

# Roskill South Development Progress Update

Summer 2017/18

## New, Warm, Dry Homes for Roskill South

If you live around Freeland Avenue, Playfair Road or Sanft Avenue you will have already noticed some big changes lately. We've removed some of the 1950s and 60s era Housing New Zealand houses in these streets. These homes were past their best and were difficult to keep warm and comfortable for the families living in them. They are being replaced with new, warm, dry state housing designed for how people are living today.

The new Freeland Avenue, Playfair Road and Sanft Avenue houses make up the first stage of a development project that will eventually see up to 800 new homes built on Housing New Zealand land in Roskill South. Around a third of the total number of new homes will be state housing, a third affordable housing and a third market housing.

We expect the development to take around six years to complete.



## DELIVERING 800 – 1000 HOMES AT THE ROSKILL SOUTH DEVELOPMENT

### State Housing means:

Housing units owned by Housing New Zealand and rented to New Zealanders who need housing assistance.

### Affordable Housing means:

The price is capped to make it easy for people to buy their first home. Buyers will have to meet conditions to be able to buy one of these houses. Conditions include first home buyers only and no investors.

### Market Housing means:

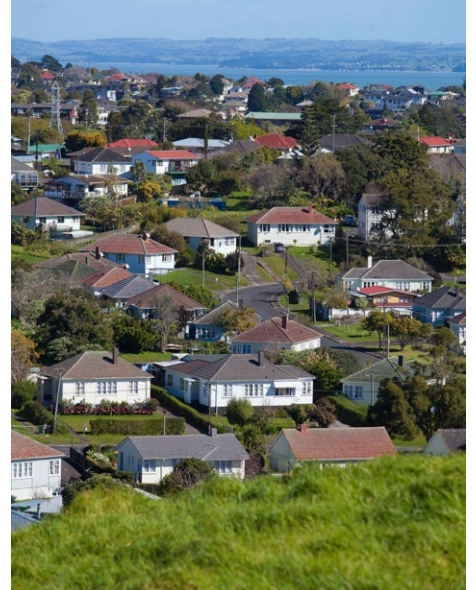
New homes sold on the open market. We aim to build quality homes, with a proportion at or below the Auckland median.

## Current Stage

45 new homes are currently under construction for Housing New Zealand. Some of the homes will be available for tenants to move into next year. This first stage includes 2-4 bedroom homes. New homes will offer higher energy and water efficiency to make them cheaper to run.

## Future Stages

Plans for future stages are still being finalised. In the proposed future stages we will continue to replace old Housing New Zealand homes with new state houses. We will also begin building affordable and market housing. We'll let you know the locations of houses being replaced as soon as plans are confirmed and we've met with Housing Zealand tenants who need rehousing. We always let tenants know first. If you are a Housing New Zealand tenant who may be impacted the Tenancy Liaison Team will be with you the whole way to support you.



## ESTIMATED DEVELOPMENT TIMELINE



## Introducing Karla

Kia ora tatou.

I am proud to have the responsibility as the new Community Development and Engagement Coordinator for HLC.

Born and bred in a state house in Roskill South and now living in Lynfield, I have loved working in my community for the past 25 years. Most of this time was spent at the Lynfield Recreation Centre working my way from childminding to managing the facility, learning more and more from the community. Most recently working with Roskill Together, a small community-led project which enabled me to use what I learned to help residents actively create a better community.

I believe my upbringing in a village-like environment led me to work with people. Growing up, we knew all our neighbours, were always in each others homes, shared everything and worked together to help each other. Those neighbour's are lifelong friends and whānau.

My new role is similar to my childhood, I will be out and about meeting neighbours in our 'village', chatting over cups of tea (and hopefully home baking!), sharing information about the changes in our community and listening to your concerns. This is our opportunity to invest in our homes.

Look forward to meeting you,

Karla Beazley



Me at my Great Grandmother's home in Freeland Ave where changes are already happening. I spent a lot of time here with five generations of my whānau.



## Roskill South Information Day

Despite rain, the Roskill South community came out in numbers on Saturday 28th October to learn more about the changes coming to their neighbourhood. Around 100 residents turned up to enjoy a sausage sizzle by the local Youth Rec crew and a cuppa from the Roskill Baptist Church, absorbing the information provided by HLC and HNZC in a relaxed and family-oriented, fun day.

Children were happily occupied with activities from the lovely ladies of Lynfield LDS Relief Society. The bigger kids and adults got to check out laser surveying equipment with HLC contractors from Woods Consultants. They got to look through the lens and guess the distance to win a cool prize! Tonkin & Taylor showed their geology skills with amazing basalt and earth samples from around the area. They explained how testing the earth for contaminants is so important before building can proceed.

Puketapapa Local Board, Mt Roskill Labour MP and Auckland Council Parks joined us for the day, along with Mt Roskill Community



Mt Roskill Labour MP Micheal Wood with his son Thomas

Patrols. They made themselves available to promote their services, great work and future projects in the neighbourhood.

Feedback about the upcoming changes from participants was positive. HLC and HNZC took on board comments and questions were answered accordingly. Most discussions were around current road safety, affordable homes, the environment and whether they will be affected.

With the collaboration of HLC, HNZC, other local government agencies, community groups and residents, these discussions will continue and with more information days such as this, we can arm you with answers going forward about investing in Mt Roskill.

Congratulations Erica for winning first prize in the HLC Open Day competition, where she signed up to our website [mtoskilldevelopment.co.nz](http://mtoskilldevelopment.co.nz) – a \$100 New World voucher. More congrats to Aaron and Sunita who won a \$50 New World voucher each. Big thanks to May Rd Primary School for the venue.



Karla congratulating Erica, winner of the \$100 voucher

## Freeland Reserve Community Feedback

The Auckland Council team would like to thank everyone that provided valuable feedback on Freeland Reserve during the information day. The team enjoyed meeting with you and talking about how you would like to use the reserve.

Creating better walkways and access was the most popular suggestion. Most people wanted to see a winding pathway through the reserve that could be used by walkers and cyclists. People also suggested seating and areas to have a family picnic or BBQ.

The community also felt that enhancing the environment was important through things such as native planting and maybe a wetland. Some great ideas included signage to identify plants and birds and the installation of bug houses so school children can see bugs at work.



## Who is Running the Development?

---

The Roskill South Development is being run by HLC. We are a Housing New Zealand-owned company that is responsible for the development of Hobsonville Point, a new township for 11,000 Aucklanders. 'HLC' stands for 'homes, land, community', and we look after several projects around Auckland like the Roskill South Development. HLC aims to go beyond getting houses built. Our main purpose is to create great places to live – both for today and for future generations.



## What About the Tenants of the Existing Homes?

---

At the heart of everything we are doing are the people currently living in Roskill South. The development work will require a number of households to relocate so that older Housing New Zealand homes can be replaced with new, warm, dry homes. Housing New Zealand has a Tenancy Liaison Team that supports tenants. When tenants do need to relocate the team supports them every step of the way, including finding them a suitable alternative home which takes into account their housing and school needs and community networks. Housing New Zealand also arranges the relocation and covers all reasonable costs related to the move. If you have not been visited by our Tenancy Liaison Officer then you are not currently affected by a site we are working on at this stage.

Contact Housing New Zealand on:

Freephone: 0800 801 601

Email: [enquiries1@hnzc.co.nz](mailto:enquiries1@hnzc.co.nz)

## Want To Learn More?

---

The best way to stay up-to-date with news on what's happening in Roskill South is to keep an eye on the website. You can sign up there to receive email updates.

[mtroskilldevelopment.co.nz](http://mtroskilldevelopment.co.nz)

Wishing you and your family a wonderful holiday season.

  
**Mt Roskill  
Development** Roskill South