



WEEKLY REPORT

Kāinga Ora – Homes and Communities

proactively released

For period ending 2 September 2022

32

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1. Updates

Remediation of heritage Waikato star block completed

A slice of Waikato social housing history has been retained with the completion of the refurbished star block in Frances Street, Hamilton.

Built in the late 1960s, the Heritage-B listed building in Frances Street is the only Kāinga Ora star block in the Waikato. The building has undergone a complex remediation which retains the heart of the building while making significant improvements to its features.

In consideration of its heritage status, Hamilton City Council requested that a number of architectural features of the building be retained. This included the butterfly roof form, balustrading, and window configuration. Kāinga Ora responded to these requests by re-designing the roof form to eliminate problematic junctions, while retaining the overall appearance. Unlike some other star blocks where the balustrading has been removed completely, at Frances Street it was re-created from more durable powder-coated aluminium and installed on the face of the new fire aprons that that adorn the upper levels.

The building has been extensively retrofitted throughout with new insulation to floors, walls and ceilings, high-performance double glazing, improvements to the fire safety systems, new ventilation systems, and heat pumps within all units. Plumbing, electrical, and communication services have also been totally replaced, resetting the building for another 50 years of service.

Other enhancements include CCTV cameras, access control, and new intercom systems to provide a safe and secure environment. The site has also been extensively fenced in a sympathetic manner and additional planting added.

Frances Street will be handed over in September 2022, with a blessing taking place before customers move in. The close proximity to schools and early childhood services creates opportunities for Kāinga Ora to build a community for families.

Opportunities to share progress are being explored through Kāinga Ora channels and local media.

Patrick Dougherty
GM Construction and Innovation

New homes at Ranolf Street and Malfroy Road, Rotorua

This week, families move from emergency housing into six new offsite manufactured (OSM) homes at the latest Kāinga Ora development in Rotorua. The previously vacant two-hectare site on the corner of Ranolf Street and Malfroy Road was purchased in 2021, and is being developed for public housing in stages. The first phase comprises 37 three and four-bedroom homes in total. Six are ready now, a further 19 will be completed by the end of the year, and the final 12 homes early next year. There will also be a community room and shared green space for residents. The second phase, on the corner section of the site, is in the planning stage and is expected to include a further 20 multi-storey homes.

The development is an example of Kāinga Ora scaling up its use of OSM build methods to provide more housing for people and whānau in need. The quality, modern three and four-bedroom homes were built offsite in Huntly by Kāinga Ora build partner Builtsmart, one of the largest suppliers of OSM homes in New Zealand. More new OSM homes are coming to Rotorua and the Bay of Plenty soon

thanks to a new Kāinga Ora contract with Rotorua business Exeter Homes. They will build 12 new Kāinga Ora homes offsite in their facility, seven of which are for Rotorua and five for Ōpōtiki. These will be delivered early next year.

Minister Woods and Kāinga Ora officials visited both Exeter Homes and the Ranolf Street homes last Thursday, prompting positive media coverage on One News, STUFF and the Rotorua Daily Post.

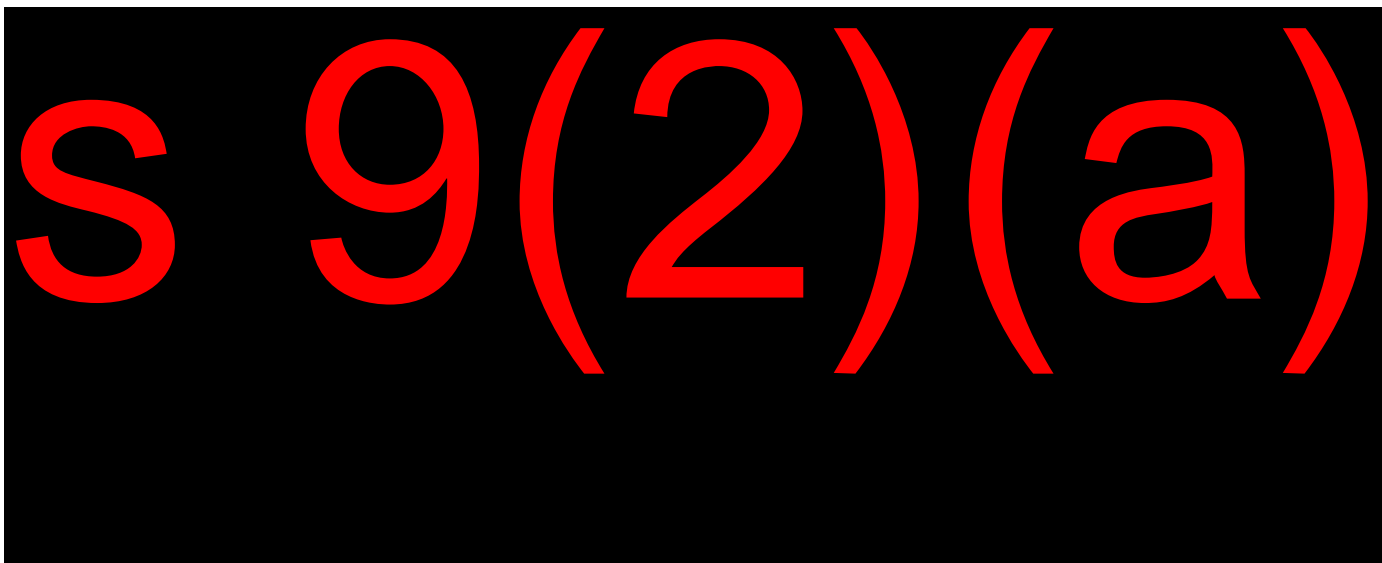
Patrick Dougherty
GM Construction and Innovation

Blessing of Freeland Reserve

More than 50 people attended the dawn blessing of Freeland Reserve on Wednesday morning, led by Ngāti Whātua Ōrākei and Ngā Mana Whenua o Tāmaki Makaurau. The blessing also marks the first shovel-ready project to be completed in our large scale projects.

Freeland Reserve has been transformed from underutilised space prone to flooding, to a significant amenity for the Roskill South neighbourhood. It has brand new stormwater infrastructure, walkways to promote safer routes to school and park areas complete with wetlands, boardwalks, viewing decks, more than 7,800 native plants and trees, and a BBQ area.

The reserve has been designed as a gathering place in the heart of the community, and is a great example of collaboration between Kāinga Ora, Auckland Council and Healthy Waters, our civil construction alliance Piritahi, mana whenua, Puketāpapa Local Board, the Whāngai Trust, and many other artists, community groups and rōpū. A community event and official public opening is earmarked for late October 2022.



Mark Fraser
GM Urban Development and Delivery

Northcote LSP update

In Northcote we have been working in earnest with Shane Brealey and NZ Living on a programme issue that threatened to hold up NZ Living's ability to complete unit titles and settle finished apartments, including KiwiBuild. The risk was unoccupied but finished units coming into the Christmas period. You have been briefed on this previously.

We have successfully completed all outstanding construction and certification processing with title issued by LINZ on 30 August 2022, bringing the project back on programme (the original milestone date was 31 August). We are pleased to have rectified this and avoided the programme and reputational issues that might have arisen if delayed. With our delivery obligations met, NZ Living are able to proceed with their own certification and unit title process.

Mark Fraser
GM Urban Development and Delivery

Weir Lane Spring Clean

On 27 August 2022, staff from the Takapuna Area office and the North-West Auckland Community Engagement and Partnership team, along with residents of Weir Lane, Silverdale, undertook a spring clean-up of inorganic rubbish followed by a barbecue. In addition to bringing the community together, this gave the residents an opportunity to share their thoughts on recent media attention and disruption due to the local focus on the proposed Bonair development.

Residents noted that they are normal people, who have had little opportunity to tell their story, and that they would like to speak to future planning community meetings. They also support further public housing in their community as they know there is a very real need. Further, they noted that the children in the homes attend the local early child education facility across the road and at Silverdale Primary school. Residents have a good relationship with both providers, and find the teachers and school to be very supportive.

The day was a success in both spring-cleaning and connecting with the community.

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Caroline Butterworth
DCE Tāmaki Tai Tokerau

A life-changing move

A Mt Roskill customer with severe medical conditions and limited mobility has recently been rehoused with her teenage son in a newly built modified property. This customer had been finding it increasingly difficult to live independently in her former home, and the Auckland DHB approached our Mt Roskill office to ask if an alternative housing solution could be found for her. A new home has given this customer the ability to live independently and access the health and community services support she requires. The Mt Roskill team received a very warm thank you from the Auckland DHB Allied Health Director, Community and Long Term Conditions on the outcome for this customer *"thank you so much for your support with this case... this is life changing for her as she will now be able to... function much more independently. A great outcome!"*

Caroline Butterworth
DCE Tāmaki Tai Tokerau

Summary of Ad Hocs sent

AH 22 093: Supported Housing Update

This paper provides you with an update on the supported housing Kāinga Ora provides, how it is funded, and the key opportunities and challenges in delivering supported housing services.

2. Upcoming events and opportunities

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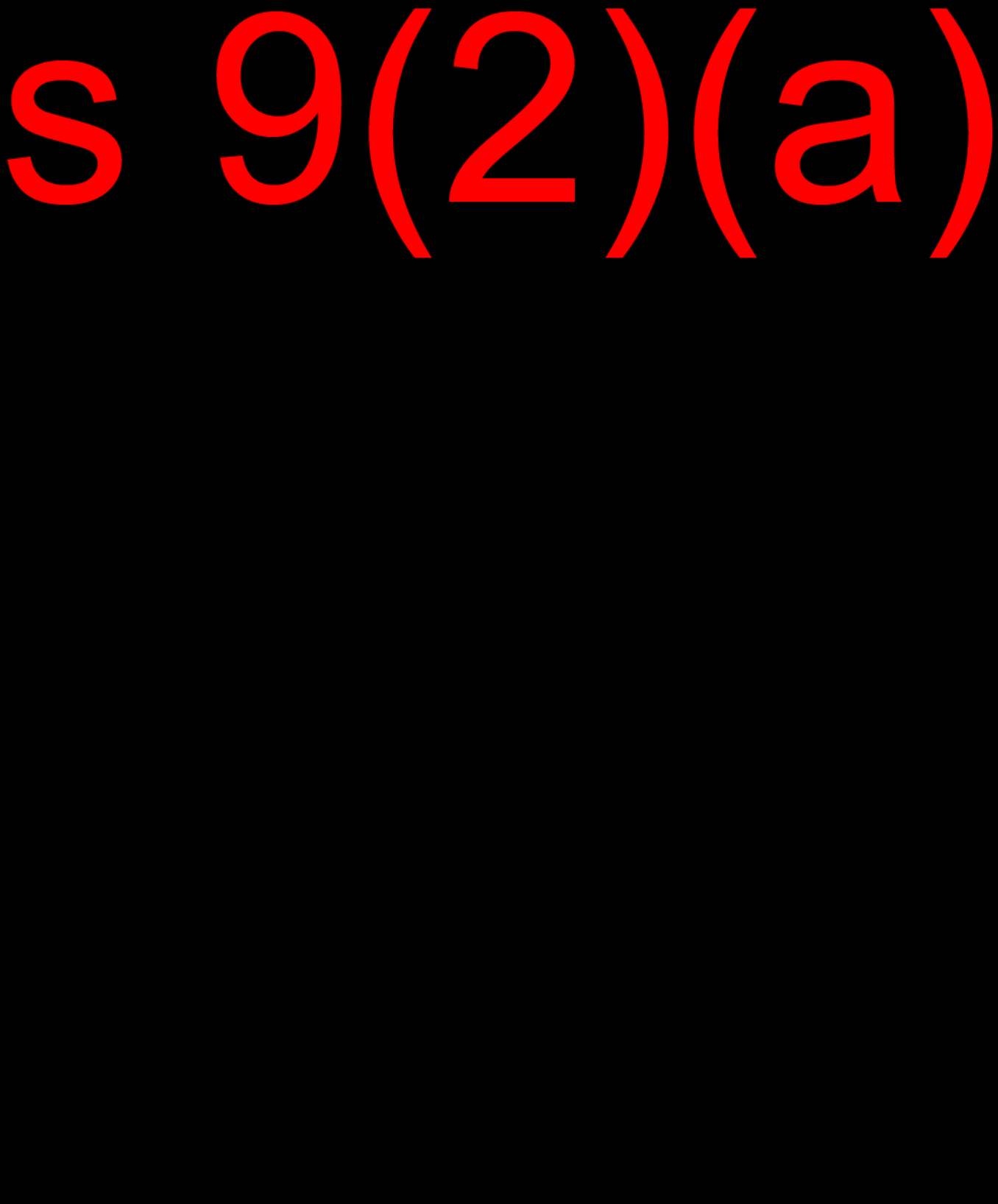
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3. Advice sent in the past week

Date due to Minister's Office	Title	Minister(s)	Contact person
31 August 2022	Ad Hoc Supported Housing Update AH 22 093	Hon Dr Megan Woods	Nick Maling

4. Upcoming advice to be delivered in the next month



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5. Kāinga Ora OIA requests

Reference number	Requestor	Topic	Date due to Minister's Office	Date due to requestor
OI 22 314	Member of the public	<i>Housing in Grey Lynn</i> Request for information about housing in Grey Lynn	n/a	07/09/2022 extended
OI 22 332	Member of the public	<i>KiwiBuild Blenheim</i> Request for information about KiwiBuild in Blenheim	n/a	01/09/2022
OI 22 344	Member of the public	<i>KiwiBuild</i> Request for information about KiwiBuild	n/a	02/09/2022
OI 22 287	Member of the public	<i>Drainage maintenance</i> Request for information on plumbing maintenance	n/a	02/09/2022 extended
OI 22 342	Member of the public	<i>Heat pump maintenance</i> Request for information about maintenance of heat pumps	n/a	05/09/2022
OI 22 343	Member of the public	<i>KiwiBuild</i> Request for information about underwriting	n/a	05/09/2022
OI 22 377	Member of the public	<i>Damage to home</i> Request for information about damage to home	n/a	07/09/2022
OI 22 285	Member of the public	<i>Protection of children</i> Request for Kāinga Ora policies regarding protecting children	31/08/2022	07/09/2022 extended
OI 22 346	Member of the public FYI website	<i>Purchases in Whangārei</i> Request for information on land purchases in Whangārei	n/a	09/08/2022
OI 22 347	Member of the public	<i>Lease expiry</i> Request for information about lease expiry	n/a	09/08/2022
OI 22 348	Member of the public	<i>Kāinga Ora property</i> Request for information about a property	n/a	09/09/2022
OI 22 350	Member of the public	<i>Property in Te Kuiti</i> Request for information about property	n/a	09/09/2022
OI 22 351	Member of the public FYI website	<i>Planning housing in Auckland</i> Request for information about planned housing in Auckland	n/a	12/09/2022
OI 22 357	Member of the public	<i>Tribunal timeframes</i> Request for information on Tenancy Tribunal timeframes	n/a	12/09/2022

OI 22 354	Act Party	<i>Org chart</i> Request for a copy of the Kāinga Ora organisational chart	05/09/2022	12/09/2022
OI 22 355	Media	<i>Quarterly Report</i> Request for a copy of the Quarterly Report	05/09/2022	12/09/2022
OI 22 358	Member of the public	<i>Community garden</i> Request for information about community gardening at a development	n/a	12/09/2022
OI 22 359	Member of the public	<i>Purchases</i> Request for information about property purchases	n/a	12/09/2022
OI 22 360	Member of the public	<i>Documents</i> Request for information about a home	n/a	12/09/2022
OI 22 365	Member of the public	<i>Lower Hutt development</i> Request for information on development	n/a	12/09/2022
OI 22 295	Office of Chris Bishop	<i>BN 22 015</i> Request for a copy of Briefing Note 22 015	05/09/2022	12/09/2022 extended
OI 22 296	Member of the public	<i>Debt in Taitoko, Levin</i> Request for information about debt in Taitoko, Levin	n/a	12/09/2022 extended
OI 22 362	Member of the public	<i>Various developments</i> Request for information on various developments	n/a	13/09/2022
OI 22 363	Member of the public	<i>Various developments</i> Request for information on various developments	n/a	14/09/2022
OI 22 364	Media	<i>Wellington office</i> Request for information about the Wellington office refurbishment	08/09/2022	15/09/2022
OI 22 366	Member of the public	<i>KiwiBuild numbers</i> Request for clarification around KiwiBuild numbers	n/a	15/09/2022
OI 22 367	Member of the public	<i>Bonair</i> Request for information about development	n/a	16/09/2022
OI 22 368	Member of the public	<i>Construction costs</i> Request for information about construction costs	n/a	16/09/2022
OI 22 369	Member of the public	<i>Kāinga Whenua loans</i> Request for information about the scheme	n/a	16/09/2022

OI 22 382	Member of the public	<i>Development</i> Request for information about development	n/a	19/09/2022
OI 22 370	Member of the public FYI website	<i>Housing supply</i> Request for information about housing supply	n/a	20/09/2022
OI 22 371	Member of the public	<i>Various developments</i> Request for information on various developments	n/a	20/09/2022
OI 22 372	Member of the public	<i>Disputes</i> Request for information about a dispute	n/a	20/09/2022
OI 22 373	Member of the public	<i>Repairs on property</i> Request for information about repairs to a property	n/a	20/09/2022
OI 22 374	Member of the public	<i>Damage to property</i> Request for information about damage to property	n/a	20/09/2022
OI 22 380	Office of Stuart Smith	<i>Kaikōura housing</i> Request for information about housing in the Kaikōura electorate	13/09/2022	20/09/2022
OI 22 381	Member of the public	<i>Rent arrears</i> Request for information on rent arrears	13/09/2022	20/09/2022
OI 22 378	Member of the public	<i>Redevelopment</i> Request for information about redevelopment	n/a	21/09/2022
OI 22 383	Member of the public	<i>Pet policy</i> Request for copy of pet policy	n/a	22/09/2022
OI 22 386	Media	<i>KiwiBuild</i> Request for information about the KiwiBuild programme	16/09/2022	23/09/2022
OI 22 388	Member of the public	<i>Property activity</i> Request for information on activity between 2000 and 2022	n/a	23/09/2022
OI 22 390	Member of the public	<i>Complaints process</i> Request for information on complaints process	n/a	23/09/2022
OI 22 391	Member of the public	<i>Housing in Christchurch</i> Request for information about housing in Christchurch	n/a	23/09/2022
OI 22 392	Member of the public	<i>Housing in Napier</i> Request for information about housing in Napier	n/a	23/09/2022
OI 22 327	Member of the public	<i>Invercargill developments</i>	n/a	23/09/2022

		Request for information about developments in Invercargill		extended
OI 22 387	Member of the public	<i>Tenancy information</i> Request for information on tenancy	n/a	26/09/2022
OI 22 336	Media	<i>Ka Awatea</i> Request for correspondence between Kāinga Ora and Ka Awatea	20/09/2022	27/09/2022 extended
OI 22 341	Media	<i>Board minutes</i> Request for Board minutes from April 2021 to December 2021	28/09/2022	05/10/2022 extended

6. Ministerial OIA requests

Reference number	Requestor	Topic	Date due to Minister's Office	Date due to requestor
OIA22-117 OI 22 361	Office of Chris Bishop	<i>Papers</i> Request for papers sent to Minister's Office	07/09/2022	14/09/2022
OIA22-122 OI 22 385	Member of the public FYI website	Whangārei Request for documents about Whangārei	14/09/2022	21/09/2022

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