



WEEKLY REPORT

Kāinga Ora – Homes and Communities

For period ending 31 May 2024

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Proactive release

Next steps		Due
We will provide further updates to you as this matter develops		N/A
Contact person		
Andrew McKenzie (2)	Chief Executive	s 9(2)(a)
James Pullar (1)	Associate General Counsel Litigation	

Earthquake Prone Building in Lower Hutt – Common Unity site		
<ul style="list-style-type: none"> • Kāinga Ora owns a property at 310 Waiwhetu Road, Lower Hutt, that it purchased in 2022 with the intent to demolish the existing building and create a new mixed use development with social housing and space for social enterprise. The existing building on the site is currently occupied by a social enterprise, Community Unity. • Kāinga Ora undertook standard due diligence when we acquired the site but, since we intend to demolish the building, we did not undertake detailed engineering assessments of the built structures. We also purchased the site at a material discount to its market value recognising the poor condition of the current building and our intent to demolish it. • We have since commissioned a Detailed Seismic Assessment (DSA) to ensure the building was safe to continue being occupied. The DSA was received on 22 May 2024 and finds that the building has a seismic rating of 15 percent of the New Building Standard and is not safe to continue being occupied. We have notified Common Unity of the DSA finding and that they will need to vacate the site. Our local team is meeting with them this week to discuss next steps and any alternative accommodation options we can support them with. • There is a risk that the community will be unhappy that Common Unity cannot continue to operate on the site. The Kāinga Ora purchase of the property has not been publicised given the uncertainty around our redevelopment plans, but some members of the community are aware that we own the site. • Given the complexity of the project and its likely investment requirement, Kāinga Ora will consult with you as the redevelopment project proceeds through our Investment Management Framework. 		
Next steps		Due
We will consult with you as the redevelopment project proceeds through our Investment Management Framework		N/A
Contact person		
Daniel Soughtton	DCE Central / Te Puku Ikaroa	s 9(2)(a)

Update on New Zealand Institute of Architects 2024 local architecture awards

- Four Kāinga Ora developments have now been recognised at New Zealand Institute of Architects (NZIA) 2024 local architecture awards.
- Oxford Terrace, a 32-home apartment complex for older and mobility challenged customers in Lower Hutt, was the sole winner in the Housing - Multi Unit category at the NZIA Wellington branch awards which took place on 23 May 2024. The design partner was Solari Architects.
- The judges commended the project for its highly empathetic design response, saying it was “a heart-warming example of a community housing project”.
- As previously advised (Weekly Report #18), Riccarton Rd Christchurch, Te Mātāwai Auckland, and Puriri Park Road Whangārei also received NZIA 2024 local architecture awards.
- All local winners will be shortlisted for the NZIA National Awards later this year.

Next steps

Due

N/A

Contact person

Patrick Dougherty

GM – Construction and Innovation

s 9(2)(a)

s 9(2)(f)(iv)

- [Redacted]
- [Redacted]
- [Redacted]
- [Redacted]

Next steps

Due

Final reports and recommendations to Minister

30/06/2024

Contact person

Hayley Fitchett	GM - Urban Planning and Design	s 9(2)(a)
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s 9(2)(f)(iv)		
<ul style="list-style-type: none"> ■ [Redacted] ■ [Redacted] ■ [Redacted] ■ [Redacted] 		
[Redacted]		Due
[Redacted]		5 June 2024
Contact person		
Mark Fraser	GM – Urban Development and Delivery	s 9(2)(a)

Seaplane Ramp, Hobsonville Point - Update
<ul style="list-style-type: none"> • As previously communicated, the Seaplane ramp at Catalina Bay, Hobsonville Point was closed at short notice on engineering advice. It had finally deteriorated to a point that risked dangerous failure (it is over 100 years old). This decision was met with some concern by local boaties. The ramp was well used by the community, particularly for water access point for yachts moored off Catalina Bay. • A replacement jetty has been under construction for some time and was nearing completion when the advice to close the old ramp was received - creating a timing gap of approximately six weeks. We have now received a Certificate of Public Use for the new jetty, meaning that water access at Catalina Bay has been restored. • Local MP, Cameron Brewer, Auckland Council Local Board members and the community have been informed of the opening of the new jetty.

Next steps		Due
Kāinga Ora are working with Auckland Council to confirm a new location for dinghy storage for yachts moored off Catalina Bay.		4 June 2024
Contact person		
Mark Fraser	GM – Urban Development and Delivery	s 9(2)(a)

Proactive release

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

Co-location provides efficiency for customers		
<ul style="list-style-type: none"> • Co-location is an opportunity to build relationships with our partner agencies and support services to work together for better customer outcomes. • Currently we are co-locating at 33 locations, including 15 with the Ministry of Social Development (MSD), 5 marae locations and 13 locations with New Zealand Police and other agencies. • We have had some real success connecting with MSD intensive case managers on joint customers. The New Lynn team recently assisted with several rent arrears cases which resulted in full payment being received and work being undertaken on those customers' benefit entitlements. • Our customers appreciate the travel and efficiency benefits of our service co locations. • The most recent co-location to be established is with Strive Community Trust in Māngere, Auckland. 		
Next steps		Due
		N/A
Contact person		
Caroline Butterworth	DCE – Auckland/North / Tāmaki Tai Tokerau	s 9(2)(a)
Community engagement highlights		
<ul style="list-style-type: none"> • Kāinga Ora has worked hard over the past year to strengthen its relationship with our customers and community in the Parkhaven neighbourhood in Māngere. In mid-April around 100 locals came together at a family friendly neighbours day, including residents, customers and private owners. We received overwhelmingly positive feedback regarding the event and Kāinga Ora homes. • In Oranga Kāinga Ora presented a revised Oranga Development Master Plan was to the local community at an Information Day on 11 May. The event was well attended and supported by Auckland Council, Fletcher Living, and infrastructure partners from LEAD Alliance. 		
Next steps		Due
		N/A
Contact person		
Caroline Butterworth	DCE – Auckland/North / Tāmaki Tai Tokerau	s 9(2)(a)

4. Summary of papers sent

Paper	Purpose
AH 24 035 Minister Bishop meeting with Mayor Radich and Aaron Lodge visit	This paper responds further information on the Aaron Park Motor Lodge. This was made ahead of your meeting with the Mayor of Dunedin to discuss this property.
BN 24 008 Infrastructure Acceleration Fund – Trentham Racecourse Development Agreements Termination	This briefing provides information to support a request to terminate the Infrastructure Acceleration Fund (IAF) Funding Agreements for the Trentham Racecourse development with Upper Hutt City Council and Gillies Group Ltd (Gillies Group).

5. Upcoming advice to be delivered in the next month

s 9(2)(f)(iv)			
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6. Kāinga Ora OIA requests

Reference number	Requestor	Type	Request summary	Minister(s)	To MO for	Response due
OI 24 214	Azaria Howell	Media	<i>Information</i> Request for communications relating to change process	Hon Chris Bishop	Noting FYI	12/06/2024 extended
OI 24 226	Member of the public	Public	<i>Information</i> Request for information regarding staff roles and numbers	Hon Chris Bishop	Not being provided	06/06/2024 extended
OI 24 228	Thomas Raethal	Opposition	<i>Information</i> Request for proposal documents to reduce expenditure	Hon Chris Bishop	Consultation	10/06/2024 extended
OI 24 245	Ethan Manera	Media	<i>Information</i> Request for information regarding the use of te reo Māori	Hon Tama Potaka	Consultation	14/06/2024 extended
OI 24 266	Hannah McCallum	Media	<i>Development</i> Request for information about a Wellington development	Hon Chris Bishop	Consultation	13/06/2024 extended
OI 24 274	Member of the public	Public	<i>Information</i> Request for information about contractors and consultants	Hon Chris Bishop	Not being provided	31/05/2024 tbc extended
OI 24 275	Murray Jones	Media	<i>Information</i> Request for information about restructure and redundancy consultant expenditure	Hon Chris Bishop	Noting FYI	05/06/2024
OI 24 278	Member of the public	Public	<i>Development</i> Request for information about a Wellington development	Hon Chris Bishop	Not being provided	31/05/2024 tbc extended
OI 24 285	Matt Swann	Opposition	<i>Information</i> Request for information about staff reductions	Hon Chris Bishop	Noting FYI	06/06/2024

OI 24 289	Ohakune Residents and Ratepayers Society	Public	<i>Development</i> Request for information about an Ohakune development	Hon Chris Bishop	Not being provided	07/06/2024
OI 24 290	Ohakune Residents and Ratepayers Society	Public	<i>Development</i> Request for information about an Ohakune development	Hon Chris Bishop	Not being provided	07/06/2024
OI 24 291	Ohakune Residents and Ratepayers Society	Public	<i>Development</i> Request for information about an Ohakune development	Hon Chris Bishop	Not being provided	10/06/2024
OI 24 296	Member of the public	Public	<i>Development</i> Request for information about a planned Dunedin development	Hon Chris Bishop	Noting FYI	12/06/2024
OI 24 301	Member of the public	Public	<i>Development</i> Request for information about an Ohakune development	Hon Chris Bishop	Not being provided	12/06/2024
OI 24 302	Connor Stirling	Media	<i>Information</i> Request for data on the Home Lease programme	Hon Chris Bishop	Noting FYI	17/06/2024
OI 24 303	Ohakune Residents and Ratepayers Society	Public	<i>Development</i> Request for information about an Ohakune development	Hon Chris Bishop	Not being provided	18/06/2024
OI 24 306	NZCTU	Public	<i>Information</i> Request for information about the Board correspondence relating to the review of Kāinga Ora	Hon Chris Bishop	Consultation	20/06/2024
OI 24 311	Member of the Public	Public	<i>Information</i> Request for information about ending first home grants	Hon Chris Bishop	Not being provided	20/06/2024
OI 24 313	Thomas Coughlan	Media	<i>Information</i> Request for information about ending first home grants	Hon Chris Bishop	Noting FYI	21/06/2024

OI 24 315	Meg Stewart Ward	Opposition	<i>Information</i> Request for information about ending first home grants	Hon Chris Bishop	Noting FYI	20/06/2024
OI 24 320	Matthew Littlewood	Media	<i>Information</i> Request for information about Dunedin property	Hon Chris Bishop	Noting FYI	21/06/2024
OI 24 323	Member of the Public	Public	<i>Information</i> Request for information about ending first home grants	Hon Chris Bishop	Not being provided	24/06/2024
OI 24 327	Meg Stewart Ward	Opposition	<i>Information</i> Request for information about performance plans and service delivery	Hon Chris Bishop	Noting FYI	25/06/2024

7. Ministerial OIA requests

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

[REDACTED]	[REDACTED]	s 9(2)(f)(iv) [REDACTED] [REDACTED] [REDACTED]	[REDACTED] [REDACTED] [REDACTED]	[REDACTED]
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Proactive release

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