

Affordable Housing Update – Eke Panuku (July 2021)

Eke Panuku facilitates opportunities to increase the supply of new, sustainable homes across the housing continuum on surplus council land in our priority development locations. Eke 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.

Eke Panuku facilitates warm, dry, sustainable homes through its requirements for Homestar 6 certification.

Eke 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.

Activity	Status and # of actions	Description and update
Investigate community focused housing		<p><u>Community focused housing (a new intermediate housing product), building on the Community Focused Housing research and case study commissioned by Eke Panuku.</u></p> <p>Update:</p> <ul style="list-style-type: none"> • The Eke Panuku/Urban Advisory research & case study has been completed and is publicly available on request. • The study 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 Eke Panuku have the mandate to underwrite significant development risk (c.\$25m). A smaller scale pilot is likely to be more practical. • Eke Panuku remain fully supportive of new and alternative housing models and working with others to overcome some of the barriers the case study identified. Eke Panuku continues to be open to engagement with council, Kāinga Ora and other stakeholders on a range of affordable housing models.
Panuku’s Letter of Expectation/SOI		<p><u>Include more direction in Panuku’s Letter of Expectation/SOI on achieving a suitable mix of housing including affordable housing</u></p> <p>Update:</p>

		<ul style="list-style-type: none"> • This action has been superseded by the Independent CCO Review (2020) and associated council & CCO work programme. Suggest remove for next year’s reporting process. • Council did not issue an LoE this year due to the LTP process. Balancing commercial and strategic outcomes and the role of Eke Panuku in affordable housing will be picked up in the implementation of the CCO Review – strategic gaps workstream.
Partnerships on Surplus Land	Partnerships with affordable housing providers across Eke Panuku priority development programmes Or use an agreed SOI measure here	<p><u><i>Deliver more developments on surplus council land in partnership with affordable housing providers, Community Housing Providers, mana whenua, mataawaka trusts or organisations, government and private developers.</i></u></p> <p>Update: A pipeline across transform, unlock, support and regional programmes of approximately 9000+ new homes over the next 10 years.</p> <p>Homestar 6 certification is required for all new homes as part of our development agreement with partners.</p> <p>Eke Panuku is exploring opportunities to pilot accessible design within our partner’s housing projects to design homes that are visitable and adaptable.</p> <p>Update – recent partnerships on surplus council land that have progressed over 2020 and 2021:</p> <ul style="list-style-type: none"> • Manukau programme – Kōtuitui Place is Eke Panuku’s exemplar affordable housing project and is in implementation and construction phase, to deliver 298 new and affordable homes close to the Manukau town centre. A partnership with NZ Housing Foundation (CHP) and Te Akitai Waiohua (mana whenua iwi) with Avant group. <i>Further detail below.</i> • Avondale programme - 1817 Gt Nth Avondale site sold to MHUD who are working with Ockham to deliver 117 new apartment homes. Includes Kiwibuild component and construction is underway. • Papatoetoe programme – 91 Cambridge Terrace to NZ Housing Foundation –

		<p>delivering 20 new homes with a community housing provider (CHP)</p> <ul style="list-style-type: none"> • Papatoetoe programme – St George’s Lane – delivering 60 new homes, a component will be affordable, a partner has been confirmed for a mixed use residential and commercial development. • Haumaruru programme – progressing long-term lease of Greenslade Crescent in Northcote with Kāinga Ora which will result in 40 high quality affordable rental homes for older people. Progressing with consent for a site in Godley Road, Green bay for Haumaruru Housing to deliver 40 x 1 bedroom homes for older people.
--	--	--

Innovative housing - 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.

A copy of the research and case study is publicly available on request.

Sustainable & accessible design

Eke Panuku facilitates warm, dry, sustainable homes through its requirements for Homestar 6 certification (Homestar 7 in Wynyard Quarter).

Eke 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.

Urban regeneration – priority development location programme

A pipeline across transform, unlock, support and regional programmes of approximately 9000+ new homes over the next 10 years.

Homestar 6 certification is required for all new homes as part of our development agreements with partners.

Update – recent partnerships on surplus council land

- Manukau programme – Kōtuitui Place is Eke Panuku’s exemplar affordable housing project and is in implementation and construction phase, to deliver 298 new and affordable homes in close proximity to the Manukau town centre.
- Avondale programme - 1817 Gt Nth Avondale site sold the MHUD who are working with Ockham to deliver 117 new apartment homes. Includes Kiwibuild component and construction is underway.
- Papatoetoe programme – 91 Cambridge Terrace to NZ Housing Foundation – delivering 20 new homes with a community housing provider (CHP)
- Papatoetoe programme – St George’s Lane – delivering 60 new homes, a component will be affordable, a partner has been confirmed for a mixed use residential and commercial development.
- Haumaru programme – progressing long-term lease of Greenslade Crescent in Northcote with Kāinga Ora which will result in 40 high quality affordable rental homes for older people. Progressing with consent for a site in Godley Road, Green bay for Haumaru Housing to deliver 40 x 1 bedroom homes for older people.

Kōtuitui Place (Barrowcliffe)

This is Eke Panuku’s largest comprehensive affordable, mixed tenure housing project and will deliver a total of 298 new and affordable homes. The project is a collaboration amongst Eke Panuku, NZ Housing Foundation and Te Akitai Waiohua (Te Akitai) with Avant group 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 (July 2021):

- 298 new homes planned, including communal living building (funding being sought currently)
- 145 families in occupation
- 23 terrace homes are under construction, 12 more to follow
- CORT apartment rentals (12 homes/units) completed
- 130 still to be commenced of which the majority are apartments
- Barrowcliffe Bridge has been upgraded to improve access & connectivity with the town centre.

