

## The making of Torea Place

[Music playing while graphic and text comes on screen.]

[Text Housing New Zealand logo 'The making of Torea Place, Waterview Auckland']

[Video showing fast forward of 3 houses being demolished]

Lady voice over: In May 2015 Housing New Zealand began transforming an almost 3,500 square metre site in Auckland's Waterview. Three old 1940s state house duplexes were removed to make way for 17 warm, dry, modern new homes. Construction started at the end of 2015.

Housing New Zealand is Auckland's largest residential land holder and this Waterview redevelopment is typical of the work Housing New Zealand is doing across Auckland to provide more housing, modernise its stock and make more efficient use of its land.

By July 2019 Housing New Zealand aims to build or acquire more than 3,900 social homes. It is also aiming to contribute 800 affordable or market homes either by building new houses or releasing land to the markets so others can build on it.

The homes at this Waterview site 10kms from Auckland CBD are a mixture of two, three and four bedroom houses and feature a garage for the larger homes and parking pads for the smaller homes.

The houses have all been architecturally designed by Monk Mackenzie and built to modern standards by G.J. Gardener Homes.

All Housing New Zealand redevelopment sites are fully landscaped at this site Housing New Zealand also engaged Social Enterprise Tat Upcycle to create planter boxes out of recycled wooden palettes. Then in partnership with the Diabetes Projects Trusts Garden for Health Programme a planting workshop was held for tenants with tips on planting and caring for vegetables.

The new homes feature double glazing, insulation, thermal quality curtains and carpet and are positioned to make the most of the sun. All factors that make them more comfortable and economical places to live. In fact the New Zealand Green Building Council has awarded the redevelopment a 6 home star design rating an indication of the health, efficiency and sustainability of a home. Most new homes built to Building Code achieve a 3-4 home star rating and most existing New Zealand homes only achieve a 2-3. So it wasn't surprising that neighbours and other local stakeholders were impressed when they took a sneak peek at a community open home event before the houses were complete.

Neerja Diack, local Waterview resident: Initially I thought that it was going to be a whole bunch of houses crammed together however as I walked down the driveway I saw space, I saw houses that were actually a lot bigger than I initially thought they would be, and then once inside the houses I saw the size of it.

Daniel Diack, local Waterview resident - I thought they did a great job of showing us what they were going to build so we had this idea that was double glazed, sturdy cladding, well constructed and architected. So you got this sense it was gonna be well planned and well made up and when you got here it is that. And that's a really nice thing it meets expectations of what they said and I love some of the personal touches like the planter box, the trees and it does feel like a community environment so I think there's a good chance for success.

Woman voice over: Then in November 2016 tenants began moving in. Among them 27 year old Teorungi Corbett and her son Caden

Teorungi Corbett: I find living in this new house enjoyable. Its open planned which fits me and Caden. He loves having a big room. I don't have to worry about him going out the front and getting hurt. It's really safe, there's not

people that go speeding down the street. When I first saw the house out on the road I really loved it, the whole look of it is more modern and not kind of ashamed to show your family the house that you're in and it doesn't stick out to everyone else that it's Housing New Zealand. I like that we have the garden bed where we grow all our plants and stuff. Yeah it's just the right size. The fact that there's so many houses where 3 houses use to be doesn't make it feel squashed. You still feel you've got your own space, for 17 houses it doesn't feel like 17 houses there. It is awesome, we're so happy here I couldn't have asked for something better and I just feel like I've been blessed really. Saw the house that I wanted and got it and I loved it the first moment I came and I don't want to leave.

[Screen changes to blue with the Housing New Zealand logo on it and website address [www.hnzc.co.nz](http://www.hnzc.co.nz)]