

# An update from Mt Roskill Development

## New housing for 536-538 Richardson Road and 3 Playfair Road, Mt Roskill

SEPTEMBER 2018



INDICATIVE ONLY

### Background

The Housing New Zealand site at 536-538 Richardson Road and 3 Playfair Road accommodated three older houses.

These houses no longer match demand, do not make the best use of our land, and are 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?

On this site Housing New Zealand is planning to build 11 new homes:

- Two 2-bedroom duplex style homes
- Seven 3-bedroom duplex style homes
- Two 4-bedroom standalone homes

Building more homes makes the most of the 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. There will be dedicated off-street parking spaces.

### What's happening to the existing houses?

The existing houses have been demolished by a HLC-appointed demolition company who has 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.

### Questions?

If you have any further questions, please contact:

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## How will the site works be managed?

Auckland Council has approved the resource consent application for this development. It was architecturally designed by BDG. 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 current tenants as part of the wider Auckland Housing Programme relocation process or to eligible people from the social housing register, who need a home of the type included in the development.

## Expected timeline

- 1 Spring 2018**  
Building works expected to start
- 2 Mid 2019**  
New homes expected to be completed