



WEEKLY REPORT

Kāinga Ora – Homes and Communities

PROACTIVELY RELEASED

For period ending 30 July 2021

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1. Updates

15-home Kaiapoi development completed

A 15-unit development on Dale Street and Williams Street in Kaiapoi has now been completed. This is the largest Kāinga Ora new state housing development in the area and replaces five older properties. The build partner was Miles Construction.

These new homes are one-and two-bedroom, single-level properties with many accessible features. There is a high demand for smaller properties in this region, where most current stock is three-bedroom. Tenants will be moving into these warm, dry new homes soon. Another development of five, one-and two-bedroom homes was previously delivered on Williams Street in November 2020.



Patrick Dougherty
GM Construction and Innovation

First Retrofits delivered in Bay of Plenty

The first Kāinga Ora Retrofit properties in the Bay of Plenty have now been completed. Five houses (one each in Whakatāne and Ōpōtiki and three in Tauranga) have now been brought up to, or above, new build standards – adding another 50 years of life to the properties.

Alongside our build programme, which is delivering more homes at scale and pace, the Retrofit workstream is part of the wider Kāinga Ora programme to improve our older stock as around 40,000 homes will need upgrading over the next 20 years.

Improvements to make these Bay of Plenty homes warmer, drier and healthier included full insulation (walls, ceiling and floor), double glazing, improved airtightness, ventilation and new heating. New kitchens and bathrooms were added and the homes were converted to a more open plan living layout, making them more accessible.

A further 14 properties across the Bay of Plenty are expected to be completed in August 2021 under the Retrofit workstream.

Patrick Dougherty
GM Construction and Innovation

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Highbury Triangle reaches important milestone

A whakawātea (a cleansing) has recently been held at Highbury Triangle development in advance of civil works starting. About 10 Kāinga Ora staff members and iwi members attended the early morning blessing on 23 July 2021. The event was particularly significant because the Avondale development is currently one of our largest and most ambitious projects. The site, which is located within the North and West Auckland region, will include 236 homes.

As part of the whakawātea, the mauri (life force) represented by the whenua (land) was removed from below a mature pōhutukawa tree which is being retained as part of the development. The whenua will be returned to the same spot, and the mauri restored, when the apartment complex is complete.

Highbury Triangle development, which will target a 7 Homestar rating, will be made up of five apartment blocks of between six and eight levels. It will provide predominately public housing for our older customers and is being built to our Universal Design standards. Alongside this, there will be a component of market homes and commercial space.

As well as shared gardens and exercise areas, the development will contain a large community room with an open plan kitchen, an arts and crafts room and private meeting rooms. There will also be smaller community spaces within other apartment blocks. The development will be completed in stages from mid-2023 to mid-2024.

Caroline Butterworth
DCE Auckland and Northland

2. Advice received in the past week

Date sent to Minister's office	Title	Minister(s)	Contact person
9 July	Briefing/Cabinet paper Kāinga Ora – Homes and Communities proposed offsite manufacturing (OSM) supply programme (BN 21 017)	Hon Dr Megan Woods	Karla Fisher
22 July	Ad hoc Background to the sale of properties to Trust House (AH 21 059)	Hon Dr Megan Woods	Daniel Soughtton

3. Upcoming advice to be delivered in the next month

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4. Kāinga Ora OIA requests

Ref #	Requestor	Topic	Date due to Minister's office	Due date to requestor
OI 21 295	Member of the public	<i>Property in Kelston</i> Request for information about Kāinga Ora activity with a property in Kelston	n/a	30/7/2021
OI 21 301	Member of the public	<i>Land in Nelson</i> Request for information about Kāinga Ora land in Nelson	n/a	2/8/2021
OI 21 294	Media	<i>Acoustics at Wellington properties</i> Request for all information on wellington properties and developments	At office Hon Woods	2/8/2021
OI 21 306	Member of the public	<i>Kāinga Ora properties</i> Request for information on Kāinga Ora properties in Lower Hutt	n/a	5/8/2021
OI 21 307	Member of the public FYI website	<i>Pt Chevalier</i> Request for breakdown of household income of Kāinga Ora homes in Pt Chevalier	n/a	5/8/2021
OI 21 308	Member of the public	<i>Builders/developers</i> Request for information about Kāinga Ora developers/builders	n/a	5/8/2021
OI 21 309	Member of the public	<i>Investment Asset plan</i> Request for information about the Freemans Park Body Corporate and Kāinga Ora Investment Asset Plan	n/a	5/8/2021
OI 21 266	Office of Nicola Willis	<i>Land acquisition in Napier</i> Request for all correspondence about land on Riverbend Road, Napier	29/7/2021 Hon Woods	5/8/2021 extended
OI 21 283	Office of Nicola Willis	<i>Information relating to OneRoof</i> Request for information regarding an article on OneRoof	29/7/2021 Hon Woods	6/8/2021 extended
OI 21 305	Member of the public	<i>KiwiBuild</i> Request for information about the KiwiBuild programme	At office Hon Woods	7/8/2021
OI 21 311	Member of the public	<i>Tenant Home Ownership</i> Request about information regarding the THO programme	n/a	10/8/2021
OI 21 312	Member of the public	<i>Criminal activity</i> Request for information regarding criminal activity at Kāinga Ora homes	n/a	10/8/2021
OI 21 314	Member of the public FYI website	<i>Ballot entry in Mangere</i> Request for the ballot breakdown for Cessna Place, Mangere	n/a	11/8/2021
OI 21 315	Member of the public	<i>Te Awamutu and Kihikihi</i> Request for the number of state houses in these areas	n/a	12/8/2021
OI 21 316	Member of the public	<i>Serious illness policy</i> Request for the Kāinga Ora policy about tenants and serious illness	n/a	13/8/2021
OI 21 327	Member of the public	<i>First Home Grant</i> Request for information about reviewing the First Home Grant caps	n/a	13/8/2021
OI 21 317	Member of the public	<i>Privacy officer</i>	n/a	16/8/2021

Ref #	Requestor	Topic	Date due to Minister's office	Due date to requestor
		Request for information about Kāinga Ora privacy officers and the process for complaints		
OI 21 318	Member of the public	<i>Various developments</i> Request for information about various Kāinga Ora developments	n/a	16/8/2021
OI 21 281	Member of the public	<i>Mid-rise apartments</i> Request for documents and information relating to cost, construction time and embodied carbon from mid-rise apartments	n/a	16/8/2021 extended
OI 21 319	Member of the public	<i>Demolished housing</i> Request for when Kāinga Ora properties in New Plymouth were demolished	n/a	17/8/2021
OI 21 321	Member of the public	<i>Kāinga Ora property data</i> Request for Kāinga Ora properties by TLA	n/a	17/8/2021
OI 21 234	Member of the public	<i>Asquith Avenue development</i> Request for information about the Asquith Avenue development	n/a	17/8/2021
OI 21 320	Member of the public	<i>Offsite manufacturing</i> Request for papers that went to the Board or Minister about OSM projects	n/a	18/8/2021
OI 21 322	Member of the public	<i>Neighbouring property</i> Request for information about work that is happening in neighbouring properties	n/a	18/8/2021
OI 21 323	Member of the public	<i>Starblock apartments</i> Request for information about work being done on the Starblock apartments	n/a	18/8/2021
OI 21 325	Member of the public	<i>New builds</i> Request for information about new builds, including ones build by Māori companies	n/a	19/8/2021
OI 21 236	Office of Nicola Willis	<i>Rotorua motel</i> Request for information about the purchase of a motel in Rotorua	12/8/2021 Hon Woods	19/8/2021
OI 21 328	Media	<i>Rotorua motel</i> Request for the independent valuation report for the purchase of Boulevard Motel	12/8/2021 Hon Woods	19/8/2021
OI 21 270	Office of the ACT Party	<i>Purchase card statements</i> Request for purchase card statements for the last four quarters	12/8/2021 Hon Woods	19/8/2021 extended
OI 21 329	Member of the public	<i>Maintenance timeframes</i> Request for information about maintenance timeframes	n/a	23/8/2021
OI 21 330	Member of public	<i>Purchases in Mosgiel</i> Request for the price of house purchases in Mosgiel over the past six months	n/a	23/8/2021
OI 21 332	Member of the public	<i>Various developments</i> Request for information about various Kāinga Ora developments	n/a	23/8/2021

Ref #	Requestor	Topic	Date due to Minister's office	Due date to requestor
OI 21 287	Media	<i>Information relating to OneRoof</i> Request for information regarding an article on OneRoof	16/8/2021 Hon Woods	23/8/2021 extended
OI 21 333	Member of the public (FYI website)	<i>Addresses of Kāinga Ora properties</i> Request for the addresses of Kāinga Ora properties in Tauranga, Papamoa and Mount Maunganui	n/a	24/8/2021
OI 21 334	Media	<i>Number of public homes</i> Request for data about the number of state homes	17/8/2021	24/8/2021
OI 21 288	Office of Nicola Willis	<i>Advertising agreement with NZME</i> Request for the advertising services agreement between Kāinga Ora and NZME	17/8/2021	24/8/2021 extended
OI 21 331	Member of the public	<i>Rotorua motel</i> Request for the independent valuation report for the purchase of Boulevard Motel	n/a	26/8/2021
OI 21 296	Office of the Act Party	<i>Progressive procurement policy</i> Request for information about Maori business and the progressive procurement policy	20/8/2021	27/8/2021 extended
OI 21 304	Media	<i>Arlington demolition</i> Request for information about hazardous materials found at the Arlington demolitions site	26/8/2021 Hon Woods	2/9/2021 extended

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