

# An update from Housing New Zealand for 7-21 Malone Road, Mount Wellington

OCTOBER 2018



## Background

The Housing New Zealand site at 7-21 Malone Road, Mount Wellington accommodated six three-bedroom houses.

These homes, built in 1957, 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 45 new homes:

- 18 one-bedroom homes
- 18 two-bedroom homes
- 9 three-bedroom homes

Building forty-five homes where there were only six makes the most of the 2,242 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.

## Whats 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.



## 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 Babbage Architects. The homes will be built by Housing New Zealand in collaboration with our build partner Keola Ltd.

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 (one, two, three-bedroom) included in the development.

## Expected timeline

- 1 Early 2017**  
Work starting to demolish/remove existing homes
- 2 April 2018**  
Building works expected to start
- 3 Early 2020**  
New homes complete

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

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