



# Housing opportunities for West Coast

OCTOBER 2023



Building **brighter**  
**futures** for West Coast





**Kāinga Ora – Homes and Communities is looking to increase the number of homes available for people in need on the West Coast . 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 West Coast 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 shortage of housing on the West Coast, and the gap between incomes and the cost of housing is increasing.

## 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/west-coast](https://kaingaora.govt.nz/west-coast)**

## 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 on the West Coast 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 around 124 new homes across the West Coast area, focusing on the towns of Westport, Greymouth, and Hokitika.

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 the West Coast, 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 Westport, Greymouth, and Hokitika.

Address	Number of new homes
<b>Westport</b>	
11-13 Haselden Street	4
17 Palmerston Street	TBC
211-213 Palmerston Street	8
165-167 Queen Street	14
68 Rintoul Street	2
43 Romilly Street	2
166 Romilly Street	3
19A Russell Street	2
7 Webb Street	2
<b>Greymouth</b>	
14-16 Doyle Street	8
8 Elizabeth Street	TBC
46-48 Firth Street	4
88-90 Hall Street	4

Address	Number of new homes
47-53 High Street	12
55 High Street	4
11-17 Masters Street	8
22-24 Masters Street	5
39 Shakespeare Street	5
11 Stirling Drive	1
45-51 Ward Street	8
<b>Hokitika</b>	
105 Fitzherbert Street-Hampden Street	2
221 Fitzherbert Street	9
114-116 Hoffman Street	6
132-136 Hoffman Street	5
87-89 Jollie Street	4

# 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](https://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



# Westport

	Address	Number of proposed homes
1	11-13 Haselden Street	4
2	17 Palmerston Street	TBC
3	211-213 Palmerston Street	8
4	165-167 Queen Street	14
5	68 Rintoul Street	2
6	43 Romilly Street	2
7	166 Romilly Street	3
8	19A Russell Street	2
9	7 Webb Street	2



# Westport

## 11-13 Haselden Street

### WHAT'S PROPOSED: 4 NEW HOMES

#### Single-storey homes

— Two-bedroom 4

#### Carparks

4

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

The proposed homes will be single level stand-alone homes, built to Full Universal Design specifications. These will be manufactured offsite by South Peak Homes and transported to the site once it has been prepared for the homes.

We anticipate resource and building consent to be lodged late-2023. Demolition is expected to take place late-2023, with site preparations/construction commencing onsite early-2024. The homes are estimated to be complete mid-2024.

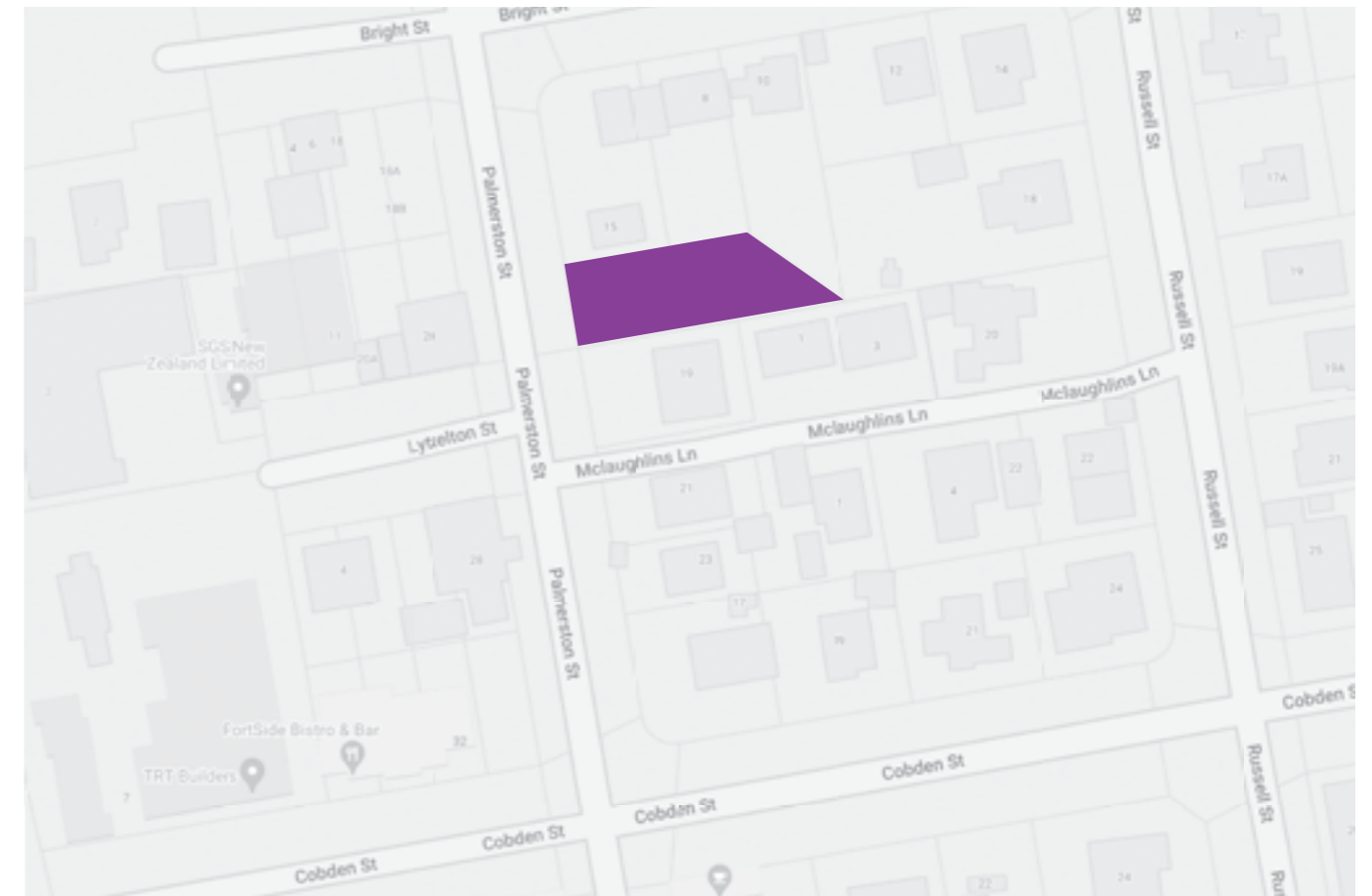


# Westport

## 17 Palmerston Street

This site has been identified as a potential redevelopment site. We have not started site investigations to understand if it is suitable to be developed. No plans are available as we have not yet started the early design stage.

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



# Westport

## 211-213 Palmerston Street

### WHAT'S PROPOSED: 8 NEW HOMES

#### Single-storey homes

— One-bedroom 8

#### Carparks

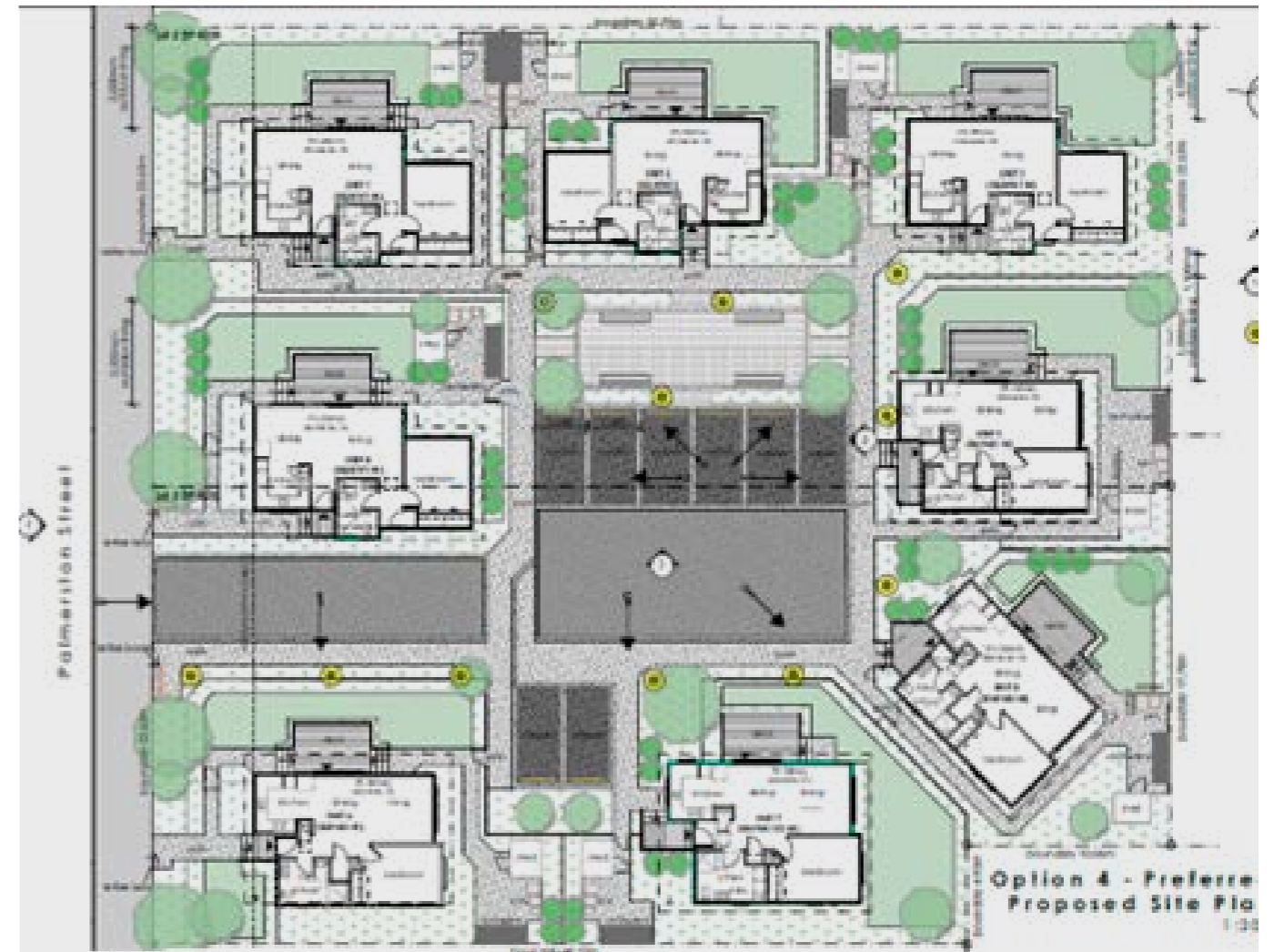
8

Kāinga Ora and the Department of Corrections are partners in a scheme where prisoners gain new skills and confidence by building and restoring damaged state houses at the Rolleston Prison construction yard.

The eight one-bedroom homes proposed for this site will be built offsite through the Rolleston Prison Programme and transported onto site once the site is prepared for these homes. We are estimating that resource consent will be lodged late-2023, followed by building consent in early-2024.

We anticipate site preparation/construction onsite will start mid-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.





## Westport

# 165-167 Queen Street

### WHAT'S PROPOSED: 14 NEW HOMES

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#### Single-storey homes

— Two-bedroom 14

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**Carparks** 14

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Redwood Property Group is building 14 new single-storey homes which Kāinga Ora will take ownership of once construction is complete.

Resource and building consent have been issued and the existing buildings have been removed.

These homes will be Full Universal Design inside and manufactured offsite by South Peak Homes. Manufacturing of the homes is underway

Construction is due to be completed mid-2024.



# Westport

## 68 Rintoul Street

### WHAT'S PROPOSED: 2 NEW HOMES

#### Single-storey homes

— Two-bedroom 2

#### Carparks

2

Kāinga Ora and the Department of Corrections are partners in a scheme where prisoners gain new skills and confidence by building and restoring damaged state houses at the Rolleston Prison construction yard. These two-bedroom homes will be built offsite through the Rolleston Prison Programme and transported onto site.

This development is in construction and due to be complete late-2023.



# Westport

## 166 Romilly Street

### WHAT'S PROPOSED: 3 NEW HOMES

#### Single-storey homes

— Three-bedroom 3

#### Carparks

3

Resource consent was lodged mid-2023. Building consent was approved in October 2023.

This proposed development will be single-level, standalone homes.

We anticipate that demolition will be completed early-2024, with construction starting onsite early-2024. The homes are estimated to 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.



# Westport

## 43 Romilly Street

### WHAT'S PROPOSED: 2 NEW HOMES

#### Single-storey homes

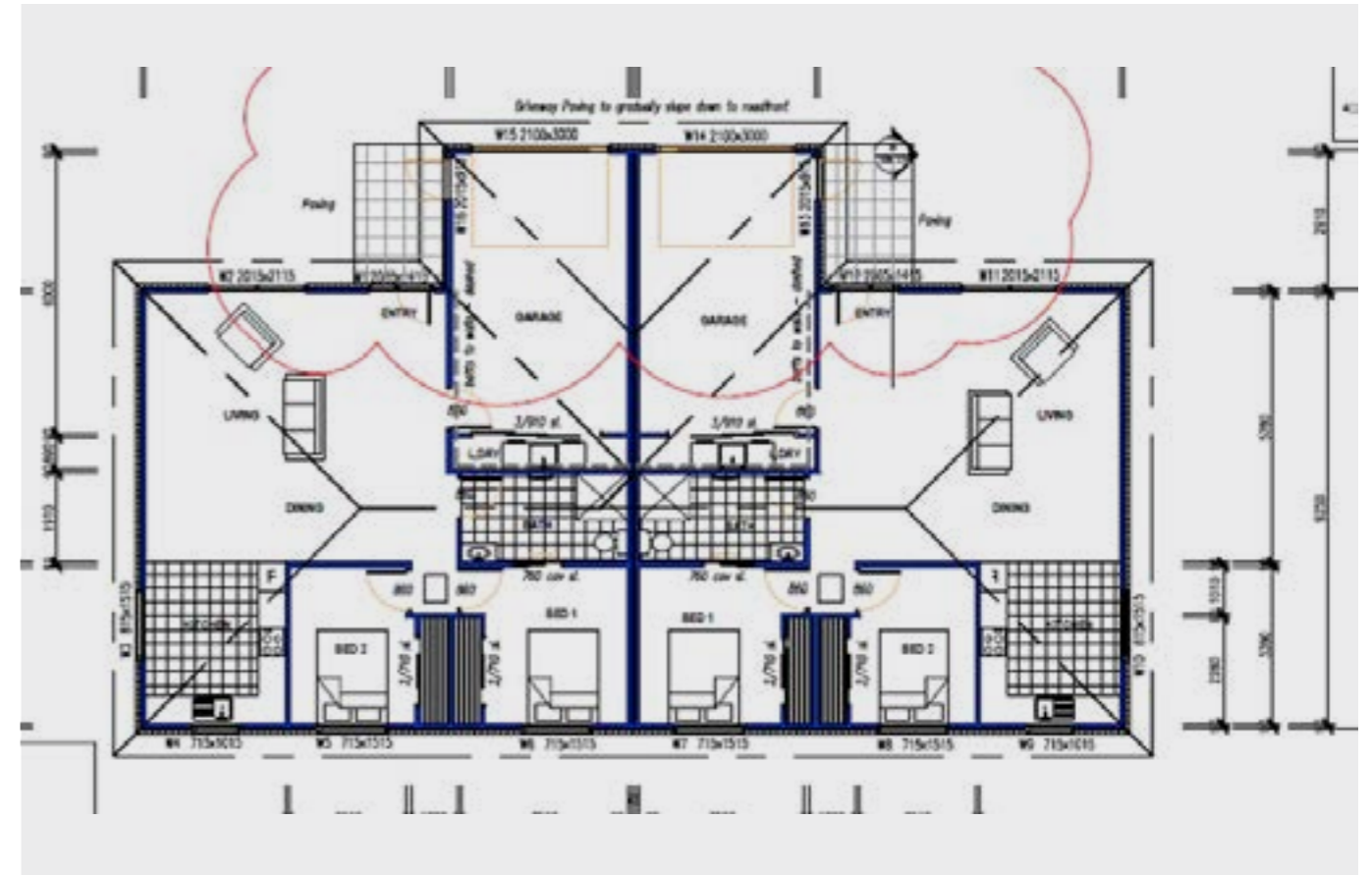
— Two-bedroom 2

#### Carparks

4

Feng Ling Company is building two new homes which Kāinga Ora will take ownership of once construction is complete.

These two-bedroom homes with attached garaging are under construction and due to be complete late-2023.



# Westport

## 19A Russell Street

**WHAT'S PROPOSED: 2 NEW HOMES**

<b>Single-storey homes</b>	
— Two-bedroom	2
<b>Carparks</b>	2

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

This fire damaged property has been identified as a potential redevelopment site. We are in the early stages of site investigations to understand if it is suitable to be developed. The below plan is an example of an early yield study. This helps us to understand the layouts we may be able to achieve onsite.

We are currently investigating whether this site would be suitable for two single-storey 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.



# Westport

## 7 Webb Street

**WHAT'S PROPOSED: 2 NEW HOMES**

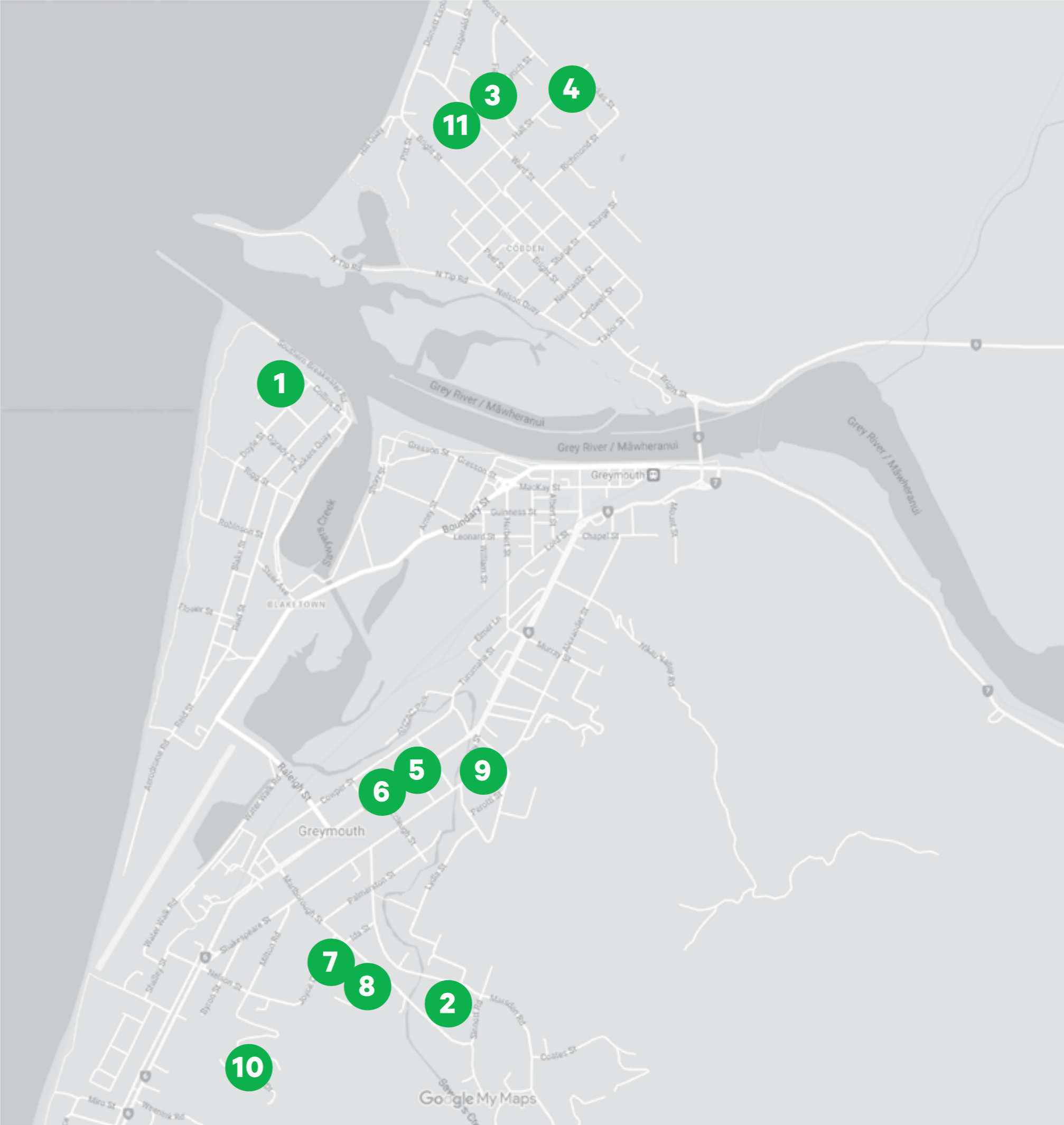
<b>Single-storey homes</b>	
— Two-bedroom	2
<b>Carparks</b>	2

South Peak Homes has completed construction of two new homes which Kāinga Ora took ownership of in mid-2023. The single-level two-bedroom homes have one carpark each and were built using local offsite manufacturing.



# Greymouth

	Address	Number of proposed homes
1	14-16 Doyle Street	8
2	8 Elizabeth Street	TBC
3	46-48 Firth Street	4
4	88-90 Hall Street	4
5	47-53 High Street	12
6	55 High Street	4
7	11-17 Masters Street	8
8	22-24 Masters Street	5
9	39 Shakespeare Street	5
10	11 Stirling Drive	1
11	45-51 Ward Street	8



# Greymouth

## 14-16 Doyle Street, Blaketown

### WHAT'S PROPOSED: 8 NEW HOMES

#### Single-storey homes

— Two-bedroom 8

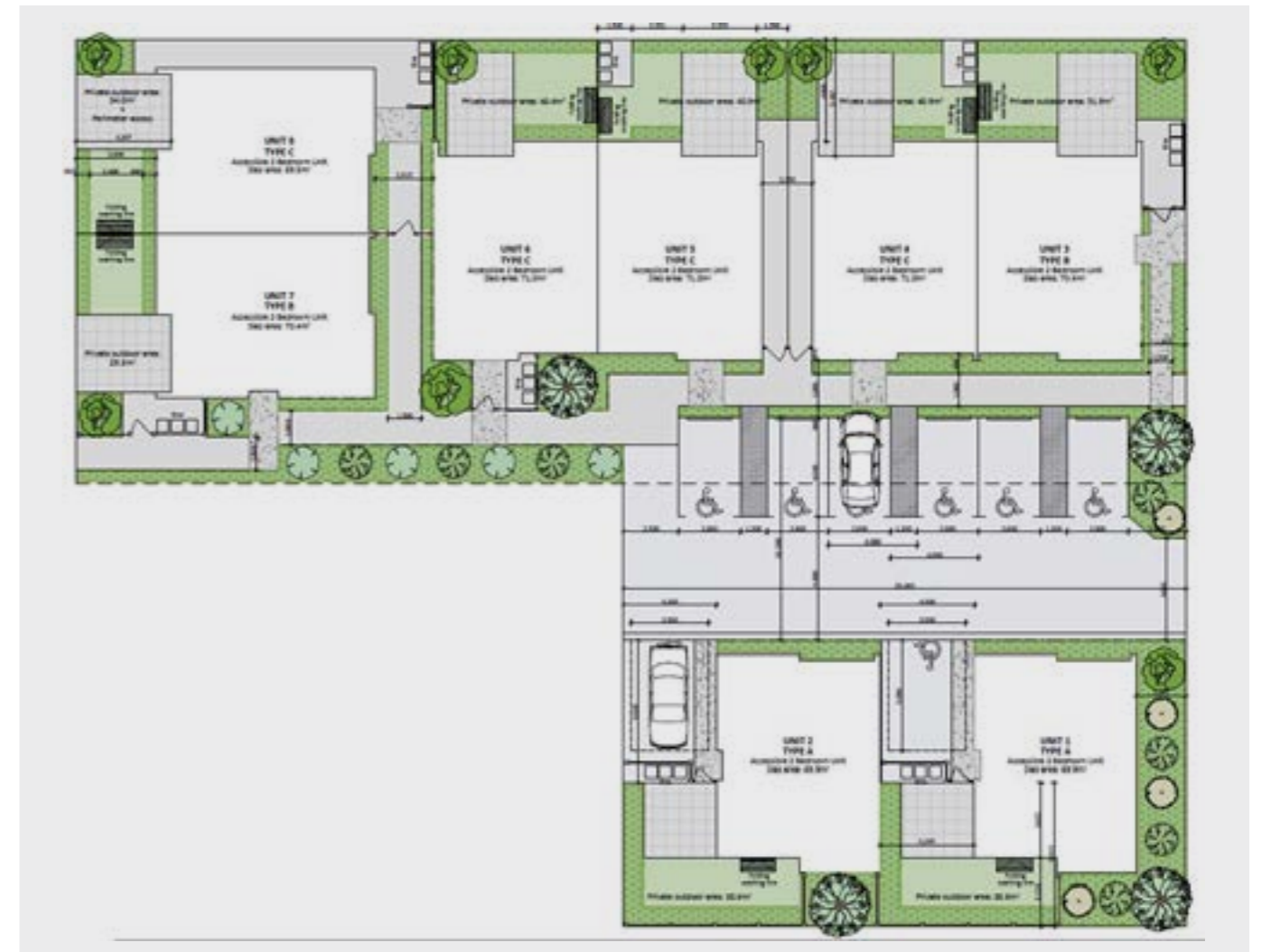
#### Carparks

8

Westland Homes Limited is building eight new accessible two-bedroom homes, which Kāinga Ora has an agreement to take ownership of once construction is complete.

The site is still to be cleared and construction is estimated to begin late-2023. The homes are due to 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.



# Greymouth

## 8 Elizabeth Street

This site has been identified as a potential redevelopment site. We have not started site investigations to understand if it is suitable to be developed. No plans are available as we have not yet started the early design stage.

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



# Greymouth

## 46-48 Firth Street, Cobden

### WHAT'S PROPOSED: 4 NEW HOMES

#### Two-storey homes

— Two-bedroom	2
— Three-bedroom	1
— Four-bedroom	1

#### Carparks

6

The proposed redevelopment will deliver four two-storey homes. Resource consent is expected to be lodged late-2023, followed by the building consent which is estimated to be lodged early-2024.

We anticipate demolition to take place late-2023, with construction commencing onsite early-2024. The homes are estimated to 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.



## Greymouth

### 88-90 Hall Street, Cobden

#### WHAT'S PROPOSED: 4 NEW HOMES

##### Single-storey homes

— Two-bedroom 4

##### Carparks

4

The proposed homes will be single level stand-alone homes, built to Full Universal Design specifications. These will be manufactured offsite by South Peak Homes and transported to the site once it has been prepared for the homes.

We anticipate resource and building consent to be lodged late-2023. Demolition is expected to take place late-2023, with construction/site preparations commencing onsite early-2024. The homes are estimated to be complete mid-2024.

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



## Greymouth

### 47-53 High Street

#### WHAT'S PROPOSED: 12 NEW HOMES

##### Single-storey homes

— Two-bedroom 12

##### Carparks

12

Project High Street Limited completed construction of 12 new two-bedroom homes in July 2023. The homes were built in two stages with each site consisting of six single-level two-bedroom homes with attached garaging.

Kāinga Ora will take ownership of the homes once the subdivision is complete in late-2023.





# Greymouth

## 55 High Street

### WHAT'S PROPOSED: 4 NEW HOMES

#### Single-storey homes

- Two-bedroom 4

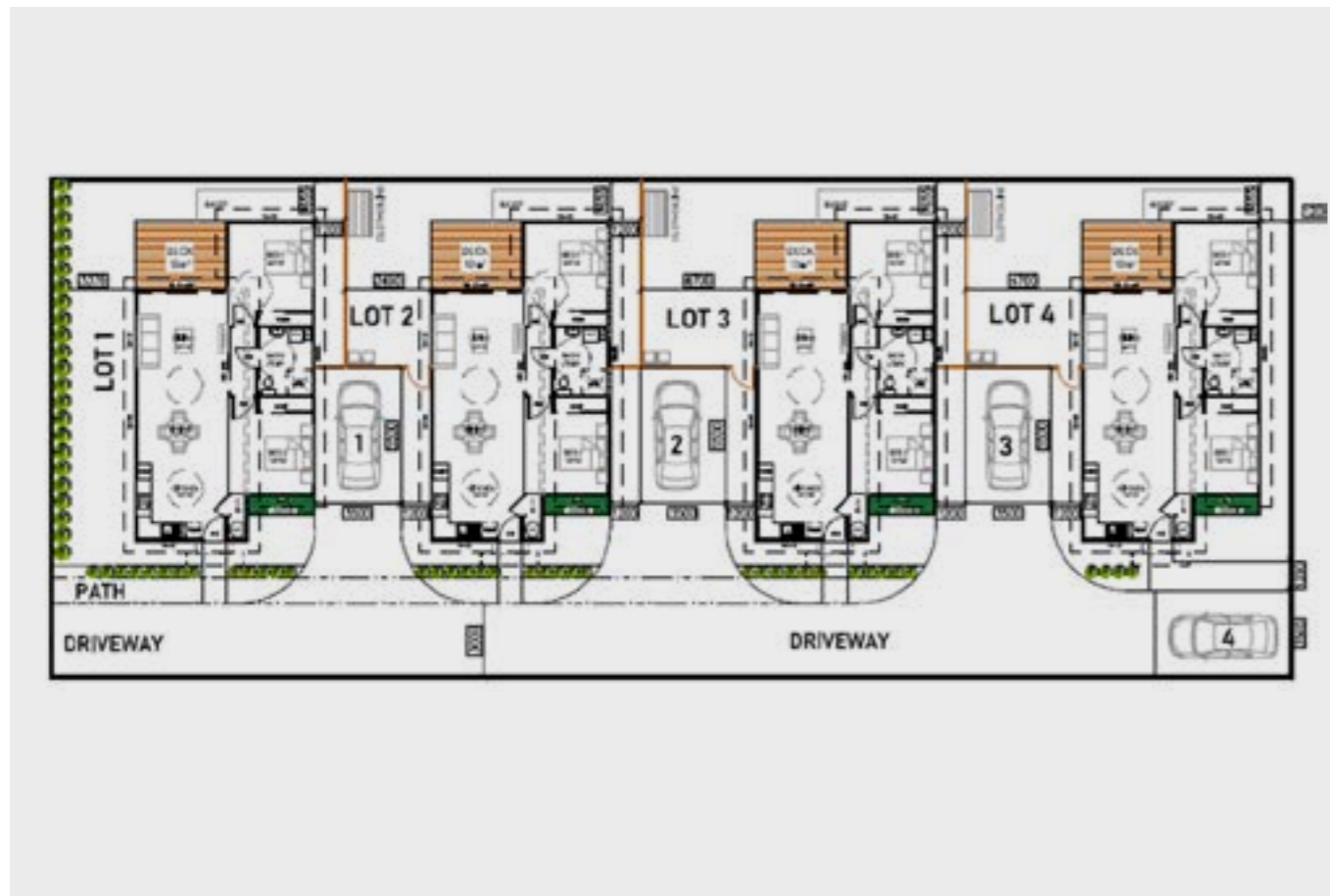
#### Carparks

4

Kumara Junction Developments Limited is building four new two-bedroom homes, which Kāinga Ora will take ownership of once construction is complete, which is expected to be late-2024.

The site is still to be cleared and at this stage construction is estimated to begin late-2023.

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



# Greymouth

## 11-17 Masters Street

### WHAT'S PROPOSED: 8 NEW HOMES

#### Single-storey homes

- Three-bedroom 1

#### Double-storey homes

- Two-bedroom 4
- Three-bedroom 2
- Four-bedroom 1

#### Carparks

12

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

The below plan is an example of an early yield study. This helps us to understand the layouts we may be able to achieve onsite. In this yield study it shows a mix of single and double storey homes, with the single storey homes to be built to Full Universal Design.

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



# Greymouth

## 22-24 Masters Street

### WHAT'S PROPOSED: 5 NEW HOMES

#### Two-storey homes

— Two-bedroom	4
— Three-bedroom	1

<b>Carparks</b>	<b>5</b>
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The proposed redevelopment will deliver five two-storey homes. Resource consent is expected to be lodged late-2023, followed by the building consent which is estimated to be lodged early-2024.

We anticipate demolition to take place late-2023 or early-2024, with construction commencing onsite early-2024. The homes are estimated to 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.



# Greymouth

## 39 Shakespeare Street

### WHAT'S PROPOSED: 5 NEW HOMES

#### Single-storey homes

— Two-bedroom	5
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<b>Carparks</b>	<b>5</b>
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Kumara Junction Developments Limited is building four new two-bedroom homes, which Kāinga Ora will take ownership of once construction is complete, which is expected to be late-2024.

The site is still to be cleared and at this stage construction is estimated to begin late-2023.

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



# Greymouth

## 11 Stirling Drive

### WHAT'S PROPOSED: 1 NEW HOME

#### Single-storey homes

— Four-bedroom 1

**Carparks** 2

This two-storey four-bedroom home was completed in September 2023.



# Greymouth

## 45-51 Ward Street

### WHAT'S PROPOSED: 8 NEW HOMES

#### Single-storey homes

— Two-bedroom 8

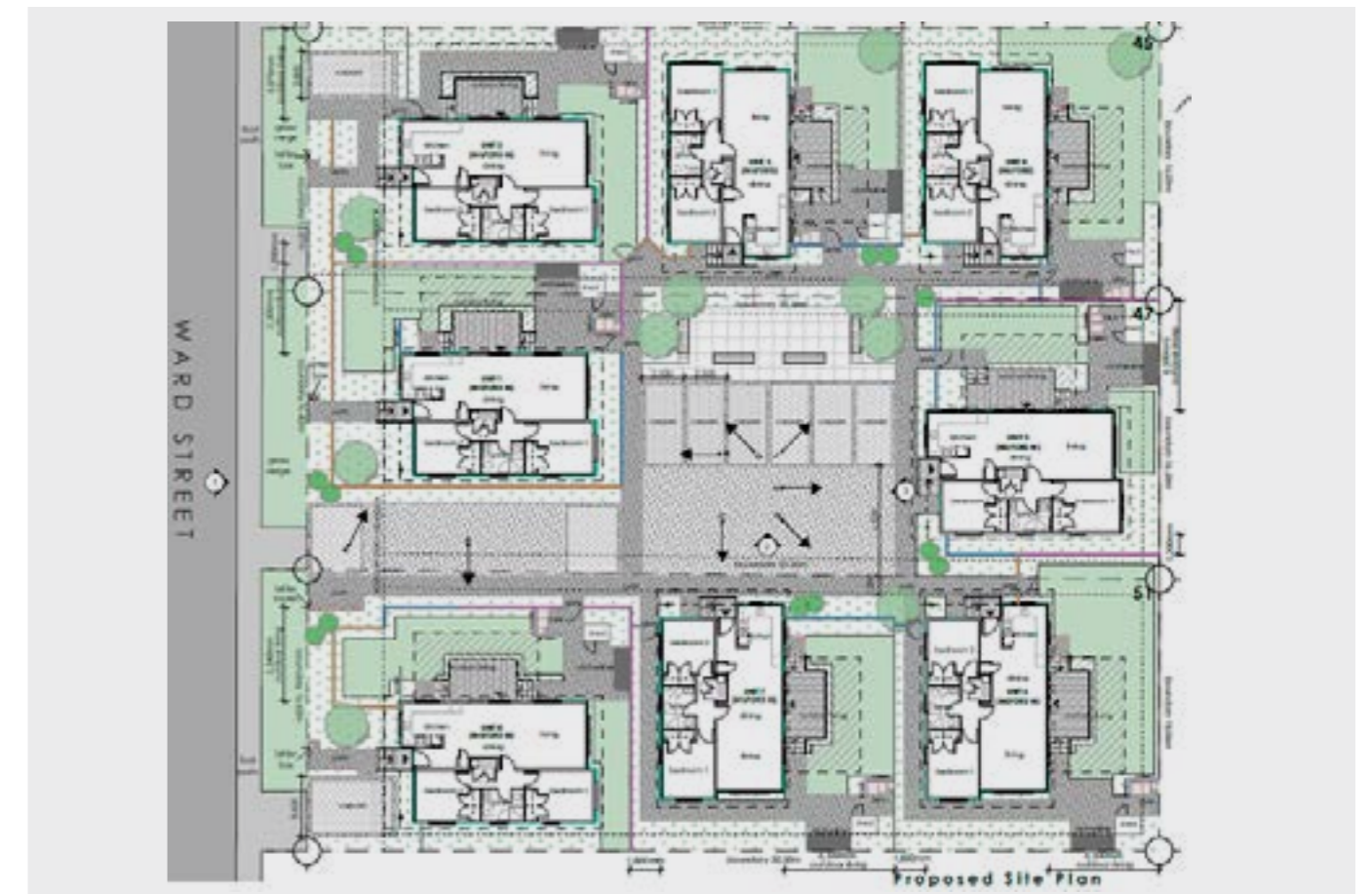
**Carparks** 8

The eight two-bedroom homes proposed for this site will be built offsite through the Rolleston Prison Programme and transported onto site once the site is prepared for these homes. Resource consent was lodged late-2023, and we estimate that building consent will be lodged early-2024.

We anticipate that site preparation/ construction onsite will start mid-2024 and be complete late-2024.

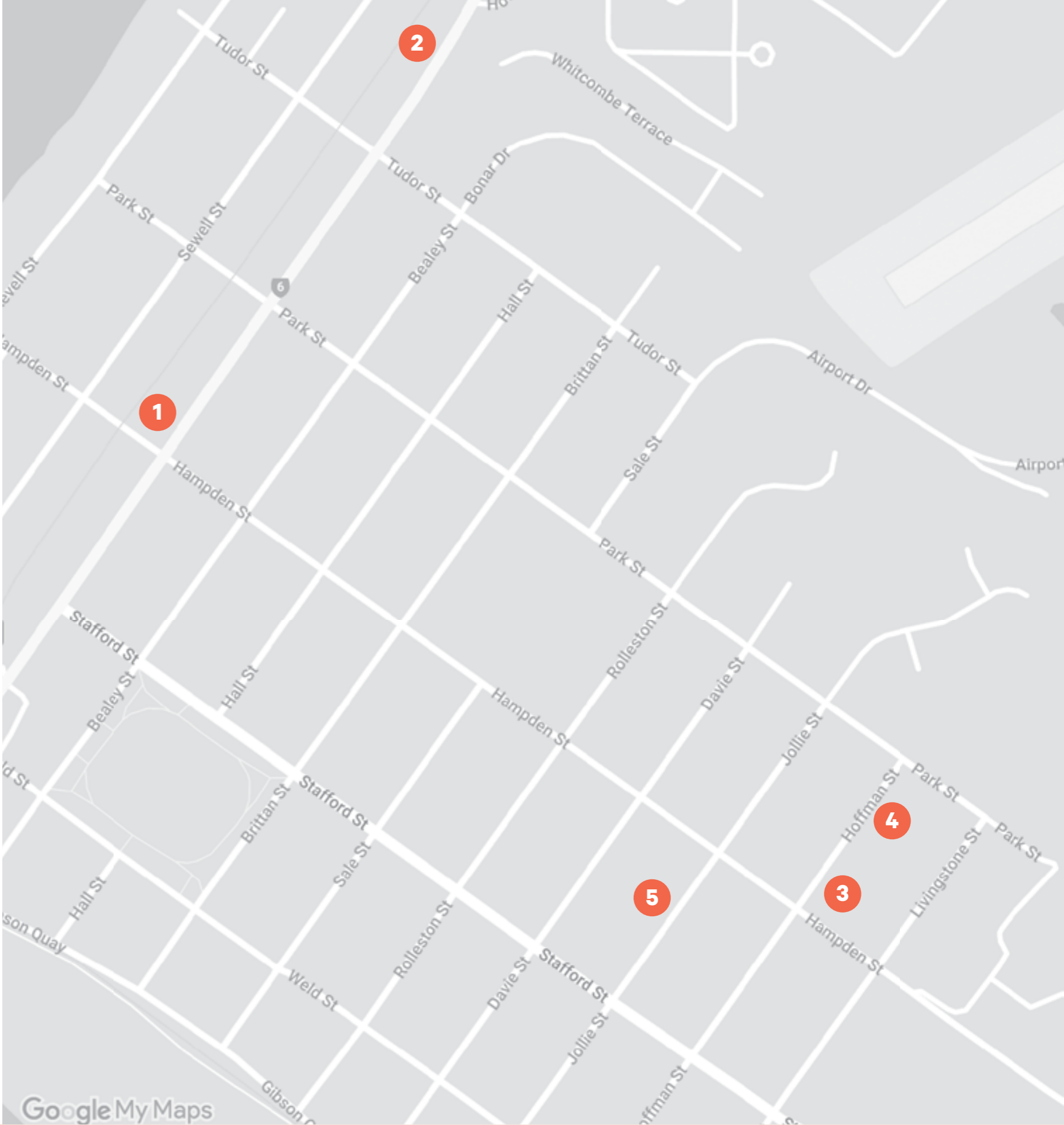
**Please note:** these are proposed plans which could change as we progress, or in some cases the project may not proceed.

Kāinga Ora and the Department of Corrections are partners in a scheme where prisoners gain new skills and confidence by building and restoring damaged state houses at the Rolleston Prison construction yard.



# Hokitika

	Address	Number of proposed homes
1	105 Fitzherbert Street-Hampden Street	2
2	221 Fitzherbert Street	9
3	114-116 Hoffman Street	6
4	132-136 Hoffman Street	5
5	87-89 Jollie Street	4



# Hokitika

## 105 Fitzherbert Street-Hampden Street

### WHAT'S PROPOSED: 2 NEW HOMES

#### Single-storey homes

— Two-bedroom 2

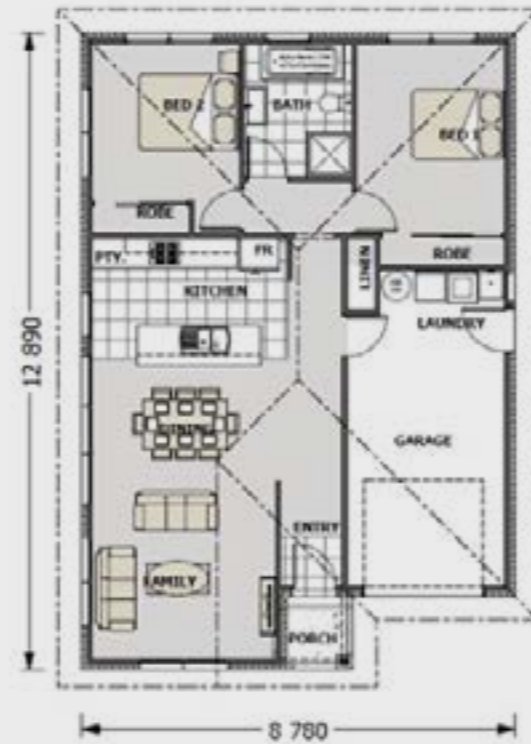
#### Carparks

2

Hammer Down Developments is building two new two-bedroom homes with attached garaging, which Kāinga Ora will take ownership of once construction is complete, which we estimate to be late-2024.

At this stage construction is estimated to begin late 2023.

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



# Hokitika

## 221 Fitzherbert Street

### WHAT'S PROPOSED: 9 NEW HOMES

#### Single-storey homes

- Two-bedroom 9

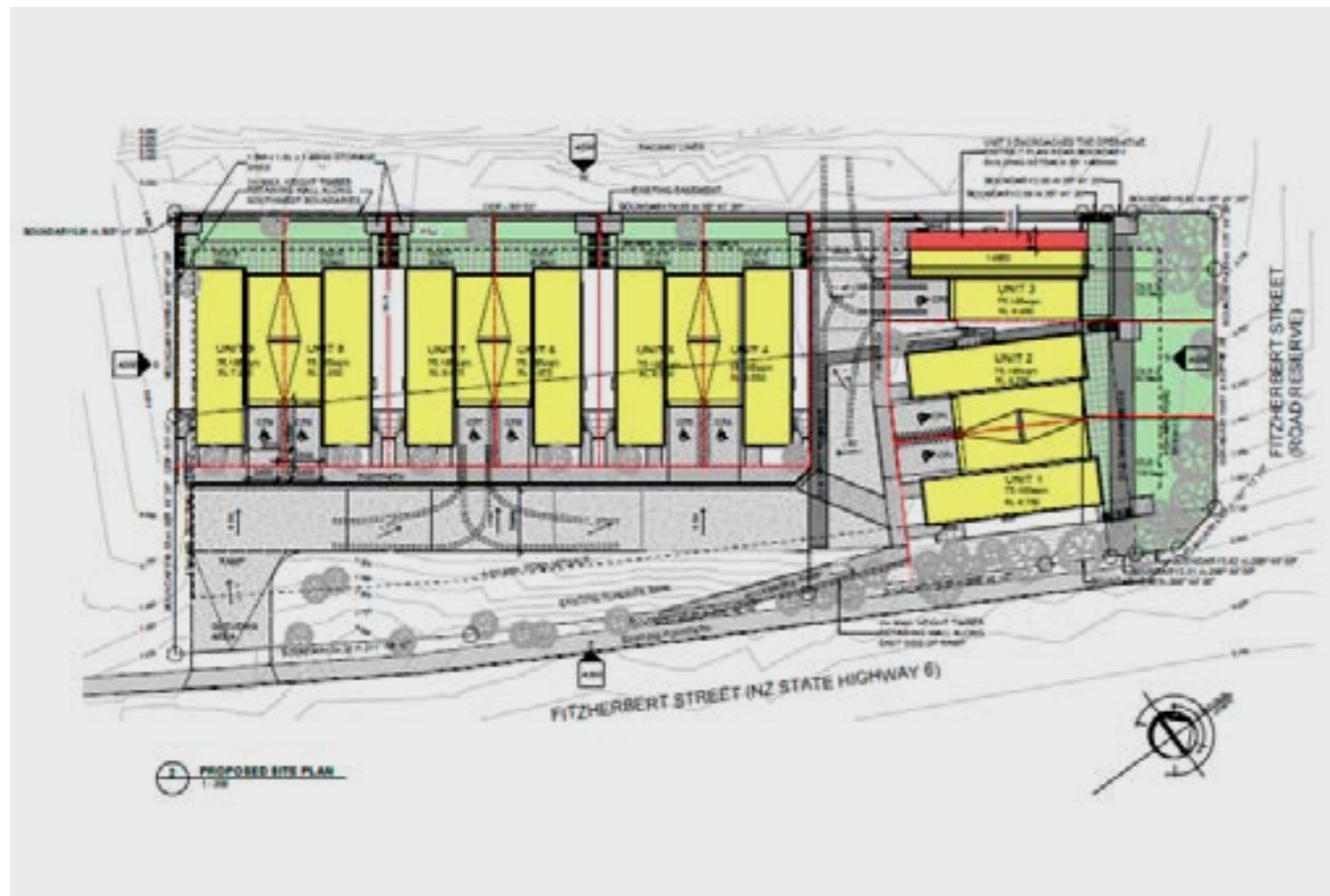
#### Carparks

9

KR Construction Limited is building nine two-bedroom homes with attached garaging, built to Full Universal Design standards. Kāinga Ora will take ownership of the homes once construction is complete, which we estimate to be late-2024.

At this stage construction is estimated to begin late-2023.

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



# Hokitika

## 114-116 Hoffman Street

### WHAT'S PROPOSED: 6 NEW HOMES

#### Single-storey homes

- One-bedroom 4
- Two-bedroom 2

#### Carparks

8

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

The proposed redevelopment will deliver six single-storey homes, built to the Full Universal Design standards. Resource consent was approved August 2023, and the building consent was approved September 2023.

We anticipate demolition to take place late-2023 or early-2024, with construction commencing onsite early-2024. The homes are estimated to be complete mid-2024.



## Hokitika

# 132-136 Hoffman Street

### WHAT'S PROPOSED: 5 NEW HOMES

#### Two-storey homes

- Three-bedroom 4
- Four-bedroom 1

#### Carparks

10

The proposed redevelopment will deliver five new two-storey homes. Resource consent was approved in September 2023, and the building consent was lodged September 2023.

We anticipate demolition to take late-2023 or early-2024, with construction commencing onsite soon after. The homes are estimated to 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.



## Hokitika

# 87 – 89 Jollie Street

### WHAT'S PROPOSED: 4 NEW HOMES

#### Single-storey homes

- Two-bedroom 2

#### Two-storey homes

- Two-bedroom 2

#### Carparks

4

The proposed redevelopment will deliver a mix of single and double storey two bedroom homes. The two single-storey homes will be built to Full Universal Design Standards. Resource consent was approved in July 2023, and the building consent was approved September 2023.

We anticipate demolition to take place either late-2023 or early-2024, with construction expected to commence onsite early-2024. The homes are estimated to 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.









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