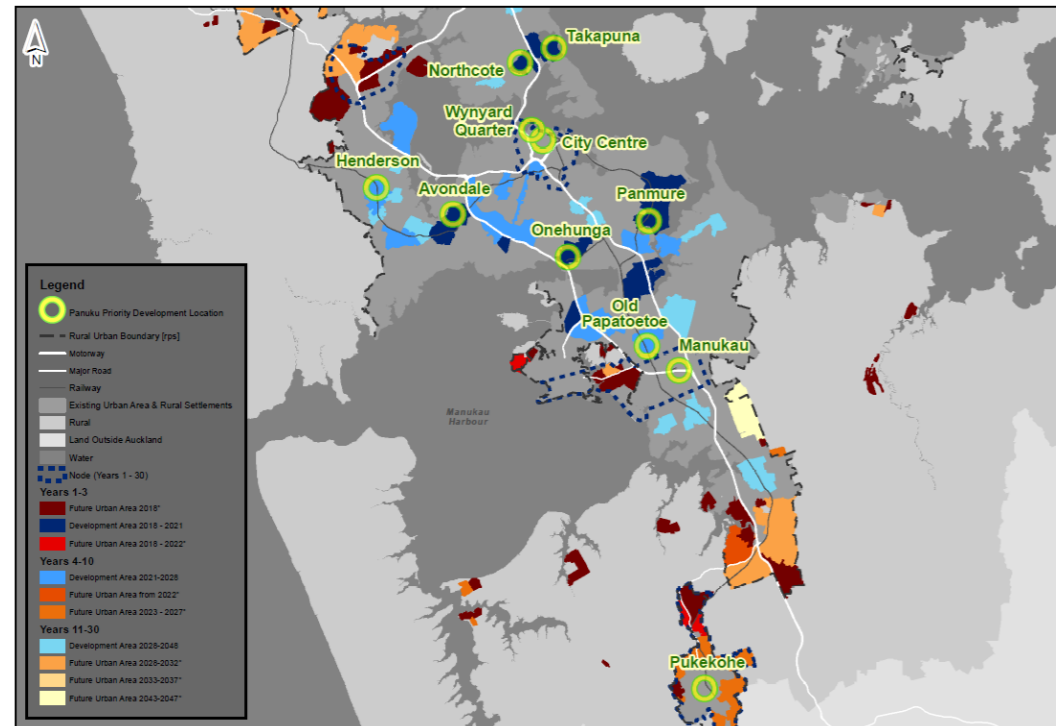


## Overview of Panuku Housing Initiatives – Briefing Notes: Feb 2021

### Auckland Plan

Panuku's urban regeneration activity contributes to achieving the six outcomes of the Auckland Plan. Our agreed priority development locations are aligned with the Auckland Plan Development Strategy. Our housing initiatives directly contribute to **Homes and Places** and **Belonging** outcomes.

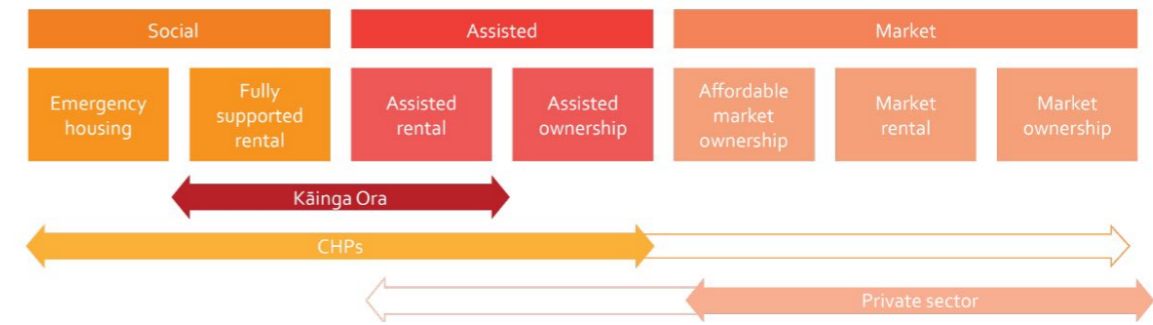


Priority development locations - Panuku is currently active in 13 urban transform & unlock locations across Tāmaki Makaurau.



### Housing Continuum

Panuku facilitates opportunities to increase the supply of new, sustainable homes across the housing continuum on surplus council land in our priority development locations. Panuku does not build houses directly, but rather facilitates developments that achieve a good balance of strategic and commercial outcomes working closely with our development partners.



### Sustainable design

Panuku facilitates warm, dry, sustainable homes through its requirements for Homestar 6 certification. Wilsher Village (Henderson) completed in late 2019 for Haumaruru Housing provides affordable, high quality rental housing for older people.



In Wynyard Quarter a higher standard (Homestar 7) is required.



### Accessible design

Panuku is exploring opportunities to pilot accessible design within our partner's housing projects using the Homestar inclusive design credit. This work focuses on promoting opportunities to design homes that are visitable and adaptable.

### Innovative housing

Panuku looks to identify opportunities to develop innovative housing solutions – e.g. innovative housing models, enhanced community outcomes and construction methods. Some areas we have investigated include:

- **Community focused housing**

As part of our urban regeneration role in 2019/2020 Panuku worked with The Urban Advisory to investigate community focused housing models to find out more about what barriers exist (e.g. legal, financial, governance) and what would need to change to facilitate a community focused housing scheme to be implemented in the NZ context.

What did we conclude at this time?

- The test case thoroughly examined the different models. It highlighted various development risks, legal and implementation issues that meant it was not considered feasible to progress at this point.
- The key issue is that neither council nor Panuku have the mandate to underwrite significant development risk (c.\$25m). A smaller scale pilot is likely to be more practical.
- Panuku remain fully supportive of new and alternative housing models and working with others to overcome some of the barriers the case study identified. Panuku continues to be open to engagement with council, Kāinga Ora and other stakeholders on a range of affordable housing models.



### Priority location updates

#### Panmure

Pipeline of approx. 700+ new homes on sites in Panmure.

Working in partnership with:

- Tāmaki Regeneration
- Kāinga Ora
- Private developers



#### Onehunga

Pipeline of approx. 938 new homes on sites in Onehunga.

#### Avondale

Facilitating 586 new homes on sites in Avondale (2018-2025).

Working in partnership with:

- MHUD
- Kāinga Ora
- NZ Housing Foundation
- Ockham



### Kōtuitui Place (Barrowcliffe)

This is Panuku’s largest comprehensive affordable, mixed tenure housing project and will deliver 304 new affordable homes. The project is a collaboration amongst Panuku, NZ Housing Foundation and Te Akitai Waiohua (Te Akitai) on a 5.1ha site adjacent to the Manukau town centre and south-western motorway. The development offers a range of housing from one-bedroom apartments to four-bedroom homes. The development contributes to wider regeneration plans for Manukau.



Update (Feb 2021):

- 304 new homes planned, including communal living building
- 120 families in occupation
- 33 homes are under construction
- CORT apartment rentals (12 homes/units) soon to be completed
- 134 still to be completed, of which there is a “waiting list” for most of the terraces. 12 of these are walk-up apartments which will be completed in around 6 months.
- Barrowcliffe Bridge is being upgraded to improve access & connectivity with the town centre.



### Working in partnership

Strong collaborative relationships are key to our success and successful town centre regeneration – we develop positive strategic partnerships with the Crown/Kāinga Ora, Mana Whenua/Iwi, Community & Māori Housing Providers to enable a range of housing opportunities in our locations. We regularly share information with our strategic partners including the pipeline of sites to be sold for housing. This includes Iwi who have an opportunity to identify up-front any sites they may be interested in developing for commercial purposes.