

An update from Housing New Zealand new housing for 38-46 Coburg Street, Henderson

NOVEMBER 2017



Background

The Housing New Zealand site at 38-46 Coburg Street, Henderson accommodated four three-bedroom houses.

These homes, built in the 1970s, no longer matched demand, did not make the best use of our land, and were not designed to meet the needs of today's tenants.

So Housing New Zealand is redeveloping the site. We will be replacing the existing houses with modern, healthy, warm, dry homes that support contemporary living and complement the local environment.

What will be built?

Housing New Zealand is building sixteen new homes:

- Eleven two-bedroom properties
- Three three-bedroom properties, and
- Two four-bedroom properties

Building sixteen homes where there were only four makes the most of the 4,137 sqm site and will enable Housing New Zealand to better meet demand for social housing in the area.

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. The three and four-bedroom homes will have a garage and an off-street parking space while the two-bedroom homes will have a dedicated off-street parking space.

What's happening to the existing homes?

The existing houses will be removed and refurbished if this proves a viable option. Otherwise they will be demolished by a Housing New Zealand-appointed demolition company who will also extract 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 redevelopment can occur at a property. Our Tenancy Liaison Officers help match tenants to suitable alternative housing and support them through their move.

If you have any questions about this development, please contact:

Marion Humphrey –
Stakeholder Relationships Manager, Housing New Zealand
021 471 904
Marion.humphrey@hnzc.co.nz



How will the site works be managed?

Auckland Council has granted Housing New Zealand Resource Consent for this development, which has been architecturally designed by Context 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. 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 project is finished?

Once the new homes are completed, we will match them to eligible people from the social housing register who need a home of the type (two, three, four-bedroom) included in the development.

Expected timeline

- 1 October 2017
Work starting to demolish/remove existing homes
- 2 December 2017
Building works expected to start
- 3 February 2019
New homes complete

An update from Housing New Zealand new housing for 53-63 Coburg Street, Henderson

NOVEMBER 2017



Background

The Housing New Zealand site at 53-63 Coburg Street, Henderson accommodated six three-bedroom houses.

These homes, built in the 1950s, no longer matched demand, did not make the best use of our land, and were not designed to meet the needs of today's tenants.

So Housing New Zealand is redeveloping the site. We will be replacing the existing houses with modern, healthy, warm, dry homes that support contemporary living and complement the local environment.

What will be built?

Housing New Zealand is building seventeen new homes:

- Ten two-bedroom properties
- Four three-bedroom properties
- One four-bedroom properties
- One five-bedroom properties
- One six-bedroom properties, and

Building sixteen homes where there were only six makes the most of the 4,816 sqm site and will enable

Housing New Zealand to better meet demand for social housing in the area.

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. The three, four, five and six-bedroom homes will have a garage and an off-street parking space while the two-bedroom homes will have a dedicated off-street parking space.

What's happening to the existing homes?

The existing houses will be removed and refurbished if this proves a viable option. Otherwise they will be demolished by a Housing New Zealand-appointed demolition company who will also extract 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 redevelopment can occur at a property. Our Tenancy Liaison Officers help match tenants to suitable alternative housing and support them through their move.

If you have any questions about this development, please contact:

Marion Humphrey –
Stakeholder Relationships Manager, Housing New Zealand
021 471 904
Marion.humphrey@hnzc.co.nz



How will the site works be managed?

Auckland Council has granted Housing New Zealand Resource Consent for this development, which has been architecturally designed by Peddlethorp 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. 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 project is finished?

Once the new homes are completed, we will match them to eligible people from the social housing register who need a home of the type (two, three, four, five, six-bedroom) included in the development.

Expected timeline

- 1 Early 2017
Work starting to demolish/remove existing homes
- 2 October 2017
Building works expected to start
- 3 February 2019
New homes complete