



WEEKLY REPORT

Kāinga Ora – Homes and Communities

Proactive Release

For period ending 9 February 2024

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1. Updates

New homes for Feilding

Kāinga Ora is looking to deliver 20 new homes in Feilding, through an intent to purchase agreement with private developer, GL Corporation Limited. Once completed, the new homes at 134 Port Street East, Feilding, will be used for social housing. A resource consent application has been issued and the homes are expected to be ready for local people and families to move into by mid-2026.

The development is in the early stages, and we are working collaboratively with the developer to ensure the homes will best meet the needs of the people and families who will live there, as well as the community.

Kāinga Ora has engaged with the local community about our intentions for this site and we will continue to keep them updated.

We will take over ownership of the development once the homes are finished, and we will keep you updated on the progress.

Daniel Soughtton
DCE Central/Te Puku Ikaroa

IAF funding to enable 200 dwellings in Motueka

The Infrastructure Acceleration Fund (IAF) is a \$1 billion fund to support councils to build new or upgraded bulk infrastructure - such as roading, waters and flood management – to enable new homes to be built by developers in areas of high housing need. Councils are recipients of IAF funding and payments are made to councils as the infrastructure projects reach key milestones.

This item provides you with an understanding of issues raised by the Mayor of Tasman District Council with the Minister of Transport, should the Minister seek to discuss them with you.

Tasman District Council is the recipient of \$1.2 million of IAF funding to enable the building of the road that will enable 200 dwellings to be built (including 50 social, 30 papakāinga, 70 lower-cost and 50 market dwellings). The developer is Wakatū Inc, who are developing land recently returned to local iwi via a Treaty Settlement, upon which the road will be constructed. This land is vested to Wakatū Inc.

At the meeting with the Minister of Transport on 31 January 2024, the Mayor sought to discuss maintenance funding for the road.

Wakatū Inc wish to retain all of the land in their ownership in perpetuity, including the land where the public road will be constructed. This is a principled stand based on a desire of Wakatū owners to retain all remaining original landholdings and not sell or vest. In their view, they have lost too much already under duress and/or treaty breaches.

However, under these circumstances, the land would be considered a 'private' road under the current Government Policy Statement on Land Transport (GPS).

New Zealand Transport Agency Waka Kotahi have advised that under the current GPS, they cannot provide standard roading maintenance subsidy for a road built on privately owned land.

Council and Wakatū have made submissions on the draft GPS for 2024-2027 seeking a change to the current situation to allow the maintenance of this public access/roading network (on privately owned land) to be funded by New Zealand Transport Agency Waka Kotahi.

This issue is not a matter for the IAF to resolve or get involved in, as we remain focused on funding infrastructure construction to enable the dwellings. This is a matter that New Zealand Transport Agency Waka Kotahi must resolve with council and Wakatu Inc.

If funding settings remain unchanged, it is likely Wakatū and Council will be at an impasse and the development may not proceed, at least in the timeframe contemplated by Council and Kāinga Ora.

Caroline McDowall
GM Commercial

Waitangi Day celebrations

Team members from our Northland region and Home Ownership team participated in Waitangi commemorations. Kāinga Ora was part of the Waitangi Housing Expo 2024 “Roadmap To My Home”, in partnership with the Ministry of Housing and Urban Development.

Our team members on the ground had discussions with a number of whānau and community group representatives about the journey into home ownership. Participation in the Expo provided an excellent opportunity to provide information about government support for prospective home-owners alongside other housing industry suppliers, agencies and exhibitors.

s 9(2)(a)

Caroline Butterworth
DEC Tāmaki Tai Tokerau – Auckland/Northland

2. Summary of papers sent

Paper	Purpose
Ad hoc Decision on proposed development for Achilles Avenue and Rutherford Street, Central Nelson AH 24 004	The purpose of this paper is to inform you that Kāinga Ora – Homes and Communities will not be completing a development purchase in Central Nelson
Ad hoc Background on lifetime tenure AH 24 005	This paper responds to your request for information on the numbers of and regions for any Kāinga Ora tenancies with lifetime tenure status
Ad Hoc Update on offsite manufactured homes AH 24 006	This paper provides you with information your Office requested about homes purchased from one of our two suppliers of modular homes manufactured in China that are to be used in the Kāinga Ora build programme

3. Upcoming advice to be delivered in the next month

Date due to Minister's Office	Title	Minister(s)	Contact person
9/2/2011	[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]

§ 9(2)(b)	[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]	[REDACTED] [REDACTED] [REDACTED] [REDACTED]	[REDACTED]	[REDACTED]

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 23 643	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 23 691	Castalia Limited	<i>Information</i> Request for construction cost information	n/a	24/02/2024 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	1/03/2024 extended
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 24 037 (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

OI 24 048	Member of the public	<i>Information</i> Request for information about Kāinga Ora staff and contractor conduct investigations	n/a	19/02/2024
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 24 054	Lowndes Jordan (Lawyers)	<i>Documents</i> Request for policy documents	n/a	20/02/2024
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

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 copies of texts between Hon Bishop to Chief Executive	15/02/2024	22/02/2024