



**Te Tūāpapa Kura Kāinga**  
Ministry of Housing and Urban Development

## Weekly Status Report

Week commencing 22 November 2021



## 1. Decisions sought this week

### Decision/direction sought

#### Enforcing Deeds of Covenant with KiwiBuild buyers

- Kāinga Ora has recently updated the Minister of Housing on a case where a KiwiBuild buyer sold a home without prior approval within the minimum occupancy period.
- Initial work to enforce the Deed of Covenant (which requires the buyer to forfeit 30% of capital gains from the sale) identified that the letter appointing Kāinga Ora as agent of the Crown for the Buying Off the Plans Initiative (the Agency letter) is not explicitly clear that Kāinga Ora has the authority to enforce Deeds of Covenant with KiwiBuild buyers.
- Crown Law, Treasury and Kāinga Ora support an update to the Agency letter before any enforcement proceedings are undertaken.
- We therefore recommend that the Minister of Housing sign an updated Agency letter (which we will send to the Office) and forward the signed letter to the Minister of Finance for signature before delivery to the Chair of Kāinga Ora.

Agree / Disagree

#### First Home Products s 9(2)(f)(iv) s 9(2)(f)(iv)

Agree / Disagree

Hon Dr Megan Woods  
Minister of Housing

..... / ..... / .....

Hon Peeni Henare  
Associate Minister of Housing

..... / ..... / .....





## 2. Updates this week

Area of impact	Area of work	Update	Next steps
	<b>Covid Update</b>	<p><b>Across-agency response</b></p> <ul style="list-style-type: none"> <li>Officials have provided feedback to the Minister of Housing's office on the COVID-19 Care in the Community Cabinet paper and plan to update Minister Woods on operationalising the accommodation aspects of this and of the recent Whole of System Welfare Approach.</li> </ul> <p><b>Prohibitions on Covid-19 Vaccination Certificate (CVC) requirements</b></p> <ul style="list-style-type: none"> <li>Te Tūāpapa Kura Kāinga has provided advice to the DPMC on the wording of the draft legislation to ensure that it correctly captures the intended housing and housing support services.</li> <li>We have informed Community Housing Aotearoa and Te Matapihi of the planned prohibition. MSD will ensure that motellers providing emergency housing are also made aware of the prohibition.</li> <li>Prohibiting use of CVCs may result in some motellers withdrawing their motels from use as transitional, emergency, or COVID-19 response accommodation. To date, seven motellers have indicated to Te Tūāpapa Kura Kāinga they may take this action, however nothing has yet been confirmed.</li> </ul>	<p><b>Across-agency response</b></p> <ul style="list-style-type: none"> <li>Officials are preparing advice that will bring together the accommodation commitments that have been made in recent Ministerial advice and provide more detail on how we will operationalise these. This will be provided in the week commencing 22 November.</li> </ul> <p><b>Prohibitions on Covid-19 Vaccination Certificate (CVC) requirements</b></p> <ul style="list-style-type: none"> <li>Minister's decisions will be reflected in an Order once the enabling legislation has been passed. It is anticipated that the Order will be signed on 13 December 2021.</li> <li>We will monitor the situation on an ongoing basis to assess the response of providers and motellers and will provide a further update if any party confirms their intention withdraw their accommodation.</li> </ul>



Area of impact	Area of work	Update	Next steps
		<b>Vaccination of supported housing workforce</b> <ul style="list-style-type: none"> <li>Following Cabinet discussion on 15 November, the scope of proposed vaccine mandates will focus on the sworn Police force and the New Zealand Defence Force (i.e. will not include the supported housing workforces).</li> </ul>	<b>Vaccination of supported housing workforce</b> <ul style="list-style-type: none"> <li>The paper on vaccine mandates and related issues will be considered by Cabinet on 22 November. This will include decisions on a proposed vaccination risk assessment tool to be used by employers.</li> <li>We will prepare to support final Cabinet decisions through coordinated cross-sector communications with the supported housing sector.</li> </ul>
<b>Delivering</b>	<b>Homelessness Action Plan</b>	<b>Homelessness Action Plan 18-Month Review</b> <ul style="list-style-type: none"> <li>s 9(2)(f)(iv)</li> <li>The Cabinet paper on the Homelessness Action Plan 18-month review has been shared for cross agency feedback.</li> </ul>	<b>Homelessness Action Plan 18-Month Review</b> <ul style="list-style-type: none"> <li>The Cabinet paper on the Homelessness Action Plan 18-month review will be provided to the offices of Minister Woods and Minister Davidson on 18 Nov 2021.</li> </ul>





Area of impact	Area of work	Update	Next steps
		s 9(2)(f)(iv)	
	Public Housing	s 9(2)(f)(iv)	
		<b>Community Finance and Positive Capital new shared equity product</b> <ul style="list-style-type: none"><li>Community Finance and Positive Capital have developed a new shared equity product designed to address capital barriers faced by Community Housing Providers in bringing on new housing supply. Te Tūāpapa Kura Kāinga has been engaging regularly with Community Finance and</li></ul>	



Area of impact	Area of work	Update	Next steps
		Positive Capital on the development of a shared equity product to support new public housing developments, supported by long-term IRRS and OS contracts. We see value in this funding model supporting new supply across in areas identified in the Public Housing Plan 2021-2024. We also see value in it potentially supporting affordable rental supply as well, if feasible. We understand the new shared equity product will be announced publicly shortly and will work with your office on any potential engagement opportunities on specific development projects.	
<b>Facilitating</b>	<b>Māori Housing</b>	<b>MAIHI Ka Ora Implementation Plan</b> <ul style="list-style-type: none"><li>Officials held an engagement hui via Teams with Iwi and Māori housing providers to get feedback on the current draft. Feedback is consistent with past feedback around Māori housing, and the housing sector in general. That is, that the cost of materials is rising rapidly, that there is a scarcity of technical expertise (e.g. engineers), that Councils and District Plans can represent a regulatory barrier to, for example papakainga, and that all the above issues are significantly exacerbated in rural areas.</li><li>Full interagency consultation, with a wider range of agencies, will also begin on 22 November.</li></ul>	<b>MAIHI Ka Ora Implementation Plan</b> <ul style="list-style-type: none"><li>The draft Implementation Plan will be updated based on feedback received through interagency consultation and any other feedback from Iwi and Māori.</li><li>Ministerial consultation will begin 29 November.</li></ul>



Area of impact	Area of work	Update	Next steps
		<b>Whai Kāinga Whai Oranga</b> <ul style="list-style-type: none"> <li>The Whai Kāinga Whai Oranga Governance Group met on 10 October to approve Papakāinga, Infrastructure and Maihi Projects. A project endorsed by the Whai Kāinga Whai Oranga Governance Group went to Whai Kāinga Whai Oranga Ministers for approval on Friday 12 November. It was approved by Ministers Monday 15 November.</li> </ul>	<b>Whai Kāinga Whai Oranga</b> <ul style="list-style-type: none"> <li>The Whai Kāinga Whai Oranga Interagency team will start contracting projects approved by Governance and Ministers.</li> <li>The Interagency team continue to progress initial Expressions of Interest, towards assessment for funding readiness.</li> </ul>
	Housing Supply and Affordability	<div> <div>s 9(2)(f)(iv)</div> <div></div> </div>	
		<b>Residential construction sector – issues with supply</b> <ul style="list-style-type: none"> <li>Te Tūāpapa Kura Kāinga is working on advice to Minister Woods covering: <ul style="list-style-type: none"> <li>The response from Kāinga Ora to Minister Woods' letter to the Chair of Kainga Ora on</li> </ul> </li> </ul>	<b>Residential construction sector – issues with supply</b> <ul style="list-style-type: none"> <li>Advice will be provided to Minister Woods alongside the response Kainga Ora is providing to the Minister on how the impacts of COVID-19.</li> </ul>





Area of impact	Area of work	Update	Next steps
		<p>the estimated impacts of COVID-19 on Kāinga Ora meeting the targets set through the Kāinga Ora Statement of Performance Expectations;</p> <ul style="list-style-type: none"><li>○ High level analysis of the headwinds the residential construction sector is facing as a result of COVID-19 (e.g. labour and material shortages) and what the possible future impacts might be on housing supply. This includes what, if any, action the government might take to mitigate the impact on the government's housing and urban development objectives.</li><li>○ A proposed meeting with key stakeholders to discuss issues the residential construction sector is experiencing, the possible impacts on the sector, and possible mitigations.</li></ul>	
	<b>Tenancy and Unit Titles</b>	<p><b>Healthy Homes Standards</b></p> <ul style="list-style-type: none"><li>• The Cabinet Paper and RIA setting out amendments to the heating formula and other changes were approved at Cabinet on 15 November 2021, however the changes to the Ventilation Standard need to be formally approved, following a positive discussion with Minister Verrall.</li><li>• MBIE Building and Construction officials will be announcing a Building Code update in relation including adjustments to insulation levels on 29 November. We are working to align</li></ul>	<p><b>Healthy Homes Standards</b></p> <ul style="list-style-type: none"><li>• Te Tūāpapa Kura Kāinga are working with Hon Williams office to have the ventilation and heating related SWC decisions clarified.</li><li>• Te Tūāpapa Kura Kāinga are preparing for a departmental announcement of the changes agreed at SWC/Cabinet, plus stakeholder engagement on 2 December 2021.</li><li>• Te Tūāpapa Kura Kāinga will begin work to drafting instructions for PCO on these changes.</li><li>• Te Tūāpapa Kura Kāinga met with REINZ on 18 November and advised on the approach to</li></ul>





Area of impact	Area of work	Update	Next steps
		<p>communications messages in case there are follow up questions in relation to Healthy Homes Regulations. Where a landlord installs insulation to meet the new Building Code requirements they will exceed the minimum requirements for the Healthy Homes Standards.</p> <p><b>Unit Titles Act</b></p> <ul style="list-style-type: none"> <li>The Finance and Expenditure Committee (the Committee) finished considering the revised track version of the Member's Bill on 17 November. The Committee will consider its report in its next session.</li> </ul> <p><b>s 9(2)(f)(iv)</b></p>	<p>compliance deadlines for Covid 19 affected landlords. Other stakeholders will be advised reactively as needed.</p> <p><b>Unit Titles Act</b></p> <p><b>s 9(2)(f)(iv)</b></p>
		<p><b>Regulating property managers</b></p> <ul style="list-style-type: none"> <li>On 18 November a Cabinet paper and discussion paper was lodged with Cabinet office for consideration by the Cabinet Social Wellbeing Committee on 24 November 2021.</li> <li>The Cabinet paper is seeking Cabinet's agreement to release the discussion paper for public feedback in the week beginning 14 February 2022.</li> </ul>	<p><b>Regulating property managers</b></p> <ul style="list-style-type: none"> <li>Te Tūāpapa Kura Kāinga will prepare communications material to support the release of the discussion paper in February 2022.</li> </ul>



Area of impact	Area of work	Update	Next steps
	<p><b>Urban Development and Reform</b></p>	<p><b>Bringing forward and strengthening the National Policy Statement on Urban Development (NPS-UD)</b></p> <ul style="list-style-type: none"> <li>• Submissions on the Bill closed on 16 November. The Environment Committee received approximately 1100 submissions.</li> <li>• Public hearings were held on 15, 18 and 19 November.</li> </ul> <p><b>Urban Growth Agenda Ministers</b></p> <ul style="list-style-type: none"> <li>• At the upcoming UGA Ministers meeting on 8 December, the main discussions will be on: <ul style="list-style-type: none"> <li>◦ the Emissions Reduction Plan and considering how the transport and building and construction proposals will shape future urban form (Minister Shaw will be invited to attend)</li> <li>◦ update on the early progress for the housing affordability work, with a focus on Hamilton as an example area</li> <li>◦ UGA tracker updates</li> </ul> </li> <li>• Other items will include: <ul style="list-style-type: none"> <li>◦ approval of the terms of reference for the infrastructure funding and financing programme (will be provided with the papers and could be discussed by exception)</li> <li>◦ Upzoning Bill update and progress (could be taken as read)</li> <li>◦ a transport reform item.</li> </ul> </li> </ul>	<p><b>Bringing forward and strengthening the National Policy Statement on Urban Development (NPS-UD)</b></p> <ul style="list-style-type: none"> <li>• Further public hearings will be held on 20 and 22 November.</li> <li>• Te Tūāpapa Kura Kāinga and the Ministry for the Environment will present the departmental report to the Environment Committee on 25 November.</li> </ul> <p><b>Urban Growth Agenda Ministers</b></p> <ul style="list-style-type: none"> <li>• Officials will provide papers for the UGA Ministers meeting on 1 December to Minister Woods to distribute to UGA Minister colleagues.</li> <li>• Talking points will also be provided to support Minister Woods to chair this meeting.</li> </ul>





Area of impact	Area of work	Update	Next steps
Foundation	<b>Māori Housing /Wai 2750</b>	<b>MAIHI Ka Ora Implementation Plan</b> <ul style="list-style-type: none"><li>We are updating Minister Henare on the new timing for the MAIHI Whare Wananga from December 2021 to March 2022, as well as seeking your agreement to some high level outcomes for the Whare Wananga.</li></ul> <b>WAI 2750 Crown Closing Submissions Hearing</b> <ul style="list-style-type: none"><li>We have provided Ministers Woods and Henare with an Aide Memoire summarising the Crowns closing submissions hearing on Monday 15 November 2021.</li><li>At the hearing the Tribunal requested that the Crown file an updated Evidential Fact Sheet (EFS) of what its response to managing homelessness during Delta has been. The Crown had provided a Covid-19 EFS in mid-2020, but the Tribunal identified that the pandemic in many ways was 'gearing up' and how the Crown is managing this is of interest. We will file this within the next two weeks.</li></ul>	
	<b>Reform of the Resource Management System</b>		s 9(2)(f)(iv)



### 3. Cabinet papers

Title of paper	Timing / Comment	Minister	Date to be considered by Cabinet Committee	Contact
Regulating Property Managers: proposal to release discussion document	Draft paper provided 20 October	Hon Williams	SWC 24 November	Claire Leadbetter
s 9(2)(f)(iv)				
MAIHI Ka Ora Phase 2: Implementation Plan	Draft Paper 29 November	Hon Henare	DEV 8 December	Kararaina Calcott-Cribb
s 9(2)(f)(iv)				
Homelessness Action Plan 18 month review	Draft paper to be provided 17 November	Hon Dr Woods Hon Sepuloni Hon Davidson	SWC 8 December	Jeremy Steele
Key decisions for the LSP business case process and approach to co-funding with Auckland Council	Draft paper provided 17 November	Hon Dr Woods Hon Robertson	DEV 8 December	Saskia Patton
s 9(2)(f)(iv)				





proposal to release discussion document				
s 9(2)(f)(iv)				
Urban Growth Partnership for Greater Christchurch	Draft paper to be provided in early 2022	Hon Dr Woods	DEV Early 2022	Hilary Eade
Land for Housing Programme Acquisitions Pipeline for 2022	Draft paper to be provided early 2022	Hon Dr Woods	DEV Early 2022	Matt Fraser
s 9(2)(f)(iv)				



**Te Tūāpapa Kura Kāinga**  
Ministry of Housing and Urban Development

# Weekly Operational Report

Week commencing 22 November 2021





## 1. Upcoming briefings, aide memoires and reports

### Public and Transitional Housing and Homelessness

Subject [tracking number]	Minister	Due date	Contact
<b>Briefing:</b> Key gaps in health provision for people at risk of and experiencing homelessness [BRF21/22111157]	Hon Dr Woods	18 November	Jeremy Steele
<b>Aide Memoire:</b> Transitional housing – monthly pipeline and progress report [AMI21/22110719]	Hon Dr Woods Hon Davidson	22 November	Anne Shaw
<b>Aide Memoire:</b> 18-month Review of the Aotearoa New Zealand Homelessness Action Plan (Talking points for SWC) [AMC21/22100050]	Hon Dr Woods	8 December	Jeremy Steele

### Urban Development

Subject [tracking number]	Minister	Due date	Contact
<b>Briefing:</b> Advice on directing tier 2 councils to implement the Medium Density residential Standards [BRF21/22101140]	Hon Dr Woods Hon Parker	24 November	Jessica Ranger
<b>Aide Memoire:</b> Update on Infrastructure Funding and Financing Act and Urban Development Act [AMI21/22100687]	Hon Dr Woods Hon Robertson	24 November	Jessica Ranger
<b>Briefing:</b> Eastern Porirua development plan and business case update [BRF20/21081060]	Hon Dr Woods	25 November	Saskia Patton
<b>Aide Memoire:</b> Smart Growth Senior Leadership Group meeting 1 December, including update on matters arising from Urban Development Ministers meeting on 28th September [AMI21/22100684]	Hon Dr Woods	25 November	Ernst Zollner



## Urban Development

**Subject [tracking number]**

**Minister**

**Due date**

**Contact**

s 9(2)(f)(iv)

**Briefing:**  
Urban Growth Agenda Ministers'  
Meeting 8 December 2021  
[BRF21/22111160]

Hon Robertson  
Hon Dr Woods  
Hon Parker  
Hon Williams  
Hon Twyford

1 December

Mel Rae

## Land Acquisition and Development

**Subject [tracking number]**

**Minister**

**Due date**

**Contact**

**Briefing:**  
Carrington residential development  
backbone infrastructure  
[BRF21/22101143]

Hon Dr Woods  
Hon Robertson

19 November

Matt Fraser

**Briefing:**  
Kāinga Ora Arlington Sites  
Redevelopment Proposal  
[BRF21/22111172]

Hon Dr Woods  
Hon Robertson

19 November

Katie Wellington

**Briefing:**  
Agreement in principle to the  
Development Agreement and upfront  
funding for Victoria Quarter, Te Aro,  
Wellington  
[BRF20/21110783]

Hon Dr Woods  
Hon Robertson

23 November

Matt Fraser

**Briefing:**  
Acquiring land at South Hornby,  
Christchurch  
[BRF20/21071035]

Hon Dr Woods  
Hon Robertson

25 November

Matt Fraser

s 9(2)(f)(iv)





General			
Subject [tracking number]	Minister	Due date	Contact
<b>Briefing:</b> Lodgement of Cabinet paper: s 9(2)(f)(iv) housing support products s 9(2)(f)(iv) and approval for additional short-term funding [BRF21/22111177]	Hon Dr Woods	18 November	Jeremy Steele
<b>Briefing:</b> Emissions Reduction Plan – Planning Chapter [BRF21/22111171]	Hon Parker Hon Dr Woods Hon Robertson	26 November	Mel Rae
<b>Aide Memoire:</b> Talking points for Cabinet Oral Item on Healthy Homes Standards – approval of two omitted recommendations on Residential Tenancies (Healthy Homes Standards) Regulations 2019 - Amendments to the Heating Standard and other minor changes [AMI21/22110720]	Hon Williams	19 November	Claire Leadbetter
<b>Aide Memoire:</b> Regulating residential property managers – papers and supporting material for SWC consideration [AMC21/22110051]	Hon Williams	19 November	Claire Leadbetter
<b>Briefing:</b> MAIHI Ka Ora – Draft Implementation Plan [BRF21/22111170]	Hon Henare	22 November	Melanie Smith
<b>Aide Memoire:</b> Talking points for CRMG meeting 23 November [AMI21/22110722]	Hon Dr Woods	22 November	Mel Rae
<b>Aide Memoire:</b> HUD commentary and talking points for Māori Interests sub- MOG meeting on 24 November [AMI21/22110721]	Hon Dr Woods	22 November	Mel Rae
<b>Briefing:</b> The potential for accommodation supplement capitalisation to support housing outcomes [BRF21/22111154]	Hon Dr Woods	24 November	Naomi Stephen-Smith



## General

Subject [tracking number]	Minister	Due date	Contact
<b>Briefing:</b> Unit Titles Act - Draft Cabinet paper for the policy proposals to be included in a Supplementary Order Paper [BRF21/22111175]	Hon Williams	24 November	Claire Leadbetter
<b>Aide Memoire:</b> Update on key initiatives [AMI21/22110717]	Hon Dr Woods	25 November	Glenn Philips
s 9(2)(f)(iv)			
<b>Briefing:</b> Existing council housing – issues and options [BRF21/22111162]	Hon Dr Woods	10 December	Naomi Stephen-Smith
s 9(2)(f)(iv)			

## Event Briefings

Subject [tracking number]	Minister	Due date	Contact
<b>Event briefing:</b> Delegated agency for post-disaster housing recovery – meeting with Hon Clark [M/EB21/22110199]	Hon Dr Woods	19 November	Claire Solon
<b>Aide Memoire:</b> 24 November Meeting of the Ministerial Leadership Group on Disability Issues [AMI21/22110711]	Hon Dr Woods	22 November	Jeremy Steele
<b>Event Briefing:</b> Hasting Flaxmere Housing Developments sod-turning [M/EB21/22110200]	Hon Dr Woods	25 November	Claire Solon
<b>Event Briefing:</b> Hon Woods attending the Future Proof Implementation Committee meeting on 30 November 2021 [M/EA21/22110025]	Hon Dr Woods	25 November	Ernst Zollner





### Event Briefings

Subject [tracking number]	Minister	Due date	Contact
<b>Event Briefing:</b> 17 December 2021: Auckland Partnership Governance Group meeting [M/EA21/22110026]	Hon Dr Woods	14 December	Ernst Zollner

Released under the Official Information Act 1982



## 2. Ministerial OIA Requests

Number	Name	Organisation	Date received	Date due to requestor	Relates to / Status Update
MOIA21/221 00348	Nicola Willis	Opposition	27 October	17 November	Advice provided for 9 August meeting on KO land programme
MOIA21/221 10352	s 9(2)(a)	Public	10 November	18 November	Correspondence between Minister Woods and WCC about city housing
MOIA21/221 00349	Nicola Willis	Opposition	29 October	23 November	Correspondence about Kainga Ora land acquisitions
MOIA21/221 10351	Nicola Willis	Opposition	8 November	30 November	Copy of one document
MOIA21/221 10356	s 9(2)(a)	Public	15 November	30 November	All information regarding the definition or use of the term 'social licence'
MOIA 21/221 10353	Nicola Willis	Opposition	11 November	1 December	All reports and advice since July 2019 about the impact of RTA changes regarding unlawful dwellings
MOIA21/221 10357	Joshua Smith	Opposition	15 November	6 December	Emails listed in Written Parliamentary Question Answer 4855 (2021)
MOIA21/221 10359	Joshua Smith	Opposition	15 November	6 December	Copy of letter referred to in WPQ 48580 (2021) and any advice provided on its contents
MOIA21/221 10360	s 9(2)(a)	Public	17 November	8 December	All information about reallocation of transport funding for use on housing
MOIA21/221 0361	Myah Deedman	Opposition	18 November	6 December	All communications on progress to build new houses on Ihumātao land





### 3. Departmental OIA Requests

Number	Name	Organisation	Date received	Date due to requestor	Relates to / Status Update
DOIA21/2 2080621	s 9(2)(a)	Public	31 August	19 November	All documents and communications regarding Te Puna Wai Papakainga development, Wainuiomata
DOIA21/2 2100655	s 9(2)(a)	Public	26 October	23 November	Rotorua EH motels
DOIA21/2 2100656	Paul Hunt	Opposition	26 October	23 November	Daily COVID updates
DOIA21/2 2100659	Scott Yeoman	Media	26 October	23 November	Number of new houses provided by HUD in Tauranga since 1 January 2018
DOIA21/2 2110660	s 9(2)(a)	Public	1 November	23 November	s 9(2)(f)(iv)
DOIA21/2 2100657	Nicola Willis	Opposition	27 October	24 November	Information about the proposed acquisition of Ferncliffe Farms greenfields site
DOIA21/2 2100658	s 9(2)(a)	Public	27 October	24 November	All advice relating to First Home Partner Scheme
DOIA21/2 2090639	s 9(2)(a)	Public	1 October	26 November	Information on emergency and transition housing in Rotorua
DOIA21/2 2110661	s 9(2)(a)	Public	2 November	30 November	Unredacted copy of Advancing the housing supply and affordability package
DOIA21/2 2100654	s 9(2)(a)	Public	22 October	30 November	Advice on extending IRRS to council housing
DOIA21/2 2110662	s 9(2)(a)	Public	3 November	1 December	Information about former residence of Rotorua EH and TH occupants
DOIA21/2 2110664	s 9(2)(a)	Other	15 November	9 December	Request for copy of AMI21/22090623
DOIA21/2 2110665	s 9(2)(a)	Public	16 November	14 December	All reports, briefings, memos, recommendations, and aide-memoirs regarding the heating assessment tool capacity calculation



DOIA21/22 110667	Joshua Smith	Opposition	17 November	15 December	Copy of Treasury input on the development of the IAF evaluation criteria
DOIA21/22 110666	s 9(2)(a)	Public	18 November	16 December	Revision to KiwiBuild policy affecting Auckland
DOIA21/22 110668		Public	18 November	16 December	Transitional housing data in Tairāwhiti