

24 MAY 2018

Thank you for your email of 30 April 2018 to Hon Phil Twyford, Minister of Housing and Urban Development, asking about public housing in Avondale and the surrounding areas. The Minister has asked Housing New Zealand to reply to you directly.

You would like to know:

*...how much more public housing is going to be squeezed into our local area?
How many more state houses can we include in once pocket of land?
And why are they not more spread out in other suburbs around Auckland ie, Orakei?
I understand that each area should have a maximum percentage of state housing in one suburb. What is the percentage for Avondale?*

Your request has been considered under the Official Information Act 1982 (the Act) and I have responded to your individual requests below.

Housing New Zealand does not have a policy that prescribes the level of state housing in relation to privately owned dwellings. Housing New Zealand makes redevelopment decisions, including decisions affecting the concentration of public housing at a site, street or neighbourhood level on a case-by-case basis. A number of factors are considered, including the:

- demand for public housing on the Ministry for Social Development housing register
- profile of the existing community, and the needs of the existing public housing tenants
- existing state housing supply in the area
- density permitted by the relevant District Plan
- support services available in the vicinity
- social amenities in the area including open spaces
- presence of onsite management
- intended profile of the public housing tenants to be located in the development including the complexity of their needs
- intended housing tenures and proportion of each (state, affordable and market mix)
- intended housing typologies to be located on the site (high density apartments or large homes)
- partnership arrangements in place with stakeholders or other public housing providers for the particular site or in the vicinity
- nature of the site being developed including size, sight lines, and entrapment points
- financial implications of different concentration levels.

As at 6 May 2018, Housing New Zealand has 1,218 state homes out of a total of 10,302 dwellings in the suburbs of Avondale (defined as Rosebank, Avondale West, Roberton, Glenavon, New Windsor and Avondale South). This means 11.8 per cent of all dwellings in Avondale are state dwellings.

A list of Housing New Zealand developments that are part of the Auckland Housing Programme by suburb can be viewed on our website at www.hnzc.co.nz/housing-developments-and-programmes/auckland-housing-programme/auckland-housing-programme-by-suburb/.

Auckland Council's Unitary Plan, zones manage how different areas are used, developed or protected. All land in Auckland has a zone with some zones allowing more intensive development than in others. Zoning can also identify how the way land is used is expected to change in the future.

For more information on what each zones rule is on developments please see the Auckland City Council website at www.aucklandcouncil.govt.nz/building-and-consents/understanding-building-consents-process/start-with-an-idea/Pages/what-can-do-zone.aspx.

Yours sincerely

A handwritten signature in black ink that reads "Rachel Kelly". The signature is written in a cursive, flowing style.

Rachel Kelly
Manager, Government Relations