



Housing opportunities for Tasman

OCTOBER 2023



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Kāinga Ora – Homes and Communities is looking to increase the number of homes available for people in need in Tasman. 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 Tasman 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 Tasman. There is also a shortage of land that can be developed and planning limitations.

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/tasman**

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 Tasman 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 35 new homes across the Tasman area, focusing on Motueka and Richmond.

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 Tasman, 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. We're focusing on Motueka and Richmond.

Address	Number of new homes
Motueka	
302-306A High Street	TBC
1 Thomason Avenue	1

Address	Number of new homes
Richmond	
23 Herbert Street	5
18 Lampton Street	1
57-71 Oakdale Grove	8
47 Oxford Street	6
64 Waverley Street	13

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



Motueka

	Address	Number of proposed homes
1	302-306A High Street	TBC
2	1 Thomason Avenue	1



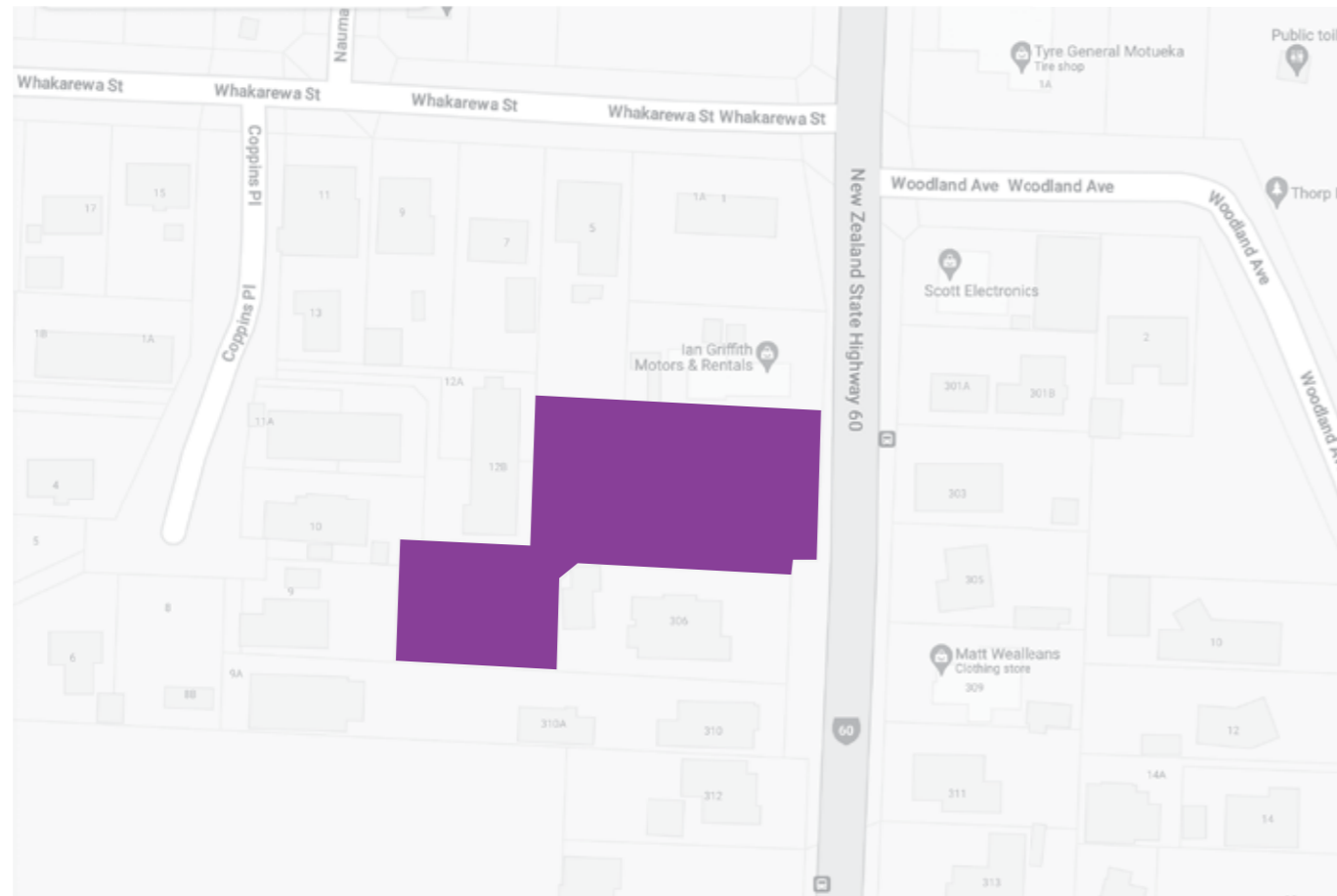
Motueka

302-306A High Street

OVERVIEW AND SITE PLAN

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. At this stage, the make-up of these homes is unknown.

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



Motueka

1 Thomason Avenue

WHAT'S PROPOSED: 1 NEW HOME

One-storey homes

— Four-bedroom 1

Carparks

2

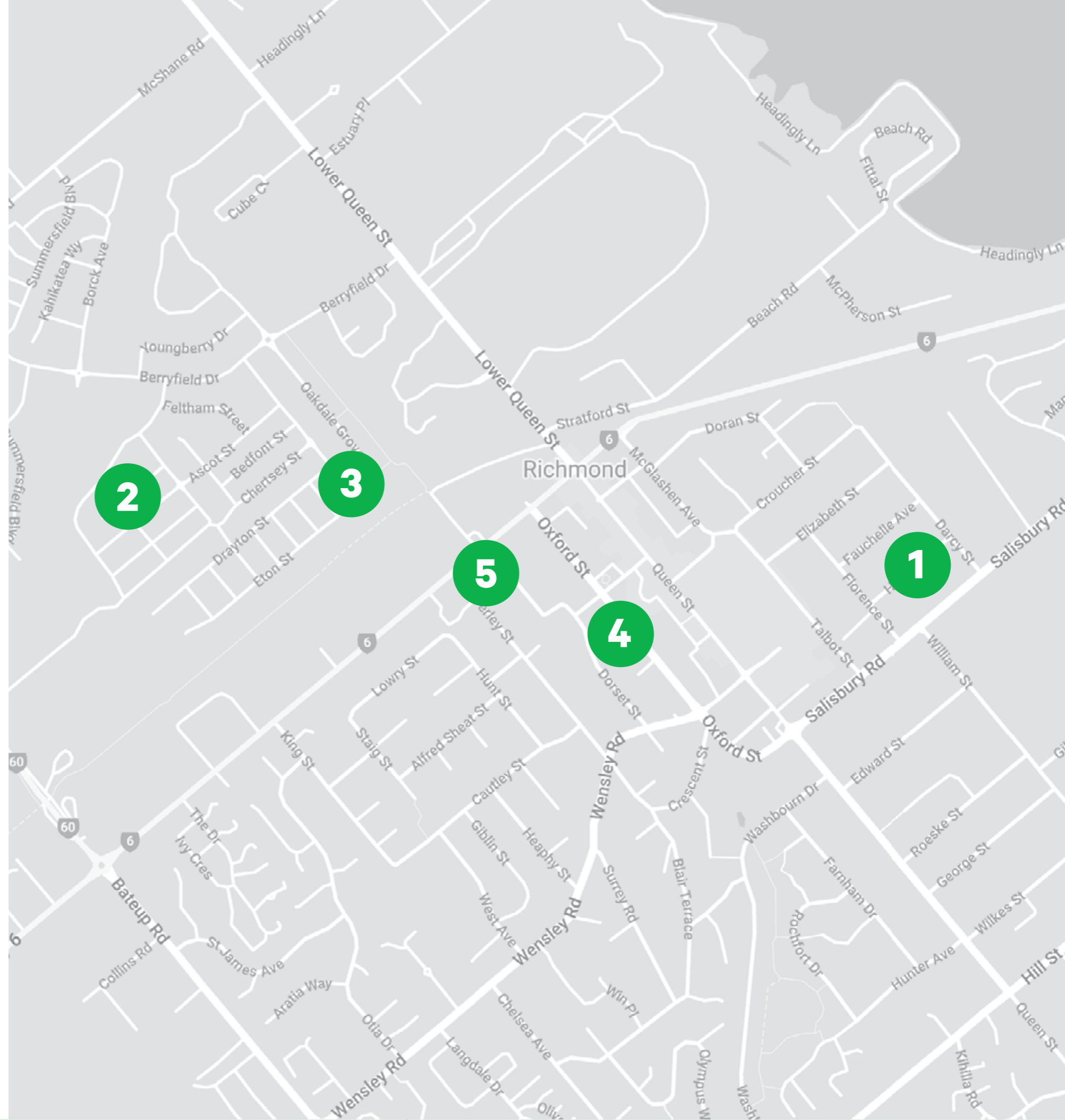
The proposed development will be a standalone, four-bedroom home. Resource consent was approved late-2022 and building consent was approved mid-2023.

Construction has started and this home is estimated to be complete mid-2024.



Richmond

	Address	Number of proposed homes
1	23 Herbert Street	5
2	18 Lampton Street	1
3	57-71 Oakdale Grove	8
4	47 Oxford Street	6
5	64 Waverley Street	13



Richmond

23 Herbert Street

WHAT'S PROPOSED: 5 NEW HOMES

One-storey homes

— Two-bedroom 5

Carparks 5

NZ Housing Group is building five new two-bedroom homes. The homes will be built to Full Universal Design standards. Kainga Ora will take ownership of them once construction is complete, which is expected to be late-2024.



Richmond

18 Lampton Street

WHAT WAS BUILT: 1 NEW HOME

One-storey homes

— Three-bedroom 1

Carparks 2

Teawest Investment Limited built a stand-alone, three-bedroom home, which Kāinga Ora took ownership of in August 2023.



Richmond

51-71 Oakdale Grove

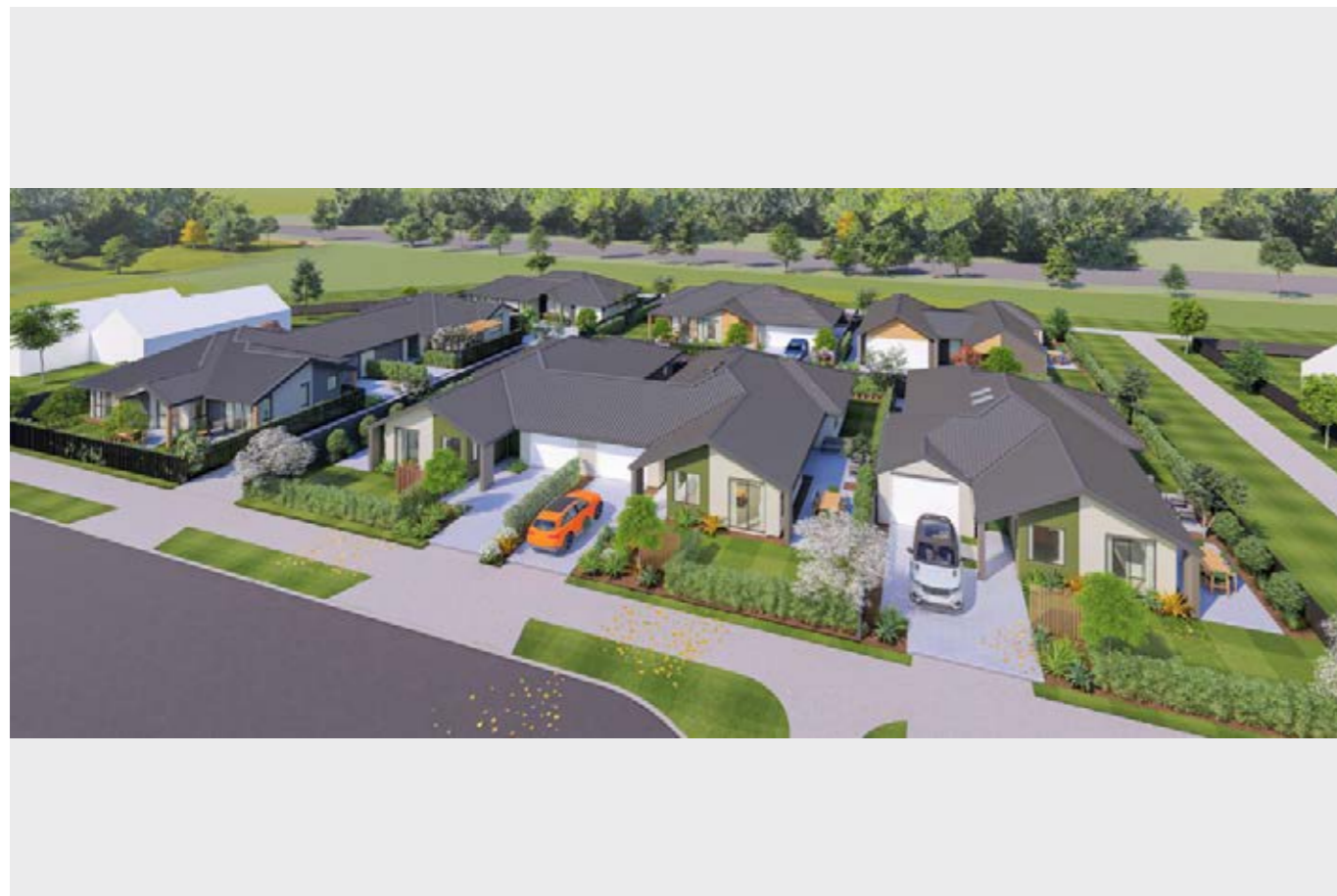
WHAT WAS BUILT: 8 NEW HOMES

One-storey homes

- Two-bedroom 2
- Three-bedroom 6

Carparks 8

Vercoe and Son's Developments Limited built eight single-storey homes which Kāinga Ora took ownership of in September 2023.



Richmond

47 Oxford Street

WHAT'S PROPOSED: 6 NEW HOMES

One-storey homes

- Two-bedroom 2

Two-storey homes

- Two-bedroom 4

Carparks 6

Oxford 47 Limited is building a mixture of single and double-storey, two-bedroom homes. Kāinga Ora will take ownership of them once construction is complete, which is expected to be late-2024.



Richmond

64 Waverley Street

WHAT WAS BUILT: 13 NEW HOMES

One-storey homes

- Two-bedroom 12
- Three-bedroom 1

Whiteridge Property Limited built 13 new two-storey homes which Kāinga Ora took ownership of in September 2023.

Carparks 16







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