

Ōwairaka Development Progress Update

Autumn 2019

Ōwairaka Development Information Day

The sun was out and so was the welcome mat at Hendon Avenue's Information Cube on Saturday 16 February, the first of many Ōwairaka Development Information Days.

Residents from across Ōwairaka dropped by the Information Cube over the course of the day to find out more about the changes happening in their neighbourhood and meet the team behind the Ōwairaka Development. Members of HLC and Housing New Zealand were on hand, listening to feedback from the community

and answering questions about the development.

Local residents pitched in with a community garden working bee located just outside the Information Cube, filling planter boxes with vegetables and herbs for the community to enjoy in the coming months.

Volunteers from Emerge Aotearoa put on a free sausage sizzle, while members of the Te Whangai Trust spoke to the volunteers about the important work they are doing with local youth and at-risk individuals.

There were plenty of activities for the kids too, including a gold coin treasure hunt, seed bomb making and Matariki crafts.

Members from the Mt Albert YMCA Raise Up N Represent crew joined in the fun and lead the craft activities and face painting.

HLC's Ōwairaka Development Manager, Aileen Maniti, says the open day was a great opportunity to connect with locals and community groups. "It was great to see so many people stop by the Information Cube to find out more about the development and give us feedback," Aileen says.

"Creating more homes is just one part of the puzzle – what we're really focused on is making Ōwairaka an even greater place to live. It's important that we have conversations with the community about what matters to them, and keep our neighbours up to date with the progress."

The Information Cube is available for everyone and anyone who would like to find out more about the Ōwairaka Development. Feel free to drop by, meet the team, and learn about some of the exciting changes coming to your neighbourhood.



Keep an eye out for the Information Cube opening hours on our website owairakadevelopment.co.nz, and flip over the page to see some snaps from the day!

Snaps from the recent Ōwairaka Information Day



The Ōwairaka pop-up kai garden and nursery is now open

Ōwairaka residents can now grow fruit and vegetables at the pop-up kai garden and nursery next to the Information Cube on Hendon Avenue. Gardeners are invited to grow produce for local community organisations, schools and for their own personal use.

There will be a series of community working bees over the upcoming months, the first of which kicked off earlier this month. A group of 30 children also visited the pop-up kai garden and nursery as part of a school working bee. They had a fantastic time making seed bombs and planting native trees.

If you'd like to get involved in the community working bees, check out the event calendar below for upcoming dates.



Making shared connections

Residents offered up plenty of suggestions for shared, connected spaces at the Ōwairaka Information Day.

HLC is working in partnership with Auckland Council and Auckland Transport to connect public spaces and places throughout Ōwairaka. It's called the greenway project, and it's designed to connect a number of green spaces with a network of pathways and tracks, designed for use by the Ōwairaka community.

Visitors to the greenway stall, manned by design company Isthmus Group, were asked to provide feedback on the importance of neighbourhood spaces and how they are used.

Using a large map, residents created a weave of string to identify how and where they move through their streets and parks, pinpointing areas that could be improved, and identifying the changes that they'd like to see.

Many of the suggestions involved bringing the community together through meeting areas, community gardens and lots of green spaces. Residents also wanted to see improved walkways linked to shared spaces, and a walking and cycling loop connecting Murray Halberg Park, Kukuwai Park and Oakley Creek.

The greenway project is expected to play an important role in growing a healthy community. By joining up some of the shared public spaces in the neighbourhood – streets, parks and walkways – there is an opportunity to make meaningful connections, socially, culturally and environmentally.

HLC is now inviting the community to sign up to a series of discussions and workshops, and join the conversation about the greenway project. If you'd like to be involved, get in touch by emailing us at info@owairakadevelopment.co.nz.



Weave created by Ōwairaka residents who visited the Isthmus stall at the Ōwairaka Information Day

Join our community working bees

Grab your gardening gloves and head down to the community garden at 116 Hendon Avenue. You'll learn how to grow your own food - from garden to table - and if you come along on Saturday 6 April, you'll learn how to rat trap too!

Events Calendar

- Saturday 6 April, 10.00am - 12.00pm
- Tuesday 16 April, 10.00am - 12.00pm
- Tuesday 30 April, 10.00am - 12.00pm

Ōwairaka stormwater and wastewater upgrades

As part of the overall development works, HLC and its civil works partner Piritahi will begin separating the stormwater and wastewater (sewage) network in Ōwairaka and installing new stormwater pipes. Ōwairaka has outdated infrastructure and uses a combined stormwater and sewer network. Built in the 1950s, the network has reached the end of its design life and can sometimes cause water to overflow into backyards, waterways and the sea during major downpours.

What are we doing?

- Installing new stormwater pipes throughout the development area to separate stormwater and wastewater flow. Stage A and B works will start along parts of Hendon Avenue, Range View Road and Stewart Road and some parts in Alan Wood Reserve (see map in this newsletter)
- Additional upgrades will follow in stages as the development progresses

What are the benefits?

- New street inlets helping to manage existing overland flow and surface flooding within the road reserve
- Replacing old pipes to reduce the risk of pipeline failure due to the age of the infrastructure
- Reducing wastewater overflows into Oakley Creek helping to improve public health and environmental quality
- Increasing network capacity to serve the growing population within Mt Albert and Mt Roskill

How will this affect you?

- Some traffic layout changes will be in place during construction - we will provide advance notice
- The installation of pipelines is a major operation causing construction noise and vibration. We will aim to keep noise disruption to a minimum
- Construction will be fenced for the safety of the public

What's happening when it looks like nothing's happening

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 need to happen during that period. Here's a quick overview:



Site fencing

You will have noticed that fencing has already gone up around the development sites. The sites are fenced mainly for public safety but also to prevent illegal dumping and to make the sites look tidier. During summer, mesh construction fencing is installed to control the dust.

Civil works

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

Land remediation

Remediation means making the land safe to build on and live on, and often involves removing contaminated soil from the development site. Typical sources of contaminants on building sites include old building materials and practices. For example, lead paint was commonly used on older houses, as was the practice of burying building waste such as old weatherboards. Overtime, lead from these materials may have leached into the soil.

Land developed for new housing by HLC is put through a rigorous land remediation process to identify and remove contaminated soil, and to make sure that runoff from the site doesn't negatively affect the environment. During this process, we take the opportunity to dig up and remove old obsolete pipes and other material too.

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.

Timeframes

1

Second half of 2019

Estimated start (consenting approval dependent)

2

Mid 2020

Estimated Stage A and B completion

3

Overall project duration

Estimated 18-24 months



Questions?

If you have any questions regarding the project please contact us:

info@owairakadevelopment.co.nz

Who is Piritahi?

Piritahi is an alliance of companies undertaking the civil works for HLC's projects. This involves getting the land ready for the builders and includes things like site investigations and remediation, demolition and removal of housing, road construction and upgrades, and utilities design and construction e.g. stormwater pipes.

Working as an alliance of specialist companies means Piritahi can focus on the supply of build-ready land in the most efficient way. Piritahi streamlines the land development process, laying the groundwork for more homes to be built more quickly.

Visit www.piritahi.nz for more information.



The Ōwairaka Development

Over the next five years, the Ōwairaka Development will see approximately 200 older state houses removed and replaced with up to 200 - 300 new Housing New Zealand homes and 500 - 600 more affordable and market homes. Come completion, a total of 700 - 900 new warm, dry, healthy homes will be built in Ōwairaka as part of the development. These homes are designed for the way we live now and will offer higher energy and water efficiency making them cheaper to run.

Proposed homes in Stages 1 and 2

Planning is now underway for future stages of the development. We're starting to explore the best layout options for new homes in the area, to see what the development could look like. This may include a mix of standalone houses, terraced homes, walk-ups, and apartments. At this stage all plans remain indicative only, to help inform the overall master-planning process.

	Stage 1	Stage 2
State	78	70 - 100
Market*	0	100 - 150
Total	78	170 - 250

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

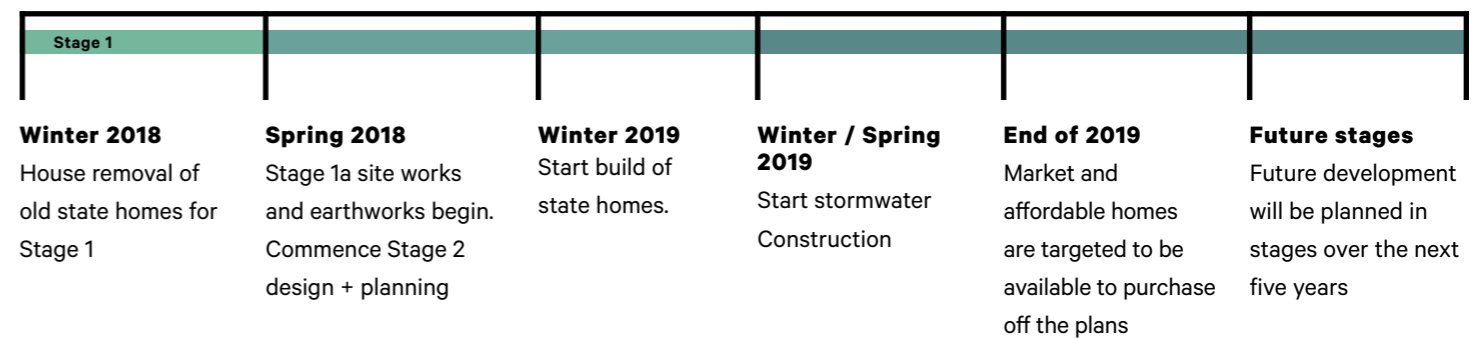


LEGEND

- Site Boundary
 - Stage 1A
 - Stage 1B
 - Stage 2A
 - Stage 2B
 - Future Stages
Indicative
 - Housing New Zealand Home
Note that location of HNZ homes for future stages still to be determined
 - Stormwater Alignment - Stages A and B
 - Stormwater Alignment - Future Stages*
 - Stormwater Outfall*
* Stormwater alignment is indicative only as the design is still in progress.
 - Ōwairaka Development Information Cube
 - Hendon Ave, the 'backbone'
 - Local Board Greenways
 - Murray Halberg Park to become a Community Hub
 - * Local shops
- Note: Boundaries are indicative only, update as of February 2019.

ESTIMATED DEVELOPMENT TIMELINE

We will keep you up to date as planning progresses.



Behind the Project

Meet Christian Hurzeler, one of the many people helping bring the vision for the Ōwairaka Development to life.

Christian is HLC's Associate Project Director for the greater Mt Roskill Development Project, which includes the Ōwairaka Development. He is responsible for the overall strategic delivery of the Mt Roskill Development Project, working closely with masterplanners, Auckland Council, consultants and the local community.

Christian says that each neighbourhood has unique needs and considerations. "Whether that's improved amenities, public and green spaces, more KiwiBuild or state houses

– it's about striking the right balance for that particular community."

To help inform the project's strategic direction, Christian and the team regularly engage with locals, from fronting information days to door knocking, to having a cup of tea with neighbours.

"When I'm talking to people, I'm very mindful of the communities that already exist, as well as thinking about what the future communities might look like."

Originally from Rotorua, Christian now lives in Auckland with his wife, infant daughter and two small dogs. He joined HLC in June 2018, and has been involved in the property and construction industry for 15 years, including property development, general contracting roles and private consultancy work.

When asked about the best part of his job, Christian is quick to answer. "Without a doubt, it's the people. He tāngata, he tāngata, he tāngata."



Want to learn more?

The best way to stay up to date with what's happening in Ōwairaka is to keep an eye on the Ōwairaka Development website at owairakadevelopment.co.nz where you can sign up for regular email updates.

You can also pop into the Information Cube located at 116 Hendon Avenue. Opening hours will be available on the website soon.