

New housing for 52 - 54 Hendon Avenue and 56 Stewart Road



MAY 2019



What's happening in Ōwairaka?

Auckland needs more homes for more people, more quickly. We are underway with a number of large scale developments across the city, and Ōwairaka is one of these.

The Ōwairaka Development will take around five years to complete and will replace around 200 state homes with around 200 - 300 new state homes and 500 - 600 market and more affordable homes including KiwiBuild.

The development will provide more homes for families, better amenity such as parks, improved infrastructure and walking and cycling connections.

What will be built on this site?

Housing New Zealand has purchased a property which will be redesigned and replaced with five new war, dry homes:

- Two 4-bedroom duplex style homes
- Two 5-bedroom duplex style homes
- One 7-bedroom duplex style home

By using this 559 m2 site more effectively than we did in the 1950s and 1960s Housing New Zealand is able to better meet demand for state housing.

The new homes will be designed and built to modern standards and will include double glazing, insulation and modern materials and fittings inside and out. There will be dedicated off-street parking spaces. All plans go through an urban design review process to ensure they meet a high standard of design quality.

What's happening to the existing houses?

The existing houses have been removed or demolished by an HLC-appointed demolition company who have also extracted the homes' recyclable materials where feasible.

What happens to existing tenants?

Housing New Zealand has a dedicated Tenancy Liaison Team that works closely with tenants who may have to move so that improvements or development can occur. Our Tenancy Liaison Officers help match tenants to suitable alternative housing and support them through their move.

QUESTIONS?

If you have any questions about these sites, please contact:

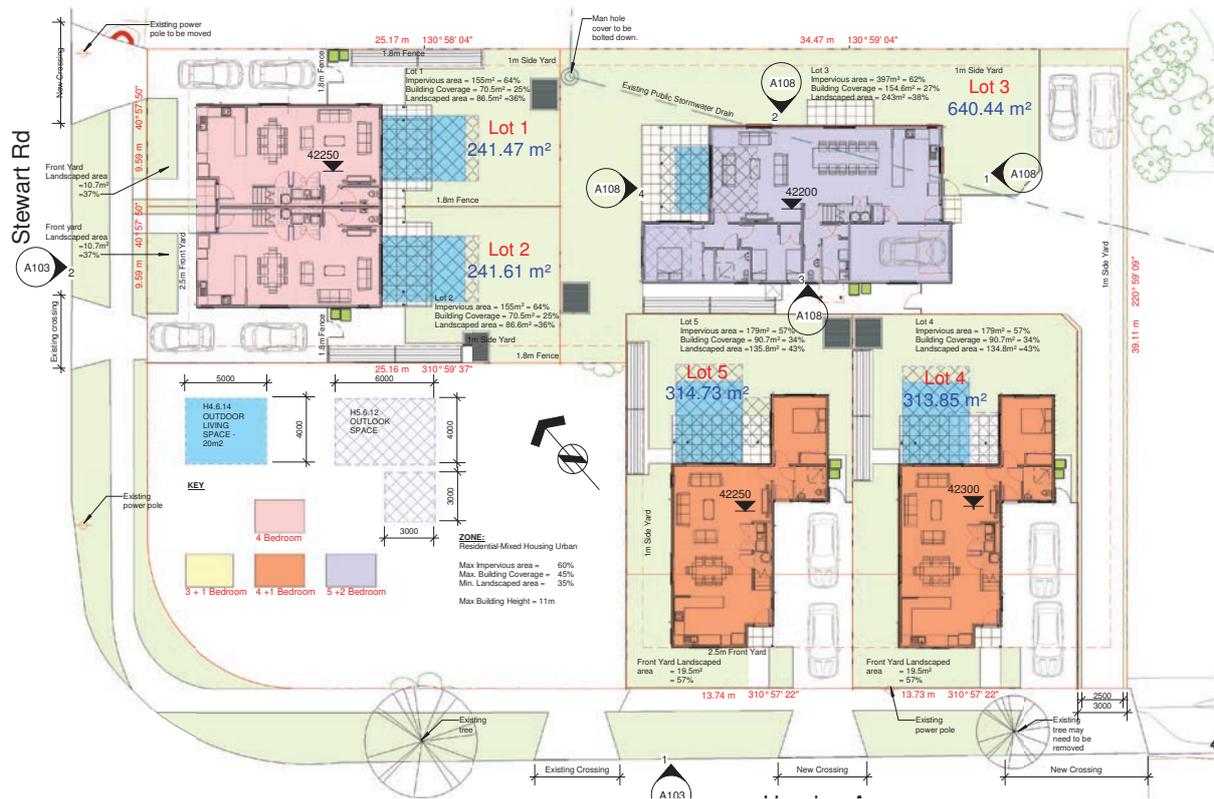
Kirsten Fryer – Stakeholder Relationship Manager, Housing New Zealand

021 195 5824, kirsten.fryer@hnzc.co.nz

Or for queries about the wider Ōwairaka Development, please contact:

Aileen Maniti - Development Manager, HLC
info@owairakadevelopment.co.nz





How will the site works be managed?

Auckland Council has lodged the resource consent application for this development. It was architecturally designed by TSE Architects. The homes will be built by Housing New Zealand in collaboration with a construction partner.

Housing New Zealand will aim to minimise any disruption to the neighbourhood caused by construction activity. All site works will be carried out in accordance with council requirements and overseen by master developer HLC. These include things like the hours when work can be carried out, where contractors can park their vehicles, and how noise and dust are controlled.

What happens once the homes are built?

Once the new homes are completed, we will match them to current tenants as part of the wider Auckland Housing Programme relocation process or to eligible people from the state housing register, who need a home of the type included in the development.

Expected Timeline

- 1 Winter 2019**
Building works expected to start
- 2 Mid 2020**
New homes expected to be completed