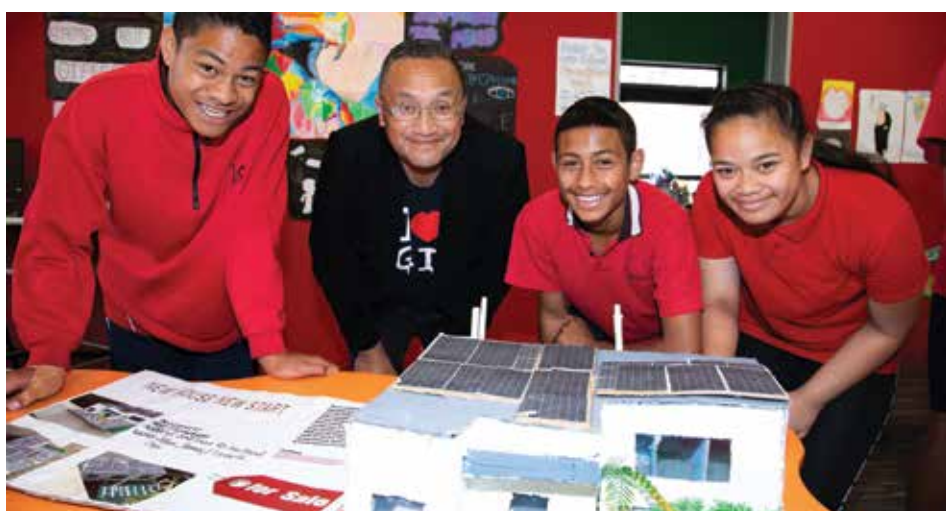


Mangere Development Progress Update

Autumn 2019

Viscount School students wow at healthy homes showcase



Year 7 and 8 students from Viscount School with their healthy homes

As the 2018 school year drew to a close, a group of year 7 and 8 students from Viscount School presented their latest school project – a cardboard rendition of a healthy home – to the team behind the Mangere Development. It's safe to say that they were very impressed.

The initiative is designed to help students learn about the Mangere Development and to understand the changes that are happening in their community. This includes the removal of old houses that are past their best and replacing them with warm, dry, healthy homes.

Around 160 year 7 and 8 students at Viscount School were visited by HLC's Health and Safety team and members of the Mangere Development team late last year. The students learned about the different stages of building house, health and safety

on construction sites, and the importance of living in a healthy home. They also visited one of the construction sites where they watched the builders in action, followed by an exclusive tour through a newly completed Housing New Zealand home on Cottingham Crescent.

The students were then tasked with designing, planning and building their own 'healthy homes' using cardboard, taking into consideration health and safety and built in accordance with a construction plan. The students worked in groups of up to five, and dedicated between six to eight weeks working on their homes.

Then, on Friday 30 November, the students revealed their finished homes to their teachers, peers and members of the Mangere Development team. Each group prepared a written brief detailing all of the design features of their home similar

to a real estate listing.

Most of the homes included insulation, double glazing and solar panels to save on energy and keep the houses warm over winter. Family size and livability also fed into the students' designs; many of the designs included communal living areas and gardens for family gatherings and barbecues, and one even catered to new parents by including a nursery. Other design features included a rugby field and "sweeping views of the gulf."

Albert Wipani, Community Development and Engagement Coordinator at HLC, says that he was blown away with the level of thought and detail that went into the houses.

"You could see the pride they had in their homes. They'd really taken on board what they had learnt during their visit to the construction site and on the tour of the newly built homes."

Moetagi Lofa, a teacher at Viscount School and Mangere local, says that some of the students at Viscount School who are living in state housing will be directly impacted by the development. She says that the project has been "helpful for the other students to understand what their classmates and their neighbours are going through."

"The project was a massive success. It really helped the children to understand what the development is all about while strengthening connections to their school and to the wider community. They had a lot of fun too."

Viscount School's 'healthy homes'





Barbecue a sizzling success

The team at HLC ended 2018 on a high with our first ever stall at the Mangere markets followed by a free barbecue and live music at our Information Centre on Waddon Place. It was a fantastic day filled with great music, great food and of course, great company.

Thank you to everyone who visited the stall to share their questions and comments about the development with us. We appreciate your feedback and we are working hard to keep you informed as the development progresses.



Project Update

The Mangere Development will take around 15 years to complete and will see around 2,700 old housing New Zealand homes replaced with around 3,000 new Housing New Zealand homes and 7,000 new affordable and market homes. Come completion, a total of approximately 10,000 new homes will have been built in Mangere.

CURRENT STAGE

We are now underway with Stage 1a to 1d of the development. This involves removing 70 existing 1960s-built state houses on Bader Drive, McKenzie Road and Cessna Place and replacing them with 80 new state houses, and around 160 affordable and market homes.

All of the new homes will be warm, dry and healthy, and designed for the way we live now. New homes will offer higher energy and water efficiency to make them cheaper to run.

FUTURE STAGES

Proposed future stages will continue to focus on renewing Housing New Zealand homes and making new homes available to the market. We are also working hard to deliver better amenities and infrastructure to the community and we'll be working with Auckland Council to upgrade parks and walkways too.

Housing New Zealand tenants who are impacted by future stages of the development will be supported by a Tenancy Liaison Team throughout the process.



ESTIMATED DEVELOPMENT TIMELINE (indicative only)

Autumn 2018

35 old state homes removed

Winter 2018

Civil works and earthworks for Stage 1a – 1d commenced

Spring 2018

Building on the first Housing New Zealand homes commenced and further houses removed



Summer 2018/19

Civil works and earthworks for Stage 1a – 1d continue.
 Building commences on the second Housing New Zealand superlots and planning for Stage 2 begins

Winter 2019

House construction on
 HNZ homes continues

Spring 2019

Building of more affordable and market
 homes* commences

*Around 50% of the market homes will be in a more affordable price range (ie. priced from \$500,000 to \$650,000 delivered under the KiwiBuild programme).

What will the new homes be like?

The new houses will vary in size from one-bedroom through to six-bedroom family homes. The types of houses will include standalone houses, duplexes (two houses sharing a wall) terraces (three or more houses sharing walls to form a row of houses), and three and five-storey apartments.

Each house will be designed and built to modern standards, including double glazing, insulation, and modern materials and fittings inside and out. There will also be on-site car parks.



What's happening to existing houses?

Old state homes that are no longer fit for purpose will be removed or demolished by a demolition company. If we are unable to remove a house (often for safety or practical reasons) our team will remove any recyclable materials from the soon-to-be-demolished homes, however some materials aren't able to be recycled. This is for a range of reasons, including the presence of asbestos or where materials are in a state of disrepair.



Last year the night owls of the neighbourhood may have seen the swift removal of two state houses on Bader Drive. These were the first whole houses to be recycled as part of the development initiative. We are working hard to reduce waste and, where possible, remove and relocate old houses to be reused and to serve a new purpose.



BEHIND THE PROJECT: MEET SHANON TAPP

Meet Shanon Tapp, one of the many people helping bring the vision for the Mangere Development to life.

Shanon is HLC's Associate Project Director for the Mangere Development. He is responsible for the overall strategic delivery of the Mangere Development Project, working closely with masterplanners, Auckland Council, consultants and the local community to successfully deliver warm, dry homes to the Mangere area.

Shanon says there is more to the development than just building new houses. "We're also looking at how the neighbourhood is used by the community and how we can improve that, including amenities, public spaces and parks."

Community and stakeholder consultation is a big part of his job. Shanon and the team will often front the information days, chat with the neighbours, and meet with schools, community groups and local stakeholders to better understand the community's needs.

Originally raised on a dairy farm in Northland, Shanon has lived in Auckland for the past 12 years. He joined HLC about a year ago and has a civil engineering background, previously holding roles at Ngāi Tahu Property, RCP, and Vector, among other organisations. When talking about his current role, Shanon says he enjoys the variety of challenges that draw on the 15 years' experience he has across commercial and residential projects.

“

Over the years I've designed water and wastewater pipes, power cables, built airports, apartments and houses; the Mangere Development brings all that experience together.”

Introducing your Tenancy Liaison Officer (TLO)

Housing New Zealand has a dedicated Tenancy Liaison Team that works closely with Housing New Zealand tenants who are affected by development projects.

Meet Leanne Blake.

What is the role of a TLO?

The role of TLO is to engage with families that are affected by the various projects that Housing New Zealand embarks on, and to assist them through the housing relocation process. This involves informing families about upcoming development plans, and placing them in a suitable Housing New Zealand home.

How long have you been a TLO?

I have been a TLO for two years. I was originally based in both Otago and Mangere, but now I am permanently based in Mangere.

How long have you been with Housing New Zealand?

Fourteen years.

Have you always been a TLO?

I started off as a Needs Assessor in Manukau and then a Tenancy Manager in Otago and Panmure. I was a Senior Tenancy Manager in Ellerslie too.



Housing New Zealand Tenancy Liaison Officer
Leanne Blake

What do you enjoy about your role as a TLO?

I enjoy the variety – I get to work with lots of different families, support them and understand them. The relocation process can be difficult and stressful, so the most rewarding part of my role is helping them through that process and seeing how happy and relieved they are when they finally move into their new homes.

What's your favourite thing to do outside of the office?

When I'm not helping Housing New Zealand families I'm spending time with my lovely family.

GET IN TOUCH

If you're a Housing New Zealand tenant and you have questions about the development, please contact your Tenancy Liaison Officer Leanne Blake on 09 261 5345. If you have questions relating to your tenancy, please contact the Housing New Zealand Customer Services Centre on 0800 801 601.

Tui Lounge now open



Above: The Tui lounge is located next to the Information Centre on Waddon Place

The Tui Lounge is a meeting and event space, and it's now open for local community groups to enjoy.

Located next door to the Information Centre at 12 Waddon Place, the Tui Lounge is suitable for small community groups who wouldn't otherwise have a suitable place to meet. The space is an alcohol-free venue and comes with kitchen and bathroom facilities. Hiring is free for community groups. Commercial groups will be required to pay a small hourly rate.

To make a booking, or to find out more about the Tui Lounge, pick up a hire form from the Mangere Information Centre on Wednesday – Saturday between 10am – 4pm, or email info@mangeredevelopment.co.nz.

Find out more about the Mangere Development

If you'd like to know more about the development, pop in and see us at the Mangere Information Centre at 12 Waddon Place, open Wednesday to Saturday between 10 am to 4pm, or subscribe for regular updates at mangeredevelopment.co.nz.

