

Building lives and communities by housing New Zealanders

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Today's presentation

- Our new way of working with the construction sector - Innovate Partner Build
- 2018 onwards - Auckland Housing Programme & Regional Housing Programme
- Innovations in design, procurement & construction
- Urban Development Authority & KiwiBuild
- More efficient consenting

We place on average

15 families
into our
homes

Every day

We build **three**
new homes



We attend to
1,200 maintenance
call-outs



We take **2,000**
calls through our
Customer Services
Centre



We spend
\$1.3m

on maintaining and
upgrading our houses

We issue nearly

50 KiwiSaver
HomeStart
grants

for first home buyers

We grant over

4 Welcome
Home
Loans

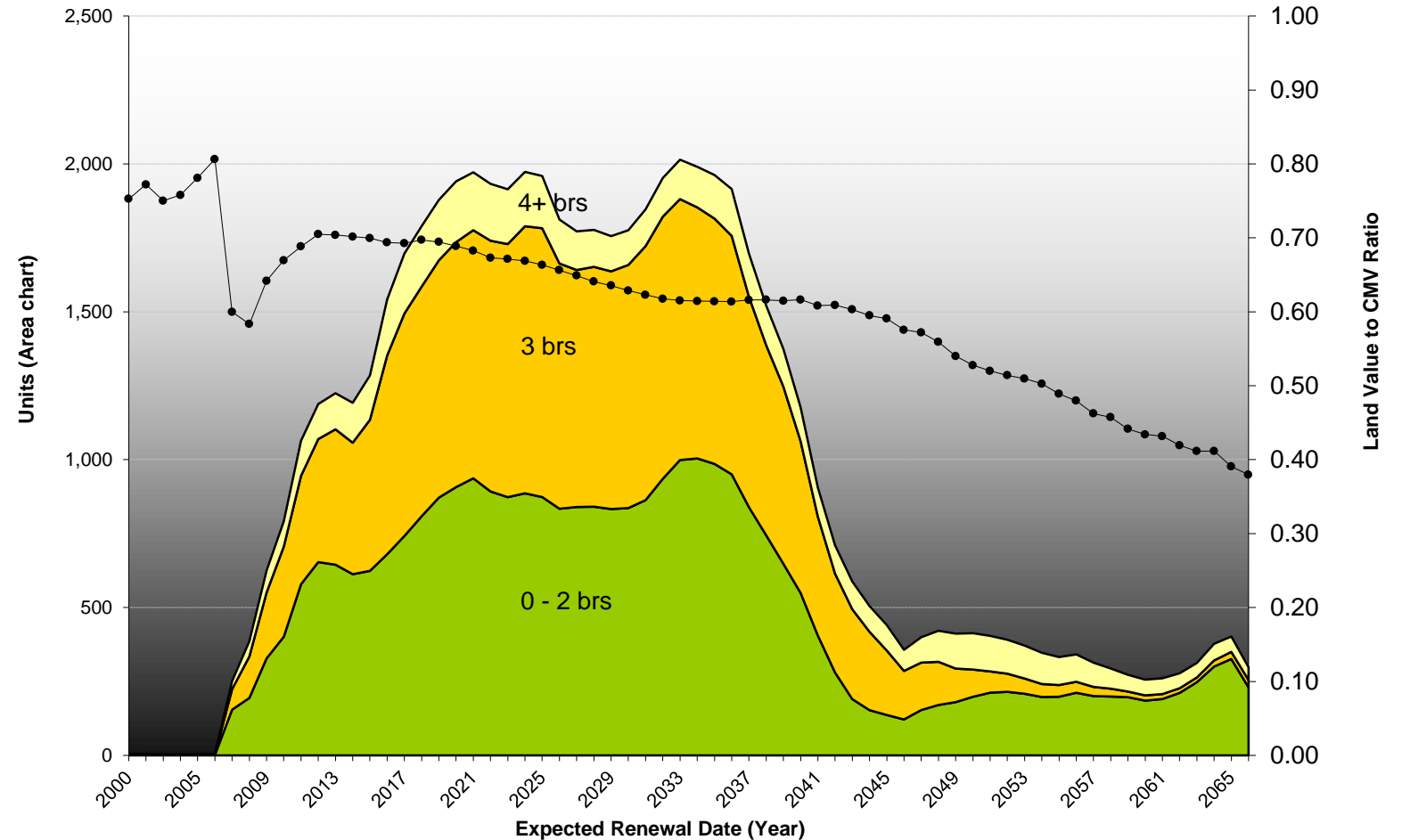
for first home buyers



Why we need to deliver!!



Dwellings forecast to reach end of economic life
(Based on build year life assumption)

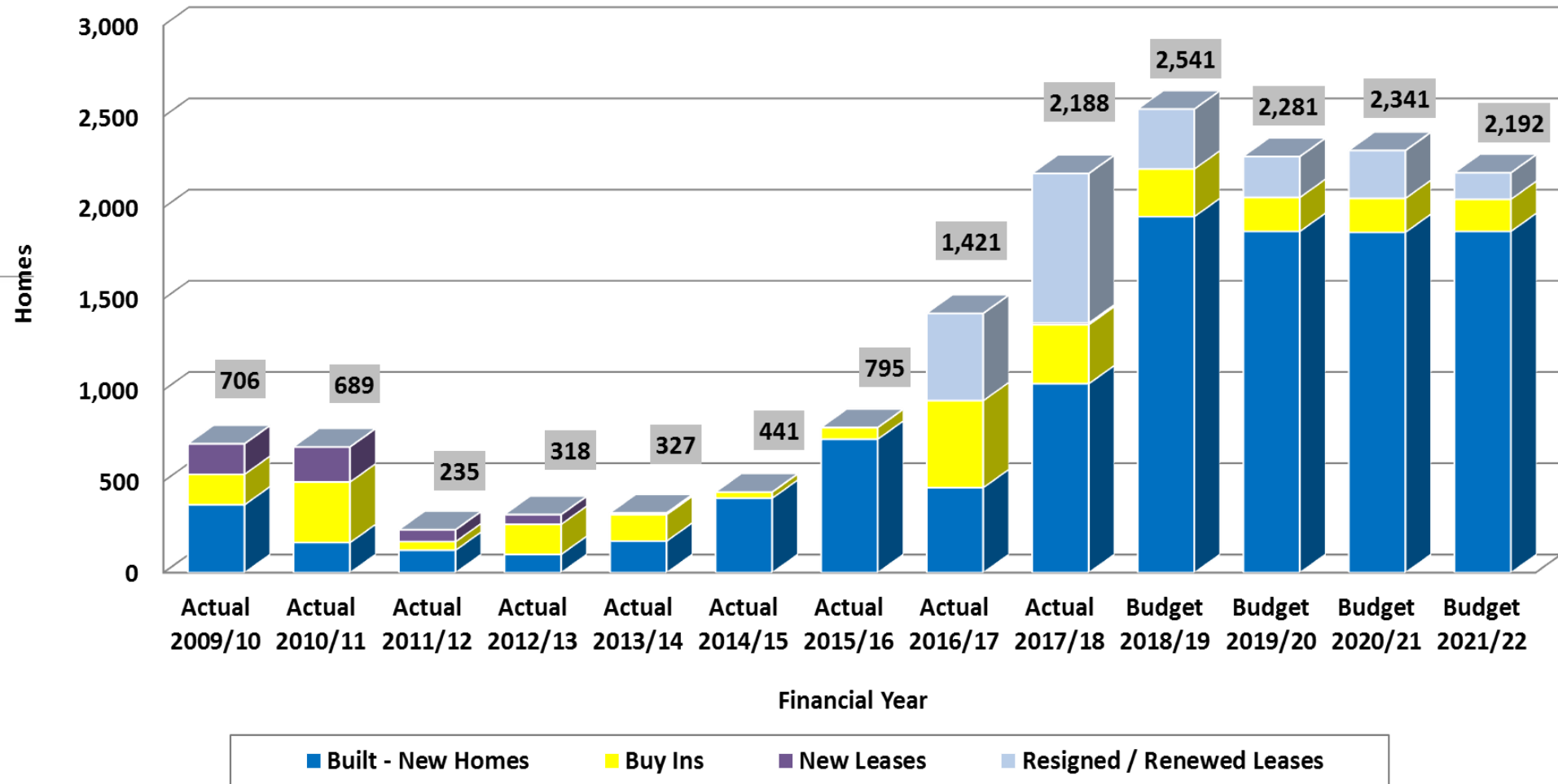


HNZ is the largest physical asset owner in the country – multiple and interconnected challenges

Opportunity as well as challenge



Housing New Zealand Additions: Actual and Budget Financial Year 2009/10 to 2021/22



Auckland build programme over two decades

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- 20-year building and renewal programme
- Enabled more than 3000 homes
- 10-year targets:
 - Almost 11,000 state homes
 - Land enabled for more than 12,600 homes to market



Regional Housing Programme

- Four-year \$680m investment
- Adding a net 900 homes
- Regenerating 1,580 existing houses through a mix of retrofit, rebuilding, selling and replacing



More than **2,000**
units under
construction right
now

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Google Earth

Housing & Urban Development Authority

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- Ministry of Housing and Urban Development leading the establishment of the HUDA
- Expedite delivery by bringing together skills and resources of Housing New Zealand, HLC and the KiwiBuild Unit to deliver two key roles:
 - Leading small and large scale urban development projects
 - Being a world class landlord with associated tenancy services
- HNZ tenants and public housing objectives will be protected



HUDA – next steps for Housing NZ



- There are several months of transition planning ahead, led by MHUD
- HNZ is working closely with the MHUD, HLC and KiwiBuild to ensure delivery momentum is coordinated, enhanced, and accelerated
- HNZ will continue to deliver all current services and build programme during transition
- HNZ will continue to enhance its focus on our customers through our Customer Programme
- It is anticipated HUDA will be established in 2019 / 2020



Working with HLC & KiwiBuild

- HLC is owned by HNZ – the partnership is Auckland’s largest land developer
- HLC regeneration projects on HNZ land to increase delivery scale, pace and efficiency
- Land retained for state housing programme
- Land also sold for affordable & market housing
- Large-scale regeneration underway in Northcote, Roskill South, Owairaka, Oranga and Mangere



How we are meeting our targets – better land utilisation



Same site now

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More apartments and three-level walk-ups

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Our tenants needs
are changing

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One response - Greys Ave

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How we're changing our developments

- We are targeting Homestar 6 rating well in excess of the building code for future builds.
- This means a further onus on quality workmanship for build partners.





The Innovate, Partner, Build Programme

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- So far we have:
 - Signed capacity partnering agreements
 - Started apprentices and work experience in trades
 - Interviewed materials suppliers
 - Scoped efficient consenting



Innovate Partner Build – Why are we doing this?

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- Cost savings to meet build targets
- Better outcomes for tenants and homes
- Better quality, sustainability, H&S and ethics
- Better social, economic and environmental outcomes
- Better industry productivity, stability, capacity, and innovation



Capacity Partnering Agreements

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- Multi-year agreements to build a set number of homes each year
- HNZ guarantees build partners a certain volume of work
- Build partners then guarantee a certain supply at a specific price
- Certainty of supply
- Leverage pipeline to drive savings
- Builders confident to invest in people and plant



Benefits for the construction industry

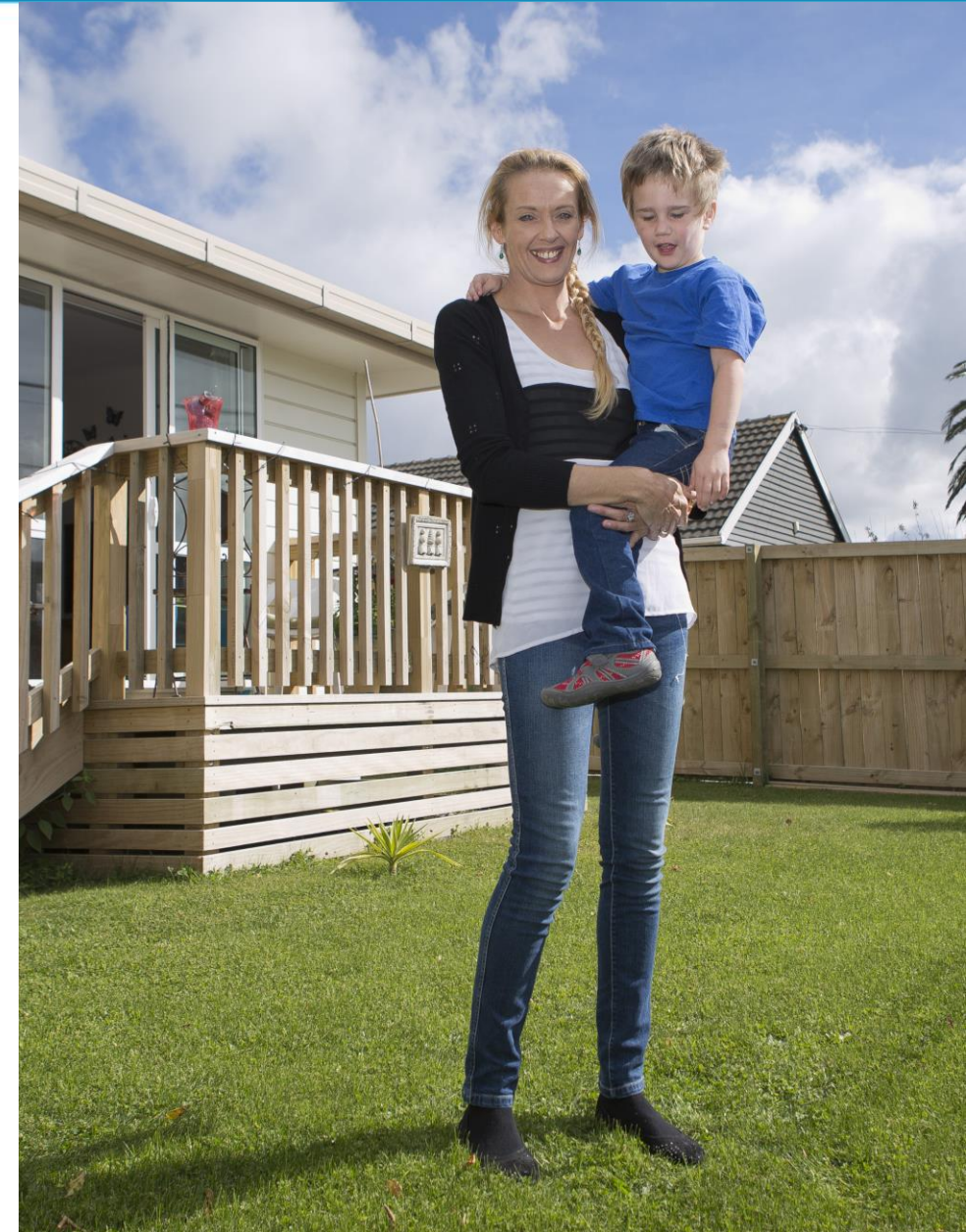
The opportunity to build strong,
trusting and mutually beneficial
long-term relationship with the
country's biggest builder of
homes



Benefits for New Zealand

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- More quality state homes delivered
- An efficient, productive and innovative industry
- More trained people for the construction industry
- Better social, economic and environmental outcomes
- Efficient use of taxpayers' money and one of the Crown's largest assets



Standard, repeatable
designs deliver the
volume NZ needs

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Using innovation to
build smarter –
offsite manufacturing

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Hybrid Building System

Project location:	Mangere, Auckland
Use:	State Housing
No of Units:	59 Apartments
Building System:	CLT Walls and Roof Manufactured Wall Panels
Supplier:	Tallwood & Stanley



Precast Concrete Building System

Project location:	Papatoetoe, Auckland
Use:	State Housing
No of Units:	12 Walkup Apartments
Building System:	CLT Walls and Roof
Supplier:	Miles Construction



Volumetric Building System

Project location:	Henderson, Auckland
Use:	Emergency Housing
No of Units:	9x 1 Bedroom Units
Building System:	Concision Closed Panel
Supplier:	Mike Greer Homes



Cross Laminated Timber Building System

Project location:

Papatoetoe, Auckland

Use:

Transitional Housing

No of Units:

12 Walkup Apartments

Building System:

CLT Walls and Roof

Supplier:

Miles Construction



Cross Laminated Timber Building System

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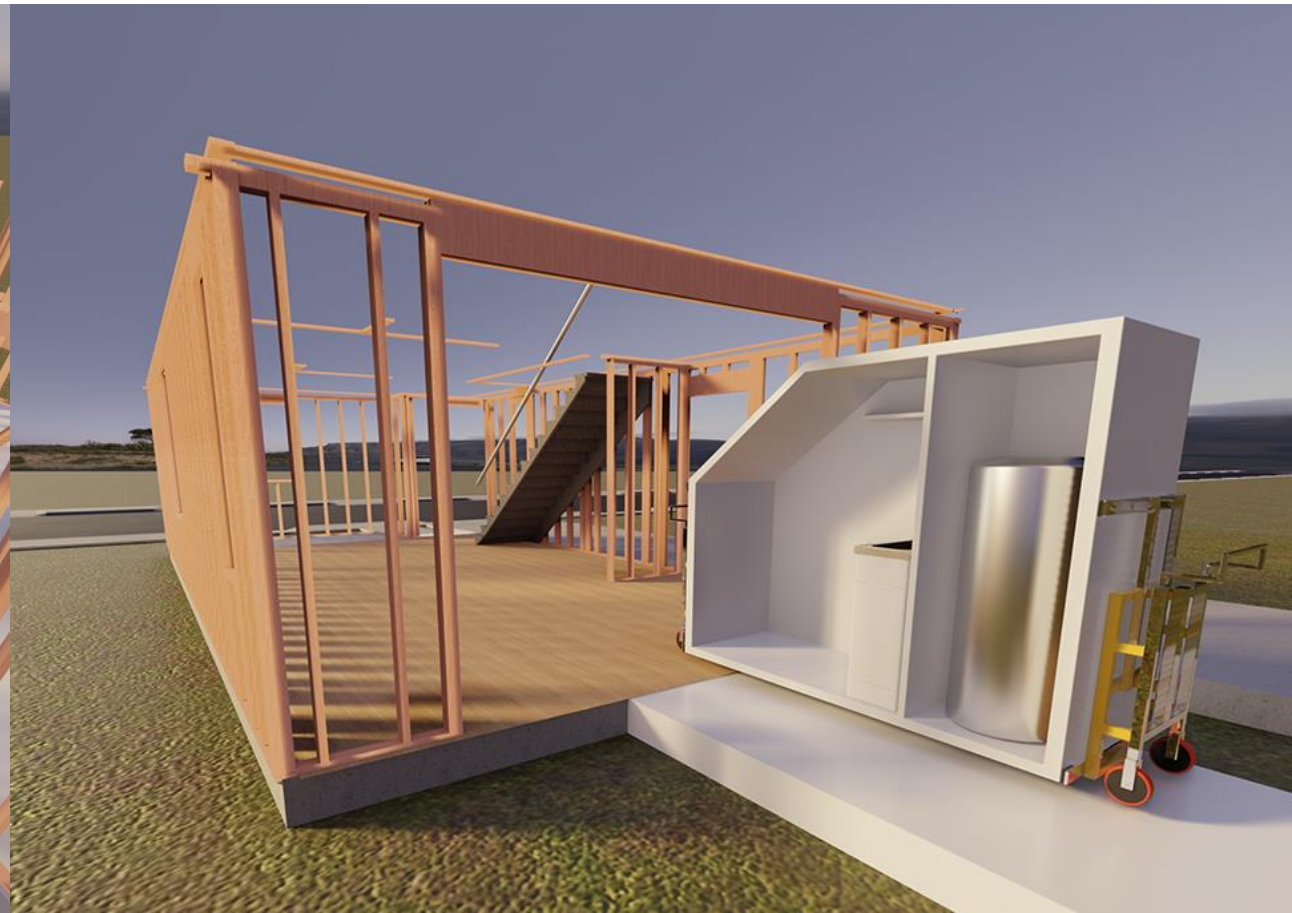
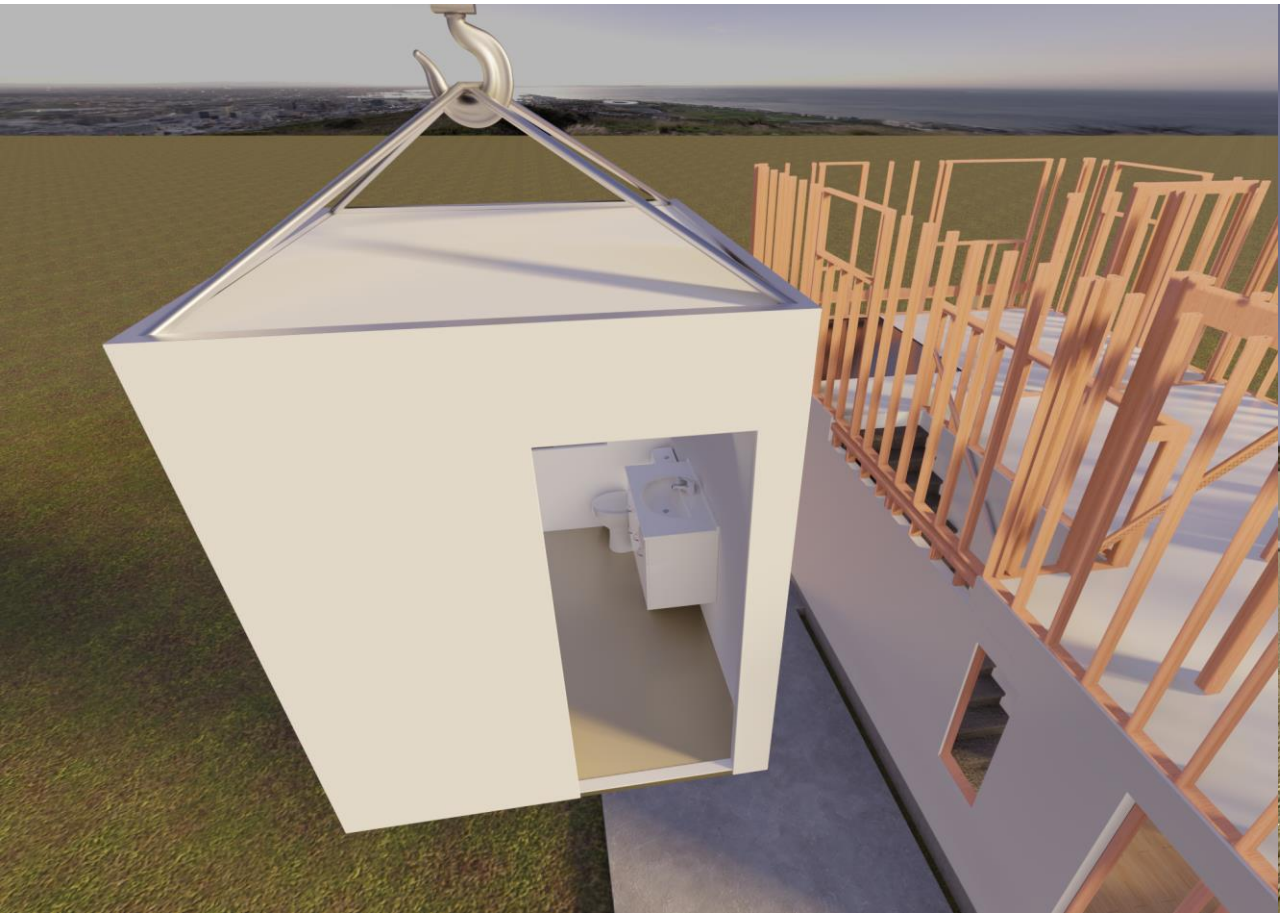
Building System:

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Supplier:

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Modules



Housing more Kiwis
is our goal

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