



Indicative only

NEW HOUSING FOR 39 - 41 STEWART ROAD

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 Auckland, and the Roskill Development is one of these.

The Roskill Development spans a number of neighbourhoods within wider Mt Roskill and will deliver 10,000+ new homes to the area. Ōwairaka is one of these neighbourhoods.

The Ōwairaka neighbourhood will see around 200 old state houses replaced with approximately 1,000 new warm, dry, healthy homes over the next five years. These new homes will be built for state house tenants, and individuals and families who are purchasing a home on the private market.

Who is responsible for the development?

As of 1 October, Housing New Zealand, HLC and KiwiBuild have come together to become Kāinga Ora - Homes and Communities. Kāinga Ora's Urban Development team (previously HLC) is responsible for the Roskill Development.

What will be built on this site?

Two older state homes that are past their best are being replaced with twelve new warm, dry homes:

- » Nine 2-bedroom homes
- » Three 3-bedrooms homes
- » Three-level 'walk-up' style apartments

By using this 1,392 m2 site more effectively than we did in the 1950s and 1960s Kāinga Ora 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 a Kāinga Ora-appointed demolition company who have also extracted the homes' recyclable materials where feasible.

What happens to existing tenants?

Kāinga Ora 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:

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Or for queries about the wider Ōwairaka Development, please email us at owairaka@roskilldevelopment.co.nz



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How will the site works be managed?

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

Kāinga Ora 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 Kāinga Ora's Urban Development team. 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

Late 2019 ————— Building works expected to start

Spring 2020 ————— New homes expected to be completed