

# Hanson St Houses

13-17 Hanson St., Mount Cook, Wellington

Quantity Surveyor: Nitin Patel  
Site Manager: Dion Rivers

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**\$700K**

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**Commenced  
June 2024**

**Completed  
November 2024**

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The houses at 13 – 17 Hanson St, Mt Cook were built over 80 years ago, and were in a severely dilapidated state. Aoraki worked closely with the client to determine a scheme that would be financially feasible in the current market and bring the 3 houses back to life. This involved extensive renovations/alterations to modernise the houses and bring them up to healthy homes standards so that they could be tenanted.

Aoraki worked closely with the developer to understand what their intentions were, what they wanted to create, and how Aoraki could achieve this for them. This included preparing a full scope of works, providing robust cost estimates and programme timelines that worked for the client. Aoraki assisted with design options as well as advising on buildability options to produce the best balance between cost, programme, and finished article.

Upon completion, the houses had had the following work completed:

- all new insulation, including underfloor, walls, and ceilings
- entirely new electrical and plumbing services were installed
- new kitchens and bathrooms installed
- roofs were reclad
- exterior cladding assessed and replaced where required then fully prepared and painted
- new decks were built along with fences to help delineate each dwelling
- a new asphalted carpark was created to allow parking to each house
- landscaping was completed to finish off the outdoor areas

