

After more than four weeks in Alert Level 4, New Zealand is now in Alert Level 3 for at least two weeks, starting from 28 April, before the Government decides if the country is ready to move back to Alert Level 2.

The move to Alert Level 3 is significant for Kāinga Ora and those who work with us. We are now able to get back into our tenanted homes and on to our construction sites. We can resume the important work of ensuring our homes are occupied and well maintained, more land is available for building on, and more homes are available for New Zealanders to live in. And marketing activity can resume for our market, KiwiBuild and other affordable homes.

Strict hygiene, health and safety and physical distancing measures are now in place for all our sites. Build partners and contractors are expected to demonstrate compliance with all these measures outlined in the Kāinga Ora HSS Guidance for Contractors Working under COVID-19. This guidance adheres to the

**CHASNZ Covid-19 Construction Protocols** and we encourage you to continue checking this website for the latest information on how to keep safe on site.

Kāinga Ora has now completed 377 site reviews, including at our retrofit projects, which leaves only 28 sites to complete reviews on. These remaining checks are mainly in the regions and we are corresponding with site personnel there to conduct remote inspections.

[Read more about Alert Level 3 for building and construction](#)



*Piritahi demonstrating physical distancing in action this week at the Roskill Development*

## Our priorities in COVID-19 L3

- Reopening sites safely and rapidly
- Checking sites and reviewing safety plans
- Internal guidance on visiting sites safely
- Keeping you informed

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

We would like to commend the exceptional efforts of our development and build partners and contractors in implementing rigorous back-to-work plans and mobilising staff to reopen our construction sites safely and rapidly.

More than half of our approximately 300 construction sites opened on the first day of Alert Level 3. Within this, about three-quarters of our state housing sites are now operating again, with most remaining sites to be up and running next week. Our development partners enabled around 90 percent of our affordable and market home sites within our **large scale projects** to reopen on 28 April.

To enable the safe opening of sites, our Health and Safety team has been re-inducting build partners and ensuring updates are made to SSSPs (Site Specific Safety Plans) before work commences.

In reopening our sites, we are resuming the work of building several thousand public housing, affordable and market homes across the country. Getting these sites up and running means Kāinga Ora and our partners are playing a key role in reigniting New Zealand's \$40 billion construction industry.

Kāinga Ora has the largest number of housing units underway in **Auckland**, where Auckland Council has temporarily relaxed construction noise rules. For four weeks from 28 April, work can continue through until 8pm Monday to Friday, with Saturday work allowed from 9am to 4pm.

While this allows our development and build partners and contractors the flexibility to try to make up for lost time, we note

many in our communities are working and studying from home during Alert Level 3. We ask that you continue to respect our neighbours as activity ramps up again on sites across the country.

Turning to business activity, over the last week Kāinga Ora entered into one new construction contract, and issued three new work orders and 18 consultant contracts. Progress so far this month:

New work initiated
April to date
6 construction contracts
20 work orders
160 consultant contracts
<b>Total = 186</b>

Please let the team know if you are struggling with any parts of the supply chain such as securing labour or materials. As ever, do get in touch with us directly or via [updates@kaingora.govt.nz](mailto:updates@kaingora.govt.nz) if you are faced with any constraints. Kāinga Ora is spending more than \$1.5 billion in the domestic construction industry each year and we may be able to unlock some barriers for you.

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



**Patrick Dougherty**  
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**Katja Lietz**  
Urban Development – Planning,  
Deputy Chief Executive

## A developer's week at Alert Level 3

Shane Brealey is the Director of NZ Living, which is building apartments in our **Northcote Development** that includes KiwiBuild and affordable homes.

Shane comments on this week's activity:

For our residential projects, there is plenty of room for physical distancing across the more than 100 apartments we are working on. Construction workers will typically have four rooms per person to spread out across. At Fraser Avenue in the Northcote Development, we have about 120 people on site, 20 outside doing site works and 100 inside.

Our staff is international, particularly in Auckland. So we have developed an animated video of our site safety rules, which is available in English, Chinese and Korean, and this has been sent to everyone's mobile via messenger and WeChat ensuring everyone receives this important guidance.

In addition to this, we have created a QR code that all workers, consultants and delivery drivers must use to sign in and out, so we can track automatically who enters

and leaves the site and when. This data is readily available for contact tracing purposes.

Some other measures NZ Living is undertaking are:

- Materials deliveries are dropped at a designated point, unloaded and the driver then departs prior to materials being collected
- A large new hand wash area is being set up, with hand steriliser bottles on a string in all 14 stair lobbies
- We have ordered 12 additional porta-loos with hand wash facilities so that each subcontractor company has their own
- The lunchroom is closed and will be managed by one person who will assist in heating and preparing food, in essence providing a takeaway service
- A full time cleaner will be roaming the site wiping down all handrails, door handles and bench surfaces
- First subcontractor into a room "owns the room"



Physical distancing at NZ Living site in Northcote.



NZ Living's Shane Brealey

## A builder's week at Alert Level 3

Tim Blake is the Chief Executive of Mike Greer Commercial which has close to 100 housing units under construction for Kāinga Ora in Hastings, Rotorua, Wellington, Porirua, Nelson and Timaru. He's also a member of the steering group for the Construction Sector Accord, the Government-industry grouping that's working to support the construction industry.



Working at a safe distance at the Castor Loop redevelopment in Wellington



(below, l-r): John Hilary, MGC National Operations Manager, Kāinga Ora programme with Chris Stevens – MGC Wellington based Project Manager.

**What progress has Mike Greer Commercial made in getting back on site?**

We have 12 individual project sites for Kāinga Ora – all of which are up and running.

**How were you able to start operating so quickly?**

The pre-planning that was undertaken in partnership with Kāinga Ora, with the review of our revised Covid-19 Health & Safety procedures and Quality Assurance processes so early on, meant that we were really well organised for our return to work on Tuesday. We're really impressed with the level of support we have received and how we've been treated by Kāinga Ora throughout the implementation of level 4 and now into level 3.

**How much slower is activity on site due to the COVID-19 regulations?**

It is slower, but not as slow as we thought it might be. The aspect that takes the time is people arriving at and leaving sites and capturing the data on those movements for tracing purposes. We're closely following progress in automating tracing and will adopt best industry practice.

Site operations are a little bit slower simply because we're being very cautious about self-distancing within apartments.

**How are your staff feeling about being back on site?**

Most of them are so pleased to be back at work. Our approach is that we are a family-first employer and we appreciate that our people have had a lot to contend with with families at home. We welcome the opportunity for extended working hours, but we will navigate that in a way that won't come at the expense of our families.

We're all part of the mission of getting more people into houses, so we're really pleased to be back at work on the Kāinga Ora sites.

Please see [Construction Sector COVID-19 Response Plan](#) for more on the Construction Sector Accord and COVID-19.



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