



Housing opportunities for Mosgiel



Building **brighter**
futures for Mosgiel



Kāinga Ora – Homes and Communities is looking to increase the number of homes available for people in need in Mosgiel. We're committed to keeping the community informed about these plans as we continue to make progress.

Who is Kāinga Ora?

Kāinga Ora – Homes and Communities is the Government's urban development and public housing agency (formerly known as Housing New Zealand).

We're responsible for urban planning and development throughout the country. We partner with others, including councils, government agencies, local government, Māori and mana whenua, infrastructure providers, private developers, and community housing providers, to do this.

We work with developers, architects, construction companies and communities to build affordable, warm, dry and healthy homes for New Zealanders to live in. We are also the country's largest public landlord, with more than 70,000 properties providing homes to nearly 185,000 New Zealanders.

On behalf of the Government, we manage a range of financial products to assist first home buyers into homes (for more information see www.kaingaora.govt.nz/homeownership).

Why is Kāinga Ora looking to build more houses in your area?

There is an urgent need for housing in the Dunedin area and Mosgiel is one of the highest requested sub-areas of Dunedin.

For this reason, we are constantly looking for opportunities to increase our public housing stock, as we know a Kāinga Ora home can be life-changing and have an impact that spans generations. Having a stable and healthy home can give people the foundation they need to thrive in all aspects of life – from education and employment to physical and mental health.

The delivery of new public housing is driven by the Ministry of Housing and Urban Development's Public Housing Plan. This plan sets out the expectations for the delivery of new public housing, and in which regional centres and towns these new homes will be built. The Public Housing Plan also guides our decisions for how many new homes we need in a community.

Dunedin has a high number of applicants on the public housing register. Combined with the high numbers of applicants, the city has infrastructure constraints that limit which areas Kāinga Ora can redevelop. More information about this can be found throughout this document.

How can you let us know your thoughts?

We would love to hear your feedback and answer any questions you may have. Please feel free to reach out to your local Engagement and Partnerships Team.

**Otago, South Canterbury, Southland
Engagement and Partnerships Team**
0800 801 601
engagementsouth@kaingaora.govt.nz

To find the most up to date information, please visit:
<https://letstalk.kaingaora.govt.nz/mosgiel>

How does Kāinga Ora decide where to build new homes?

A thorough investment and planning process guides our decisions about where we build homes, and how many we build on the land available. To increase housing supply, we are undertaking the largest urban regeneration programme in the country's history.

Through careful planning, we are trying to maximize the use of the precious land we have. In many cases this means increasing the density of our houses.

By building up, more people can enjoy living in a prime location that connects easily to jobs, education, shopping, and open spaces.

Land close to schools, shops and services is limited. We cannot keep spreading out; we need to think about building upwards. While this is a change for many of us in regional New Zealand, we all need to be open to the benefits of increased housing in our streets and neighbourhoods.

Ultimately, we are looking to create thriving and sustainable communities. Intensification is a way we can achieve this. Building homes near to amenities and services supports people to establish and build connections in their community. Being closer to shops also supports the local businesses and means people are less dependent on cars. Our existing properties in Mosgiel have an average age of 49 years. We have identified sites with houses that had reached the end of their life, on land that might be suitable for redevelopment.

What are we proposing?

Our early plans suggest we could deliver around 80 new homes across the Mosgiel area, focusing on Lorne St, the Arthur Burns area, which includes Spey, Doon, High, Green St and Gretna Place. As most of these homes are still in the early design stages, some of the details could change. However, at this stage, we expect most of the homes to be completed in 2024/2025, except for some of the larger developments, which could take longer.

We are able to provide new housing by:

- Acquiring land – This is where we buy land and work with build partners or developers to build new homes.
- Redevelopment – This is where we look to make better use of our existing land by replacing older houses on large sections with modern, warm and dry homes.
- Acquiring developments – This is where we agree to purchase a home or a development from a private developer.

What process does Kāinga Ora follow to build new homes when it redevelops an existing site?

We work through a number of stages to understand whether a site is suitable for redevelopment.

There are many unknowns when we begin investigating whether a site is suitable for development, so the timeframes for when construction may begin or end can vary significantly. However, a typical redevelopment might take between 12 and 18 months, depending on weather and other factors such as consenting processes.

The stages include:

1. Feasibility – This is high level, early stage assessment of information to help determine if a site could be suitable for redevelopment.

- At this stage we create a yield study. It is a very simple image that gives an idea of what might be able to be built on site. It looks like a series of boxes on a site.
- The local teams provide information about the type and size of housing that is needed in the area and information about amenities and services.

2. Detailed Site Investigations – If it's agreed that we want to redevelop the site we start more detailed investigations.

- Investigations might include: geotechnical testing, stormwater, wastewater and road engineering, traffic studies, planning assessments.
- These tests help us to understand the suitability of the land for development and gives information to estimate costs to build.
- It will flag any issues with infrastructure or planning rules.

- These tests can take some time and may mean we make changes to what was originally proposed for the site, such as type of housing or the number of homes.
- We start to create a more detailed design for the site, but it is still subject to change as we learn from the investigations.
- We often meet with the local council in what is called a "Pre-Application meeting." The purpose of this meeting is for key council staff to provide feedback on the high-level plans and flag any issues we would need to address.

3. Business Case – All of the information gathered in the investigations is used to develop a business case for the proposed project.

- This document sets out exactly how much the redevelopment is likely to cost.
- At the same time, we may be developing plans ready to lodge for resource consent and building consent.
- The business case must be signed off before we can confidently say we will go ahead with a project.
- The timing of the business case and consenting plans being finalised and lodged can be different for every project.
- Consenting is determined by local council. They review the resource consent and assess against their planning rules and determine the level of consultation, if any, required for a development.

4. Procurement – When the business case is signed off, we will go out to tender for contractors to undertake the redevelopment works on site, including removal of the existing buildings and any site preparation work.

What happens when Kāinga Ora buys homes from developers?

One of the ways Kāinga Ora helps meet the need for more public homes is by working with local developers. In this instance, the developer manages all aspects of the construction process and Kāinga Ora purchases the homes upon completion.

Developers can present potential development sites to Kāinga Ora at any stage of the development cycle. We then assess the offered project and, if it's suitable, begin negotiations with the developer. This process can take time, as we need to consider various aspects of the proposed development, including the design and cost.

Kāinga Ora proactively works with the developer to ensure the homes to be built are of a high standard, using designs which complement both the environment and meet the needs of our customers and communities.

We have guidelines in place setting out the minimum requirements for the design of all new public homes to be developed by, and for, Kāinga Ora. As with any contract negotiation there are privacy issues and commercial sensitivities to be taken into account, and not all negotiations result in Kāinga Ora entering a contract with a developer.

Who decides who lives in these homes?

The Ministry of Social Development (MSD) decides who qualifies for public housing, based on need. When someone applies for public housing, MSD carries out a thorough assessment to determine their eligibility.

Once MSD has completed the eligibility process, Kāinga Ora and community housing providers assess the properties that are available, and suitable, and place people from the public housing register based on need and eligibility.

Once construction is completed on these homes, Kāinga Ora will match homes to individuals and families on MSD's public housing register. We may also match some of our current customers to the homes.

Before placing a customer in a Kāinga Ora home, we talk to them about both their housing needs and connections to the community, and other groups, to help us make a suitable housing match.

How does Kāinga Ora support people who live in its homes?

Every customer living in a Kāinga Ora home has a Housing Support Manager, who is assigned to them. We carefully consider their needs to match them to the most suitable home, and community, to enable them to live well in their home.

We have recently boosted our customer-facing teams to provide greater support to our customers, with a strong wellbeing focus. We work closely with our customers, whānau and other support services where necessary.

How do you keep people informed about new developments?

The engagement work we do is designed to keep communities informed, through sharing information about our developments. We aim to inform residents as soon as we can about our upcoming developments as we acknowledge that people want to know what's happening in their neighbourhoods.

How and when we engage with communities depends on the scale and size of a development and whether we will oversee the construction from the beginning, or are purchasing buildings from developers.

Our plan in more detail

To help meet an increasing demand for homes across Dunedin, we are in the process of replacing our older homes on larger sites with a greater number of warm and dry homes. We're also purchasing new homes from developers. We are focussing on the Arthur Burns area, see overleaf for why this area is a priority for us.

After delivering around 80 homes in our region last year, this year, in Dunedin we are currently focussing our redevelopment programme on these areas:

- Port Chalmers – 20 homes underway
- Reid Park area – 24 homes underway or in planning
- Arthur Burns area – 50 homes underway or in planning
- Mornington area – 18 homes underway
- Caversham area – 8 homes underway
- Green Island area – around 7 homes in planning
- Corstorphine area – 9 homes about to start construction

| Address | Number of new homes |
|-----------------------------------|---------------------|
| Arthur Burns area | |
| 14 Doon Street | 3 |
| 60/60a High Street | 4 |
| 32/32a Green Street | 4 |
| 51/53 Doon Street | 4 |
| 10/10a Spey Street | 5 |
| 7-9 Gretna Place & 32 Doon Street | 11 |
| 19 Doon & 61-63 High Street | 8 |
| 7 Doon Street | 3 |
| 18 Doon Street* | TBD |
| 56/58 Green Street* | TBD |

* Denotes that we are reviewing this address to redevelop the site.

| Address | Number of new homes |
|-----------------------|---------------------|
| Reid Park area | |
| 4-8 Lorne Street | 18 |
| 25 Oban Street | 2 |
| 6 Stirling Crescent | 2 |
| 43 Perth Street | 2 |

Reid Park area

There is a large number of Kainga Ora – Homes and Communities in this neighbourhood, (74 of our 245 Mosgiel properties). Many of our homes in the neighbourhood are older and nearing the end of their economic life, so are ready for renewal.

Due to the number of properties needing to be renewed or replaced, we took the opportunity to look at the area as a whole. Some people perceive the area as problematic and some customers don't want to be housed there.

For more information about work with the community in Reid Park (and Murray Street neighbourhood) see the booklet Murray Street Neighbourhood.

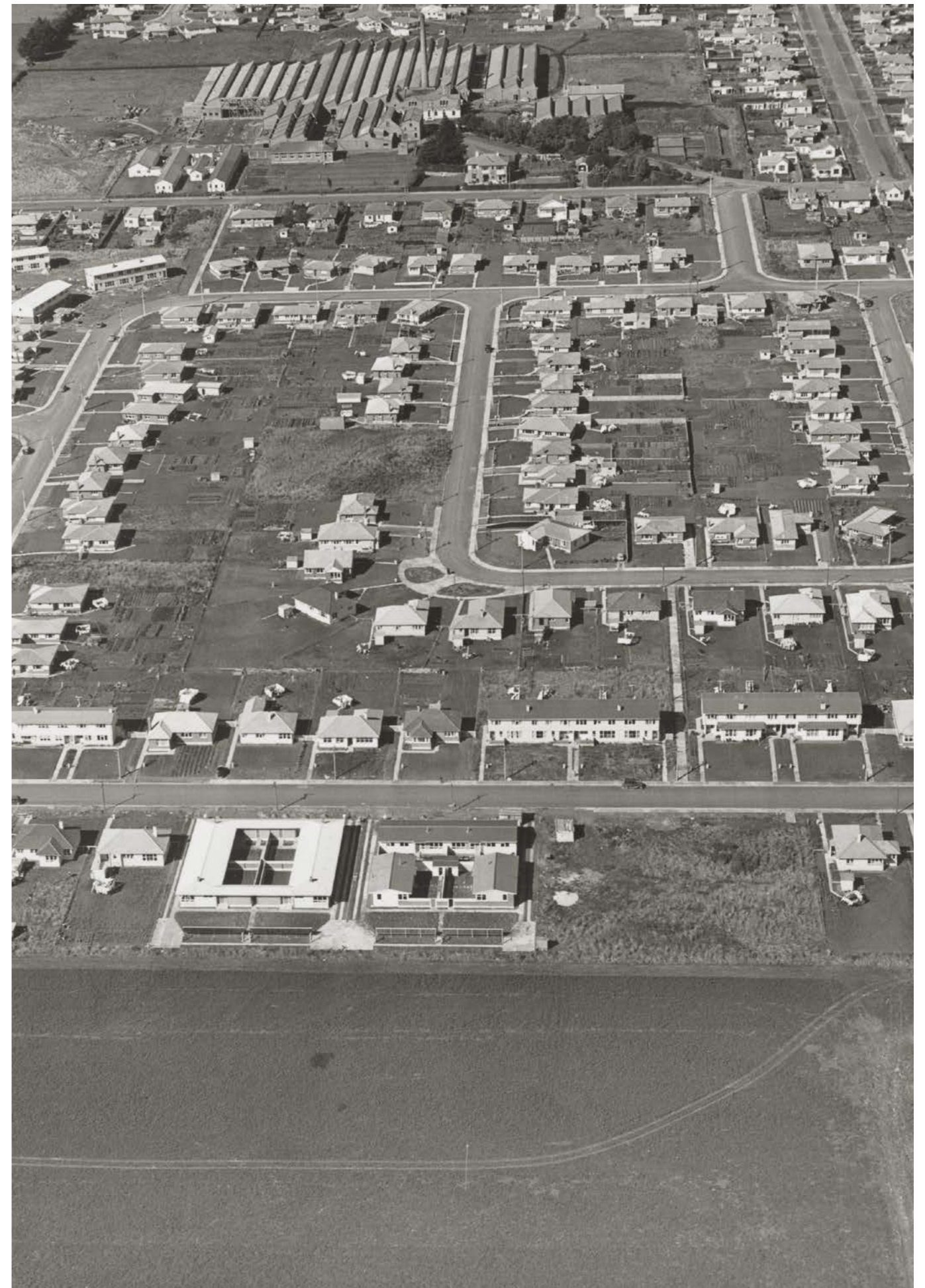
Due to Dunedin City Council planning requirements and constraints on infrastructure capacity in this neighbourhood, Kainga Ora is now focussing on the Doon/Green/Spey/High Street neighbourhood – otherwise known as Arthur Burns.

Arthur Burns area

Like the Reid Park area, there is a large number of Kainga Ora homes in the Arthur Burns area (primarily in Doon, Spey, Green, and High Streets) and much of the housing is old, is ready for renewal and is also on larger sites.

Unlike the Murray Street neighbourhood, which is zoned General Residential 1 (low density living), this area is zoned for General Residential 2 in the Council's District Plan (2GP) which provides for medium density development.

Kainga Ora has been able to obtain consent to redevelop many of our older homes on large sections to provide more new, warm and dry homes on these sites. These can be found on our website <https://letstalk.kaingaora.govt.nz/mosgiel>



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

Here are some of the different ways we are looking at delivering new homes across the country.

Standard builds

We build new homes in a variety of styles and sizes, to help meet the need for public housing. This includes new homes that Kāinga Ora is building, and those we are purchasing off developers when complete.

Many of the homes are less densely situated than is permitted in the local district planning rules and the majority of the houses in our developments have off-street parking for each house.

The houses are built above the minimum building code, meaning that they are very warm and very economical for our customers to heat and comfortable to live in.

Full 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.



Home ownership assistance

Looking at buying your first home but not sure where to start?

Kāinga Ora offers several products and resources that can give you a helping hand toward home ownership.

Visit our website to see what you could be eligible for: kaingaora.govt.nz/home-ownership

Some of the home ownership products we administer include:

1. First Home Grant
2. First Home Loan
3. Kāinga Whenua Loan



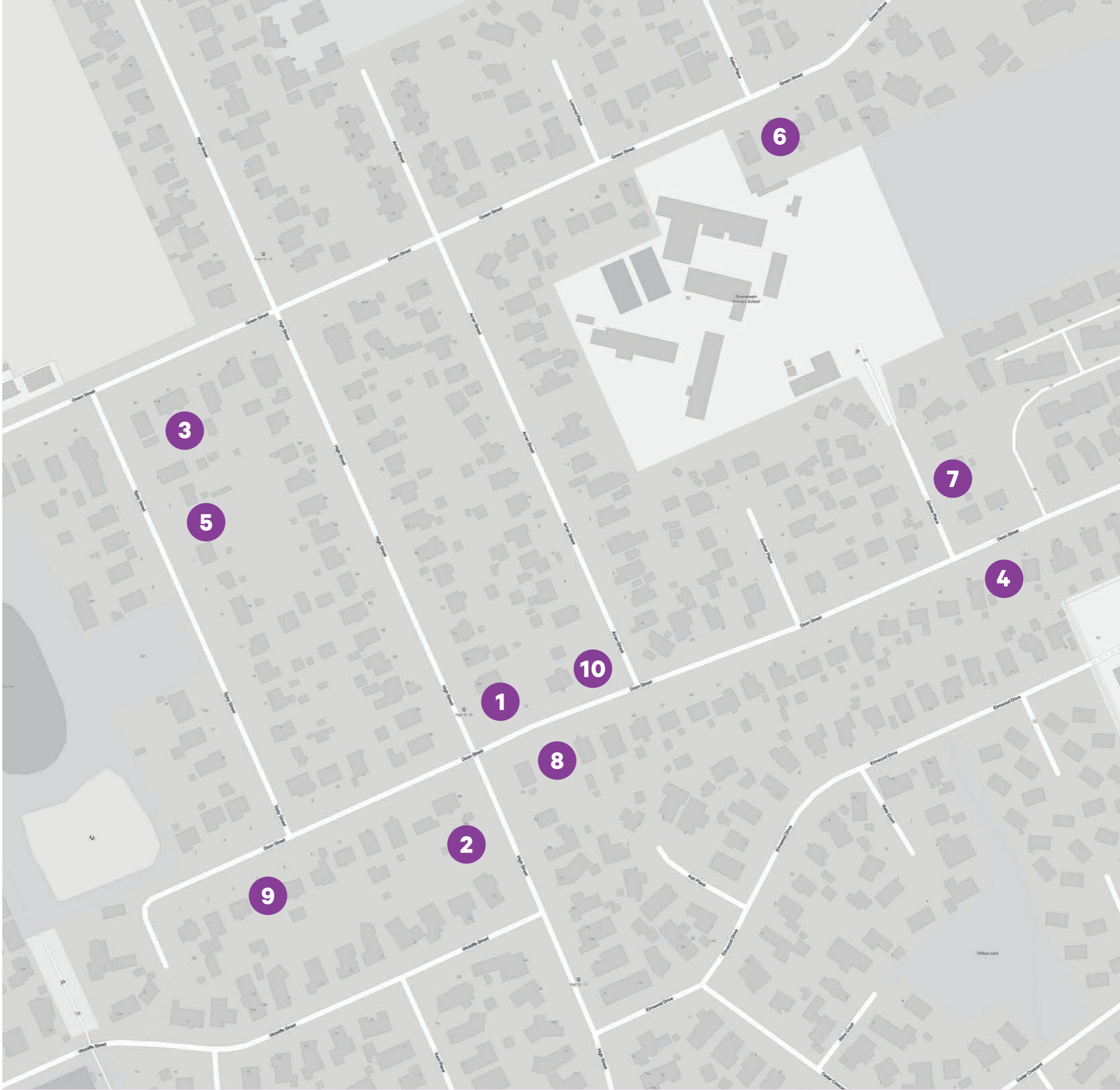
Arthur Burns area

| | Address | Number of proposed homes |
|----|-----------------------------------|--------------------------|
| 1 | 14 Doon Street | 3 |
| 2 | 60/60a High Street | 4 |
| 3 | 32/32a Green Street | 4 |
| 4 | 51/53 Doon Street | 4 |
| 5 | 10/10a Spey Street | 5 |
| 6 | 56/58 Green Street** | TBD |
| 7 | 7-9 Gretna Place & 32 Doon Street | 11 |
| 8 | 19 Doon & 61-63 High Street* | 8 |
| 9 | 7 Doon Street* | 3 |
| 10 | 18 Doon Street** | TBD |

* Still seeking consent

** This site has been identified as a potential redevelopment site. We are currently in the early design stage and have started site investigations to understand if this site is suitable to be developed. At this stage, the make-up of these homes is unknown.

Please note: These are proposed plans which could change as we progress, or in some cases the project may not proceed.



Arthur Burns Area

14 Doon Street

WHAT'S PROPOSED: 3 NEW HOMES

| | |
|------------------------|----------|
| 1 bedroom homes | 3 |
| Total homes | 3 |
| Carparks | 3 |

In construction

To help meet the need for housing for people in Mosgiel, we're planning on building 3 new homes.

Modern, warm and dry homes which are low maintenance, insulated and double-glazed, with carpet and curtains.

These homes are scheduled to be completed later this year.

Arthur Burns Area

60 and 60a High Street

WHAT'S PROPOSED: 4 NEW HOMES

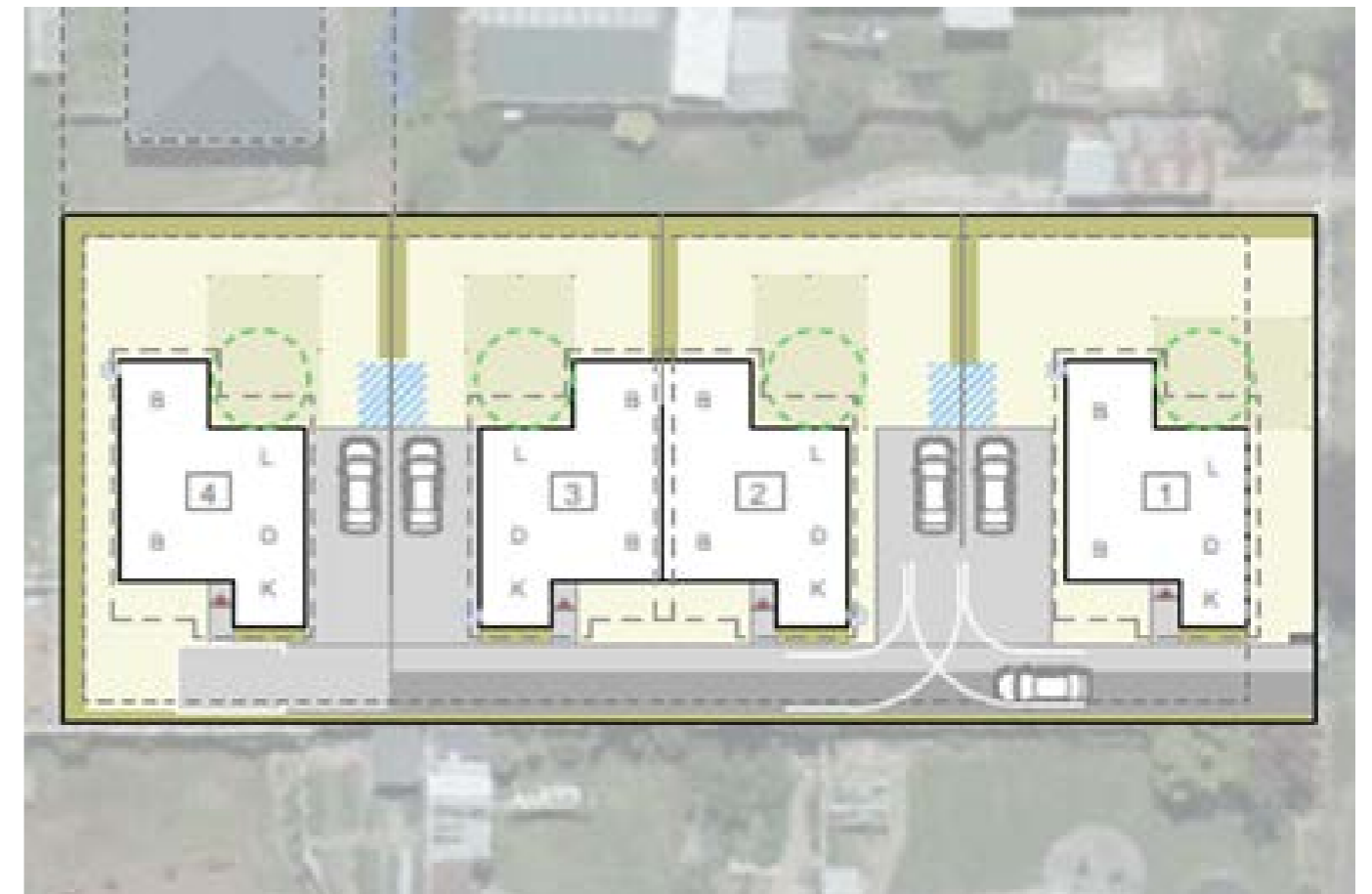
| | |
|----------------------------|----------|
| Single-storey homes | |
| — Standalone two-bedroom | 2 |
| — Attached 2-bedroom | 2 |
| Total homes | 4 |
| Carparks | 4 |

In construction

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Arthur Burns Area

32 and 32a Green Street

WHAT'S PROPOSED: 4 NEW HOMES

Attached homes

- 1-bedroom single-storey **2**
- 2-bedroom two-storey **2**

Total homes **4**

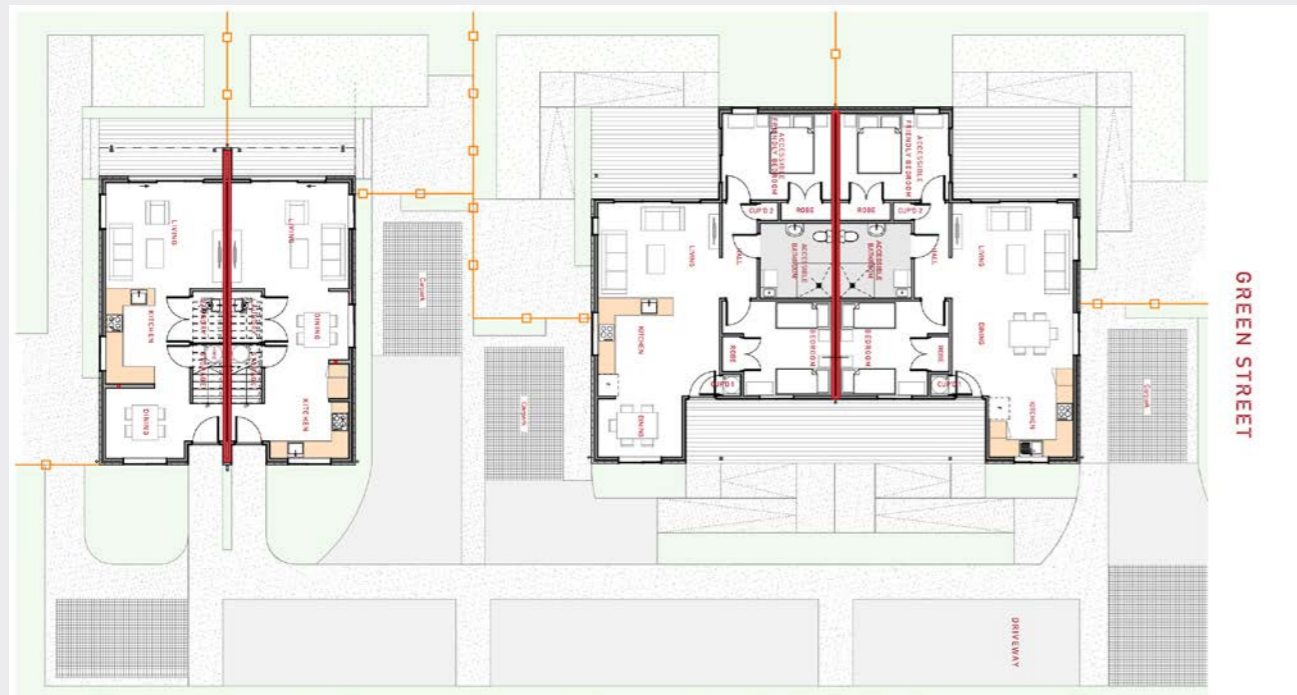
Carparks **4**

In construction

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Arthur Burns Area

51 and 53 Doon Street

WHAT'S PROPOSED: 4 NEW HOMES

- Standalone 2-bedroom single-storey** **2**
- Attached 2-bedroom two-storey** **2**

Total homes **4**

Carparks **4**

In construction

To help meet the need for housing for people in Mosgiel, we're planning on building 4 new homes.

Modern, warm and dry homes which are low maintenance, insulated and double-glazed, with carpet and curtains.

These homes are scheduled to be completed later this year.



Arthur Burns Area

10 and 10a Spey Street

WHAT'S PROPOSED: 5 NEW HOMES

| | |
|--|----------|
| 2-bedroom homes (two-story duplex) | 4 |
| 1-bedroom home accessible (single-storey) | 1 |
| Total homes | 5 |
| Carparks | 5 |

In construction

To help meet the need for housing for people in Mosgiel, we're planning on building 5 new homes.

Modern, warm and dry homes which are low maintenance, insulated and double-glazed, with carpet and curtains.

These homes are scheduled to be completed later this year.

Arthur Burns Area

7-9 Gretna Place and 32 Doon Street

WHAT'S PROPOSED: 11 NEW HOMES

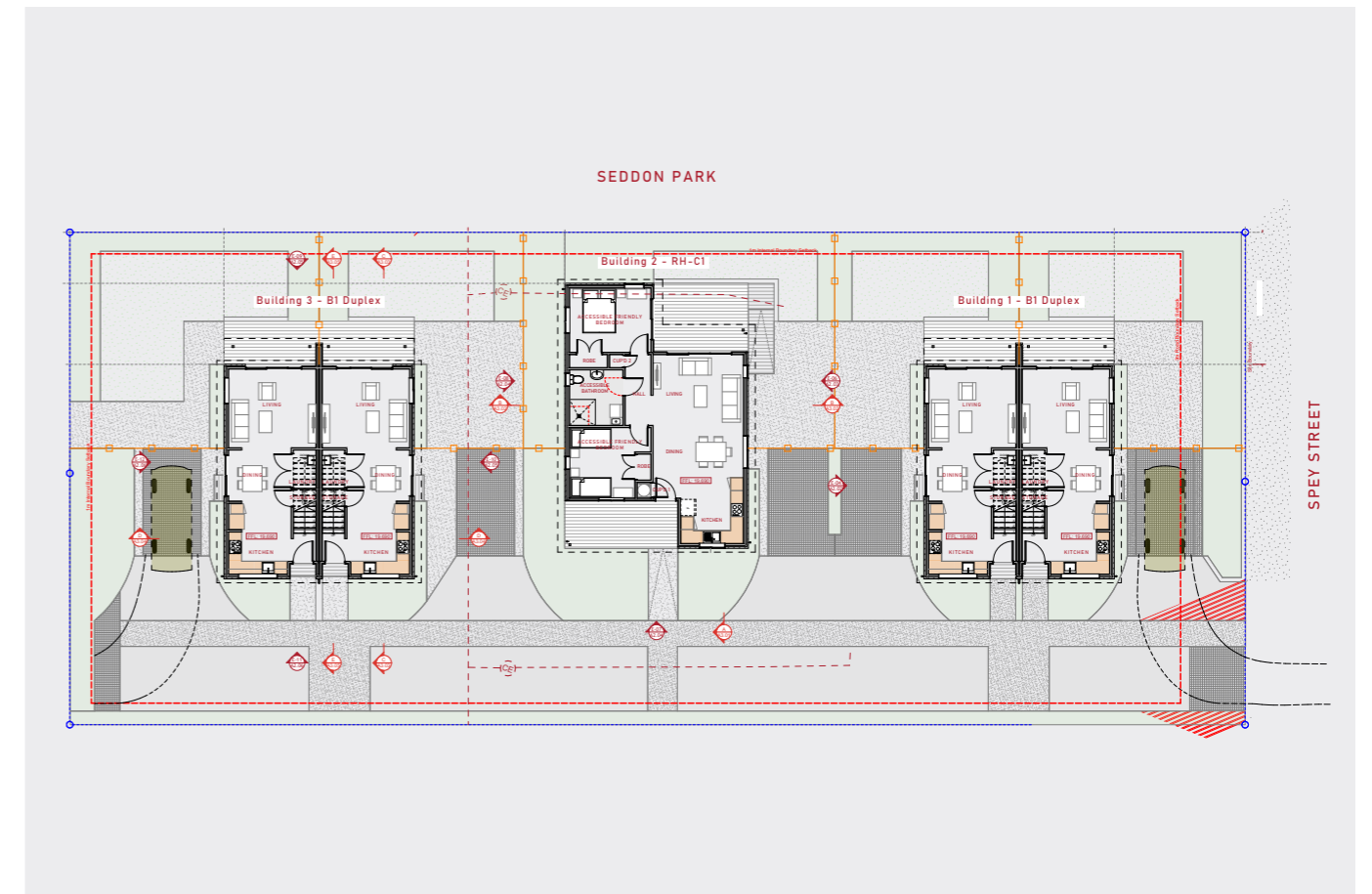
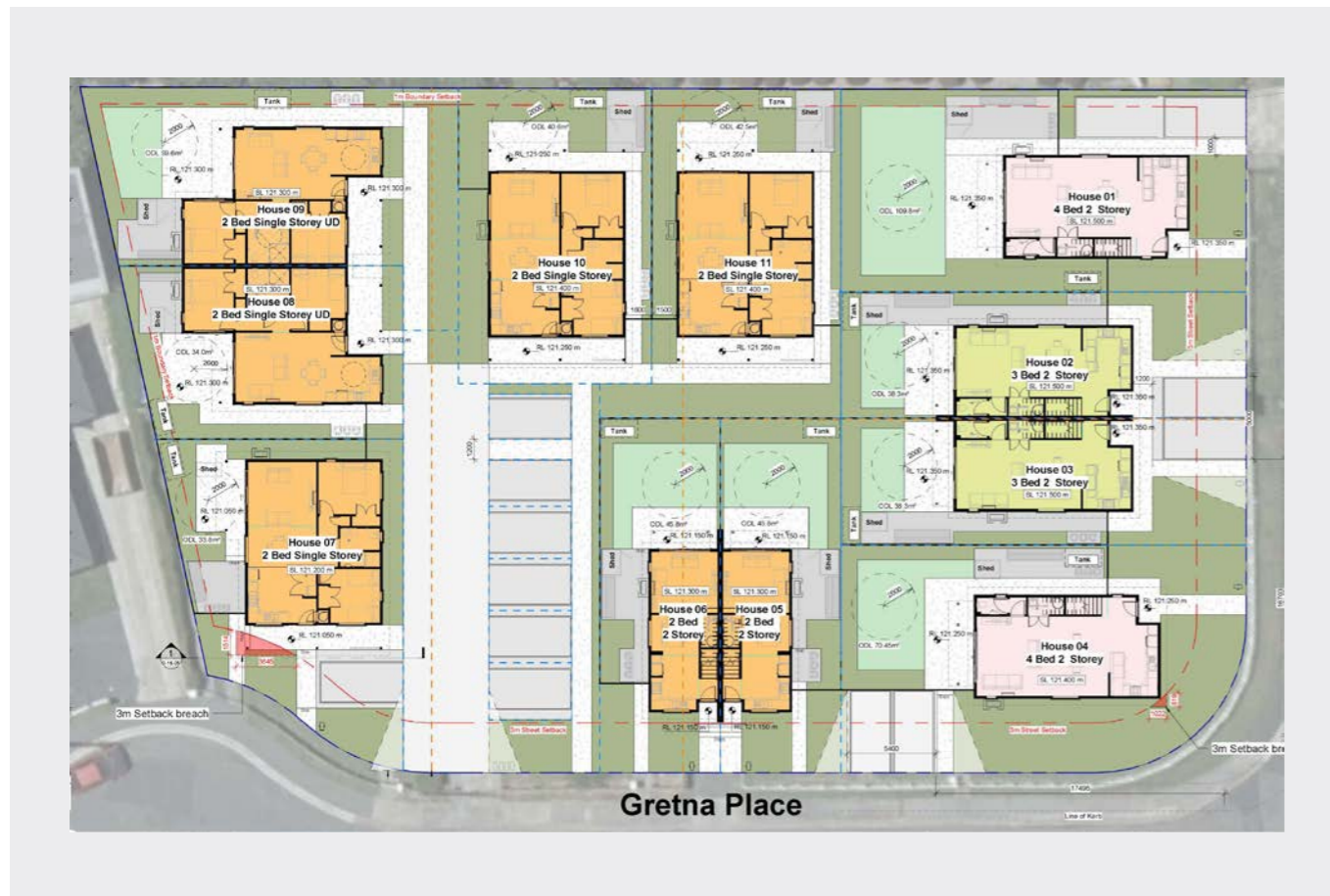
| | |
|--|-----------|
| Standalone 2-bedroom single-storey | 3 |
| Duplex 2-bedroom single-storey universal design | 2 |
| Duplex 2-bedroom two-storey | 2 |
| Standalone 4-bedroom two-storey | 2 |
| Duplex 3-bedroom two-storey | 2 |
| Total homes | 11 |
| Carparks | 13 |

Construction pending

To help meet the need for housing for people in Mosgiel, we're planning on building 11 new homes.

Modern, warm and dry homes which are low maintenance, insulated and double-glazed, with carpet and curtains.

These homes are scheduled to be completed later this year.



Arthur Burns Area

19 Doon Street and 61-63 High Street*

WHAT'S PROPOSED: 8 NEW HOMES

| | |
|------------------------------|----------|
| 2-bedroom double-storey home | 4 |
| 3-bedroom double-storey home | 3 |
| 4-bedroom double-storey home | 1 |
| Total homes | 8 |
| Carparks | 9 |

Overview and site plan

To help meet the need for housing for people in Mosgiel, we're planning on building 8 new homes.

Modern, warm and dry homes which are low maintenance, insulated and double-glazed, with carpet and curtains.

* Still seeking consent



Arthur Burns Area

7 Doon Street*

WHAT'S PROPOSED: 3 NEW HOMES

| | |
|------------------------------|----------|
| 1 bedroom single-storey home | 3 |
| Total homes | 3 |
| Carparks | 3 |

Overview and site plan

To help meet the need for housing for people in Mosgiel, we're planning on building 3 new homes.

Modern, warm and dry homes which are low maintenance, insulated and double-glazed, with carpet and curtains.

* Still seeking consent



Reid Park Area

| | Address | Number of proposed homes |
|---|---------------------|--------------------------|
| 1 | 4-8 Lorne Street | 18 |
| 2 | 25 Oban Street | 2 |
| 3 | 6 Stirling Crescent | 2 |
| 4 | 43 Perth Street | 2 |



Reid Park Area

4-8 Lorne Street

WHAT'S PROPOSED: 18 NEW HOMES

| | |
|--|----------|
| 2-bedroom accessible homes (single-storey) | 3 |
| 3-bedroom accessible homes (single-storey) | 1 |
| 2-bedroom homes (two-storey) | 8 |
| 3-bedroom homes (two-storey) | 4 |
| 4-bedroom, two-storey home, but with the fourth bedroom being accessible with it's own bathroom on the ground level | 2 |

Total homes **18**

Carparks **25**

In construction

To help meet the need for housing for people in Mosgiel, we're planning on building 18 new homes.

Modern, warm and dry homes which are low maintenance, insulated and double-glazed, with carpet and curtains.

These homes are scheduled to be completed later this year.



Reid Park Area

25 Oban Street

WHAT'S PROPOSED: 2 NEW HOMES

| | |
|--|----------|
| 4-bedroom, two-storey home, but with the fourth bedroom being accessible with it's own bathroom on the ground level | 1 |
| 3-bedroom two-storey home | 1 |
| Total homes | 2 |
| Carparks | 3 |

In consent

To help meet the need for housing for people in Mosgiel, we're planning on building 2 new homes.

Modern, warm and dry homes which are low maintenance, insulated and double-glazed, with carpet and curtains.

These homes are scheduled to be completed later this year.



Reid Park Area

6 Stirling Crescent

WHAT'S PROPOSED: 3 NEW HOMES

1 bedroom home (single-story) **3**
(1 is standalone and 2 are attached)

Total homes **3**

Carparks **3**

Construction pending

To help meet the need for housing for people in Mosgiel, we're planning on building 3 new homes.

Modern, warm and dry homes which are low maintenance, insulated and double-glazed, with carpet and curtains.

These homes are scheduled to be completed later this year.



Reid Park Area

43 Perth Street

WHAT'S PROPOSED: 2 NEW HOMES

2-bedroom home (single-storey) **1**

1-bedroom home (single-storey) **1**

Total homes **2**

Carparks **3**

In construction

To help meet the need for housing for people in Mosgiel, we're planning on building 2 new homes.

Modern, warm and dry homes which are low maintenance, insulated and double-glazed, with carpet and curtains.

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futures for Mosgiel

