



Homes for our people

Providing homes for our people is a key priority in Hastings District Council's Long Term Plan 2021-2031

Across Hastings, the sight and sounds of construction are everywhere with the response to the urgent need for housing amid the current crisis.

Hundreds of homes have been built in the past two to three years and hundreds more are either under construction or in the pipeline.

It's an almost unprecedented level of house building activity and it covers the spectrum from public to affordable to market housing.

Public/social & affordable

Work has started to build public/social and affordable homes as part of the Hastings Place Based housing plan.

The partners to the plan all have the same goal – to share resources and develop a practical way to address the district's housing needs, and more than **600 homes** are currently projected to be built over the next two years.

The partners include Hastings District Council, iwi and hapū, and Government: Crown agencies (Ministry of Social Development, Ministry of Housing and Urban Development, Kāinga Ora, Te Puni Kōkiri), social service NGOs, Hawke's Bay District Health Board, and the private sector.

With land it freed up in Flaxmere, Hastings District Council has developed lots for **17 affordable homes**, and **18 public homes** at Tarbet St.



To date **39 new papakāinga homes** have either been built or are under construction.



The Te Taiwhenua o Heretaunga-owned Waingākau Housing Development Project is now progressing at pace, with **8 houses completed**, **13 currently under construction** or in advanced planning. The Project is well on the way to building over **120 homes** in West Flaxmere.

Work is well underway to create up to another **150 homes** on lots of council-owned land at Caernarvon Drive, 244 Flaxmere Ave and 30 Swansea Rd.



Market

Private developments on newly created subdivisions are also making progress, projected to bring more than **1000 homes** to the market over coming years.

From Mahora to Frimley to Havelock North, hundreds of lots are already either under design, going through the consenting process, or being developed.

In addition, developments such as that by Ryman Healthcare in Havelock North are providing lifestyle living for older people, freeing up more houses to be available on the market.



At the Lyndhurst subdivision in Frimley **185 houses have already been built**. A further 112 lots have been consented, that's a total of 295 new homes either built or about to get underway of a total of **350 being developed in this area**.

The diggers are in and work is underway on Brookvale Rd, where consent has been granted to build 102 homes – there will be an estimated **500 homes at Brookvale**.



Infrastructure construction is due to get underway at Howard St in early 2022 to supply **250 to 300 homes**.



The Northwood subdivision at Mahora is mostly subdivided with development happening on the last remaining sections.



The Ryman Healthcare development has **300 homes**, many of which have already been built and are starting to be lived in.



The planning process is underway for the first stage of development for about **400 homes** at Iona in Havelock North.

Making space

In an effort to free up rental space, the private sector has spent about \$30 million to date providing accommodation for more than 1500 seasonal workers, enabled by a District Plan change.



Inner city living

Making better use of existing suburbs and buildings so as to minimise housing growth on our growing soils is a key consideration for Hastings District Council. It is actively encouraging the conversion of upper stories in the central city into apartments and in-fill housing, and has also produced a residential intensification design guide to assist in meeting district plan requirements and producing well designed, quality outcomes.



Building consents

All of this activity is reflected in the growing numbers of new dwelling consents being issued over the past three years.

2018-2019
295
NEW DWELLING CONSENTS

2019-2020
333
NEW DWELLING CONSENTS

2020-2021
432
NEW DWELLING CONSENTS