

Ōwairaka Development Progress Update

Summer 2018/2019

Pulling together to preserve Ōwairaka's natural beauty

There are good Samaritans in every neighbourhood. In the case of Ōwairaka, there's at least 160.

That's the number of people in Ōwairaka who've put rat traps in their backyards thanks to the work of a small group of dedicated volunteers at Pest Free Ōwairaka.

Jane and Stefan, who live at the bottom of the Mount Albert or Ōwairaka maunga, began the initiative in August last year after their son found a rat in their garage.

"We realised that trapping one rat would make little difference to the population," says Stefan. "But a community working together, that's a powerful force."

Fast-forward a year and Stefan and Jane are now two of 15 volunteers working towards a pest-free Ōwairaka.

"We started baiting up the maunga with the support of the Tūpuna Maunga Authority" explains Stefan. The group has since increased the catchment area further down the slopes of the maunga and into residential areas.

"Our goal is to get a rat trap into every fifth or sixth backyard in the area"

The catchment area includes the slopes of the maunga and spans Mt Albert Road to the East, the train tracks to the North and Te Auaunga, or Oakley Creek, to the West and South.

"The idea is to create a sort of halo around Ōwairaka. If we can achieve this, it will connect us with the great work done by similar groups along

Te Auaunga Creek and Meola Creek. Eventually, the entire catchment area will be a no-go zone for rats and other pests."

Pest Free Ōwairaka provides subsidised traps to households in the catchment area, thanks to funding from the Albert-Eden Local Board.

Both Jane and Stefan are pleased that old state houses that are past their used-by date will be replaced with new, warm, better quality homes.

"The Ōwairaka Development is a community development project rather than a housing project"

"The Pest Free Ōwairaka initiative will benefit both private and public housing in the area, including future residents of Ōwairaka and those who are part of the Ōwairaka Development," says Stefan.

"Let's face it, no matter who you are, you don't want rats in your backyard!"



Above: Pest Free Ōwairaka co-founder Jane Rueegg chatting to a neighbour at the bottom of the Albert / Ōwairaka maunga

Get involved

For residents who would like to support the initiative and who are affected by the Ōwairaka Development, HLC will donate rat traps, peanut lure (rat bait) and grocery vouchers to each household that joins the cause.

To find out more, head to www.owairaka.nz.



Welcome to the Ōwairaka Progress Update

The Ōwairaka Development team would like to thank the community for their support and feedback over the course of the year.

A special thank you to everyone who visited us during our Saturday sessions, who joined us at our weekly coffee chats, who came along to the open day and who invited us into their homes. Your feedback is important to us, and we look forward to continuing our conversations with you and working together in the new year.

A special thank you to Sheryl Fletcher, Principal at Ōwairaka District School, and Tony Laiman at the Marist Rugby

League Club, for welcoming our team and allowing us to make use of their spaces for ongoing community conversations.

The Ōwairaka Development isn't just about creating more homes. It's about combining community and social outcomes to make Ōwairaka a greater place to live. This is important for those who call Ōwairaka home today, and for those who'll call Ōwairaka home in the future.

The team at HLC endeavours to keep all Ōwairaka residents up to date as the development progresses. In the meantime, and for more information on what's happening in your neighbourhood, feel free to contact us at info@owairakadevelopment.co.nz.

You'll also be able to visit us at 116 - 118 Hendon Avenue in our new Information Cube which will be open soon.

Wishing you and your family a safe and happy Christmas.



Aileen Maniti
Ōwairaka Development Manager, HLC

Delivering more homes to Ōwairaka

The Ōwairaka Development will deliver more affordable market homes and better quality state homes to the Ōwairaka community. We are removing approximately 200 older state houses and replacing them with 200 - 300 new, quality Housing New Zealand homes and 500 - 600 market and affordable homes. The development will be rolled out in stages over a five year period.

Join us at the Ōwairaka pop-up kai garden and nursery

HLC is working closely with the community to launch a pop-up kai garden and nursery next to the new Information Cube on Hendon Avenue. The pop-up kai garden and nursery will be available for Ōwairaka residents who are encouraged to work together to grow fruit and vegetables for personal use and for the local school.

The community team has already built the garden beds and Ōwairaka District School will be preparing the

garden beds for planting.

There will be community events and workshops in the new year, including composting, beekeeping and food waste workshops. We'll be in touch with more details on how you can get involved. In the meantime, a team of volunteers will be planting the first seeds in the garden over the Christmas period.

Pop in, grab some gloves and give us a helping hand. We'd love to see you there.



Above: HLC is working with the Ōwairaka community to build a pop-up kai garden and nursery like this one in Hobsonville Point, another HLC-led development.



Above: HLC's construction team installing the Information Cube on Hendon Avenue

Opening soon!

116 - 118 Hendon Avenue

The Information Cube has landed! The Information Cube is a place for you to ask questions about the development and find out more about the exciting changes happening in your neighbourhood. We'll be open very soon. Until then, pop by and get involved in our pop-up kai garden and nursery.

Project Update

The Ōwairaka Development will be rolled out in stages to minimise disruption to residents.

The project will take approximately five years to complete. Planning is already underway for Stage 1 and Stage 2 of the development. We're hoping to begin building the first Stage 1 homes on Range View Road and Olympus Street in the new year.

The Housing New Zealand Tenancy Liaison Team has begun working through the relocation process with Housing New Zealand tenants who will be affected by the development.

Proposed homes in Stages 1 and 2

	Stage 1	Stage 2
State	73	70 - 100
Market*	0	100 - 150
Total	73	170 - 250

*Around 50% of the market homes will be in a more affordable price range (i.e. priced from \$500,000 to \$650,000 delivered under the KiwiBuild programme).

The total number of new homes delivered as part of the development is 700 - 900 homes.



ESTIMATED DEVELOPMENT TIMELINE

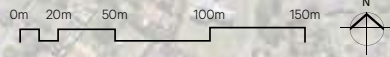
We will keep you up to date as planning progresses.

Stage 1					
Winter 2018 House removal of old state homes for Stage 1	Spring 2018 Stage 1a site works and earthworks begin. Commence Stage 2 design + planning	Summer 2019 Start build of state homes	Autumn 2019 Start stormwater Construction	Second half 2019 First HNZ homes completed	Future stages Future development will be planned in stages over the next five years

Murray Halberg walking and cycling loop

As part of the Ōwairaka Development, HLC is gearing up to work closely with local residents and community groups, together with Auckland Council and Auckland Transport to create a network of walking and cycling pathways around the Murray Halberg park.

The planned pathway will link residents to local destinations and amenities including schools, green spaces, parks and the wider city cycle network. If you'd like to share your ideas for the walking loop with us, get in touch. We'd love to hear from you.



LEGEND

- | | | | |
|--------------------------|-----------------------------------------------------------------------------------------------------|-------------------------------------|---------------------------------------------------------|
| Site Boundary | Housing New Zealand Homes
Location of HNZ homes for future stages still to be determined. | Walking and Cycling Loop | Bespoke Neighbourhood Gateway |
| Stage 1A | Ōwairaka Development Information Cube | Realigned/ extended existing street | Bespoke Murray Halberg Park entrance on Range View Road |
| Stage 1B | Key Moves | Proposed community street | Murray Halberg Park to become a Community Hub |
| Stage 2A | Hendon Ave, the 'backbone' | Improved pedestrian link to park | Local shops |
| Stage 2B | New pedestrian and cycle path through Murray Halberg Park | Existing pedestrian links | |
| Future Stages Indicative | | Local Board Greenways | |

Notes: Boundaries are indicative only. Update as of December 2018.

What will the new homes be like?

The new houses will vary in size from one-bedroom through to six-bedroom family homes and across a range of typologies including terraces, standalone homes, walk-ups and apartments.

Each house will be designed and built to modern standards and will include double glazing, insulation and modern materials and fittings. Homes will also include on-site car parks.



Housing New Zealand apartments in Mangere



The Everyday Homes in Northcote



What's happening to the existing houses?

Old state homes that are no longer fit for purpose will be removed or demolished by a demolition company. Where possible, old houses are relocated to a new area to serve a new purpose.

If we are unable to remove a house (often

for safety or practical reasons) our team will remove any recyclable materials from the soon-to-be-demolished homes. Some materials aren't able to be recycled. This is for a range of reasons, including the presence of asbestos or where materials are in a state of disrepair.

We are working across all of our developments to find sustainable, ongoing solutions to do this well. We've already taken steps to divert waste from landfill and we've achieved some good results.



Housing New Zealand Tenants

Housing New Zealand (HNZ) has a nationwide Tenancy Liaison Team that works closely with HNZ tenants who are affected by a development. HNZ tenants are always first to know if there are plans involving the homes they're living in.

When a household is required to relocate, HNZ's Tenancy Liaison Officers support the affected tenants through the entire process – from start to finish. They work hard to match those tenants to suitable

alternative housing, taking into account housing need, support, community networks and schooling needs. Housing New Zealand also arranges temporary housing while a new home is agreed upon, and will cover all reasonable costs related to the move.

For tenants who require housing modifications, HNZ has an occupational therapist available to assess their needs and to better understand their

housing requirements.

Wherever possible HNZ will find a house that is already modified. If this is not possible, HNZ will look for a home that is able to be modified and complete the work required to ensure the house meets their tenant's needs.

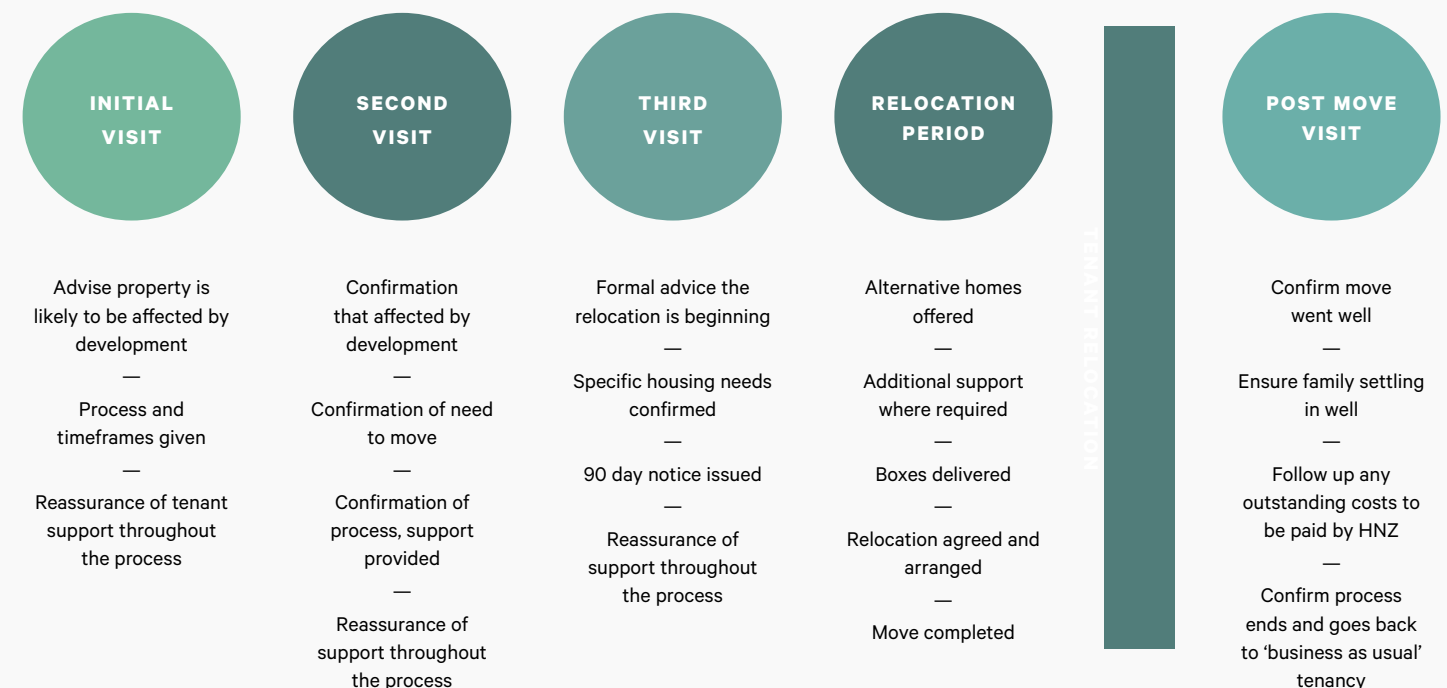
For more information, contact our Customer Service Centre on 0800 801 601.

Did you know?

Every household is entitled to one inorganic collection per year free of charge. To book your free collection, and to learn about what you

can and can't include in your inorganic waste, visit the Auckland Council website at aucklandcouncil.govt.nz.

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

Whakamoemiti blessing of the land

Mana whenua representatives David Wilson, Kathleen Wilson (Te Akitai Waiohua) and Hero Potini (Ngāti Tamaoho) led a whakamoemiti blessing of the land to celebrate the start of the Ōwairaka Development.

The day began with a dawn blessing and a karakia involving traditional incantations at various

locations throughout the Ōwairaka neighbourhood. There was a turning of the sod to symbolise the start of the development works, and a blessing for the residents and workers of the Ōwairaka Development. The event was then followed by a breakfast at the Marist Rugby Club.



Who is HLC?

HLC manages large urban development projects and is a subsidiary of Housing New Zealand. We are responsible for developing the hugely successful Hobsonville Point in Auckland's northwest, and are managing the Ōwairaka Development along with similar projects in Mangere, Mt Roskill and Northcote.

HLC is experienced at masterplanning, paying close attention to urban design, including infrastructure (like roads) and amenity (such as parks). We consider how the land is used, the design of the neighbourhood, and how the homes look.

We also plan how parks and streets will connect, and think about how people move around such as walking and biking.

By combining community input with the skills of urban designers and with the input of key agencies including Auckland Transport, Auckland Council and the Ministry of Education we ensure that as well as adding more homes, neighbourhoods are developed in ways that are more functional and attractive.



Want to learn more?

The best way to stay up to date with news on what's happening in Ōwairaka is to keep an eye on the website, or pop into the Ōwairaka information cube located at 116 - 118 Hendon Ave which is opening soon.

owairakadevelopment.co.nz

