



ROSKILL SOUTH

PROGRESS UPDATE

Summer 2020



YOU'RE INVITED

EAT. PLAY. LEARN.

Grab your friends and family and head to the **Roskill South Neighbourhood Information Day**.

There will be plenty of fun activities for the kids including an epic **Lego City Challenge!**

There's also a free sausage sizzle with halal and vegetarian options available. Come along and chat to our development team who will be on hand to answer any questions you might have about the development.

SEE YOU THERE!

Date
Saturday 14 March
Time
10am – 2pm

Roskill Development Information Centre,
corner of May Road and Glynn Street

Welcome to our first progress update for 2020!

There's a lot happening in both the development and the community, and we're pleased to bring you a bumper eight pages of news this edition. Importantly, we've been listening to your queries around the possible impacts of construction as we remove/redevelop old houses, install underground infrastructure and get the land ready to build on. On the next page we've put together key information about noise, vibration, dust and traffic, which will hopefully help answer some of these commonly asked questions. If you'd like more information on the changes happening in Roskill South, or to simply chat with our team, please join us at the upcoming Information Day. We'd love to see you there!

Happy reading
The Roskill South team



Roskill Development
Roskill South

CONSTRUCTION IN YOUR NEIGHBOURHOOD

Here's what you need to know:

Our civil alliance partner is Piritahi. Their job is to prepare the land in our development neighbourhoods to build and live on which includes relocating or demolishing old state houses, remediating land, working on roads and footpaths, and preparing underground networks for things like gas, power, water supply, stormwater and wastewater.

We know that some of this work can be disruptive to people living in our development neighbourhoods. Here are some of the activities Piritahi is undertaking in your neighbourhood, and the active measures they are taking to reduce the impact of this work on the community.

Noise



- Piritahi is actively monitoring noise in the neighbourhood.
- The Piritahi team's work often involves operating heavy machinery which can generate a lot of noise, particularly in suburbs built on hard rock like basalt.
- Piritahi has a duty to avoid unreasonable noise and take practical measures to ensure it doesn't exceed reasonable noise levels.
- Whenever possible, Piritahi opts for methods that cause the least amount of noise. This might mean using noisier equipment for a much shorter time, or quieter equipment for a longer time, depending on the task.

Vibration



- Vibration can be caused by truck movements and the use of heavy machinery.
- Piritahi regularly monitors vibration levels to ensure they remain within consented limits.
- They also offer free building condition surveys to some residents who may be affected by vibration. In the unlikely event that the property is damaged during works, this report makes it easy for all parties to identify and fix any damage caused by construction.

Dust



- Dust on construction sites can be a challenge during the dry summer months.
- Piritahi monitors dust levels beyond their site boundaries and uses water to prevent dust from spreading where possible.
- All construction sites are regularly inspected by Auckland Council to ensure they are meeting strict environmental management standards, including those around the transfer of dust.

Traffic



- Piritahi always works within approved traffic management plans to keep motorists, pedestrians and workers safe and keep the roads operating as efficiently as possible during construction.
- Traffic management plans will often require traffic layout changes on or near construction sites. These changes can include lane closures, stop/go controls or temporary traffic lights.
- We also provide contractor parking to keep street parking available for locals.

PIRITAHİ AND KĀİNGA ORA ARE COMMITTED TO BEING GOOD NEIGHBOURS. If you are impacted by our activities and have a question, feedback or a complaint, we want to hear from you.

Erik is a dedicated Community Liaison Advisor for Piritahi in the Roskill South community and can be reached via email at roskillsouth@piritahi.nz. Alternatively, you can freephone **0508 PIRITAHİ (0508 7474 8244)** during working hours.

BUILDING CONDITION SURVEYS

What are they and why are they so important?

As construction gets underway, there's a small chance that properties located close to certain construction activities may experience minor cosmetic damage. To enable us to repair any

damage caused by construction-related activity, we undertake building condition surveys of properties. This is a photographic record of the condition of the house prior to construction work.

Q. What will it cost me?

Building condition surveys are offered free of charge by our civil alliance partner Piritahi.

Q. How do I know if I need a pre-condition survey?

Piritahi identifies neighbouring homes that may be affected by construction-related activity and will send a letter to the occupiers offering a survey.

Q. What does the process involve?

If you accept the offer an independent, qualified surveyor will come to your house at a suitable time to complete the survey.

You will need to be home to let the surveyor in, and the process should take about an hour (depending on the size of the house).

The surveyor will take photos of the interior and exterior of your house including walls, floors, doors, ceilings, driveways, exterior cladding, fences and garages etc.

Q. Why should I have one?

It is beneficial to both us and to you to undertake a building condition survey when it is offered.

The pre-condition survey will act as a record of your home's condition prior to any construction activity in the area.

Recording the nature, location and extent of any existing visible defects will reduce or eliminate the possibility of disputes that may otherwise arise.

Q. Who do I contact for more information?

Please contact our civil works partner Piritahi on **0508 PIRITAHİ (0508 7474 8244)** or info@piritahi.nz



ROSKILL SOUTH PROJECT UPDATE

The development work in Roskill South will take place in four stages over the next five years. We are currently working on Stages 1, 2 and 3.

The Kāinga Ora Tenancy Liaison team is working through the relocation process with state housing tenants who will be affected by future stages of the development.

STAGE 1.

18 old state houses have been removed or demolished and construction of 79 new state homes has been completed. Tenants are now settled into their new warm, dry homes and a further 70 state homes are to be delivered this year.

STAGE 2.

Around 92 older state houses have been removed or demolished and construction of around 60 state homes is underway. Around 30 of these home are to be completed by mid-2020. An additional 241 market homes will be built during Stage 2, and around half of these will be in a more affordable price range delivered under the KiwiBuild programme. Construction of the first market and affordable homes is due to start in the first half of 2020, and homes for purchase off the plans will be available early 2020.

STAGE 3.

House removals and civil works have begun with around 113 old state houses due to be removed. Approximately 330 new homes will be built, 96 of which will be new warm, dry state houses.

STAGE 4.

Planning and site investigations are underway with construction due to begin at the end of 2020. Around 57 old state houses will be removed and replaced with approximately 210 new warm, dry homes, including a mix of state and market houses.



Legend.

- Previously Developed by Kāinga Ora
- Stage 1A
- Stage 2
- Stage 3A
- Stage 3B
- Stage 4A
- Stage 4B

URBAN DEVELOPMENT KEY MOVES

- Freeland Ave - The 'Backbone'
"Safe Route to School"
- Widened Footpath
- New Street Trees & Lighting
- Informal Play Features
- Balfour Ave & Youth St Upgrade
- Widened Freeland Reserve Entrance
- Proposed New Neighbourhood Park
- Improved and New Pedestrian Links
- Bespoke Neighbourhood Entrances

MAUNGA

- Existing Shared User Path
- Existing Informal Track
- Existing Vehicle Access
- Proposed Extension of Freeland Ave Street Upgrade
- Proposed Formalised Path

Estimated Development Timeline

Summer 2019/2020

Construction of Stage 2 state homes begins
House removal and civil works for Stage 3 begins

Autumn 2020

First more affordable and market homes* available to purchase off the plans

Spring 2020

Stage 2 state homes complete

Summer 2020/2021

First market homes complete
First Stage 3 state homes complete

*More affordable homes include KiwiBuild and long term rental options. Around 50% of the market homes will be in a more affordable price range i.e. priced from \$500,000 to \$650,000 delivered under the KiwiBuild programme. To register your interest in KiwiBuild homes and check your eligibility, please visit kiwibuild.govt.nz. We will also let you know when homes are available through our website. Sign up for updates at roskilldevelopment.co.nz

HUNDREDS TURN OUT TO SEE NEWLY-COMPLETED HOMES

Eleven state homes on the corner of Playfair and Richardson Roads were completed in December last year.

These are some of the first state homes to be completed as part of the Roskill South Development and represent a key milestone for the Kāinga Ora Urban Development team and the Roskill South community.

To celebrate, Kāinga Ora held a community viewing day so that local residents could view the newly-completed homes inside and out before the new tenants moved in.

Around 150 people from Roskill South and beyond dropped by the new homes on Saturday 14 December. The completed homes were a mixture of 2-bedroom and 3-bedroom duplex style houses and 4-bedroom standalone homes.

Karla Beazley, Community Development and Engagement Coordinator for Roskill South, was meeting and greeting locals who came to visit the new homes.

“We were thrilled to see so many locals interested in what these new homes look and feel like,” she said.

“Everyone was really impressed with the quality and how spacious the rooms were. We’re delivering on our promise of building warm, dry, quality homes for the neighbourhood, and it’s great to see such positive community support.”

ROSKILL COMMUNITY CHRISTMAS CELEBRATIONS

Christmas cheer was in full swing at our end of year barbecue last November with over 200 local residents joining in the festivities. The Roskill Development team put on a delicious Christmas feast to acknowledge the community’s continued support over the past year as we continue to work hard to deliver more warm, dry, homes to

the neighbourhood. There were plenty of fun activities over the evening and some fantastic music too. It was a great way to end a very busy and productive year in Mt Roskill, and we look forward to seeing you all again at this year’s events!



MOLLEY GREEN NEIGHBOURHOOD DAY

The Molley Green Neighbourhood Day is happening on Saturday 28 March. Enjoy a fun-filled day of local entertainment and food stalls with your neighbours, whanau, family and friends. Look out for the Roskill Development team who’ll be supplying large cardboard houses for the kids to paint, decorate and play in.

Contact **Bronwyn Guptill** on **021 375 253** for more information.



HERE’S SOME ACTION FROM THE DAY



ROSKILL SOUTH



ROSKILL SOUTH



MEET ANDREW LOOKER

ASSISTANT DEVELOPMENT
MANAGER, KĀINGA ORA

What does the role of Assistant Development Manager involve?

My role as an Assistant Development Manager varies a lot. This year I have been supporting my team as we take Roskill South Stage 3 to market. Lots of my day-to-day work involves coordinating our market build partners, including guiding them through design reviews and the council process. I also spend a lot of time liaising with our stakeholders, answering questions from the community and keeping everyone up to date on our progress.

What do you enjoy most about your role?

I love that every day is different and full of new challenges. I really enjoy the diversity of the work—

some days I'm walking around a construction site or visiting local schools, other days we're in the office negotiating contracts or reviewing house plans.

What were you doing previously?

I completed my Masters in Architecture at Unitec, then worked for Peddlethorp Architects for six years. I have always been interested in the development side of property, hence my move to the Kāinga Ora Roskill Development team. It's useful to be able to understand the design side of development too, as part of the role involves reviewing architectural drawings.

What's your favourite thing to do outside the office?

If I'm not at work you can usually find me out on a boat or in my fishing kayak. I also try my hand at a bit of D.I.Y over the weekends.

What do you love about Roskill South?

I went to Mt Roskill Intermediate School so it's really cool being back in the area and seeing all of the positive changes that are happening. Roskill has a real sense of community (and some great places to get lunch!).



Did you know that we're also on Facebook?

Follow us at facebook.com/roskilldevelopment to stay in the loop with the latest community news and progress updates for Roskill South and the wider Roskill Development.

Want to know more?

To find out more about the development, visit the Roskill Development Information Centre located on the corner of May Road and Glynn Street, open Wednesday to Saturday 10am to 4pm. You can also sign up to receive regular updates via our e-newsletter at roskilldevelopment.co.nz or email us directly at roskillsouth@roskilldevelopment.co.nz


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