

# Kaikorai Valley

Considering the future of  
the property



**Kāinga Ora**  
Homes and Communities

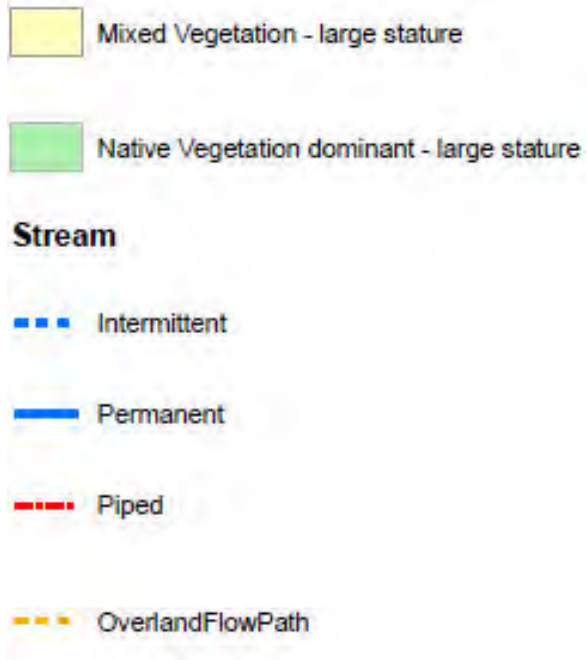


## Land - Risk Information as assessed by Tonkin & Taylor(2020)

Area	Risk Score /100	Main Hazards	Risk Score – Commentary
Geotechnical	75%	Ground retention, challenging ground conditions, public underground services & slope instability	<b>High Risk</b> – requires complex investigations & design solutions
Land Remediation	80%	Likelihood of lead, asbestos, diesel and pesticide contamination, location of LFO tank not confirmed	
Infrastructure	65%	Likelihood of flooding (1/100year), upgrade of services being required and constructability issues in underground services.	<b>Medium Risk</b> – requires specialist investigations & design solutions



## Elevated Area – Flood/Hydrology Risk





# Dunedin Urban Streams Flood Hazard



Released under the Official Information Act 1982



#### Summary

##### Yield:

- 18 x 2 Bedroom Apartments
- 10 x 2 Bedroom (Double Storey)
- 14 x 3 Bedroom (Double Storey)
- 2 x 4 Bedroom (Double Storey)

Total Units: 44

Total Carparks: 54

#### Legend

- 2 Bedroom (Double Storey)
- 2 Bedroom (Three Storey Walk-up)
- 3 Bedroom (Double Storey)
- 3 Bedroom (Walk-up)
- 4 Bedroom (Double Storey)
- Communal Open Space
- Desired pedestrian connections
- Property boundary



Scale @ A3 - 1:1000



# Indicative Site Layout Diagram



9(2)(j)

## Risks

### Keep the site

- Security - ASB break -ins, graffiti, arson etc.
- Security – Ongoing costs
- FY 24 and FY 25 targets are met, uncertainty around FY 26 targets for the region

### Sell the Site

- Value has decreased since purchase
  - Original Land: \$4,150,000
  - 11 Brockville Road \$451,000
  - Total Spent \$4,601,000

Current valuation:

9(2)(i)

- Reputational risk

**Placeholder title**

Staff name

Position title

staff.name@kaingaora.govt.nz



**Kāinga Ora**

Homes and Communities

Released under the Official Information Act 1982