

Winter 2019

Mangere Development Progress Update

Hello
Kia Ora
Talofa lava
Malo e lelei
Ni hao
Namaste

Mangere Development Information Days a Success

Hundreds of people turned up to the Mangere Development information days this May to find out more about the exciting changes happening in their neighbourhood.

The Aorere information day, held at Kingsford Primary School, gave locals a first look at the proposed development area for Mangere East, and the opportunity to chat to representatives from HLC and Housing New Zealand about the development. Locals used interactive maps, spinning wheels and suggestion boards to have their say about the future of their



neighbourhood, while Housing New Zealand fired up the barbeque for the always-popular sausage sizzle. The children had fun too, jumping on the bouncy castle and enjoying free Mr Whippy ice creams.

The following weekend, the Mangere Development team visited Molesworth Reserve to update the neighbourhood about Stage 1 progress in and around Mangere College, as well as future plans for the other side of Tararata Creek.

“We’re really pleased so many people turned up to find out more information and provide valuable feedback about

the development,” says Shanon Tapp, Mangere Development’s Associate Project Director.

“Information days are so important for us to engage with the community and gain valuable insights and feedback as we work to build new warm, dry homes in Mangere.”

HLC and Housing New Zealand will continue to run regular information days as the development progresses. Keep an eye on our website and subscribe for updates for the next information day dates at mangeredevelopment.co.nz.



**Mangere
Development**

Mangere Development Progress Update

Stage 1a to 1d of the development is now well underway. Building of the new Housing New Zealand homes on the corner of Bader Drive and McKenzie Road as part of Stage 1a of the development, and on Bader Road and Ventura Street as part of Stage 1b of the development are now in full swing.

Building is set to finish in a couple of months with tenants likely to move in towards the end of the year. Civil construction is due for completion by the end of the year, allowing for the construction of the first market and affordable homes in Stage 1a to begin in the first half of next year.

Over the next 15 years, Stage 1 and future stages of the Mangere Development will see around 2,700 old Housing New Zealand homes replaced with around 3,000 new Housing New Zealand homes and around 7,000 more affordable and market homes. Come completion, a total of approximately 10,000 new homes will have been built in Mangere.

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



WANT TO KNOW MORE?

For more information about the Mangere Development, drop by the information centre at 12 Waddon Place or email us at info@mangeredevelopment.co.nz.

If you're a Housing New Zealand tenant please contact the Housing New Zealand Customer Services Centre on 0800 801 601 for tenancy related matters.

ESTIMATED DEVELOPMENT TIMELINE (indicative only)

Autumn 2018	Winter 2018	Spring 2018	Summer 2018/19	Winter 2019	Summer 2020
35 old state homes removed	Civil works and earthworks for Stage 1a – 1d begin	Building of the first Housing New Zealand homes begin and further houses removed	Civil works and earthworks for Stage 1a – 1d continue. Building commences on the second Housing New Zealand sites. Planning for Stage 2 begins	House construction on Housing New Zealand homes continues	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 happens to the old houses?

Before we begin developing each Stage, we need to remove old houses. Below is the process we follow to determine which of the existing houses should be removed or retained, relocated or recycled.



1.

Retain + Recondition

At the early planning stage, any homes of a significant heritage value are identified and if possible, worked into the masterplan for retention.



2.

Relocate

Before the tenants have moved, house removal companies provide recommendations as to their suitability for removal. Once the properties become vacant, the houses are tested for asbestos. Suitable houses then have their doors and windows boarded up to protect them prior to being moved.



3.

Recycle Phase 1

Where possible, we recycle materials of value. This currently includes a 'wish list' from the community who identify materials they may want. We aim to deliver on these requests where it is safe and practical to do so.



4.

Remove

A demolition contractor will then remove the remaining houses.

We're always working on finding ongoing sustainable solutions and continuing to divert materials from landfill where we can.



5.

Recycle Phase 2

The demolition material is taken to Green Gorillas's facility where it is diverted from landfill. This includes wood, steel and plasterboard. Some items are trickier than others, for example, concrete footings can't always be recycled. Around 15% of the materials, plus the concrete footings that aren't able to be recycled, are taken to landfill.

We need your help Mangere

We try hard to avoid vacant development sites for long periods of time by aligning tenant relocations with the start of construction works. Unfortunately, in some circumstances, there's a small delay which cannot be helped.

If you see any suspicious activity happening at a vacant property including vandalism or unlawful entry please contact the police. For non-emergency activity that has already happened, for example, graffiti or broken windows, please dial 105.



Meet Connie Ake

Introducing your Stakeholder Relationship Manager

What does the role of Stakeholder Relationship Manager involve?

Building relationships is at the heart of my mahi (work) and I enjoy it. My goal is to offer a community voice into our wider business units who are helping shape these landscapes. This means talking to people about what's going on, thinking about different ways to engage and proactively talking through any issues or concerns that the community or our stakeholders may have.

What do you enjoy most about your role?

I'm very passionate about community. It is a privilege to hear the aroha and feel the energy that comes from the voices within these neighbourhoods. Understanding the huge mahi people are putting into the places they live so that amazing opportunities are created for others is inspiring.

How long have you been working for Housing New Zealand?

My journey began in May last year as Kairangapū within Te Waka Uringi as part of the Central North Island team. My mahi involved stakeholder relationship management with the social services sectors that support our communities and whānau.

What were you doing previously?

After my two daughters had left home, I took two years out to study towards a Masters in Indigenous Studies. Before that I had spent 20 years as the first Pacific Head of Halls and first Māori female Head of Halls, where I was involved in some satisfying networks and initiatives for Māori and Pacific. Developing leadership amongst our Rangatahi from all different ethnic groups, growing their resilience one engagement strategy



**CONNIE
AKE**

at a time, and consciously creating caring communities is something I'm most proud of.

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

At the moment, I'm loving my weekly reo classes at the Wananga, and my Samoan classes at Favona Primary School. One of my favourite things to do is to take long walks on Whangamata beach while watching my whānau surf.



Above: The Tui lounge is located next to the information centre on Waddon Place

Tui Lounge is open!

Tui Lounge is a meeting and event space to be used and enjoyed by local community groups. Hiring is free for community groups, and commercial groups will be required to pay a small hourly rate. The alcohol-free venue comes with kitchen and bathroom facilities and is located next door to the information centre. Pop on in and pick up a hire form or email info@mangeredevelopment.co.nz.

**Tui Lounge
is for local
community
groups
to use and
enjoy.**

Visit us at the Information Centre

The best way to stay up to date about the Mangere Development is to drop by the information centre at 12 Waddon Place. Our information centre manager will be available onsite, 10 am to 4 pm Wednesday to Saturday, to help answer any questions you may have about the development.