

## **STRICTLY EMBARGOED: UNTIL 10:30PM, FRIDAY 14 JUNE 2024**

### **“Hard to fault” – Kāinga Ora – Homes and Communities Community and Affordable Housing Property Award goes to Riccarton Road Project in 2024 Property Industry Awards**

**Auckland, 14 June 2024:** A Riccarton Road public housing project has won the Kāinga Ora – Homes and Communities Community and Affordable Housing Property Award tonight. This was one of 11 Excellence and Best in Category awards handed out at the Property Council New Zealand Property Industry Awards, Aotearoa New Zealand’s most prestigious property awards programme.

The completed development – a visually stunning, high density FUD apartment complex – is the first of its kind for Kāinga Ora in Christchurch. The project was purpose-built to deliver public housing for older individuals or people with disabilities as there were few suitable solutions for these groups as the existing housing portfolio did not meet their modern living requirements. The project team consulted closely with stakeholders like Age Concern to ensure the design functioned well and would meaningfully meet the demand for older people requiring accessible homes.

Built on a site previously occupied by four earthquake damaged homes, the development comprises a three-level apartment containing 15 one-bedroom units and five one-and-half-bedroom units for residents who need carer or whānau support. Onsite amenities include a community room, communal laundry and parking.

“The calibre of this building has raised the bar for social housing. It resembles market quality and optimises structural design to increase operational efficiency,” said Andrew Evans, chief judge, Property Industry Awards. “Consortium Construction has delivered a project that was hard to fault.”

The judging panel remarked that the smarts applied to the total development process and the harmony and commitment of the team that worked on this project played a significant role in the overall success.

The needs of the end user were considered in every decision, evident in details throughout, including extra fire cell protection which allows residents to wait within the foyer on each level if they are not physically able to use stairs in an evacuation.

It is the first new building in New Zealand to be installed with the Allume SolShare system, which takes electricity generated by solar roof panels and shares it equally among each resident and is the first Kāinga Ora development to meet an 8 Homestar V4.1 rating. The SolShare system is predicted to reduce customer power bills by around \$350-\$400 a year. Kāinga Ora

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monitoring in February indicates 90%+ of electricity used by apartments during the day is being provided by the panels.

The notoriously variable climate of Christchurch poses difficulties when designing a thermally comfortable home - an important health consideration for older customers. Operational solutions include ducted heat pumps and mechanical ventilation. Thermal modelling by Cosgroves showed that even without cooling, the apartments do not exceed 25 degrees Celsius for more than 10% of occupied hours.

The building's modern residential design features street-facing balconies and a gable roof which reflects the vernacular of the area. Concrete panel construction and brick veneer cladding were selected for high durability, low maintenance and aesthetic appeal. Visually permeable 1.8m brick veneer fencing and landscaping provide an attractive streetscape as well as privacy for residents with road facing outdoor areas.

“This development has set a benchmark for social support housing. The comfort and quality it provides for residents is extremely meaningful,” said Leonie Freeman, Property Council New Zealand chief executive. “The Riccarton Road project exceeds suitability for purpose on almost every level and is an exemplary project for modern social housing.”

**ENDS**

## **Kāinga Ora – Homes and Communities Community and Affordable Housing Property Award**

### **Best in Category: Riccarton Road**

- Owner/developer: Kāinga Ora - Homes and Communities
- Construction: Consortium Construction
- Architect: Architectus
- Structural engineer: Ruamoko Solutions
- Service/mechanical engineer: Cosgroves
- Quantity surveyor: BQH
- Project manager: Kāinga Ora - Homes and Communities
- Civil engineer: Kirk Roberts Consulting
- ETC: WSP

### **Excellence:**

- Bader Ventura, Auckland
- Manaaki, Auckland
- Oxford Terrace, Lower Hutt
- Te Kī a Alasdair Apartments, Wellington

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- Te Mātāwai Greys Ave Auckland
- Willard Street Social Housing, Christchurch

**Merit:**

- 54 Parkhaven Drive, Auckland
- Aroha Auckland
- Harrison Street, Wellington
- Hutcheson Street units, Blenheim
- Papaioea Place Redevelopment for Social Housing, Palmerston North
- Puriri Park Road, Whangārei

**FOR MORE INFORMATION PLEASE CONTACT:**

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Please do **NOT** contact this person prior to the stated embargo (10:30pm on Friday 14 June 2024)

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**For media use:** images for each of the winning projects are available [here](#). Please credit the photographer where mentioned in the file name.

**ADDITIONAL INFORMATION FOR MEDIA**

**ABOUT THE AWARDS**

The prestigious Property Council New Zealand Property Industry Awards are presented to outstanding property projects, developments or substantive refurbishments across New Zealand.

The Awards are highly regarded for their focus on efficient use of capital. Projects are awarded for meeting a wide range of criteria to provide an outstanding return and/or delivery of service potential on investment of funds and maximum community benefit for public buildings.

## JUDGING CRITERIA

Each nominee is assessed against the following criteria:

- Economic and financial criteria 30%
- Project vision and innovation (includes degree of difficulty) 15%
- Design and construction 20%
- Owner and user satisfaction 15%
- Sustainability and efficiency of operation 20%

Visit the [Property Industry Awards website](#) for more information or to download the full list of nominees.

## ABOUT PROPERTY COUNCIL NEW ZEALAND

*Property Council is the leading advocate for Aotearoa New Zealand's largest industry – property.*

Property Council New Zealand is the one organisation that collectively champions property, bringing together members from all corners of the property eco system to advocate for reduced red tape that enables development.

Property is New Zealand's largest industry, making up 15% of economic activity. As a sector, we employ 9% of New Zealand's workforce and contribute over \$41.2 billion to GDP.

A not-for-profit organisation, the Property Council connects over 10,000 property professionals, championing the interests of 570 member companies.

Our membership is broad and includes some of the largest commercial and residential property owners and developers in New Zealand. The property industry comes together at our local, national and online events, which offer professional development, exceptional networking and access to industry-leading research.

**Our members shape the cities and spaces where New Zealanders live, work, play and shop.**

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