

# Ōwairaka Development Progress Update

Winter 2018

## Ōwairaka Information Day

The Ōwairaka community came out in numbers on a sunny gorgeous day in April to learn more about the changes coming to their neighbourhood. Around 200 residents turned up to enjoy a sausage sizzle by Emerge Aotearoa and a cuppa from the Hosana Church, absorbing the information provided by HLC and Housing New Zealand (HNZ) in a relaxed and family-oriented fun day.

Children were happily occupied with activities from Eco Neighbourhood and a bouncy castle, while the bigger kids and adults got to check out 3D views and waterplay with HLC contractors from BECA.

Tonkin & Taylor showed their geology skills with amazing basalt and earth samples from around the area. They explained how testing the earth for contaminants is so important before building can proceed. Albert/Eden Local Board and Auckland Council Parks joined us for the day, along with Mt Albert Community Patrols. They made themselves available to promote their



services as well as demonstrate their great work and future projects in the neighbourhood.

Feedback about upcoming changes from those that attended was positive. HLC and HNZ took on board comments and questions were answered accordingly. Most discussions were around the importance of creating safe, fun places to gather and play, supporting the community to stay connected and ensuring the neighbourhood maintains its character by thoughtful planting and design. The community also wanted to stay informed about upcoming works within the development.

With the collaboration of HLC, HNZ, other local government agencies, community groups and residents, these discussions will continue. We will be holding more information days and network meetings where we can arm you with



information about the Ōwairaka Development.

Congratulations to a long term resident from Ōwairaka for winning first prize in the HLC open day competition where she signed up to our website [owairakadevelopment.co.nz](http://owairakadevelopment.co.nz) to win a \$100 New World voucher. Big thanks to Marist Rugby League Club for the venue and support.



## Why Ōwairaka?

The Ōwairaka Development is part of a larger programme, called the Auckland Housing Programme which is creating 30,000 warm, dry, healthy modern homes in Auckland over the next 10-15 years by using HNZ land more efficiently.

Ōwairaka was chosen for several reasons but here are the two big ones:

First and foremost many of the Housing New Zealand houses in the area built in the 1950s are past their best and need to be replaced. The new homes will provide a warm, dry, healthy environment designed for modern life.

Secondly, Ōwairaka can grow to accommodate the new people that the development will bring. The suburb has great schools, parks, sportsgrounds and has good transport links making it easy for people to work in south and central Auckland.



# The Ōwairaka Development

If you came to the open day, have read our website or chatted to one of our development team, you will be aware of some changes happening around the neighbourhood. We have already removed some of the 1950s and 60s era Housing New Zealand houses that were past their best and are preparing to remove more.

This first stage includes 72 new 1 to 5 bedroom homes. All will be warm, dry, healthy

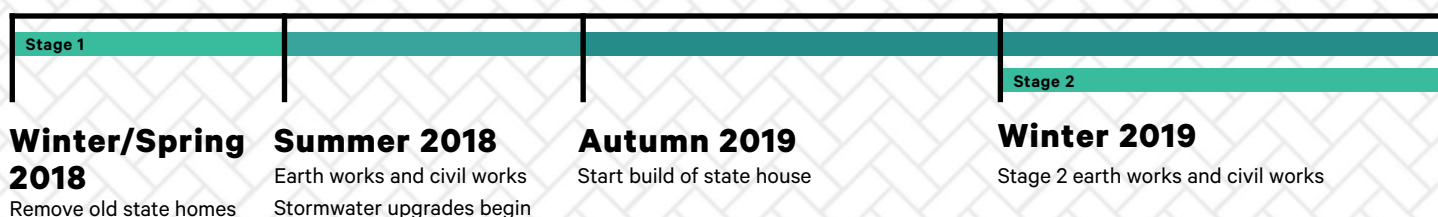
and designed for the way we live now. New homes will offer higher energy and water efficiency to make them cheaper to run.

This is the first stage of the development that will eventually see around 190 state homes removed and replaced by 200 to 300 new state homes for Housing New Zealand. A further 500-600 new homes will be sold to first home buyers and the general market.

You will have noticed areas along Hendon Ave that have been vacant for some time. HLC and HNZ have now commenced planning across three sites including the corner of Hendon Ave and Richardson Rd, 145-157 Hendon Ave and 137 – 139 Hendon Ave. Two of the sites will be state housing with the third site more affordable homes and homes for the market. These will be a mix of apartments from three to five storeys.



## ESTIMATED DEVELOPMENT TIMELINE



We expect the development to take around six years to complete.

\*Indicative timings only

# What About Tenants of the Existing Homes?

At the heart of everything we are doing are the people currently living in Ōwairaka. 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. 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

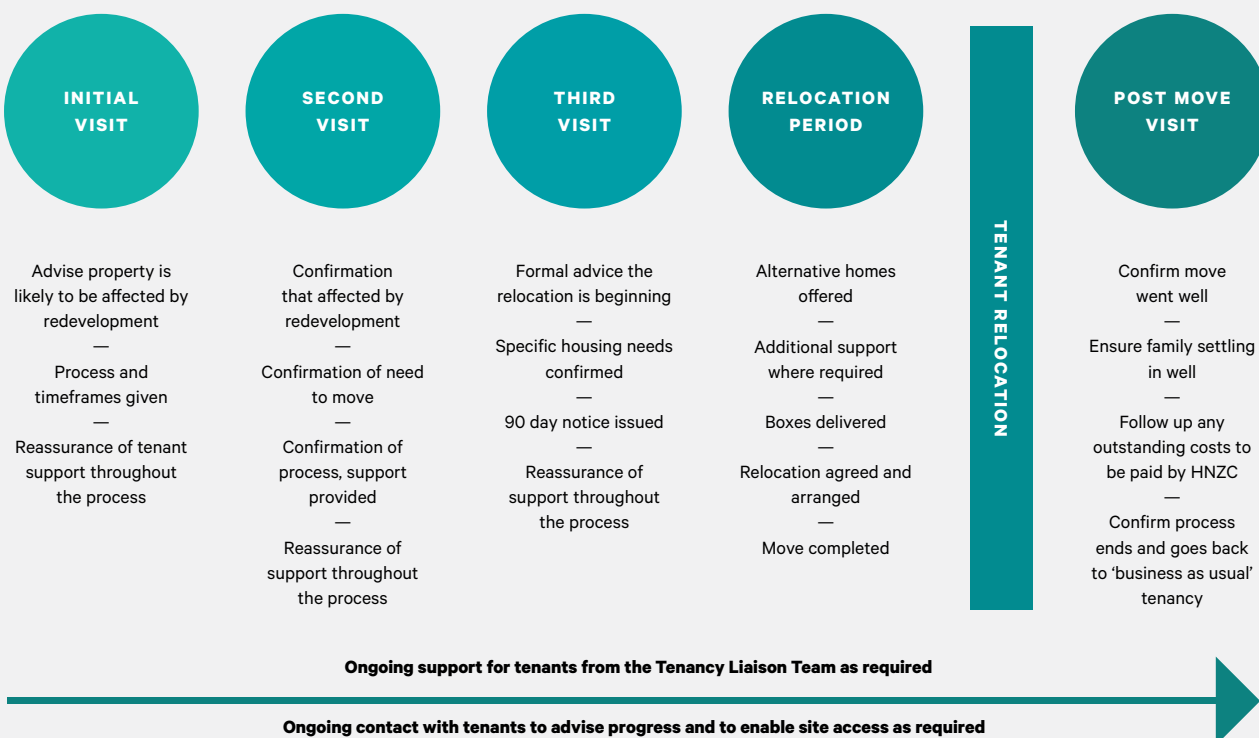
needs and community networks. Housing New Zealand also arranges the relocation and covers all reasonable costs related to the move. If you have not been visited by our Tenancy Liaison Officer then you are not currently affected by a site we are working on at this stage.

Contact Housing New Zealand on:

Freephone: 0800 801 601

Email: [enquiries@hncz.co.nz](mailto:enquiries@hncz.co.nz)

## HOUSING NEW ZEALAND RELOCATION PROCESS



## Works to improve water quality and reduce overflow

As part of the development we have the opportunity to improve the stormwater and wastewater (sewage) network. Ōwairaka has outdated infrastructure and uses a combined stormwater and sewer network which was put in place in the 1950's. Most of the time

this works well, but with major downpours it can overflow into back yards, waterways and the sea. HLC is currently working alongside Watercare and Auckland Council to develop a programme of works to increase the capacity of the network. This will help ensure all storm and wastewater is carried to the treatment plant – no matter the weather. We will be inviting you have a look at the work plan when more information is available.

To understand wastewater overflows: visit [www.watercare.co.nz](http://www.watercare.co.nz) and search 'wastewater overflows'.

# Who is Running the Project ?

---

The Ōwairaka Development is being run by HLC. We are a Housing New Zealand owned company that is responsible for the development of Hobsonville Point, a new township for 11,000 Aucklanders. 'HLC' stands for 'homes, land, community', and we look after several projects around Auckland like the Ōwairaka Development. HLC aims to go beyond getting houses built. Our main purpose is to create great places to live – both for today and for future generations.



## Introducing Our Community Team

---

Karla Beazley, assisted by Sue Elliott make up the HLC Community Development and Engagement team in Ōwairaka.

Karla was born and bred in a state house in neighbouring Mt Roskill and is now living in Lynfield. Karla has been working within the community for the past 25 years, with much of that time spent at the Lynfield Community Centre. She has enjoyed learning more and more from the community and is looking

forward to doing the same with the amazing people of Ōwairaka.

Working with refugees and new migrant families for more than 20 years in the area, Sue has learned much about community resilience and the importance of involving people in decisions about their communities in the future.

A week or so ago, a long-term resident reminded us of the cycle of Ōwairaka community life. Families grow up, new people move into the area and older people hold the memories of Ōwairaka. We're looking forward to meeting all of you over the next few months, sharing information with you as soon as we can, and listening to your concerns. Say hi if you see us around!

### Coffee Chats

HLC Ōwairaka Development Cuppa and Chat Sessions. Call in for a cuppa with the team to find out more about and the development happening in your neighbourhood, every fortnight starting: Tuesday 31st July 2018 from 8.30 – 10.30am, Ōwairaka Primary School (McGarry Room)

### Community Stakeholder Meeting

Meetings with updates on the Ōwairaka Development happen regularly at Ōwairaka School. If you would like to attend or find our more please email [info@owairaka.co.nz](mailto:info@owairaka.co.nz)

**Ōwairaka  
Development**

[owairakadevelopment.co.nz](http://owairakadevelopment.co.nz)