



# Mangere Development

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## Mangere Development Information Evening

Question and answers

**1. What proportion of the new homes will be KiwiBuild, state and market?**

James: In Mangere West we have around 960 houses to be redeveloped. We will replace the state homes plus build about 50% more. That means 40% of the new homes will be state and 60% will be more affordable, including KiwiBuild, and market homes.

**2. With the apartments will there be a body corp?**

Andrew: Yes, the apartments will be managed by a body corp – Crockers is who we typically use. The sales team will be able to give you the details of roughly how much that is per year. It's not a large amount per year but it is a worthwhile tool, it keeps everyone on the same page and the decisions [regarding the homes and general communal space] are made jointly. The maintenance is carried out on the building as well which is really important. If you have one home that is letting down the rest of the building for some reason, the body corporate is there to ensure everyone is playing by the same rules.

**3. The roads are congested already in Mangere, with the increase in density how is this being considered with regard to the surrounding infrastructure?**

James: The infrastructure is an issue; we're working very closely with Auckland Council. Part of what we do for areas like this is we have an integrated transport assessment which gets signed off by Auckland Transport. Through that process they identify any key snag areas as a result of the additional density. Having said that the uplift in density is all via Auckland's Unitary Plan, and they are aware that there's going to be an increase all over Auckland not just here and infrastructure is a key issue so it's definitely top of mind when looking at developments like this.

**4. Does the apartment block have car parks dedicated to it?**

Andrew: Yes, there is a provision for car parking. You've got one, two and three bedroom apartments. The one bedroom apartments don't have a car park. The two and three bedroom homes have one car park each. There's not lots of car parking

and those car parks will be private for that apartment and managed by the body corp.

**5. Will owners have to pay extra for the car parks?**

Andrew: No, the allocated car park is part of the purchase price.

**6. Are there any facilities to have a garden?**

Andrew: For the first and second floor [apartments] you won't have a garden as such, there is a balcony which you can put plants etc. on if you choose to. On the ground floor there is a communal space which includes the car park and an area where you have bin storage - and then there's some green space that through consultation with the body corp and other residents you could use that space for a communal garden. The houses on the ground floor do have a small yard out facing Bader Drive.

James: Some of the terraces in the later stages will have back gardens.

Andrew: Yes, if we're looking at just the apartments there's not much scope for a garden but the two storey terraces along Cessna Place have a private front and back yard, and a car park and patio space. As we finish the new homes we leave the landscaping – with plants and raised edges etc. as part of the Resource Consent that we have to adhere to.

**7. What happens to the water run-off from the apartment building?**

Andrew: The apartment building has a water run-off facility, there's a big water tank under the car park area so water overflow goes into there. It's not a reuse facility it's a protection for the storm water system in the local area – it catches large amounts of overflow before it goes into the local infrastructure. It is something that in our developments as we go forward we're getting more and more interest in. When there is a drought, or the water levels drop we have to try and support that by putting in water re-use – in some areas we have got water tanks that you can attach a hose to but it seems to be specific per development.

**8. When will the terrace homes be available?**

Andrew: The KiwiBuild apartments will go on the market first and then we will be selling some of the open market homes. For the KiwiBuild terraces around Cessna Place, we'd be looking at towards March/April/May next year give or take.

**9. Will you have a set price for the terrace homes?**

Andrew: Yes, the terraced housing (a mixture of two and three bedrooms) will be at the KiwiBuild price cap – two bedrooms at \$600,000 and the three bedrooms at \$650,000. That includes a car park and landscaping etc.

**10. Will the KiwiBuild terrace homes be sold by ballot or direct sale?**

Kitty: It's too early to say what the method of sale will be. It will be either or. Because this is the first development [the apartments] that's launching here we need to get a feel for how that goes before we can determine how the next stages will be sold.

Andrew: Whether it's direct sale or by ballot the price remains the same.

**11. Are the open market homes coming first, are they the priority?**

Andrew: No, the KiwiBuild apartments are the first release for us [Mike Greer Homes] to the market and that will be the first ones we build. Followed by some open market homes this year, with more KiwiBuild (terraces) to follow next year.

**12. Are there any standalone homes as part of the KiwiBuild offering?**

Andrew: No there are no standalone houses in our KiwiBuild offering in Mangere. There's the apartments and terrace housing under the KiwiBuild programme.

**13. The development mentions five-bedroom houses, what kind of houses are they?**

Andrew: The five-bedroom homes are open market homes and they are two-storey standalone, but they are not through the KiwiBuild programme.

**14. If the KiwiBuild homes in the later stage ends up a ballot would the priority go to people who are from Mangere?**

Kitty: We haven't finalised the method of sale for any of the upcoming developments so we don't know if there will be a ballot or not. If it is a ballot, it is important to note that you can only enter the ballot once you have completed your KiwiBuild Eligibility process. Entry into a ballot is then made through your personal log-in on the buyer portal.

Through our marketing channels we ensure that those who identify as a local, and have expressed an interest in finding out more about our developments, are given a heads up. This includes priority eDMs, information days/evenings that are published in the community, and letterbox drops. We're also aware that local connections to the neighbourhood can be broader than a postcode address – whether that's people who work in the area, have family in the area or whakapapa to the area.



## **15. When you buy a home off the plan how long is it until the project is completed?**

Andrew: When you buy a home off the plans you pay a deposit – you don't have to pay the balance until it's finished. The contract has provisions in it that if we take too long to build the house there is the opportunity to cancel the contract. We want to build them as quickly as we can so that you're not waiting for too long until you can move into your new home. There are some set conditions which are there to protect the buyer. You pay a deposit only which prevents us from dragging a project out and provides an opportunity to cancel if we're taking too long.

**If you'd like to know more about the homes coming to Mangere Development pop and see us at the Information Centre at 12 Waddon Place. Our friendly team is there from Wednesday – Saturday, 10am – 4pm.**

**Plus, sign up on our website to receive regular email updates and be first to know when homes become available.**

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