

Mangere Development Progress Update

Summer 2018/2019

A day to remember at Viscount School



On Thursday 22 November, 160 year 7 and 8 students from Viscount School paid a visit to the Mangere Development construction site where they got to see the builders in action and take an exclusive tour through a newly completed Housing New Zealand home on Cottingham Crescent.

Members from the Mangere Development team visited Viscount School prior to the field trip to teach the students about the different stages of housing construction. The children learned about site clearing and levelling, civil works, the role of the builders and sub trades, and putting the finishing touches on a house.

HLC's Health and Safety team also visited the school to teach the children about the dangers of construction and how to stay safe around development sites.

Moetagi Lofa, Viscount School teacher and Mangere local, says that the field trip was a huge success.

"Many of our students say they want to be builders and engineers now."

The field trip was part and parcel of a wider initiative by HLC, delivered in partnership with Viscount School, to help local students better understand the changes that are happening in their neighbourhood with a particular focus on healthy homes. The students have been learning about the role of insulation, the benefits of double-glazed windows, and reducing living costs using water tanks and solar panels.

Albert Wipani, a member of the Mangere Development team who organised the field trip, says that the students were particularly interested in the water, sewage and power connections underneath the homes. "For a lot of these students, it had never occurred to them that some of the most important aspects of a house are actually underneath it!"

Following the field trip, the students have been working hard to build their own 'healthy homes' out of cardboard, complete with a construction plan and a safety plan. They'll be presenting their homes



to their peers and the team at HLC at an exhibition later this month.

Moetagi says that the initiative has been hugely beneficial for her students, and in particular for those students who are affected by the development.

"The programme has helped the students to build a connection between their school and the wider community."

"Some of our students are living in Housing New Zealand houses that will be removed, so it's helpful for the other students to understand what their classmates and their neighbours are going through."

Albert Wipani says that it was heartening to hear the students asking after the families who were being rehoused.

Be sure to check out the next Mangere Development Progress Update in the new year to see some of the kids' creations.

Top left: Year 7 and 8 students at Viscount School visiting a construction site in Mangere

Top right: Viscount School students were treated to an exclusive tour of a brand new Housing New Zealand home in Mangere



Welcome to the Mangere Development progress update



Once again we've reached the end of another busy year. For the residents of Mangere, there's been a fair amount of activity happening in the neighbourhood, and there's been lots of changes too. We understand that change can be disruptive, and we'd like to thank you once again for your support and feedback so far.

Civil works and earthworks for Stage 1 of the development are now underway and will continue over the next few months. This involves working to make the land safe to build on and building new and improved roads, stormwater, and sewer management as well as connecting services to new housing sites. Services include electricity, water and broadband.

Fifty old state homes have now been removed or demolished as part of Stage 1a and 1b of the development to make way for 206 new state, market and affordable homes. We are currently building the first new Housing New Zealand homes

on Bader Drive and McKenzie Road. These homes will be completed around June 2019.

The Mangere Development will see a total of 2,700 old Housing New Zealand homes replaced with up to 3,000 new homes for Housing New Zealand, 3,500 more affordable homes, and 3,500 new market homes. In total, the development will deliver approximately 10,000 new warm, dry homes to the Mangere area.

For any further information on what's happening in your neighbourhood, feel free to drop in and see us at the Information Centre, 12 Waddon Place or email us at info@mangeredevelopment.co.nz.

We wish you and your family a safe and happy Christmas and we look forward to keeping you up to date on the development in the New Year.

Mark Fraser
Project Director
Mangere Development, HLC

Drop in and see us at the Information Centre

If you'd like to learn more about the development, pop into our Information Centre at 12 Waddon Place and chat to our Information Centre Manager Roland Lafaele-Pereira.

Having spent most of her life living in Mangere with her family, Roland has a huge love for the area and its people. Roland has been involved in various youth and community groups and has a passion for celebrating Mangere's unique culture and progressing the community.

Roland will help you stay up to date with the changes happening in your neighbourhood, answer your questions and address any concerns you may have about the development.



Roland Lafaele-Pereira is the Manager for the Mangere Information Centre

JOIN US THIS SATURDAY FOR A BBQ AND LIVE MUSIC

Grab your friends and whānau and head to the Mangere Town Square markets this Saturday 15 December. Come and visit us at our market stall and head over to the Mangere Information Centre on Waddon Place. The barbecue will be going and there'll even be a live band. So grab a sausage (on us), enjoy the music, and we look forward to seeing you there.

Date: **Saturday 15 December** | Time: **11.00 am to 1.00 pm**

MANGERE INFORMATION CENTRE

12 Waddon Place

Wednesday to Saturday,
10 am to 4 pm

The Tui lounge is opening soon



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

The Tui lounge is a space for community groups to gather and hold meetings and events. It is located next door to the Information Centre on Waddon Place and will be available for hire in the new year.

If you would like to enquire about booking a space, please contact our Information Centre Manager Roland Lafaele-Pereira at roland.lafaele-pereira@hlc.co.nz or call 021 485 082.



Trading holidays for work experience in Mangere

HLC, Housing New Zealand and Spotless (Housing New Zealand's maintenance contractor) have partnered with Mangere College and De La Salle College to implement a cadetship programme. The purpose of the programme, which launched in July this year, is to give local students work experience in facilities services such as building and plumbing, and it has proved to be a massive success.

Five young men from Mangere College spent their July school holidays installing showers and doing repair work in local Housing New Zealand homes. A further eight students from both Mangere College and De La Salle College traded their holidays for hard work over the October school holidays, the second installment of the cadetship programme.

"They have made a very good impression," says Nick Davidson, General Manager for Housing at Spotless.

"Our subcontractors are keen to stay in touch once [the students] are ready for fulltime work."

Mangere College was chosen for the initiative for a number of reasons. Much of the Mangere Development borders the college grounds, and a large proportion of Mangere College students live in close proximity to the development.

The school recently expanded a career-oriented programme called Vocational Pathways, aimed at giving students a mix of trade training through the Manukau Institute of Technology and targeted NCEA studies. Spotless, which has the maintenance contract for 3,400 state houses in Mangere, also has a work experience programme. The stars aligned, and a pilot cadetship programme was born.

John Kunitau, the Community Engagement Advisor for the Mangere

Development, says that not only does the programme provide local students with valuable work experience and a chance to 'learn the ropes', it also enables development partners to use their connections to the building and construction industry to create local job opportunities.

"We want to create a development project that does good in the community it affects – not just by building warm, dry homes, but by using our opportunities to make people's lives better."

Mangere College Principal, Tom Webb, says the programme is a way for students to shake off negative stereotypes of teenage boys and show that they are engaged and hungry for experience.

"These young men recognise the value of an opportunity. They willingly gave up a fortnight of sleep-ins because they know they have a chance to progress towards a career when they see one."

"One of the really big motivators among this group is the desire to contribute to their families. They see being one of the breadwinners in the home as a big responsibility that they want to live up to."

The five young men who took part in the July programme received certificates at their school assembly in recognition of their hard work. The October cadets received their certificates at the Tagata Way spring clean.



Top: The eight October cadets receiving certificates at the Tagata Way spring clean

Above: The five July cadets from Mangere College together with the Spotless contractors who mentored them

Making Mangere spotless with the Tagata Way spring clean

On 13 October, HLC teamed up with Housing New Zealand and maintenance contractor Spotless to put on a spring clean event for tenants living just outside the Mangere Development along Tagata Way and the adjoining Elmdon Street.

Around 50 plumbing, carpentry and electrical subcontractors from Spotless carried out a total of 45 jobs across 23 households in just one day. The subcontractors assisted local families with home maintenance work, removing six skip bins and five truckloads worth of rubbish.

Housing New Zealand held a barbecue for the residents and maintenance workers. HLC brought along activities for children and set up a covered area where people could sit and have a cuppa.



Top: Spotless contractors removed six skip bins and five truckloads worth of rubbish at the Tagata Way spring clean

Above: Some of the HLC and Housing New Zealand team on the day

Get to know your community team

The Mangere Development team is here to support you, the Mangere community, through the development journey and keep you informed about the changes happening in your neighbourhood. Find out more about your community team below.



**JOHN
KUMITAU**

**Community Engagement
Advisor, HLC**

How long have you lived in Mangere?

I've lived in Mangere for over 20 years.

I love Mangere because ...

Mangere is made up of different ethnicities and lots of different cultures. It's very close to amazing community organisations and full of very friendly people. It's also close to the cemetery which means it's easy for myself and others in the community to visit loved ones who've passed on.

What do you enjoy the most about your role in the community team?

I love engaging with the community, coming up with ideas for community focused activities, and putting forward ideas to improve the residents' health and wellbeing. I learn a lot from the community everyday.

What are you hoping to achieve for Mangere?

I hope to improve the standard of living for the people of Mangere and create opportunities for employment for local people and youth. I'd love to see more of our Pacifika people stay within Mangere and buy their own home.

“My role at HLC is about harnessing the capabilities and unique competencies of the Mangere people, today and into the future.”



**CORRINA
MCGREGOR**

**Manager Community Development,
Housing New Zealand**

How long have you worked in Mangere?

I come from Porirua in Wellington, however I have been working in Mangere for 11 months. Both of these communities are similar in many ways, and I identify with the Mangere community easily.

I love Mangere because ...

“He aha te mea nui o te ao. He tangata, he tangata, he tangata”

I love Mangere because I love the people here.

What do you enjoy the most about your role in the community team?

I've been working with state housing tenant communities for nearly 16 years now. Watching people's lives transform and seeing the positive impact of the work we do makes my job worth it every day.

What are you hoping to achieve for Mangere?

Building stronger, resilient, vibrant and well connected healthy communities that's sustainable for another 50 years or more.

“I actively engage with community so they are able to make decisions to meet their needs and address issues that affect their life the most.”



**ALBERT
WIPANI**

**Community Development and
Engagement Coordinator, HLC**

**How long have you
lived in Mangere?**

I have lived in South Auckland for over 45 years.

I love Mangere because ...

I love Mangere for many reasons. I love our grit, aroha and determination for our community. The Mighty Hawks league club is a stand out for me too! Many great players came from this club such as Olsen Filipaina.

**What do you enjoy the
most about your role in the
community team?**

I really enjoy engaging with the community. We have the chance to partner with many organisations

and people within the community to create some amazing outcomes, such as a healthy standard of living, more employment opportunities, and getting school children involved with what's happening within the community.

**What are you hoping to
achieve for Mangere?**

I want to look back at my life and know that I was a part of an amazing organisation that helped the community of Mangere have access to better housing.

**“I believe that the power for
positive change is in the hands of
our community”**

Who is HLC?



Stage one homes along Buckley Ave, Hobsonville Point

HLC manages large urban development projects and is a subsidiary of Housing New Zealand. We are responsible for developing the hugely successful Hobsonville Point in Auckland's northwest, and are managing the Mangere Development along with similar projects in Ōwairaka, Mt Roskill and Northcote.

HLC is experienced at masterplanning, paying close attention to urban design, including infrastructure (like roads) and amenity (such as parks). We consider how the land is used, the design of the neighbourhood, and how the homes look. We also plan how parks and streets will connect, and we think about how people move around such as walking and biking.

By combining community input with the skills of urban designers and with the input of key agencies including Auckland Transport, Auckland Council and the Ministry of Education we ensure that as well as adding more homes, neighbourhoods are developed in ways that are more functional and attractive.

Project Update

The Mangere Development will take around 10 – 15 years to complete and will eventually see around 2,700 old Housing New Zealand homes and around 3,000 new homes for Housing New Zealand. A further 7,000 new affordable and market homes will also be built. In total, approximately 10,000 new warm, dry homes will be built in Mangere as part of the development.

The Mangere Development isn't just about building new houses. Our development team is working hard to deliver better amenities and infrastructure to the community, and will be working with Auckland Council to upgrade parks and walkways too.

The Housing New Zealand Liaison Team has also been working through the relocation process with Housing New Zealand tenants who are affected by the development. To find out more about the Housing New Zealand relocation process, head to page 11.



CURRENT STAGE

The Mangere Development is being rolled out in stages. We are now underway with Stage 1a to 1d, which involves removing old state houses on Bader Drive, McKenzie Road, Cessna Place, and Ventura Street, and replacing them with 66 new state houses and around 100 affordable and market homes.

FUTURE STAGES

Proposed future stages will continue to see old Housing New Zealand homes replaced with new warm, dry, healthy state homes, as well as new market homes.

ESTIMATED DEVELOPMENT TIMELINE (indicative only)

Autumn 2018

35 old state homes removed

Winter 2018

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

Spring 2018

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



Summer 2018/19

Civil works and earthworks for Stage 1a – 1d continue
 Building commences on the second Housing New Zealand sites
 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 (i.e. priced from \$500,000 to \$650,000 delivered under the KiwiBuild programme).

What will the new homes look like?

The new homes will be designed and built to modern standards. They will include double glazing, insulation, and modern materials and fittings inside and out. There will be a range of new homes built in the area. Below are some drawings showing typical two, three and four-bedroom homes proposed for Mangere.



Apartments (artist's impression)



Terraces face Cessna Place

Apartments face Bader Drive



Ventura Street and Bader Drive (artist's impression)



Terraces (artist's impression)

What about the existing tenants?

At the heart of everything we are doing are the people currently living in Mangere. Housing New Zealand has a dedicated Tenancy Liaison Team that works closely with affected Housing New Zealand tenants. Our Tenancy Liaison Officers support tenants through the entire process – from start to finish – and they work hard to help match affected tenants to suitable alternative housing.



Northcote residents outside their new state home

The HNZ Relocation Process



Ongoing support for tenants from the Tenancy Liaison Team as required

Ongoing contact with tenants to advise progress and to enable site access as required

What's happening when it looks like nothing is happening?

Once the old state homes have been demolished or removed, there is often a delay before new homes are built. There is a lot that needs to happen during that period. Here's a quick overview:



Stage 1a (right hand side) and Stage 1b (left hand side) on Bader Drive



Site fencing

You will have noticed that fencing has already gone up around the development sites. The sites are fenced mainly for public safety but also to prevent illegal dumping and to make the sites look tidier. During summer, mesh construction fencing is installed to control the dust.

Land remediation

Remediation means making the land safe to build on and live on. Sometimes contaminants leach into the land and require removal. For example, lead that has leached out of old paint on an older house is collected in the surrounding soil, requiring the top layer of soil to be removed. We take the opportunity to dig up and remove old obsolete pipes and other material too.

Civil works

Civil works covers the building of new and improved roads, stormwater and sewage management, as well as connecting services to new housing sites. These services include electricity, water and broadband.

How long will the site be empty for?

It depends on all sorts of things (such as the weather) but the biggest factor is the size of the site. It can take a couple of weeks to work through these processes for smaller sites, while larger sites can take several months or more.

WANT TO LEARN MORE?

The best way to stay up to date with news about what's happening in Mangere is to pop into our Information Centre at 12 Waddon Place or keep an eye on our website at www.mangeredevelopment.co.nz. Sign up online to receive email updates.



Mangere Development