



# New Housing 15-19 Grace Street, Ōrakei

OCTOBER 2019



## Background

**The Kāinga Ora site at 15-19 Grace Street, Ōrakei originally accommodated three houses.**

**Some of our older homes do not make the best use of our land and were not designed to meet the needs of today's tenants.**

**To this end, we will be developing new, modern, healthy, warm, dry homes that support contemporary living and the need for housing.**

**The new homes will be designed and built to modern standards which will include double glazing, insulation with modern materials and fittings inside and out.**

## What will be built?

Kāinga Ora is building 17 new homes.

These 17 homes are made up of

- 8 x three-bedroom units
- 9 x two-bedroom units &
- 1 x community room

This development will be a 3 storey walk up style building. Building 17 homes where there was only 3 makes the most of the 2463sqm site and will enable Kāinga Ora to better meet demand for public housing in the area.

## How will the site works be managed?

Kāinga Ora have lodged a Resource Consent application for this development, which has been architecturally designed. 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. 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 public housing register who need a home of the type included in the development.

## Expected timeline

**Late 2019** Resource consent lodged for this redevelopment

**Mid 2020** Construction expected to start

**Late 2021** New homes expected to be completed

## Questions?

If you have any further questions, please contact:

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