



Development and Construction matters

Following Government advice that New Zealand is moving to COV-19 Level 3 from Tuesday 28 April, Kāinga Ora - Homes and Communities is prepared for the progressive reopening of our construction sites at Level 3.

Our number one priority is ensuring our staff and contractors adhere to Government Health & Safety standards and protocols. An important reminder to our build partners and contractors is to ensure you have received and actioned the Kāinga Ora HSS Guidance for Contractors Working under COVID-19. This sets out our expectations for all Level 3 site reopening. Guidance for this is led by WorkSafe, Construction Health and Safety New Zealand (CHASNZ) and the Construction Sector Accord Steering Group. Kāinga Ora is part of the Accord Agency Group.

Our build partners and contractors should have already received the Kāinga Ora HSS Guidance

for contractors working under COVID-19. Please email the team here at updates@kaingaora.govt.nz should you need this information.

Build partners and contractors will need to demonstrate compliance with all health, hygiene and safety measures contained in the Kāinga Ora guidance, which we have created in accordance with the **CHASNZ Covid-19 Construction Protocols**. Latest information is updated on this website.

As well as issuing this guidance, our Quality Assurance and Consentium teams expect to have completed checks of all our sites this week and Kāinga Ora has continued to engage with councils, consultants and utility providers to support our re-mobilisation work.

Read more about Alert Level 3 for building and construction.

Our priorities in COVID-19 L4

- › Inspecting construction sites
- › Keeping you informed
- › Health & Safety planning for the future (post L4)

Message from our land development, construction and urban planning leaders

With next week's move to Alert Level 3, Kāinga Ora is looking forward to reigniting the work of delivering more state, market and affordable homes, And from what we're hearing from the industry, we know our build, development and supply partners feel the same way!

After very positive feedback from our build and development partners, and contractors, we now estimate around three-quarters of our almost 300 sites will be open next week and most of the open sites will be mobilised and building again by Friday (1 May). The remaining sites are likely to be up and running the following week. Kāinga Ora is keen to have all of our sites operating as soon as possible and we are working with all our partners to achieve this.

The return to Alert Level 3 means the staged remobilisation of hundreds of site-based construction workers across the country. These workers are spread between multiple contractors who range from small essential maintenance teams, large-scale home builders, our big civil works alliance, **Piritahi**, and everything else in between.

We very much appreciate the can-do attitude of all of our partners. Reopening our construction sites around the country will enable Kāinga Ora to continue to provide homes for Kiwis and their whānau, while also delivering affordable and market homes in growth areas across the country.

Before Kāinga Ora build partners and contractors can return to work at Alert Level 3, they need to demonstrate they understand and are managing risks in accordance with the relevant Government guidance. This involves each of our contractors producing a new Site Specific Safety Plan (SSSP).

At the time of writing, Kāinga Ora had received around 130 SSSPs.

We have also inspected all our residential state housing building sites and completed 25 Piritahi inspections.

Meanwhile new business activity proceeds at pace:

New work initiated
April to date
5 construction contracts
17 work orders
142 consultant contracts
Total = 164

In the last week, we issued an additional 8 work orders and 55 consultant contracts.

Kāinga Ora is interested to hear about new development opportunities in your own portfolio or elsewhere in the market. Please email our Market Delivery Director Geoff Mills on geoff.mills@kaingaora.govt.nz if you know of development opportunities that could be shovel-ready in the near future.

Market conditions are likely to be a bit different going forward. But it's reassuring to note one of our development partners signed eight new sale and purchase contracts during lockdown. We also welcome Minister Woods' announcement this week that open homes can proceed, with some restrictions, at Alert Level 3 which should help reinvigorate business for our KiwiBuild and other development partners.

Do stay in touch with us directly or via updates@kaingaora.govt.nz. Kāinga Ora is working to support its partners and suppliers in as many ways as possible as we transition to different alert levels as part of the COVID-19 response. We'll keep you updated on further developments.

For businesses affected by COVID-19, there is a range of support and advice for businesses and their workers at <https://covid19.govt.nz/businesses-and-employees/employers/>



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

From NZ Rugby to Kāinga Ora – Neil Sorensen

Neil Sorensen, or Sos, joined Kāinga Ora early this year to head up our newly formed Commercial Partner Management (CPM) team, reporting to Patrick Dougherty. Around two years ago, Sos pivoted his career into the social sector, having spent the previous 18 years at NZ Rugby in various leadership roles including General Manager of Rugby.

It's quite the change in career, wouldn't you say?

Both roles are about building authentic partnerships. Whether it's negotiating a new player Collective Employment Agreement or contracting coaches and trying to entice more New Zealanders to our national game, or building relationships with the heads of our build partners – you're wanting to build and be part of successful teams.

What are our build partners saying to you at the moment?

People are prepared to be really vulnerable at this challenging time and that demonstrates the level of trust in the relationships Julian Crawley (Construction Partners Relationship Manager) and the team have built to date. Both parties are

trying their hardest to navigate through this time of upheaval.

Our partners are seeing the benefit of working with government at this time and we don't take that lightly. We're trying really hard to deliver awesome service to the industry from across the business and although we won't get everything right, our intention is clear. The need to build more homes for Kiwis will only be enhanced because of this crisis.

What is your ambition for the Commercial Partner Management team you've set up?

Kāinga Ora has deliberately resourced this team to focus on maintaining and strengthening our commercial partnerships and programmes like **MATES in Construction** that ultimately enhance the wellbeing of our communities. We want to see more build partners, working on all housing typologies, across the country. We want people to enjoy working alongside Kāinga Ora and we want a construction industry that's healthy and humming.



Photo caption: The CPM team (from top-left, then clockwise): George Ellis, Building Social Outcomes Lead (MATES in Construction and apprenticeships contact); Dane Foster, Commercial Manager; Sos; Julian Crawley; Taylor Norman, Relationship Development Manager.

Making our construction sites safe for work

As we move towards Alert Level 3, Kāinga Ora teams are putting in a huge effort to get our building sites safe for construction.

Kāinga Ora Manager of Inspections Jeremy Neven says 10 Consentium inspectors and 10 Quality Assurance assessors carried out about 130 site inspections on Wednesday this week and around 120 on Thursday.

“Build partner staff have attended all of these sites. Their help has been instrumental in getting our sites work-ready.”

Mr Neven says all sites were checked for safety, vandalism, theft and weather damage.

“Everybody's looking forward to getting back to work.”

Senior Building inspector Fionna Timoteo attended Signature Homes' Riro St development in Pt Chevalier. She says the building team are champing at the bit to get the development finished.

“They're really excited. It's only a few weeks away from completion.

To help ease the transition back to work, MATES in Construction has released an information guide on how deal with the stresses of life after lockdown.

We're encouraging all site managers and construction company owners to make this information pack available to staff and subcontractors. The **Mental Health and Support Guide for Induction** has information on wellness, anxiety and stress, and highlights ways workers can engage with and support colleagues who may be struggling.



24 HOUR SUPPORT LINE 0800 111 315
FREE TEXTING 5353
WEBSITE www.mates.net.nz

Consentium building inspector Ankit Vashisht with Kalmars Construction's Michael van der Walt.

Consentium building inspector Prajil Thomas with Constructa's Peter Steyn (site manager), Bob Leyenaar (site manager) and Ben Price (director)

Consentium building inspector Sha Shahjihan at Thom Street in Auckland's New Lynn with Dominion Contractors Steve Hilliam.

