

AORERE PROGRESS UPDATE

Spring 2021



NEW HOME FOR STATELY PŌHUTUKAWA

After an impressive replanting effort, a 35-year old Pōhutukawa tree in Aorere's Mayflower Close has a new forever home.

Under the watchful eye of arborist Aaron Blackburn, the stately native was dug up and transported 150 metres to the temporary active connection space between Winthrop Way and Mayflower Close which we're hoping to open soon. This new space is a key feature of the Kāinga Ora development in Aorere, which will provide more greenspace for the community to enjoy.

Aorere Assistant Development Manager Luke Hodgkinson said the relocation was a

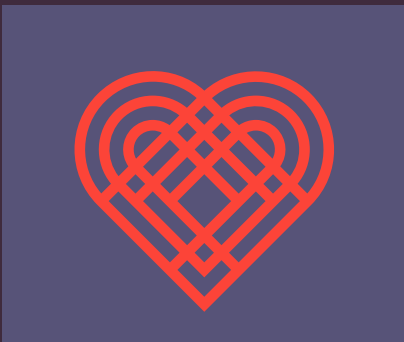
big win. "The ability to save a decades-old native, and keep it in the neighbourhood to be enjoyed by tamariki and whānau in what will eventually become a new park is really rewarding," he said. "In bringing 500 new warm, dry homes to Aorere we need to upgrade and work around existing infrastructure built within the berm space. Sometimes this means that we need to remove or relocate trees in order to improve things like stormwater, which was the case for this Pōhutukawa."

The 8 tonne, 6 metre tree is taller than a house and, according to Piritahi Project Manager Dennis Moananu, has taken well

to its new home despite the three-day mission to get it there. "It basically took us a day to dig carefully around the roots, a day to lift and transport the tree, and a third day to settle it into its new home," Moananu explained. "It will now be held in place by straps for a year, and will be regularly watered to ensure its ongoing health."

Arborist Blackburn says Pōhutukawa usually respond positively to being transplanted and this tree has coped well. "We knew that it had a very good chance of survival. It may well go on for another 400 years and outlive us all!" he said.

Hello Kia Ora Talofa lava Malo e lelei Ni hao Namaste



KĀINGA ORA AND SPOTLESS CELEBRATE BIGGEST EVER GROUP OF YOUNG MANGERE CADETS

Seventeen-year-old sisters Tarial, Salote and Aliitasi Seuteni were busier than usual during the term one school holidays; they spent them getting up early and learning how to wire in lights and install ovens.

The sisters were among 35 youth, including five young women, recognised at a recent awards ceremony for their involvement in the Mangere Development Cadetship Programme.

Under the programme, Year 12 and 13 students from Mangere College, De La Salle, Southern Cross and Auckland Seventh-day Adventist High School gain two weeks' work experience in a range of trade businesses that contract to Spotless, a Downer company. Cadets work with plumbers, electricians, painters and carpenters.

Kāinga Ora Community Connector John Kunitau said the cadetship was designed to give Mangere youth exposure to different vocations and career advice, encourage employment and build confidence, as well as provide a proactive activity for the holidays.

Visit mangeredevelopment.co.nz/news for the full story.



We've also had another 29 students from Mangere College, De La Salle, Southern Cross and, Auckland Seventh-day Adventist High School complete the cadetship during the July school holidays – congratulations to all students who participated!

LEFT:

Here are some of the group after receiving their certificates.

HAVE YOU AND YOUR WHĀNAU HAD YOUR JAB?

We're pleased to see so many options available to help our Mangere community stay safe. Getting vaccinated is quick and easy and over before you know it! It's the best way to protect yourself, your family and your community from COVID-19.

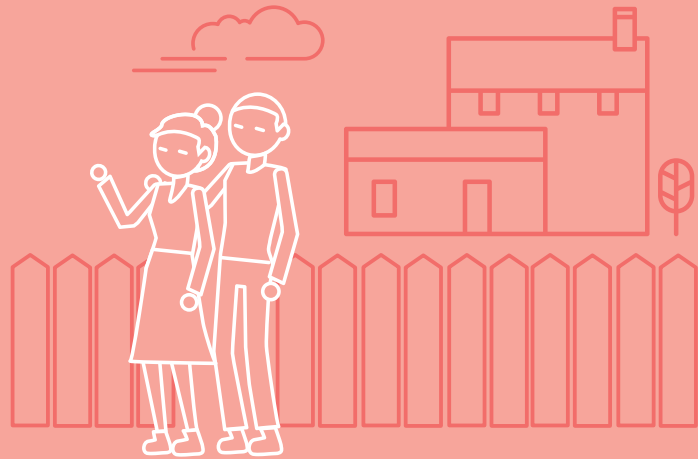
Anyone aged 12 and over can now book their vaccine appointment at bookmyvaccine.covid19.health.nz or by calling 0800 28 29 26 (8am – 8pm, 7 days a week).

Pop into one of the drop-in vaccination centres today. You can find your local vaccination centre at covid19.govt.nz



TOP 10 QUESTIONS AND ANSWERS ABOUT DEVELOPMENT IN AORERE

We've put together 10 common questions and answers about the changes underway in your neighbourhood.



1.

WHAT'S HAPPENING IN AORERE?

The Aorere neighbourhood will deliver around 500 new, warm dry homes over the next 5 years. The Aorere neighbourhood is part of the Mangere Development, which will deliver around 10,000 warm, dry homes to the area over the next 15 years. The new homes will be a mix of state housing, market and more affordable homes. We will also be improving the infrastructure and amenities, including some of the existing streets and public spaces. The development is aimed at supporting Auckland to grow as a modern, thriving and compact city.

2.

HOW CAN I FIND OUT MORE ABOUT THE TIMELINE FOR THE PROJECT AND ANY UPDATES?

We will share information as we go, through newsletters like this, and on our website. We also have an information centre where you can pop in and chat to the team, or, contact us on info@mangeredevelopment.co.nz. We also aim to hold several information events throughout the year, but this hasn't always been possible with COVID-19 alert levels.

3.

WHAT'S HAPPENING WITH THE GRASSED AREA BETWEEN WINTHROP WAY AND MAYFLOWER CLOSE?

During August, we were due to open the temporary space/active connection (the grassed area between Winthrop Way and Mayflower Close). This will provide pedestrian

access between the two streets and an open area for the community to use. Due to the move into COVID Alert Level 4, we were unable to open this as planned but will do so when Alert Levels permit.

4.

HOW MANY LEVELS WILL THE HOMES BE?

Auckland Council's Unitary Plan has made way for greater housing intensification to limit urban sprawl – this means growing up and not out. The Unitary Plan has zoned the Aorere area as Residential Mixed Housing Suburban and Residential Mixed Housing Urban (from north side of Winthrop Way through Courtenay Crescent to Massey Road). These zonings are to encourage development that fits suburban and urban environments – this includes the level of housing density, and the number of storeys that can be built.

While mixed housing suburban is predominantly 2-storeys, it can include 3-storeys. In Stage 1, there are two proposed three-story walk-up apartment buildings. These are both positioned along the new road linking the southern side of Mayflower Close to the northern side of Mayflower Close.

5.

ARE YOU RENAMING THE AREA?

Kāinga Ora is not proposing any renaming of the area. For the purpose of showing people the areas we are developing, we refer to 'neighbourhoods' within Mangere. Aorere is the second neighbourhood we have underway.



6.

WHAT WILL HAPPEN TO THE OLD HOMES IN STAGE 2?

We are currently working through the plans for house removals in stage 2, as we will start to clear the sites later this year. In Stage 1, we were able to relocate a number of the houses to be refurbished. By doing this, we diverted waste away from the landfill and enabled these houses to be repurposed into much-needed housing elsewhere, so it's a win-win. We will then use the vacant land to replace one old house with several brand new ones.

7.

WHEN WILL HOMES BE AVAILABLE TO BUY?

We're expecting homes will be available to purchase off the plans later this year. We will keep you updated on progress. If you haven't done so already, sign up for regular development updates on the website mangeredevelopment.co.nz.

8.

I'M KEEN TO BUY A HOME IN MANGERE, BUT WHERE DO I START?

We're here to help with advice and information to help you into your own home. Take a look at our How to Buy page on our website to learn more about the steps to buying your own home mangeredevelopment.co.nz/how-to-buy

Don't forget to sign up on the website to be first to know when homes are available to buy off the plans.

9.

SO WHAT DOES BUYING OFF THE PLANS MEAN? HOW DOES IT WORK?

Buying off the plans means that you are purchasing a property that is still in the process of being built. There are some real benefits to buying off the plan, but you do need to do your homework so you get the best outcome. You'll know the price upfront, unlike an auction or multiple offer situation for an existing home and you will secure your home at today's price by paying a deposit, and won't have to pay the balance of the money until the project is complete. There's lots to know about buying off the plans. Check out our handy How To Buy Off The Plan guide on the website mangeredevelopment.co.nz/how-to-buy, it will give you answers to many of the questions that are likely to pop up as you look for the right place to call home.

10.

WHAT OTHER FINANCIAL PRODUCTS ARE AVAILABLE TO HELP ME BUY A HOME?

Kāinga Ora Homes and Communities has schemes and grants to help you own a home, including a First Home Grant and First Home Loan. The Kāinga Ora first home decision tool is an easy way to find out which products you could apply for when you're ready to buy. You can find it here: kaingaora.govt.nz/home-ownership/first-homedecision-tool



SIGN UP ON THE WEBSITE TO
RECEIVE REGULAR DEVELOPMENT
UPDATES AND TO BE FIRST
TO KNOW WHEN HOMES ARE
AVAILABLE TO BUY OFF THE PLANS
[MANGEREDEVELOPMENT.CO.NZ](https://mangeredevelopment.co.nz)

AORERE PROGRESS UPDATE

Stage 1

- » Stage 1 is well underway with the civil works nearly complete on all sites - a total of 33 existing state homes have been removed. Stage 1 will see a total of around 113 new state homes as well as the first new market homes, including more affordable homes, available to buy off the plan.
- » The Kāinga Ora Rehousing Team have worked closely with our state housing customers who have now all been rehoused. Plans for new roads in the area are progressing with Auckland Transport.











Stage 2

- » We're underway with our state customer relocation process and the Kāinga Ora Rehousing Team has been working closely with families affected by Stage 2 of the development. Assessments of existing state homes are underway and we expect many of these homes will be suitable for relocation. If not, we work hard to ensure as much of the materials as possible are recycled and upcycled.
- » We have secured properties with fencing and they will be closely monitored. If you see any suspicious activity at a vacant property including vandalism or unlawful entry, please contact the police. For non-emergency activity, like graffiti or broken windows, please dial 105, or feel free to contact Pirithahi on 0508 PIRITAHĪ.

Infrastructure upgrades

We're upgrading the infrastructure in the neighbourhood to support the delivery of more warm, dry homes to the area. This involves upgrading water supply, stormwater and wastewater pipes, and where necessary upgrading and repairing the road surface and curbs to better serve the needs of existing and future residents. We know this work can be disruptive and are committed to being good neighbours, ensuring we support the wellbeing of residents throughout the construction process. If you have any questions about the civil works happening on your street please feel free to contact Tai, Community Liaison Advisor, Pirithahi on 021 451 013 or freephone 0508 PIRITAHĪ.

Legend.

-  Site Boundary
-  Stage 1
-  Stage 2
-  Future Stages
Indicative.
-  Proposed new roads
-  Proposed walkway (future stage)
-  Proposed road (future stage)
-  Proposed Park
-  Existing Park
-  Local Shops



Head to the website for more info including images of the new state homes
mangeredevelopment.co.nz/neighbourhood/Aorere



- 1. 38 – 44 MAYFLOWER CLOSE & 47 – 51 HENWOOD ROAD**
 - » 31 new homes for the market
 - » Mix of two-storey terrace, duplex and standalone homes
- 2. 17 MAYFLOWER CLOSE**
 - » 4 new homes for the market
 - » Two-storey duplex homes
- 3. 11 AND 13 MAYFLOWER CLOSE & 25 AND 27 MAYFLOWER CLOSE**
 - » 27 new homes for the market
 - » 18 three-storey walk-up apartments and 9 two-storey terraces
- 4. 1-7 MAYFLOWER CLOSE**
 - » 18 new homes for the market
 - » Two-storey terrace and standalone homes
- 5. 26 AND 28 MAYFLOWER CLOSE**
 - » 5 new state homes
 - » 3x 3-bed, 2x 4-bed
 - » Two-storey duplex and standalone homes
- 6. 25 HADDON STREET**
 - » 3 new state homes
 - » 2x 2-bed, 1x 4-bed
 - » Two-storey duplex and standalone homes
- 7. 34 MAYFLOWER CLOSE & 55-59 HENWOOD ROAD**
 - » 11 new state homes
 - » 2x 2-bed, 3x 3-bed, 2x 4-bed, 3x 5-bed, 1x 6-bed
 - » Two-storey terrace and standalone homes
- 8. 21 AND 23 MAYFLOWER CLOSE**
 - » 5 new state homes
 - » 2x 2-bed, 1x 3-bed, 2x 5-bed
 - » Two-storey duplex and standalone homes
- 9. 31 AND 33 MAYFLOWER CLOSE**
 - » 6 new state homes
 - » 6x 3-bed three-storey walk-up apartments
- 10. 37 MAYFLOWER CLOSE**
 - » 2 new state homes
 - » 1x 5-bed, 1x 6-bed two-storey standalone homes

TIMELINE

WINTER 2021

- » Stage 1 infrastructure and road construction progresses
- » Investigations and planning for Stage 2

SPRING 2021

- » Investigations and planning for Stage 2 continues

SUMMER 2021

- » Construction of the first new homes in Stage 1 begins
- » Civil works for Stage 2 begins

AUTUMN 2022

- » Construction of the new Stage 1 homes continues
- » Stage 2 civil works continue



MEET ANGELA PEARCE

REGIONAL DIRECTOR FOR COUNTIES MANUKAU

What does your role involve?

As a Regional Director for Counties Manukau, the key focus of my role is to ensure that Kāinga Ora is engaging meaningfully with our community, both with our public housing customers and the wider community. Development plans for Mangere over the next 15 – 20 years will see a significant improvement in both the quality and number of homes in the area. The scale of this programme will have a significant impact on the community so it's important for us to be engaging and listening to the community.

What do you enjoy most about your role?

My role involves connecting with a range of people who work and live in this community. Their passion for Mangere and what can be achieved is very inspiring. It's not hard to come in each day when I get to work alongside such great advocates for the Mangere community.

What do you love most about the Mangere community?

There are so many things to love about the community here, but I think the most important is the people themselves. The Mangere community is culturally diverse, incredibly generous, vibrant and fun-loving!

What were you doing previously?

I was the Kāinga Ora national maintenance manager. We were responsible for contracting and delivering repairs and upgrades for our 66,000 homes across the country.

What do you like doing outside of the office?

It's good to get away from work and have balance. Catching up with family and friends is important as well as getting out and enjoying all the great leisure activities Auckland has to offer.

WANT TO KNOW MORE OR GET IN TOUCH?

Information Centre

12 Waddon Place

Wednesday – Saturday 10am – 4pm

Drop into our Information Centre and chat with the team during the days/times above, or book a one-on-one appointment to speak with us. Appointments can be made via the website, email or by calling the Information Centre.

Sign up to receive our e-newsletter updates online.

Phone: 09 952 8585

Website: mangeredevelopment.co.nz

Email: aorere@mangeredevelopment.co.nz

E-newsletter: Subscribe to our latest updates by visiting the website or sending us an email

 facebook.com/mangeredevelopment/



Kāinga Ora State Home Customers

If you are a Kāinga Ora customer and have rehousing or customer-related questions, please contact the Customer Support Centre on **0800 801 601**



Laying the Groundwork

Piritahi is our civil works alliance. It prepares the land, removes old state homes and upgrades streets and infrastructure before building starts. For any questions about civil works please contact Piritahi on 0508 PIRITAHĪ or email info@piritahi.nz