



# New, warm, dry homes for Ōwairaka



**Ōwairaka  
Development**



# We're investing in Ōwairaka

Over the next eight years, HLC and Housing New Zealand will be replacing a number of state houses in Ōwairaka. The Ōwairaka Development will see many Housing New Zealand-owned sections across the suburb put to better use. Existing homes will be replaced with warm, dry, healthy homes as well as quality, more affordable houses for home ownership. HLC will also be working together with others to upgrade neighbourhood amenities such as parks and old infrastructure such as the stormwater network.



# Who is doing the work?

Like all good things, the Ōwairaka Development is a team effort. The key organisations involved are HLC and Housing New Zealand, together with council, transport agencies, education providers and the local community.

The Ōwairaka Development is led by HLC. We are responsible for the successful community at Hobsonville Point, a new township for 11,000 Aucklanders in Northwest Auckland. We are a Housing New Zealand-owned company governed by our own board of directors.

HLC looks after several projects around Auckland just like this one, including Northcote, Mt Roskill. Oranga and Mangere. HLC's goals go beyond getting houses built. The company's purpose is to create great places to live – both for today and for future generations.



Housing New Zealand is a crown agent that provides housing services for people in need. This includes finding new homes for tenants who need to move as well as managing the building of new state homes.

# More homes for Auckland

The Ōwairaka Development is part of the Auckland Housing Programme (AHP). The AHP is a joint initiative between Housing New Zealand and HLC to deliver small, medium and large-scale housing developments in Auckland over the next 10-15 years. The programme will help Auckland develop as a vibrant city by creating more quality homes more quickly. Housing New Zealand is the largest owner of residential land in Auckland. Much of this land can be better used to create more homes for Aucklanders.

The AHP began in June 2016. Over the next 10-15 years it will create:

**11,000**

new Housing New Zealand homes

**12,600**

new, more affordable and market homes

HLC masterplans and manages the large development projects. Roughly a third of the new homes will be new state houses and the other two thirds a mix of more affordable and market homes.

# Why has Ōwairaka been chosen for development?

Ōwairaka has been chosen for development because the area has strengths that make it suited to more housing. The suburb has great schools, parks, sportsgrounds and has good transport links making it easy for people to work in south and central Auckland.

## What has happened so far?

The HLC team meets regularly with Ōwairaka community leaders and advocates, mana whenua, local school principals and community organisations to learn about the community so we understand what makes it unique and where change is needed. If you have been to Range View Road, Hendon Avenue or Stewart Road, you will be aware of some changes happening. We have already removed some of the 1950s and 60s era housing that were past their best and Housing New Zealand are preparing to build new warm, dry homes for their tenants.



## Good planning and design makes great neighbourhoods

HLC is experienced at masterplanning. That means that attention is paid to urban design, including infrastructure (like roads and pipes) and amenity (such as parks). Combining the input of the community with the skills of urban designers and engineers ensures that, as well as adding more houses, we develop neighbourhoods in ways that are more functional and attractive.





# What about the tenants of the existing homes?

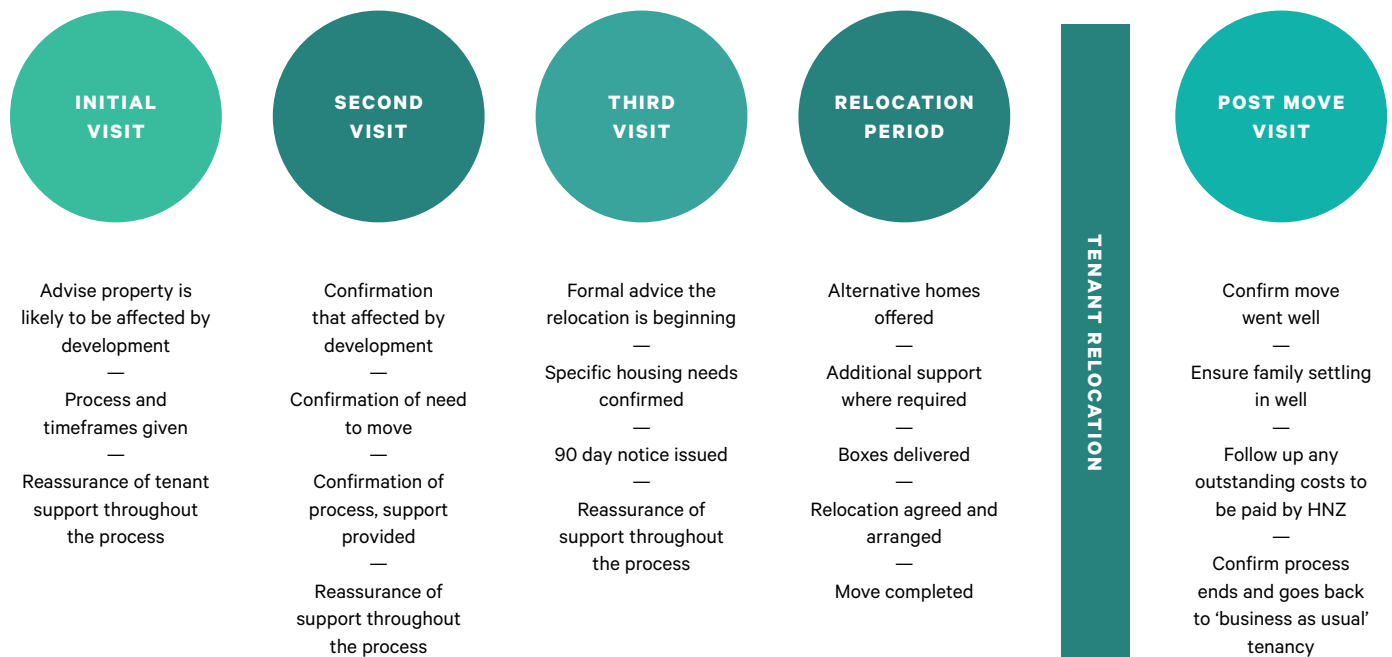
At the heart of everything we are doing are the people currently living in Ōwairaka. The development work will require a number of households to relocate so that older Housing New Zealand homes can be replaced with new, warm, dry, homes designed for modern life.

Housing New Zealand has a Tenancy Liaison Team that supports tenants. When tenants do need to relocate the team supports them every step of the way, including finding them a suitable alternative home which takes into account their housing and school needs and community networks. Housing New Zealand also arranges the relocation and covers all reasonable costs related to the move.



If you have not had a sit down meeting with a Tenancy Liaison Officer and been advised that we are beginning site investigation then you are not currently affected by a site we are working on.

## The HNZ Relocation Process



Ongoing support for tenants from the Tenancy Liaison Team as required

Ongoing contact with tenants to advise progress and to enable site access as required

## Legend.

Existing Pedestrian Link

Stage 1a

Stage 1b

Stage 2a

Stage 2b

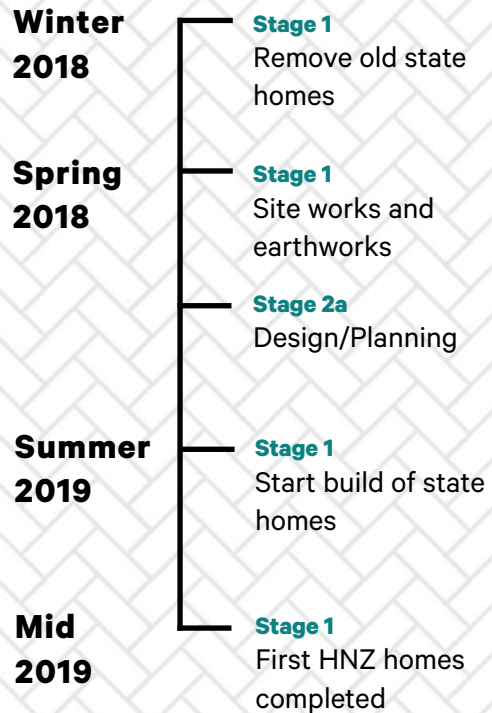


Murray Halberg Park





## ESTIMATED DEVELOPMENT TIMELINE



We expect the development to take around five years to complete.

\*Periods are indicative only

### Stage 1

This first stage includes 73 new 1 to 5 bedroom state homes. All will be warm, dry, healthy and designed for the way we live now. New homes will offer higher energy and water efficiency to make them cheaper to run.

### Stage 2

Removal of 54 older state homes and replace with around 70-100 new state homes and around 100-150 homes for the market including more affordable homes and KiwiBuild.

These are the first stages of the development that will eventually see around 190 state homes removed and replaced by 200 to 300 new state homes for Housing New Zealand. A further 500-600 new homes will be sold to the market.

# Community Open Days

HLC and Housing New Zealand will hold regular Open Days where we invite the community to come and learn more about the changes coming to their neighbourhood in a relaxed, fun and family-oriented way. Open Days are held so we can check in with the community and find out what is important to you with regards to the development. It gives us an opportunity to hear your ideas and wishes for your neighbourhood and gather your feedback on the plans to date. We will continue to hold these open days regularly throughout the lifetime of the project, as well as keeping you up to date with progress via the Ōwairaka Development website ([owairakadevelopment.co.nz](http://owairakadevelopment.co.nz)).



## Ōwairaka Information Cube

Coming  
Summer 2018

Address: 118-116 Hendon Ave

## Want to learn more?

You can keep up to date with what's happening in Ōwairaka by keeping an eye on the website. You can sign up there to receive email updates. [owairakadevelopment.co.nz](http://owairakadevelopment.co.nz)

## Need to contact us?

For state housing related enquiries:

  
**Housing New Zealand**  
Housing New Zealand Corporation

Phone our Customer Service Centre  
on 0800 801 601

For project management related enquiries:

**HLC**

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Phone us at 09 261 5054