

Constructive

Master Builders Conference
August 26th 2022

Kāinga Ora Reframing Social Housing

Patrick Dougherty
GM, Construction and Innovation



Improving New Zealand and New Zealanders lives

- Sustainable, inclusive & thriving communities
- Quality, affordable housing choices
- Partnering with Māori
- Dignity and independence
- Environmental wellbeing
- System transformation



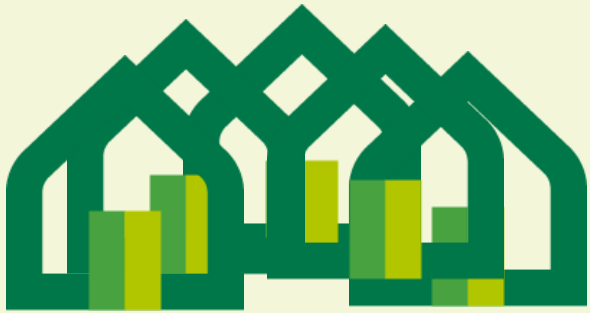
Scaling Up

Kāinga Ora Public Housing

Kāinga Ora owns over 68,000 homes across New Zealand

Our Build Plan from now to the end of FY2024

In Construction and Innovation - in the region of 7000 Public and Supported Houses to be delivered by the end of FY2024



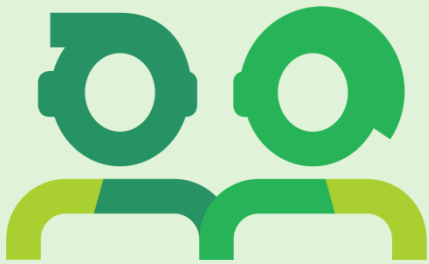
68,000



7000

Housing Register

As at March 2022, there are over 26,000 people on the New Zealand housing register.



26,000

Our Pipeline of Construction by Build Region 2022-2025

Grand Total - \$10.5b

Indicative Investment

IN PLANNING	CONSENTING & PROCUREMENT	UNDER CONSTRUCTION
10,000	3,200	4,600

1 Nelson, Marlborough, WestCoast - \$300m

IN PLANNING		CONSENTING & PROCUREMENT			UNDER CONSTRUCTION		
415		10			35		
CONSTRUCTION STARTING				BUILDING TYPE			
2022	2023	2024	2025	TOTAL	HOUSE	WALKUP	APPT.
33	173	112	112	430	430	0	0

2 Canterbury - \$600m

Indicative Investment

IN PLANNING		CONSENTING & PROCUREMENT			UNDER CONSTRUCTION		
625		159			350		
CONSTRUCTION STARTING				BUILDING TYPE			
2022	2023	2024	2025	TOTAL	HOUSE	WALKUP	APPT.
485	385	12	3	885	729	36	120

3 Otago & Southland - \$200m

Indicative Investment

IN PLANNING		CONSENTING & PROCUREMENT		UNDER CONSTRUCTION			
245		0		59			
CONSTRUCTION STARTING				BUILDING TYPE			
2022	2023	2024	2025	TOTAL	HOUSE	WALKUP	APPT.
25	124	76	35	260	220	0	40

4 Auckland & Northland - \$4.9b

Indicative Investment

IN PLANNING				CONSENTING & PROCUREMENT		UNDER CONSTRUCTION	
3,625				2,522		2,370	
CONSTRUCTION STARTING				BUILDING TYPE			
2022	2023	2024	2025	TOTAL	HOUSE	WALKUP	APPT.
2,707	2,953	1040	80	6,780	3,030	1,200	2,550

5 Upper Central NI - \$1.6b

Indicative Investment

IN PLANNING		CONSENTING & PROCUREMENT		UNDER CONSTRUCTION			
1,900		162		575			
CONSTRUCTION STARTING				BUILDING TYPE			
2022	2023	2024	2025	TOTAL	HOUSE	WALKUP	APPT.
384	1,309	386	336	2,415	2,315	60	40

6 Lower Central NI - \$1.5b

Indicative Investment

IN PLANNING				CONSENTING & PROCUREMENT		UNDER CONSTRUCTION	
1,700				153		545	
CONSTRUCTION STARTING				BUILDING TYPE			
2022	2023	2024	2025	TOTAL	HOUSE	WALKUP	APPT.
484	984	385	297	2,150	1,888	222	40

7 Wellington - \$1.5b

Indicative Investment

IN PLANNING				CONSENTING & PROCUREMENT		UNDER CONSTRUCTION	
1,490				194		666	
CONSTRUCTION STARTING				BUILDING TYPE			
2022	2023	2024	2025	TOTAL	HOUSE	WALKUP	APPT.
482	972	539	87	2,080	1,178	402	500



The volumes are limited to construction planned to start from January 2022 – December 2025 in redevelopment and Construction on land which we intend to procure.

‘Indicative investment’ is an indicative value of the proportion of our intentions in that region, in construction and is subject to budgets being confirmed in future years, but are shown here for planning purposes.



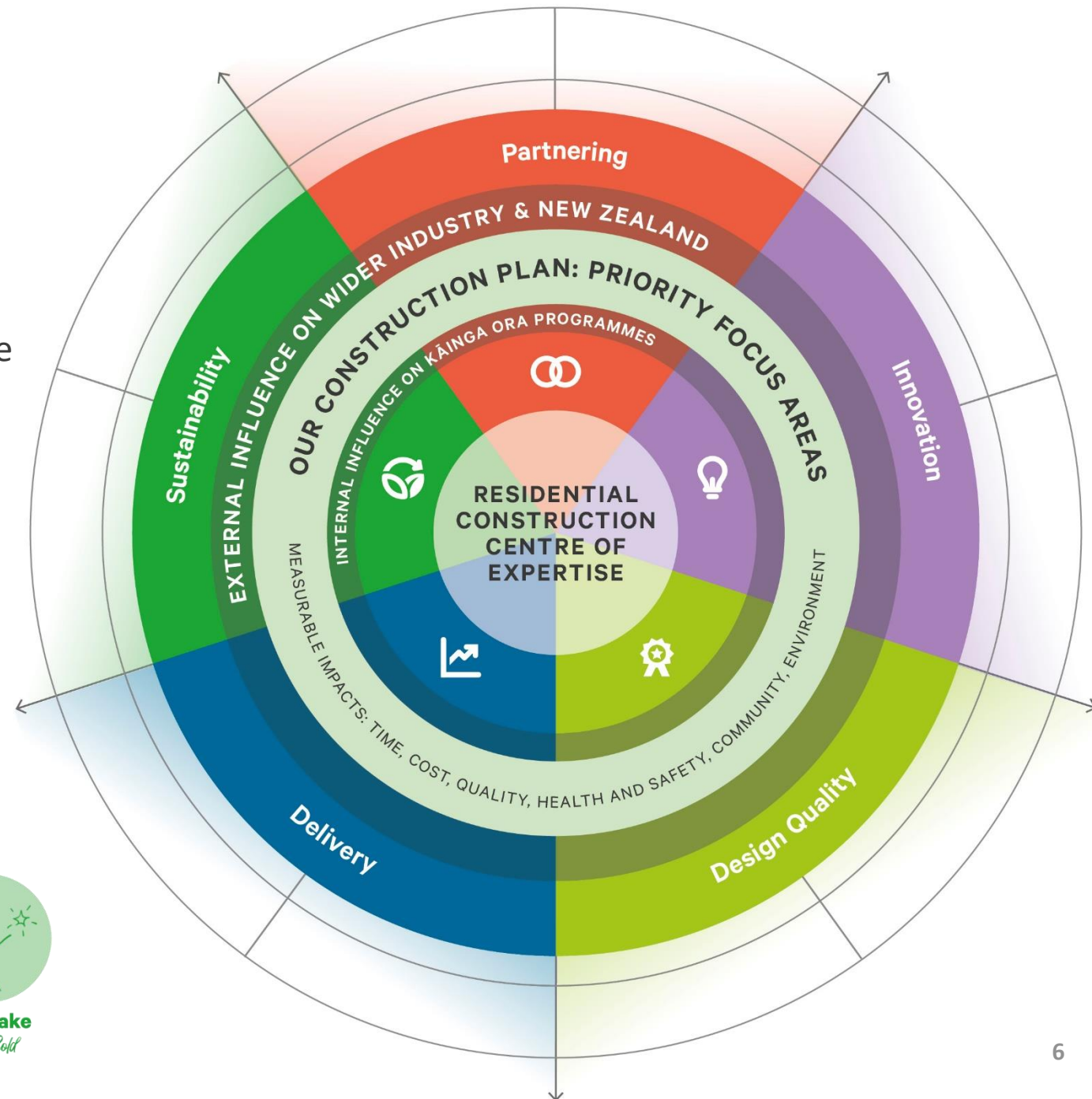


Leadership



Building Momentum

- 1 **Shift in behaviours** – towards greater trust, transparency and genuine partnership
- 2 **Industry leadership** – to influence and change the housing and construction industry
- 3 **Delivering more with better outcomes:**
Our 5 key priority areas:
 - Partnering
 - Innovation
 - Design Quality
 - Delivery
 - Sustainability



Kāinga Ora
Homes and Communities



Manaakitanga
People at the Heart



Mahi Tahī
Better Together



Whanake
Be Bold

Leadership

Sustainability and Innovation

- Bader Ventura - Construction Sector Accord Beacon Project
- Nga Kāinga Anamata
- Piloting Materials
- Off-Site Manufacturing



Off-Site Manufacturing



Xlam CLT - Miles Construction – Manurewa, Auckland



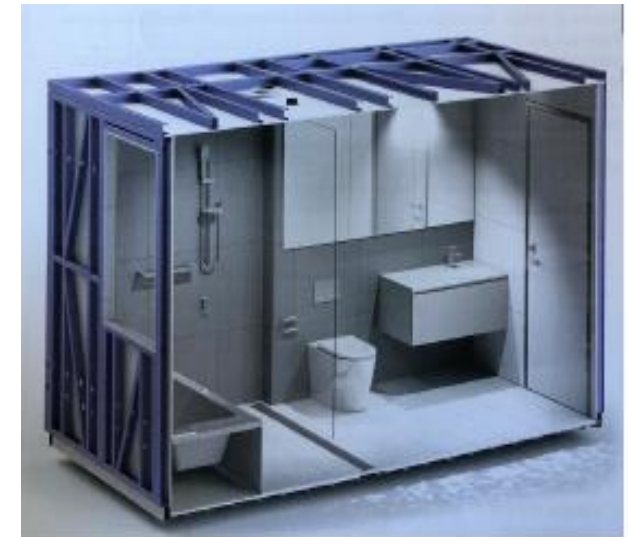
Hybrid Construction – Busby Street, Blockhouse Bay, Auckland



Volumetric – BuildPartners - Bari Lane, Auckland



Concision Panels - Sentinel Homes - McLennan Park, Auckland



Bathroom Pods – Interpod, Busby Street

Kāinga Ora Carbon Continuum

Kāinga Ora back dated timeline to meet MBIE’s draft Building for Climate Change (BfCC) Programme & final cap



Leadership

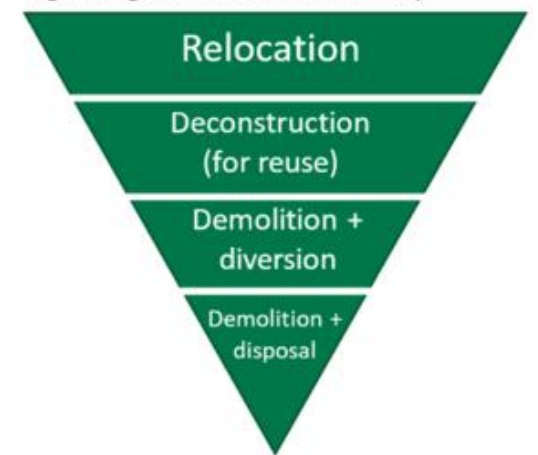
Waste Minimisation and Site Clearance

- Construction waste in NZ approx 600m tonnes per annum
- Set up Construction Waste Management Plan
- New Site Clearance Panel established
- National relocation, deconstruction and demolition contractors
- First of it's kind in NZ

Fig. 1 Waste minimisation hierarchy



Fig. 2 Kāinga Ora Site Clearance hierarchy



80%*

landfill
diversion
target
Auckland



60%*

landfill
diversion
target other
regions



7%

house
relocation
target
(national)

Consentium Scope Change

- **Building Consent Authority (BCA)** delivering tangible benefits for Kāinga Ora.
- Significant time savings, with building consents to date issued on average in 10.8 statutory days, CCCs in 1.6 statutory days and all inspections taking place within 24/48 hours.

What is changing?

- Consentium's scope is expanding to enable consent services to be provided for **all buildings that will be owned and retained by Kāinga Ora**.

When is it changing?

The new scope will come into effect on 1 October 2022.



Leadership Design

New Zealand Property Council Property Awards

2 Kāinga Ora Developments recognised at
the 2022 awards

- St George's, Avondale, Auckland
- Busby Street, Blockhouse Bay, Auckland
- Testament to partnerships with Build Partners and Consultants to produce well-designed homes and Communities



Leadership

Broader Social Outcomes

- Mates in Construction
- Māori Partnerships
- Trades Academies
- Apprenticeships
- Graduate Scheme





Transformation

Repeatable Typologies

How are these plans different?

Standard Plans

- Require an update to include revised Building Standards
- Not always the best solution for site constraints

Repeatable Typologies

- Not just an update but takes positives of Standard Plans
- Establish an integrated team approach to build on knowledge of using repeat designs



Project Velocity

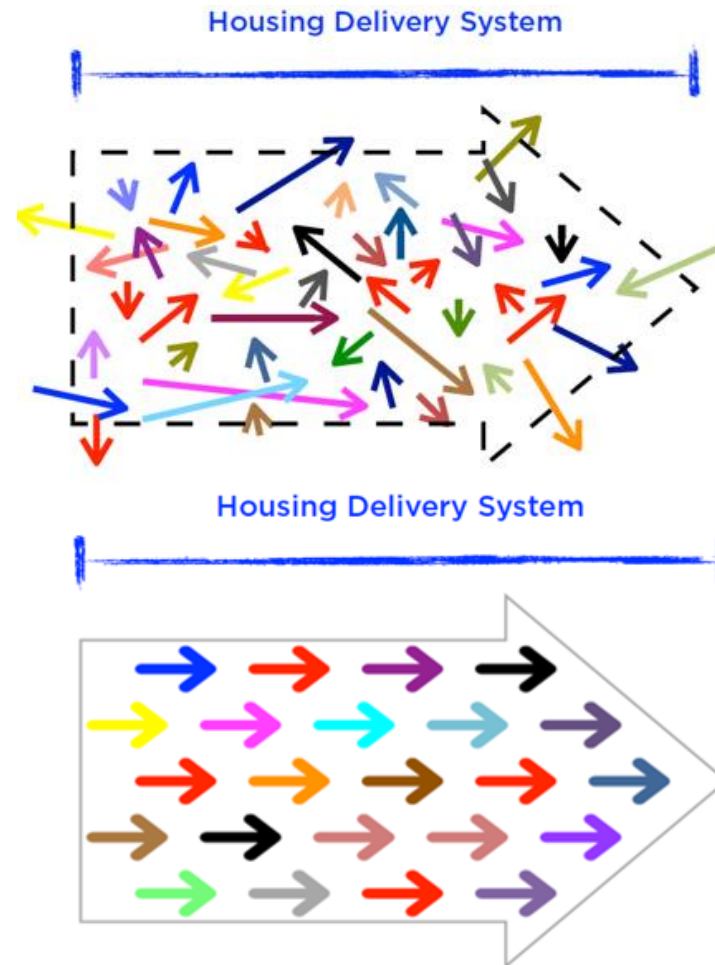
Transforming our housing delivery

Matt to add to notes

Project Velocity is a business transformation programme, which will transform the processes and behaviours used by employees and external partners to design and build homes for our customers.

Project Velocity will help incorporate better:

- forecasting
- planning and scheduling
- designing
- construction
- customer support



“The changes being implemented in Project Velocity will be transformational to how we deliver homes. Reducing time, cost and project risk”.

Participant Comment,
Built By Home – Israel
Cooper



Opportunities/Partnering

Maintenance Retrofit

- Retrofit improves our older stock
- Around 40,000 homes will need upgrading over the next 20 years
- Objective is to add another 50 years of life to the property.

Opportunities:

Auckland and Northland – judy.dalgety@kaingaora.govt.nz

Gisborne/Manawatu/Tarankai – matt.maule@kaingaora.govt.nz

Nelson/Dunedin – matt.hosler@kaingaora.govt.nz



Partnerships Contracting

- Commercial Partnership Agreements will be replaced
- Looking to next phase of partnership
- Developing a suite of contracts
- Partnership contracts that are fit for purpose



Patrick Dougherty
GM, Construction and Innovation

For Enquiries:

procurement@kaingaora.govt.nz

