

Q&As – Wellington social housing developments

How much will each project cost, and when will the homes be completed?

Project	Budget	Units	Expected start	Expected completion
Hanson St	\$9.2 m	20 one-bed	Jul 2017	Jul 2018
Britomart St	\$9.7 m	34 one-bed	Jul 2017	Jun 2018
Owen St	Commercially sensitive*	36 one-bed	Aug 2017	Oct 2018
Phillip/Frankmoore	\$5.6 m	21 one-bed	Dec 2017	Sep 2018
McLean Flats	Commercially sensitive*	34 one-bed	TBC	TBC
Total	\$48.5 m	145 one-bed		

* Owen Street and McLean Flats are waiting for building contracts to be signed so are commercially sensitive at this stage.

More information on the five developments

Hanson Street (Mt Cook)

Work has already started at 28 Hanson Street, Mount Cook, where 20 one-bedroom units are being built across 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.

Housing New Zealand expects to finish the Hanson Street project by around July 2018.

Britomart Street (Berhampore)

Construction work will commence shortly 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.

Housing New Zealand expects to complete the Britomart Street project in June 2018.

Phillip and Frankmoore (Johnsonville)

Construction work will commence in December 2017 on the corner of Phillip Street and Frankmoore Avenue in Johnsonville, where 21 one-bedroom units are being built 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 11 off-street parking spaces.

Housing New Zealand expects to complete the Phillip and Frankmoore project in September 2018.

Owen Street (Newtown)

Construction work will 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.

Housing New Zealand expects to complete the Owen Street project in October 2018.

McLean Flats (Wellington Central)

Housing New Zealand's Board has given the go-ahead for a refurbishment of the McLean Flats on The Terrace in Central Wellington, together with the construction of a number of new units at the site, giving a total of 34 homes.

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 in an ideal location 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 will 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.

Housing New Zealand expects to finalise delivery timeframes for the McLean Flats project before the end of 2017.

Why isn't there a confirmed timeframe for the McLean Flats project?

Housing New Zealand's Board has given the go-ahead to the redevelopment of the McLean Flats site and Resource Consent has been granted.

Housing New Zealand's redevelopment approach toward the McLean Flats will depend on the outcome of an Environment Court decision on the neighbouring Gordon Wilson Flats, which building owner Victoria University of Wellington intends to demolish.

Housing New Zealand will confirm its redevelopment approach and timeframes for the McLean Flats once a final decision is made on whether the Gordon Wilson Flats will be demolished.

Does Housing New Zealand have the necessary approvals to carry out these projects?

Yes, all five redevelopment projects have a Resource Consent in place and approval from Housing New Zealand's Board.

Why were the previous buildings demolished?

The buildings previously on each site were no longer fit-for-purpose and, with the exception of the McLean Flats, would have been uneconomic to bring up to modern standards.

The McLean Flats redevelopment will include refurbishing and seismically strengthening the existing building on the site.

What will the completed complexes look like?

You can find images of what the completed complexes will look like by visiting Housing New Zealand's [website](#).

Who will live in the new units once they've been completed?

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

How many social houses are there in Wellington?

Housing New Zealand has 1811 social housing properties in Wellington City.