An update from Housing New Zealand
new housing for
254-260 Panama Road, Mount Wellington

OCTOBER 2018
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If you have any questions about this development, please contact:

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Background
The Housing New Zealand site at 254-260 Panama Road, Mount Wellington accommodated four three-bedroom houses.
These homes, built in 1958, 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 13 new homes:
• Six two-bedroom properties,
• Two three-bedroom properties,
• Four four-bedroom properties, and
• One five-bedroom property
Building 13 homes where there were only four makes the most of the 3,007 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 were demolished by a Housing New Zealand-appointed demolition company who 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 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 Mode 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.

<table>
<thead>
<tr>
<th>Expected timeline</th>
<th>Description</th>
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<tbody>
<tr>
<td>1 October 2017</td>
<td>Work starting to demolish/remove existing homes</td>
</tr>
<tr>
<td>2 November/December 2018</td>
<td>Building works expected to start</td>
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<tr>
<td>3 May 2019</td>
<td>New homes complete</td>
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