

12 FEB 2020

Lex B  
[fyi-request-11940-a18dcb9d@requests.fyi.org.nz](mailto:fyi-request-11940-a18dcb9d@requests.fyi.org.nz)

Dear Lex

Thank you for your Official Information Act 1982 request of 24 December 2019 to Kāinga Ora – Homes and Communities for the following information:

*Please provide to me any information regarding the property at 70 Upper Queen street, previously set to be developed into housing by Housing New Zealand.*

*Is this property still planning to be developed? Please provide any project timelines about this project and when development is set to begin.*

On 8 January 2020 you refined your request to:

*...general information, such as background to the redevelopment and where you are currently at in the redevelopment process.*

In 2017 Kāinga Ora (formerly Housing New Zealand) purchased the land at 70 Upper Queen Street for \$2.9 million. On 21 April 2017, we obtained resource consent from Auckland Council to build a new nine-story building with 24 one-bedroom apartments.

In 2019 it was determined that some changes needed to be made to our plans. This was due to a number of reasons, including incorporating a community space and changing the configuration of the units to better meet the needs of state house tenants. Considerations also included service areas and determining the method of construction.

Kāinga Ora lodged amendments to the resource consent in January 2020 to reflect our updated plans. We currently intend to build a 10-storey building which will have 24 one-bedroom units, 1 two-bedroom unit, and a community room on the ground floor. All units will be for state housing tenants. Please note that plans may change as the project is finalised

Subject to resource consent, Kāinga Ora will be engaging with suitably qualified member(s) of our Off-Site Manufacturing Panel for the construction works at 70 Upper Queen Street. It is anticipated that construction could commence by April 2020.

Kāinga Ora is in need of smaller one and two bedroom homes to meet the needs of current tenants affected by redevelopment in central areas, as well as people on the Ministry of Social Development's Housing Register. This development will go a long way in helping us provide warm, safe and dry homes in a location with good access to employment, tertiary education, transport, and social services.

## **Auckland Housing Programme**

The development at 70 Upper Queen Street is part of Kāinga Ora's Auckland Housing Programme (AHP).

Kāinga Ora is the largest residential landowner and is making more efficient use of its land to increase the pace and scale of housing supply, particularly in Auckland where the need is greatest. It is taking advantage of the opportunity to renew a big chunk of its aged housing stock to build modern homes.

The AHP is an initiative to deliver quickly in Auckland more quality small, medium and large-scale housing developments.

The AHP has been in operation since June 2016 and will deliver over 10 years:

- around 5,200 additional new state housing homes
- around 12,800 new affordable and market homes.

### *Large scale developments*

Kāinga Ora is leading several precinct development projects across a number of the Auckland suburbs which range in scope from a neighbourhood block through to large scale developments involving a thousand or more new homes. Rehousing plans have been agreed for the lifecycle of the redevelopment programmes within Northcote, Roskill South and Owairaka.

### *Small and medium developments*

Kāinga Ora has around 200 small to mid-sized developments underway across Auckland. These are replacing old houses that are no longer fit for purpose with warm, dry and safe new homes that make the most efficient use of our land holdings.

Kāinga Ora will be updating neighbours on the proposed development at 70 Upper Queen Street when plans are finalised. In the meantime, if you have any questions, I invite you to contact Terrena Griffiths, Stakeholder Relationship Manager – Northern, at [terrena.griffiths@kaingaora.govt.nz](mailto:terrena.griffiths@kaingaora.govt.nz) or on 021 598 131.

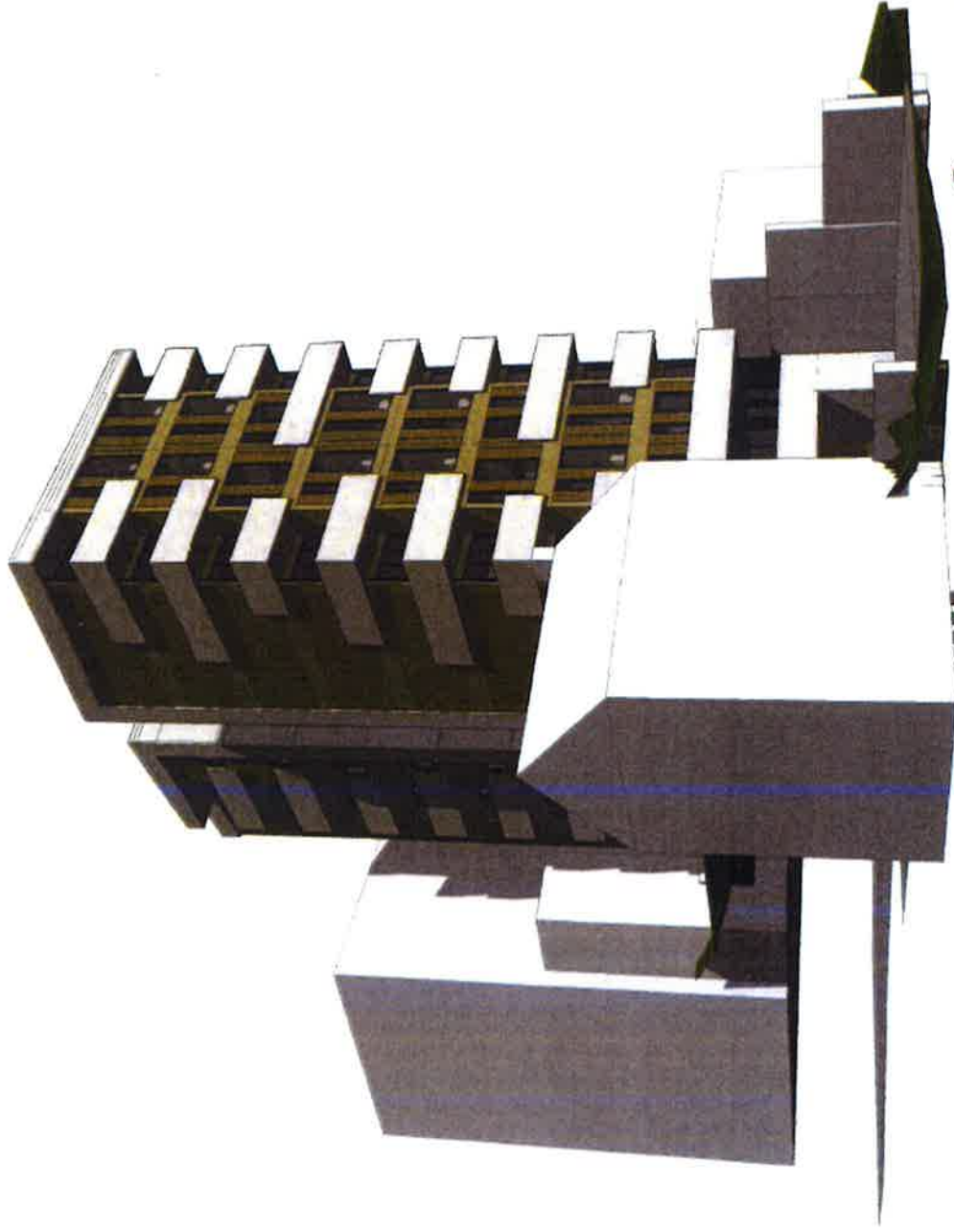
You have the right to seek an investigation and review by the Ombudsman of this response. Information about how to make a complaint is available at [www.ombudsman.parliament.nz](http://www.ombudsman.parliament.nz) or Freephone 0800 802 602.

Yours sincerely



**Rachel Kelly**  
**Manager, Government Relations**

**Appendix A: Render of proposed building at 70 Upper Queen Street, Auckland**



Street view 1



IGNITE  
 70 Upper Queen Street, Auckland  
 Auckland 1010

70 Upper Queen Street

- 70 Upper Queen Street
- 70 Upper Queen Street
- 70 Upper Queen Street

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No.	Description	By	Date
1.	Resource Consent	IGNITE	10/10/2017

**RESOURCE CONSENT**

70 Upper Queen Street



Kāinga Ora  
 Housing and Communities

70 Upper Queen Street,  
 Auckland

70 Upper Queen Street,  
 Auckland

70 Upper Queen Street,  
 Auckland

