

Mt Roskill South Development Progress Update

Summer 2018/2019

ConstructionPlus day a “massive success”

The students at May Road School were recently treated to a ConstructionPlus day – an HLC-funded initiative designed to help children who are affected by the development learn about their environment in a fun and interactive way. The ConstructionPlus day ties in neatly to the school’s theme for this year which is ‘change’.

“The ConstructionPlus day was a fantastic way to teach the children about the changes happening around them, at home and in the broader neighbourhood,” says Beth Noakes, Acting Principal at May Road School. “The children got the chance to really get hands-on and have some fun in a way that facilitated open discussion, and opportunities to ask questions about the development.”

Students participated in three construction-related activities over the course of the day. Each class rotated around activity

‘stations’ where a different challenge awaited. Students were challenged to bury a pipe, build the tallest tower and flow water through a pipe and into a bucket. Some students even got to dress up as health and safety officers while their classmates laid down drains in the sandpit.

“I felt like I was a grown man working”- Healy, Room 13

Beth says she was thrilled with how well the day went. “Every single student participated. They had a lot of fun.”

Aside from teaching the kids about the Mt Roskill South Development, Beth says the day was a massive success because it planted a seed for some of her pupils. “Some kids really shone. I think we may have some future surveyors and engineers on our hands!”



Above: Children from May Road School with HLC’s project team

Top: Lucy Smith, Mt Roskill Development Manager at HLC, working with students to flow water through a pipe
Above: May Road School students learning about the importance of health and safety



Welcome to the Mt Roskill South Progress Update

Welcome to the final Mt Roskill South Progress Update for 2018. There's been a fair bit of activity happening in your neighbourhood over the course of this year. We'd like to thank you for your support and feedback, and we look forward to continuing to work together with you, the community, in the new year.

Four families have now moved into their recently completed Housing New Zealand houses on Freeland Avenue as part of Stage 1 of the development.

Building works for Stage 1a of the development are now underway. Twenty-five older state homes have been removed or demolished over the last few months to make way for 81 new warm, dry, healthy homes for Housing New Zealand tenants.

Demolition and removal for Stage 2 of the development are also underway. Land remediation is set to begin before Christmas (you may notice some people in white suits around the neighbourhood who are working to make the land safe to build and live on), construction will begin in the second half of 2019.

Civil works will begin in the New Year. This will involve building new and improved roads, stormwater, and sewer management as well as connecting services to new housing sites. Services include electricity, water and broadband.

Stage 2 of the development will see 90 older state homes replaced with around 300 brand new modern homes – approximately 60 of which will be Housing New Zealand homes. The remainder will be a mix of market and KiwiBuild homes.

If you live in close proximity to the development and you are concerned about your property, feel free to get in touch. You can email us at info@roskillsouthdevelopment.co.nz or pop in and see us at our Christmas celebration on Tuesday 11 December, from 5.30 pm – 7.00 pm at Burnett Avenue. We'd love to see you there.

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.

Lucy Smith
Mt Roskill South Development Manager, HLC



The students at May Road School are learning about change

Beth Noakes has been at May Road School for 24 years, give or take. She's now the Acting Principal, and she's gearing her students up for some big changes ahead. May Road School is on Richardson Road which is situated at the edge of the Mt Roskill South Development. "Many of our students will be affected by the development," says Beth.

"I think the development is absolutely necessary, but it is still difficult for our students who have to move schools, and it is sad for the community to see them go."

That's why this year's theme at May Road School is 'change'. "We try and weave our theme into the curriculum in various different ways," says Beth. The students at May Road School have been visiting the building sites and recently took part in an HLC-led 'ConstructionPlus' day to learn about the development in a fun, hands-on way.

May Road School is part of the Ako Hiko cluster of schools, an initiative that aims to make technology accessible to participating schools so that students can 'learn, create and share' in a digital environment.

"Some of our students recently took part in the Ako Hiko Film Festival. They produced and filmed a video on the changes happening in their neighbourhood. It was extremely powerful and they got a lot of responses."

"What came out of it was that the students learned that they can actually affect change too – not just at the school level but at the wider community level."

Beth has been working closely with HLC for over two years now. She regularly attends stakeholder meetings, distributes newsletters to students to take home to their parents, and has hosted community coffee chats at the school.

"My door is always open to students and their parents who're concerned about the development"

While May Road School will be saying goodbye to some of its students, it'll be welcoming new students who are relocating to the neighbourhood. To prepare, Beth says that the school is looking at making next year's theme 'hauora (health) and change'.

"We will be looking at what makes a community healthy, how we can make our new students feel welcome, and the importance of maintaining and deepening our relationships with our friends and whānau."

Beth says that she is happy that new state houses will be built to modern standards and that, as part of the development, HLC is working on making walking routes to the school safer and more connected. "It's also great that they're upgrading the waterways too. It will look beautiful."

HLC works hard to ensure there is as little disruption as possible for local students who are affected by the development. HNZ also has a tenancy first policy and aims to rehouse residents within their local community.



Beth Noakes, Acting Principal at May Road School

A large graphic for an 'End of Year Celebration'. It features a background of green leaves and red flowers (likely Kōwhiri). The text is white and bold. The main headline reads 'You're invited to an END OF YEAR CELEBRATION'. Below this, it says 'Grab your whānau and neighbours and join the Mt Roskill Development team for a festive halal and vegetarian feast. Come and celebrate the end of the year with us and chat to the team about what's happening in your area over the summer.' The event details are listed: 'When: Tuesday 11 December', 'Where: 9 Burnett Avenue, Mt Roskill', and 'Time: 5.30pm – 7.00pm'. At the bottom, it says 'We look forward to seeing you there.' and includes the 'Mt Roskill South Development' logo and name.

**You're invited to an
END OF YEAR
CELEBRATION**

Grab your whānau and neighbours and join the Mt Roskill Development team for a festive halal and vegetarian feast. Come and celebrate the end of the year with us and chat to the team about what's happening in your area over the summer.

When: Tuesday 11 December
Where: 9 Burnett Avenue, Mt Roskill
Time: 5.30pm – 7.00pm

We look forward to seeing you there.

**Mt Roskill South
Development**

Mt Roskill South Development update

The Mt Roskill South Development will take around six years to complete and will eventually see around 260 older state houses replaced with up to 300 brand new homes for Housing New Zealand. An additional 500 – 600 new affordable and market homes will also be built in the Mt Roskill South area.

The Mt Roskill South Development team is working to deliver better amenities and infrastructure to the community too, including extensive upgrades to Freeland Reserve and greater transport connections to Mt Roskill South.


Proposed homes in Stage 1 and 2

	Stage 1	Stage 2
State	81	60
Market*	0	240
Total	81	300

Urban Placemaking Plan

- Stage 1 - Previously Developed by HNZC
- Stage 1a
- Stage 2

Urban Development Key Moves

- Freeland Ave - The 'Backbone'**
"Safe Route to School"
- Widened Footpath
- New Street Trees & Lighting
- Informal Play Features
- Balfron Ave & Youth St Upgrade**
- Improved and New Pedestrian Links**
- Existing Shared User Path**
- Proposed Extension of Freeland Ave Street Upgrade**
-  **Proposed New Neighbourhood Park**



ESTIMATED DEVELOPMENT TIMELINE

Stage 1 (Previously developed by HNZ)	Stage 1a
<p>Winter 2017 Construction of Housing New Zealand homes begins on Freeland Ave</p>	<p>Spring 2018 Families move into first completed Housing New Zealand homes in the area</p>
	<p>Autumn 2018 25 Housing New Zealand homes removed or demolished, making way for 81 new homes</p>



*More affordable homes include KiwiBuild and long term rental options. Around 50% of the market homes will be in a more affordable price range (ie. priced from \$500,00 to \$650,00 delivered under the KiwiBuild programme. To register your interest in KiwiBuild homes and check your eligibility, please visit kiwibuild.govt.nz. We will also let you know when homes are available through our website. Sign up for updates at www.mtrskilldevelopment.co.nz

Stage 2

Spring/Summer 2018

Stage 1a house construction starts.

Winter/Spring 2018

Tenant moves, house removal and demolition begins for Stage 2

Summer 2018/19

Civils works begin for first market superlots. Tenant moves continue in staged manner.

Winter 2019

First more affordable and market homes* available for purchase off the plan

Introducing your Tenancy Liaison Officer: Kathleen Lolohea

We'd like to introduce the new Tenancy Liaison Officer for Mt Roskill South, Kathleen Lolohea. We met with Kathleen to find out more about her role at Housing New Zealand.



Kathleen Lolohea is the Tenancy Liaison Officer for Mt Roskill South

How long have you been with Housing New Zealand?

I've been with Housing New Zealand for nearly 18 months. I started as a Tenancy Manager in Mangere where I managed 270 properties in my portfolio. I also worked closely with the Tenancy Liaison Officer for Mangere. This inspired me to become a Tenancy Liaison Officer myself.

What is your favourite thing about your new role?

I love getting to know the wonderful families living in the area and working to support them through what can be a difficult time. The best part about my role as Tenancy Liaison Officer is seeing how happy they are when they move into their new homes.

How long have you been the Tenancy Liaison Officer for Mt Roskill South?

I became the Tenancy Liaison Officer for Mt Roskill South four months ago, so I'm still fairly new.

What does your role as Tenancy Liaison Officer involve?

The important (and very busy!) role of the Tenancy Liaison Officer involves supporting families living in Housing New Zealand homes who need to relocate to a new home because of business decisions such as the redevelopment. I work with tenants through the entire rehousing process – from start to finish.

Thank you, Jenni

We'd like to say a big thank you to Jenni Loui, the Tenancy Liaison Officer who looked after our Mt Roskill Housing New Zealand tenants over the last two years.

What about existing tenants?

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.

For more information contact your Tenancy Liaison Officer Kathleen Lolohea on 09 261 5861 or kathleen.lolohea@hnzc.co.nz



Northcote residents outside their new state home

Recycling houses and materials in Mt Roskill South

Before we are able to develop each stage we need to remove the old houses that are no longer fit-for-purpose. From the early stages we look at the existing houses to identify which ones could be retained, relocated or recycled. Below is the process we work through when making removal decisions on our existing houses.



1. Retain + Recondition

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



2. Relocate

Before the tenants are moved, HLC's housing removal company drives by the houses and provides recommendations as to their suitability for removal. Once the properties become vacant, they are tested for hazardous substances to confirm suitability. Suitable houses then have their doors and windows boarded up to protect them prior to being moved.

HLC endeavours to relocate as many houses as possible so that a new family may enjoy them. So far we've identified three state houses suitable for relocation in the Mt Roskill South area. **We are working hard to find new ways to increase the number of houses for relocation.**



3. Recycle PHASE 1

Where a house is unable to be relocated, HLC works hard to recycle leftover materials to be repurposed as something else. Some materials are unable to be recycled. This can be for a range of reasons, including the presence of asbestos or where the materials are in a state of disrepair. Tenants can submit a "wish list" to identify materials they want to keep. 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 Gorilla's recycling facility where around 85% of it is recycled. This includes wood, steel and plasterboard. Concrete footings, along with other materials that aren't recyclable, are taken to landfill.



Removing floorboards from an old state house in Mt Roskill South to be repurposed



HLC saved a handmade bunk bed from an old state house and delivered it to its previous owner at their new home



Mt Roskill South Development

Protecting and preserving our native trees

We are pleased to report that we've put measures in place to preserve two mature Puriri trees which were planted by a Housing New Zealand tenant many years ago. We understand that mature, native trees are important to the

community and we are working hard to preserve as many of these trees as possible. We are also working alongside Auckland Council and a dedicated arboriculturist to ensure that where trees are removed, more are replanted.



MT ROSKILL INFORMATION CENTRE COMING SOON!

Our new Mt Roskill South Information Centre is opening soon and will be located on the corner of Glynn Street and May Road. The Information Centre is a place to find out what's happening in your neighbourhood, ask questions, and provide feedback about the development. Come and visit us in the new year!

Track the changes happening in Mt Roskill

The Mt Roskill South Development is part of a wider development project across the Mt Roskill area. To help you track the changes happening in your neck of the woods, we've built a brand new website that provides an overview of the entire development including detailed information about Mt Roskill South and Ōwairaka – the two neighbourhoods already underway. The new website has a handy interactive map that lets you see when works begin in future neighbourhoods and how Mt Roskill South fits into the wider project. Check it out at mtroskilldevelopment.co.nz

