



WEEKLY REPORT

Kāinga Ora – Homes and Communities

For period ending 26 January 2024

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1. Updates

Driving further efficiencies through the Housing Delivery System

Our new Housing Delivery System (HDS) continues to drive productivity, reliability and reduce costs. Through the HDS we're already reducing the design to consent phase of houses by 94 percent – from 17 months to six weeks – and halving build times. The HDS recently delivered three new quality homes in a record 59 days, working with build partner Jennian Homes Residential (NZ) and Jennian Homes Canterbury. This latest milestone includes foundations, civil works and construction, and reduces the standard build time for a similar project by more than half.

Approximately 1,400 homes are progressing through the HDS design and build process or were completed as at December 2023. Homes of various typologies are being built using this system in more than 20 towns and cities throughout the country.

As the HDS continues to evolve, we discover even more ways to increase its efficiency and achieve greater value for investment. This includes looking at wider productivity, labour and material initiatives, alongside operational efficiencies.

Productivity and material savings

Kāinga Ora is conducting a pilot in Rotorua which sees us more actively involved in the housing delivery supply chain. This involves co-designing the commercial agreement with our supplier and build partner, ensuring aligned outcomes and shared accountability.

We are aiming to save at least 30 percent in costs per home delivered, through increased productivity, material savings, less waste and reduced margins and overheads. The relational agreement is being piloted on the construction of more than 100 homes in Rotorua that are scheduled to be delivered through the HDS.

Operational efficiencies

Kāinga Ora has been focusing on how we can further optimise delivery through our Mini Business Units (MBUs)*. We've found that it would be more cost-effective to increase the size of four existing MBUs rather than permanently establish a fifth MBU. We have therefore made the decision to not continue with the temporary Auckland-based MBU 2, resulting in the number of preconstruction MBUs changing from five to four.

Our HDS team has met with the professional services firms we have been working with, to confirm what this means for them and any impact on their current commercial arrangements. Some of these firms will continue to provide services for the HDS in the other MBUs.

**Mini Business Units are teams within the HDS made up of professionals from multiple disciplines representing the different skillsets, knowledge and experience required to plan and deliver housing.*

Caroline McDowall
GM Commercial

Kāinga Ora review

The review team, led by Rt Hon Sir Bill English, met with the Kāinga Ora Board last Friday in Auckland and discussed a wide range of issues. As part of the review process, further information is being provided to the review team over the next couple of weeks. The reviewers also took the opportunity to tour our largest single site housing complex, Te Mātāwai, on Greys Avenue. One-on-one sessions with individual Board members are also being arranged.

Gareth Stiven
GM Strategy, Finance and Policy

Partnership with private sector developers to submit a joint Private Plan Change Application (Plan Change 6a NWL1), Levin, Horowhenua

In 2022 Kāinga Ora purchased a 3.1ha greenfield site at **s 9(2)(a)**, Levin, for \$3.3 million, for the purposes of building new public housing.

The site is located in the north-west of Levin and is part of a wider 22ha area earmarked for growth as part of the Horowhenua Growth Strategy.

Kāinga Ora was approached by Horowhenua District Council to consider a coordinated structure planning exercise and a joint plan change application with the other land-owners and iwi.

Kāinga Ora has worked in partnership with the private sector land-owners to prepare a joint plan change application, in collaboration with iwi and Council via a working group.

Engagement with the community and neighbours has occurred since our acquisition of the site, including letters over 2022, 2023 and 2024 informing them of the Kāinga Ora purchase and the proposed Plan Change to rezone the land to a Residential Zone.

In terms of next steps, the proposed Plan Change material is currently undergoing internal approval within Kāinga Ora. Kāinga Ora and the other land-owners intend to lodge a joint Plan Change application with Horowhenua District Council in March 2024.

Assuming Council agrees to adopt the Plan Change as it intends to do, it will notify the Plan Change and request public submissions leading onto a public hearing. Kāinga Ora will then participate as a stakeholder and submitter in the then Public Plan Change process.

Daniel Soughtton
DCE Central/Te Puku Ikaroa

Hayley Fitchett
GM Urban Planning and Design

Property Council Emerging Leaders tour Hobsonville Point development

Last week, representatives from the Kāinga Ora Urban Planning and Design and Urban Development and Delivery teams hosted a cohort of around 20 Property Council Emerging Leaders at its Hobsonville offices.

The industry outreach event was a knowledge sharing exercise, using the Hobsonville Point development as a case study.

The aim was for Kāinga Ora to profile a medium-density large-scale development that has progressed well, recognising the partnering with multiple private sector organisations, to share what has been achieved, showcase successes and to reflect on what could be done differently for the success of future developments.

The group were taken on a walking tour to experience the community feel of the development first-hand. They were shown a range of housing typologies, examples of the available amenity including greenspace, and some of the repurposed buildings, that showed that the development retained some of its heritage character.

Subsequently, discussions were had around the commercial aspects of the development, the benefits of investing in amenity upfront and the role of urban design in large-scale developments, including the value of a masterplan and urban design panel in ensuring quality housing proposals from a range of developers.

Mark Fraser
GM Urban Development and Delivery

Hayley Fitchett
GM Urban Planning and Design

Dunedin Social Agencies Stakeholder Hui

Late last year, Kāinga Ora hosted the fourth Dunedin Social Agencies Stakeholder Hui (SASH) online. SASH brings together more than 30 government and social sector agencies operating in Dunedin and is a great way for local organisations to form connections with each other.

Kāinga Ora staff presented at the hui to raise awareness of their work in the region. This included the number of newly completed public homes and upcoming projects, progress on the Healthy Homes Programme and the Home Ownership products available to people.

Our staff also benefited from hearing from the organisations in attendance, with valuable insights shared on the types of housing needed in the city. Presbyterian Support informed the group of the increased need they are seeing from young people and the lack of suitable accommodation available to them in the city, and other agencies reported a lack of accommodation for people with complex needs across the city.

There is so much value in the information shared and the connections formed at these hui, and we hope to continue hosting these this year.

Kerrie Young
Acting DCE South/Te Waipounamu

2. Summary of papers sent

Paper	Purpose

3. Upcoming advice to be delivered in the next month

Date due to Minister's Office	Title	Minister(s)	Contact person
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]

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

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 Manurewa acquisition	n/a	05/02/2024 extended
OI 23 704	Azaria Howell (Newstalk ZB)	<i>Information</i> Request for information about restructuring	n/a	15/02/2024 extended
OI 23 714	Ohakune Residents 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	22/02/2024 extended
OI 23 722	§ 9(2)(a) (Debtfix)	<i>Documents</i> Request for information about debt management policy and procedure	n/a	15/02/2024 extended
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 Wainuiomata 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
OI 24 033	Member of the public	<i>Development</i> Request for Mangere development consultation and cultural and historical reports	n/a	13/02/2024
OI 24 034	Member of the public	<i>Development</i> Request for Mangere modelling of stormwater and flooding and risk analysis	n/a	13/02/2024
OI 24 035	Member of the public	<i>Information</i> Request for information about a New Lynn redevelopment site	5/02/2024	13/02/2024
OI 24 036	Member of the public	<i>Documents</i> Request for previous maintenance information at a Papakura property	n/a	13/02/2024

OI 24 037 (mix of privacy and OIA)	Member of the public	<i>Documents</i> Request for personal information and legal costs	n/a	14/02/2024
OI 24 038	Member of the public	<i>Information</i> Request for maintenance cost information	n/a	15/02/2024
OI 24 039	Member of the public	<i>Information</i> Request for Auckland construction information	n/a	13/02/2024
OI 24 040	Member of the public	<i>Information</i> Request for information about Rotorua public housing	n/a	16/02/2024
OI 24 041	Member of the public	<i>Information</i> Request for information about a property in Waipukurau	n/a	16/02/2024
OI 24 042	Member of the public	<i>Documents</i> Request for tenancy policy document	n/a	16/02/2024

5. Ministerial OIA requests

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