

3 0 MAR 2015

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Dr John Benjamin
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Dear Dr Benjamin

Thank you for your email received on 2 March 2015 requesting the following information under the Official Information Act 1982 (the Act):

“all details held regarding the planned development on Waterbank Crescent as part of the Waterview Cluster special housing area”.

As you may be aware, Housing New Zealand has an interest in four Special Housing Area (SHA) sites in Waterview. At two of these - on Waterbank Crescent and around the Tutuki Reserve - we are not the only landowner, therefore the optimal urban design outcomes will require input from other parties.

Information about Housing New Zealand's redevelopments within the Waterview Cluster special housing area is now available on our website at: <http://www.hnzc.co.nz/housing-development/auckland/Waterview>. In relation to Waterbank Crescent, Housing New Zealand is in the early stages of considering options for the site and house designs and plans have not yet been developed. We anticipate that community and stakeholder engagement for this redevelopment will begin from May 2015.

As you may be aware, SHAs are areas the Auckland Council and the Government have identified for fast tracked development to address Auckland's housing shortage. SHAs have special consenting and approving processes to speed up development.

All developments are being carried out under the Auckland Housing Accord. Proposals will be designed in accordance with the provisions within the Proposed Auckland Unitary Plan (PAUP) and in collaboration with a dedicated Housing Project Office. The accord is supported by the Housing Accords and Special Housing Areas (HASHA) legislation. These documents and other information on the SHAs can be found on the Auckland Council website at the following link:

<http://www.aucklandcouncil.govt.nz/EN/ratesbuildingproperty/housingsupply/Pages/specialhousingareas.aspx>

Like any landowner or developer, Housing New Zealand's SHA development activity is governed by the legislation put in place to stimulate house construction through a streamlined consent and build process. In addition to this legislative framework, Housing New Zealand is also guided by its internal policies. These include the goal: 'Our homes exist to house those most in need and to form part of well-functioning communities'.

This goal commits Housing New Zealand to:

- redeveloping our land holdings and making new supply decision that result in an appropriate level of concentration to promote good community function
- promoting good urban design for social housing.

As a social housing provider, Housing New Zealand exists primarily to house those in the greatest need for the duration of their need. As a result, our tenants and their requirements need to be at the heart of our decisions.

Developing our SHAs, which are generally made up of adjoining or contiguous existing Housing New Zealand sections, enables us to better utilise our land to build additional properties of the right type to meet current and future demand.

Better utilising our land within SHAs allows us to not only immediately address demand for social housing, but to contribute to the Council's vision for Auckland, of intensifying urban areas with quality developments to accommodate a growing population.

With every SHA site that we have an interest in, we are seeking to create a quality development that meets the purpose of the SHA – which is to immediately address Auckland's housing shortage. The legislation clearly defines the parameters in which we can develop, and the scale of development the site can absorb. We are committed to working within this legislation. We also have a responsibility and inclination to engage with the communities in which we work, and are committed to keeping tenants, neighbours and local stakeholders informed of our development plans.

Our interest in well-functioning communities means making sure our concentration and design as well as tenancy management approach are aligned, to ensure that both our tenants and the other members of the community benefit. We evaluate this on a site by site basis and treat each site on its individual merits.

I trust you find this information helpful.

Yours sincerely

A handwritten signature in blue ink that reads "Rachel Kelly". The signature is fluid and cursive, with the first name "Rachel" being larger and more prominent than the last name "Kelly".

Rachel Kelly
Manager Government Relations