



Te Tūāpapa Kura Kāinga
Ministry of Housing and Urban Development

Weekly Status Report

Week commencing 25 October 2021



1. Decisions sought this week

Decision/direction sought

- Te Tūāpapa Kura Kāinga is seeking Minister Williams' feedback on the draft Cabinet Social Wellbeing Committee paper by 28 October 2021, so it can be lodged for consideration at the Cabinet Social Wellbeing Committee meeting on 10 November 2021
- Te Tūāpapa Kura Kāinga is seeking Minister Woods' comfort with progressing a converted facility opportunity in Wellington to address short term housing needs for singles and couples currently accommodated in COVID-19 motels or emergency housing.



2. Updates this week

Area of impact	Area of work	Update	Next steps
Delivering	Homelessness Action Plan	<p>Rangatahi/Youth</p> <p>Officials are continuing to work closely with providers to progress additional youth-focused Transitional Housing places. s 9(2)(j) has submitted a proposal for 9 redeveloped units already approved as public housing, to be made available for rangatahi as youth Transitional Housing by the end of the year. Officials are preparing advice on progressing the proposal.</p> <p>Homelessness Action Plan 18-Month Review</p> <p>Policy advice on the 18-month review is being prepared for Housing Ministers. This advice will discuss key findings from the review and signal priority areas for further action in 2021-23, for discussion with Housing Ministers.</p> <p>s 9(2)(f)(iv)</p>	<p>Rangatahi/Youth</p> <p>Advice relating to the proposal from s 9(2)(j) will be provided to Minister Woods and Minister Davidson during the week of 25 October. Te Tūāpapa Kura Kāinga will continue to work with Lifewise and other providers to support the delivery of dedicated places for rangatahi as supply becomes available.</p> <p>Homelessness Action Plan 18-Month Review</p> <p>Officials will discuss the advice on high-level review findings and future action areas with Minister Davidson in the week beginning 25 October, before then discussing with Housing Ministers on 1 November.</p>



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		Approaches to vaccination of the housing support workforce Advice is being prepared on options to support the vaccination of people working in the housing support workforce. This advice will reflect discussions with Community Housing Aotearoa and Te Matapihi and will provide advice on potential approaches to ensuring the safety of the workforce in the current COVID context.	Approaches to vaccination of the housing support workforce Subject to Ministerial decisions and any broader decisions taken by Cabinet, officials will work with the sector to provide greater clarity about the options available to them and enhanced guidance, as appropriate.
	Public Housing	Converted facility Wellington <ul style="list-style-type: none">Te Tūāpapa Kura Kāinga is investigating a converted facility opportunity in Wellington (city fringe) to address housing outcomes for singles and couples currently accommodated in COVID-19 motels or emergency housing.Ministers have previously agreed [BRF20/21080749] that agencies can seek between 9 and 15 converted facility opportunities in seven locations (including Wellington) to reduce	Converted facility Wellington <ul style="list-style-type: none">If Minister Woods is comfortable with progressing, officials will progress commercial negotiations.



Area of impact	Area of work	Update	Next steps
		<p>the risk of prolonged use of COVID-19 motels, subject to certain criteria, and that details of each opportunity be provided at an early stage for Ministerial consideration. Five converted facility proposals have been presented to date. Three are progressing (Te Pā Pori, Wellington, Mayfair St, Tauranga through Ngāi te Rangi and Freemans Bay, Auckland) and two have not progressed to contracting (Tasman Street, Nelson and Earp Street, Wellington).</p> <ul style="list-style-type: none">• This proposed facility would provide 26 places (mainly studio units) with the owner indicating they would refurbish to provide kitchens aligned to the needs of a singles/couple's cohort and other criteria. They are seeking a minimum lease term of 6 years.• The Ministry of Social Development is supportive of the proposal and a suitable support provider would be sought. Subject to successful due diligence and negotiation, the property would be expected to be available to tenant by April 2022.• This converted facility opportunity provides a short-term option for this cohort while Te Tūāpapa Kura Kāinga and Kāinga Ora – Homes and Communities continue the medium-long term build programme. As Minister Woods knows, Wellington is a priority focus for the next place-based response, with demand data indicating 63 percent of EH-SNG households in the Wellington metropolitan area are single adults [ref BRF21/22091092].	



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Facilitating	Māori Housing	<p>MAIHI Ka Ora</p> <ul style="list-style-type: none"> Consultation will be undertaken the week beginning 25 Oct with internal Te Tūāpapa Kura Kāinga Policy teams, targeted Iwi/Māori stakeholders who are MAIHI partners, and the MAIHI partner Crown agencies. <p>Whai Kainga Whai Oranga</p> <ul style="list-style-type: none"> A launch was held in Gisborne on 14 October to announce the opening of applications. The project pathway opened on 20 October. 	<p>MAIHI Ka Ora</p> <ul style="list-style-type: none"> A draft Implementation Plan will be provided to the Minister's office in the week beginning 15 November. Interagency consultation on the draft Implementation Plan and associated Cabinet paper will be the week beginning 22 November. <p>Whai Kainga Whai Oranga</p> <ul style="list-style-type: none"> A WKWO Interagency Triage team will be set up within TKKO to triage applications and enquiries for funding through the project pathway from 20 October.
	Housing Supply and Affordability	<p>First Home Products</p> <ul style="list-style-type: none"> Te Tūāpapa Kura Kāinga is preparing a draft Cabinet paper for DEV s 9(2)(f)(iv) <p>Increasing rental supply</p> <ul style="list-style-type: none"> The Minister of Finance and Minister of Revenue have considered whether to allow depreciation deductions for multi-unit residential buildings 	<p>First Home Products</p> <ul style="list-style-type: none"> s 9(2)(f)(iv) <p>Increasing rental supply</p> <ul style="list-style-type: none"> A Cabinet report back on measures the Government is taking to increase rental supply will be considered at DEV on 17 November 2021.



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		<p>(which would include but is not limited to build-to-rent). The Minister of Finance and Minister of Revenue have decided to not progress this work at this time.</p> <ul style="list-style-type: none"> Nicola Willis MP has developed a “Boost Build-to-Rent Housing” Bill which proposes amendments to the Income Tax Act and Overseas Investment Act to better support the Build-to-Rent sector. 	<p>A draft will be provided to the Minister of Housing on 3 November, which will reflect feedback provided from the Minister of Housing at meeting with officials on 20 October. s 9(2)(f)(iv)</p> <p>[REDACTED]</p> <ul style="list-style-type: none"> Te Tūāpapa Kura Kāinga has provided summary information to the Minister of Housing contrasting the “Boost Build-to-Rent Housing” Bill proposal with s 9(2)(f)(iv) <p>[REDACTED] upcoming rental supply Cabinet paper.</p>
Enabling	MAIHI and Place-Based Work	<p>Launch of Let’s Get Wellington Moving: 1 November 2021</p> <ul style="list-style-type: none"> We expect that Hon Dr Megan Woods will be invited to the launch of Let’s Get Wellington Moving (LGWM) on Monday 1 November 2021. Brad Ward and Rebecca Maplesden from Te Tūāpapa Kura Kāinga – Ministry of Housing and Urban Development (HUD) have also been invited. 	<p>Launch of Let’s Get Wellington Moving: 1 November 2021</p> <ul style="list-style-type: none"> If Minister Woods decides to attend the meeting, an event briefing and talking points will be prepared. If Minister Woods is not able to attend, Te Tūāpapa Kura Kāinga will prepare a holding statement that the Minister and her office may wish to release to the LGWM team (via HUD).



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		Rotorua Housing Partnership <ul style="list-style-type: none"> Minister Woods met with Mayor Chadwick, Geoff Williams (CE Rotorua Lakes Council) and Tāmāti Coffey MP on 20 October to discuss progress with the Rotorua Housing Partnership. 	Rotorua Housing Partnership <ul style="list-style-type: none"> s 9(2)(f)(iv)
	Tenancy and Unit Titles	Regulating property managers <ul style="list-style-type: none"> Te Tūāpapa Kura Kāinga has drafted a discussion document which sets out a preferred regulatory model for residential property managers. Minister Williams received the draft discussion document and accompanying Cabinet paper on 20 October 2021 for undertaking Ministerial consultation. Healthy homes standards (HHS) <ul style="list-style-type: none"> Te Tūāpapa Kura Kāinga is progressing the amendments to the healthy homes standards (HHS) agreed to by Minister Williams. Te Tūāpapa Kura Kāinga provided Minister Williams with a draft Cabinet Paper and Regulatory Impact Assessment on 1 October 2021. Officials have received confirmation from Minister Williams on her proposed policy option to amend the compliance timeframe for private landlords 	Regulating property managers <ul style="list-style-type: none"> The draft discussion document and associated Cabinet paper is expected to be considered by the Social Wellbeing Cabinet Committee on 24 November 2021. To meet this date, officials need feedback from Ministerial Consultation by 9 November 2021 to have time to incorporate any feedback and finalise the documents for lodging. Healthy homes standards (HHS) <ul style="list-style-type: none"> Officials are expecting the feedback from Ministerial consultation by 28 October 2021 in order for the paper to be lodged in time for SWC consideration on 10 November 2021. We are waiting on final advice from Crown Law advice on amending compliance timeframes. Meanwhile officials are preparing advice to Minister Williams on pursuing an IMO to amend compliance timeframes to the HHS. Briefing will be sent by 27 October 2021.



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		<p>affected by Alert Level 4 lockdown with a 90-day reset at the end of a Level 4 lockdown.</p> <ul style="list-style-type: none"> Officials received draft advice from Crown Law Office (19 October 2021) on the risks of amending compliance timeframes as well as the use and application of an Immediate Modification Order (IMO) to achieve the Minister's proposal. <p>COVID-19 Response (Management Measures) Legislation Bill – Schedule 5 RTA amendments</p> <ul style="list-style-type: none"> We are finalising the RTA amendments for inclusion in the Supplementary Order Paper (SOP). We understand Cabinet will consider the SOP on Tuesday 26 October, and the Bill and SOP will be considered by the Committee of the whole House on Wednesday 27 October. We have provided Minister Woods with support material for the Committee of the whole House. <p>Unit Titles Bill</p> <ul style="list-style-type: none"> Te Tūāpapa Kura Kāinga is continuing to work with Parliamentary Counsel on the Revision-Tracked version of the Bill, following the Finance and Expenditure Committee's (Committee) consideration of the Departmental Report. s 9(2)(f)(iv) 	<p>COVID-19 Response (Management Measures) Legislation Bill – Schedule 5 RTA amendments</p> <ul style="list-style-type: none"> Officials will support Minister Woods at the Committee of the whole House stage of the Bill. We understand the Third Reading will be on Thursday 28 October. <p>Unit Titles Bill</p> <ul style="list-style-type: none"> The Committee is due to consider the Revision-tracked version of the Bill on 3 November. The Committee is also due to meet on 10 and 17 November. The last date for report back is 22 November. Te Tūāpapa Kura Kāinga notes that the Committee of the whole House stage could occur this year, but considers it is more likely to occur next year. s 9(2)(f)(iv)



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	Urban Development and Reform	Bringing forward and strengthening the NPS-UD <ul style="list-style-type: none"> The Bill was introduced to Parliament on 19 October. Te Tūāpapa Kura Kāinga has provided Minister Woods with a draft First Reading speech. 	Bringing forward and strengthening the NPS-UD <ul style="list-style-type: none"> Minister Woods will do the First Reading of the Bill next week. It is likely the First Reading will be on 26 October. Te Tūāpapa Kura Kāinga is working with the Ministry for the Environment to prepare for the select committee process, including the initial briefing to members and submissions analysis. Te Tūāpapa Kura Kāinga is preparing advice outlining housing need in the tier 2 council areas. This advice is expected to be ready on 3 November.
Foundation	Māori Housing /Wai 2750	<ul style="list-style-type: none"> Officials met with Te Taitokerau collective to discuss arrangements, including risk management for the MAHI Whare Wānanga. We discussed three options: continue with the original date in person; move to zoom; postpone Whare Wānanga to 2022. 	<ul style="list-style-type: none"> At the next regular meeting with the MAHI Whare Wānanga project team meeting we will confirm status and advise.
	Reform of the Resource Management System	<div> <div></div> <div>s 9(2)(f)(iv)</div> </div>	



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	Research & Insights	<ul style="list-style-type: none">MSD will shortly be releasing the Growing Up in New Zealand Study <i>"Housing-related experiences of families with young children in contemporary Aotearoa New Zealand: How do these experiences differ for families living in rental or social housing and/or on low incomes?"</i>The study was conducted by the University of Auckland and University of Waikato with policy partners Kāinga Ora and Te Tūāpapa Kura Kāinga.	<ul style="list-style-type: none">MSD will confirm the release date (mid-Nov proposed) following consultation with Minister Sepuloni's office.



3. Cabinet papers

Title of paper	Timing / Comment	Minister	Date to be considered by Cabinet Committee	Contact
Proposed acquisition of Ferncliffe Farms greenfields development site at Tauriko West, Tauranga	Final paper provided 29 September	Hon Dr Woods	Cabinet 26 October	Katie Wellington
Urban Growth Agenda	Final paper provided 19 October	Hon Dr Woods	DEV 27 October	Mel Rae
Residential Tenancies (Healthy Homes Standards) Regulations: amendments to the Heating Standards and other minor changes	Draft paper provided 5 October	Hon Williams	SWC 10 November	Claire Leadbetter
s 9(2)(f)(iv)				
Regulating Property Managers: proposal to release discussion document	Draft paper to be provided 20 October	Hon Williams	SWC 24 November	Claire Leadbetter
s 9(2)(f)(iv)				
Homelessness Action Plan 18 month review	Draft paper to be provided 5 November	Hon Dr Woods Hon Sepuloni Hon Davidson	SWC 24 November	Jeremy Steele
s 9(2)(f)(iv)				



Key decisions for the LSP business case process and approach to co-funding with Auckland Council	Draft paper to be provided early November	Hon Dr Woods Hon Robertson	DEV 8 December	Saskia Patton
MAIHI Ka Ora Phase 2: Implementation Plan	Draft Paper December 1	Hon Henare	DEV 8 December	Kararaina Calcott-Cribb
Supplementary Order Paper: Unit Titles (Strengthening Body Corporate Governance and Other Matters) Amendment Bill	Draft paper to be provided 29 November	Hon Williams	DEV 8 December [LEG will be in early 2022 to allow the SOP to be tabled at the first Member's Day of the year]	Claire Leadbetter
s 9(2)(f)(iv)				
Urban Growth Partnership	Draft paper to be provided in early 2022	Hon Dr Woods	DEV Early 2022	Hilary Eade



Te Tūāpapa Kura Kāinga
Ministry of Housing and Urban Development

Weekly Operational Report

Week commencing 25 October 2021



1. Upcoming briefings, aide memoires and reports

Urban Development

Subject [tracking number]	Minister	Due date	Contact
Aide Memoire: Update to Urban Development Ministers following the meeting on 28 th September [AMI21/22100684]	Hon Dr Woods	28 October	Ernst Zollner
Aide Memoire: Update on Infrastructure Funding and Financing Act and Urban Development Act [AMI21/22100687]	Hon Dr Woods Hon Robertson	3 November	Jessica Ranger
Briefing: Eastern Porirua development plan and business case update [BRF20/21081060]	Hon Dr Woods	11 November	Saskia Patton

Land Acquisition and Development

Subject [tracking number]	Minister	Due date	Contact
Briefing: Acquiring land at South Hornby, Christchurch [BRF20/21071035]	Hon Dr Woods Hon Robertson	12 November	Matt Fraser

General

Subject [tracking number]	Minister	Due date	Contact
Briefing: Approaches to vaccination of the housing support services workforce [BRF21/22101136]	Hon Dr Woods	22 October	Jeremy Steele
Briefing: Update on Housing and Business Development Capacity Assessments [BRF21/22101126]	Hon Dr Woods Hon Twyford Hon Parker	26 October	Jessica Ranger



General			
Subject [tracking number]	Minister	Due date	Contact
Briefing: Residential Tenancies (Healthy Homes Standards) Regulations 2019 - Proposals to Amend Compliance Timeframe for Private Landlords due to COVID-19 Disruption [BRF21/22101138]	Hon Williams	27 October	Claire Leadbetter
s 9(2)(f)(iv)			
Briefing: Actions to be included in the National Adaptation Plan [BRF21/22101122]	Hon Dr Woods Hon Williams	27 October	Mel Rae
s 9(2)(f)(iv)			
s 9(2)(j)			
Aide Memoire: Christchurch Housing Initiative funding agreement update [AMI21/22100693]	Hon Dr Woods	28 October	Katie Wellington
Briefing: Monitoring the impact of the housing policy changes on the rental market – October 2021 [BRF21/22101137]	Hon Dr Woods Hon Williams	28 October	Katherine Slaney
Briefing: Crown Closing Submission for Stage One - Homelessness (WAI 2750 Kaupapa Inquiry) [BRF21/22101130]	Hon Dr Woods Hon Henare	3 November	Kararaina Calcott-Cribb
Briefing: Advice on directing tier 2 councils to implement the Medium Density residential Standards	Hon Dr Woods Hon Parker	3 November	Jessica Ranger
Aide Memoire: November update on supporting rangatahi (young people) experiencing homelessness [AMI21/22100694]	Hon Dr Woods Hon Davidson	3 November	Bronwyn Hollingsworth
Aide memoire: Advice on the potential to recycle HIF funding into the HAF [AMI20/21070598]	Hon Dr Woods	17 November	Jessica Ranger



General

Subject [tracking number]	Minister	Due date	Contact
Briefing: Key issues for Housing Revision Bill and next steps [BRF20/21050974]	Hon Dr Woods	17 November	Jessica Ranger

s 9(2)(f)(iv)

Event Briefings

Subject [tracking number]	Minister	Due date	Contact
Aide Memoire: Wellington Regional Leadership Committee Meeting – 11 Nov 2021 [AMI21/22090651]	Hon Dr Woods Hon Wood	11 November	Rebecca Maplesden

2. Ministerial OIA Requests

None at this time



3. Departmental OIA Requests

Number	Name	Organisation	Date received	Date due to requestor	Relates to / Status Update
DOIA21/2 2090628	s 9(2)(a)	Public	13 September	25 October	Motel use and costs
DOIA21/2 2090638		Public	29 September	28 October	Advice, reports and briefings about BTR and Community Housing
DOIA21/2 2090639		Public	1 October	29 October	Information on emergency and transition housing in Rotorua
DOIA21/2 2090637		Public	19 September	29 October	Taranaki Whānui follow up
DOIA21/2 2100641	Oli Lewis	Media	6 October	4 November	Response regarding payments to external consultants
DOIA21/2 2090635	s 9(2)(a)	Other	20 September	5 November	Advice on rent control
DOIA21/2 2080621		Public	31 August	8 November	All documents and communications regarding Te Puna Wai Papakainga development, Wainuiomata
DOIA21/2 2100644		Public	9 October	8 November	Flexible working arrangements
DOIA21/2 2100645	Oli Lewis	Media	11 October	9 November	Breakdown of HR complaints
DOIA21/2 2100647	s 9(2)(a)	Public	13 October	11 November	Rotorua EH and TH data
DOIA21/2 2100646	Emma Hatton	Media	13 October	11 November	Briefings provided to Minister of Transport Junbe 2021
DOIA21/2 2100649	s 9(2)(a)	Public	14 October	12 Novemeber	CHP agreements with Te Whānau o Waipareora Trust
DOIA21/2 2100648	Cira Olivier	Media	14 October	12 November	HUD expenses in BOP
DOIA21/2 2090629	Lachlan Patterson	Opposition	13 September	15 November	Correspondence re extending IRRS to council housing
DOIA21/2 2100650	s 9(2)(a)		15 October	15 November	Copy of Briefing MED2122080187
DOIA21/2 2100651			15 October	15 November	COVID-19 support for homeless
DOIA21/2 2100652			20 October	18 November	Spending on housing in 2020 and 2021