

# New Housing coming for Waipuna Road and Rowlands Avenue, Mt Wellington



View from northwest along west façade of building 1

**An update from Kainga Ora  
– Homes and Communities  
for 1-57/8 Rowlands Ave and  
22-28 Waipuna Road.**

## Background

The Kāinga Ora sites at 1-57/8 Rowlands Ave and 22-28 Waipuna Road have 51 one-bedroom and 6 two-bedroom dwellings. They will be demolished to provide for more modern, healthy, warm and dry homes that support contemporary living, make better use of our land, are designed to meet the needs of today's tenants.

## What we are planning?

Kāinga Ora is planning to build 180 new units: 71 one-bedroom, 84 two-bedroom and 25 three-bedroom, across four apartment buildings of three, six and seven storeys in height.

Building 180 homes, where only 57 previously existed, makes the most of the 1.4135ha site and will enable Kāinga Ora to better meet demand for social housing in the area. The complex will be designed and built to modern standards, and will include double glazing, insulation, and modern materials and fittings inside and out, with dedicated bicycle and car parks.



[www.kaingaora.govt.nz](http://www.kaingaora.govt.nz)

## Questions?

If you have any questions about this development, please contact the Kāinga Ora Central and East Auckland team at

[centraleastaki.region@kaingaora.govt.nz](mailto:centraleastaki.region@kaingaora.govt.nz)

## How will the site be designed?

Kāinga Ora has lodged resource consent for this development, which has been architecturally designed by Peddlethorp. The complex will be built by Kāinga Ora in collaboration with a construction partner.

Our aim is to build homes which have sustainable outcomes, and exceed New Zealand building standard requirements. The design will have input from all four partners, as well as specialist architecture, urban design, landscape, as well as development and construction experts.

## Expected timeline

Demolition work expected to start	Mid 2023
Building works expected to start	Late 2024
New homes expected to be completed	Mid 2027



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New Zealand Government

 **Kāinga Ora**  
Homes and Communities