

New housing coming to Jebson Place

JUNE 2017



Housing New Zealand can now confirm the upcoming redevelopment of the Jebson Place site, which includes the area bordered by Old Farm Road, Cassidy Street and Dey Street.

Housing New Zealand will build and retain at least 26 new homes, and intends to sell the remainder of the site to Waikato-Tainui, so it can provide home ownership opportunities to tribal members and the open market.

All the new homes will be attractive and modern, and the mix of social and private housing will help create a healthy and vibrant community.

What are the plans for the site?

Resource consent has been granted to deliver up to 71 housing lots at the site. To enable this, the Jebson Place cul-de-sac will be closed and a new road will be established between Cassidy Street and Dey Street. A number of shared open spaces will also be created for the community to enjoy.

A site plan has been prepared that provides an indication of how the development will take shape. The plan provides for 12 one-bedroom and 18 two-bedroom homes along Dey Street, which would likely be converted to a one-way street to provide angle parking.

The one-bedroom homes will be spread across 6 two-storey buildings, with all ground floor units designed to

be aged friendly/accessible. The two-bedroom homes will each have two storeys, with the homes laid out in a terrace configuration.

The new road between Cassidy and Dey Streets can provide street frontages for 14 semi-detached three-bedroom homes, 8 semi-detached four bedroom homes, and a standalone four-bedroom home. All these homes would have internal garages. There is also capacity to establish a further 18 lots with frontages along Old Farm Road and Cassidy Street.

What will the new homes look like?

The images on this fact sheet give an idea of what some of the new homes will look like. All the homes will be attractive, easy to maintain, fully carpeted and insulated, and filled with light. The homes will be located on landscaped sections with private outdoor living spaces.

A lot of careful thought has been put into the design to ensure the new homes are attractive and a good fit with the neighbourhood. In addition, the 18 vacant lots with frontages along Old Farm Road and Cassidy Street have been designed to have the same section width as the existing homes on the opposite side of the road. This will help the new homes built on these lots to blend into the neighbourhood.



What are Housing New Zealand and Waikato-Tainui's respective roles?

While the Jebson Place site is entirely owned by Housing New Zealand, Waikato-Tainui has a Right of First Refusal over the site as part of its Treaty settlement with the Crown. Housing New Zealand and Waikato-Tainui are working toward finalising a Development Agreement which would see both entities working to develop the site in partnership.

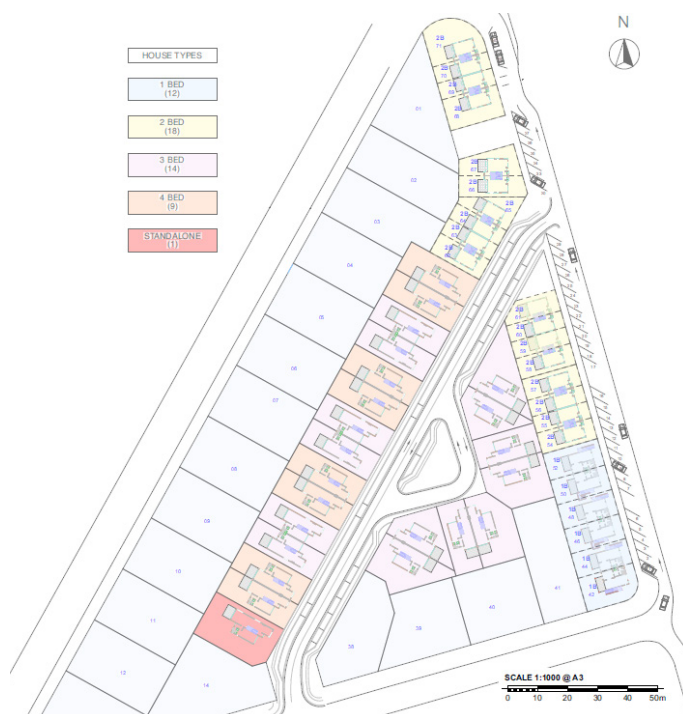
Housing New Zealand intends to build and retain at least 26 of the one- and two-bedroom homes. These are the exactly the kind of homes needed to respond to Hamilton's social housing demand, which is mostly from smaller families and adults without children.

Waikato-Tainui's intention is to acquire the remainder of the site and carry out subdivision works before building affordable housing for tribal members and selling some of the subdivided lots on the open market.

When will the new homes be built?

All Jebson Place tenants have now been relocated to more suitable Housing New Zealand homes, and the last remaining buildings on the site are on track to be demolished by the end of June 2017.

Infrastructure and site works for the new homes are expected to commence later this year, and the first homes could be completed by early 2019. However, please note that building partners have not yet been selected and all redevelopment timeframes are potentially subject to change.



If you have any questions about the redevelopment, please contact:

Renee Martin, Stakeholder Relationship Manager, Housing New Zealand, on (04) 439 3078, on Freephone 0800 801 601 (please ask to be transferred) or at Renee.Martin@hnzc.co.nz