

# Development and Construction matters

## Our growth and transformation journey

The **formation** of Kāinga Ora – Homes and Communities in October 2019 brought together the range of ways the legacy organisations, Housing New Zealand, its development subsidiary HLC and KiwiBuild, supported housing and urban development.

The outcomes we've been asked to achieve go beyond being a state housing landlord or urban development agency. The Government wants us to have a much larger impact on New Zealand and the quality of New Zealanders' lives through the homes and urban environments Kāinga Ora will deliver.

Our organisation is responding by changing how we are structured, and how we work with our stakeholders and partners, to ensure we have the best possible structure to deliver on our responsibilities.

Kāinga Ora is growing as we respond to our expanding responsibilities of becoming a world-class public housing landlord, and partnering with the development community, Māori, local and central government, and others on urban

development projects of all sizes.

We're disestablishing some roles within Kāinga Ora, but creating many more new positions. Overall, we're creating opportunities for our people and more jobs for New Zealanders – about a third of which will be in the regions.

We are deliberately building our capability and leadership in the regions to ensure we are working closer with our customers, partners and communities around the country. This 'place-based' approach means we will manage less centrally and run more locally.

Importantly, we are also building core capabilities for our new urban development responsibilities which will help us expand our work with the construction and development industry, and suppliers.

These changes will be incremental, though there may be some minor disruptions as we work through this transition. Rest assured that we will be certain to contact you if there are changes in who you would normally deal with at Kāinga Ora. As ever, keep in touch with us via [updates@kaingaora.govt.nz](mailto:updates@kaingaora.govt.nz).

## Our priorities

- Building regional capability
- Streamlining building consents
- Partnering with high schools
- Keeping you informed

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

Further to the news above on our new structure, Kāinga Ora is:

- Introducing new capabilities and capacity to undertake our **urban development** responsibilities, and enable the application of new legislative powers
- Reconfiguring and scaling up our **construction** and **large-scale project** functions to meet government expectations
- Introducing a new commercial function to oversee our supplier relationships, and the suite of products we administer to enable affordable housing and **home ownership**
- Introducing a Māori partnership function to support the delivery of Māori housing outcomes across the country.

We are also increasing community group housing delivery, introducing a new integrated customer and community frontline service, with place-based leadership, and enhancing services to support our customers to sustain their tenancies.

### Review of professional services contracts

In a key development, we will release to our suppliers next week a revised draft CCCS professional services contract to align it more closely with the current All of Government Special Conditions to the standard CCCS.

This is an important step for Kāinga Ora in changing the way we engage with our suppliers. We want a contract that is fair to all parties, reflects the dynamics of the residential construction industry and leads to positive outcomes for our customers. The draft reflects feedback from the industry and insurance experts, and also our operating principles and objectives. If you have any feedback on the draft, or would like a detailed summary of the changes made, please email Associate General Counsel Construction Trina Lincoln at [trina.lincoln@kaingaora.govt.nz](mailto:trina.lincoln@kaingaora.govt.nz).

### Latest KiwiBuild developments

New KiwiBuild homes will soon be available in Massey, Auckland, brought to you by Taishan Building Group. This month, 15 two-bedroom plus study homes at **Jezero Heights** will become exclusively available for eligible KiwiBuild buyers to buy off the plans from \$589,000. The first homes are scheduled for completion in early 2021.

In Point England, the **Hinaki Development** has a total of 61 apartments currently for sale to eligible KiwiBuild buyers. There are nine one-bedroom apartments available from \$420,000, 42 two-bedroom apartments from \$500,000, and 10 three-bedroom apartments at \$650,000. These homes, which are part of the **Tamaki Regeneration** programme, are scheduled for completion in December 2021.

### Ten years of Hobsonville Point

It's been ten years since the first homes were built at **Hobsonville Point**, our first large-scale development, in Auckland's north-west. Over that time, typologies such as terraced homes, walk-ups and apartments, mixed-use dwellings and affordable housing schemes have become integral to our approach to large-scale developments.

Ten years on, we're still committed to building communities that are safe, healthy, inclusive and well connected. Our developer partners are also embracing this approach to urban design and density in masterplanned developments, as seen in this **recent article** which includes insights from Universal Homes.

### Kāinga Ora at ReBuilding Nations 2020

Patrick Dougherty will lead a workshop at this year's ReBuilding Nations Symposium on the Kāinga Ora Construction Plan, which was approved by our Board earlier this month. The workshop will allow participants to map what their organisation could contribute to the plan's implementation across its five focus areas of partnering, innovation, sustainability, design quality and delivery. To register, please see the **event website**.



**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

## New Zealand's first national Building Consent Authority

An in-house Kāinga Ora Building Consent Authority (BCA) is expected to be up-and-running later this year. Not only will Consentium be New Zealand's first registered, non-Territorial Authority BCA, but it will also be the country's first national BCA.

National Building Consent Authority Manager Anna McCrossan says the aim is to work together with our partners to lift building consent standards and provide exceptional service to Kāinga Ora.

"Our team will work with design and build partners to deliver high quality consenting and inspections services within statutory timeframes. We will also engage early with them to provide education and advice on how to comply with the Building Act.

"Ultimately, it's about contributing towards improving housing quality and helping Kāinga Ora scale up its build programme to ensure the delivery of healthy, warm and dry state houses which provide homes for generations to come."

The team will operate out of hubs in Auckland, Wellington and Christchurch, with building inspectors located across the country. Consentium's scope covers building consent services for public housing of up to four levels. This includes new homes, the retrofit programme, and repairs and maintenance that require a building consent.

Consentium expects to achieve accreditation through International Accreditation New Zealand (IANZ) by early/mid-November 2020. Registration through the Ministry of Building,

Innovation and Employment (MBIE) is expected to occur late next month.

From registration onwards, Consentium will independently process, grant and issue building consents for public housing within scope, as well as provide inspections and Code Compliance Certification (CCC).

Design and build partners will receive an email from us soon outlining what they need to know about accreditation.

If you have any questions, please contact the team at [bcaprocessing@consentium.co.nz](mailto:bcaprocessing@consentium.co.nz).



Build Partners Project Manager John Hay, Consentium Building Inspector Ankit Vashisht, Build Partners Senior Site Manager Andre Kruger and Consentium Building Inspector Shanene Carstens at the Kāinga Ora Bari Lane development in Mangere.

## Teenagers building new Kāinga Ora homes for Northland

The Dargaville High School Building Academy has partnered with Kāinga Ora to deliver at least six new warm and dry state homes.

The partnership means Year 13 students, like 17-year-old Ethan, can learn valuable trade skills while producing much needed housing for the community.

"The academy has really helped me grow in confidence. I hope to gain an apprenticeship in building and construction, and eventually start my own company," Ethan says.

Now into its tenth year, the building academy sees students gain experience in all aspects of carpentry, while working under the supervision of qualified builders and teachers.

For 18-year-old Sean, being part of the academy fills him with a sense of pride.

"The homes we build are going to make a real difference in the community. I feel like I've achieved something special here."

The academy is just weeks away from finishing its first Kāinga Ora home. Complete with five bedrooms and an accessible bathroom, the home is being built on the school grounds and will be transported to Kaitiāia when finished.

Academy tutor and licensed builder Tim Pratt says: "These kind of opportunities are hugely important for a place like Dargaville.

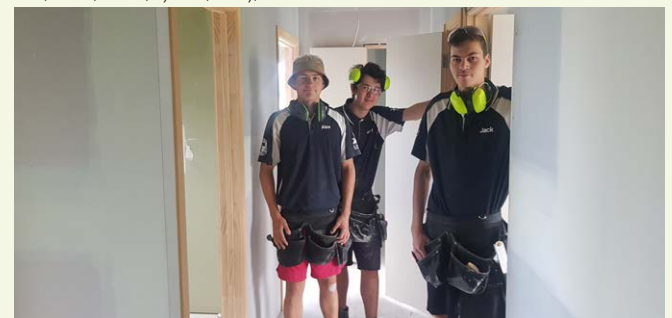
"The students would learn more here in a year than they would during two-and-a-half years as apprentices."

Dargaville High School is the second school to enter such a partnership with Kāinga Ora, after **Massey High School** started producing new state homes earlier this year.

Kāinga Ora works with a number of organisations to help increase New Zealand's pipeline of construction workers, as part of our commitment to the **Construction Sector Accord**. Our apprenticeship programme has already seen more than 180 apprentices up tools on build and development sites. For more on Kāinga Ora training programmes, contact George Ellis at [Georgina.Ellis@kaingaora.govt.nz](mailto:Georgina.Ellis@kaingaora.govt.nz).



Dargaville High School Building Academy tutor Tim Pratt with students Stanley, Sean, Mali, Ethan, Sateki, Kyivarn, Harry, Jack and Alex.



Alex, Stanley and Jack of Dargaville High School Building Academy.



24 HOUR SUPPORT LINE 0800 111 315

FREE TEXTING 5353

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