

MANGERE WEST PROGRESS UPDATE

Spring 2021



NEW MANGERE DEVELOPMENT HOMES PROMISE TINY CARBON FOOTPRINT AND POWER BILLS

Kāinga Ora has taken its first step towards low carbon public housing, receiving design endorsement to build 18 homes to Passive House standard in the Mangere Development.

The three-storey Kāinga Ora homes on Bader Drive and Ventura Street, will deliver a reduced operational carbon footprint, and mean the homes can be heated and cooled for as little as \$1 per day.

Kāinga Ora General Manager Construction and Innovation Patrick Dougherty, says the development will be a win for both the environment and the homes' new occupants.

"For Kāinga Ora as a major property developer, Bader Ventura is a big step towards meeting Ministry of Business, Innovation and Employment's Building for Climate Change 2035 proposed final thermal performance cap. What's more, this project is due for completion in 2023, 12 years ahead of industry expectation.

"Our customers living in these homes will have reduced heating costs by around 85 per cent, which means an average heating energy bill of around \$360, or \$1 a day, compared with about \$2,000 for a standard Kāinga Ora home built to 6 Homestar standard."

Bader Ventura is the first Passive House pilot development for Kāinga Ora and the first in its Carbon Neutral Housing Programme. The project is also on track to deliver Australasia's first Passive House public housing development funded by a central government.

Kāinga Ora will undertake continuous reporting of performance and learnings throughout construction and post occupancy, sharing findings with the wider industry.

Passive House is still a new concept in New Zealand, and Kāinga Ora is pleased to be leading lower carbon construction by example alongside the following dedicated project partners: Precision Construction (build partner), Peddlethorp (architects), Oculus (Passive House lead and façade engineers), Kirk Roberts (structural engineers) and 2PIR (building services engineers).

Check out more images on page 2.



Hello Kia Ora Talofa lava Malo e lelei Ni hao Namaste



NAMES GIFTED TO TWO NEW ROADS

Two new roads created by the Mangere Development have been gifted their names by iwi, Te Aakitai o Waiohau. The names are **Ara Reti** and **Ara Kataraina**. The roads have been named after two sisters, who are much loved Kuia of the Wilson Takanini whānau. *Turn to page 4 to check out the location of the new roads.*

In other road naming news, Cessna Place has been renamed Cessna Crescent. New road names have to follow certain local government rules and guidelines, and we changed this road's name to bring it into line with these rules, by better reflecting the type of road.





TWO NEW WALKWAYS WILL MAKE IT EASIER TO GET AROUND ON FOOT

Changes to the Mangere West neighbourhood will include two new walkways, aimed at making it easier, safer and more pleasant to get around on foot. The two new walkways are between Watchfield Close and Moyle Park, and from Elmdon Street to Welby Place. **Head to page 5 to see where the new walkways will be.**

Walkways can make a big difference to the liveability of a neighbourhood by giving people 'shortcuts' through blocks so you can get places more quickly. The walkways can cut down the time you spend on busy main roads, making your journey safer and more enjoyable.

We'll take the opportunity to plant native plants and trees alongside these new walkways as well, so the neighbourhood becomes not only more walkable but greener.

Construction of the new walkway between Watchfield Close and Moyle Park will begin at the end of the year and is likely to be complete February 2022.

The new walkway from Elmdon Street to Welby Place is currently under construction and will be completed by the end of the year.

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NEW TREES FOR BADER DRIVE

Our build partners will soon begin work on the sites next to Mangere College opposite the entrance to Elmdon Street. Right now the land is being prepared by our civil works partners. Part of the site preparation involves connecting utility services such as power across the berm, to the sites. Working with Auckland Council, we learnt that there were three Australian Silky Oaks along the berm that were in poor condition and needed to be removed. These trees have been removed and have been replaced with a mix of six new native trees.

We always keep trees wherever possible, but in some cases – such as this one – they needed to be removed. We are pleased however to be doubling the number of trees as a result. The replacement trees are native Titoki, Rewarewa and Puriri.

The wood from the Australian Silky Oaks will be repurposed along the edge of the Te Ara-rata Stream to contribute to the biodiversity of the esplanade.



MANGERE WEST PROGRESS UPDATE

Stage 1 development on the southern side of Te Ara-rata Creek is well underway with the civil works expected to be completed early 2022.

- » 80 new state homes have been completed and occupied, and a further 24 new state homes will be underway as part of Stage 1 by the end of the year.
- » We are currently underway constructing 163 new market and affordable homes in Stage 1.

Stage 2 development is progressing well on the northern side of Te Ara-rata Creek with civil works expected to complete early 2022.

- » State housing construction commenced in July 2021. Approximately 58 new state homes will be underway as part of Stage 2 by early 2022.
- » Stage 2 will involve the delivery of 131 new market and affordable homes.
- » The first market and affordable homes are now under construction with the first 10 homes to be complete by the end of 2022.

Infrastructure upgrades progressing

We've completed upgrades to stormwater and wastewater throughout the neighbourhood to support the delivery of more warm, dry homes to the area. The upgrades have unlocked Stage 1 and 2 of our development which includes approximately 570 state, affordable and market homes. These works have also involved the installation of outfalls into the Te Ara-rata stream that have been designed to address existing drainage issues while providing ecological habitat along the stream. We're currently completing power, communications and water upgrades under the footpaths and where necessary upgrading and repairing the road surface and curbs to better serve the needs of existing and future residents. Keep an eye out for new walkways, streetlights and trees as we complete the final streetscaping to support Stage 1 and 2 of our development at the beginning of next year.

Two newly created roads, Ara Kataraina and Ara Reti, can be accessed from the newly named Cessna Crescent (formerly Cessna Place).



CLOSED FOR THE HOLIDAY PERIOD

It's time for our teams to enjoy a few days in the sunshine after a busy 2021.

PIRITAHU

Piritahi will stop construction work in the neighbourhood on Wednesday 22 December at 4pm, starting again on Monday 10 January at 7am.

INFO CENTRE

The Mangere Development Information Centre team will be unavailable from 4pm on Wednesday 22 December and will be back at 10am on Wednesday 5 January.



Legend.

- Māngere West Site Boundary
- Stage 1
- Stage 2
- Future Zones
- Future Reserves

Note: Boundaries are indicative only, update as of March 2021.

**TIMELINE****Summer/Autumn 2022**

- » Stage 1 & 2 civil works complete
- » Construction of new state homes along Harvard Place begins
- » First Stage 1 affordable & market houses completed along Cessna Crescent
- » First Stage 2 affordable & market houses commenced along Welby Place
- » Construction of widened walkway from Watchfield Close to Moyle Park
- » Construction of new state homes along Elmdon Street and Molesworth Place begins

Winter/Spring 2022

- » Construction of new state homes along Bader Drive continues
- » Construction of new market and affordable homes commence along Welby Place, Watchfield Close and Bede Place



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HOME OWNERSHIP IN MANGERE

There are new homes available to purchase off the plans in Mangere, including more affordable homes like KiwiBuild. But if you're not ready to buy now, no need to worry, there will be more coming. Here's how you can prepare yourself and get ready to buy.

Financial assistance

If you've been thinking about buying in Mangere and you'd like to know whether you qualify for financial assistance – like a First Home grant, a low deposit home loan, or first home starter product – our First Home Decision tool on the Kāinga Ora website is a great place to start. Visit [kaingaora.govt.nz/home-ownership/firsthome-decision-tool/](https://www.kaingaora.govt.nz/home-ownership/firsthome-decision-tool/) to use the First Home Decision tool and find out if you qualify today.

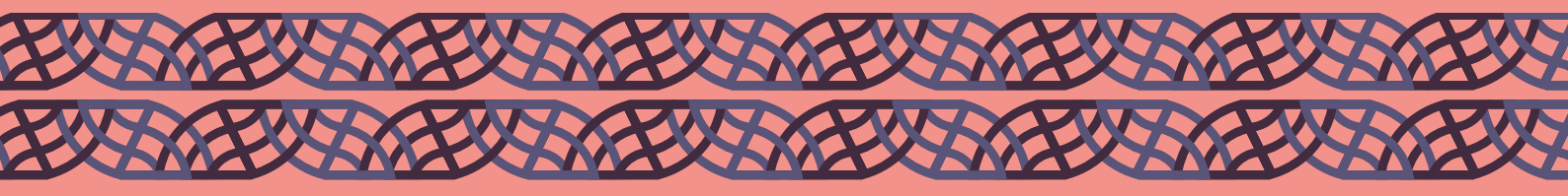
KiwiBuild

You may also be eligible to purchase a KiwiBuild home. KiwiBuild homes are more affordable market homes designed to target first home buyers. They come in a range of sizes and typologies like apartments or terraced homes. You can learn more about how KiwiBuild works and find out if you're eligible over on the KiwiBuild website at [kiwibuild.govt.nz](https://www.kiwibuild.govt.nz).

How to buy

Whatever stage you are at in your home buying journey, we can help with free advice and information. There are a whole lot of useful tips on our website [mangeredevelopment.co.nz](https://www.mangeredevelopment.co.nz) to help you on your journey to buying a home. Our friendly Information Centre team will also be there to help you out, so drop by once we reopen when Covid Alert Levels permit.

For now, you can email us at info@mangeredevelopment.co.nz or head to the live chat function on the website.



HOMES FOR SALE

TERRACE



Mangere West

🛏️ 2 | 🚿 1 | 🚗 1

8 VENTURA ST, MANGERE

- Open plan living/dining
- Air conditioning heat pump
- 6 Homestar
- 10-year Masterbuild guarantee

Price indication of

\$799,000

Fletcher Living
Love your new home

TERRACE



Mangere West

🛏️ 4 | 🚿 2 | 🚗 2

10 VENTURA ST, MANGERE

- Open plan living/dining
- Air conditioning heat pump
- 6 Homestar
- 10-year Masterbuild guarantee

Price indication of

\$1,050,000

Fletcher Living
Love your new home

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TERRACE



Mangere West

🛏️ 3 | 🚿 1 | 🚗 1

4 VENTURA ST, MANGERE

- Open plan living/dining
- Private patio
- 6 Homestar
- 10-year Masterbuild guarantee

Price indication of

\$860,000

Fletcher Living
Love your new home

TERRACE



Mangere West

🛏️ 2 | 🚿 1 | 🚗 1

House 1, WELBY PLACE, MANGERE

- Private off-street parking
- Open plan living/dining
- Private patio and garden
- Spacious bedrooms and ample storage

\$750,000

solutionstreet
you've found the right place



MEET JAMES D'ANVERS

PROJECT DIRECTOR | MANGERE DEVELOPMENT

What does your role involve?

As a Project Director for the Mangere Development, my role centres around ensuring Kāinga Ora delivers new warm, dry homes and the associated new infrastructure the new homes require as part of the Mangere Development. This means working with Council, utility providers, community stakeholders and developers in Auckland to weave together all the threads that are required for servicing and building new homes and public amenity such as new parks and reserves.

What do you enjoy most about your role?

The Mangere Development is a once in a lifetime opportunity to dramatically improve the housing, amenity and infrastructure for the community of Mangere. Being involved in a project which contributes to solving the housing crisis is inspiring and an opportunity which I am grateful for.

What do you love most about the Mangere community?

The passion and care shown by the community is incredible and seeing this passion is a huge motivation for ensuring we strive for the best possible outcomes with and for the community.

What were you doing previously?

I was working on the Kāinga Ora Northcote Development, which provided some fantastic success stories to learn from, but also gave some contrast to the unique community of Mangere and what success might look like here.

What do you like doing outside of the office?

Keeping fit through running and competitive sprint kayaking is a passion of mine. We are lucky in New Zealand to have so many opportunities for outdoor sports and adventure!

WANT TO KNOW MORE OR GET IN TOUCH?

Information Centre

12 Waddon Place

Wednesday – Saturday 10am – 4pm

For the latest opening information, please check our website for the current Covid-19 update.

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: mangerewest@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