

# Homes and Thriving Communities programme

## Update 8 April

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# Deliverables

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**Thriving communities**

**Community service hubs**

**Enable 3,000 sections, building 2,000 homes (typologies and social housing)**

**2 city apartment buildings**

**Future pipeline of land and homes**

**Adequate transitional, emergency and homeless housing**

**Community safety**

# Market focused

Review and improve consenting processes		
Infrastructure investment		
Infill review	Ngati Whakaue Tribal Lands MOU (plan to accelerate development eastside)	Pukehangi partnerships (joint structure planning & sw mgmt plan, westside)
Small land parcel assistance	Private plan changes – support in right locations	Inner city strategic framework
Properties of interest - approx. 20 (rolling)	Papakainga/leasehold – investment model	Incentives policy development
	Rlc land development / sale	Apartment development partnerships

# Social & community focused

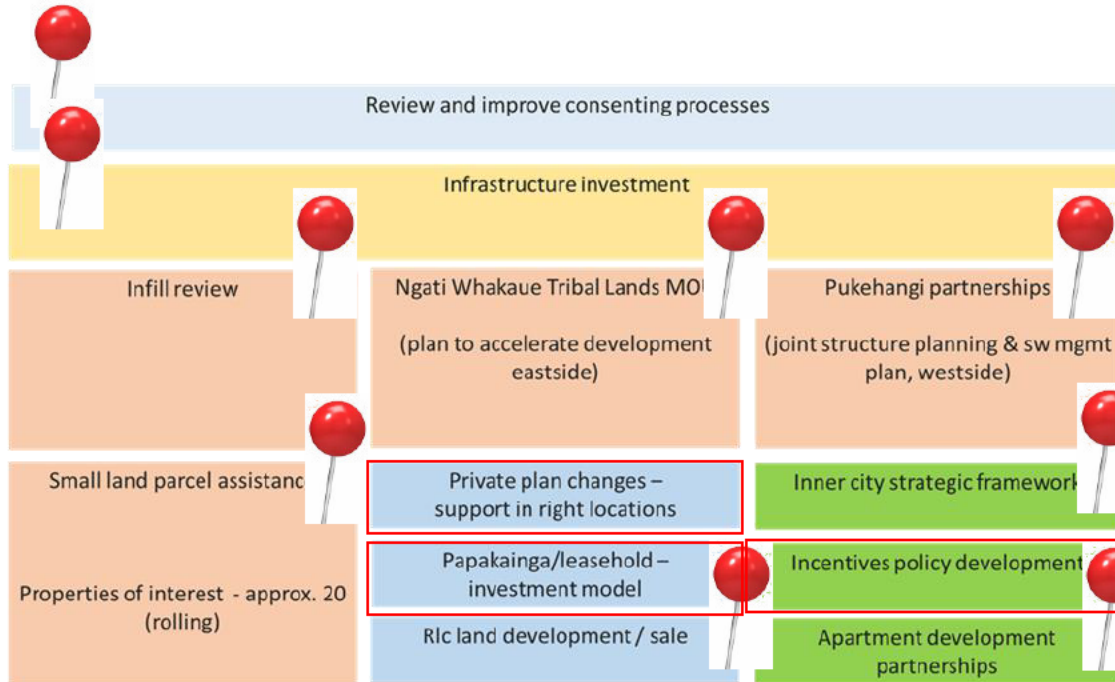
NPS-UD requirements HBA,FDS, intensification plan change provisions. Higher density rule changes	Locality plans	Emergency, transitional & homeless accommodation – motel acquisition, contracting & conversion requirements
Locality plans, structure plans & district plan changes  More zoned land (locality planning) - Ngongotaha & Eastside to airport.	Community profiles	Kainga ora – new builds, partnerships and regeneration
	Community service hubs & local action plans	
Option of UDA?	Community Safety Strategy	Social housing provision – Kainga Ora, Private, CHPs, Iwi
	Community Safety initiatives	Central Govt. Partnership - safety, education, wrap around services and provision
	Vacant land / redevelopment opportunities list	

# Progress update

No progress

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## Market focused



## Social & community focused





# General progress update

- Discussions on private plan change options (possible 100-150 lots)
- Continued work on awareness meetings / feasibility work
- Investigation on other tools / funding options e.g. UDA and Housing Acceleration Fund (\$3.8b)
- Infill rules review / consent process reviews.

# Government taskforce

- MHUD, KO, TPK, MSD, Police, LDHB, Service Providers, Iwi Land Trusts & RLC
- Key focus has been on options to improve emergency and transitional options – priority for families and children
- Agencies are working collaboratively on a action plan:
  1. Emergency and transitional housing supply and support services
  2. Partnering with Maori landowners to progress short/medium term transitional housing (e.g. relocatable homes)
  3. Increase assessment and plan development (whanau plan)

# Inner city

- RLC apartment /commercial building concept (interest 3 of 6 floors)
- 5 properties – directly working with or on watching brief
- s7(2)(i)
- Inner city framework (DCA review)
  - Incentives discussion (to discuss with Chamber)
  - Cultural foundation work (brief with Iwi)

*60 – 200?+ apartment units & commercial office space*

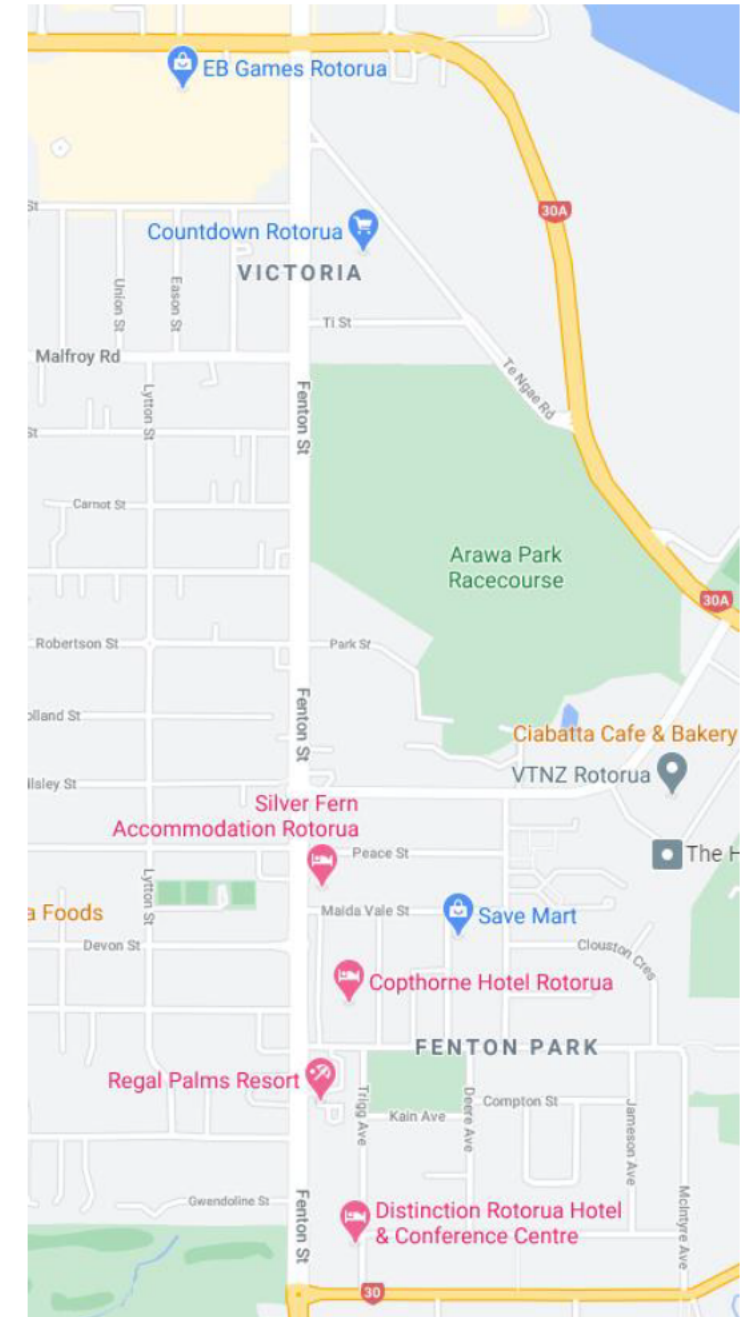


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# Fenton Street

- Discussions –
  - Initial feasibility provided for high density housing (Iwi Land Trust)
  - Development meeting commenced (private owners)

*150 – 200+ lots/units*



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# Residential - eastside

- MOU being finalized with NWTL (basis of partnership agreements to accelerate)
- Feasibility / design meetings (3 other blocks)
- Storm water catchment master plan (CIP)
- NZTA / Kainga Ora (KO) progress
- KO – purchase & lease discussions

*1100 -1300 lots (NWTL +3)*

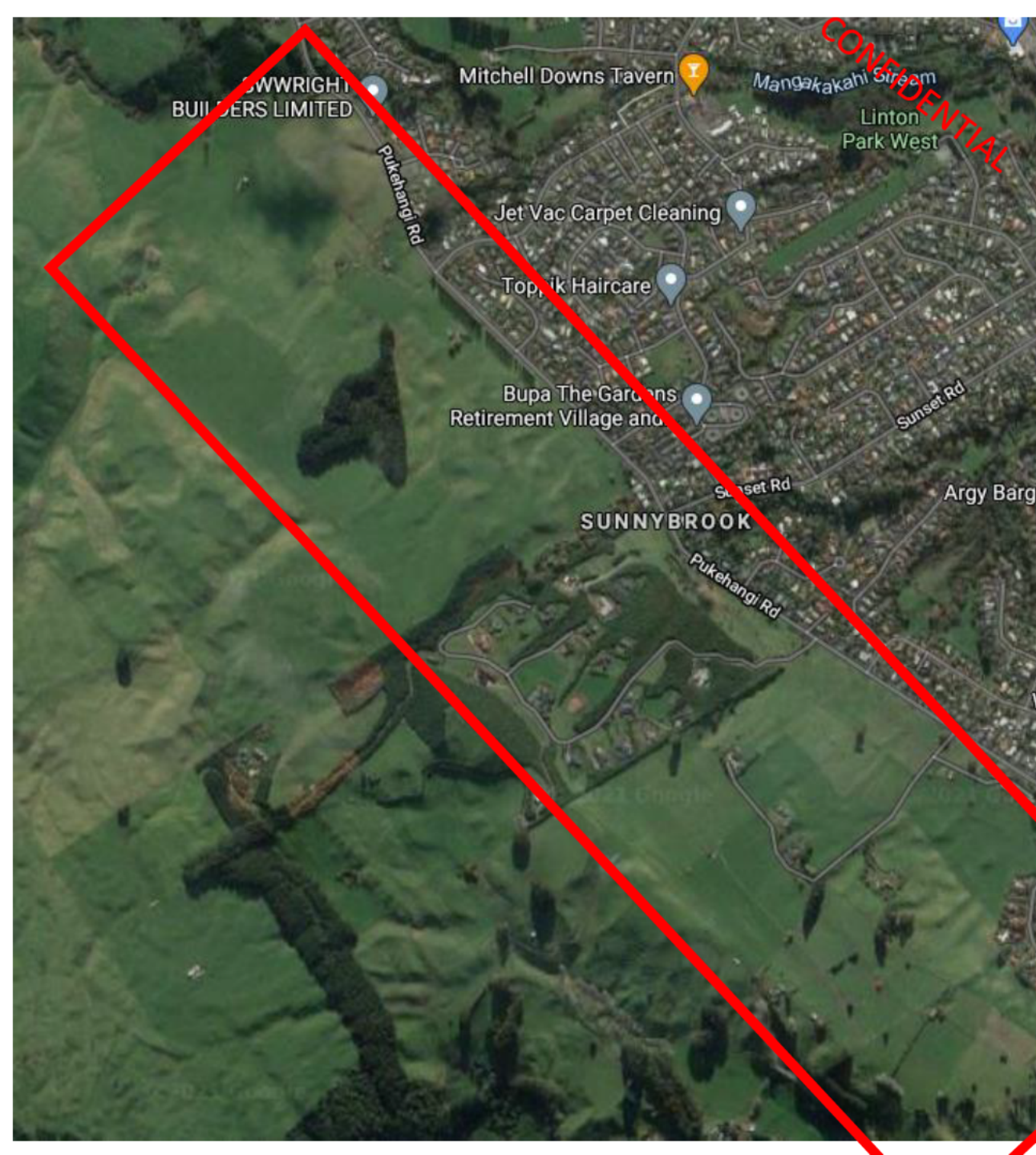




# Residential - westside

- Next steps – Pukehangi development (3 owners)
- Interest in development partnership
- Cost sharing arrangements:
  - Structure plans
  - Stormwater management plan
  - Stormwater resource consent
- MOU with BOPRC to progress all development planning

*Approx. 790 lots*



# Current development

1. Pre Subdivision Lodgement CONFIDENTIAL	2. Current subdivision applications being processed	3. Granted Subdivisions	4. Subdivision civil works under construction	5. Titles issued
<p>All pre-lodgement discussions are confidential and we are therefore unable to provide details, other than total lots below.</p> <p>Total Lots = 250 – 141 + 213 = 322 (lots)</p>	<p>s7(2)(i)</p> <p>[Redacted]</p> <p>[Redacted]</p> <p>[Redacted]</p> <p>[Redacted]</p> <p>[Redacted]</p> <p>[Redacted]</p> <p>Total Lots = 220</p>	<p>s7(2)(i)</p> <p>[Redacted]</p> <p>[Redacted]</p> <p>[Redacted]</p> <p>[Redacted]</p> <p>[Redacted]</p> <p>Total Lots = 171</p>	<p>175 Fryer Rd (17 lots)</p> <p>Wharenui Rd (179 lots)</p> <p>Baxendale Stage 2 (30 lots)</p> <p>Total Lots = 226</p>	<p>Tarawera Rd (40 lots)</p> <p>Vaughan Rd (36 lots)</p> <p>Total Lots = 76</p>