

New housing coming to Palmerston North

AUGUST, 2018



An example of a new Housing New Zealand home.

Housing New Zealand is at the initial planning stages of building more quality, warm and dry homes for people in need. This is part of our regional housing programme, which is focused on building more homes across the country to help ensure families and people in need have a place to call home.

Many of our existing homes are built on large sections so we are exploring opportunities to better utilise our land which will help us meet the increasing demand for homes in your area.

What we're building

We're looking to build modern, well designed homes which will range in size to accommodate families and individuals. Any proposed building will be within the Council's district plan requirements and will take into consideration boundary lines and the orientation of the building to maximise sunlight. Where we are building homes on properties that are currently tenanted, we will ensure that there is adequate space between the properties.

In order to build more state houses, we need to better utilise our landholdings. If we decide to redevelop sites where we have existing houses, we will work closely with tenants to relocate them

to other homes in the area. A redevelopment will involve removing the existing house to build more modern warm and dry homes for people and families in need.

Locations

As part of this initial planning, Housing New Zealand has identified sites for development near where you live. We'll keep you informed and updated as this development progresses. Please note that we are still at the initial stages of planning for building more houses, which means that we may find some sites that are unsuitable for new housing and may not proceed.

What will the new homes look like?

The image on this factsheet gives an idea of what some of the new homes will look like. Most of the houses being constructed are one or two-bedroom, with some three and four-bedroom homes. A lot of careful thought has been put into the design to ensure the new homes are modern, attractive and easy to maintain. They will be carpeted, insulated and have double glazed windows with thermal curtains. The homes will be located on landscaped sections with private outdoor living areas including parking.



Who will live in the new homes?

Housing New Zealand will match homes to individuals and families on the Ministry of Social Development's Housing Register with the highest priority for a home of that size and in that location. The size of the homes means they'll be suitable for individuals, couples and small families, and larger families in the larger homes.

Supporting tenants

We always help our new tenants settle in to their new home and community. A key focus of ours is to ensure that tenants understand their responsibilities and that includes being good neighbours and connecting with their communities. Housing New Zealand is also looking at new ways of how we support tenants and help them connect to support services when and if they need it.

When will the new homes be built?

The regional housing programme is a four-year programme. We expect to start delivering new homes over the coming years.

We are still working through our plans and our development timeframes are subject to change.

Keeping disruptions to a minimum

Once we start building, we will ensure that site and traffic management plans are in place for these developments. These provide rules and health and safety guidelines for what happens during construction. The plans will cover the hours during which work can be carried out, where contractors can park their vehicles and the control of dust and noise.

Keeping you informed

As neighbours we want to ensure you're kept informed about Housing New Zealand's plans. We'll provide updates on key aspects of the development once we have more detailed information to share with you. This is your community and we want to ensure we minimise potential disruption for the area, as we develop the sites.

For some examples of how we engage with communities and our tenants and our build programme visit our website at www.hnzc.co.nz

Shared boundary fencing

During these developments we may need to consider options for building a new fence with neighbouring properties. If this applies to you and you'd like to know more visit:

hnzc.co.nz/fences

We welcome questions that you might have about the development:

Jo Burleigh, Stakeholder Relationship Manager on 021 541 624 or email jo.burleigh@hnzc.co.nz

Freephone 0800 801 601 (please ask to be transferred)

Building lives and communities by housing New Zealanders.
He pukenga wai, he nōhanga tāngata, he nōhanga tāngata, he putanga kōrero.