

Information sheets on existing developments

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E1. McLennan, Papakura (Housing New Zealand)

Key information	
Indicative yield	600
Area	24.1 hectares
Currently owned by	Housing New Zealand (previously Ministry of Defence)
Status	Currently under development
Zoning	Mixed Housing Suburban

Distance to amenities	
CBD	30km
Public Transport	1.7km from Papakura train station, regular buses to the city
Open space	Borders McLennan Park, close to Prince Edward Park
Schools	Walking distance to Cosgrove School, Edmund Hillary School, Papakura High School
Shopping centre	Walking distance from Countdown Papakura

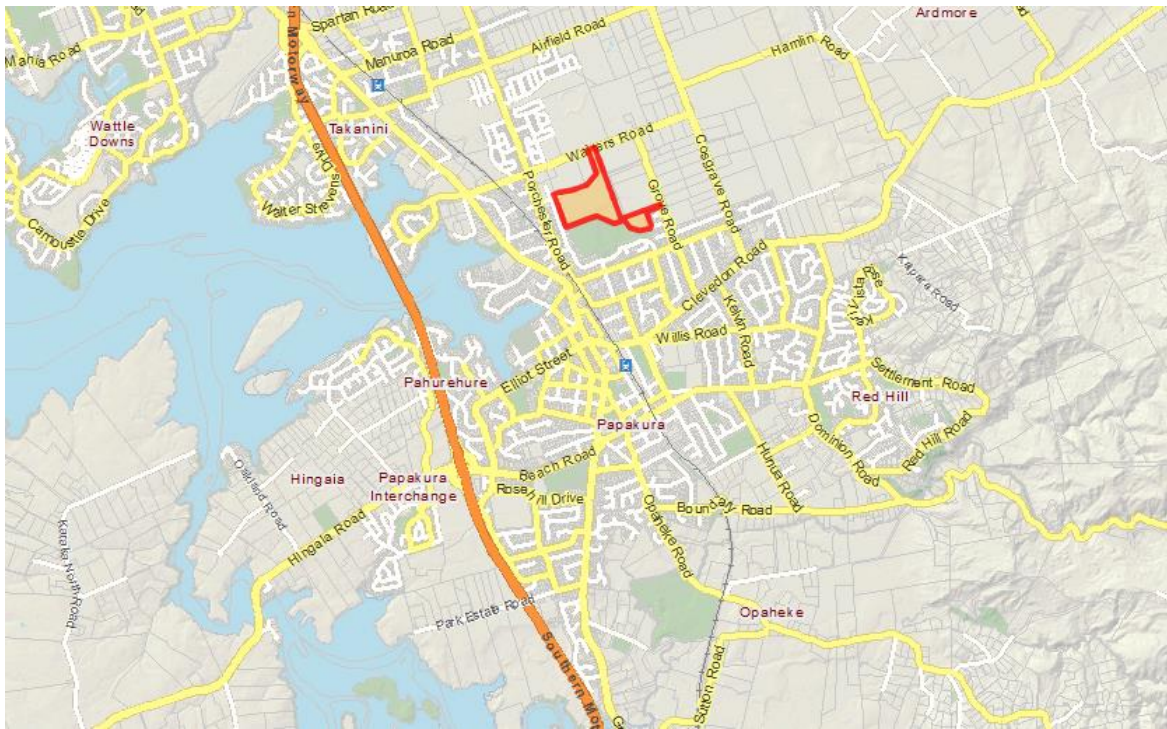
Site background:

- A delivery plan for the McLennan development has been approved by the Housing New Zealand Board. The mixed tenure development will create up to 600 new homes. The basis of the delivery plan is that the development site is broken up into small super lots to be sold to multiple small and mid-sized developers. This will be facilitated by a public release of Expressions of Interest for the sale and development of the McLennan super lots.
- The land being sold is fully serviced and has resource consent. Roads and infrastructure for the site have been completed for Stage 1 and the site is ready for the construction of the first 5 hectares.
- The public land release of the first 52 houses is now being advertised. Construction has begun on 11 houses which are due for completion by mid-2015. It is anticipated that approximately 40 houses will be under construction at McLennan by the end of 2015 and 100 homes under construction by mid-2016.
- The site was previously owned by the Ministry of Defence and was acquired by Housing New Zealand under the Housing Act 1955 for state housing purposes.

Map 1: Aerial view



Map 2: Location



E2. Waimahia/Weymouth (iwi/community consortium)

<i>Key information</i>	
Indicative yield	282 homes
Area	16 hectares
Currently owned by	Waimahia development partnership
Status	Previously Crown land held under the Housing Act 1955 for State Housing purposes. Under development.

<i>Distance to amenities</i>	
CBD	7km to Manukau; 30km to Auckland
Public Transport	Buses from Weymouth Road and trains from Manurewa Station or Homai Station
Community facilities	Aquatic Centre, Mountford Park (major sports field complex), Clendon Community Centre sports and recreation complex within five minutes' drive
Schools	Weymouth Primary, Waimahia Intermediate, South Auckland Middle School and James Cook High School are all approximately five minutes' from Waimahia Inlet by car and also within easy walking or cycling distance
Shopping centre	Clendon Shopping Centre is within a two minutes' drive

Site background:

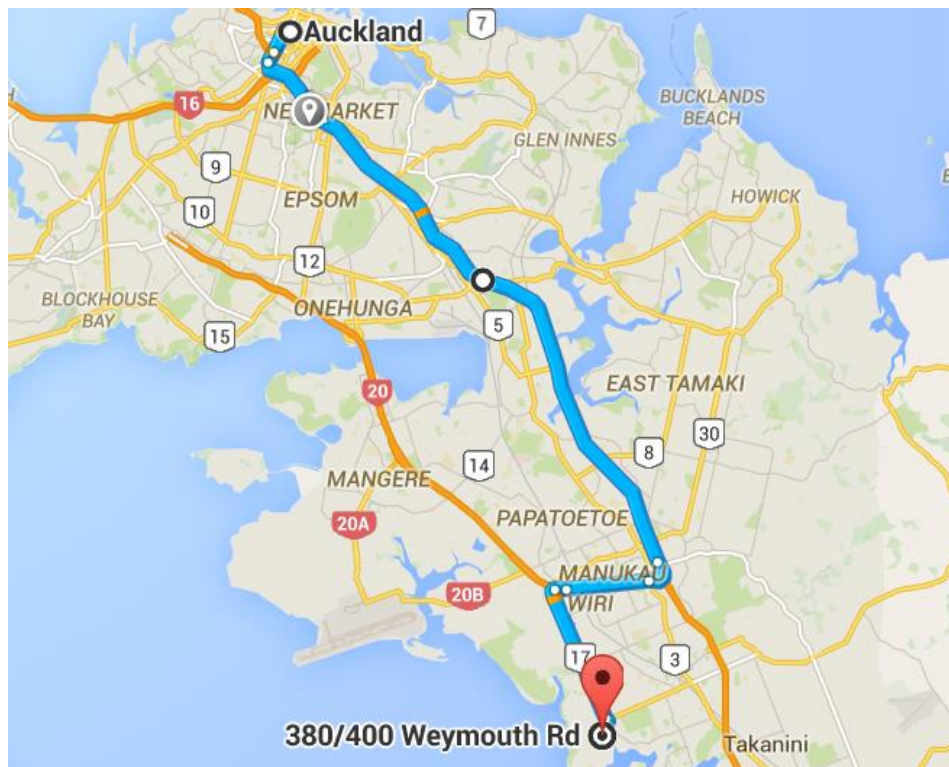
- The Weymouth land was bought from Child, Youth and Family in 2006.
- The Waimahia Inlet housing development represents a partnership between the Crown, Tāmaki Makaurau Collective and three community housing providers (Auckland and Onehunga Hostels Endowment Trust; Housing Foundation Limited; and, Community of Refuge Trust) to develop affordable housing.
- The Government's role has centred on making the previous Crown land available for sale to the partnership and the provision of \$29 million from the Social Housing Fund to be used initially as development finance and ultimately as a leveraged contribution towards the 169 community housing properties to be taken out of the 282 home development.
- Home construction for phase one's 92 homes started in July 2014 and is on track to conclude in mid this year. Currently 65 homes either complete and occupied or are at various stages of construction.
- Phase two is in the final phase of obtaining a resource consent and will be available for sale progressively from later this year. Works for phase two has commenced ahead of schedule.

Map 1: Master plan



- 5 Bed Standard House
- 5 Bed North
- 5 Bed Corner
- 4 Bed Standard
- 4 Bed North
- 4 Bed Rear Garage
- 4 Bed Rear Drive
- 3 Bed Standard
- 2 Bed Unit
- 2 Bed North
- 2 Bed 1 up/1 down
- 1.5 Bed

Map 2: Distance to CBD



E3. Tāmaki (Government/Auckland Council partnership)

<i>Key information</i>	
Indicative yield	5,000 homes (7,500 replacing 2,500)
Area	900 hectares (approx.)
Currently owned by	Housing New Zealand (57 per cent of houses), private landowners, Auckland Council, and other government land (see attached map)
Status	Tamaki Regeneration Area is the location for a long-term economic and social regeneration programme, incorporating two large special housing areas
Zoning	Town Centre, Terrace Housing and Apartment, Mixed Housing Suburban, Single House, and Open Space

<i>Distance to amenities</i>	
CBD	12.6km
Public Transport	Trains from Glen Innes station
Open space	Point England Reserve
Schools	Tamaki Primary School, Tamaki College

Site background:

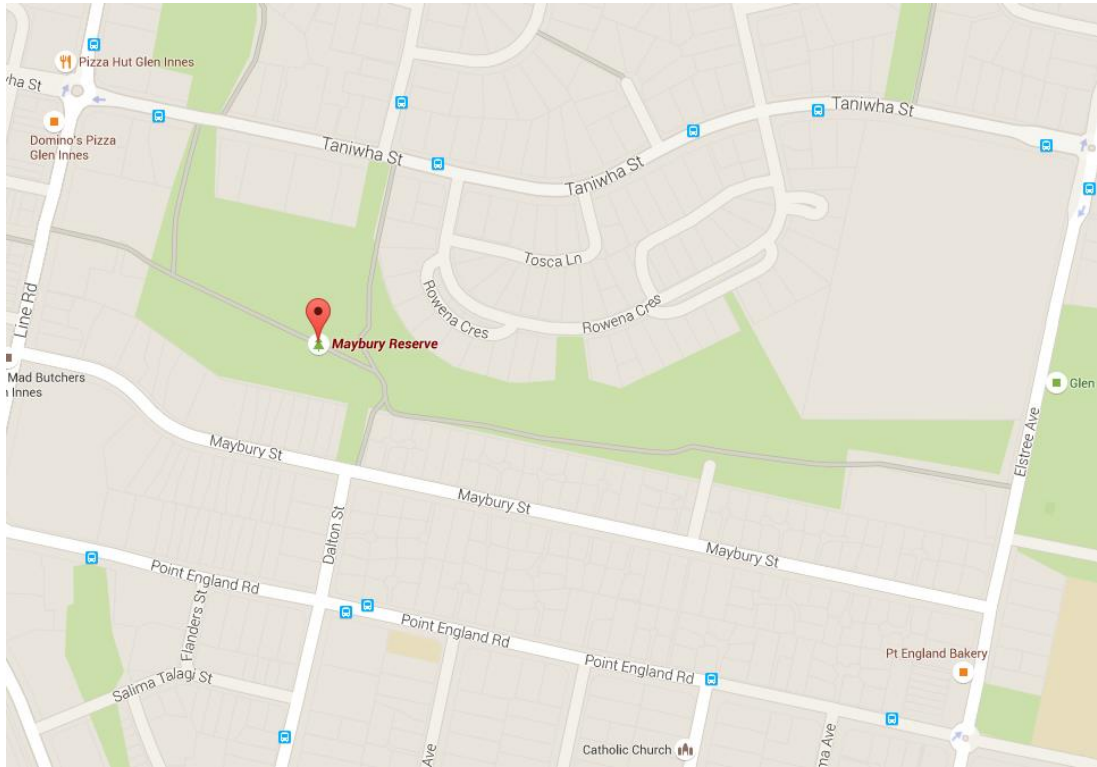
- The Tamaki Redevelopment Company (TRC) was established in 2012 and is owned jointly by the Government and Auckland Council. TRC is charged with delivering the Tāmaki Regeneration Programme.
- The Tāmaki Regeneration Programme is about creating a thriving, attractive, sustainable and self-reliant community. This 10- to 15-year urban regeneration programme is the first of its kind in New Zealand.
- The blueprint of the programme – the Strategic Framework – was announced in June 2013 by Minister of Housing and Auckland Mayor Len Brown and outlines Tamaki Regeneration vision and outcomes for the programme. During that consultation, over 1,100 residents and over 40 groups responded with the main message – namely, they want less consultation and more action.
- In August 2014, the Minister of Housing and Auckland Mayor launched the first neighbourhood regeneration precinct called Fenchurch. Housing redevelopment in Fenchurch is a partnership between HNZ and TRC. The first 11 new social homes will be completed soon, with new tenants expected to move in by June 2015. A further 21 social homes in this neighbourhood are under construction.
- On 30 April 2015 the Government announced it is providing TRC with the “levers” – e.g. a \$200 million loan facility and the ownership and management of approximately 2,800 HNZ houses – to allow the pace of housing development and community regeneration to increase significantly.
- By 31 March 2016, TRC will take over responsibility from HNZ for its approximately 2,800 houses in Tāmaki – this includes ownership, tenancy management, property maintenance and future development. This transfer will also include the housing redevelopment occurring in Fenchurch.
- Within 10 to 15 years, TRC will build 7,500 new homes in Tāmaki (replacing 2,500 existing homes). At least 2,800 of these new homes will remain in social housing (i.e. at least the same number as today).

- The Government's \$200 million loan will enable TRC to move fairly quickly on other redevelopments.

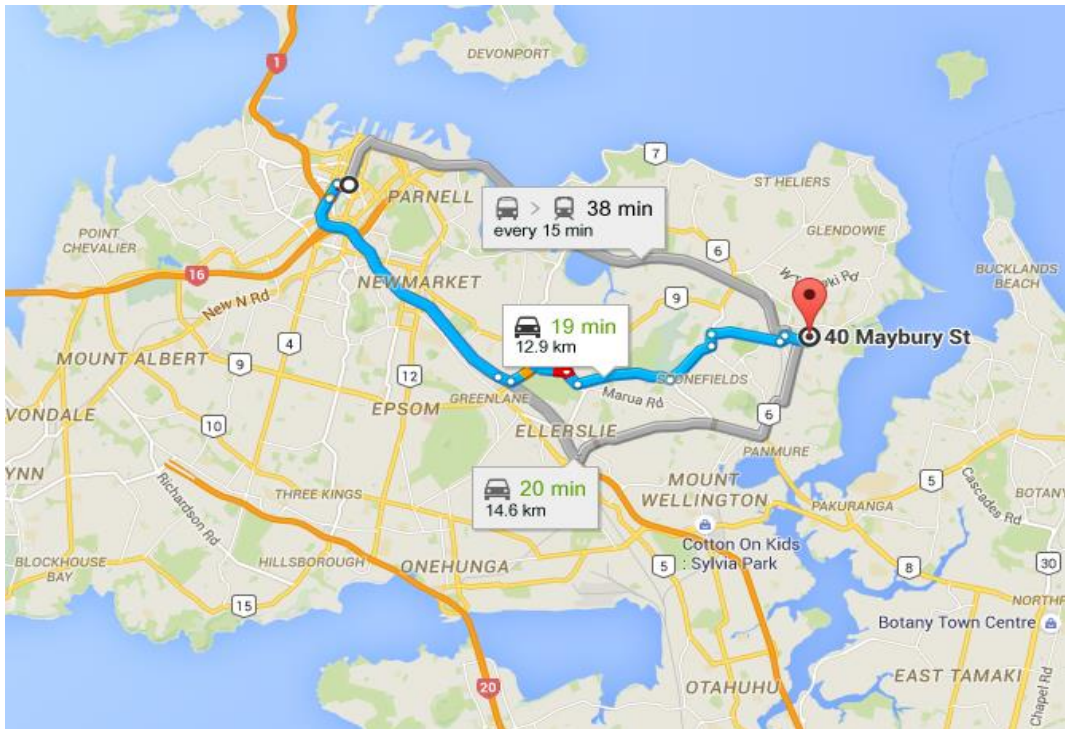
Housing progress to date:

- Fenchurch neighbourhood (300-350 new homes, for completion in 2018):
 - Fenchurch 1: construction has begun on 32 new homes, with many nearing completion.
 - Fenchurch 2: civil works will begin in July/August 2015 for 160-180 new homes, with construction due to start in December 2015.
 - Fenchurch 3: civil works will begin in November 2015 for 40-50 new homes, with construction due to start in January 2016.
 - Fenchurch 4: civil works will begin in mid-2016 for the final 65-85 new homes, with construction in late 2016.
- Overlea neighbourhood (123 new homes):
 - Overlea 1: civil works will begin in October 2015 for 48 new homes, with construction in January 2016.
 - Overlea 2 and 3: no construction date yet for a further 75 new homes.
- In addition, the Northern Glen Innes Creating Communities project – which is separate from the TRC – is well underway. This is a partnership between Housing New Zealand and four private developers, and is developing approximately 260 houses, including 78 new social houses, on Housing New Zealand property. Thirty four homes have been completed and sold to date (including 16 back to Housing New Zealand). Construction is underway on 62 homes, with the first scheduled for completion next month, and earthworks are underway on sites which will accommodate a further 53 homes. Completion of the project is expected around early 2018.

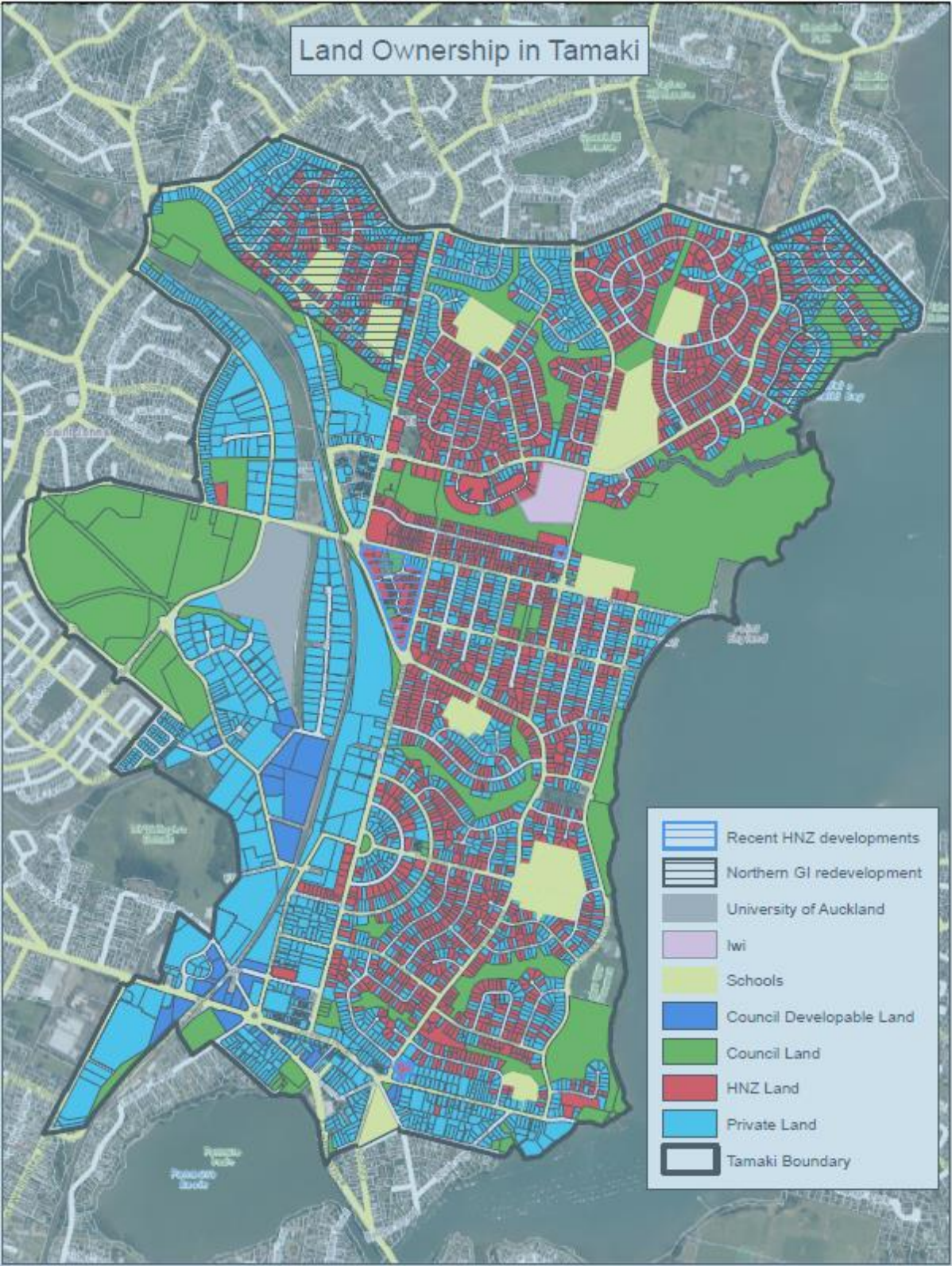
Map 1: Aerial view of Maybury Reserve area



Map 2: Distance to CBD



Land Ownership in Tamaki



Sourced from the LINZ Data Service
<http://data.link.govt.nz/layer/805-nz-property-titles-including-owners/>.
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0 0.125 0.25 0.5 Miles



E4. Three Kings (Fletcher Residential)

Key information	
Indicative yield	1,250 homes
Area	21 hectares (including reserve land)
Currently owned by	Winstone Aggregates (subsidiary of Fletcher Building)
Status	Quarry activity has now ceased, and site is being progressively hard-filled. Fletchers is currently engaged in a plan change and reserve exchange process to convert site for high-quality, medium- to high-density residential use
Zoning	Quarry and Open Space

Distance to amenities	
CBD	8-9km
Public Transport	Regular buses to the CBD and elsewhere
Open space	Big King Reserve, Three Kings Park
Schools	Three Kings Primary School, Mt Roskill Intermediate, Mt Roskill Grammar, Sunnydene Special School, St Therese School, Marcellin College, Dominion Road School.
Shopping centre	Three Kings Plaza (Countdown supermarket), Royal Oak Shopping Mall

Site background:

- The Fletchers proposal covers 21.6 hectares, and aims for a community of up to 4,000 people living in around 1,250 homes across a range of typologies, including apartments and terraced housing. It also includes plans for a town square that integrates with the existing Three Kings town centre. The apartments will be up to 10 storeys, but because of their position against the side of the quarry will rise only four storeys above road level. The plan also includes increasing the quality and amount of usable open and recreational space, and restoring public access from the quarry to Te Tātua o Riu-ki-uta (Big King). The site is well suited to intensification due to its proximity to public transport, retail and other amenities, open space, and social and community infrastructure.
- Fulfilling this plan would involve:
 - Filling the quarry up to a maximum depth of around 15 metres from the road level (Fletchers already has a consent to do this);
 - A land exchange involving Crown reserve land, reserve land owned by Auckland Council, and Fletcher's own land;
 - Road linkages to Mt Eden Road, the shopping centre and Mt Albert Road, and additional access points from the west;
 - The resolution of stormwater management issues, that in turn resolves waste water issues which would also enable redevelopment of adjacent properties to the west; and,
 - Around \$1 billion of private investment.
- The plan change to enable the development has just been heard by planning commissioners appointed by the Auckland Council, and a decision will be released in the next one to two months.

- The land exchange proposal would see an exchange of four parcels of reserve land totalling 2.3 hectares for 2.67 hectares of Fletcher land. This swap creates the opportunity to better integrate the Three Kings town centre into the proposed new residential development in the quarry. It will also enable the creation of a plaza area and two high quality sports fields. New public roads will also be built connecting the town centre to the new development.
- Under the proposal, Fletcher will pay for all the costs of exchanging the land, creating the improvements to the reserve and building the public roads. In return, the reserve areas being transferred to Fletcher would be used for residential development
- The land exchange is subject to s15 of the Reserves Act 1977. The council needs to consider people's views of the option of a land swap and prepare a report on all the issues. As the land is currently vested reserve, any decision to undertake the land swap can only be made with approval of the Minister of Conservation. The minister must be satisfied that the reconfigured reserve serves the purpose of the reserve – recreation – better than the current reserve. The Auckland Council Development Committee is expected to make a decision on the land exchange in the next two weeks.

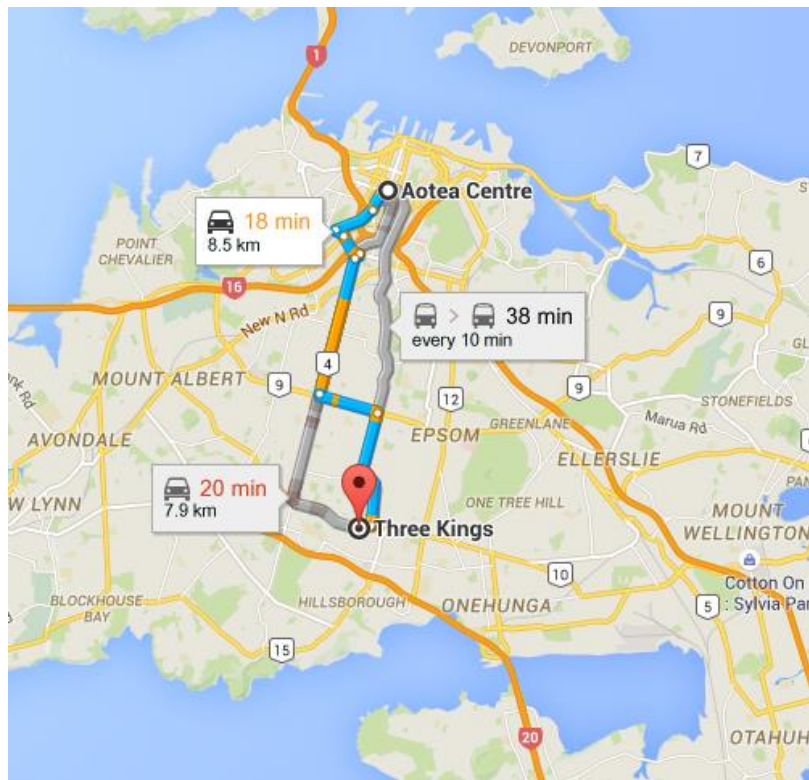
Map 1: Aerial view (proposed development scheme)



Map 2: Aerial view (current)

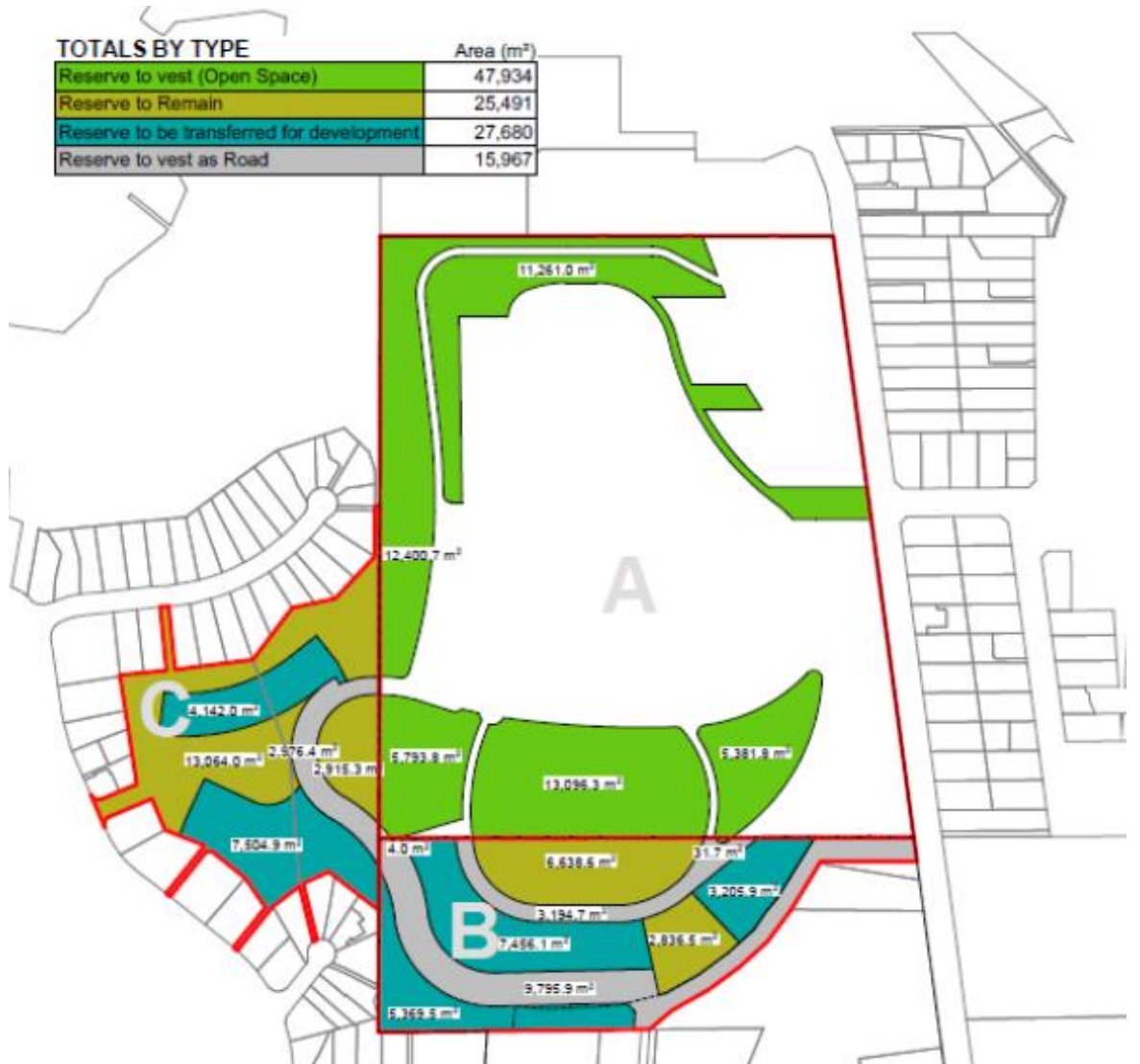


Map 3: Distance to CBD



Map 4: Reserve exchange

TOTALS BY TYPE		Area (m ²)
Reserve to vest (Open Space)		47,934
Reserve to Remain		25,491
Reserve to be transferred for development		27,680
Reserve to vest as Road		15,967



PARCEL A - Proposed		Area (m ²)
Reserve to vest (Open Space)		47,934
Total		47,934

PARCEL B - Proposed		Area (m ²)
Reserve to Remain		9,512
Reserve to be transferred for development		16,032
Reserve to vest as Road		12,991
Total		38,535

PARCEL C - Proposed		Area (m ²)
Reserve to Remain		15,979
Reserve to be transferred for development		11,648
Reserve to vest as Road		2,976
Total		30,603

E5. Hobsonville (Hobsonville Land Company)

Key information	
Indicative yield	3000+ homes
Area	167 hectares
Currently owned by	Hobsonville Land Company (a subsidiary of Housing New Zealand)
Status	Former Ministry of Defence land held under the Housing Act 1955 for state housing purposes. Under development
Zoning	Mixed Housing Urban, Terraced Housing and Apartment Building

Distance to amenities	
CBD	20 minutes' drive northwest of Auckland's CBD in off-peak traffic times
Public Transport	Ferries to city centre several times per day, local bus services to Westgate, New Lynn and Takapuna
Open space	24 hectares of parks, reserves and public open space including 11 hectares at Bomb Point
Schools	Hobsonville Point Primary and Hobsonville Point Secondary School
Shopping centre	Westgate, Albany Westfield, café onsite and weekly farmers' markets, with new Hobsonville Countdown supermarket in development

Site background:

- Hobsonville is a former Air Force base that is being developed by Housing New Zealand subsidiary Hobsonville Land Company.
- The first sod for housing was turned in 2002 but no further work was carried out as the project became mired in planning disputes.
- The Government revived a housing plan for the land in 2010, and the land was included in one of Auckland's Special Housing Areas.
- Earthworks were consented a week later and 636 houses have now been sold.
- Of the 636, 144 homes were sold for below \$485,000.
- Currently more than 350 homes a year are being built – as at this week there were 250 homes under construction.
- A total of 3000 plus homes will be built on the site.

Map 1: Aerial view



Map 2: Illustrative master plan

