



Transitional housing development Luke Street, Otahuhu

Construction will soon begin on 51 new transitional homes on the vacant site at 32–44 Luke Street, Otahuhu.

The homes are being built to help meet the need for more emergency and temporary accommodation for people in need in Auckland.

What will the homes look like?

Fifty-one new homes will be built – 27 two-bedroom, seven three-bedroom and 17 four-bedroom homes. Even though they are described as transitional housing, they will be warm and dry and as good quality as any permanent home. We have included an artist's impression in this factsheet to show what they will look like.

Attractive landscaping will surround the new homes making the environment safe and pleasant to live in. There will be plenty of green space and space for car parking.

Who will build and manage the houses?

Housing New Zealand will build the houses. Housing New Zealand has significant experience in delivering new, modern and good quality homes.

The Ministry of Social Development will appoint an emergency housing provider to manage the properties and support the tenants. An on-site manager will be

employed to provide services to tenants and keep things running smoothly.

When will they be built?

Construction begins in October and we expect the new homes to be completed by early 2017 – all ready for families to move into in the new year.

Who will live in them?

The people who will live in the homes are likely to mainly be families with children, in need of urgent accommodation.

We expect that at any one time, up to 250 people could be living in these homes.

How long will the families live in the homes?

We expect that people will stay in the homes for between 12 and 24 weeks while more sustainable accommodation is found for them.

Why is this land being used?

The land is owned by the Ministry of Education. Because it is currently vacant, it makes sense to use it to help create more housing while there is an urgent need. The transitional homes built on the site will be built in a way that allows them be removed once they're no longer required. The Ministry of Education is retaining ownership of the land for future education purposes.

The site is perfectly suited to this development. It is unoccupied, has

infrastructure and services in place, and is close to schools, transport networks and retail facilities.

Are any other new homes being built?

The Luke Street project is just one initiative aimed at helping increase the amount of emergency and short-term accommodation in Auckland and other parts of the country.

What else is the Government doing to help find homes for people in need?

The Government has a comprehensive plan to meet the housing needs of vulnerable New Zealanders and has invested \$33m to fund 3,000 emergency housing places a year. It's also introduced a new Emergency Housing Special Needs Grant to help people with emergency housing.

More work is underway across Auckland and New Zealand to increase the number of emergency and transitional housing places.

How will the construction process be managed?

Because the site is bare land and on the other side of the road from existing residential homes, we expect that there won't be significant disruption during the construction phase.

Housing New Zealand will continue to keep local residents informed as building progresses, and will be available to answer any questions or deal with any concerns that come up during the construction phase.

How long will these houses remain on this site?

They will remain there for at least seven years. Housing New Zealand will then move the homes to a permanent site for future families in need.

For more information go to:

www.socialhousing.govt.nz