



New, warm, dry homes for Māngere



**Māngere
Development**

KIA ORA • TALOFA
• MĀLŌ E LELEI



Over the next 10-15 years, HLC and Housing New Zealand will be replacing a number of Housing New Zealand houses in Māngere. The Māngere Development will see many Housing New Zealand-owned sections across the suburb put to better use. Existing homes will be replaced with warm, dry healthy homes as well as quality affordable houses for home ownership. HLC will also be working together with others to upgrade neighbourhood amenities such as parks and walkways.

Who is doing the work?

HLC is the company managing the development. We are a Housing New Zealand-owned company that is responsible for Hobsonville Point, a new township for 11,000 Aucklanders in Northwest Auckland. HLC looks after several projects around Auckland just like this one, including Northcote and Mt Roskill. HLC's goals go beyond getting houses built. The company's purpose is to create great places to live — both for today and for future generations.



An Auckland Housing Programme project

The Māngere Development is part of the Auckland Housing Programme (AHP). The AHP is a joint initiative between Housing New Zealand and HLC to deliver small, medium and large-scale housing developments in Auckland over the next 10-15 years. The programme will help Auckland develop as a vibrant city by creating more quality homes more quickly. Housing New Zealand is the largest owner of residential land in Auckland. Much of this land can be better used to create more homes for Aucklanders.

The AHP began in June 2016. Over the next 10-15 years it will create:

11,000
new Housing New Zealand homes

12,600
new affordable and market homes



**Auckland
Housing
Programme**

More homes.
Great neighbourhoods.



Why has Māngere been chosen for development?

Māngere has been chosen for development because the area has strengths that make it suited to more housing. Māngere is within 30 minutes of the central city, has good (and improving) transport networks, lots of parks, and an established community.

During the planning stages of a project we work closely with the community to gather input on what changes will have the most beneficial impact on the area.

Good planning and design makes great neighbourhoods

HLC is experienced at masterplanning. That means that attention is paid to urban design, including infrastructure (like roads) and amenity (such as parks). Combining the input of the community with the skills of urban designers ensures that, as well as adding more houses, we develop neighbourhoods in ways that are more functional and attractive.

What area does the Māngere Development cover?



Current Stage

We are now underway with Stage 1a which involves removing 35 existing 1960s-built state houses on Bader Drive, McKenzie Road and Cessna Place and replacing them with 66 new state houses and around 100 affordable and market homes. HNZ will develop the state houses; HLC will develop more affordable and market houses. All will be warm, dry, 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 renew Housing New Zealand homes. A number of homes will be available to the market and may include potential new streets and park spaces. Over the next 10-15 years nearly 10,000 new homes will be built in stages.

If you are a Housing New Zealand tenant who may be impacted by future stages the Tenancy Liaison Team will support you through the process.

What will the new homes be like?

There will be a range of new homes built in the area. Below are some drawings showing typical two, three and four-bedroom homes.



Apartments (artist's impression)



Terraces face Cessna Place

Apartments face Bader Drive



Example of a Housing New Zealand home recently completed in the Northcote Development



Terraces (artist's impression)

What about the tenants of the existing homes?

At the heart of everything we are doing are the people currently living in Māngere. The development work will require a number of households to relocate so that older Housing New Zealand homes can be replaced with new, warm, dry, homes designed for modern life.

Housing New Zealand has a Tenancy Liaison Team that supports tenants. When tenants do need to relocate the team supports them every step of the way, including finding them a suitable alternative home which takes into account their housing and school needs and community networks. Housing New Zealand also arranges the relocation and covers all reasonable costs related to the move.



If you have not had a sit down meeting with a Tenancy Liaison Officer and been advised that we are beginning site investigation then you are not currently affected by a site we are working on.

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



Community Open Days

HLC will hold regular Open Days where we invite the community to come and learn more about the changes coming to their neighbourhood in a relaxed, fun and family-oriented way.

The first Māngere Development open day was held in May and residents turned up in numbers to enjoy a sausage sizzle and activities for the kids. Feedback from those who attended was positive. Most discussions were around creating safe, fun places to play, supporting the community to stay connected, and ensuring the neighbourhood retains its character by being thoughtful about design. The community was also keen to stay informed about upcoming works within the development.

HLC, with the help of other local government agencies, community groups and residents, will keep these discussions going. Keep an eye on mangeredevelopment.co.nz for the date of the next Open Day.



Want to learn more?

There are three ways to keep up to date with what's happening in Māngere:

1

Visit the Māngere Development information centre at 12 Waddon Place. We're open Wednesday - Saturday, 10am-4pm

2

Keep an eye on the website. You can sign up there to receive email updates.
mangeredevelopment.co.nz

3

Come to an Open Day. The date will be announced on the website.

Need to contact us?

For state housing related enquiries:



Phone our Customer Service Centre on 0800 801 601

For project management related enquiries:



Email us at **mangeredevelopment.co.nz**
Phone us at 09 261 5054