



WEEKLY REPORT

Kāinga Ora – Homes and Communities

For period ending 23 February 2024

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1. Updates

Developer build homes for Te Puke

Thirty new developer built homes are planned for Te Puke, with work underway on one of the sites and soon to start at the other four developments. Wolfbrook Residential has been contracted to build 24 of the two and three-bedroom houses and Archispace Developments the remaining six. Kāinga Ora will take over the homes on their completion from late 2024-mid-2025.

A factsheet will be delivered late this week to stakeholders, neighbours and the wider local community, and media letting them know details about the 24 homes which have resource consent, with a letter to be sent in the coming weeks for the other six-home development once resource consent is received. Community interest is expected in these new homes, and depending on the level of interest, a face-to-face drop-in session will be considered.

There are currently three Kāinga Ora homes in the town, with around 110 whānau groups on the Housing Register in Te Puke, in the fast-growing Western Bay of Plenty district.

Daniel Soughtton
DCE - Central

FENZ and Kāinga Ora workshops build knowledge and technical cooperation

Auckland-based Kāinga Ora and Fire and Emergency New Zealand (FENZ) representatives met last week in the second of a series of workshops to strengthen outcomes relating to fire prevention, risk mitigation and building design and compliance standards. The teams met to build understanding of the planning, design and public infrastructure aspects of high and medium density housing developments and what impact these might have on the work of FENZ in emergency situations.

The teams heard about the risk of small fires spreading when a large number of units are grouped closely and the challenges of coordinating emergency services when there are more cars on streets, less space on site and narrow accessways. The teams shared their organisations' respective planning and design approaches with a view to improving standards and developing exemplar case studies showing how good urban design, via the thoughtful placement of buildings and exit routes, can lower risks.

Both agencies are looking forward to further discussions and sessions to continue to build awareness of each other's drivers and challenges, and where opportunities are to collaborate further for the safety of our communities.

Hayley Fitchett
GM - Urban Planning and Design

Judicial review of Hawkes Bay development

On 14 February 2024, the Chief Executive of NZHG informed Kāinga Ora that Hastings District Council have been served papers for the judicial review of the approved resource consent for the Rimu Street development. Kāinga Ora understands the judicial review - funded by a local community group Mahora Residents Society Incorporated - will seek to determine whether Hastings District Council had followed the correct legal process before granting the resource consent. The developer has not at this stage been served papers directly to act as a Second Respondent. It is also possible Kāinga Ora may be served papers and become a Third Respondent in the review. However, Kāinga Ora is not currently intending to join as an intervener. As is consistent with Kāinga Ora Market Delivery agreements, the terms and agreement place full responsibility for achieving consents with the developer.

Daniel Sughtton
DCE – Central/Te Puku Ikaroa

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

[Redacted]

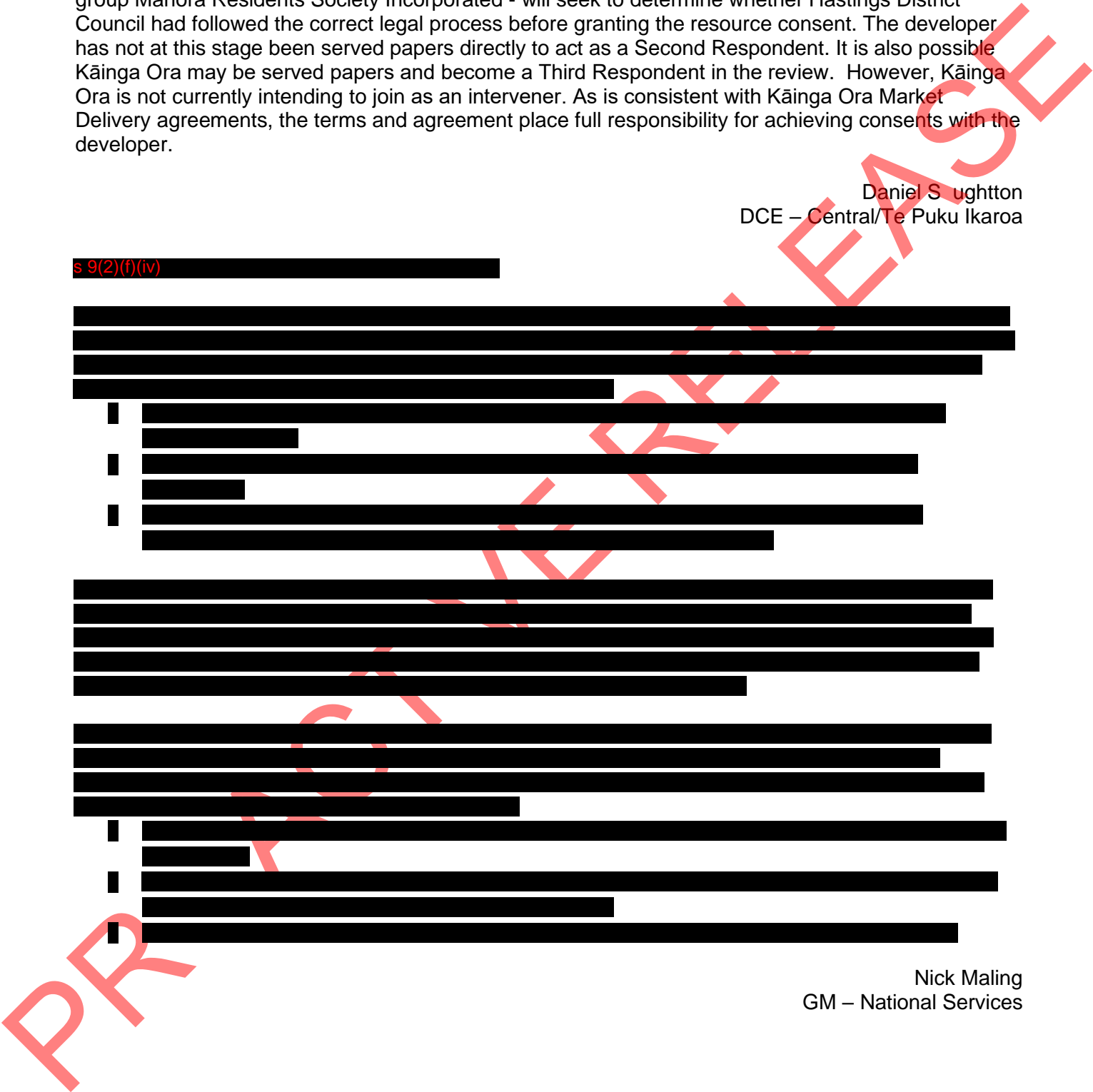
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Nick Maling
GM – National Services



s 9(2)(a)

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Nick Maling
GM – National Services

Healthy Homes Update

Kāinga Ora is required to ensure our homes meet Healthy Homes Standards by 1 July 2024. At 31 January 2024, 99.4 percent of Kāinga Ora homes required to meet the Healthy Homes Standards either met them or had work in progress to meet them.

Around 0.6 percent of our homes have yet to be assessed and confirmed as meeting the Standards. There are around 0.5 percent that are more recent additions to the delivery programme; they were previously exempt as they were intended for retrofit or redevelopment but that work is not now proceeding meaning they must now be assessed for compliance against the Standards. There are around 0.1 percent that are homes where Kāinga Ora has experienced challenges gaining access to the home to either undertake the assessment or complete the necessary work.

Where there are access challenges, Kāinga Ora Housing Support Managers are actively working with these tenants to ensure they understand the benefits of the improvements, the Kāinga Ora obligations under law to meet Healthy Homes Standards, and their obligations under their Tenancy Agreement with us. There can be a range of reasons why tenants are reluctant to engage with Kāinga Ora, some of which are complex, including mental health challenges. However, in instances where the tenant continues to refuse to allow access, we are using options available to us under the Residential Tenancies Act (RTA), including issuing notices under section 53B to require the tenant to relocate to another property.

Kāinga Ora is closely monitoring work towards achieving compliance and will provide you with another update in early March, once February month end figures are confirmed.

Nick Maling
GM – National Services

PROAC

2. Summary of papers sent

Paper	Purpose
Briefing Business Case - Kāinga Ora Homes and Communities Appropriation Funding BN 24 007	This paper seeks your agreement that Kāinga Ora submits a 2024 Budget Bid for a one year extension of funding for the Kāinga Ora appropriation

PROACTIVE RELEASE

3. Upcoming advice to be delivered in the next month

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PROAC - FULL RELEASE

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

PROACTIVELY RELEASED

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 23 691	Castalia Limited	<i>Information</i> Request for construction cost information	n/a	24/02/2024 extended
OI 23 721	Member of the public	<i>Statistics</i> Request for personal grievance statistics	n/a	22/02/2024 extended
OI 23 738	Sinead Gill (Stuff)	<i>Information</i> Request for information about Project Velocity	n/a	1/03/2024 extended
OI 24 022	Member of the public	<i>Documents</i> Request for meth testing and decontamination documents	n/a	19/03/2024 extended
OI 24 029	Member of the public	<i>Development</i> Request for information about a Winton development	n/a	12/03/2024 extended
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	27/02/2024 extended
OI 24 032	Member of the public	<i>Documents</i> Request for information about the Housing Corporation loan scheme	n/a	26/02/2024 extended
OI 24 033	Member of the public	<i>Development</i> Request for Mangere development consultation and cultural and historical reports	n/a	12/03/2024 extended
OI 24 034	Member of the public	<i>Development</i> Request for Mangere modelling of stormwater and flooding and risk analysis	n/a	12/03/2024 extended
OI 24 040	Member of the public	<i>Information</i> Request for information about Rotorua public housing	n/a	23/02/2024

OI 24 049	Isobel Prasad (TVNZ)	<i>Statistics</i> Request for statistics on disruptive behaviour	n/a	19/02/2024
OI 24 052	Member of the public	<i>Development</i> Request for Auckland development information	n/a	08/03/2024 extended
OI 24 056	Ohakune Residents and Ratepayers Society	<i>Development</i> Request for information about an Ohakune development	n/a	21/02/2024
OI 24 057	Member of the public	<i>Development</i> Request for information about a Greytown development	n/a	21/02/2024
OI 24 059	Member of the public	<i>Information</i> Request for information about correspondence from Minister of Finance	16/02/2024	23/02/2024
OI 24 060	Member of the public	<i>Documents</i> Request for documents relating to Ministerial responsibilities and advice	14/02/2024	21/02/2024
OI 24 064	Azaria Howell (NZME)	<i>Statistics</i> Request for eviction statistics	n/a	23/02/2024
OI 24 078	Ohakune Residents and Ratepayers Society	<i>Development</i> Request for information about an Ohakune development	n/a	01/03/2024
OI 24 079	Member of the public	<i>Development</i> Request for information about a Napier development	n/a	29/02/2024
OI 24 082	Bonair Action Group	<i>Development</i> Request for information about a Silverdale development	n/a	04/03/2024
OI 24 083	Bonair Action Group	<i>Development</i> Request for information about a Silverdale development	n/a	04/03/2024
OI 24 085	Stacey Oliver (Stuff)	<i>Statistics</i> Request for disruptive behaviour statistics in Hamilton	n/a	05/03/2024
OI 24 087	Stacey Oliver (Stuff)	<i>Information</i> Request for list of build partners in Waikato and Hamilton	n/a	05/03/2024
OI 24 090	Member of the public	<i>Development</i> Request for information about a Stoke development	n/a	01/03/2024
OI 24 092	Member of the public	<i>Information</i> Request for information about staff use of social media	n/a	07/03/2024

OI 24 093	PSA	<i>Information</i> Request for information the fiscal sustainability programme	n/a	08/03/2024
OI 24 096	Member of the public	<i>Development</i> Request for information Auckland developments	n/a	11/03/2024
OI 24 097	Member of the public	<i>Development</i> Request for information about an Ohakune development	n/a	08/03/2024
OI 24 099	Ohakune Residents and Ratepayers Society	<i>Development</i> Request for information about an Ohakune development	n/a	12/03/2024
OI 24 102	Member of the public	<i>Document</i> Request for policy on customers gang affiliations	n/a	14/03/2024

5. Ministerial OIA requests

Reference number	Requestor	Topic	Date due to Minister's Office	Date due to requestor
OI 24 077	Hon Chris Bishop	<i>Correspondence</i> Request for a copy of text between Hon Bishop and Chief Executive	15/02/2024	22/02/2024