

14 November 2022

s9(2)(a)



I refer to your request under the Official Information Act 1982 (the Act), dated 25 October 2022, for the following information:

“In August 2022 there was a 31 MB file on the KO website called “More homes for New Zealanders.” (see attached). That doc seems to have been moved or changed and now is only 6.1 MB big. The name of the webpage has also changed from ‘Large-scale projects’ to ‘Urban development large-scale projects’. Under the OIA I request the August 2022 file version please of the PDF “More homes for New Zealanders.”

Please find attached the requested previous version of document “More homes for New Zealanders”, which is released to you in full.

In October 2022, Kāinga Ora made updates to the webpage you reference: www.kaingaora.govt.nz/developments-and-programmes/what-were-building/urban-development-large-scale-projects/ as well as the “More homes for New Zealanders” document embedded on that page. Updates to this page and document are occasionally undertaken, generally to account for the latest development progress (i.e. completion of stages, new neighbourhoods underway and number of homes delivered).

In respect of the amended page name, it was decided 'Urban Development large-scale projects' is a better description of the scope of work undertaken by the Kāinga Ora Urban Development and Delivery team and summarises the brownfield redevelopment projects at Mangere, Tamaki, Mt Roskill, Oranga and Northcote, as well as two greenfield developments at Hobsonville Point and Te Kauwhata.

In your request you also noted a difference in the file sizes of the old embedded document to the new version. It should be noted, the newer document is shorter in length and contains fewer high resolution images as a result. The document was also compressed in size prior to being uploaded.

I trust you find the information provided helpful. Please note that Kāinga Ora proactively releases our responses to official information requests where possible. Our response to your request may be published at kaingaora.govt.nz/publications/official-information-requests/ with your personal information removed.

Yours sincerely



Rachel Kelly
Manager, Government Relations

More Homes for New Zealanders

A snapshot of Kāinga Ora developments

March 2022



Tēnā koutou katoa

Tuia te rangi

Tuia te whenua

Tuia te Moana

E rongō te po

E rongō te ao

Tihei Mauriora ki te whai ao ki te ao marama

Tēnā koutou e aku nui e aku rahi e aku whakatamarahi ki te rangi

E mihi matakuikui ki nga iwi Māori o Aotearoa

More homes, great neighbourhoods

The formation of Kāinga Ora – Homes and Communities in October 2019 marked the beginning of a step change in housing and urban development in New Zealand.

Kāinga Ora brings together the people, capabilities and resources of KiwiBuild, Housing New Zealand, and its development subsidiary HLC. This enables a more joined-up approach to delivering the Government's housing and urban development priorities. These priorities include addressing homelessness and making homes more affordable for New Zealanders.

Kāinga Ora continues to be a state housing landlord and provide good quality, warm, dry and healthy homes and customer services.

Kāinga Ora has an urban development role and partners with developers, councils, iwi, government agencies and others to enable, facilitate and deliver urban development projects of all sizes. These urban

development projects provide people with good quality, affordable homes that connect to the jobs, transport, open spaces and facilities needed for communities to thrive.

Large-scale developments are underway in Hobsonville Point, Northcote, Tāmaki, Mt Roskill, Oranga, Mangere and Porirua. Redevelopment is not, however, just about numbers of homes. The projects will create improved infrastructure, more connected neighbourhoods and better amenities; and they will lead to a significant pipeline of work for building companies.

Our vision for these developments is to increase the supply and choice of new, high-quality housing, and to support and strengthen the communities as they grow.

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Standalone Development
167 ha of developable land
94 Superlots
4,500 (+/-) New homes

HOBSONVILLE POINT

16 Neighbourhoods
143 ha of developable land
530-650 Superlots
3,000 (+/-) Existing to
11,000 (+/-) New homes

MT ROSKILL PRECINCT

8 - 16 Neighbourhoods
170 ha of developable land
400-550 Superlots
2,700 (+/-) Existing to
10,000 (+/-) New homes

PORIRUA DEVELOPMENT
(Still evolving)

117 ha of developable land
2000 (+/-) Existing to
4,000 (+/-) New homes including state,
market, and more affordable homes

MANUKAU HARBOUR

AUCKLAND CBD

*figures correct as of 2021, refer to development pages for up to date figures

NORTHCOTE

Standalone Development
14.7 ha of developable land
38 Superlots
310 (+/-) Existing to
1,500 (+/-) New homes

TĀMAKI PRECINCT

7 neighbourhoods
2,500 (+/-) Existing to
10,000 (+/-) New homes

ORANGA

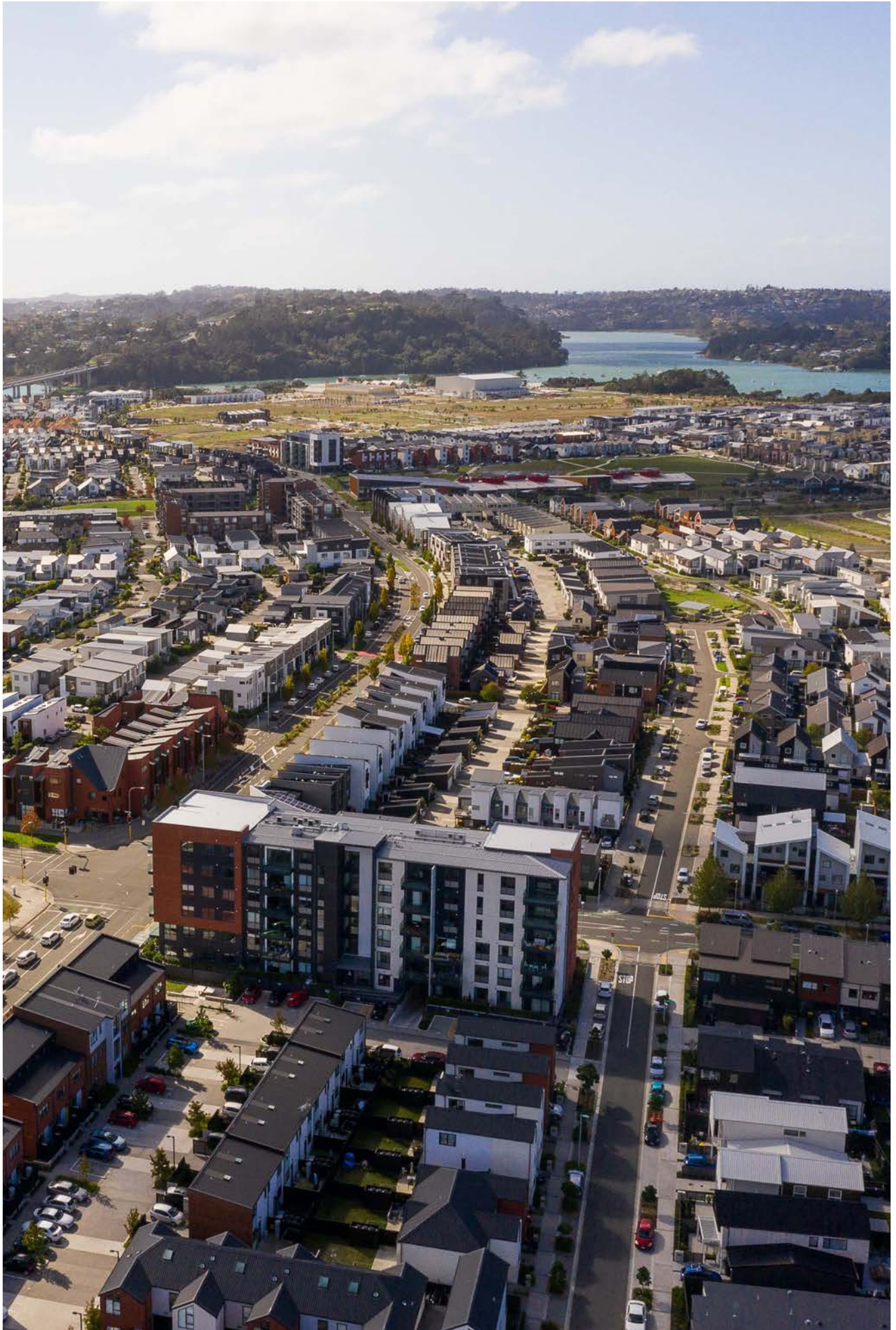
Standalone Development
19 ha of developable land
60 Superlots
380 (+/-) Existing to
1,100 (+/-) New homes

MANGERE PRECINCT

AUCKLAND
AIRPORT



Kāinga Ora
Homes and Communities





HOBSONVILLE POINT
Moments away, a world apart.

hobsonvillepoint.co.nz

Hobsonville Point

About the Area

Hobsonville Point sits on a 167 ha peninsula of land jutting into the Upper Waitemata harbour. The township is a 20-minute drive north-west of Auckland. The land was a Defence Force base for over 80 years and retains links to its history through an existing road network, heritage buildings and mature trees. The area is accessible via two motorways and has a commuter ferry service to the CBD.

The Development Project

- The development is 70% complete with 2,838 homes delivered — a mix of 760 affordable and 1,976 market homes
- Masterplanned greenfields development begun by HLC in 2007 with first homes underway in 2011
- Around 4,049 homes for 11,000 residents on completion
- Projected completion in 2026/2027*
- High level of amenity including 26 ha of parks, a mixed use waterfront precinct (under development) and a 5km coastal walkway
- Leading the way in increasing suburban density in Auckland
- Hobsonville Point has delivered over 20% of all housing under the Axis Series affordable homes programme. The homes are sold to eligible buyers through a ballot system
- Introduced new typologies to suburban home buyers including terraces, apartments and walk-ups
- High level of commitment to social, economic and environmental sustainability, measured annually against KPIs and detailed in a comprehensive sustainability report
- An exemplar of integrated residential development for New Zealand.

*Indicative development timeframes.



Northcote Development

About the Area

The suburb of Northcote on Auckland's north shore is located just over the Auckland Harbour Bridge, a mere 15-minute drive from the CBD. It has good transport links, with further improvements planned for buses. Northcote is only 10 minutes by car to the neighbouring retail and hospitality hub at Takapuna and its safe swimming beach. The area is also spoilt for parks and sports grounds. Northcote has a strong community spirit, aided by the many families that have lived in the area for a long time.

The Development Project

- The Northcote Development is a large scale urban development project providing around 1700 homes over the next three years
- 284 homes have been delivered to date — a mix of 101 state, 111 affordable and 72 market homes.
- As well as much-needed homes, Northcote residents will see improved infrastructure and new amenity, including a network of new and upgraded parks connected by the new Awataha Greenway completing physical works in July 2022.
- The project is integrated with Panuku Development Auckland's redevelopment of the Northcote Town Centre
- The completed value of the 1700 properties in the Northcote Development is likely to be more than \$750 million in today's values
- Around 480 new state houses will be built – an additional 180 state houses over and above replacement of existing state homes
- Over 1,200 new homes will be delivered to the market, a good proportion of which will be priced in more affordable price ranges.

Stage 1

- Complete with 59 new state homes built.

Stage 2

- Around 507 new homes will replace around 80 old state houses (a mix of 142 new state houses and approx. 365 new market homes)
- 118 homes completed and 109 homes currently under construction*
- Of the market homes, over 55% will be priced in a more affordable price range of \$500,000 to \$650,000
- Expected completion in 2023.

Stage 3

- Around 83 homes completed and 328 homes currently under construction*
- Around 411 new homes will replace approx. 100 old state houses (a mix of 143 new state houses and approx. 268 new market homes)

Stage 4 and 5

- A further 717 (approx.) new homes will be made up of a mix of state houses and new homes for the market
- Completion of Te Ara Awataha greenway in July 2022, parks and community amenities.

* Figures accurate at March 2022. Please confirm with Kāinga Ora before quoting.

Roskill Development

About the Area

Mt Roskill in Auckland's south-west has great local facilities and transport links and is characterised by a vibrant and diverse community. At only 6.5km from the CBD it is well located for commuters. It is also relatively close to Auckland Airport, a key employment hub, and the planned light rail corridor will pass through the suburb. The area is home to a large number of state homes that are due for renewal.





Roskill Development

roskilldevelopment.co.nz

The Development Project

Roskill Development encompasses Roskill South, Ōwairaka and Waikōwhai Developments, with further neighbourhoods under consideration for the future.

- 15+ year development
- Developable land area of 143 ha
- Build new homes on Kāinga Ora land currently home to around 3,000 state houses
- Provide around 11,000 new homes
- Expand the number of state houses and provide new market homes, including homes in a more affordable price range
- Roskill South, Ōwairaka and Waikōwhai underway

Indicative development timeframes.





Roskill Development

Roskill South

roskilsouthdevelopment.co.nz

Roskill South Neighbourhood

Part of the greater Roskill Development

About the Area

Roskill South is one of Auckland's most ethnically diverse communities. It is also a young community when compared to the surrounding area. The Roskill South neighbourhood is home to May Road Primary School, Turner Reserve, Winstone Park, and Freeland Reserve. Mt Roskill Grammar school and Mt Roskill Intermediate School are within walking distance.

The Development Project

- Around 970 new homes over the next five years
- Approx. 330 new state houses, the remainder will be a mix of market and affordable houses
- Around 290 state houses removed or demolished
- Developable land area of 18 ha

Stage 1 & 2

- 117 new state houses built and tenanted, and an Information Centre.
- 23 state houses to be completed
- Around 50 market homes under construction with an additional 100 market homes to be built (Stage 2)
- Around 145 homes will be in a more affordable price range delivered under the KiwiBuild programme.
- Stage also includes amenity upgrades Freeland Ave Character street

Stage 3

- 111 old state houses to be removed or demolished, with 20 having been relocated.
- Around 90 new state houses and 280 new market homes to be delivered
- 52 state homes are in construction
- 220 Market and affordable homes commencing construction

Stage 4

- Around 35 old state houses to be removed
- Total of approx. 150 homes to be built
- Around 30 new state houses and approx. 120 new market homes.
- Land remediation and civil works almost complete
- 10 state homes commenced construction
- Freeland Reserve stormwater upgrade
- New Park on the corner of Burnett and Howell



Ōwairaka Neighbourhood

Part of the greater Roskill Development

About the Area

Ōwairaka is only eight kilometres from the central city and has easy access to the CBD via public transport. The Waterview connection (SH20) also passes by the area, allowing residents quick access to Auckland Airport and other main transport routes. The community has excellent access to local services, schools and amenity. There are a number of parks, reserves and sports grounds in the area.

Housing development first began in the 1950s when around 200 state homes were built in the area. Approximately 60% of the homes in Ōwairaka are owned by Kāinga Ora.

The Development Project

- Plans to improve utilisation of Kāinga Ora land in Ōwairaka to renew and expand state housing, and provide new homes for the market over the next three years
- Remove or demolish around 229 existing state homes to build around 1,200 new homes
- Approximately 300 will be new state homes and the rest will be a mixture of more affordable and general market homes
- Connect open spaces through green streets alongside the new housing development to create a safe and walkable environment
- Developable land area of 10 ha.
- 250 dwellings targeted to be delivered as Build to Rent
- 3,313 tonnes of construction waste were reduced from the house demolition or deconstruction activities in Ōwairaka (January to September 2021)

Stages 1 and 2

- 36 state homes completed
- 61 state homes under construction
- 80 state homes to commence construction mid-2022
- 155 market and affordable dwellings under construction
- A total of approx. 500 dwellings

Stage 3

- House removal completed; land remediation underway, expecting completion by mid-2022
- Handover to build partners expected by mid-2022
- A total of 228 dwellings

Stage 4

- First 14 dwellings will be completed by Quarter 2, 2022
- Handover to build partners expected by end of 2022
- A total of approx. 450 dwellings



Waikōwhai Neighbourhood

Part of the greater Roskill Development

About the Area

Waikōwhai is a culturally diverse community of over 5,000 people, sitting directly south of the CBD at the far end of Dominion Road in Mount Roskill. The neighbourhood has good schools, parks, sports facilities and public transport, and benefits from a valuable not-for-profit community organisation called the Oasis hub. The southern boundary meets the Manukau Harbour at Waikōwhai Bay. Waikōwhai Park and neighbouring Wattle Bay Reserve make

up the largest pocket of urban native forest in Auckland City, enjoyed by users of the 10km Waikōwhai Walkway bush and coastal track.

There are four schools in Waikōwhai: Hay Park School, Monte Cecilia Catholic School, Waikōwhai Primary and Waikōwhai Intermediate, with several more in neighbouring suburbs.

The Development Project

- The goal of the redevelopment is to make a positive difference to the Waikōwhai community by improving housing quality and choice, and enhancing local amenities
- A total of 1,112 new homes are set to be delivered over the next 10 years, 40% being state homes with the balance a mix of market and affordable properties
- To do so, 300 existing state homes will be removed or demolished
- Sustainability is a key focus for the whole redevelopment project

- The private plan change proposal for Waikōwhai was formally lodged with Auckland Council on 14 October 2021, its approval enabling up-zoning parts of the neighbourhood and delivery of more homes
- A 110KV transmission line corridor running over part of the neighbourhood has dictated a 23m no-build zone. Kāinga Ora and Transpower are working together on removing the line to create more homes.

Stage 1A

- Land remediation completed.
- Kāinga Ora's Construction and Innovation arm (C&I) will deliver around 41 new, warm, dry state houses
- Resource Consents for three of the five sites lodged, the remaining two scheduled in the first half of 2022
- Construction starts in Q4 of 2022, with completion by Q4 of 2023.

Stage 1B

- Site clearance is under way, including the demolition and relocation of current homes
- Delivery of approximately 87 homes, 50% market rate/50% affordable.

Stage 2

- Delivery of approximately 265 state, market and affordable homes
- Amenity and infrastructure upgrades within key areas such as Molley Green Reserve, Quona Ave and McKinnon St., designed in collaboration with Auckland Council/CCOs and mana whenua
- Strong community engagement sought on design features of Molley Green Reserve, a centre-piece of Waikōwhai
- Land development construction will commence in Q3 of 2022.

Stage 3

- Will deliver approximately 179 state, market and affordable homes
- Land development construction will commence in Q3 of 2023.

Stage 4

- Will deliver approximately 190 state, market and affordable homes.
- Land development construction will commence in Q3 of 2024.

Stage 5

- Will deliver approximately 140 state, market and affordable homes
- Land development construction will commence in Q4 of 2026.

Stage 6

- Will deliver approximately 210 state, market and affordable homes
- Land development construction will commence in Q4 of 2027.





Oranga Development

About the Area

Oranga is a small residential suburb in central Auckland, nine kilometres to the southeast of the CBD, near the employment hubs of Greenlane and Penrose. It is close to Onehunga town centre, which is a well-connected hub with plans for expanded transport links in the future. It is also near the residential suburbs of One Tree Hill, Greenlane, Ellerslie and Royal Oak, all of which have established village centres. Oranga is a 2-minute drive or

15-minute walk to Auckland's premier park, Cornwall Park, at Maungakiekie (One Tree Hill).

Oranga was originally created as a state housing neighbourhood based on a suburban cul-de-sac masterplan. Most of the homes were built in the 1940s with some additional development in the 1980s, 90s and 2000s.

The Development Project

- Plans to improve utilisation of approx 20 hectares of Kāinga Ora land in Oranga to renew and expand state housing, and provide new homes for the market over the next eight years
- Remove or demolish around 400 state houses, to be replaced with around 1,100 new homes:
 - Around 40% of new state houses will be 3, 4 or 5 bedroom family homes
 - Around 50% of the new market homes will be in a more affordable price range under the KiwiBuild programme
- Will assess and upgrade suburb-wide facilities and infrastructure, including water and sewer pipes, stormwater, public transport, roading and pedestrian connections, existing and future public service spaces, and safer more attractive connections around Fergusson Domain.

Stage 1

- Began early 2019
- 25 houses have been removed or demolished to make way for around 51 new homes
- Construction of 14 new homes have been completed

Stage 2

- Demolition and removal of existing homes is complete
- Construction of new homes has begun with a 119 state homes currently under construction, continuing through to around 2024.

Stage 3

- Demolition is underway and with land development expected to be complete at the beginning of 2022.

Mangere Development

About the Area

Mangere's residents have easy access to several major employment centres, including Mangere Centre, Auckland Airport in the south, Otahuhu in the east and Manukau Centre in the south-east. There are two universities nearby — MIT in Manukau Centre and the AUT South Campus in Otara.

More than one in five of the homes in Mangere are owned by Kāinga Ora. Housing development first began in 1960s. Around 20,000 state homes were built in the area.





Mangere Development

mangeredevelopment.co.nz

The Development Project

The Mangere Development currently encompasses Mangere West and Aorere, with further neighbourhoods under consideration for the future.

- Plans to improve utilisation of Kāinga Ora land in Mangere to renew and expand state housing, and provide new homes for the market over the next 15 years.
- Remove or demolish around 2,700 existing state homes to build:
 - Up to 10,000 new warm, dry homes for Mangere neighbourhoods
 - Of those around 3,000 will be new state homes and around 7,000 will be more affordable and market homes
 - A mix of one-bedroom to six-bedroom family homes
- Upgrade selected streets, parks and public open space alongside the new housing development to create a safe environment and strengthen the community
- Improve walking, cycling and public transport networks to give residents better transit options.

Indicative development timeframes.





Mangere West Neighbourhood

Part of the greater Mangere Development

About the Area

Mangere West is a multicultural neighbourhood with a significant Pasifika community. It is home to Mangere College, Moyle Park and Mangere's urban stream, Tararata Creek. Highly accessible, Mangere West is around six kilometres from Auckland Airport and less than two kilometres from the South Western Motorway and Mangere Town Centre.

The Development Project

- Around 230 old state homes will be replaced with around 950 new homes over the next five to seven years
- Developable land area 11 ha
- Plans to improve community facilities and transport options to the area including better walking routes, cycle paths, green spaces and stormwater infrastructure
- Worked with Healthy Waters, Mana Whenua and a local community group to enhance the ecological capacity of the Te Ara-rata Creek as rare endemic species had been observed. Stormwater outfalls have been modified and cross logs, lunkers and riverine vegetation will be added to a significant stretch of stream to provide additional habitat for these rare species. Further work is underway to understand flooding issues along the stream and how these can be mitigated.
- A free temporary lease of vacant land is being finalised with a local community group. The group intends on hosting a variety of events to benefit the community.

Stage 1

- 103 old state homes removed
- Civil works expected to be completed early 2022
- A total of 161 new state homes will be delivered across this Stage. 80 new state homes have been completed and occupied. A further 81 state houses will be under construction over 2022.
- The first affordable and open market homes will be completed and occupied early 2022, with a total of 205 market homes to be delivered.

Stage 2

- 51 old state homes removed.
- Civil works expected to complete early 2022.
- Stormwater improvements and ecological enhancement along the Te Ara-rata Stream banks completed.
- New walkways under construction. Walkway from Elmdon Street to Welby Place expected to complete early 2022. Walkway from Watchfield Close to Moyle Park expected to complete mid 2022.
- A total of 63 new state homes will be delivered across this Stage with the first homes being completed and occupied around mid 2022.
- A total of 135 new affordable and open market homes will be delivered across this Stage with the first homes starting construction around mid 2022.

Stages 3 and 4

- Future stages of Mangere West are dependent on identification of solutions to existing flooding issues along the Te Ara-rata Creek.
- A stormwater framework for the Te Ara-rata Creek is underway with Healthy Waters and is anticipated to be complete mid 2022.
- Initial site investigations for Stage 3 & 4 development have commenced to assist in assessing the feasibility of future development.

Aorere Neighbourhood

Part of the greater Mangere Development

About the Area

An attractive neighbourhood for families, Aorere is in close proximity to several community churches and education providers, including Aorere College within easy walking distance. Residents also benefit from access to a variety of main transport routes and amenities in the vicinity, including Aorere Park and Mangere Town Centre.

The Development Project

- Around 137 old state homes will be replaced with around 500 new homes over the next five years
- Developable land area of approx. 10 ha
- Plans to improve community facilities and transport options to the area including better walking routes, green spaces and infrastructure.

Stage 1

- Construction commenced in autumn 2020 with the removal of 33 old state homes, 80% of which were relocated
- Stage one design, consenting and civil works are almost complete
- Swales installed on all new roads and retrofitted into existing roads where possible.
- At least 25 new trees are to be planted in the road reserve with Build Partners adding further trees to superlots
- Build Partners have started on 3 of 7 superlots and are finalising consents on the remainder. In total, there will be 113 new homes.
- 6 Homes are currently under negotiation through build partners for sale to Habitat for Humanity. These will be released under their affordable housing programmes.

Stage 2

- 12 homes removed as part of Stage 1, with a further 25 now vacant and being prepared for removal.
- A further 5 homes from Stage 3 will also be removed to install supporting infrastructure.
- These will be replaced with around 120 new homes.
- A land exchange is being finalised with Auckland Council to improve local amenities by repositioning and improving an existing park.
- Ongoing engagement with Mana Whenua and adjoining land owners to tidy up a private stream which crosses several properties.
- Includes installation of a large Gross Pollutant Trap with Kāinga Ora property to filter stormwater from stages 2,3 and the wider catchment
- Site clearance and civil works to commence mid-2022.



* Figures accurate at March 2022. Please confirm with Kāinga Ora before quoting.

Tāmaki Regeneration Programme

About the Area

Tāmaki is located 12 km from Auckland's CBD and is well connected with strong public transport and infrastructure. The area enjoys spectacular natural advantages as its geography forms a natural amphitheatre with stunning views across the Tāmaki River and to Mt Wellington. New Zealand's largest inner city urban regeneration project covers some 900 hectares across the inner eastern Auckland suburbs of Glen Innes, Point England and Panmure

The Development Project

- Tāmaki Regeneration Company is the master planner and Kāinga Ora is the master developer — working in partnership to deliver this project.
- As a place-based organisation Tamaki Regeneration takes a people-centric approach as it delivers on its eight Regeneration Objectives: 1. Design for Current and Future Residents 2. Create Community Cohesion 3. Use Redevelopment to Leverage Social and Economic Outcomes 4. Revitalise the Public Realm 5. Create a Healthy Community 6. Celebrate Diversity 7. Optimise Land Use 8. Deliver State Houses
- Since it began in 2012, the project has put more than 1000 locals into employment, provided new public homes for local whanua, initiated an affordable housing programme for Tamaki residents, developed new early learning centres and community facilities, and attracted partners, funding and agencies to increase available resource for the local Tāmaki community



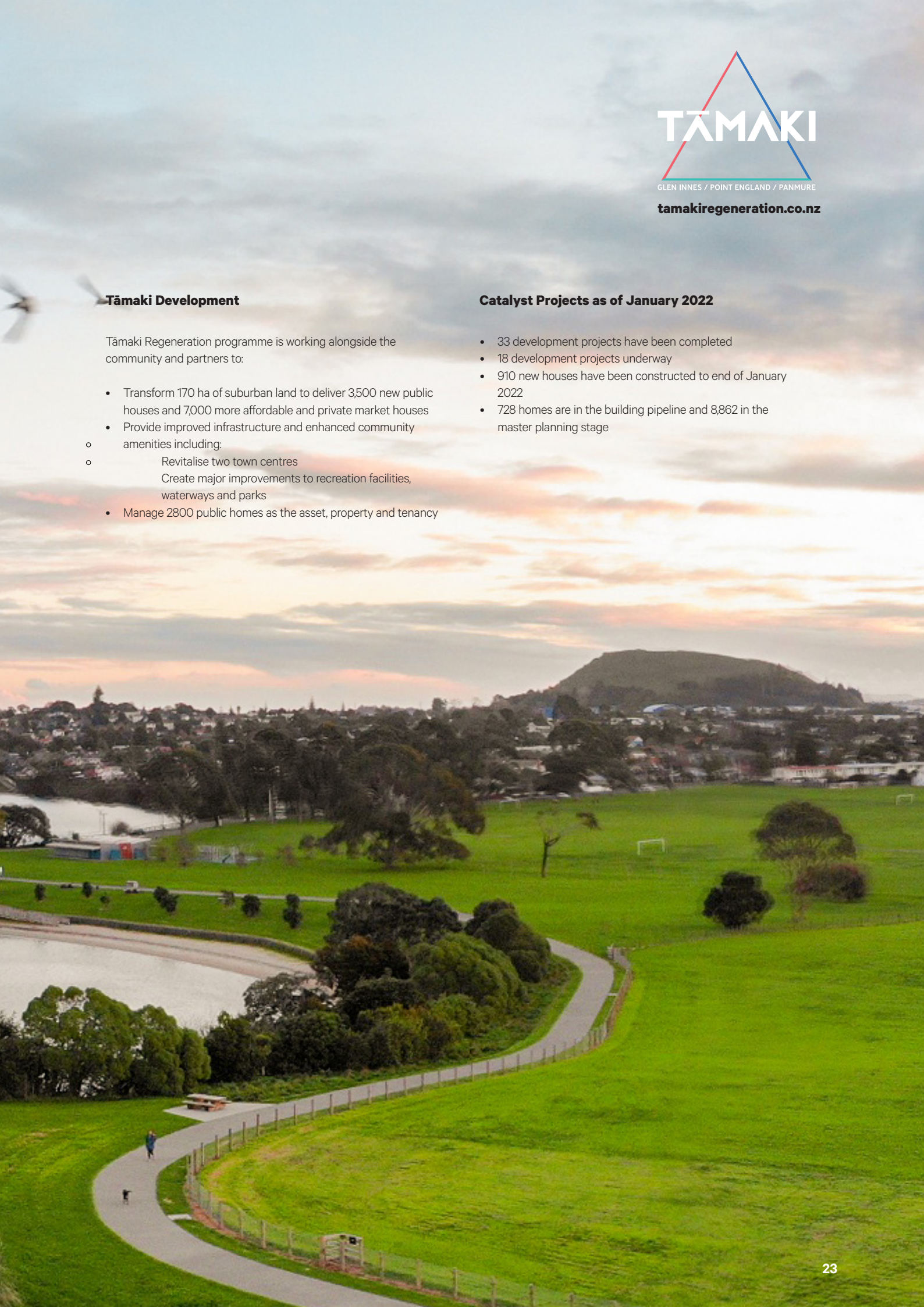
Tāmaki Development

Tāmaki Regeneration programme is working alongside the community and partners to:

- Transform 170 ha of suburban land to deliver 3,500 new public houses and 7,000 more affordable and private market houses
- Provide improved infrastructure and enhanced community amenities including:
 - Revitalise two town centres
 - Create major improvements to recreation facilities, waterways and parks
- Manage 2800 public homes as the asset, property and tenancy

Catalyst Projects as of January 2022

- 33 development projects have been completed
- 18 development projects underway
- 910 new houses have been constructed to end of January 2022
- 728 homes are in the building pipeline and 8,862 in the master planning stage





Porirua Development

poriruadevelopment.co.nz

Porirua Development

About the Area

Eastern Porirua is part of the city of Porirua, located 24 kms north of Wellington. It has one of the highest concentrations of public housing in New Zealand, with most of these houses built in the 1960s and 1970s. Many are old, damp and not the size and type that Porirua families need now, and in the future.

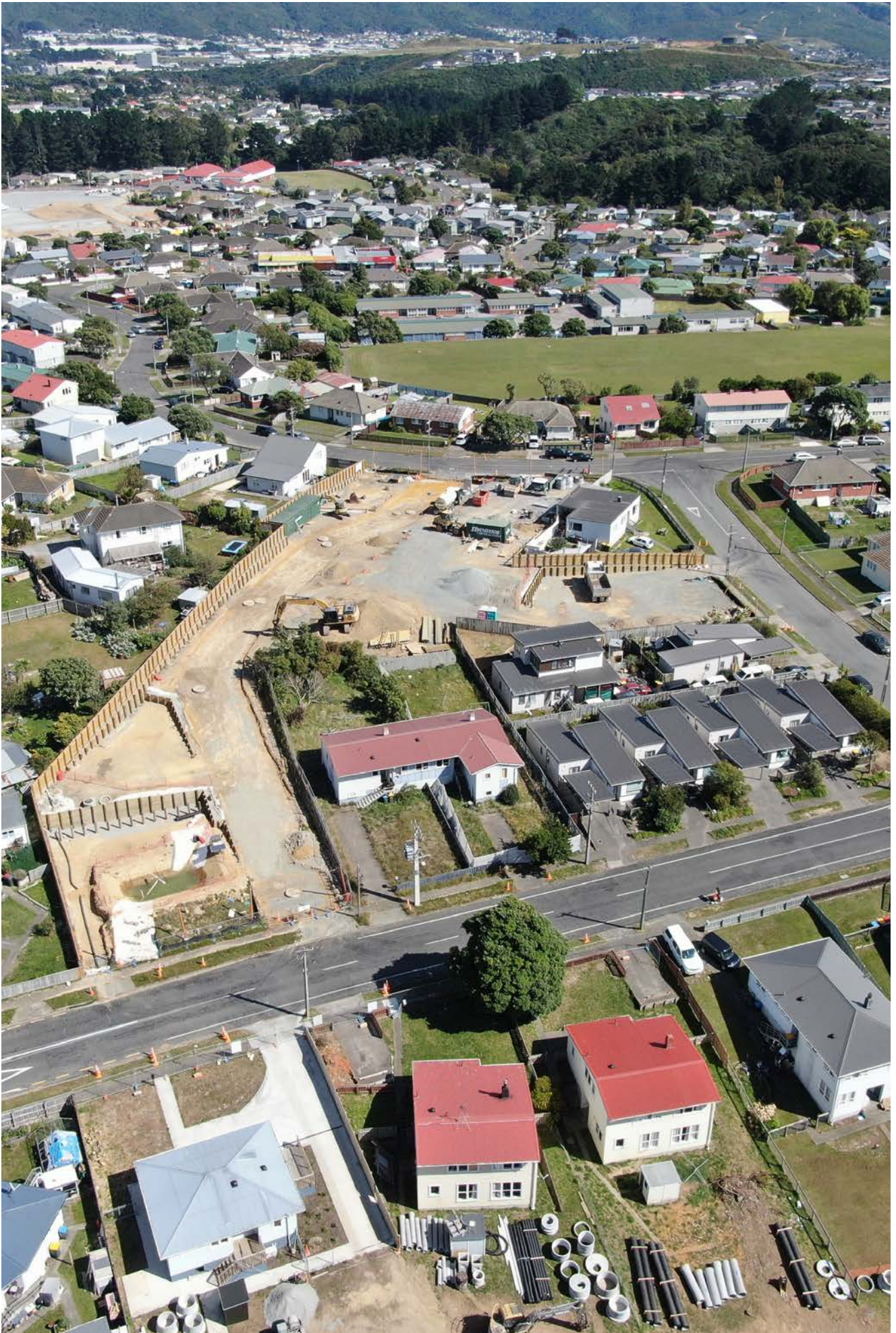
With the opening of Transmission Gully, revision of the Porirua City Council's District Plan and the area's population projected to grow significantly over the coming decades the timing is right for some ambitious thinking about how we can support growth where communities can thrive — from this generation to the next.

The Development Project

In November 2018, the Government announced a \$1.5 billion investment over the next 25 years to work with the community on revitalising eastern Porirua. This funding will help to enable the upgrade of around 2,000 existing public houses as well as create around 1500 market and affordable homes for eastern Porirua. But Porirua Development is so much more than just about building warm, dry and healthy homes. The programme encompasses the total wellbeing of the area, from creating opportunities for new jobs business opportunities

and house ownership, through to upgrading roads, key infrastructure, waterways and reserves.

Porirua Development is a partnership between Kāinga Ora, Porirua City Council and Ngāti Toa Rangatira. Working in collaboration with the community, these three organisations are the guardians of an investment, that will see Porirua become an even better place to live, work and play for the people of Porirua.







Find out More

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kaingaora.govt.nz

