

10 July 2023

Cam Slater
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Dear Cam

Thank you for your request under the Official Information Act 1982 (the Act) to Kāinga Ora – Homes and Communities, dated 12 June 2023, for the following information:

“How many homes will be built on the \$70.4m land purchased in 2021, in Tauriko West, and when said houses can/will be delivered.”

Ferncliffe Farm, purchased in 2021 through the Kāinga Ora Land Programme, provides the opportunity to deliver a new community including public and affordable homes with a variety of housing typologies. The 95.4 hectare site of Ferncliffe Farm in Tauriko West was purchased by Kāinga Ora for \$70.4 million in 2021. Located within the Tauriko West Urban Growth Area, the proposed wider growth area is expected to deliver 4,000 new homes within Tauranga to aid in increasing housing supply.

Although detailed plans for Ferncliffe are currently underway, initial planning indicates approximately 1150 homes can be built on the site with types of houses varying from standalone and townhouses to multi-dwelling apartment blocks. The intention is to support wider and significant changes to the Tauranga housing market by providing a range of typologies (duplexes through to apartments), with a range of bedroom mixes.

Housing development will follow the completion of the zoning of the Tauriko West Urban Growth Area (estimated completion late 2024/early 2025), and the required infrastructure delivery (roading and three waters) to enable housing (estimated mid 2026). The zoning process is led by Tauranga City Council, and infrastructure delivery by both Waka Kotahi NZ Transport Agency and the Council.

Kāinga Ora intends to initiate the delivery of civil works aligned with the timing of the delivery of infrastructure in Tauriko West so housing delivery can begin as services are provided. Kāinga Ora expects to deliver developed superlots over six development stages. Kāinga Ora will work with partners to deliver housing from mid-2026, once titles are able to be created through the subdivision process. Current estimated timeframes are for the first housing to be available from the end of 2026.

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