



Images: Andre Vraon Photography

# SUCCESSFUL PARTNERSHIP BUILT AROUND PRECAST CONCRETE

**HOMESTEAD CONSTRUCTION PARTNERED WITH KĀINGA ORA – HOMES AND COMMUNITIES TO DELIVER A MULTI-UNIT RESIDENTIAL DEVELOPMENT IN CANNONS CREEK (PORIRUA) AND PROVIDE TENANTS A GREAT PLACE TO CALL HOME.**

Utilising precast concrete, the development incorporates 14 one-bedroom units in two double-storey blocks built on vacant land at 178-180 Champion Street.

“This was our first project with Kāinga Ora and, after early discussions, they approached us to manage both the design and build,” says Homestead Construction project manager Zane Bull.

“Construction commenced in early 2020 and was completed in nine months – one month ahead of programme.

“The use of precast concrete was hugely important to the speed of the build as well as providing both inherent fire resistance and a sound barrier between units.

“Furthermore, we turned the precast concrete into a feature on the exterior of the units – the walls have vertical grooves instead of a flat finish.

“Homestead Construction is always delighted to be involved with projects that assist in providing low-maintenance, affordable, healthy and durable homes for residents in Porirua.”



Kāinga Ora project manager Matthew Serle says a standard procurement process was followed ahead of the development, with Homestead Construction selected “based on these practices”.

“Providing warm, dry, and healthy homes is incredibly important to Kāinga Ora as well as ensuring they meet our sustainability outcomes,” he says.

“The units are all built to a 6 Homestar rating, meaning they are comfortable, weathertight and energy efficient.

“The comments received have been very encouraging. Our tenants have noted just how warm and cosy their new homes are. Location and accessibility to public transport is another feature to receive praise.”

Matthew says the topography of the site needed to be accommodated in the design process.

“Significant retaining was required to form building platforms for the rear portion of the site.

“The project made use of valuable public land to provide housing supply in a high-demand one-bedroom configuration that meets the wider community’s needs.”

Matthew adds that precast concrete proved an ideal material for the development, for which Designgroup Stapleton Elliott served as architect.

“It is generally accepted as a cost and time-effective method of construction, being very strong and durable with minimal maintenance.

“The availability of new housing is a key issue for both Wellington and New Zealand at present, and well-designed and high-quality, multi-unit developments are a hugely important way of achieving this increase in housing supply.”





## STEP CHANGE FOR HOUSING AND URBAN DEVELOPMENT

Established in October 2019, Kāinga Ora – Homes and Communities is regarded as marking a step change in housing and urban development in New Zealand.

Bringing together the people, capabilities and resources of the KiwiBuild Unit, Housing New Zealand and its development subsidiary HLC, Kāinga Ora has two key roles:

- Being a world-class public housing landlord; and
- partnering with the development community, Māori, local and central government, and others on urban development projects of all sizes.

Kāinga Ora has been set-up to enable a more cohesive, joined-up approach to delivering the Government's priorities for housing and urban development in New Zealand. These priorities include addressing homelessness and making homes more affordable for New Zealanders.