Wellington City Redevelopment Projects
Housing New Zealand is investing $48.5 million to build 145 new social housing units across five sites in Wellington City.

This is a significant building programme that will drive a transformation of Housing New Zealand’s Wellington housing stock, helping create a portfolio of modern and fit-for-purpose homes that social housing tenants will enjoy for decades to come.

All the new homes will be one-bedroom units. These are the exactly the kind of homes needed to respond to Wellington’s demand for social housing, which is mostly from single people and couples without children.

Housing New Zealand is committed to providing high quality housing for its tenants. All the new homes will be fully insulated, energy efficient, positioned to maximise exposure to sunlight, have modern kitchens and bathrooms, and provide both private and communal spaces for tenants to enjoy.

Construction work has already started on some of the new units. Activity will ramp up over coming months, and the first new homes are expected to be ready by June 2018.
Hanson Street

Construction work has already started at 28 Hanson Street, Mount Cook, where 20 one-bedroom units are being built in a multi-storey building with two wings.

The new homes at Hanson Street have been designed specifically for people with disabilities. Hanson Street is an ideal location for these homes, because it’s very close to the hospital, social service agencies, shopping areas and public transport routes.

Each home will have its own balcony and private space, and there will be an extended open area at the rear of the complex for all tenants to enjoy.

20
ONE-BEDROOM UNITS FOR PEOPLE WITH DISABILITIES

ARCHITECT: HERRIOT+MELHUIS ARCHITECTURE LTD

CONSTRUCTION START: JULY 2017
EXPECTED COMPLETION: JULY 2018
Construction work will commence in mid-July 2017 at 135 Britomart Street in Berhampore, where 34 one-bedroom units are being built across 3 two- and three-storey buildings.

The new homes at Britomart Street will help meet social housing demand for smaller apartment-style homes in Central Wellington.

The complex focuses around a shared communal space, while maintaining privacy for tenants and neighbours. The apartments have also been designed to maximise exposure to the sun, and each has its own outdoor area.

**Britomart Street**

![Image of Britomart Street project]

The complex focuses around a shared communal space, while maintaining privacy for tenants and neighbours. The apartments have also been designed to maximise exposure to the sun, and each has its own outdoor area.

- **34 ONE-BEDROOM UNITS**
- **CONSTRUCTION START:** JULY 2017
- **EXPECTED COMPLETION:** JUNE 2018
- **ARCHITECT:** STUDIO OF PACIFIC ARCHITECTURE LTD
Owen Street

Construction work is due to commence in August 2017 at 175 Owen Street in Newtown, where 36 one-bedroom units are being built across 4 two-storey blocks.

Owen Street is perhaps the most challenging of Housing New Zealand’s developments in Wellington City, as it’s located on a very steep site.

Through the use of good urban design such as the innovative use of screening and orientating the units to maximise exposure to the sun, the development will create a truly liveable, energy efficient complex that blends into the surrounding neighbourhood.

The design provides a mix of private and open spaces for tenants to enjoy. There will also be nine off-street parking places to accommodate tenants and visitors with vehicles.

36 ONE-BEDROOM UNITS

ARCHITECT: JERRAM TOCKER BARRON ARCHITECTS LTD

CONSTRUCTION START: AUGUST 2017

EXPECTED COMPLETION: OCTOBER 2018
Phillip and Frankmoore

Construction work will commence in December 2017 on the corner of Phillip Street and Frankmoore Avenue in Johnsonville, where Housing New Zealand is building 21 one-bedroom units across 3 two-storey blocks.

Phillip and Frankmoore is an ideal site to provide social housing mainly for elderly or mature people with no children, because it is within close walking distance to most amenities and public transport links.

A lot of care has been taken to ensure the homes will be a good match with the neighbourhood. The landscaping will create usable outdoor spaces while ensuring privacy for tenants and neighbours through good urban design, and there will also be off-street parking spaces.

21

ONE-BEDROOM UNITS MAINLY FOR THE ELDERLY

CONSTRUCTION START: DECEMBER 2017
EXPECTED COMPLETION: SEPTEMBER 2018

ARCHITECT:
JERRAM TOCKER BARRON ARCHITECTS LTD
Housing New Zealand’s Board has given the go-ahead for a redevelopment of the McLean Flats on The Terrace in Central Wellington, which will provide a total of 34 homes at the site.

The McLean Flats project will see the existing building refurbished, an additional storey added to the building, an annex constructed alongside the building, and a further standalone building constructed on the site.

Situated in Wellington’s Central Business District, the flats are ideally located for people with high and complex needs who need social housing within easy walking distance of social support services and other amenities.

The existing flats will be seismically strengthened bring them up to current building standards. They’ll also be fully refurbished including full insulation, new kitchens and bathrooms, and a range of other improvements to bring them up to modern standards for tenants.

**McLean Flats**

**Situated in Wellington’s Central Business District, the flats are ideally located for people with high and complex needs who need social housing within easy walking distance of social support services and other amenities.**

**34 ONE-BEDROOM UNITS**

**CONSTRUCTION START:** TBC

**EXPECTED COMPLETION:** TBC

**ARCHITECT:** ATHFIELD ARCHITECTS LIMITED
Housing New Zealand is the country’s largest social housing provider, with around 180,000 people living in our homes. As a social landlord, we are dedicated to providing our tenants with quality housing and helping them access the support they need to sustain their tenancies.
For further information please contact media@hnzc.co.nz