

14 DEC 2018



Thank you for your email of 27 November 2018 to Housing New Zealand, asking:

"Please could you provide me with: 1. a list of all Housing New Zealand owned properties in Northcote, Auckland. 2. Any reports on the 6 planned stages i.e. which properties will be impacted, what are the plans for each property, concepts and details. 3. Timeline for each stage of development, size and number of bedrooms and how many houses will be built. 4. Progress and project status reports on the various stages. 5. Prices of homes sold already and any reports on forecast of sale prices hoping to be achieved."

I have considered your request under the Official Information Act 1982 (the Act).

I understand that Robert Graham, Precinct Director, has spoken to you to clarify the information you are looking for. You agreed to a high level response to your questions. Responses to your questions are set out below.

1. A list of all Housing New Zealand owned properties in Northcote, Auckland.

There are a total of 342 existing Housing New Zealand owned homes in Northcote. Of these, 298 are earmarked for removal and 44 will be retained. We will not give you an actual list of properties due to privacy issues.

2. Any reports on the 6 planned stages i.e. which properties will be impacted, what are the plans for each property, concepts and details.

The 44 properties to be retained are those dwellings constructed in Tonar Street in the year 2000. All the remaining dwellings will be removed and replaced with new homes. Approximately one third of the new dwellings will be state rentals. A further one third will be affordable housing, with the remaining one third being sold on the open market. The underlying zoning allows for around 1,500 new dwellings to be constructed.

3. Timeline for each stage of development, size and number of bedrooms and how many houses will be built.

The project commenced in October 2016. We forecast that the last home will be delivered mid-2023. The size and number of bedrooms and how many houses will be built has been answered above in our response to question two. These will mainly be apartment style dwellings with some terraced and stand alone product available. A mix of one, two, and three bedroom homes will make up the majority of the dwellings with some four and five bedroom homes available.

4. Progress and project status reports on the various stages.

Stage 1 will deliver state homes only and all homes will be finished later in mid-2019. Stage 2 and Stage 3 are underway with civil and infrastructure works occurring on site at the moment. Builders will be commencing construction mid-2019 on these sites. The remaining stages have yet to be programmed fully but we expect new homes to be delivered mid-2023.

5. Prices of homes sold already and any reports on forecast of sale prices hoping to be achieved.

No new homes have been sold to date. Sales pricing will be determined through market feedback.

Please also find attached a copy of 'Everyday Northcote'.

I hope you find this helpful.

Yours sincerely

A handwritten signature in cursive script that reads "Rachel Kelly". The signature is written in black ink and is positioned below the typed name.

Rachel Kelly
Manager, Government Relations