



Housing opportunities for Nelson

OCTOBER 2023



Building **brighter
futures** for Nelson





Kāinga Ora – Homes and Communities is looking to increase the number of homes available for people in need in Nelson. We're committed to keeping the community informed about these plans as we continue to make progress.

Who is Kāinga Ora?

Kāinga Ora – Homes and Communities is the Government's urban development and public housing agency (formerly known as Housing New Zealand).

We're responsible for urban planning and development throughout the country. We partner with others, including councils, government agencies, local government, Māori and mana whenua, infrastructure providers, private developers, and community housing providers, to do this.

We work with developers, architects, construction companies and communities to build affordable, warm, dry and healthy homes for New Zealanders to live in. We are also the country's largest public landlord, with more than 70,000 properties providing homes to nearly 185,000 New Zealanders.

On behalf of the Government, we manage a range of financial products to assist first home buyers into homes (for more information, see **page 6**).

Why is Kāinga Ora looking to build more houses in your area?

There is an urgent need for housing in the Nelson region, highlighted by the number of applicants on the public housing register, managed by Ministry of Social Development.

For this reason, we are constantly looking for opportunities to increase our public housing stock, as we know a Kāinga Ora home can be life-changing and have an impact that spans generations. Having a stable and healthy home can give people the foundation they need to thrive in all aspects of life – from education and employment to physical and mental health.

The delivery of new public housing is driven by the Ministry of Housing and Urban Development's Public Housing Plan. This plan sets out the expectations for the delivery of new public housing, and in which regional centres and towns these new homes will be built. The Public Housing Plan also guides our decisions for how many new homes we need in a community.

There is a significant housing shortage in Nelson. There is also a shortage of land that can be developed and planning limitations. Nelson is also one of the most unaffordable places to buy housing in the country.

How can you let us know your thoughts?

We would love to hear your feedback and answer any questions you may have. Please feel free to reach out to your local Engagement and Partnerships Team.

Nelson, Marlborough, West Coast Engagement and Partnerships Team
Level 1, 105 Trafalgar Street, Nelson
0800 801 601
nmwc.engagement@kaingaora.govt.nz

To find the most up to date information, please visit: **kaingaora.govt.nz/nelson**

How does Kāinga Ora decide where to build new homes?

A thorough investment and planning process guides our decisions about where we build homes, and how many we build on the land available.

In 2021, we carried out a review of our existing properties in Nelson to help us understand the condition of the homes we currently own and inform our planning for the region. As part of this work, we identified sites with houses that had reached the end of their life, on land that might be suitable for redevelopment.

We are building homes across the Nelson Tasman, Marlborough, and the West Coast area. We look to ensure our new homes provide easy access to jobs, parks and play areas, and services such as schools and shops.

Building homes near to amenities and services supports people to establish and build connections in their community. Being closer to shops also supports the local businesses and means people are less dependent on cars.

What are we proposing?

Our early plans suggest we could deliver more than 270 new homes across Nelson, focusing on the suburbs of Stoke, Nelson Central and The Wood, and Nelson South.

As most of these homes are still in the early design stages, some of the details could change. However, at this stage, we expect most of the homes to be completed in 2024/2025, except for some of the larger developments, which could take longer.

We are looking to increase the number of homes available for people in need in a number of ways:

- Acquiring land – This is where we buy land and work with build partners or developers to build new homes.
- Redevelopment – This is where we look to make better use of our existing land by replacing older houses on large sections with modern, warm and dry homes.
- Acquiring developments – This is where we agree to purchase a home or a development from a private developer.

For more information about these homes, see **page 5**.

What process does Kāinga Ora follow to build new homes when it redevelops an existing site?

We work through a number of stages to understand whether a site is suitable for redevelopment.

There are many unknowns when we begin investigating whether a site is suitable for development, so the timeframes for when construction may begin or end can vary significantly. However, a typical redevelopment might take between 12 and 18 months, depending on weather and other factors such as consenting processes.

The stages include:

1. Feasibility – This is high level, early stage assessment of information to help determine if a site could be suitable for redevelopment.

- At this stage we create a yield study. It is a very simple image that gives an idea of what might be able to be built on site. It looks like a series of boxes on a site.
- The local teams provide information about the type and size of housing that is needed in the area and information about amenities and services.

2. Detailed Site Investigations – If it's agreed that we want to redevelop the site we start more detailed investigations.

- Investigations might include: geotechnical testing, stormwater, wastewater and road engineering, traffic studies, planning assessments.
- These tests help us to understand the suitability of the land for development and gives information to estimate costs to build.
- It will flag any issues with infrastructure or planning rules.

- These tests can take some time and may mean we make changes to what was originally proposed for the site, such as type of housing or the number of homes.
- We start to create a more detailed design for the site, but it is still subject to change as we learn from the investigations.
- We often meet with the local council in what is called a "Pre-Application meeting." The purpose of this meeting is for key council staff to provide feedback on the high-level plans and flag any issues we would need to address.

3. Business Case – All of the information gathered in the investigations is used to develop a business case for the proposed project.

- This document sets out exactly how much the redevelopment is likely to cost.
- At the same time, we may be developing plans ready to lodge for resource consent and building consent.
- The business case must be signed off before we can confidently say we will go ahead with a project.
- The timing of the business case and consenting plans being finalised and lodged can be different for every project.
- Consenting is determined by local councils, they review the resource consent and assess against their planning rules and determine the level of consultation, if any, required for a development.

4. Procurement – When the business case is signed off, we will go out to tender for contractors to undertake the redevelopment works on site, including removal of the existing buildings and any site preparation work.

What happens when Kāinga Ora buys homes from developers?

One of the ways Kāinga Ora helps meet the need for more public homes is by working with local developers. In this instance, the developer manages all aspects of the construction process and Kāinga Ora purchases the homes upon completion.

Developers can present potential development sites to Kāinga Ora at any stage of the development cycle. We then assess the offered project and, if it's suitable, begin negotiations with the developer. This process can take time, as we need to consider various aspects of the proposed development, including the design and cost.

Kāinga Ora proactively works with the developer to ensure the homes to be built are of a high standard, using designs which complement both the environment and meet the needs of our customers and communities.

We have guidelines in place setting out the minimum requirements for the design of all new public homes to be developed by, and for, Kāinga Ora. As with any contract negotiation there are privacy issues and commercial sensitivities to be taken into account, and not all negotiations result in Kāinga Ora entering a contract with a developer.

Who decides who lives in these homes?

The Ministry of Social Development (MSD) decides who qualifies for public housing, based on need. When someone applies for public housing, MSD carries out a thorough assessment to determine their eligibility.

Once MSD has completed the eligibility process, Kāinga Ora and community housing providers assess the properties that are available, and suitable, and place people from the public housing register based on need and eligibility.

Once construction is completed on these homes, Kāinga Ora will match homes to individuals and families on MSD's public housing register. We may also match some of our current customers to the homes.

Before placing a customer in a Kāinga Ora home, we talk to them about both their housing needs and connections to the community, and other groups, to help us make a suitable housing match.

How does Kāinga Ora support people who live in its homes?

Every customer living in a Kāinga Ora home has a Housing Support Manager, who is assigned to them based on their knowledge of the community. We carefully consider their needs to match them to the most suitable home, and community, to enable them to live well in their home

We have recently boosted our customer-facing teams to provide greater support to our customers, with a strong wellbeing focus. We work closely with our customers, whānau and other support services where necessary.

How do you keep people informed about new developments?

The engagement work we do is designed to keep communities informed, through sharing information about our developments. We aim to inform residents as soon as we can about our upcoming developments as we acknowledge that people want to know what's happening in their neighbourhoods.

How and when we engage with communities depends on the scale and size of a development and whether we will oversee the construction from the beginning, or are purchasing buildings from developers.

Our plan in more detail

To help meet an increasing demand for homes across Nelson, we are planning to replace some of our older homes on larger sites with a greater number of warm and dry homes.

We're also purchasing new homes from developers.

Address	Number of new homes
Stoke	
355 Nayland Road & 7-15 Homer Street	14
81 Neale Avenue	26
615 Main Road Stoke	9
17 Marsden Road	3
286-304 Seaview Road	18
Nelson Central and The Wood	
61-71 & 75 Atawhai Drive, The Wood	18
4 Examiner Street & 57 Wellington Street	TBC
107 Nile Street	16

Address	Number of new homes
Nelson South	
40-40A Boundary Road	4
Waimea Road, York Terrace, Boundary Road	42
12-14 Campbell Street	3
199-201 Kawai Street	4
242 Kawai Street	3
118-122 Tipahi Street	10
125 Waimea Road	29
148-148A Waimea Road	5

Partnership opportunity

69-101 Achilles Ave and 42 Rutherford Street, Nelson

Nelson City Council and Kāinga Ora are continuing to work in partnership to explore options across the two central city sites.

What would the homes **look like** and how are they built?

Here are some of the different ways we are looking at delivering new homes across your region

Offsite manufactured

These homes can be manufactured offsite, then transported and installed on-site. These homes meet quality and sustainability standards expected of a traditional build in New Zealand, including Homestar ratings – which means they will be warmer, healthier and more energy efficient – and Healthy Homes standards. This includes new homes that Kāinga Ora is building, and those we are purchasing off developers when complete.

Standard builds

We build new homes in a variety of styles and sizes, to help meet the need for public housing. This includes new homes that Kāinga Ora is building, and those we are purchasing off developers when complete.

Home ownership assistance

Looking at buying your first home but not sure where to start?

Kāinga Ora offers several products and resources that can give you a helping hand toward home ownership.

Visit our website to see what you could be eligible for: kaingaora.govt.nz/home-ownership

Full universal design covers the following broad areas:

- Access: wide paths from car-parking area and street, step-free where possible, or the ability to install a ramp in future.
- Usability: easy to use door and cabinetry handles, bathroom and bedroom on the same entry level as the main living area (or be adaptable to include these two features at a later stage).
- Safety: slip-resistant flooring in bathrooms and kitchens.
- Adaptability: bathroom size suitable for conversion to be fully accessible if needed in the future.

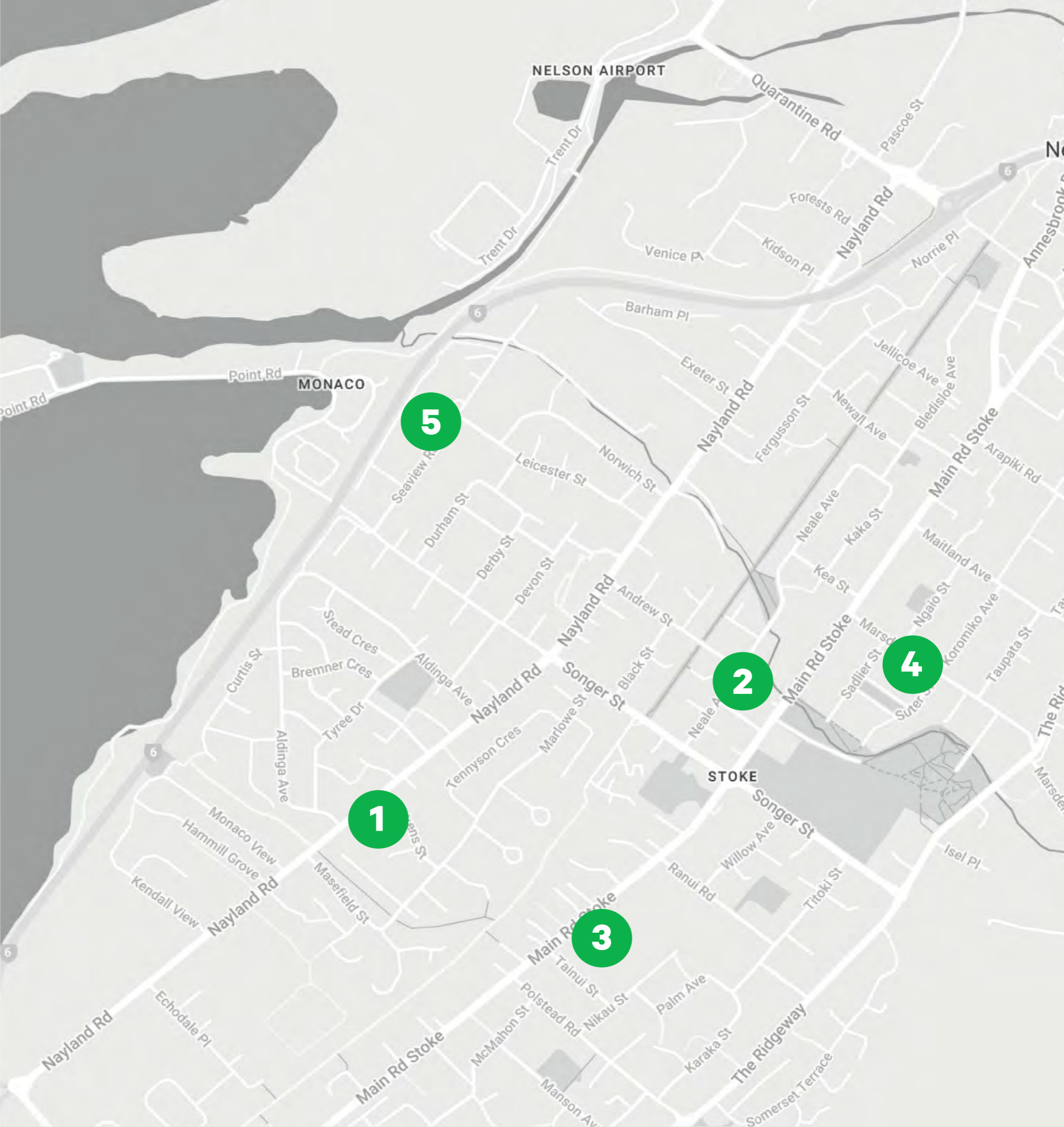
Some of the home ownership products we administer include:

1. First Home Grant
2. First Home Partner
3. First Home Loan
4. Kāinga Whenua Loan



Stoke

	Address	Number of proposed homes
1	355 Nayland Road & 7-15 Homer Street	14
2	81 Neale Avenue	26
3	615 Main Road Stoke	9
4	17 Marsden Road	3
5	286-304 Seaview Road	18



Stoke

355 Nayland Road & 7-15 Homer Street

WHAT'S PROPOSED: 14 NEW HOMES

This site has been identified as a potential redevelopment site. We are in the early design stage and starting to complete site investigations to understand if this site is suitable to be developed.

At this stage, the make-up of these homes is unknown, but the below plan is an example of an early yield study. This helps us to understand the layouts we may be able to achieve on site.

Please note: these are proposed plans which could change as we progress, or in some cases the project may not proceed.



Stoke

615 Main Road Stoke

WHAT'S PROPOSED: 9 NEW HOMES

Two-storey homes

— Two-bedroom	8
— Three-bedroom	1

Carparks

10

Whiteridge Property Limited are building nine new homes which Kāinga Ora will take ownership of once construction is complete. Construction is underway and they are expected to be complete early-2024.



Stoke

81 Neale Avenue

WHAT'S PROPOSED: 26 NEW HOMES

Two-storey homes

- One-bedroom 8
- Two-bedroom 14
- Three-bedroom 4

Carparks

22

Redwood Property Group are building 26 new homes which Kāinga Ora will take ownership of once construction is complete. This development has been contracted however construction has not started. The homes are due to be completed in early-2025.

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Stoke

17 Marsden Road

WHAT'S PROPOSED: 3 NEW HOMES

One-storey homes

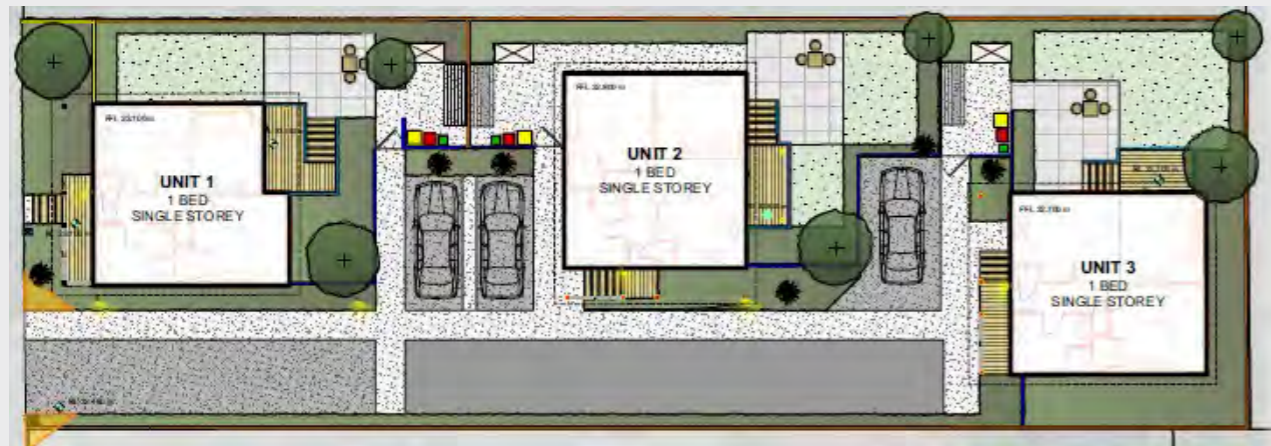
- One-bedroom 3

Carparks

3

The proposed development will have three new stand-alone homes. Resource consent was lodged late-2022 and building consent is estimated to be lodged late-2023. Construction is estimated to start late-2023 and be completed mid-2024.

Please note: these are proposed plans which could change as we progress, or in some cases the project may not proceed.



Stoke

286–304 Seaview Road

WHAT'S PROPOSED: 21 NEW HOMES

One-storey homes

- Three-bedroom 2

Two-storey duplex homes (joined together)

- Two-bedroom 12
- Three-bedroom 4

Two-storey stand-alone homes

- Three-bedroom 1
- Four-bedroom 2

Carparks

30

We are currently undertaking site investigations and are in the early design phase for this site. Resource consent work is ongoing and is estimated to be lodged late-2023. Building consent is estimated to be lodged early-2024. The site is estimated to be cleared early-2024. Construction is estimated to start mid-2024 and be complete mid-2025.

Please note: these are proposed plans which could change as we progress, or in some cases the project may not proceed.



Nelson Central and The Wood

	Address	Number of proposed homes
1	61-71 & 75 Atawhai Drive, The Wood	18
2	4 Examiner Street & 57 Wellington Street	TBC
3	107 Nile Street	16



Nelson Central and The Wood

61–75 Atawhai Drive

WHAT'S PROPOSED: 18 NEW HOMES

This site has been identified as a potential redevelopment site. We are currently in the early design stage and have started site investigations to understand if this site is suitable to be developed. An earthworks consent to enable further investigations was lodged mid-2023.

Please note: these are proposed plans which could change as we progress, or in some cases the project may not proceed.



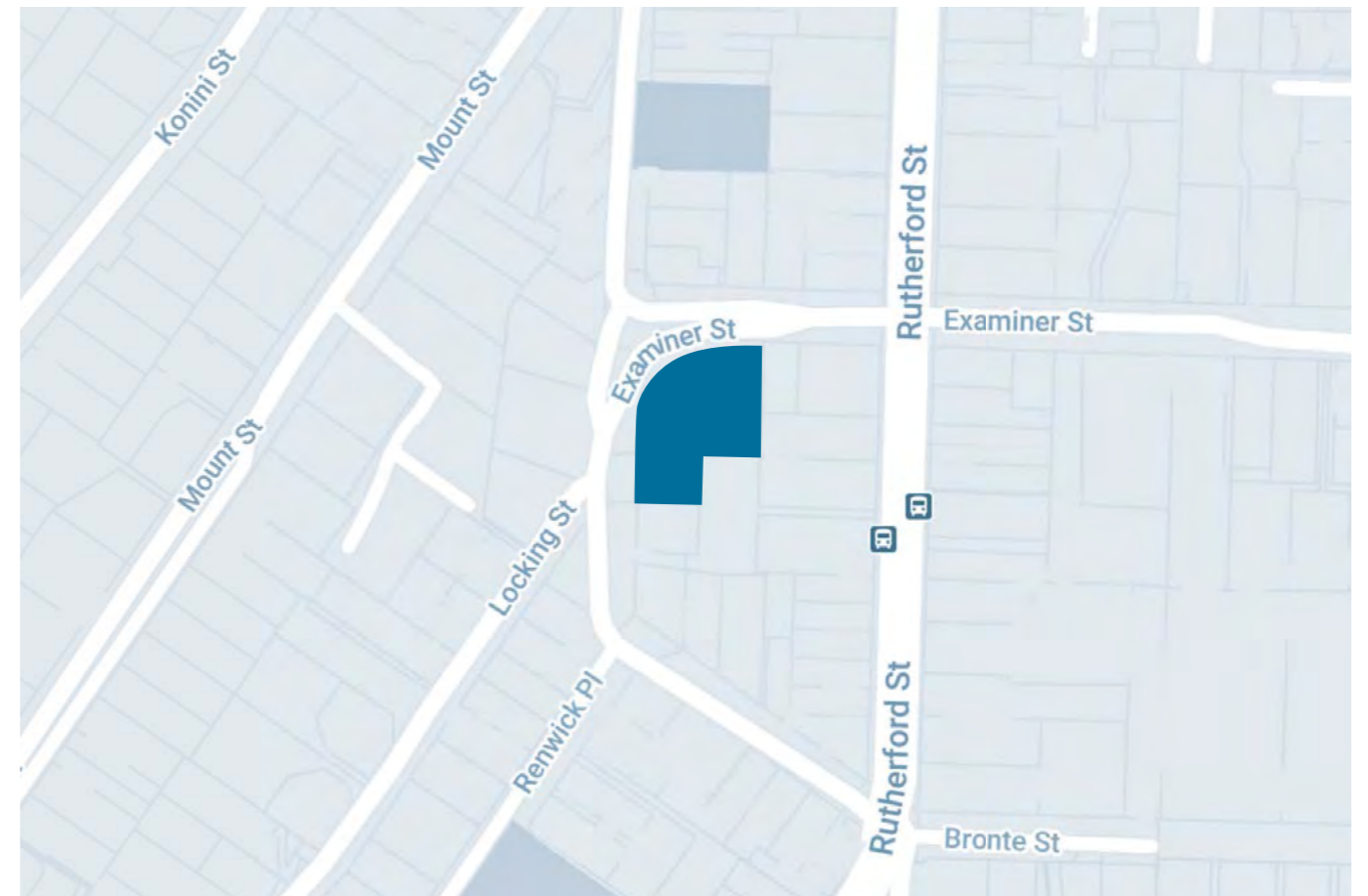
Nelson Central and The Wood

4 Examiner Street & 57 Wellington Street

This site has been identified as a potential redevelopment site. In 2022, we started site investigations and explored early concept plans. We have since put this project on hold while Nelson City Council consider a change to their District Plan (PC29).

As we are still in the early planning stage, no decisions have been made about the number, or type of homes that could be built on this site. There are no confirmed time-frames for when any potential redevelopment work could begin.

Please note: these are proposed plans which could change as we progress, or in some cases the project may not proceed.



Nelson Central and The Wood

107 Nile Street

WHAT'S PROPOSED: 16 NEW HOMES

Two-storey homes

- Two-bedroom 6
- Three-bedroom 10

Carparks

16

The proposed development will have 16 new two-storey homes. Resource consent was lodged mid-2023 and building consent is expected to be lodged late-2023.

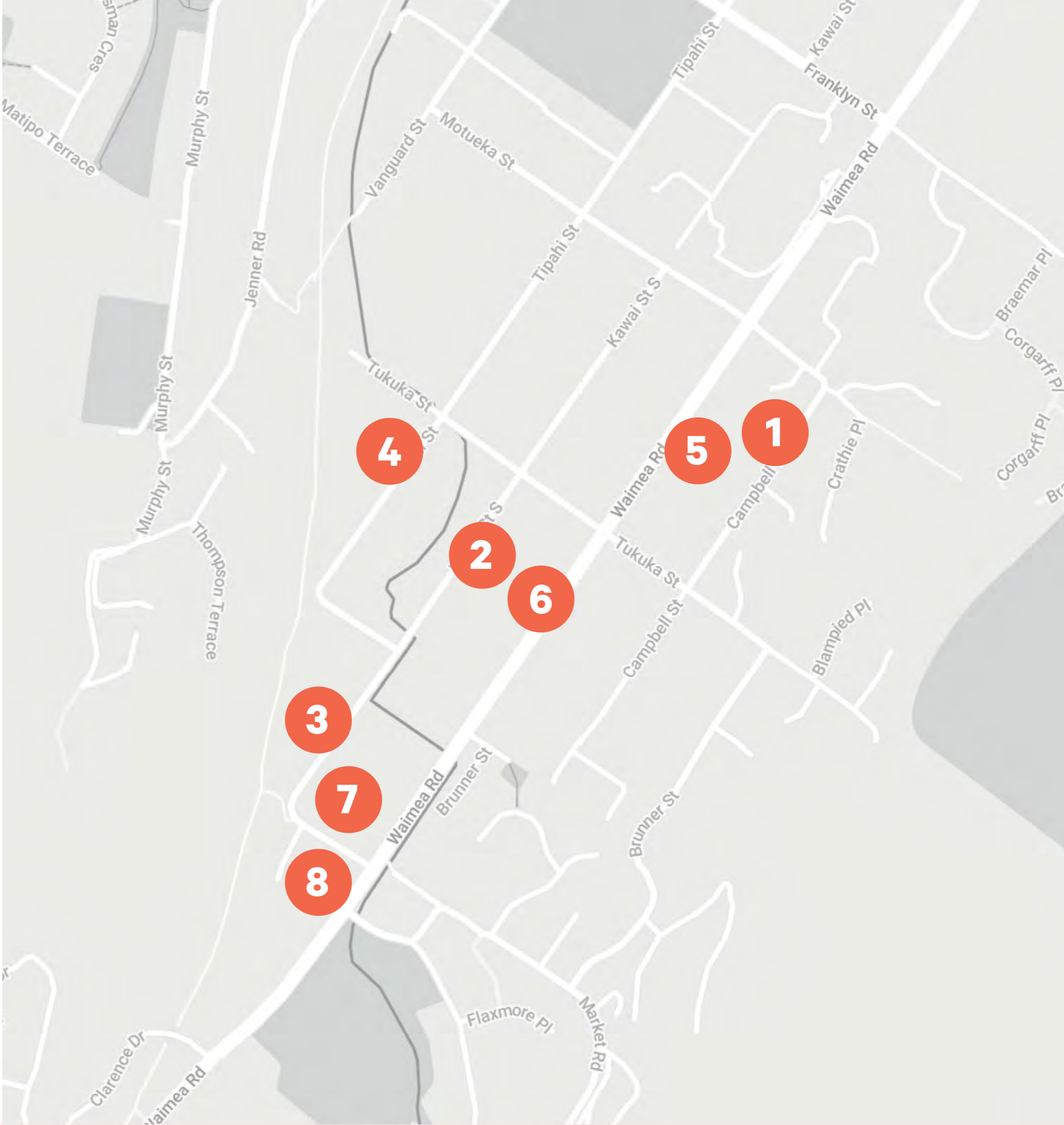
Archaeological Heritage NZ Consent has been approved. Site investigations and decontamination is estimated to start late-2023.

Construction on these homes is estimated to start late-2023 and be complete late-2024.



Nelson South

	Address	Number of proposed homes
1	12-14 Campbell Street	3
2	199-201 Kawai Street	4
3	242 Kawai Street	3
4	118-122 Tipahi Street	10
5	125 Waimea Road	29
6	148-148A Waimea Road	5
7	40-40A Boundary Road	4
8	Waimea Road, York Terrace, Boundary Road	42



Nelson South

12–14 Campbell Street

WHAT'S PROPOSED: 3 NEW HOMES

Two-storey homes

- Three-bedroom 2
- Five-bedroom 1

Carparks

3

The proposed development will be two-storey, stand-alone homes. Resource consent was lodged mid-2023 and building consent is estimated to be lodged in late-2023. Construction is due to start early-2024 and is estimated to be completed late-2024.

Please note: these are proposed plans which could change as we progress, or in some cases the project may not proceed.



Nelson South

242 Kawai Street South

WHAT'S PROPOSED: 3 NEW HOMES

One-storey homes

- Two-bedroom 3

Carparks

3

The proposed development will have three new two-bedroom Nelson Marlborough Institute of Technology (NMIT) homes. These homes have been made by NMIT pre-trade and apprentice carpentry students, alongside their tutors, as part of a partnership with Kāinga Ora. They are due to be relocated to this vacant site.

Resource and building consent have been approved. The homes are estimated to be complete early-2024.



Nelson South

199–201 Kawai Street

WHAT'S PROPOSED: 4 NEW HOMES

One-storey homes

— Two-bedroom 1

Two-storey homes

— Two-bedroom 2

— Three-bedroom 1

Carparks 3

The proposed development will be a mixture of single and double-storey homes. Demolition is estimated to be complete late-2023. Resource consent was lodged mid-2023 and building consent is expected to be lodged late-2023. Construction is estimated to start late-2023 and be complete late-2024.

Please note: these are proposed plans which could change as we progress, or in some cases the project may not proceed.



Nelson South

118–122 Tipahi Street

WHAT'S PROPOSED: 10 NEW HOMES

Two-storey homes

— Two-bedroom	6
— Three-bedroom	4

Carparks	10
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The proposed development will be two-storey with a mixture of two and three-bedroom homes.

We have completed the site investigations and are in the design phase with resource consent work still ongoing. Resource consent and building consent are due to be lodged late-2023. Construction is estimated to start early-2024 and be complete early-2025.

Please note: these are proposed plans which could change as we progress, or in some cases the project may not proceed.



Nelson South

148–148A Waimea Road

WHAT'S PROPOSED: 5 NEW HOMES

One-storey homes

— One-bedroom	1
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Two-storey homes

— One-bedroom	4
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Carparks	4
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The proposed development will have a mixture of single and double-storey homes, all comprising of one-bedroom. Site investigations are underway and resource consent work is ongoing. Resource consent is estimated to be lodged late-2023. Demolition is estimated late-2023. Building consent is estimated to be lodged early-2024. Construction is estimated to start early-2024 and be complete early-2025.

Please note: these are proposed plans which could change as we progress, or in some cases the project may not proceed.



Nelson South

125 Waimea Road

WHAT'S PROPOSED: 29 NEW HOMES

Three-storey homes

— One-bedroom 29

Carparks

15

JV Properties Limited are building 29 new homes which Kāinga Ora will take ownership of once construction is complete. This proposed development will be a three-storey walk-up apartment block.

There will also be one community room which will be used by Kāinga Ora and other agencies or services. This space will be used for the benefit of the people living at 125 Waimea Road and members of the public. Planning for this community room is still in its early stages and we will be developing an operational plan that will outline how this space will function.

Construction is estimated to be complete late-2024.



Nelson South

40–40A Boundary Road

WHAT'S PROPOSED: 4 NEW HOMES

This site has been identified as a potential redevelopment site. We are currently in the early design stage and have not started site investigations to understand if this site is suitable to be developed.

At this stage, the make-up of these homes is unknown, but the below plan is an example of an early yield study. This helps us to understand the layouts we may be able to achieve on site.

Please note: these are proposed plans which could change as we progress, or in some cases the project may not proceed.



Nelson South

Waimea Road, York Terrace & Boundary Road Development

WHAT'S PROPOSED: 42 NEW HOMES

This site has been identified as a potential redevelopment site. We are currently in the early design stage and have not started site investigations to understand if this site is suitable to be developed.

At this stage, the make-up of these homes is unknown, but the below plan is an example of an early yield study. This helps us to understand the layouts we may be able to achieve on site.

Please note: these are proposed plans which could change as we progress, or in some cases the project may not proceed.





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