

New homes proposed for the Wellington region



We're building better homes and communities, so everyone can live well.

We are the largest builder of residential housing in New Zealand. But we build more than homes – we're urban developers, regenerators, breathing new life into our communities.

As a government agency, we're responsible for housing and urban development throughout the country. We work with iwi and local and central government, to find and free up land for housing.

We then work with developers, architects and construction companies to build affordable, warm, dry and healthy homes for New Zealanders to live in.

Finally, we work with our social housing tenants – ensuring they have everything they need to live well and the financial services to eventually become home-owners themselves.

Our guiding values



1

Whanake Be Bold

Boldness pushes us relentlessly forward as we work towards better, brighter lives for all New Zealanders.



2

Mahi Tahī Better Together

This is central to the way we build relationships with our customers and partners.



3

Manaakitanga People at the Heart

We treat our customers as individuals and keep whānau top of mind.

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Gift of our name



Kāinga Ora – Homes and Communities is a special name and it's significant because of the mahi (work) we are setting ourselves up to do, working in partnership with Māori.

'Kāinga' is about a home, rather than a whare (house).

'Ora' is about well-being.

Kāinga Ora means: wellbeing through places and communities.



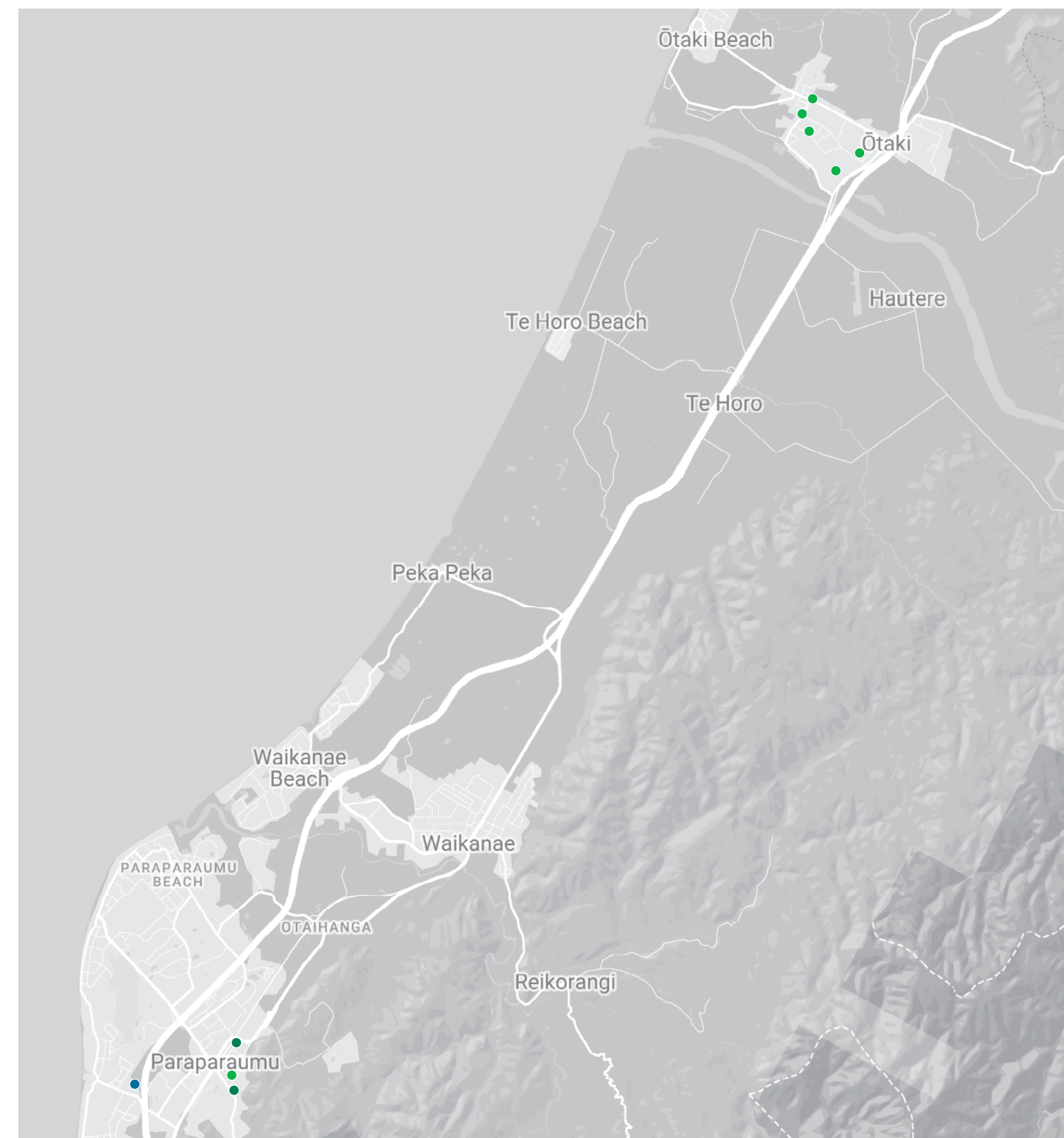
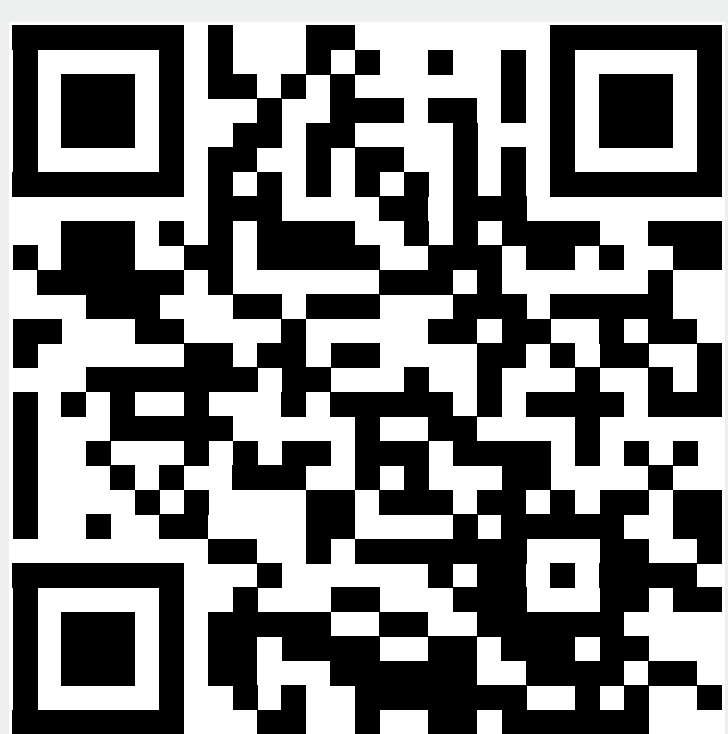
Wellington Region

- Proposed redevelopments
- Planned developments
- In construction developments
- Completed homes
- Purchased developments

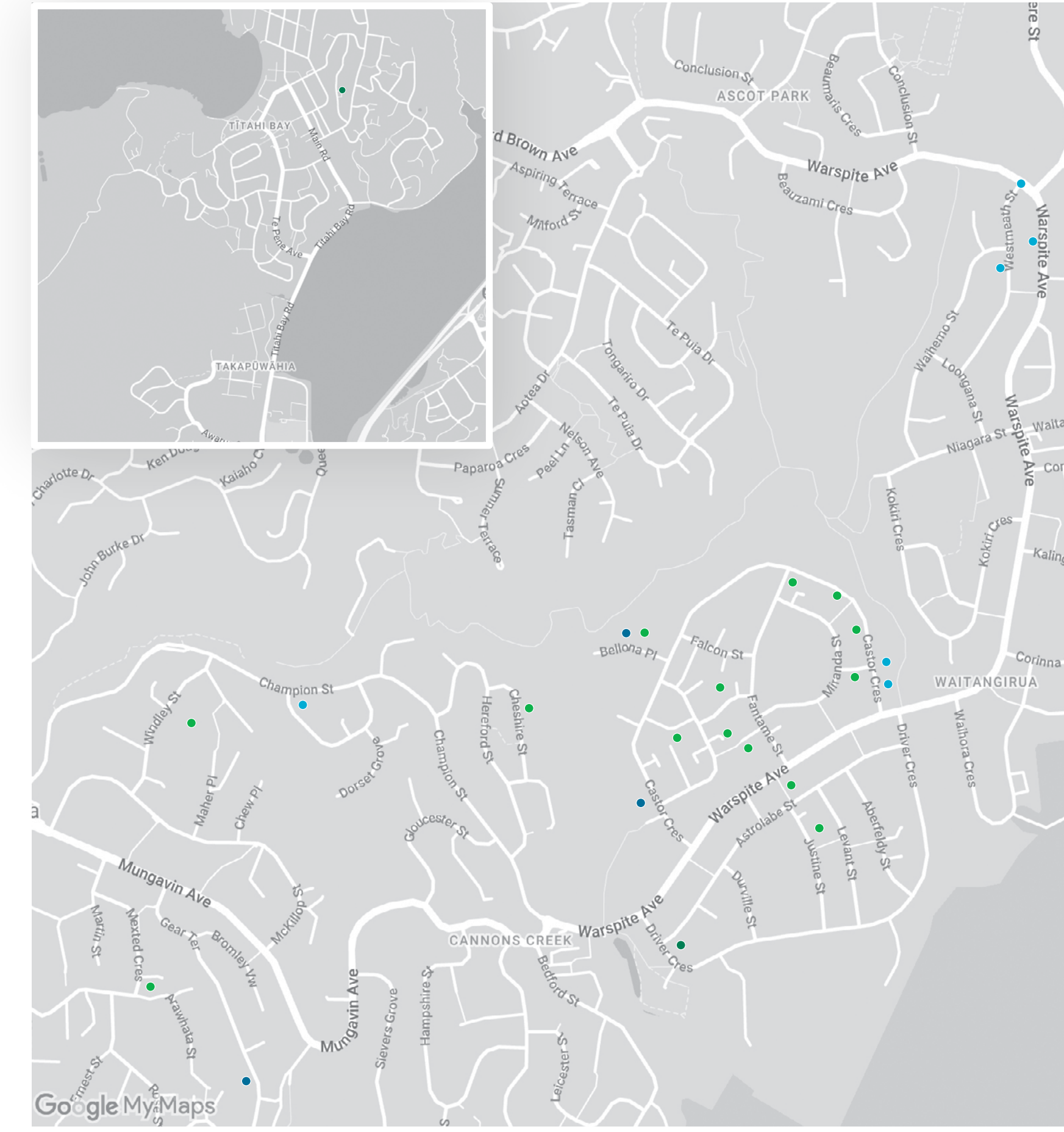
Keeping our communities informed is very important to us, as developments progress designs and the estimated completion dates may change.

Updated information will be on our website.

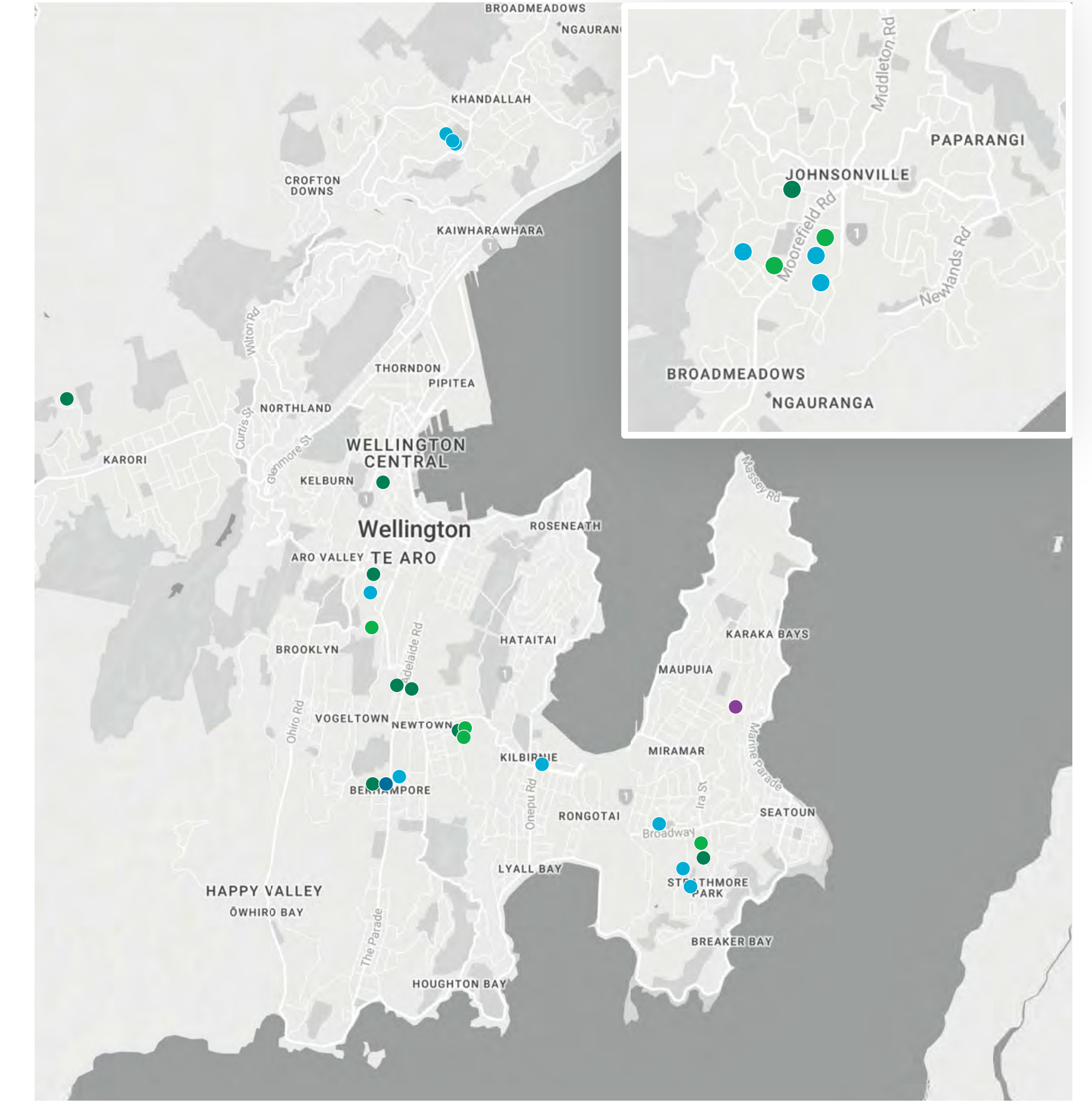
www.kaingaora.govt.nz/wellington



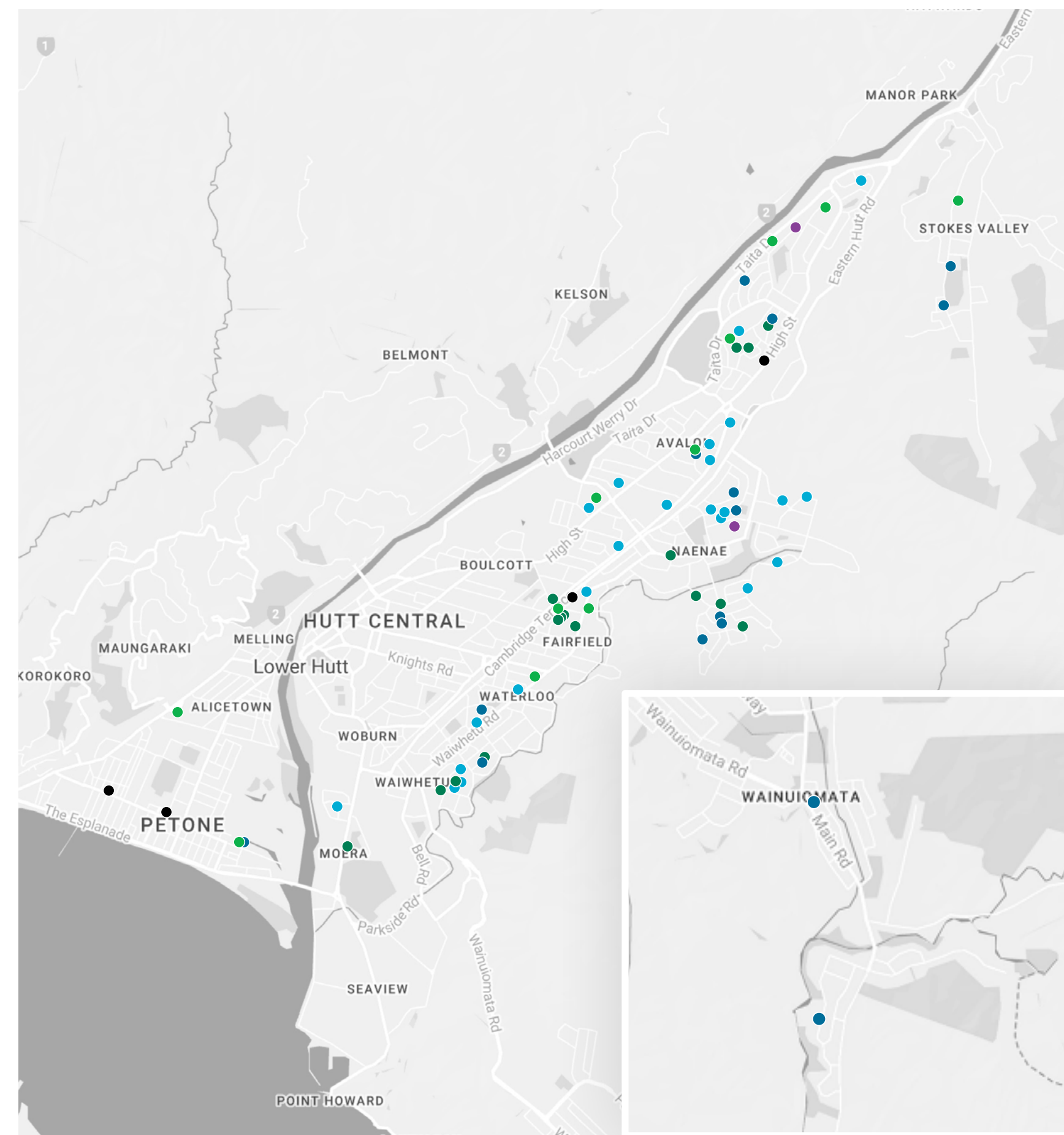
Kāpiti



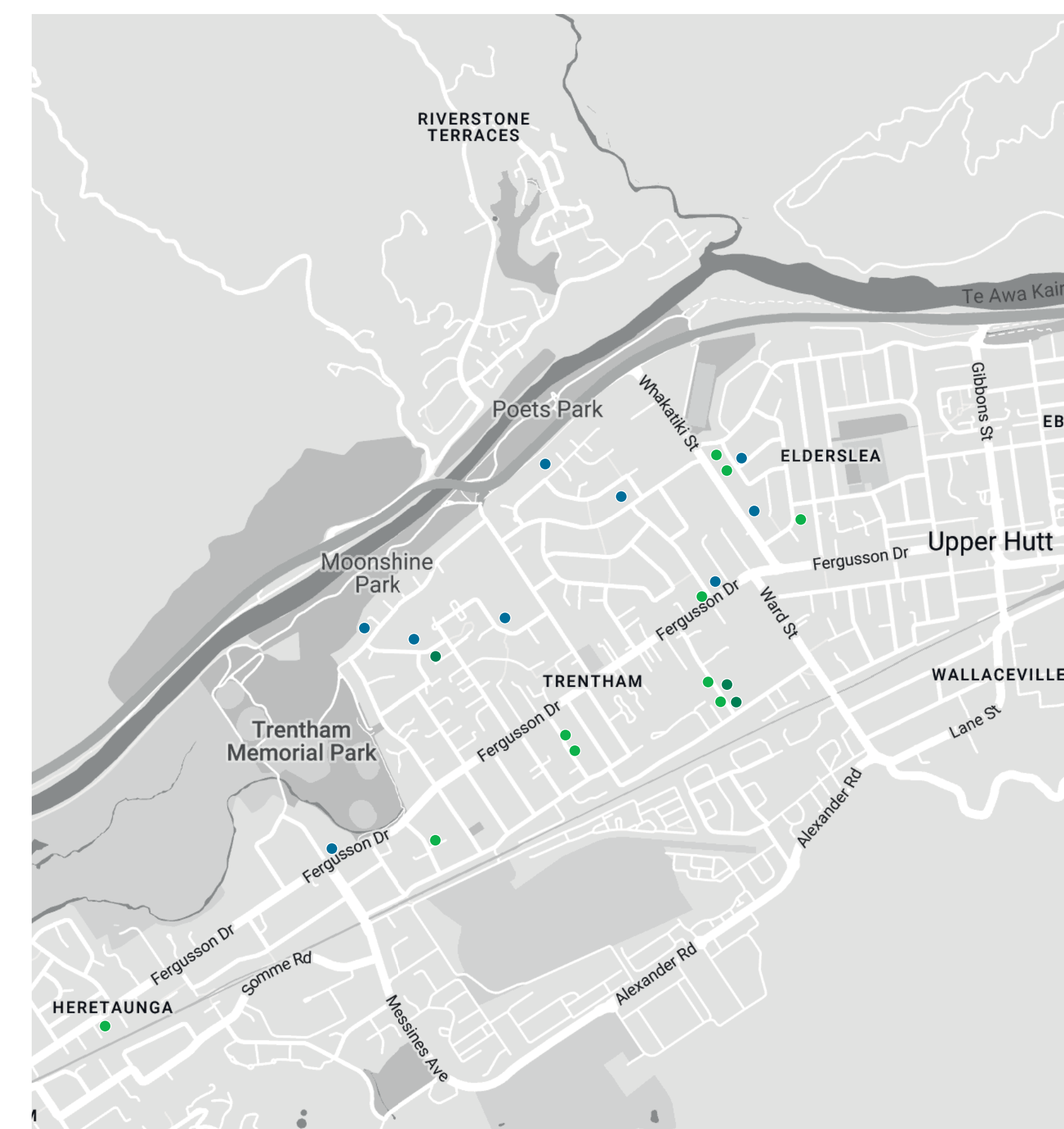
Porirua and Titahi Bay



Wellington



Lower Hutt



Upper Hutt



Wairarapa

What will the homes **look like** and how are they built?

Here are some of the different styles and ways we are looking at delivering new homes across the Wellington region.

Standard build

We build new homes in a variety of styles and sizes, to meet the need for public housing.

OSM – Off Site Manufactured

These homes can be manufactured offsite, then transported and installed on site. These homes meet the quality and sustainability standards expected of a traditional build in New Zealand, including Homestar ratings and Healthy Homes standards.

Purchased developments.

Buying new homes from developers is one of the ways we can increase the supply of public housing, alongside redeveloping our own existing properties. In this instance, the developer manages all aspects of the construction process and Kāinga Ora purchases the homes upon completion. Once a sale has been finalised you can find our purchased developments on our website.

Infill housing

Some of our new homes will be placed on an existing property, with the house located on the site remaining and we subdivide the back of the section.

Full universal design

Universal Design delivers public housing that is more liveable for the entire population, including young and growing families, people of all ages who experience temporary injury or illness, those with mobility, visual or cognitive impairments, and the growing aging population.



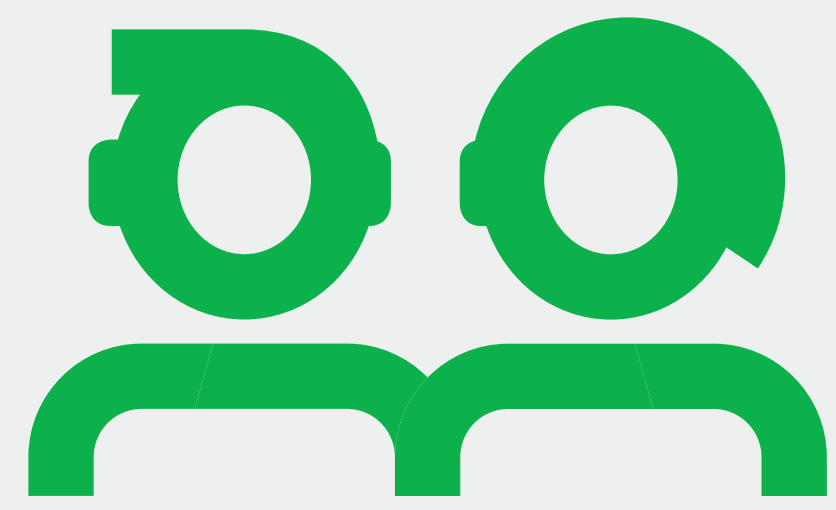
Stand alone example



Duplex two storey example



Three storey walk up example



Our customers

WHO MIGHT LIVE IN THESE HOMES

Our specialist placement team considers a range of factors, including those most in need of a home, location due to work, family, schooling and other factors.

We always consider the needs and wellbeing of both our customer and the community around them, while meeting the fundamental need to house those who are most in need of a warm, dry and safe place to call home.

SUPPORTING CUSTOMERS TO LIVE WELL IN THEIR HOMES

We ensure whanau are placed in homes and neighbourhoods that best meet their needs. We also help our customers make essential connections within their communities, as well as connecting them to support services when and if they need them.

THE IMPORTANCE OF COMMUNITY

Our aim is to not only provide warm, dry homes but also to support communities and build neighbourhoods. We want to work alongside communities to help build thriving, sustainable and inclusive communities.

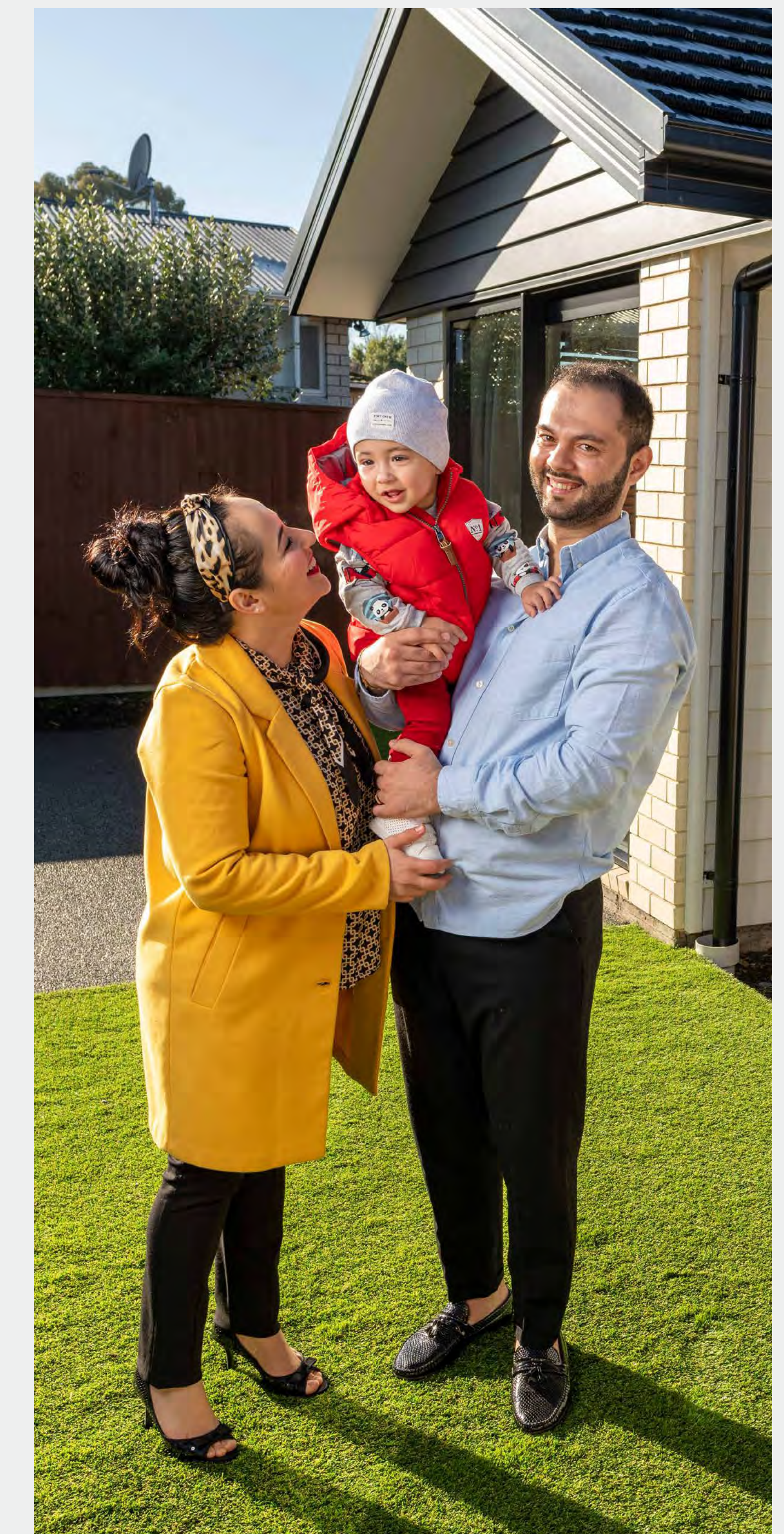
One of the ways in which we do this is ensuring our homes and developments are designed in a way to allow people to connect, learn and be active within their neighbourhoods. At our larger developments this might include inclusive community spaces, play spaces and outdoor green spaces.

OUR APPROACH TO DISRUPTIVE BEHAVIOUR

We are always trying to improve the lives of our customers and the community they live in. We have almost 200,000 Kainga Ora customers – most of whom live well in their homes, are good neighbours and members of their community.

However, when problems arise, we take complaints seriously and work hard to achieve an outcome that works for everyone. We have a range of tools in place to help address these situations:

- We work with individuals and whanau to understand the root cause
- We bring in specialist support
- We take action against extreme behaviour.



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Accessibility at Kāinga Ora

At Kāinga Ora, our goal is to enable all customers to live well in their homes and to age in place, without barriers.

We actively engage with communities including the disability sector, and recognise the integral place the disability sector has in our communities.

OUR ACCESSIBILITY POLICY

We're increasing the number of homes with accessible features and those which meet full universal design, to ensure more public housing is available to meet the changing needs of New Zealanders, including those with disabilities.

In 2020, we established our Accessibility Policy, which commits to delivering on three key outcomes:

- increasing the number of homes that meet universal design standards
- meeting the individual needs of customers
- improving information about our customers' needs and the accessibility of our properties.

We're also increasing the number of newly built homes that include as many accessibility features as possible,

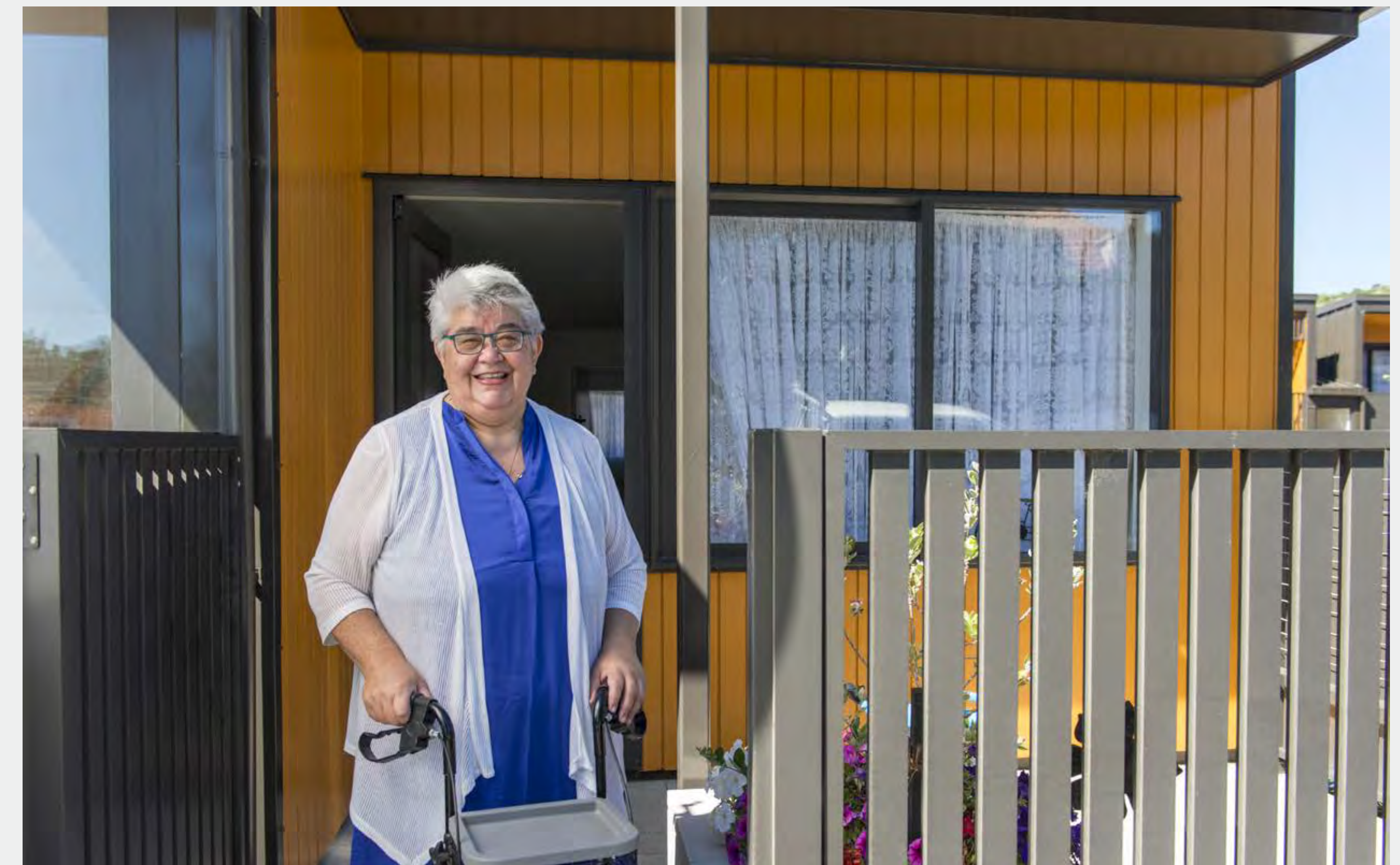
We work closely with customers to understand their accessibility needs and carry out modifications to suit. Over 5,600 homes throughout the country have undergone such work, which can include anything from handrails or modified door latches to ramps, wet areas, lifts and widened doorways, to vibrating and visual smoke alarms.

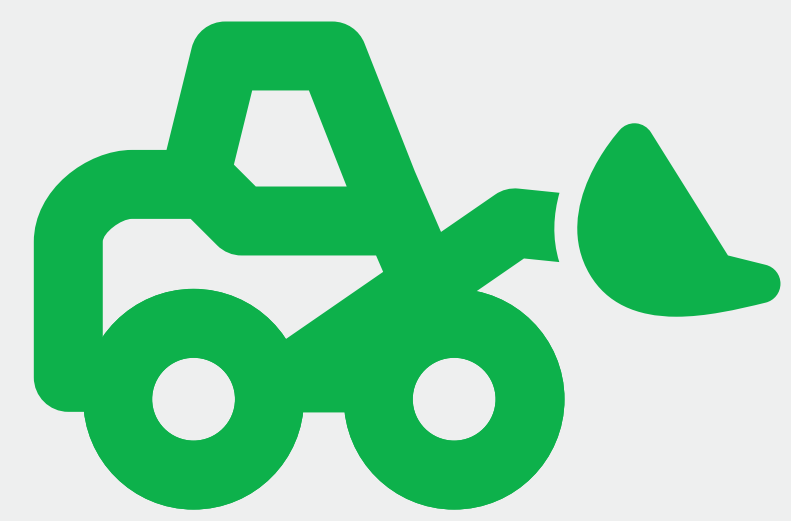
WHAT IS UNIVERSAL DESIGN

Universal design includes a number of features that make homes liveable for the entire population, and it's just one way we're meeting our customers' changing needs.

Universal design covers the following broad areas:

- **Access:** wide paths from car-parking area and street, step-free where possible, or the ability to install a ramp in future.
- **Usability:** easy to use door and cabinetry handles, bathroom and bedroom on the same entry level as the main living area (or be adaptable to include these two features at a later stage).
- **Safety:** slip-resistant flooring in bathrooms and kitchens.
- **Adaptability:** bathroom size suitable for conversion to be fully accessible if needed in the future (so that if we need to retrofit the property we can).





Site clearance

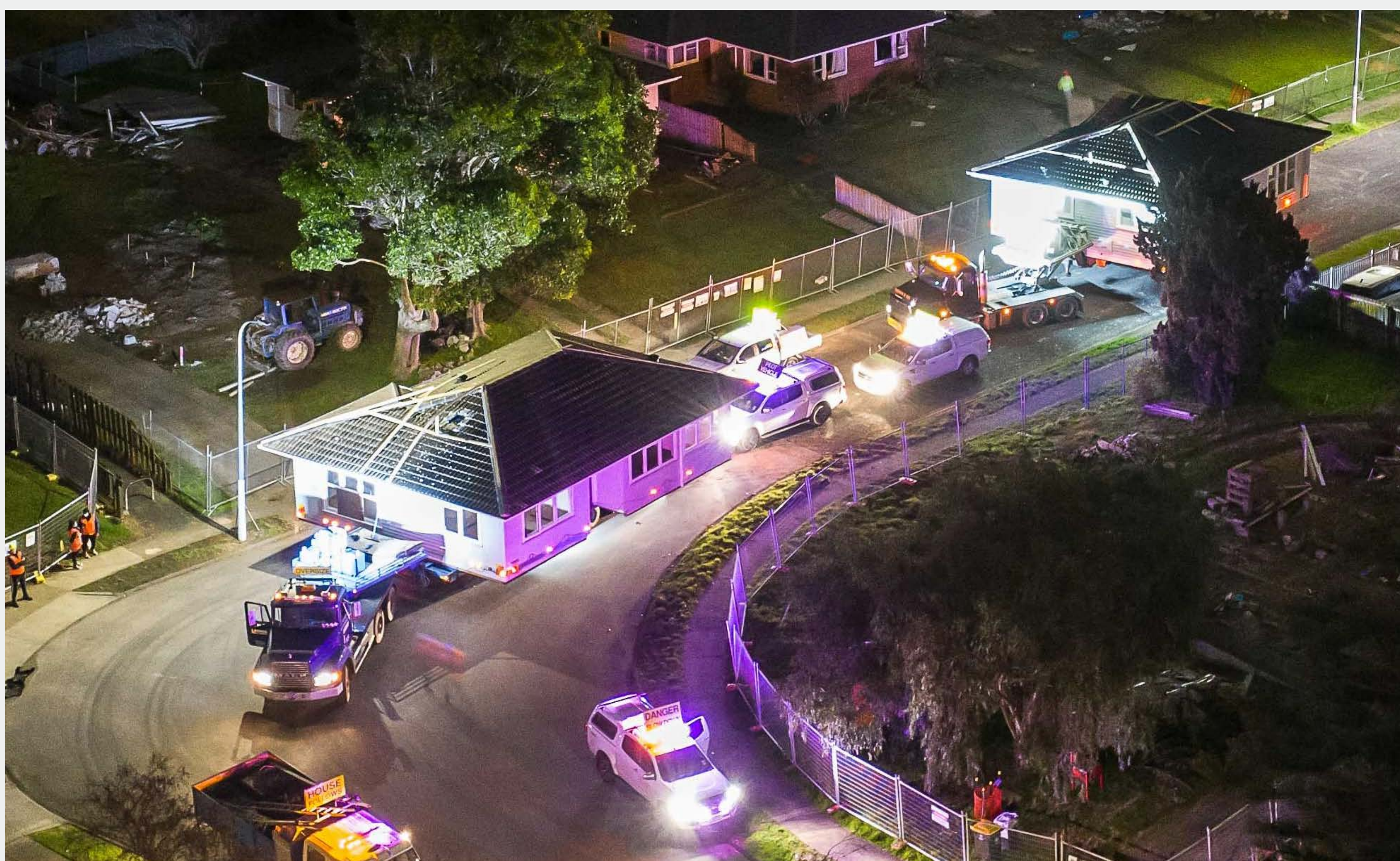
We aim to use more sustainable site clearance methods to reduce the amount of waste that ends up in landfill during housing development.

Within our deconstruction and demolition programmes, we aim to reuse or recycle 60% of uncontaminated materials by weight. We are also relocating at least 7% of public houses from development areas nationwide.

Relocation involves transporting existing public houses from development areas and providing them to iwi and other groups who have the ability to refurbish the houses. The programme provides housing options for families with access to land, while enabling public homes to have an extension of life.

Deconstruction is a way of breaking down building materials for reuse and recycling.

Demolition relies more heavily on machinery to remove existing houses and will still be used for specific purposes. For example, when contaminants are found to be present, or when fire damage has occurred.





Sustainability at Kāinga Ora

At Kāinga Ora, we recognise the importance of building homes and communities that are resilient to our changing climate, and to helping New Zealand achieve its climate targets.

We're focusing on embedding climate conscious decision-making into the core of our business, avoiding making decisions that result in others producing emissions, and prioritising an equitable and just transition for our customers and the communities we work in.

Some of our key sustainability initiatives include:

- our carbon neutral housing programme, which includes New Zealand's first Passive House for public housing customers
- ambitious waste minimisation targets
- renewable energy trials
- a national ngahere (forest) framework
- an offsite manufacturing programme
- innovative urban design
- integrated nature-based approaches
- significant infrastructure upgrades.

NGAHERE (FOREST)

As a major developer and land owner, we recognise the need to play our part in supporting and regenerating ngahere across the country.

Some of the benefits of ngahere include, improving health and wellbeing, enhancing mauri of the land and waters, reducing risks of air, soil and water pollution and prevention of urban heat island effect.

Kāinga Ora prioritises ngahere outcomes in its developments and partners with other organisations, landowners and community groups to enable improved outcomes for the communities that we operate within.

WASTE MINIMISATION

Construction and demolition waste makes up 40 - 50% of all waste sent to landfill in New Zealand. As an example, one newly built home creates an average of four tonnes of waste during the construction process.

Kāinga Ora is focused on reducing the amount of waste generated by our development activities and prioritises house relocation and deconstruction over demolition, wherever possible.

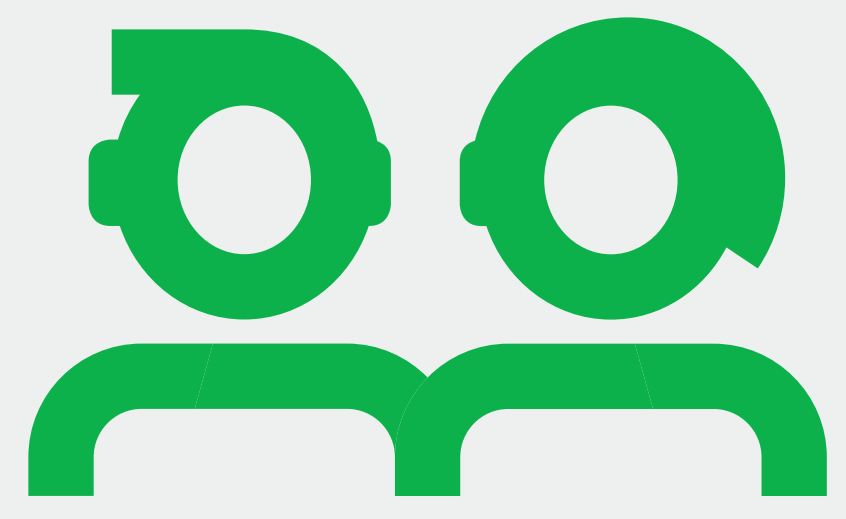
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Demolition relies more heavily on machinery to remove existing houses and is usually the option when things like contaminants are found to be present in the home or when fire damage has occurred.



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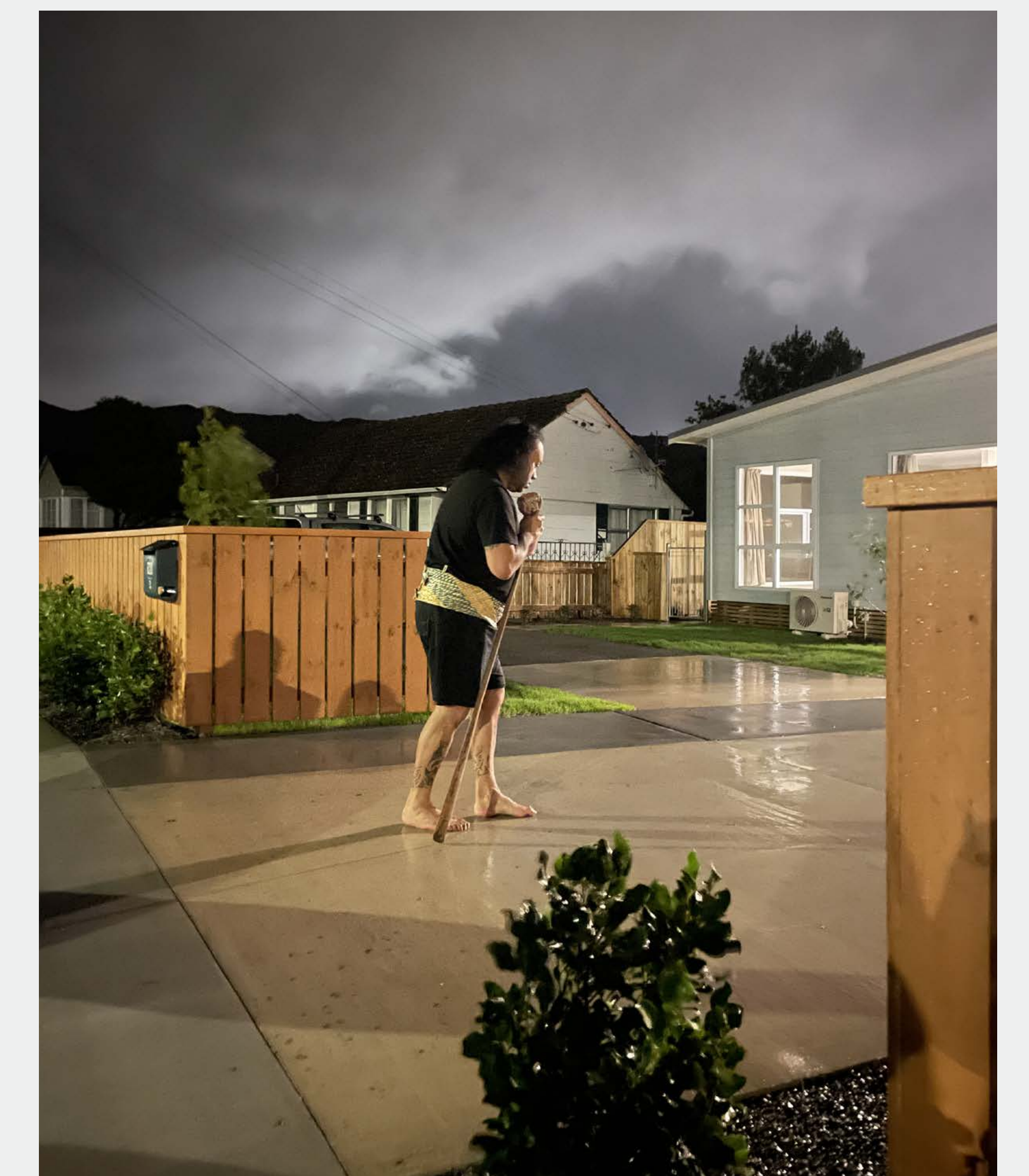
Community Engagement

Community engagement is ongoing and Kāinga Ora staff remain available to talk with people about our developments.

Over the past six years, we have engaged with the community through individual conversations and emails, letters and updates. Through these conversations, we have been able to talk through plans and hear any concerns, feeding these back to the appropriate Kāinga Ora teams to incorporate in our planning.

Community Development and Partnerships

Through community development initiatives we partner with others to support our customers to live well in their homes and communities.



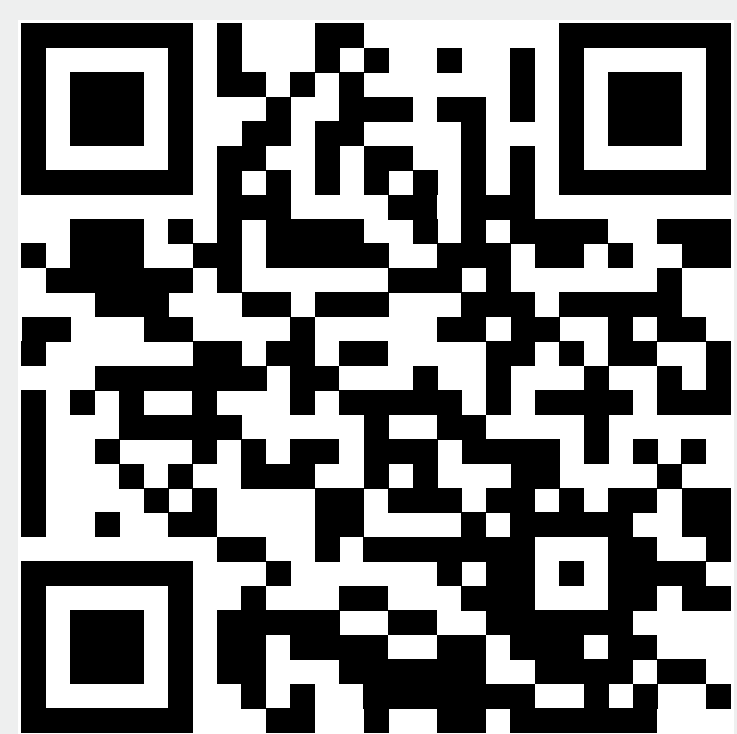
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City-wide approach

With the growing demand for housing in the Wellington Region, Kāinga Ora – Homes and Communities is ramping up its build programme. Kāinga Ora is committed to keeping the community informed about new builds, acquisitions and redevelopment sites.

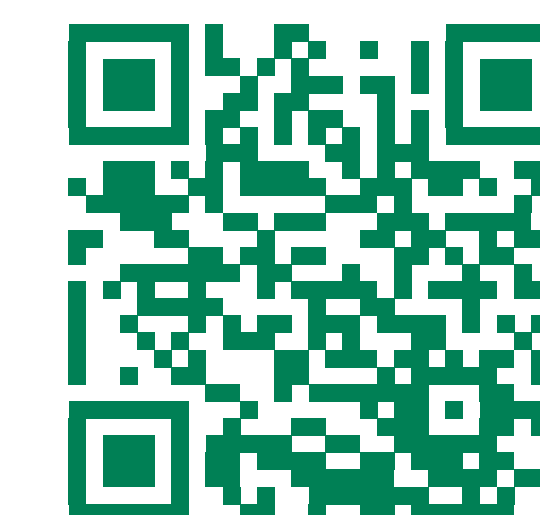
To find out more about what's happening in your community, visit www.kaingaora.govt.nz/wellington or scan the QR code.



Email us at wellingtondevelopments@kaingaora.govt.nz



Go online
www.kaingaora.govt.nz/wellington



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