

# Mt Roskill South Development Progress Update

Winter 2018

## What is Happening in Mt Roskill South?

It has been 12 months since construction began on the first new Housing New Zealand homes on Freeland Ave.

We know that change can be disruptive, and we'd like to thank you for your support and your feedback so far.

The changes brought about by the Mt Roskill South development are going to benefit everyone. Families who are moving out of tired Housing New Zealand houses built over half a century ago will move into warm, modern homes. The community will enjoy new amenities and upgrades to public spaces, including walking routes and additional roading. And Aucklanders as a whole will enjoy quality homes at more affordable prices, as well as more state homes.



Artist impression of Housing New Zealand homes along Freeland Ave, Burnett Ave and Sanft Ave

### COMING UP IN MT ROSKILL SOUTH

The first Housing New Zealand houses along Freeland Ave will be completed and ready for new tenants to move into in the next few months. Also, you have seen six cleared sites which will make way for another 81 Housing New Zealand homes.

Meanwhile planning for Stage 2 of the development is underway. The Tenancy Liaison Team has begun working through the relocation process with some of the Housing New Zealand customers that will be affected by Stage 2 of the development.



The floorboards from an old state house in Mt Roskill South have been repurposed

### A NEW INFORMATION CENTRE IS ON ITS WAY

By the end of this year, the new information centre on the corner of May Road and Glynn Street will be up and running. The information centre is a place to go to find out what's happening, ask questions and provide feedback on the development.

### RECYCLING WHERE POSSIBLE

Where possible, we recycle the materials from removed or demolished housing. Some materials are not 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.

For more information on changes in the area, take a look at the timeline over the page which shows what we've achieved so far, and what we aim to achieve in the future.



The construction site for the new information centre on the corner of May Road and Glynn Street

# The Mt Roskill South Development

Stage 1 homes are already being completed on the sites previously developed by Housing New Zealand. Four homes are ready for families to move into on Freeland Ave, with a further 41 new homes expected to be completed throughout 2019/2020.

Over the last few months, 25 old state homes that were past their best have been removed or demolished as part of Stage 1a of the development. These will be replaced with 81 new, warm, dry and healthy homes for Housing New Zealand tenants and the information centre. The first of these homes will be ready for families to move into mid-next year.

You may have noticed consultants carrying out site investigations in and around the neighbourhood. That's because we are preparing for Stage 2 of the development. Stage 2 will involve the removal of around 91 old state houses and replacing these with approximately 300 new homes. An indicative plan for Stage 2 has been outlined on the map.

The Mt Roskill South development will eventually see around 260 state houses replaced by up to 300 state homes for Housing New Zealand. A further 500 to 600 new homes will be sold to first home buyers and the general market.

See our website for more details on what's going where at [www.mtroskilldevelopment.co.nz](http://www.mtroskilldevelopment.co.nz).

## 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)

#### Winter 2017

Construction of Housing New Zealand homes begins on Freeland Ave

#### Spring 2018

Families move into first completed Housing New Zealand homes in the area



\*More affordable homes include KiwiBuild and long term rental options. To register your interest in KiwiBuild homes and check your eligibility, please visit [kiwibuild.govt.nz](http://kiwibuild.govt.nz). We will also let you know when homes are available through our website. Sign up for updates at [www.mtroskilldevelopment.co.nz](http://www.mtroskilldevelopment.co.nz)

### Stage 1a

#### Autumn 2018

25 Housing New Zealand homes removed or demolished, making way for 81 new homes

#### Spring/Summer 2018

House construction starts. Tenant moves for Stage 2 begins

### Stage 2

#### Summer 2018/19

House removal or demolition begins for Stage 2. Civils works begin for first market superlots. Tenant moves continue in staged manner.

#### Winter 2019

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

# Upgrading Freeland Reserve

We are improving the quality, safety, and usability of the Freeland Reserve. This will transform the reserve into a community space fit for recreational activities and picnics.

You can expect to see improved roads, footpaths and landscape structures, including the development of a council-owned wetland.

A wetland is an area of land that can be permanently wet, or some are wet at times of the year. The wetland will naturally treat storm and runoff from newly developed buildings. Raised embankments will assist with

stormwater drainage and prevent flooding. This will mitigate immediate flood-risk for properties adjacent to the embankment. The reserve will be planted with native plants and create habitat for native birds and lizards.

The wetland is developed by Auckland Council in consultation with HLC, Mana Whenua, the Local Board, residents and landowners who'll be expected to have flood walls outside their property boundary.

The team is currently discussing opportunities for the community and local schools to get involved in the construction and planning stages of the wetlands.

The first stage of physical works will begin in December through to April 2019. The remainder will be completed during the summer of 2019/2020.



TOP: Freeland Reserve prior to the first stage of physical works beginning in December  
ABOVE: New Housing New Zealand homes under construction bordering Freeland Reserve



# Preserving Our Trees

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HLC is working alongside Auckland Council and a dedicated arboriculturalist to ensure that when trees are removed, more are replanted. The replanting of native New Zealand trees are prioritised. We have also identified all of the trees in the Mt Roskill South area that must remain untouched, being native or older trees worth preserving.



Street view of the trees in Mt Roskill South

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# What's Happening When it Looks Like Nothing is Happening?

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Once the old state homes have been demolished or removed, there is often a delay before new homes are built. There is a lot that needs to happen during that period. Here is a quick overview:

## SITE FENCING

Fencing will go up around the development sites soon. The sites are fenced mainly for public safety but also to prevent illegal dumping and to make the site look a little tidier. During the summer, mesh construction fencing is installed to control the dust.

## LAND REMEDIATION

Remediation means making the land safe to build on and live on. Sometimes contaminants leach into the land and require removal. For example, lead that has leached out of old paint on an older house by rainwater is collected in the surrounding soil, requiring the top layer of soil to be removed. We take the opportunity to dig up and remove old obsolete pipes and other material too.



New Housing New Zealand homes under construction on Freeland Ave

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## CIVIL WORKS

Civil works covers the building of new and improved roads, stormwater and sewage management, as well as connecting services to new housing sites. These services include electricity, water and broadband.

## HOW LONG WILL THE SITE BE EMPTY FOR?

It depends on all sorts of things (such as the weather) but the biggest factor is the size of the site. It can take a couple of weeks to work through these processes for smaller sites, while larger sites can take several months or more.

## Our Community Team

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### CALL IN FOR A CUPPA AND A CHAT

While we've been busy at work on the development, our community team has been out and about, holding community events and attending neighbourhood BBQs. Sue Elliott and Karla Beazley are members of our community team. They've been getting to know the locals and answering your questions about the development. You can find them in the Parents' Room at May Road School every

Friday from 8.30 to 10.30 am. Our friends from Housing New Zealand will join us to answer any tenancy related questions. Call in for a cuppa and a chat, and find out about what's happening in your neighbourhood.

**When:** Every Friday from 8.30 to 10.30am

**Where:** May Road School in the Parents' Room.



### A VISIT TO MAY ROAD PRIMARY

Whenever HLC runs a neighbourhood development, we take the opportunity to visit the local school and talk with the students. We teach the students about the development through hands-on learning, guest speakers, studies and workshops. Students have the chance to get involved in the development and help shape public spaces such as their local parks and reserves.

The Mt Roskill Development team and development contractors will be visiting the May Road Primary students at the start of Term 3. The children will be treated to some hands-on educational sessions with surveyors and contractors, such as the JFC team (pictured below), to show them what to expect in the coming months.



The entrance to May Road school



BBQ with infrastructure and civil construction contractors from JFC. From Left to Right: Krishal Sharma (Site Engineer, JFC), Matthew Dyson (Construction Manager, JFC), Stephen Smith (Project Manager, HLC), Karla Beazley (Community Development & Engagement Coordinator, HLC), Cherie Armer (Stakeholder Manager, JFC) and Zoheed Ali (Operator, JFC)

# What About Tenants of the Existing Homes?

Housing New Zealand (HNZ) has a dedicated, nationwide Tenancy Liaison Team (TLT) that supports tenants every step of the way through any development.

HNZ tenants are always the first to know if there are plans involving the homes

they're living in. Tenants are advised as soon as HNZ believes they may be affected by the development. The TLT will continue to support them right through to the completion of this process – no matter what the outcome.

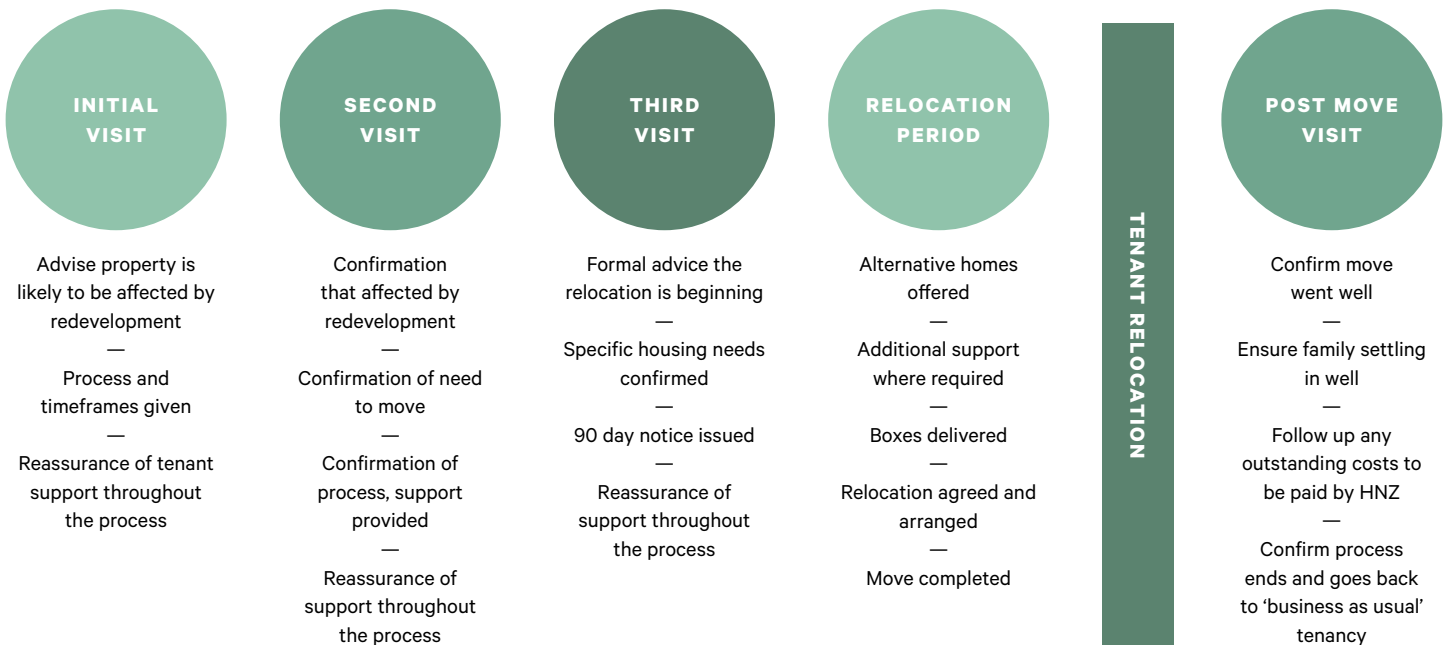
When households do need to relocate, HNZ works hard to find them a suitable alternative home, taking into account housing need, support, community networks and schooling needs. HNZ also arranges each household relocation once an alternative home is agreed upon and will cover all reasonable costs related to the move.

For tenants who require modifications HNZ have 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 needs.

**For more information:**

Contact our Tenancy Liaison Officer Jennifer Loui on 09 261 5506 or [Jennifer.loui@hnz.co.nz](mailto:Jennifer.loui@hnz.co.nz)

## HOUSING NEW ZEALAND 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 Support Through the Awhi Ora Project

Awhi Ora is an innovative project that helps people manage the challenges that impact their wellbeing. This is a community-focused project targeted at people who are currently experiencing personal and/or practical challenges in their lives, and are finding it difficult to perform day to day tasks or reach their goals.

Awhi Ora works alongside their clients, their clients' family/whanau, community mental health centres and general practitioners (if required) to help them get

back on track and live life to their fullest.

Support services include accommodation support, transport, employment, developing personal and interpersonal skills, budgeting, education, WINZ advocacy and self-care. Awhi Ora promotes self-management and independence for its clients so that they may live well in the community of their choice.

**For more information:**

Contact can be through self-referral by calling 09 847 9188 or via your doctor.

## Who is Running the Project?

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Like all good things, the Mt Roskill South Development is a team effort. The key organisations involved are HLC and Housing New Zealand, together with council transport agencies, education providers and the local community.

The Mt Roskill South Development is led by HLC. We are responsible for the successful community at Hobsonville Point, a new township in North West Auckland for 11,000 Aucklanders. We are a subsidiary of

Housing Zealand governed by its own board of directors.

HLC looks after several projects around Auckland such as Māngere, Northcote and Oranga. We aim to go beyond getting houses built. Our main purpose is to create greater places to live – both for today and for future generations.

Housing New Zealand is a crown agent that provides housing services for people in need. This includes finding new homes for tenants who need to move as well as managing the build of new state homes. More than 185,000 people live in Housing New Zealand-owned or managed houses or flats. Housing New Zealand works closely with others to ensure its tenants have access to good support services.



## Good Planning and Design Makes Great Neighbourhoods

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HLC is experienced at masterplanning. We pay 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 we think about how people move around such as walking and biking. We combine community input with the skills of urban designers to ensure that as well as adding more homes, we develop neighbourhoods in ways that are more functional and attractive.



Homes. Land.  
Community.



## Want To Learn More?

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The best way to stay up to date with news on what's happening in Mt Roskill South is to keep an eye on the website. You can sign up there to receive email updates.

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



## Mt Roskill South Development