



NEW STATE HOMES FOR: 16 – 18 WELBY PLACE & 23a – 29 ELMDON STREET, MANGERE

What's happening in Mangere?

Auckland needs more homes for more people, more quickly. We are underway with a number of large scale developments across Auckland, and the Mangere Development is one of these.

The Mangere Development spans a number of neighbourhoods within wider Mangere and will deliver 10,000+ new homes to the area. Mangere West is one of these neighbourhoods.

The Mangere West neighbourhood will see around 230 old state houses replaced with approximately 960 new warm, dry, healthy homes over the next 5–7 years. These new homes will be built for state house customers, and individuals and families who are purchasing a home on the private market.

Who is responsible for the development?

Mangere Development is being led by the Kāinga Ora Urban Development team, which is responsible for large scale developments in Roskill, Mangere, Northcote, Hobsonville Point and Tamaki.

Our goals go beyond getting houses built. Our purpose is to create great places to live – both for today and future generations. We do this by combining the input of the local community with the skills of urban designers, builders and engineers.

What will be built on this site?

Several older state homes that are past their best are being replaced with 18 new warm, dry homes:

- 1 x one-bedroom home
- 14 x two-bedroom homes
- 3 x four-bedroom stand-alone homes

By using the land more effectively than we did in the 1950s and 1960s, Kāinga Ora is able to better meet demand for state housing.

The new homes will be designed and built to modern standards and will include double glazing, insulation and modern materials and fittings inside and out. There will be dedicated off-street parking spaces. All plans go through an urban design review process to ensure they meet a high standard of design quality.

What happens to existing customers?

Kāinga Ora has a dedicated Tenancy Rehousing Team that works closely with customers who may have to move so that improvements or development can occur. Our Tenancy Rehousing Officers help match customers to suitable alternative housing and support them through their move. Kāinga Ora has a policy providing all customers affected by redevelopment, the choice to return to their local community.

QUESTIONS?

If you have any questions about these sites, please contact:

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For queries about the wider Mangere West Development, please email us at info@mangeredevelopment.co.nz



How will the site works be managed?

Auckland Council has approved the resource consent application for this development. The homes will be built by the Kāinga Ora team in collaboration with a construction partner.

Kāinga Ora will aim to minimise any disruption to the neighbourhood caused by construction activity. All site works will be carried out in accordance with council requirements and overseen by the Kāinga Ora team. These include things like the hours when work can be carried out, where contractors can park their vehicles, and how noise and dust are controlled.

What happens once the homes are built?

Once the new homes are completed, we will match them to current tenants as part of the wider Auckland housing Programme relocation process or to eligible people from the state housing register, who need a home of the type included in the development.

EXPECTED TIMELINE

December 2021

Building works start

June 2023

New homes expected to be completed