



Hon Dr Nick Smith

Minister of Housing

Media Statement

7 May 2014

Auckland Housing Accord facilitates another 18,000 homes

A third tranche of 41 Special Housing Areas (SHAs) that would yield 18,000 new homes across Auckland was today announced by Housing Minister Dr Nick Smith and Auckland Mayor Len Brown.

“The Auckland Housing Accord is continuing to gain momentum in enabling thousands more sections to be developed and thousands more homes to be built. The first tranche in October provided for 11 Special Housing Areas and 6000 homes, and the second a further 11 and 9500 homes. This third tranche brings the total to 63 Special Housing Areas and 33,500 homes and is the scale we need to address the section and house shortage in Auckland,” Dr Smith says.

“This latest batch of Special Housing Areas includes seven strategic areas that have been identified by the council as having good transport links and access to other infrastructure. These are larger areas where we don’t yet have developers with proposals, but where we are signalling to the market that we want to encourage growth,” Mr Brown says.

“In addition, many of the Special Housing Areas announced today are significantly larger than those in the first two tranches, and include 34 direct requests from private landowners or developers as well as extensions to three existing Special Housing Areas. I have every expectation of rapid development of these sites into new homes and sections.

“The housing market continues to be hugely challenging in Auckland, particularly first-home buyers. However, through our partnership with central government we are making strong progress to deliver more housing choices sooner for Aucklanders.

“The work we are doing will help to bring forward more new affordable homes, but we also need to see further action on the cost of building materials, labour shortages and support for first-time buyers.”

Today’s announcement was made at the new SHA at 11 Akepiro Street in Mount Eden. This site is to be developed into a quality residential complex of about 18 units by Ockham Residential, the developer of The Isaac and Turing apartment buildings. It will also be the subject of a design competition run by the New Zealand Institute of Architects (NZIA) and Ockham Residential’s Mark Todd.

“This competition will be open to an architect, or architectural practice that will compete to design and document a high-quality medium density residential housing development on the land. Architects will be offered the chance to propose medium density housing prototypes that illustrate the possibilities and advantages of urban living, in recognition of the excellent opportunity that the Accord offers to create more modern housing options in Auckland,” Mr Brown says.

The competition will open on 21 May with details soon be posted on the NZIA website at www.nzia.co.nz.

The Auckland Housing Accord, agreed to last year by Dr Smith and Mr Brown, provides for the creation of SHAs by Auckland Council with the approval of the Government. Qualifying developments in these areas are able to be streamlined and fast-tracked.

“The first quality homes within SHAs will be ready for Aucklanders to move into by the end of this year. Not all of the SHAs will deliver all of the housing within the three-year term of the Accord – some projects may take up to 10 years to complete. That is why the council and Government will continue to work on many more SHAs, with the next tranche planned for August,” Dr Smith says.

“There were 3599 new sections created and dwellings consented in the first fourth months of the Accord from October 2013 to January 2014. We are on track to achieve our first-year target of 9000.”

These 41 SHAs have been adopted by Auckland Council but are subject to formal approval by Cabinet and a recommendation to the Governor-General. It is expected the Order in Council process will be completed by the end of May, enabling resource and building consents for developments to be considered in June.

More information including maps of the 41 SHAs is available at:
www.aucklandcouncil.govt.nz/EN/ratesbuildingproperty/housingsupply/Pages/specialhousingareas.aspx.

Media contact:

Seonah Choi (Dr Smith) 027 846 6697

Glyn Jones (Mayor Brown) 021 475 897

Attachments:

1. *Map of the third tranche of Special Housing Areas*
2. *Map of the strategic Special Housing Areas*

Editor's notes:

The locations for the latest set of Special Housing Areas are as follows
(potential yield of new homes in brackets):

Strategic SHAs

1. Great North Road Strategic Area (1000)
2. Otahuhu Coast Strategic Area (1000)
3. Flat Bush Strategic Area (4470)
4. Northcote Strategic Area (700)
5. Albany East Strategic Area (360)
6. Takanini Strategic Area (1770)
7. New Lynn Strategic Area (1588)

Other SHAs

8. Akepiro Street, Mount Eden (18)
9. Haverstock Road, Sandringham (33)
10. St Marks Road, Remuera (63)
11. Northcote Road, Takapuna (263)
12. Albany Highway, Albany (112)
13. Whenuapai Village, Whenuapai (1500)
14. Walmsley Road, Mangere (1500)
15. Oruarangi Road, Mangere (520)
16. Hulme Place, Henderson (56)
17. Wilsher Village, Henderson (179)
18. Fred Taylor Drive, Massey (1000)
19. Sandy Lane, Avondale (28)
20. Glendale Road, Glen Eden (12)
21. Crows Road, Swanson (277)
22. Kohimarama Road, Kohimarama (132)
23. Burns Lane, Kumeu (247)
24. Rautawhiri Road, Helensville (60)
25. Asquith Avenue, Mt Albert (10)
26. Waterview cluster (172)

27. Mt Albert cluster (31)
28. Pt Chevalier Road, Pt Chevalier (30)
29. Jordan Avenue, Onehunga (202)
30. Tuata Street, One Tree Hill (46)
31. Meadowbank cluster (36)
32. Orakei cluster (115)
33. Mt Roskill cluster (20)
34. Bristol Road, Mt Roskill (10)
35. Bedford Road, Parnell (132)
36. Surrey Crescent, Grey Lynn (28)
37. Beach Haven cluster (30)
38. Massey cluster (102)
39. Coburg Street, Henderson (24)
40. Denver Avenue, Henderson (22)
41. New Windsor cluster (50)

In addition to the 41 new SHAs, the following existing SHAs are being extended:

42. Orakei, Ngati Whatua (75)
43. Wesley College (50)
44. Alexander Crescent (30)