

1 June 2023

s9(2)(a)



Thank you for your request under the Official Information Act 1982 (the Act) to Kāinga Ora – Homes and Communities, dated 17 May 2023, for the following information:

“I am doing a University assignment at Victoria University that looks at planning and creating a timeline for a hypothetical residential development. I have studied your Arlington Street development before and would be a similar match to my brief. I ask if I am able to have access to any planning, project timeline, Gantt charts, project phases / tasks etc if I’m allowed to have access?”

On 24 May 2023, Kāinga Ora wrote to you seeking a refinement of your request as the use of the word ‘any’ in the request would capture a large volume of information. It was also noted one particular document had been identified that would address the majority of what you were seeking. You were asked to advise how you wanted to proceed with the request.

On 24 May 2023, you agreed to refine the request and asked Kāinga Ora to provide the document it had identified.

Please find attached that document, titled *ARL – DRAFT ARA Reporting Programme*, released to you in full. Please note that this document is a draft and subject to ongoing changes to delivery methodology.

Please note that Kāinga Ora proactively releases responses to official information requests where possible. Our response to your request may be published at kaingaora.govt.nz/publications/official-information-requests/ with your personal information removed.

Yours sincerely



Don Badman
Acting Manager, Government Relations

Kāinga Ora – Homes & Communities Arlington Sites 1 & 3
ARA Reporting Programme - REV 1 8 February 2023

Filter: All Tasks
Status Date: Fri 5/11/21
Printed On: Wed 8/02/23 11:11 pm

ID	Task Name	Duration	Start	Finish	Comments	Predecessors
1	Arlington Site 1 & 3 - Ara Reporting Programme	2187 days	Fri 23/08/19	Mon 7/08/28		
2	Construction Only	2187 days	Fri 23/08/19	Mon 7/08/28		
3	Stage 2: Feasibility	129 days	Fri 23/08/19	Mon 16/01/23		
4	Project Initiation	0 days	Tue 22/10/19	Tue 22/10/19		
5	Project Brief Accepted	0 days	Tue 22/10/19	Tue 22/10/19		
6	Consultant Engagement	20 days	Thu 7/11/19	Wed 4/12/19		
7	Consultant Procurement Period	20 days	Thu 7/11/19	Wed 4/12/19		5FS+10 days
8	Consultant/s Engaged	0 days	Wed 4/12/19	Wed 4/12/19		7
9	Resource Consent Design	0 days	Fri 15/11/19	Fri 15/11/19		
10	Bulk and Location Design	0 days	Fri 15/11/19	Fri 15/11/19	Not detailed in original ARA programme	
11	TAG #1	0 days	Fri 15/11/19	Fri 15/11/19	Not detailed in original ARA programme	
12	Pre-Initial Design (15%)	0 days	Fri 15/11/19	Fri 15/11/19	Not detailed in original ARA programme	
13	Pre-Resource Consent TAG (Final) Approval	0 days	Fri 15/11/19	Fri 15/11/19	Not detailed in original ARA programme	
14	Pre-Initial Design (30%)	0 days	Fri 15/11/19	Fri 15/11/19	Not detailed in original ARA programme	
15	KO RC Design QA	0 days	Fri 15/11/19	Fri 15/11/19	Not detailed in original ARA programme	
16	Resource Consent	138 days	Fri 23/08/19	Fri 20/03/20		
17	Resource Consent Lodged	0 days	Fri 23/08/19	Fri 23/08/19		
18	Resource Consent Period	139 days	Mon 26/08/19	Fri 20/03/20		17
19	Resource Consent Approved	0 days	Fri 20/03/20	Fri 20/03/20		18
20	Business Case	194 days	Fri 18/11/19	Thu 2/12/21		
21	Business Case Preparation (incl Property Valuation)	280 days	Mon 3/08/20	Fri 17/09/21		
22	Finance Memo	0 days	Fri 15/11/19	Fri 15/11/19	Not detailed in original ARA programme	
23	Place Based Memo	0 days	Fri 15/11/19	Fri 15/11/19	Not detailed in original ARA programme	
24	KO Stakeholder and BMO Input (Business Case Cl)	0 days	Fri 15/11/19	Fri 15/11/19	Not detailed in original ARA programme	
25	Business Case Lodged	0 days	Fri 17/09/21	Fri 17/09/21		21
26	Business Case Review	53 days	Mon 20/09/21	Thu 2/12/21		25
27	Business Case Approved	0 days	Thu 2/12/21	Thu 2/12/21		26
28	Tenancy Liaison	0 days	Fri 18/11/19	Fri 18/11/19		
29	ACL Visit #2	0 days	Fri 15/11/19	Fri 15/11/19	Non applicable	
30	ACL Visit #3	0 days	Fri 15/11/19	Fri 15/11/19	Non applicable	
31	Agreement To Transfer	0 days	Fri 15/11/19	Fri 15/11/19	Non applicable	
32	Required Relocation Notice Period	0 days	Fri 15/11/19	Fri 15/11/19	Non applicable	
33	Tenant Relocated (Property Vacant)	0 days	Fri 15/11/19	Fri 15/11/19	Non applicable	
34	Homestar Registration	271 days	Fri 28/11/21	Mon 16/01/23		
35	Homestar Registration Lodged	21 days	Fri 28/11/21	Thu 6/01/22		
36	Homestar Registration Code Received	0 days	Thu 6/01/22	Thu 6/01/22		35
37	Homestar Design Certification / Review	250 days	Fri 7/01/22	Mon 16/01/23		36
38	Homestar Design Certified	0 days	Mon 16/01/23	Mon 16/01/23		37
39	Relocation / Deconstruction / Demolition	250 days	Fri 8/05/20	Thu 13/05/21		
40	Pre-Site Clearance Activities (Procurement)	0 days	Fri 8/05/20	Fri 8/05/20		
41	Site Clearance Started	20 days	Mon 11/05/20	Mon 8/06/20		40
42	Relocation / Deconstruction / Demolition Activities	230 days	Tue 9/06/20	Fri 14/06/21		41
43	Site Clearance Certificate Received	0 days	Fri 14/06/21	Fri 14/06/21		42
44	Detailed Design	808 days	Mon 2/11/20	Thu 29/02/24		
45	Detailed Design Period All Blocks	808 days	Mon 2/11/20	Thu 29/02/24		
46	Detailed Design Complete	0 days	Thu 29/02/24	Thu 29/02/24		45
47	Building Consent	828 days	Mon 2/11/20	Thu 28/03/24		
48	Building Consent Period All Blocks	828 days	Mon 2/11/20	Thu 28/03/24		45SS
49	Building Consents Complete	0 days	Thu 28/03/24	Thu 28/03/24		48
50	Procurement	823 days	Mon 22/02/21	Fri 22/11/24		
51	Procurement & Tender Period All Works	923 days	Mon 22/02/21	Fri 22/11/24		48FS-758 days
52	Procurement Complete	0 days	Fri 22/11/24	Fri 22/11/24		51
53	Construction - Main Works	1384 days	Fri 19/03/21	Thu 12/11/26		
54	On Site Construction Commences	0 days	Fri 19/03/21	Fri 19/03/21		53SS
55	CHs	562 days	Fri 19/03/21	Wed 5/07/23		54
56	Foundation Activities	692 days	Wed 3/08/22	Mon 7/07/25		55SS+357 days
57	Structural Frame Activities	665 days	Tue 28/02/23	Tue 11/11/25		56SS+117 days
58	External Envelope	493 days	Tue 12/03/24	Wed 18/03/26		57SS+252 days
59	Internal Fit Out Activities	739 days	Wed 11/10/23	Wed 21/10/26		58SS-96 days
60	Remaining Physical Works	527 days	Wed 18/09/24	Thu 12/11/26		59SS+227 days
61	Construction Work Complete	0 days	Thu 12/11/26	Thu 12/11/26		60
62	Code of Compliance	1004 days	Mon 8/01/23	Fri 18/02/27		
63	Code of Compliance Period	1004 days	Mon 8/01/23	Fri 18/02/27		60FS-844 days 6FS-
64	Code of Compliance Complete	0 days	Fri 18/02/27	Fri 18/02/27		63
65	Construction Handover	1088 days	Wed 6/07/23	Thu 28/10/27		
66	Practical Completion Period	882 days	Thu 6/07/23	Fri 18/02/27		55 6FS-944 days
67	Scheduled Contingency	12 wks	Mon 22/02/27	Wed 19/05/27		66
68	Operational Handover Dates	842 days	Wed 6/07/23	Wed 18/08/27		
69	Civils Contract	0 days	Wed 5/07/23	Wed 5/07/23		55
70	Blocks AB Z & X	0 days	Tue 19/01/27	Tue 19/01/27		
71	Site Wide Civils incl Comm by Playground	0 days	Wed 18/10/25	Wed 18/10/25		
72	Blocks H & I	0 days	Tue 16/12/25	Tue 16/12/25		
73	Block M	0 days	Thu 1/05/25	Thu 1/05/25		
74	Block P	0 days	Fri 24/01/25	Fri 24/01/25		
75	Block O	0 days	Fri 15/11/24	Fri 15/11/24		
76	Block N	0 days	Mon 3/03/25	Mon 3/03/25		
77	Block L	0 days	Tue 26/08/25	Tue 26/08/25		
78	Block K	0 days	Wed 24/09/25	Wed 24/09/25		
79	Block J	0 days	Fri 10/04/26	Fri 10/04/26		
80	Block G	0 days	Fri 14/08/26	Fri 14/08/26		
81	Blocks CDE & F	0 days	Wed 19/05/27	Wed 19/05/27		67 66
82	Home Star Building Certification	720 days	Fri 15/11/24	Thu 28/10/27		75 74FS-720 days 76F
83	Delivered	300 days	Thu 30/09/27	Mon 7/08/28		
84	Defects Liability Period	12 mons	Thu 20/05/27	Thu 11/05/28		81
85	Project Close Activities	60 days	Fri 12/05/28	Mon 7/08/28		84 82
86	Project Closed / Final Completion	0 days	Mon 7/08/28	Mon 7/08/28		85 84

