

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 320 whānau on the Housing Register and who have a serious housing need.

- 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
- Completion mid-2023



60 STEWART STREET

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

Under construction

Please note, these are subject to consents, timings are indicative and could change.



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 late 2023
- Completion of homes 2025



13-15 GARAWAY STREET

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



37-39 DOMAIN ROAD

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



29-31 STEWART STREET

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



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 mid-2023
- Completion of homes mid-2024

In planning – resource consent applied for

All homes would:

- 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



More homes for Whakatāne

112-122 King Street / Stewart St / Washer Ave

Early illustrative site plan, subject to design change



Illustrative aerial view from Stewart St



Illustrative aerial view from Washer Ave



We are in the early investigation stage of exploring options for this site, and will share plans with you in the coming months.

WHAT'S BEING CONSIDERED:

- Around 50 one, two and three-bedroom homes
 - Around 30 apartments in 2 three-storey buildings
 - Around 20 two-storey standalone homes
- Community room and shared green space
- Off street car parking
- Internal access roads from Stewart St and Washer Avenue
- Landscaping and fencing
- Electric scooter and bicycle parking
- Three storey apartment building on King Street
 - Commercial community focussed space on ground floor
 - 1 & 2 bedroom apartments on levels one and two
 - Lift and stair access
- Three storey apartment building on Stewart Street
 - 1 & 2 bedroom apartments
 - Lift and stair access
- Standalone homes on Washer Avenue
 - Around 20 mixed duplex and terraced housing
 - Outdoor fenced garden areas

TIMELINES

May 2023	Sharing of early thinking
Mid-2023	Development of plans & further engagement opportunity
Mid-late 2023	Detailed design, lodging of resource consent with council
Early 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.

We are also reviewing housing redevelopment options at these existing Kāinga Ora sites: • 18-22 Crete St & 34 Salonika Street • 2-6 Cutler Crescent / 79-81 Arawa Road

30 May 2023



More homes for Whakatāne

112-122 King Street / Stewart St / Washer Ave

Community house and communal green space

We would love your input – what are your priorities, which services could be supported here for this community?

To the right are some ideas for what the community house and green space could be used for.

Please place a dot sticker if you like this idea and/or feel free to expand on these or write other ideas on the post-it-notes.

COMMUNITY HOUSE IDEAS	Place a sticker if you agree
Toy library	
Book library	
Arts & craft space	
Communal 'hang out' space with bean bags/couches	
Cooking classes/easy meal advice	
Regular community meal	
Access to social and support services e.g. budget advice, health services, counselling	
Youth group	
Movie nights	
After school care	
Home work club	
Kāinga Ora Housing Support Manager meetings	

GREEN SPACE IDEAS	Place a sticker if you agree
Gardening education classes	
BBQ area	
Seating	
Shade sail or shelter	
Picnic table	
Compost bin	
Rainwater tank for gardens	
Garden shed	
Outdoor games	
Bike racks	

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.

