



# Development and Construction matters

The Auckland region will join the rest of New Zealand at COVID-19 Alert Level 2 at 11.59pm this Sunday 30 August. Until that time, it remains at Alert Level 3. The country will then remain at Level 2 until the Government reviews the entire country's Level 2 setting on Sunday 6 September.

Under Auckland's Alert Level 2 setting, gatherings will be limited to up to ten people (except for tangihanga / funerals). Also from Monday, the Auckland border will reopen, enabling people to enter and exit the region freely.

As you no doubt now have in place, under Alert Levels 2 and 3, a NZ COVID Tracer QR code poster must be displayed at entrances, or in a prominent place, at all Kāinga Ora sites. We ask that you continue to strongly encourage workers and visitors to our sites to sign in using the COVID Tracer App.

Under Alert Level 2, it is encouraged that face masks / coverings be worn when physical distancing isn't possible. From Monday, face coverings will be compulsory for all New Zealanders on public transport or flying by

plane at any time the country is in Level 2 or above.

Please continue to refer to the **CHASNZ** website for the latest COVID-19 construction protocols.

### Fly the flag for mental health

Promoting positive mental health is hugely important to us at Kāinga Ora – Homes and Communities. That's why we are supporting the MATES in Construction **Fly the Flag** initiative next month, which helps to raise awareness about mental health and suicide prevention in the construction industry.

To coincide with World Suicide Prevention Day on September 10, construction sites are encouraged to hoist MATES in Construction flags and hold social events such as barbecues from September 7 to 11. We hope to see flags flying high at Kāinga Ora sites countrywide.

We will look to publish a couple of photos of Fly the Flag events in next month's bulletin. Please email us at [updates@kaingaora.govt.nz](mailto:updates@kaingaora.govt.nz) to submit a photo of your team at an event.

## Our priorities

- Working under Alert Level Two
- Mental health and wellbeing
- Superlots & homes for sale
- Keeping you informed



## Message from our land development, construction and urban planning leaders

We wish to commend your efforts in ensuring Kāinga Ora and our partners comply with Government COVID-19 advice so we can continue to keep our teams safe. We will be in touch whenever we have additional information as the country moves through the alert levels. In the meantime, feel free to contact your Kāinga Ora key contact if you have questions.

Our Health, Safety and Security teams continue to find excellent examples of our build and development partners operating safely and efficiently at Alert Levels 2 and 3. It has been great to see how quickly contractors have taken on board, and implemented, the changes and guidelines we have supplied them. You can read about a specific example of this in practice on the following page.

Also thanks to all our industry partners who participated in workshops earlier this month to help shape our new Kāinga Ora Construction Plan, which will guide how we deliver state housing into the future. We will run an additional online workshop on 7 September; please email [denise.mckendry@kaingaora.govt.nz](mailto:denise.mckendry@kaingaora.govt.nz) to register and help further shape our thinking.

### Progress on large scale developments

Our **large scale developments** are in full swing. We have just closed registrations of interest on six superlots in our **Oranga Development**, supporting a yield of approximately 96 market and affordable homes. In our **Mangere Development**, nine superlots in Mangere West, with an estimated yield of 131 homes, will be coming to the market shortly. To learn more about working with us in our large-scale developments and how to apply, visit our Invitation to Participate [webpage](#).

This month marked a significant milestone in our **Roskill Development**, with the first market homes going on sale in the Ōwairaka neighbourhood. In the first week of marketing, development partner Jalcon received more than 140 enquiries for the three homes available to buy off the plans, including enquiries from locals who are wanting to purchase a home in their own community.

It's great to see the local community, and the market more broadly, keen to buy into the regeneration of the neighbourhood. We look forward to announcing more development partners going to market with homes in the coming months.

### Flagship development to deliver more than just homes

Kāinga Ora has announced Icon as its construction partner for the flagship **139 Greys Avenue** development in central Auckland. Not only will the project deliver 276 new warm, dry apartments, it will also support hundreds of jobs and provide wider social, economic, environmental and cultural benefits.

The project will engage at least 28 apprentices, while Māori and Pasifika-owned businesses will be involved throughout the construction phase to create employment opportunities.

Greys Ave will also feature initiatives to reduce emissions and environmental impact, with an aim to achieve a waste diversion rate of 85 percent throughout construction. Icon will proudly fly the flag for suicide prevention at the Greys Avenue site during the second week of September.



**Patrick Dougherty**  
Construction and Innovation,  
Deputy Chief Executive



**Caroline McDowall and Mark Fraser**  
Urban Development – Delivery,  
Deputy Chief Executives (Joint)



**Katja Lietz**  
Urban Development – Planning,  
Deputy Chief Executive

## Build partner tackles COVID-19 challenge

Construction company Home is a leading example of how Kiwis are banding together in the fight against COVID-19.

When the company recently discovered a worker had been in close contact with a COVID-19 case, it immediately closed down one of its Auckland Kāinga Ora building sites, before undertaking deep cleaning.

Home Managing Director Israel Cooper says that while the Auckland worker later tested negative for the virus, the company acted quickly to prevent any potential spread.

“The moment we found out there was a potential risk, we activated our site closure plan. It was Sunday night and, within about five hours, everyone who had visited the site in the previous two weeks had been contacted.”

The swift response saw about 60 people from around nine organisations immediately go into self-isolation, watch for symptoms, and get tested for COVID-19. Two other building sites were also closed as a precaution.

Israel says: “It was a huge team effort. Kāinga Ora, build partners, suppliers and other parties all banded together quickly and efficiently to help protect the community.”

He says the experience has strengthened his belief in New Zealand’s COVID-19 action plan.

“It confirmed to us that the COVID-19 operating procedures work and, if followed properly, you can soon get back up and running.”

Kāinga Ora Deputy Chief Executive Construction and Innovation Patrick Dougherty says it’s heartening to see this kind of proactive response from our partners.

“Everyone has returned to the site, where they continue to work safely under Level 3 protocols.

“Workers at construction sites across the country are facing the COVID-19 challenge head on while also playing a critical role in driving the New Zealand economy forward, and helping to deliver much needed homes.”



Signing in to enter a Kāinga Ora-Home redevelopment site with the COVID Tracer App.

## Reducing waste through deconstruction

Kāinga Ora has completed its first public housing deconstruction project at a Mount Albert development in Auckland known as Martin Leone. The 5,537 sqm site will see 50 homes built across three levels.

As part of a pilot programme, eight of the existing houses were removed using deconstruction - a type of demolition that seeks to reuse and recycle the greatest volume of construction materials as possible. The remaining two homes were lifted offsite by Fistonich Removalists for resale.

Kāinga Ora adopted an 80 percent diversion from landfill target for its demolition practices across its large scale development projects several years ago. This was recently extended to Auckland public housing developments. Diversion targets will follow in other regions later this year.

At Martin Leone, Kāinga Ora worked with deconstruction company Green Way to achieve 85 percent diversion from landfill. What’s more, the cost and time taken for deconstruction were in line with conventional demolition.

Programme Manager Jakub Mlody says working on the project was hugely satisfying. “The outcomes we achieved have set a new benchmark for Kāinga Ora. There is always room for improvement, but this positive result was largely down to great teamwork.”

The next deconstruction is expected to take place in September at a larger site in Avondale known as **Highbury Triangle**.



Eight old houses in a Mount Albert development were removed using deconstruction.



Timber extracted for reuse from the Martin Leone houses.



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WEBSITE [www.mates.net.nz](http://www.mates.net.nz)