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Roskill South Information Evening

Question and answers

1. How many KiwiBuild homes are going to be delivered over the course of the Roskill South development?

Christian: We're taking 300 [existing state] homes and replacing them with around 1,000 new houses. Around 300 will be state houses. Around 300-350 will be KiwiBuild homes and the balance will be market homes.

2. What are you doing around school roll growth and providing education facilities for the increase in population?

Christian: We work really closely with the Ministry of Education (MOE). MOE are currently looking at all the zoning areas around Auckland and part of that is taking into consideration is the Auckland housing programme which Roskill is part of, looking at the current schools and what is required for future schooling too.

3. How does the incorporated society (body corp) work?

John: Once you purchase your home you become a member of the incorporated society - it is run by a management group. Really what it is, is the maintenance of the shared access way, a society is formed with a secretary. The payments are \$350-400 per year, this will include a secretarial fee, maintenance of the driveways and maintenance of the landscaping as well. What you will find is the yearly payments will probably not be required for the first 5 or so years, we wouldn't think that there's going to be any major issues but the maintenance will be part of it. You'll have what we call a slush fund for if there are any major works to be done. If there are any major works that needs to be done or money to be put into the society you will come to that agreement. If you sell your house, then the person you are on-selling to will automatically part of that society.

4. Are there going to be any dog facilities?

Christian: We work with Auckland Council and we look to provide open green spaces. We don't actually manage the parks ourselves however that decision is made by Auckland Council and as part of the area plan. The Puketepapa and Albert Eden area

are actually going through an area planning process at the moment so now is your opportunity to influence what council does with its green assets. Kāinga Ora doesn't deliver dog parks but we provide green space and it's up to the Council and the community to make the decisions about what those spaces are.

5. How many homes is Mike Greer Homes building in Roskill?

John: [In Roskill South] we've got a group of 12 three-storey apartments, two of those in the next stage coming up. We've got 19 in the first stage and then from there we've got another 46 [homes] built. 50% will be KiwiBuild and 50% will be to the open market.

6. Will all of the KiwiBuild homes be by ballot?

John: It all depends on the amount of interest in them. What we're seeing at the moment is that the interest is extremely high and to make it a fair process the ballot is the way to go. I would assume that it will be by ballot for all of the KiwiBuild product given how the market is at the moment.

7. What is the market value of open market homes?

John: We have a five-bedroom home that's at \$1.17 million, the three-bedrooms are at \$1.02 million and then we have four duplex homes at \$890,000 and the end unit is \$900,000. Seven of these are under contract, there's only 3 duplex's left [as of 7 October 2020].

8. Are all KiwiBuild properties going to have shared access lot/driveways?

Christian: No, not all of them but a lot of them will. The reason behind that is to increase the density of an individual house site and to do that we need to have parking provision, circulation areas for rubbish bins and so forth, so we need to have a requirement for people to share an access area we look to our residents to put together a resident's society. What that does is provides a fund so that the shared access space is kept up and maintained for everybody to enjoy.

9. In relation to the urban form of the finished development what restrictions are going to be in place similar to Hobsonville Point?

Christian: There will be some covenants on the new homes around maintaining and up keeping some of the planting and so forth. We're in the process of working those out so at the moment we don't have too much detail but there will be a certain amount of design control across the neighbourhood.

John: We have a resource consent plan and landscape plan that we have to adhere to. So for us to get sign off by Council we have to complete work to those plans, we have these available to show you as part of the contract which identifies plant species that will be around these homes.

10. Is there going to be street parking available?

Christian: Short answer yes, but I think at the same time we have to recognise that we live in urban Auckland and the way that we're living in our major centres is going to have to change over time. Part of that is looking at different transport mode options whether that's public transport or walking/cycling options. We recognise that's quite a long tail to get to that mode shift but we've got to start somewhere. Yes, there's going to be parking but it is not going to be as it is at the moment, there will be some reduction. This is so we can have larger berms, safer routes for children to walk to school, and so we can have things like rainwater catchments so that we can catch storm water before it actually enters the ocean.

11. Will all of the homes achieve a 6 Homestar rating?

John: All of the homes are designed to 6 Homestar standards. Each of our homes come with thermal insulation and it's also based on how we construct the homes, what we do with the waste and how we manage that process. It is all signed off as we go through the build to ensure we're adhering to the 6 Homestar guidelines.

12. Are the KiwiBuild and market homes built with the same material?

John: Yes, the KiwiBuild and market homes are built using the same material. We'd call it stick and frame, it's all done via a frame and truss plant. We'd have cassette floors in them and standard colour steel roofing. There are some differences between the open market and KiwiBuild product when you're looking at the interior specifications and finishing's but the exteriors used are both James Hardy and Brick finishing.

13. Do you need to have pre-approved finance before you enter a KiwiBuild ballot? If not, how long do you have to secure finance?

Kitty: While you don't need to have your finance preapproved to enter the ballot we would advise that you have your finance eligibility, so you've already been to a broker, or your bank and you've looked into your eligibility and ability to be able to service a mortgage of ex amount to make a purchase of \$650,000.

John: Along with that there's a 10-day due diligence period in the contract so once you've signed it you'll have 10 working days to confirm that your finances are all in place. We don't ask for confirmation of this, it's between yourself and your lawyer.

14. All of the KiwiBuild homes are advertised at the same price of \$650,000 even though some of the homes are larger layout and land area, why is that?

John: Luck of the ballot I guess. The [KiwiBuild price] cap is \$650,000 for a three-bedroom home. When we're designing homes in a block of four or five you're always going to have two end units and two or three middle units, some have more windows and the ones on the end have a bit more land surrounding them. I can imagine that the homes on the end units will be the ones that have the most people in the ballot.

15. This will be a high density development. Is there a masterplan that we can look at? And where can we find more information?

Christian: Yes, we share our plans as we go. The best place to find out more and to check out the plans is on the website roskilldevelopment.co.nz. You can also sign up online to receive regular updates by email. Plus, pop down to our Information Centre to chat with our friendly team, we're at 142 May Road Wednesday – Saturday from 10am – 4pm.

16. What other suburbs are you working in?

Christian: We currently have one other [active] neighbourhood under [Roskill] Development which is Ōwairaka. That development is approximately the same size as Roskill South. We're currently delivering a brand new storm water network which we have to do so we can then build the new homes. Mike Greer Homes are actually building some homes for us there too. Those homes are not yet on the market but will be coming to market very shortly. Sign up on the website to be the first to know about the homes for sale.

17. By subscribing to the email database do you receive updates on all of the neighbourhoods in the Roskill Development?

Christian: Yes, you will. You can choose a specific neighbourhood or select all.