

Kainga Ora rents or leases about 1,500 Community Group Housing properties to 213 providers, such as Te Waka Whaiora, reflecting a partnership between government and social sector providers that forms an important part of the wider housing system.

The opening will be held on site and will be an opportunity for the property to be blessed and mark the opening of the service in the community.

Nick Maling
GM National Services

Underwrite being exercised

The Buying off the Plans underwrite programme has, as at the end of December 2023, delivered 2,235 new affordable homes to New Zealanders. Of those homes, 225 were a result of underwrites being exercised, representing 10 percent of delivery. Those 225 homes were on-sold at or above the Crown's purchase price meaning more funds have been returned to the Crown than expended. Background to the programme can be found in our previous Ad-hoc briefing (AH 23 097 refers).

Kāinga Ora, on behalf of the Crown, will be acquiring three homes in an underwritten development located in Henderson, Auckland this month. This is an expected possible outcome of the underwrite programme and comes at a time when economic and market forces, such as high interest rates, are making it difficult for Developers to sell new homes. We have operational processes in place to acquire underwritten homes and then on-sell them, initially to eligible buyers.

This is the first time in three years Kāinga Ora has received an underwrite notice and there may be a further 30 underwrites exercised within this development. This is a natural part of any underwrite programme and these underwrites are within the agreed tolerance and parameters of the Buying off the Plans programme.

Given the recent market downturn, we are anticipating more underwrites to be exercised this financial year as we monitor the progress of the development portfolio. There is sufficient capacity within the existing Buying off the Plans appropriation to fund any required acquisitions. Sales revenue from the on-sale of homes acquired by the Crown is recycled back to the appropriation.

Caroline McDowall
GM Commercial

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Nick Maling
GM National Services

PROACT

PROACT

Planned engagement early 2024 - Ōrā-ei Neighbourhood Plan, Eastern Bays, Auckland

Ōrākei is the oldest state housing suburb in Auckland, with the average age of Kāinga Ora homes in the suburb sitting at around 67 years.

In 2020, Kāinga Ora announced plans to redevelop some sites in Ōrākei to renew and replace these aged homes. As a consequence of concerns raised by the Auckland Council, Ōrākei Local Board and community members, a local advisory group was established to work collaboratively with Kāinga Ora on developing a long-term renewal plan for the suburb. The role of the advisory group has been to provide advice and further opportunities for community input into the development of the plan and includes stakeholders and representatives from the Local Board, local schools, Ngāti Whātua Ōrākei, Ministry of Education, and Ōrākei Community Association as well as Auckland Transport.

In late February to early March 2024 we plan to inform customers, partners, and the community about how we plan to renew and replace our aged stock in the suburb over the next 7 to 10 years. We are not expecting this engagement to come as a surprise as planning work has been underway and visible within the community for the past two years. Two separate events are planned: a community drop-in session and the same for customers. All customers living in Kāinga Ora homes will also receive a visit beforehand to provide assurances that if they are likely to be affected at any stage we will always let them know first.

Through the delivery of our long-term plan, we will also support Ngāti Whātua Ōrākei aspirations in the work we do. Examples of this approach are sharing respective master plans, discussing infrastructure improvements, and identifying mutual opportunities to work together.

Overall, our renewal plan for Ōrākei will see slight growth in the total number of Kāinga Ora homes in Ōrākei with an uplift of approximately 10 per cent to around 330 public homes. It will also include the divestment of some existing sites that are not considered suitable or financially viable for redevelopment.

The local community and general public can access information on the proposed redevelopment on the Kāinga Ora website [Auckland :: Kāinga Ora – Homes and Communities \(kingaora.govt.nz\)](https://www.kingaora.govt.nz/auckland).

Caroline Butterworth
DCE Auckland and Northland/Tāmaki Tai Tokerau

Select committee annual review

We are preparing for the 2022/23 Annual Review of Kāinga Ora. The Social Services and Community Committee has advised that they will hold a one-hour hearing for Kāinga Ora and then a further two-hour combined hearing with Kāinga Ora, Ministry of Housing and Urban Development, and the Tāmaki Redevelopment Company. These hearings are scheduled for 9am-12noon on 28 February. The Chair and Chief Executive will attend.

The Committee has sent 195 written questions for response prior to the hearing. Most of these questions are standard and have been asked for several years. The new questions this year are about staff demographics and salaries, te reo Māori, environmental impact and any changes since the 2023 election. We will send a copy of these draft responses to your office on 7 February for your information. They are due to the Committee on 23 February.

As you are aware, in September 2023 the Standing Orders Committee agreed that committees need to improve on how they are performing their function of scrutinising the Executive, Budget and performance of government agencies, and changes were made to Standing Orders. Most hearings will now be longer, and committees may provide a breakdown ahead of time of the different topics they want to talk about and how much time is designated to each topic. The extent to which committees will be able to implement these changes in this annual review period is unknown at this stage.

We will keep your office updated as its affects Kāinga Ora

Rowan Macrae
GM People, Governance and Capability

2. Summary of papers sent

Paper	Purpose
Briefing KiwiBuild Approval to Underwrite V & EL Investment Limited BN 23 053	This paper seeks approval to underwrite 97 KiwiBuild homes to be delivered in Flat Bush, Auckland
Briefing Quarterly Report to the Minister: July to September 2023 BN 23 060	This report presents Kāinga Ora's progress towards delivering the commitments outlined in our Statement of Performance Expectations 2023/24, Statement of Intent 2022-2026 and public housing commitments
Briefing KiwiBuild Approval to Underwrite CS No. 4 Limited BN 23 066	This paper seeks approval to underwrite 31 KiwiBuild homes in Lower Hutt, Wellington
Briefing KiwiBuild Approval to Underwrite Wallaceville Developments Limited BN 23 067	This paper seeks approval to underwrite 31 KiwiBuild homes (in stages 10 and 11 of the Wallaceville development containing 62 homes in total) by the Developer in Upper Hutt
Briefing Upcoming Advice on proposed Tauranga and Porirua urban development projects BN 23 073	This report seeks your feedback on the timing of release, to Tauranga City Council and Western Bay of Plenty District Council, on a draft assessment report on a large urban development project in Tauranga
Ad hoc Community Group Housing Update AH 23 094	This paper provides you with an overview of Community Group Housing and explains its role in delivering government objectives
Ad hoc Infrastructure Acceleration Fund Update AH 23 096	This paper provides you with further information on the Infrastructure Acceleration Fund
Ad hoc KiwiBuild Underwrite Briefings AH 23 097	This paper provides you with background on the three underwrite briefings

3. Upcoming advice to be delivered in the next month

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<p>§ 9(2)(b)</p>	<p>[REDACTED]</p>	<p>[REDACTED]</p>	<p>[REDACTED]</p>
<p>[REDACTED]</p>	<p>[REDACTED]</p>	<p>[REDACTED]</p>	<p>[REDACTED]</p>

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ALL INFORMATION CONTAINED HEREIN IS UNCLASSIFIED EXCEPT WHERE SHOWN OTHERWISE

4. Kāinga Ora OIA requests

Reference number	Requestor	Topic	Date due to Minister's Office	Date due to requestor
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 23 643	Member of the public	<i>Information</i> Request for copies of correspondence	n/a	13/02/24 revised
OI 23 651	Ohakune Residents and Ratepayers Society	<i>Development</i> Request for information about an Ohakune development	n/a	23/02/2024 revised
OI 23 666	Rayssa Almeida (RNZ)	<i>Information</i> Request for information about Auckland flood damaged properties	n/a	31/01/2024 extended
OI 23 691	Castalia Limited	<i>Information</i> Request for construction cost information	n/a	24/02/2024 extended
OI 23 697	Member of the public	<i>Information</i> Request for information about a Māurewa acquisition	n/a	05/02/2024 extended
OI 23 704	Azaria Howe (Newstalk ZB)	<i>Information</i> Request for information about restructuring	n/a	15/02/2024 extended
OI 23 714	Ohakune Resident and Ratepayers Society	<i>Development</i> Request for information about an Ohakune development	n/a	16/02/2024 extended
OI 23 721	Member of the public	<i>Statistics</i> Request for personal grievance statistics	n/a	24/01/2024
OI 23 722	Mark Francis (Debtfix)	<i>Documents</i> Request for information about debt management policy and procedure	n/a	24/01/2024
OI 23 728	Member of the public	<i>Documents</i> Request for information relating to communications with Hon Dr Megan Woods	n/a	24/01/2024

OI 23 731	Matt Swann (Labour Leader's Office)	<i>Documents</i> Request for operational services information about instructions/direction from Government	22/01/2024	29/01/2024
OI 23 738	Sinead Gill (Stuff)	<i>Information</i> Request for information about Project Velocity	n/a	2/02/2024
OI 23 740	Bonair Action Group	<i>Development</i> Request for information about a Silverdale development	n/a	5/02/2024
OI 23 750	Ohakune Ratepayers and Residents Society	<i>Development</i> Request for information about an Ohakune development	n/a	9/02/2024
OI 24 002	Member of the public	<i>Documents</i> Request for information about staff in project and change roles	n/a	12/02/2024
OI 24 007	Bonair Action Group	<i>Development</i> Request for information about a Silverdale development	n/a	12/02/2024
OI 24 010	Bonair Action Group	<i>Development</i> Request for information about a Silverdale development	n/a	13/02/2024
OI 24 022	Member of the public	<i>Documents</i> Request for meth testing and decontamination documents	n/a	13/02/2024
OI 24 024	Member of the public	<i>Development</i> Request for information about a Waiuomata development	n/a	13/02/2024
OI 24 025	Member of the public	<i>Documents</i> Request for drug related property damage statistics	n/a	13/02/2024
OI 24 029	Member of the public	<i>Development</i> Request for information about a Winton development	n/a	13/02/2024
OI 24 031	Azaria Howell (NZME)	<i>Documents</i> Request for communications between Hon Chris Bishop and Kāinga Ora tier 2 and above	6/02/2024	13/02/2024
OI 24 032	Member of the public	<i>Documents</i> Request for information about the Housing Corporation loan scheme	n/a	13/02/2024

5. Ministerial OIA requests

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

PROACTIVE RELEASE