



# WEEKLY REPORT

Kāinga Ora – Homes and Communities

For period ending 26 April 2024

# 15

Proactive release

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### 1. Decisions or consultations sought this week

There are no decisions or consultations sought this week.

For upcoming advice to be delivered in the next month please refer to section 5.

### 2. Updates for Hon Chris Bishop, Minister of Housing

#### Draft Statement of Performance Expectations consultation

- A briefing and draft Statement of Performance Expectations (SPE) will be provided to the Minister on 1 May 2024 and feedback is requested by 22 May 2024. A final version is scheduled to be provided to the Minister on 1 June 2024 with a view to publishing it on 1 July 2024 and presentation to the House of Representatives.
- We have consulted with the Ministry of Housing and Urban Development and incorporated their feedback into the draft SPE which reflects this engagement and consideration of the Ministry's input.
- The interim Letter of Expectations highlighted several focus areas for the 2024/25 financial year. Our core focus areas outlined in the SPE are intended to align closely with the expectations set by the Minister and Minister of Finance, Hon. Nicola Willis. Six new measures have been introduced, 10 removed and four have been revised.
- The 'year ahead' section summaries our response to the Ministers' expectations, in particular our focus in 2024/25 on:
  - Financial sustainability and delivering value for money
  - Disruptive behaviour
  - Actively reducing rental arrears
  - Strengthening community engagement
  - Tenanting vacant properties as quickly as possible
  - Increasing our supply of social housing
- The draft SPE has been considered and approved for consultation by the Kāinga Ora Board.

#### Next steps

Please provide feedback on the Draft State of Performance Expectations.

#### Due

By 22 May 2024

#### Contact person

Gareth Stiven

General Manager, Strategy  
Finance and Performance

s 9(2)(a)

## Update on structural changes in progress

- As notified on 12 April 2024, the current phase of the realignment programme at Kāinga Ora is focused on workflow efficiencies and achievement of consequent savings in delivery timing and quality, with consequent reductions in employee numbers. The emphasis has been on ensuring support functions are engaged on delivery of results prioritised by the business, with costs managed assertively, and that all actions are informed by transparent, and cost-conscious, decision-making. It is noted that this work is prior to the outcome of the Sir Bill English review process and the setting of overall budgets, and these will be incorporated into future change considerations.
- Consultation with the first affected teams in the Government and Sector Relationships group concluded on 22 April, with final decisions due on 9 May. Given the relative size of this group, the proposed reductions, at 5, are smaller than those being proposed elsewhere in our support functions.
- Consultation with our People team, and Safety, Support and Wellbeing team (which includes other services such as facilities and fleet management) concludes this week (26 April). Proposed reductions across these two teams are 20 role out of a total combined workforce of approximately 140 positions.
- A further consultation process will be initiated on 2 May which will propose larger scale reductions in role numbers across three additional teams – Organisational Improvement, Technology and Information and Intelligence – as a consequence of new process and cost efficiencies and targeted prioritisation.
- As earlier advised, we have committed to our people whose roles are potentially affected that they will be the first recipients of information on proposed reduction numbers. However, should you require a verbal update on draft targets we will be happy to share this with you, and we commit to keeping you informed as our programme progresses, including any subsequent proposals in other parts of Kāinga Ora.

<b>Next steps</b>	<b>Due</b>
Information on the Organisational Improvement, Technology and Information and Intelligence will be provided to your office on Thursday.	2 May 2024
<b>Contact person</b>	
Rowan Macrae	General Manager – People, Governance and Capability
	s 9(2)(a)

## Crown acquisition of underwritten homes

- Current economic conditions and market forces are resulting in a flat residential real estate market across New Zealand – leading to some private developers experiencing difficulty in selling completed new homes.
- Kāinga Ora, on behalf of the Crown, is currently acquiring homes as a result of some underwrites under the Buying off the Plans programme being exercised by developers. The homes were unsold by the developers.
- At the time of this update, 53 homes, have been acquired across two developments located in Auckland.
- The total cost of the 53 homes is s 9(2)(b)(ii) (plus GST, if any) to be funded from the Non-Departmental Output Expense: *Buying off the Plans Programme* appropriation
- Kāinga Ora is marketing any acquired homes for on-sale.
- Given the challenging residential sales market, Kāinga Ora is anticipating more underwrites may be exercised on developments that are under construction and forecast for completion in the current financial year.
- We are preparing further advice for you and the Minister of Finance on strategic options for underwritten homes.

### Next steps

s 9(2)(f)(iv)

### Due

Late May 2024

### Contact person

Caroline McDowall

GM - Commercial

s 9(2)(a)

## Hobsonville Point Seaplane Ramp

- The seaplane ramp at Hobsonville Point has been degrading since it was built in 1930.
- A recent engineers report has stated the ramp is no longer safe for public access and the decision was made to close access to the ramp as a safety measure.
- A new jetty is under construction to allow continued water access but is not open yet for the public to use meaning no water access for yachts moored nearby.
- We expect access to the new jetty will be available from late May/early June 2024.
- Yacht owners who moor their boats off Catalina Bay and use the seaplane ramp for access and provision of storage for dinghies have raised their concerns over the closure.
- Key stakeholders have been informed and a further comms plan is being worked through.
- The local MP Cameron Brewer has been in discussion with Kāinga Ora and has chaired a meeting with residents, Kāinga Ora and the local Upper Harbour Local Board.
- Kāinga Ora is investigating how access can either be made to the new jetty, when appropriate, or alternatives on how the waterfront and yachts can be accessed.
- Kāinga Ora will keep in communication with the local community around what options are available

<b>Next steps</b>		<b>Due</b>
Ongoing stakeholder comms and engagement		N/A
<b>Contact person</b>		
Nathan Palmer	Acting General Manager - Urban Development and Delivery	s 9(2)(a)

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

<b>Next steps</b>		<b>Due</b>
Updates on future meetings involving the Minister will be provided.		To be advised
<b>Contact person</b>		
Caroline Butterworth	DCE – Tāmaki Tai Tokerau - Auckland/Northland	s 9(2)(a)

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### 3. Updates for Hon Tama Potaka, Associate Minister of Housing

s 9(2)(f)(iv) [Redacted]		
<ul style="list-style-type: none"> <li>■ [Redacted]</li> <li>■ [Redacted]             <ul style="list-style-type: none"> <li>■ [Redacted]</li> <li>■ [Redacted]</li> <li>■ [Redacted]</li> <li>■ [Redacted]</li> </ul> </li> <li>■ [Redacted]             <ul style="list-style-type: none"> <li>■ [Redacted]</li> <li>■ [Redacted]</li> <li>■ [Redacted]</li> </ul> </li> <li>■ [Redacted]</li> <li>■ [Redacted]</li> <li>■ [Redacted]</li> <li>■ [Redacted]</li> <li>■ [Redacted]</li> <li>■ [Redacted]</li> <li>■ [Redacted]</li> </ul>		
<b>Next steps</b>		<b>Due</b>
No action is required.		N/A
<b>Contact person</b>		
Nick Malin	General Manager – National Services	s 9(2)(a) [Redacted]

<b>Tenancy Tribunal Decisions of note</b>
<ul style="list-style-type: none"> <li>• On 22 March 2024, two tenant application decisions went against Kāinga Ora in the Tenancy Tribunal. The customers sought damages on the basis that they made multiple complaints about the antisocial behaviour of neighbours in their complex, who's tenancy had been terminated by the Tenancy Tribunal earlier in the day.</li> <li>• In both cases, the Adjudicator ordered Kāinga Ora to pay the applicant \$3,000 in compensation, \$3,000 in general damages, and reimburse the \$20.44 filing fee.</li> <li>• A number of actions were taken to address the antisocial behaviour of the disruptive customer which included issuing of a Section 55a notice and offering alternative properties which were declined.</li> </ul>







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## 7. Kāinga Ora OIA requests

Reference number	Requestor	Topic	Date due to Minister's Office	Date due to requestor
OI 24 164	Ohakune Residents and Ratepayers Society	<i>Development</i> Request for information about an Ohakune development	n/a	06/05/2024 extended
OI 24 166	Member of the public	<i>Information</i> Request for information about an IAF project in Whangārei	n/a	14/05/2024 extended
OI 24 170	Member of the public	<i>Developments</i> Request for information about a developments in Tairāwhiti/Gisborne for past ten years	n/a	15/05/2024 extended
OI 24 171	Ohakune Residents and Ratepayers Society	<i>Development</i> Request for information about an Ohakune development	n/a	15/05/2024 extended
OI 24 173	Ohakune Residents and Ratepayers Society	<i>Development</i> Request for information about an Ohakune development	n/a	15/05/2024 extended
OI 24 180	Member of the public	<i>Statistics</i> Request for information and statistics relating to Winton	26/04/2024	03/05/2024 extended

OI 24 195	Member of the public	<i>Documents</i> Request for reports relating to Homestar or the Homestar transition standard	n/a	20/05/2024 extended
OI 24 199	Member of the public	<i>Information</i> Request for policy or ministerial decision to increase supported housing services to market level rents	n/a	29/04/2024
OI 24 210	Member of the public	<i>Information</i> Request for expenditure on Public Relations and Communications support	n/a	02/05/2024
OI 24 216	Jacon McSweeny (RNZ)	<i>Development</i> Request for information regarding the Northcote TLC modular build	29/04/2024	06/05/2024
OI 24 226	Member of the public	<i>Information</i> Request for information regarding staff roles and numbers	n/a	09/05/2024
OI 24 228	Thomas Raethal (Labour Party researcher)	<i>Information</i> Request for proposal document to reduce expenditure	3/05/2024	10/05/2024
OI 24 229	Nick James (RNZ)	<i>Information</i> Request for information regarding KiwiBuild and Kāinga Ora Land Programme	01/05/2024	08/05/2024
OI 24 235	Member of the public	<i>Information</i> Request for information regarding Kāinga Ora build partners	n/a	10/05/2024
OI 23 236	Lane Nichols (NZME)	<i>Development</i> Request for information about an Albany development	7/05/2024	14/05/2024
OI 24 237	Ohakune Residents and Ratepayers Society	<i>Development</i> Request for information about an Ohakune development	n/a	13/05/2024
OI 24 241	Nick James (RNZ)	<i>Information</i> Request for information KiwiBuild and the Kāinga Ora land programme	10/05/2024	17/05/2024
OI 24 245	Ethan Manera (NZME)	<i>Information</i> Request for information regarding the use of te reo Māori	09/05/2024	16/05/2024

## 8. Ministerial OIA requests

Reference number	Requestor	Topic	Date due to Minister's Office	Date due to requestor
OI 24 238	Member of Public	<i>Information</i> Request for information regarding reducing staff headcount	25/04/2024	2/05/2024

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