

Hannah Davies

Development Advisory Lead
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About

Hannah is a Chartered Surveyor (MRICS) with experience delivering strategic development advisory across complex mixed-use projects in the United Kingdom. Her background includes advising on large-scale urban regeneration projects, public sector land strategies and mixed-use developments, supporting clients to understand development potential, optimise land value and progress projects from concept through to delivery.

She has experience across the full development lifecycle including masterplan optimisation, feasibility and financial analysis, land transactions, procurement processes and stakeholder coordination. More recently since joining Kāinga Maha, Hannah is supporting the management and delivery of sites in both consenting phases and construction.

Hannah works closely with multidisciplinary project teams and external consultants to assess development opportunities, analyse market demand and local need, and provide recommendations that balance commercial performance with wider placemaking and community objectives.

Qualifications / Professional Memberships:

Chartered Surveyor (MRICS)
Royal Institution of Chartered Surveyors — Oct 2018 – Present

MSc Real Estate
University of Reading, UK — Sep 2014 – Jul 2015 (Masters with Distinction)

BA (Hons) English Literature
Cardiff University, UK — Sep 2010 – Jul 2013 (First Class Honours)

Key Skills

- Project Visioning
- Housing Market Analysis
- Development Strategy & Structuring
- Technical DD & Consultant Oversight
- Feasibility & Business Case
- Design Coordination & Options Analysis
- Development & Project Oversight
- Governance Reporting & Risk

Key Clients

- Oxford City Council
- Barts Health NHS Trust
- Hackney Council
- Defence Infrastructure Organisation (UK Ministry of Defence)
- Home Capital Partners
- Te Aka Puahou
- Habitat for Humanity
- Earls Court Development Company
- Glasgow City Council

Key Experience

11 Te Atatu Road

Te Atatu is a 13-unit IRRS social housing project in Auckland that is being delivered by Home Foundation Group in partnership with The Salvation Army (TSA). Hannah joined Kāinga Maha as the project entered the construction phase so has been supporting on project delivery, including the appointment and coordination of sub-consultants, managing budget, financial forecasts, critical path programmes and risks. Hannah works closely with the contractor (Home Construction), supporting Kāinga Maha's Project Manager at PCGs and reports on a monthly basis to our capital partner (Home Capital Partners) to ensure alignment across the Home Group.



265, 275 & 277A-C Te Rapa Road, Hamiton

One of Hannah's key projects since joining Kāinga Maha as a Development Associate is to support on the delivery of high-quality community housing project being delivered by Kāinga Maha on behalf of Home Capital Partners (HCP) and in partnership with The Salvation Army. The scheme is proposed to deliver 53 new social housing homes comprising one- and two-bedroom walk-up apartments across 3 three-storey blocks. The project is currently in the Preliminary Design phase and Hannah works closely with the appointed design team to coordinate technical inputs and drive the project programme. She is also responsible for monitoring capital cost allowances and reporting to HCP on a monthly basis regarding budget, financial viability, programme and risks.

66 & 72 Hinemoa Street, Whakatane, Te Aka Puahou

As part of Kāinga Maha's advisory services, Hannah has been leading on this project with a Maori church group to explore redevelopment options for their land holding in Whakatane. The client has a vision to re-provide a new church integrated with new housing for their local whānau and community. Hannah managed Kāinga Maha's delivery of multiple integrated workstreams as part of an initial feasibility assessment, which included a site constraints review, concept design, financial modelling and viability testing, and funding and delivery advice. This high-level study demonstrated that there was a unique and commercially viable opportunity for redevelopment and equipped the client with the evidence base needed to progress to the next stage of feasibility assessment.