

# Building to begin in Palmerston North

SEPTEMBER, 2018



An example of a new Housing New Zealand redevelopment.

**We're building new homes in Palmerston North to help meet the need for housing in the area. These modern, warm and dry homes will be fully insulated, with carpets, thermal curtains and double glazing.**

## When will building start?

We will begin working across multiple sites near where you live soon. This will, in some cases, involve removing the existing Housing New Zealand house in order to provide more modern housing in your area. This is expected to take place from mid-September onwards.

We will ensure all health and safety guidelines are followed at the sites.

Please note, at times there will be trucks and diggers on site and this will create some noise and dust. The contractors will be doing all that they can to limit this and will clean up the area once the work is done.

Once this demolition work is carried out and once we have gained consent for the development, which should be in November, we will then begin site works. This will initially involve installing temporary fencing for security and we will then begin on early civil works.

Construction of the new homes will begin from December and we are aiming to finish building by mid-next year in Palmerston North. Please note that public access is not permitted on these sites once construction begins.



An existing Housing New Zealand home before redevelopment.

We are mindful of the impact that this development will have on your community and will ensure that any disruptions from construction works such as noise and dust will be kept to a minimum.

Health and safety is important to us and we will ensure that our contractors adhere to all of our health and safety processes and procedures.

Building activity generally will take place between 7:30am and 6:00pm Monday to Friday and 8:00am to 5:00pm on Saturdays. No work will be carried out on Sundays.



An example of redevelopment before



An example of redevelopment after

## Landscaping and fencing

Each home will be landscaped with shrubs and an easy-to-maintain, private section. We will also be looking to provide fencing for these sites on a case by case basis. Housing New Zealand's project managers will be in touch about this aspect of the build.

## 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.

## Keeping you informed

As neighbours we want to ensure you're kept informed about Housing New Zealand's plans. 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](http://www.hnzc.co.nz)

## 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](mailto:jo.burleigh@hnzc.co.nz)

Freephone 0800 801 601 (please ask to be transferred)

## If you rent your property please pass this information on to your landlord.

### We are looking to develop new housing on the following streets.

Vogel St	6 new homes
Wharenui Terrace	3 new homes
Clyde Cres	16 new homes
Manchester St	3 new homes
Tyne St	7 new homes
Rangiora Ave	3 new homes
Seddon St	3 new homes
Humber St	3 new homes
Ihle St	6 new homes
Moheke Ave	3 new homes
Weston Ave	3 new homes
Corner of Thames St and Tyne St	7 new homes

## Building lives and communities by housing New Zealanders.

He pukenga wai, he nōhanga tāngata, he nōhanga tāngata, he putanga kōrero.