



# Development and Construction matters

## Big year of delivery for Kāinga Ora

As Kāinga Ora – Homes and Communities approaches its first anniversary on October 1, the organisation is delivering new homes at a rate of five a day across New Zealand.

With the efforts of our build and development partners, we delivered 1,775 new homes in the 11 months ending August 31, even though the country was in Alert Level 4 lockdown for four weeks earlier this year. About three-quarters of the new homes were in Auckland, where demand is greatest, with the others delivered in Hamilton, Christchurch, the Wellington and Lower Hutt area and other locations across the country.

September has also been a big month, with about 170 homes set for completion, including five from Kahurangi Homes in Blenheim, which will deliver an additional three homes next month.

Kahurangi Homes director Keren Barcas says: "There's a real lack of warm, dry, affordable housing in the area, so these homes are going to make a big difference. Projects like this are hugely important for the regions."

Further north, in Hastings, Mike Greer Commercial is celebrating the recent delivery of seven new homes at Kennedy Road and Hood Street.

"I've been in construction all my life, and these homes are very, very well built," says John Hillary, National Operations Manager for Kāinga Ora Projects at Mike Greer Commercial.

"Kāinga Ora is really committed to producing homes that last. This means better framing, stronger materials, excellent heating, cladding and bathrooms, and quality landscaping."

State housing projects are also being delivered in several other areas this month including Rotorua, Hamilton, Auckland, Gisborne, Palmerston North, Paraparaumu and Christchurch.

We had more than 2,900 homes in construction nationally at the end of August.

To sign up your colleagues to receive this monthly bulletin, please email [updates@kaingaora.govt.nz](mailto:updates@kaingaora.govt.nz).

## Our priorities

- › Delivering a range of homes
- › Capacity agreements with builders
- › Partnering with Māori
- › Keeping you informed

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

Despite the challenges of 2020, our delivery momentum has barely paused and is set to continue with more than 7,000 homes in the pipeline for the next three years, with over 3,000 homes of those currently committed.

### Construction Partnering Agreements

In Christchurch, we today celebrated the signing of long-term contracts in June with four of our public housing build partners - Constructa, Consortium Construction, Home Construction and Miles Construction. Under these Construction Partnering Agreements, together we will deliver at least 360 state homes in the region over the next three years. These follow similar agreements in Auckland for about 1,350 new homes over a three-year period.

For the partners involved, the agreements mean a pipeline of guaranteed work and the certainty to invest in their people and plant, as well as innovate their practices. For Kāinga Ora, it helps us deliver more homes by streamlining contract negotiation and encouraging transparency and collaboration.

### More homes for Tāmaki

In the Tāmaki large scale development, Kāinga Ora and **Tāmaki Regeneration Company** (TRC) have partnered with developer NZ Living to build 75 market and KiwiBuild homes in the Hinaki neighbourhood. NZ Living received around 130 registrations of interest from prospective home buyers in the first five days.

Several pilot projects in our **large scale developments** have received funding from Waka Kotahi NZ Transport Agency, as part of its **Innovating Streets Programme**. The first, delivered in partnership with TRC, will create streets as places, celebrate

the area's natural landscape and encourage walking, cycling and the use of public transport. In our **Mangere Development** we'll be widening footpaths and creating new pop-up bike lanes to fix gaps in the existing network and make it safer for kids to get to school. And in our **Porirua Development**, Porirua City Council has received funding to work with our development team and the local community to trial some street improvements and neighbourhood connections in Eastern Porirua.

### Robust demand for KiwiBuild Northcote homes

A ballot to purchase 11 new homes in the **Harbourlane** KiwiBuild development on Auckland's North Shore attracted almost 2,500 entries. This mirrors high demand seen earlier this year for the Wallace Stratton development Hobson Green, in Hobsonville.

Harbourlane's modern terraced homes are priced at \$600,000 for two-bedroom homes, with three-bedrooms at \$650,000.

The development is currently scheduled to be completed before year's end. See the **KiwiBuild website** for more information.

### MATES launch national tour

MATES in Construction is taking their mental health and suicide prevention programme around the country. As part of the BSM Health, Safety & Wellbeing Roadshow 2020, MATES is delivering free general awareness training in more than 30 locations.

Hundreds of workers at Kāinga Ora sites in Auckland, Wellington and Christchurch have already undergone MATES induction. Build partners in other towns and cities can check the Building Skills Maintenance **website** for a full list of locations.



**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

## Keeping good design at the heart of our developments

A design philosophy that places quality, connectedness and wellbeing at the heart of housing projects is guiding Kāinga Ora large-scale projects, thanks to an established set of design guidelines and a robust design review process.

A design review panel has been established to provide independent review of our large scale projects. Each project's panel consists of leading design experts who are individually recognised as having specific skills and experience within the design and development community. Its purpose is to ensure efficient, consistent and high-quality design outcomes in our large-scale projects, identify areas for improvement early on in the design and consenting process, and advocate for best practice urban design.

It also means that Kāinga Ora and our build and developer partners can supply more well-designed homes to the market more quickly.

As well as ensuring an equal standard of design quality and detail across all developments, the design review process plays an important part in ensuring all parties are held responsible for their part in achieving the vision and targeted outcomes of the masterplan, therefore safeguarding developers and homeowners' investment over time.

"It means that all parties are acting in the best interest for the neighbourhood and the wider community, delivering quality design for the entire lifetime of the project," says Katja Lietz, Deputy Chief Executive of Urban Development Planning.

This assurance then provides the community with confidence around potential outcomes that may affect them, she adds.

The design review panel also seeks designs that facilitate social and physical connectedness, improve residents' wellbeing, and encourage a sense of belonging and pride in their neighbourhood.

"We go well beyond the construction of houses and emphasise the importance of creating vibrant, healthy, connected communities," Katja says.

Learn more about the design review panel and the Urban Development Design Guidelines [here](#).



Lower fence lines and house setbacks that encourage community connection are some examples of good design and social outcomes considered by our Design Review Panel.

## Partnering for better housing and community outcomes in Rotorua

Kāinga Ora has an in-principle agreement with Ngāti Whakaue, one of the largest land owners in Rotorua, to explore a long term relationship to co-develop their tribal lands – between 1500-3000 hectares, including Whareniui.

The Whareniui Masterplan proposes significant housing, commercial, industrial, educational and retirement village development opportunities, which are underpinned by a partnering relationship between **Ngāti Whakaue Tribal Lands (NWTL)** and Kāinga Ora.

"The agreement with Kāinga Ora opens up a lot more possibilities for current housing development on general land, but there's also scope to create long-term leases, on land we would retain, for a range of other uses including light industrial, business, education and so on," Ray Morrison, General Manager at NWTL, says.

NWTL and Kāinga Ora will work together to:

- Address the housing needs of Ngāti Whakaue people and the wider Rotorua community
- Determine the most effective pathway towards better social, economic, commercial, and housing outcomes for NWTL shareholders and beneficiaries, Te Arawa iwi and the community of Rotorua
- Provide employment opportunities and pathways through the development of the land at Whareniui
- Realise the significant housing, employment, commercial, industrial, educational and retirement village development opportunities across the wider Ngāti Whakaue land holdings.

Very soon, NWTL aims to activate the first stage of 48 housing lots, part of three stages of 179 lots which would be developed over 3-5 years.

The agreement is an example of one of the key functions of Kāinga Ora in action, which is the active pursuit of opportunities for Māori to participate in urban development. Kāinga Ora is committed to partnering with local communities, government agencies, and others to help advance the economic, social, cultural and environmental goals of Ngāti Whakaue.

Kāinga Ora support available for land development and home building projects:

- Underwrite land and home development projects
- Build state homes on Kāinga Ora or developer-owned land
- Provide access to project delivery expertise, including precinct land planning, construction innovation opportunities, civils delivery and house building expertise
- Support the developer in working with councils and other government agencies to understand infrastructure requirements and resolve timing, financing and funding matters
- Support the developer in securing Specified Development Projects under the Urban Development Act
- Developers can purchase Kāinga Ora land with development agreements attached and deliver affordable and market homes within a project.



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