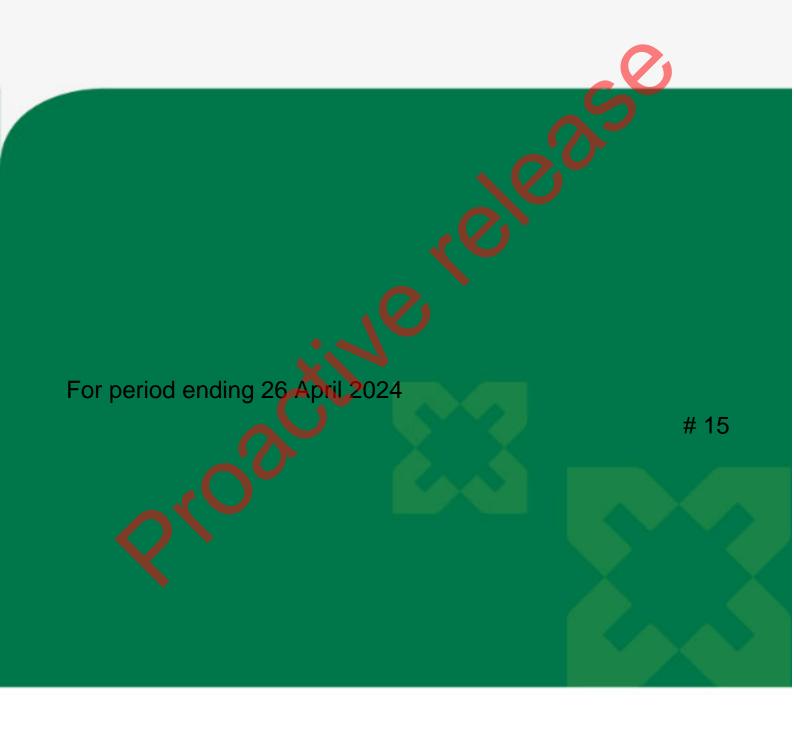


# **WEEKLY REPORT**

Kāinga Ora – Homes and Communities





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# 1. Decisions or consultations sought this week

There are no decisions or consultations sought this week.

For upcoming advice to be delivered in the next month please refer to section 5

## 2. Updates for Hon Chris Bishop, Minister of Housing

### Draft Statement of Performance Expectations consultation

- A briefing and draft Statement of Performance Expectations (SPE) will be provided to the Minister on 1 May 2024 and feedback is requested by 22 May 2024. A final version is scheduled to be provided to the Minister on 1 June 2024 with a view to publishing it on 1 July 2024 and presentation to the House of Representatives.
- We have consulted with the Ministry of Housing and Urban Development and incorporated their feedback into the draft SPE which reflects this engagement and consideration of the Ministry's input.
- The interim Letter of Expectations highlighted several focus areas for the 2024/25 financial year. Our core focus a eas outlined in the SPE are intended to align closely with the expectations set by the Minister and Minister of Finance, Hon. Nicola Willis. Six new measures have been int oduced, 10 removed and four have been revised.
- The 'year ahead' section summaries our response to the Ministers' expectations, in particular our focus in 2024/25 on:
  - Financial sustainability and delivering value for money
  - Disruptive behaviour
  - Actively reducing rental arrears
  - Strengthening community engagement
  - Tenanting vacant properties as quickly as possible
  - Increasing our supply of social housing
- The draft SPE has been considered and approved for consultation by the Kāinga Ora Board.

Next steps		Due
Please provided feedback on the Expectations.	By 22 May 2024	
Contact person		
Gareth Stiven	General Manager, Strategy Finance and Performance	s 9(2)(a)

### **Update on structural changes in progress**

- As notified on 12 April 2024, the current phase of the realignment programme at Kāinga Ora is focused on workflow efficiencies and achievement of consequent savings in delivery timing and quality, with consequent reductions in employee numbers. The emphasis has been on ensuring support functions are engaged on delivery of results prioritised by the business, with costs managed assertively, and that all actions are informed by transparent, and cost-conscious, decision-making. It is noted that this work is prior to the outcome of the Sir Bill English review process and the setting of overall budgets, and these will be incorporated into future change considerations.
- Consultation with the first affected teams in the Government and Sector Relationships group concluded on 22 April, with final decisions due on 9 May. Given the relative size of this group, the proposed reductions, at 5, are smaller than those being proposed elsewhere in our support functions.
- Consultation with our People team, and Safety, Support and Wellbeing team (which includes
  other services such as facilities and fleet management) concludes this week (26 April).
   Proposed reductions across these two teams are 20 role out of a total combined workforce
  of approximately 140 positions.
- A further consultation process will be initiated on 2 May which will propose larger scale reductions in role numbers across three additional teams – Organisational Improvement, Technology and Information and Intelligence – as a consequence of new process and cost efficiencies and targeted prioritisation.
- As earlier advised, we have committed to our people whose roles are potentially affected that they will be the first recipients of information on proposed reduction numbers. However, should you require a verbal updat on draft targets we will be happy to share this with you, and we commit to keeping you informed as our programme progresses, including any subsequent proposals in other parts of Kāinga Ora.

Next steps	•	Due			
Information on the Organisation and Information and Intelligent office on Thursday.	onal Improvement, Technology ce will be provided to your	2 May 2024			
Contact person					
Rowan Mac ae	General Manager – People, Governance and Capability	s 9(2)(a)			

#### Crown acquisition of underwritten homes

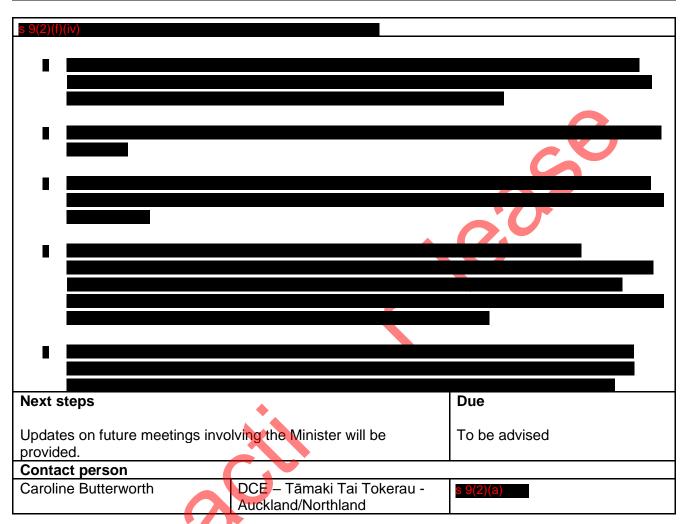
- Current economic conditions and market forces are resulting in a flat residential real estate market across New Zealand – leading to some private developers experiencing difficulty in selling completed new homes.
- Kāinga Ora, on behalf of the Crown, is currently acquiring homes as a result of some underwrites under the Buying off the Plans programme being exercised by developers. The homes were unsold by the developers.
- At the time of this update, 53 homes, have been acquired across two developments located in Auckland.
- The total cost of the 53 homes is 9(2)(b)(ii) (plus GST, if any) to be funded from the Non-Departmental Output Expense: Buying off the Plans Programme appropriation
- Kāinga Ora is marketing any acquired homes for on-sale.
- Given the challenging residential sales market, Kāinga Ora is antic pating more underwrites
  may be exercised on developments that are under construction and forecast for completion
  in the current financial year.
- We are preparing further advice for you and the inister of Finance on strategic options for underwritten homes.

Next steps		Due
s 9(2)(f)(iv)		Late May 2024
Contact person		
Caroline McDowall	GM - Commercial	s 9(2)(a)

#### Hobsonville Point Seaplane Ramp

- The seaplane ramp at Hobsonville Point has been degrading since it was built in 1930.
- A recent engineers report has stated the ramp is no longer safe for public access and the decision was made to close action to the ramp as a safety measure.
- A new jetty is under construction to allow continued water access but is not open yet for the put ic to use meaning no water access for yachts moored nearby.
- We expect access to the new jetty will be available from late May/early June 2024.
- Yacht owners who moor their boats off Catalina Bay and use the seaplane ramp for access and provision of storage for dinghies have raised their concerns over the closure.
- Key stakeholders have been informed and a further comms plan is being worked though.
- The local MP Cameron Brewer has been in discussion with Kāinga Ora and has chaired a meeting with residents, Kāinga Ora and the local Upper Harbour Local Board.
- Kāinga Ora is investigating how access can either be made to the new jetty, when appropriate, or alternatives on how the waterfront and yachts can be accessed.
- Kāinga Ora will keep in communication with the local community around what options are available

Next steps		Due
Ongoing stakeholder comms and	N/A	
Contact person		
Nathan Palmer	Acting General Manager - Urban Development and Delivery	s 9(2)(a)



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

s 9(2)(f	)(iv)		
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Next s	steps		Due
No ac	tion is required.		N/A
Conta	ct person		1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1
Nick N	Mali q	General Manager – National	s 9(2)(a)
		Services	

#### **Tenancy Tribunal Decisions of note**

- On 22 March 2024, two tenant application decisions went against K\u00e4inga Ora in the Tenancy Tribunal. The customers sought damages on the basis that they made multiple complaints about the antisocial behaviour of neighbours in their complex, who's tenancy had been terminated by the Tenancy Tribunal earlier in the day.
- In both cases, the Adjudicator ordered Kāinga Ora to pay the applicant \$3,000 in compensation, \$3,000 in general damages, and reimburse the \$20.44 filing fee.
- A number of actions were taken to address the antisocial behaviour of the disruptive customer which included issuing of a Section 55a notice and offering alternative properties which were declined.

<ul> <li>Learnings have been taken from these cases which are helping to inform our policies, processes and practices.</li> </ul>			
Next steps	Due		
Information on further cases of s no surprises basis.	N/A		
Contact person			
Caroline Butterworth	DCE – Tāmaki Tai Tokerau - Auckland/Northland	s 9(2)(a)	

# 4. Ministerial requests and meetings action log

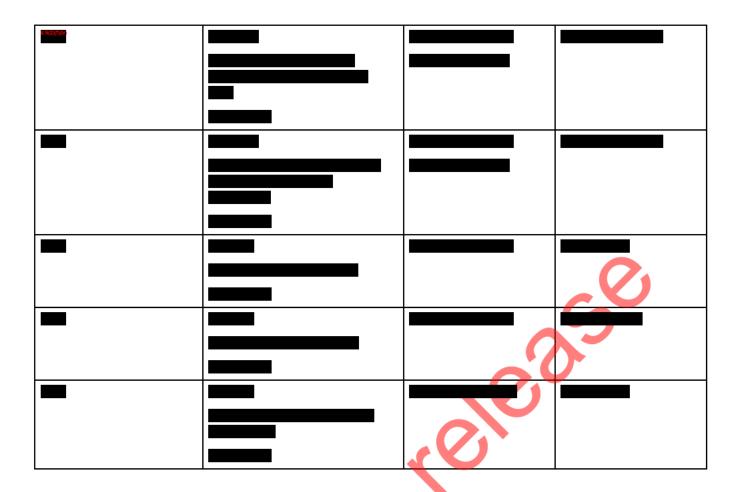


# 5. Summary of papers sent

Paper	Purpose
AH 24 020 Winter Energy Study	This ad hoc provides you with information about the interim results of the Winter Energy Study, a two-year pilot programme that will provide robust evidence that could support the development of commercial electricity products and/or targeted government assistance.
AH 24 021 Kāinga Whenua Loans	This briefing provides you with an overview of the Kāinga Whenua Loan scheme, and the recent changes made to the scheme to modernise it, improve access and align it better with its partner product the First Home Loans

# 6. Upcoming advice to be delivered in the next month

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

Reference number	Requestor	Topic	Date due to Minister's Office	Date due to requestor
OI 24 164	Ohakune Residents and Ratepayers Society	Development  Request for information about an O akune development	n/a	06/05/2024 extended
OI 24 166	Member of the public	Information Request for information about an IAF project in Whangārei	n/a	14/05/2024 extended
OI 24 170	M mber of the pullic	Developments  Request for information about a developments in Tairawhiti/Gisborne for past ten years	n/a	15/05/2024 extended
OI 24 171	Ohakune Residents and Ratepayers Society	Development  Request for information about an Ohakune development	n/a	15/05/2024 extended
OI 24 173	Ohakune Residents and Ratepayers Society	Development  Request for information about an Ohakune development	n/a	15/05/2024 extended
OI 24 180	Member of the public	Statistics Request for information and statistics relating to Winton	26/04/2024	03/05/2024 extended

OI 24 195	Member of the	Documents	n/a	20/05/2024
	public	Request for reports relating to Homestar or the Homestar transition standard		extended
OI 24 199	Member of the	Information	n/a	29/04/2024
	public	Request for policy or ministerial decision to increase supported housing services to market level rents		
OI 24 210	Member of the	Information	n/a	02/05/2024
	public	Request for expenditure on Public Relations and Communications support		O.
OI 24 216	Jacon McSweeny	Development	29/04/2024	06/05/2024
	(RNZ)	Request for information regarding the Northcote TLC modular build		
OI 24 226	Member of the	Information	n/a	09/05/2024
	public	Request for information regarding staff roles and numbers		
OI 24 228	Thomas Raethal	Information	3/05/2024	10/05/2024
	(Labour Party researcher)	Request for proposal document t reduce expenditure		
OI 24 229	Nick James	Information	01/05/2024	08/05/2024
	(RNZ)	Request for information regarding KiwiBuild and Kāi g Or Land Programme		
OI 24 235	Member of the	Information	n/a	10/05/2024
	public	Reque t for information regarding Kainga Oa build partners		
OI 23 236	Lane Nichols	Development Development	7/05/2024	14/05/2024
	(NZME)	Request for information about an Albany development		
OI 24 237	Ohakune	Development	n/a	13/05/2024
	Residents and Residence yers Society	Request for information about an Ohakune development		
OI 24 241	Nick James	Information	10/05/2024	17/05/2024
	(RNZ)	Request for information KiwiBuild and the Kāinga Oa land programme		
OI 24 245	Ethan Manera	Information	09/05/2024	16/05/2024
	(NZME)	Request for information regarding the use of te reo Māori		

### 8. Ministerial OIA requests

Reference number	Requestor	Topic	Date due to Minister's Office	Date due to requestor
OI 24 238	Member of Public	Information Request for information regarding reducing staff headcount	25/04/2024	2/05/2024

