

New homes underway or in planning

Kāinga Ora has a large build programme now underway, to help meet the strong demand for public housing in Whakatāne.

These new homes will get more whānau out of unsuitable living situations and into a healthy, warm, dry and safe place to call home.

In Whakatāne there are around 340 whānau on the Housing Register who are in need of more suitable housing.

- Currently Kāinga Ora has around 150 homes in planning or underway
- The different ways we are delivering more houses include:
 - Redeveloping existing Kāinga Ora properties – often large sections with old houses
 - Buying land or properties for housing development
 - Partnering with others such as developers



21 TUHOE AVENUE

- 2 two-storey homes – 1 four-bedroom & 1 five-bedroom
- Redevelopment of existing Kāinga Ora site
- Completed July 2023



60 STEWART STREET

- 16 homes – 2 one-bedroom, 14 two-bedroom
- Single storey, accessible
- Developer build
- Completed October 2023

Completed

In planning

All homes will:

- Be low maintenance, fully insulated and have double glazing, carpets and curtains
- Have outdoor space with easy to maintain fenced private section
- Be part of a landscaped development with low maintenance plants including natives
- Have allocated off-street parking – 1 carpark for each smaller 2-bedroom homes, 2 carparks for each larger home

Consents applied for



27-33 APANUI AVENUE / 1 POUNAMU PLACE

- 14 new homes proposed, single and double storey
- 2, 3, 4 and 5 bedrooms
- 2 homes accessible to full universal design
- Construction start early 2024
- Completion of homes mid-2025



18-22 LOVELOCK STREET

- 7 new two-storey homes proposed
- 2 x 3 bedroom, 4 x 4 bedroom, 1 x 5 bedroom
- 1 home accessible to full universal design
- Demolition underway
- Construction start late 2023
- Completion of homes mid-2024



18-22 CRETE ST & 34 SALONIKA STREET

- 6 new homes proposed
- 2 x 2 bedroom, 3 x 3 bedroom, 1 x 4 bedroom
- All homes accessible to full universal design
- Manufactured offsite
- Construction start late 2023
- Completion of homes mid-2024



2-6 CUTLER CRESCENT / 79-81 ARAWA ROAD

- 10 new single storey homes proposed
- 5 x 2 bedroom, 4 x 3 bedroom, 1 x 4 bedroom
- Resource consent submitted
- Construction start late 2023
- Completion of homes mid-2024

Resource consent approved



37-39 DOMAIN ROAD

- 4 new two-storey homes
- 2 x 2 bedroom, 2 x 5 bedroom
- 2 homes accessible to full universal design
- Construction start late 2023
- Completion of homes mid-2024



142-144 KING STREET

- 5 homes proposed – 3 new and 2 existing which will be moved to the rear of the site
- 4 x 2 bedroom, 1 x 5 bedroom
- Single and double storey
- 1 home accessible to full universal design
- Construction start late 2023
- Completion of homes mid-2024



13-15 GARAWAY STREET

- 8 new two-storey homes
- 2 x 2 bedroom, 4 x 3 bedroom, 2 x 5 bedroom
- 2 homes accessible to full universal design
- Construction start late 2023
- Completion of homes mid-2024



29-31 STEWART STREET

- 6 new double storey homes
- 4 x 2 bedroom, 2 x 3 bedroom
- 2 homes accessible to full universal design
- Construction start start late 2023
- Completion of homes mid-2024



More homes for Whakatāne

112-122 King Street / Stewart St / Washer Ave

Aerial and street views of the proposed new homes



We have further explored options for this site and are planning to submit for resource consent late this year.

OVERVIEW OF WHAT'S PROPOSED:

- 53 one, two and three-bedroom homes
 - 36 apartments in two three-storey buildings on King St and Stewart St
 - 17 standalone two-storey homes on Washer Ave
- Office and community space
- 36 accessible apartments built to full universal design
- 2 green space park areas
- Landscaped, with mixed natives, specimen and fruit trees and shrubs
- 52 off street carparks, bicycle parking
- Internal access roads from Stewart St and Washer Ave

King Street 3 storey apartment building

- 18 apartments on floors one and two
- 12 x 2 bedroom, 6 x 1 bedroom
- Commercial/office space and community room on ground floor
- Lift and stair access
- On site rubbish collection

Stewart Street 3 storey apartment building

- 18 apartments over 3 floors
- 12 x 2 bedroom, 6 x 1 bedroom
- Lift and stair access
- On site rubbish collection

Washer Avenue standalone homes

- 17 duplex and terraced two storey homes
- 13 x 2 bedroom and 4 x 3 bedroom
- Outdoor fenced garden areas
- On street rubbish collection

TIMELINES

May 2023	Drop-in sessions to share early thinking
October 2023	Further engagement on developed plans
Late 2023	Detailed design, lodging of resource consent with council
Early-mid 2024	Work to start on site (subject to consents)
2026	Completion of homes

Please note this is best information at this time, but is subject to change.

25 October 2023



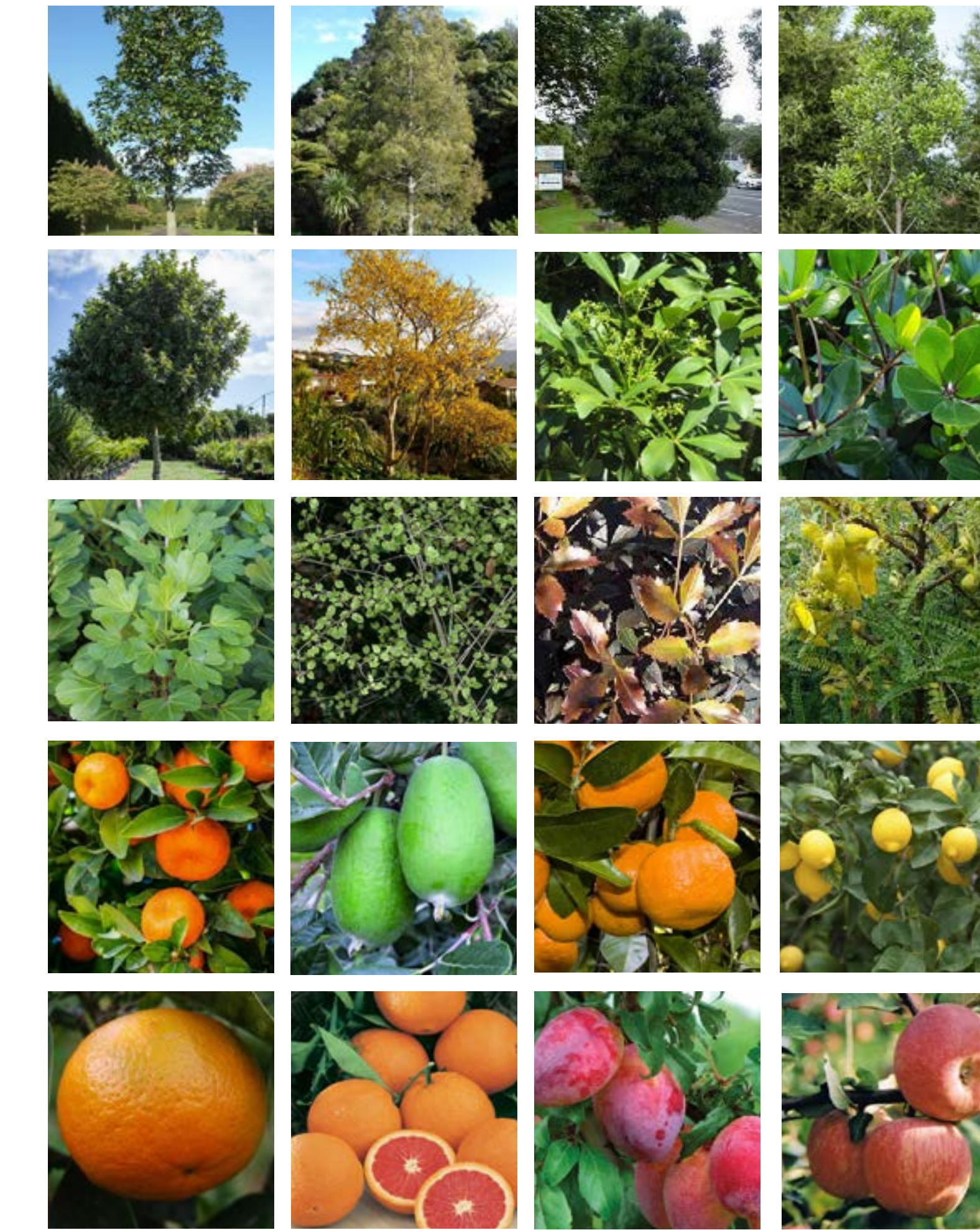
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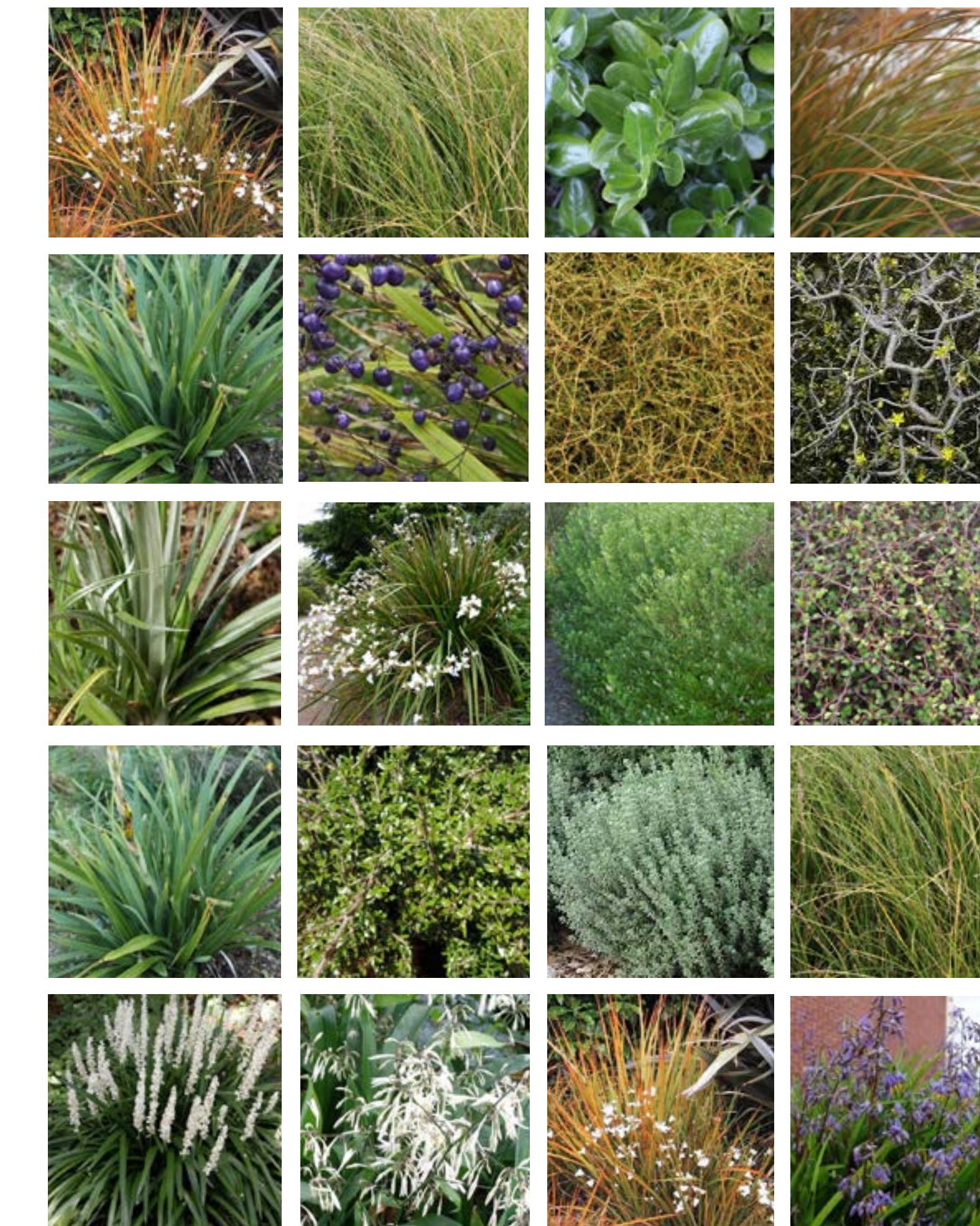
Site plan and examples of plantings



SPECIMEN & FRUIT TREES



SHRUBS & GRASSES



25 October 2023

Building **brighter**
futures for Whakatāne

letstalk.kaingaora.govt.nz/whakatane
kaingaora.govt.nz



Our customers

HAVING A PLACE TO CALL HOME

Having a stable home is important for all aspects of a person's life, including education, employment and general wellbeing. A Kāinga Ora home means an end to homelessness and over-crowded accommodation, including for the 40% of people in our homes who are tamariki or rangatahi, the 30% single parents and the 30% who are on their own.

WHO MIGHT LIVE IN THESE HOMES

Our specialist placement team considers a range of factors, including those most in need of a home, location due to work, family, schooling and other factors. We always consider the needs and wellbeing of both our customer and the community around them, while meeting the fundamental need to house those who are most in need of a warm, dry and safe place to call home. Those who have lived in the homes at these locations would have the opportunity to return to live in the new homes, if they wish.

SUPPORTING CUSTOMERS TO LIVE WELL IN THEIR HOMES

We ensure whānau are placed in homes and neighbourhoods that best meet their needs. We also help our customers make essential connections within their communities, as well as connecting them to support services when and if they need.

THE IMPORTANCE OF COMMUNITY

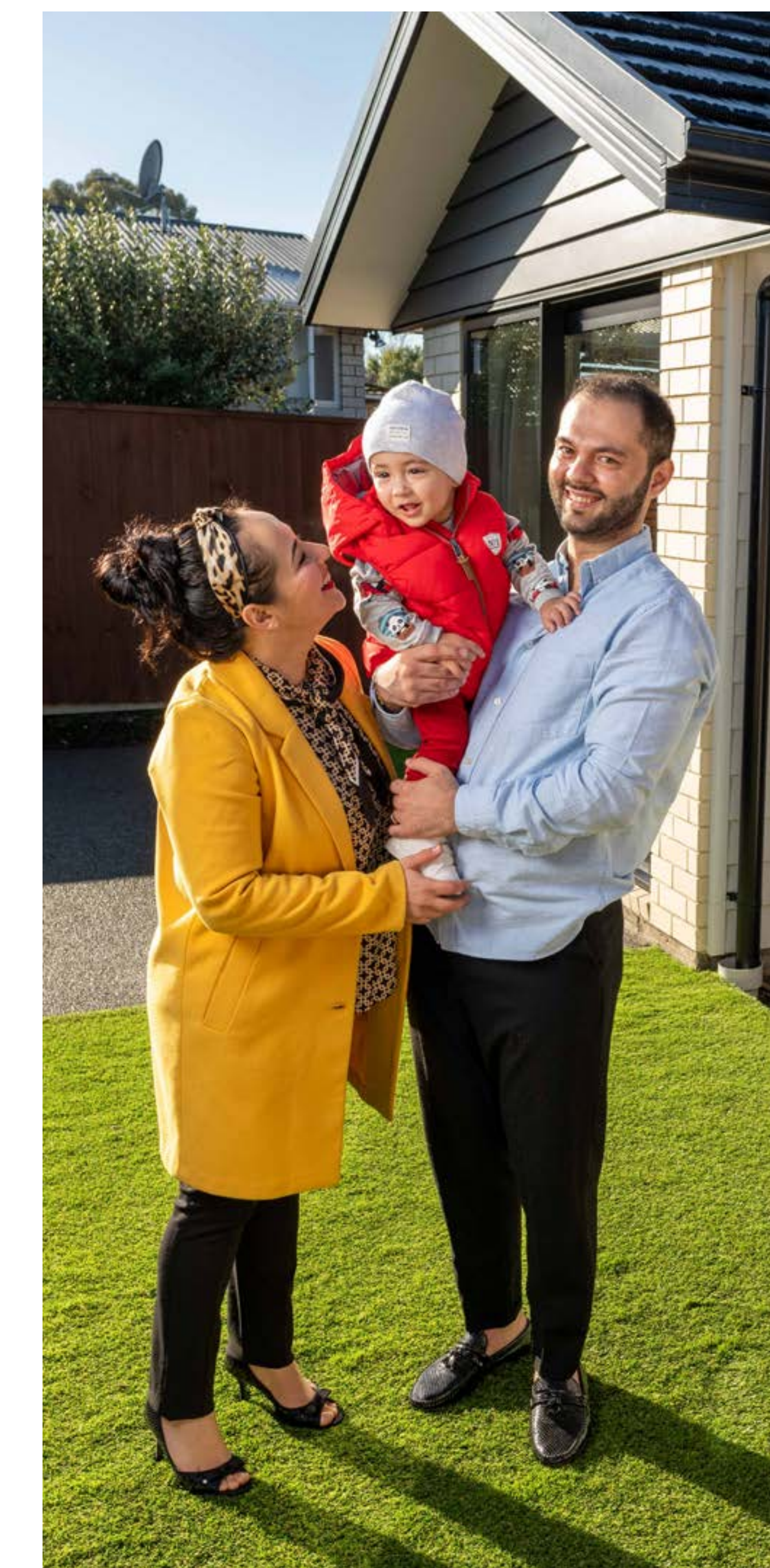
Our aim is to not only provide warm, dry homes but also to support communities and build neighbourhoods. We want to work alongside communities to help build thriving, sustainable and inclusive communities.

One of the ways in which we do this is ensuring our homes and developments are designed in a way to allow people to connect, learn and be active within their neighbourhoods. At our larger developments this might include community, play and outdoor green spaces.

OUR APPROACH TO DISRUPTIVE BEHAVIOUR

We are always trying to improve the lives of our customers and the community they live in. We have almost 200,000 Kainga Ora customers – most of whom live well in their homes, are good neighbours and members of their community.

However, when problems occur we take complaints seriously and work hard to achieve an outcome that works for everyone. In these cases we: work with individuals and whānau to understand the root cause; connect people to specialist support; take further action when needed.



25 October 2023