



# Development and Construction matters

Kāinga Ora – Homes and Communities has reached an important milestone in enabling it to better support quality urban development. You can read more about this, and the potential to propose specified development projects (SDPs) on page two.

Last week, our Minister, board chair and staff presented to delegates at the Infrastructure New Zealand ReBuilding Nations Symposium 2020. Minister of Housing Hon Dr Megan Woods **highlighted** the role of Kāinga Ora as a catalyst for the sector to be more responsive and innovative in its thinking across the housing and urban development landscape, including our use of offsite manufacturing (OSM) and a commitment to lowering emissions and reducing waste, with a minimum of 6 Homestar standards required for all new builds.

Board Chair Vui Mark Gosche, who is also chair of the Counties-Manukau District Health Board, outlined the interdependency between quality state homes and health and education outcomes for New Zealanders. Kāinga Ora has two large

investment programmes in this area, with \$500m being spent over the next four years to bring our older homes up to modern standards by lifting their thermal efficiency through insulation, ventilation and effective heating.

We have also started a 20-year programme to renew almost 50,000 of our older homes, either demolishing and rebuilding them or carrying out a major renovation (retrofit). This investment will provide warm, dry, healthy homes for our customers, reduce the risk of home injuries, and make the homes fit for purpose by making them more open plan and including accessible features. This significant investment will provide jobs for the regional economies where these homes are located.

Our last bulletin for the year will be sent out before the Christmas break – please keep in touch and sign your colleagues up to receive the bulletin by emailing [updates@kaingaora.govt.nz](mailto:updates@kaingaora.govt.nz). Our first edition for 2021 will be sent out in February.

## Our priorities

- Building Momentum
- Catalysing innovative responses
- Partnering with other organisations
- Keeping you informed

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

### Building Momentum - our construction plan for future homes

We have been tasked with delivering quality state homes for more New Zealanders, at a faster rate, and with better outcomes for our customers, the communities in which we work, and the wider construction industry. To achieve those goals we need to do things differently. The Kāinga Ora Construction Plan, **Building Momentum - our construction plan for future homes**, sets out the changes we will be making, and the programme of work that will get us there.

In coming weeks and months, we will publish our construction planning intentions for the next four years, share our plan for offsite manufacturing, and further develop capacity agreements for consultants.

We also plan to seek industry input into our three-level walk-up apartments project and standard typology suite via a series of workshops in Q1 2021. Working with a number of our design consultants and build partners, this will help Kāinga Ora develop designs for standard, repeatable houses and apartments that result in quality homes for our public housing customers. Email [constructionplan2020@kaingaora.govt.nz](mailto:constructionplan2020@kaingaora.govt.nz) to get in touch with the Building Momentum team.

### More homes for sale in our developments

Last week Mangere Development released the first KiwiBuild homes to the market, our fifth large-scale project now offering homes for sale. Across all our developments, sales and expressions of interest are booming:

- Northcote Development is going strong with only a couple of homes left to sell amongst our current builder partners.

- Roskill Development recently closed the first KiwiBuild ballot in Roskill South, with more people registering interest in buying these homes than any other KiwiBuild ballots to date.
- Hobsonville Point continues to experience record sales, with 51 homes sold over the past month.
- Sales for the Hinaki KiwiBuild development in Point England's Tāmaki are exceeding expectations with over 70% now under contract.
- Almost all the KiwiBuild homes in Stage 1 of our Discovery Development in Marfell, New Plymouth, are now under contract, and we expect this demand to continue in our next release of homes in January.

If you'd like to find out more about becoming a builder partner in our large-scale developments, visit our [website](#).

### Skip the Skips

A new initiative to observe and count construction waste is now underway at one of our sites in Glendene, Auckland, as part of pre-intervention monitoring. Funded by the Waste Minimisation Fund and in partnership with Kāinga Ora, Precision Construction, Winstone Wallboards, AUT, Waste Management, Auckland Council, New Zealand Green Building Council, Carter Holt Harvey and Jacobsen, the Skip the Skips initiative aims to minimise the amount of construction waste produced on site.

### MATES on the road

Hundreds of workers at Kāinga Ora building sites across the county have now been inducted into the MATES in Construction mental health programme.

The MATES team has been on road since late September, spreading the word about positive mental health and suicide prevention, and the roadshow wraps up in Auckland on 3 December.



**Patrick Dougherty**  
General Manager  
Construction and  
Innovation



**Caroline McDowall**  
General Manager  
Commercial



**Mark Fraser**  
General Manager  
Urban Development  
and Delivery



**Katja Lietz**  
General Manager  
Urban Planning  
and Design

## Recognition for our work together

A Kāinga Ora development in North Canterbury was recognised at the Property Industry Awards in Auckland this month.

Designed by Rohan Collett Architects and built by Home Construction, the 28 one-bedroom homes at the High and White streets development in Rangiora received an **excellence award** in the multi-unit residential property category and was praised for its attractive architecture, quality construction and age-friendly features.

Kāinga Ora General Manager Construction and Innovation Patrick Dougherty says the development reflects the changing face of state housing.

“When it comes to quality, design and liveability, public housing developments comfortably foot it with private sector developments.

“With the support of our partners Kāinga Ora is not only delivering homes at scale and pace, our new state homes also provide warm and dry, modern spaces that meet the needs of today’s customers,” Patrick says.

According to the judges: “These beautifully designed units are of an equal standard to many private developments in the area. They challenge preconceptions of what a state home looks like.”



Aerial view of the High and White streets development



Kāinga Ora Programme Director Jonathan Scholes, Home Construction Director Israel Cooper, Kāinga Ora Acquisition Manager Deana Pochin, and Kāinga Ora General Manager Construction and Innovation Patrick Dougherty.

Kāinga Ora has also received the Māori Crown Relationships Award at the Te Hāpai Hāpori - Spirit of Service Awards 2020, for enabling iwi housing aspirations in Porirua.

Our entry highlighted the Porirua Housing Partnership with Te Rūnanga O Toa Rangatira, Te Tūāpapa Kura Kāinga - Ministry of Housing and Urban Development and the Ministry of Social Development.

The judging panel said that this modern future-focused partnership is based on a shared vision of a thriving community, returning whenua to iwi and devolving management of assets to improve intergenerational wellbeing and the health of mokopuna.



Kāinga Ora takes home the Māori Crown Relationships Award at the Te Hāpai Hāpori - Spirit of Service Awards 2020.

## New process to help unlock urban development

After months of implementation planning, the Urban Development Act (UDA) section on specified development projects (SDP) is up on the [Kāinga Ora website](#) with information for developers, local authorities and others interested in proposing the establishment of a potential SDP.

The Urban Development Act Implementation Project team has worked with Te Tūāpapa Kura Kāinga - Ministry of Housing and Urban Development to get the new function up and running, which establishes Kāinga Ora as New Zealand’s first national urban development authority.

The page explains the provisions of the UDA, and allows interested parties to contact the team directly to arrange a preliminary meeting. This ensures that proposers are familiar with the processes and requirements of the UDA before they put their proposal forward for consideration.

The SDP pathway is expected to be best-suited to large-scale and complex developments that might have encountered a range of planning, infrastructure, funding and land aggregation obstacles previously. The SDP process also mandates upfront investment in integrated urban development planning and community engagement to let a project run more smoothly through the life of a development.

Developers considering a potential SDP are invited to talk to Kāinga Ora as early as possible, says Kāinga Ora General Manager Urban Design and Planning Katja Lietz.

“We’re happy to have preliminary discussions with developers and land owners who may be considering projects to ensure parties adopt the most appropriate development track,” Katja says.



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