

# Roskulture

AROUND ROSKILL AND NEARBY NEIGHBOURHOODS

## EXPLORING THE AWA

GOING WITH THE FLOW  
ALONGSIDE TE AUAUNGA  
OAKLEY CREEK

## ROSKILL DEVELOPMENT

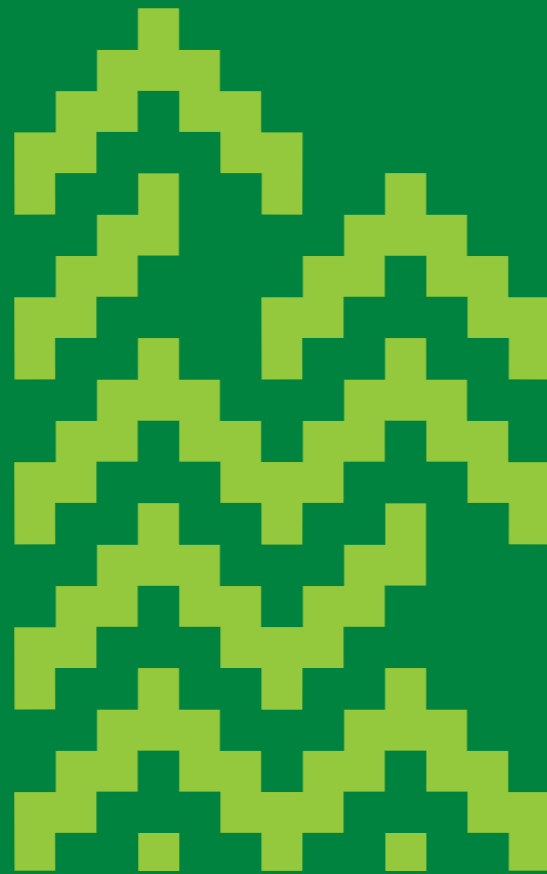
START PLANNING TO OWN YOUR HOME NOW

## SIGNATURE DISH

SPICE TRAIL TO SANDRINGHAM

 **Roskill Development**  
PUT YOURSELF IN THE CENTRE

ISSUE #2 WINTER 2020



Welcome to the second edition of *Roskulture*, your local magazine for the people of Roskill and nearby neighbourhoods. *Roskulture* is produced by Kāinga Ora – Homes and Communities. Kāinga Ora is running the Roskill Development, a programme that will bring more than 10,000 new homes to Mt Roskill and surrounding areas over the next 10-15 years.

*Roskulture* is one of the ways we keep in touch with the community and let people know about the changes coming to their neighbourhoods. We also have a website at [roskilldevelopment.co.nz](http://roskilldevelopment.co.nz) and Information Centres at 142 May Road, Mt Roskill, and 91–93 Richardson Road, Ōwairaka. Call us on 09 953 8206.

## WITHIN THESE PAGES

- 2 A journey along the awa  
TE AUAUNGA – OUR AWA, OR WATERWAY – IS NOW BECOMING A PLACE FOR OUR COMMUNITY TO GATHER AND PLAY
- 10 Roskill Development map
- 12 Signature Dish  
FAMILY TIES AT SATYA CHAI LOUNGE
- 18 Ready to buy a home?
- 22 Our tenants have a choice to return
- 24 What's on

### TWO (OF MANY) STAR CONTRIBUTORS

Our thanks go to these two for their work on this issue:



#### ALEXIA SANTAMARIA, WRITER

Alexia Santamaria is a freelance journalist whose favourite subjects are food, travel and people. When overseas journeys are permitted, she's in her happiest place – combining all three – but right now she's equally enjoying discovering the incredible people, food and stories that make up Aotearoa.



#### JESSIE KOLLEN, WRITER

Jessie Kollen is from Rotorua and Tāmaki Makaurau. She is a fun-loving feminist, environmentalist and dedicated writer and content creator. She is a former copywriter for 95bFM and Bauer Media NZ and is currently Associate Editor at Narrative Muse – as well as being a freelancer who writes good words for good people, everywhere she goes.

ROSKULTURE IS PUBLISHED BY



# A JOURNEY ALONG THE AWA

**KATHY HUNTER EXPLORES TE AUAUNGA – OUR AWA, OR WATERWAY – THAT IS NOW BECOMING A PLACE FOR OUR COMMUNITY TO GATHER AND PLAY**

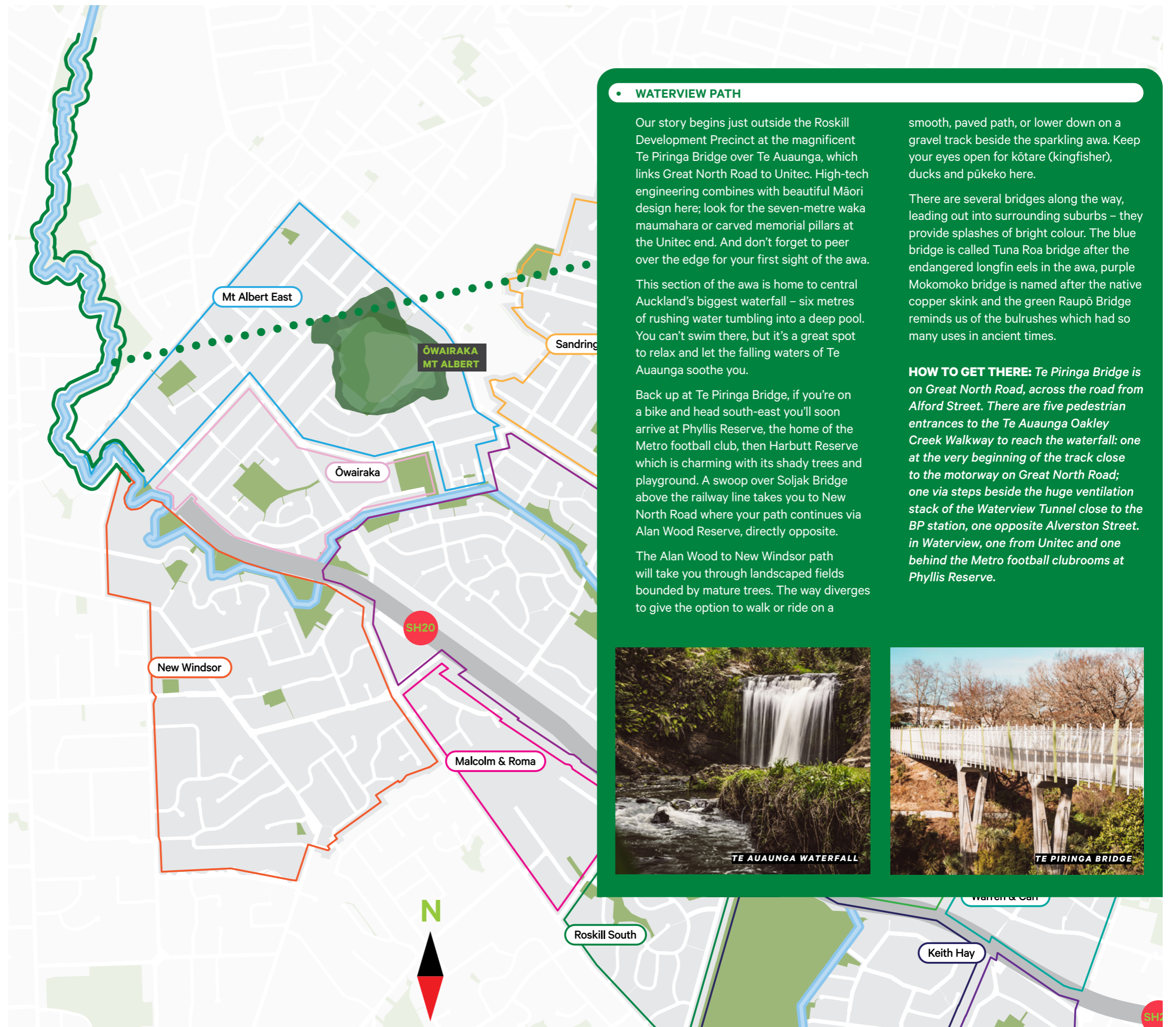
This is a story about the longest urban stream in our city and the amazing amenities and parks in our backyard. The awa runs nearly 14 kilometres from its source near Puketapapa across Tāmaki Makaurau to the Waitematā Harbour. Once upon a time, this awa – Te Auaunga or Oakley Creek – was run-down, locked within concrete and covered in rubbish and weeds. Now, thanks to the tenacious efforts of many people and organisations, it's being regenerated and encouraged to shine.

We spoke to some of the team behind the work in Roskill, Development Managers for Roskill Development, Lucy Smith and Aileen Maniti, who have shared their favourite spots along the awa.

It's not suitable for swimming, but there are large areas of native planting along the banks of the open stream now, and wide pathways connected by beautiful bridges and picnic spots. There's an outdoor classroom, community fale, imaginative play areas based on ancient Māori traditions, special bike and skate parks, many sports fields, and even Auckland's highest urban waterfall.

Designing the newly built elements along Te Auaunga has brought together brilliant landscape designers and architects, mana whenua, the local community, local boards, Kāinga Ora, school children, artists and Auckland Council.

The awa's story is all about connections: walking and cycling connections, connections that are cultural, social, practical, playful and have extraordinary ecological benefits. Te Auaunga is now part of a multi-award winning, shared backyard. Join us on a tour through some of the enviable amenities it has to offer our expanding community.



## • WATERVIEW PATH

Our story begins just outside the Roskill Development Precinct at the magnificent Te Piringa Bridge over Te Auaunga, which links Great North Road to Unitec. High-tech engineering combines with beautiful Māori design here; look for the seven-metre waka maumahara or carved memorial pillars at the Unitec end. And don't forget to peer over the edge for your first sight of the awa.

This section of the awa is home to central Auckland's biggest waterfall – six metres of rushing water tumbling into a deep pool. You can't swim there, but it's a great spot to relax and let the falling waters of Te Auaunga soothe you.

Back up at Te Piringa Bridge, if you're on a bike and head south-east you'll soon arrive at Phyllis Reserve, the home of the Metro football club, then Harbutt Reserve which is charming with its shady trees and playground. A swoop over Soljak Bridge above the railway line takes you to New North Road where your path continues via Alan Wood Reserve, directly opposite.

The Alan Wood to New Windsor path will take you through landscaped fields bounded by mature trees. The way diverges to give the option to walk or ride on a

smooth, paved path, or lower down on a gravel track beside the sparkling awa. Keep your eyes open for kōtare (kingfisher), ducks and pūkeko here.

There are several bridges along the way, leading out into surrounding suburbs – they provide splashes of bright colour. The blue bridge is called Tuna Roa bridge after the endangered longfin eels in the awa, purple Mokomoko bridge is named after the native copper skink and the green Raupō Bridge reminds us of the bulrushes which had so many uses in ancient times.

**HOW TO GET THERE:** Te Piringa Bridge is on Great North Road, across the road from Alford Street. There are five pedestrian entrances to the Te Auaunga Oakley Creek Walkway to reach the waterfall: one at the very beginning of the track close to the motorway on Great North Road; one via steps beside the huge ventilation stack of the Waterview Tunnel close to the BP station, one opposite Alverston Street, in Waterview, one from Unitec and one behind the Metro football clubrooms at Phyllis Reserve.



TE AUAUNGA WATERFALL



TE PIRINGA BRIDGE

• **TE WHITINGA BRIDGE AND VALONIA SKATE PARK**

The elegant white curves of Te Whitinga bridge (The Crossing) soon appear against the skyline. Designed by architects Warren & Mahoney, it has a floating appearance due to the offset alignment of the towering arch overhead and the bridge itself; the curve echoes the bulk of nearby Ōwairaka (Mt Albert).

Te Whitinga will take you across State Highway 20 to Kūkūwai Park (named for the wetlands that used to be in the area) where you can continue east toward Mt Roskill. But first check out Valonia Skate Park at New Windsor, a short distance past the entrance to the bridge. Note the new plantings in Valonia Reserve.

This series of skate bowls, banks, quarter pipes and rails is aimed at intermediate to advanced board riders and is inspired by Tāmaki Makaurau’s volcanic landscape. It’s coloured in stripes of scoria-rock grey and lava-red, with the occasional strip of scarlet along edges of bowls and rails like molten magma breaking through the earth’s crust.

**HOW TO GET THERE:** You can reach Te Whitinga Bridge from Barrymore Road and access Valonia Skate Park from the top of Valonia Street, off Richardson Road.



TE WHITINGA BRIDGE



VALONIA SKATE PARK



• **MĀRA HŪPARA PLAYGROUND AND PUMP TRACK**

Over Te Whitinga bridge and through Kūkūwai Park you’ll soon swoop under Richardson Road underpass to Underwood Park and a very special playground. It looks at first glance like a pile of huge logs, but it’s much more than that. It’s an example of a traditional ancient Māori playground, a Māra Hūpara, designed by historian Harko Brown.

Games involving Māra Hūpara in ancient times were an important part of society. They were an essential part of rituals and initiations, and were often interwoven with stories, waiata and celebrations. This playground is a scaled-down version of what may have been around a few centuries ago, but incorporates the same elements.

“Kōkiri are huge raised logs, which in ancient times could be 20 metres long,” says Harko Brown. “Villagers would run along and jump off, often into water. They could also be used as bridges to traverse marshy areas, or to climb into trees to set bird traps.

“Rock walls or natural rock formations are wera-te-paatu. These, with kōkiri, were used in kaipara (a form of athletics), para whakawai (weaponry training) and more. They were also places of contemplation, creativity, discussion, speech-making and especially education. As learning tools, I’ve taught maths, science, and physics using them,” Harko says.

There are also groups of hikeikei, short vertical posts, to hop across, teaching agility, risk assessment and confidence. For kids, the whole hūpara offers a fun way to engage with the environment and history at the same time. Everything used here is found

or recycled – the enormous kauri stumps supporting the logs had been sitting in a yard in Takanini for years before finding their home here.

A little further along on your left is a new bridge connecting Te Auaunga to the open spaces of Ōwairaka Park and Hendon Avenue. Here you’ll find sports fields, a playground, flying fox, basketball half-courts, a skate park, toilets and even a thriving community garden.

Further along you’ll come across a bike and skate pump track for younger kids (and sometimes their parents, too!). Mum and Dad can relax and watch from stylish and shady picnic tables and seating under huge fig trees.

**HOW TO GET THERE:** You can access the Māra Hūpara Playground and Pump Track in Underwood Park from Wainwright Avenue.



MĀRA HŪPARA PHOTO COURTESY OF @HALSTONKITCHEN

• **THE FĀLE AND OUTDOOR CLASSROOM**

An exuberant building is immediately obvious in Walmsley Park. This fāle is a collaboration between contemporary Tongan artist Sopoalemalama Filipe Tohi and McCoy & Heine Architects.

Felipe Tohi is a master of lalava, the symbolic and powerful art of binding together a building or vessel using braided cords in patterns. You'll see examples of this at the tops of the fāle posts.

The zigzag forms of the kupenga, or net, is a motif used throughout this section of Te Auaunga thanks to the artist – you'll notice the kupenga design in the beautiful new tables and bench seats, the boardwalks, even the wharepaku (toilets) close by.

Opposite the fāle is an island, reached by rocks across the stream or from the other side via a zigzag boardwalk. A group of bench seats make a perfect spot for lessons in environmental design in an outdoor classroom surrounded by lush regenerative plantings.

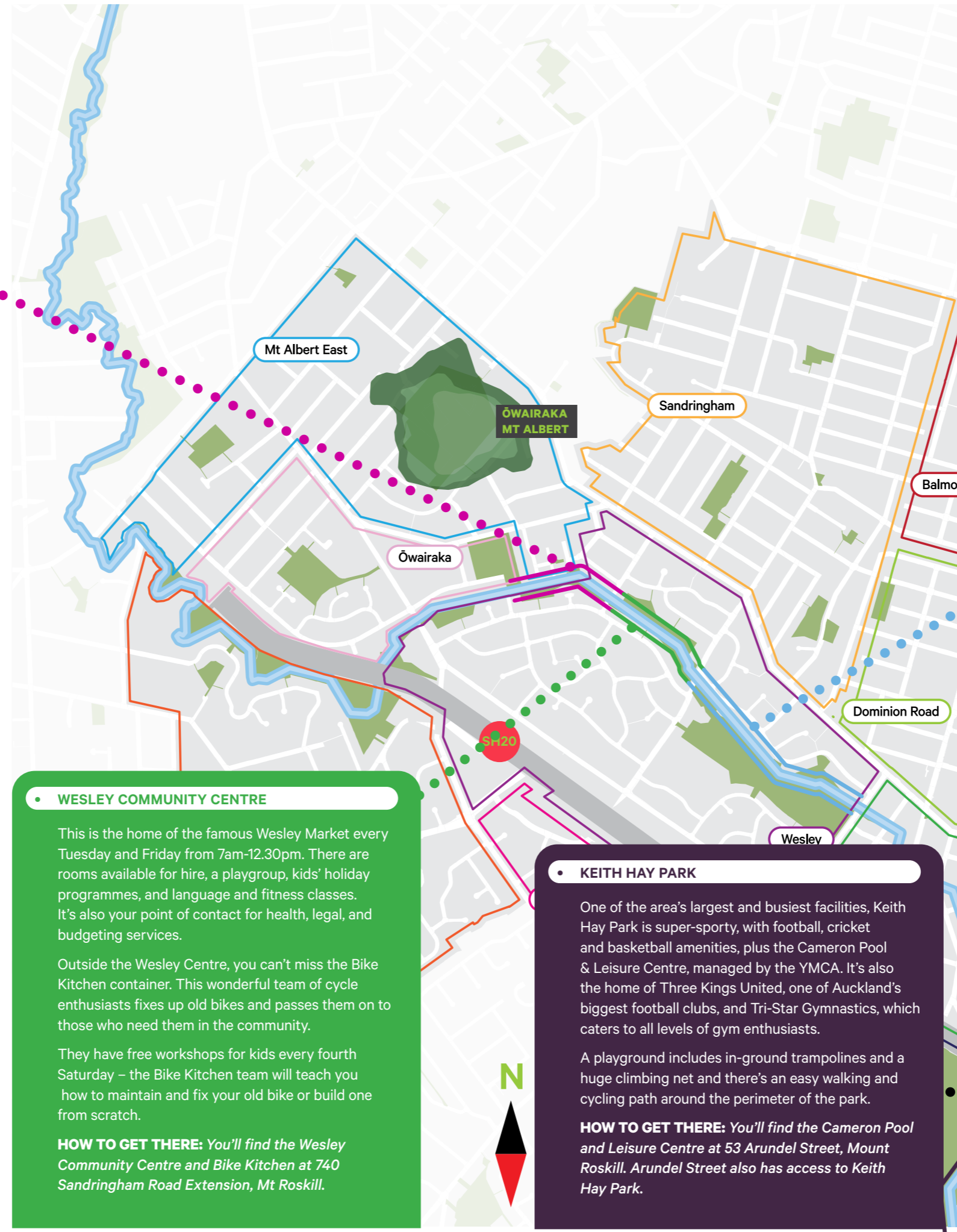
**HOW TO GET THERE:** You can reach the Fāle and Outdoor Classroom in Walmsley Park from pathways off Aurora Avenue and O'Donnell Avenue (opposite Wesley School).



FĀLE



OUTDOOR CLASSROOM



• **WESLEY COMMUNITY CENTRE**

This is the home of the famous Wesley Market every Tuesday and Friday from 7am-12.30pm. There are rooms available for hire, a playgroup, kids' holiday programmes, and language and fitness classes. It's also your point of contact for health, legal, and budgeting services.

Outside the Wesley Centre, you can't miss the Bike Kitchen container. This wonderful team of cycle enthusiasts fixes up old bikes and passes them on to those who need them in the community.

They have free workshops for kids every fourth Saturday – the Bike Kitchen team will teach you how to maintain and fix your old bike or build one from scratch.

**HOW TO GET THERE:** You'll find the Wesley Community Centre and Bike Kitchen at 740 Sandringham Road Extension, Mt Roskill.

• **KEITH HAY PARK**

One of the area's largest and busiest facilities, Keith Hay Park is super-sporty, with football, cricket and basketball amenities, plus the Cameron Pool & Leisure Centre, managed by the YMCA. It's also the home of Three Kings United, one of Auckland's biggest football clubs, and Tri-Star Gymnastics, which caters to all levels of gym enthusiasts.

A playground includes in-ground trampolines and a huge climbing net and there's an easy walking and cycling path around the perimeter of the park.

**HOW TO GET THERE:** You'll find the Cameron Pool and Leisure Centre at 53 Arundel Street, Mount Roskill. Arundel Street also has access to Keith Hay Park.

• **WAR MEMORIAL PARK AND TE HINAKI BRIDGE**

Between Sandringham Road and May Road lie the wide-open spaces of War Memorial Park. At the May Road end, you'll find sports clubrooms, a community hall, playground, skate park, basketball courts and softball diamonds, plus free outdoor exercise equipment.

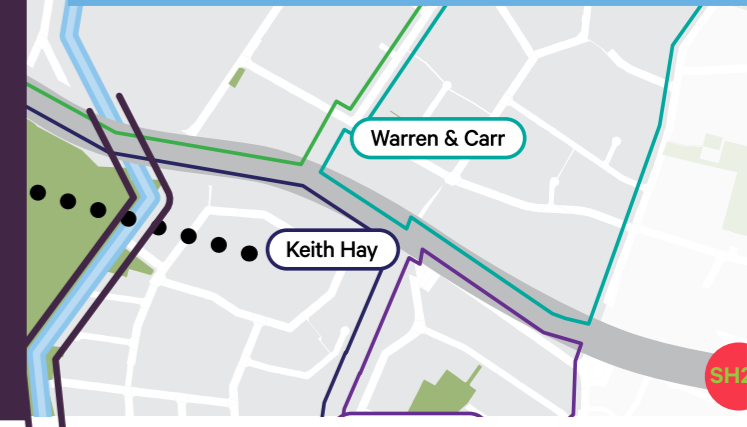
Don't miss Te Hinaki, a spectacular bridge which leads to Gifford Avenue and on to Mt Albert Road. Its tunnel shape is a modern interpretation of a woven hīnaki or eel-trap, complete with shining tuna (eels) swimming into it. In ancient times, this area was swampy and hīnaki would have been in constant use to feed local mana whenua.

Te Hīnaki also refers to the story of Maui, the hero of ancient Māori folklore, whose wife was being harassed by a giant eel named Tuna-Roa on her daily trip to collect water. Maui killed the eel for insulting his wife and chopped him up; legend says that the pieces of his body became freshwater eels and his tail became the marine-dwelling conger eel.

**HOW TO GET THERE:** You can reach Hinaki Bridge from Gifford Avenue. Cross the bridge and you're in War Memorial Park.



TE HINAKI BRIDGE



## The future of Te Auaunga

At the south end of the awa, Freeland Reserve near Pukewiwi/Puketāpapa/ Mt Roskill is earmarked for an upgrade. Lucy Smith, from Kainga Ora's Roskill Development team, says, "We'll be daylighting the stream, installing boardwalks and pathways and planting lots of natives to make a beautiful community amenity." Further into the future, consideration is being given to linking Keith Hay Park to Waikōwhai Park.

North-west near Ōwairaka/Mt Albert, around 1000 new homes will replace 200 old, unhealthy state houses. "We're currently working on improving greenways and connections within Ōwairaka to make them more usable and safe for residents," says Aileen Maniti. Community ideas range from new play areas, improved lighting, seating and pedestrian access to a food forest. They'll be looking to link Kūkūwai Park to Murray Halberg Park rugby fields and beyond.

## Sustainable connections

The restoration of Te Auaunga is an Auckland Council's Healthy Waters project in partnership with Fulton Hogan, Boffa Miskell and AECOM. The project won many awards for sustainability in 2019. It reduced flooding, improved water quality and involved community and iwi. Project Manager Tom Mansell said; "At every opportunity, we sought ways to deliver tangible cultural, social, economic and environmental benefits."

Locally, Te Auaunga means you can travel sustainably around the Roskill area. But as Jolisa Gracewood of Bike Auckland says, it's part of a much bigger story. "From Waterview, on a bike, the Northwestern Cycleway can take you safely as far west as Westgate, or right into the city and down along the waterfront. You can even take your bike on a train or ferry at no extra cost – so maybe Devonport for the day!"

Margi Watson, chairperson of the Albert-Eden Local Board, and one of the advocates of Te Auaunga's restoration, sums it up. "Te Auaunga has been part of our community for generations. But now it connects our neighbourhoods with beautiful new spaces to relax, breathe and play. Huge credit must go to those who made and continue to make it happen, and to the communities and volunteers who care for our awa."

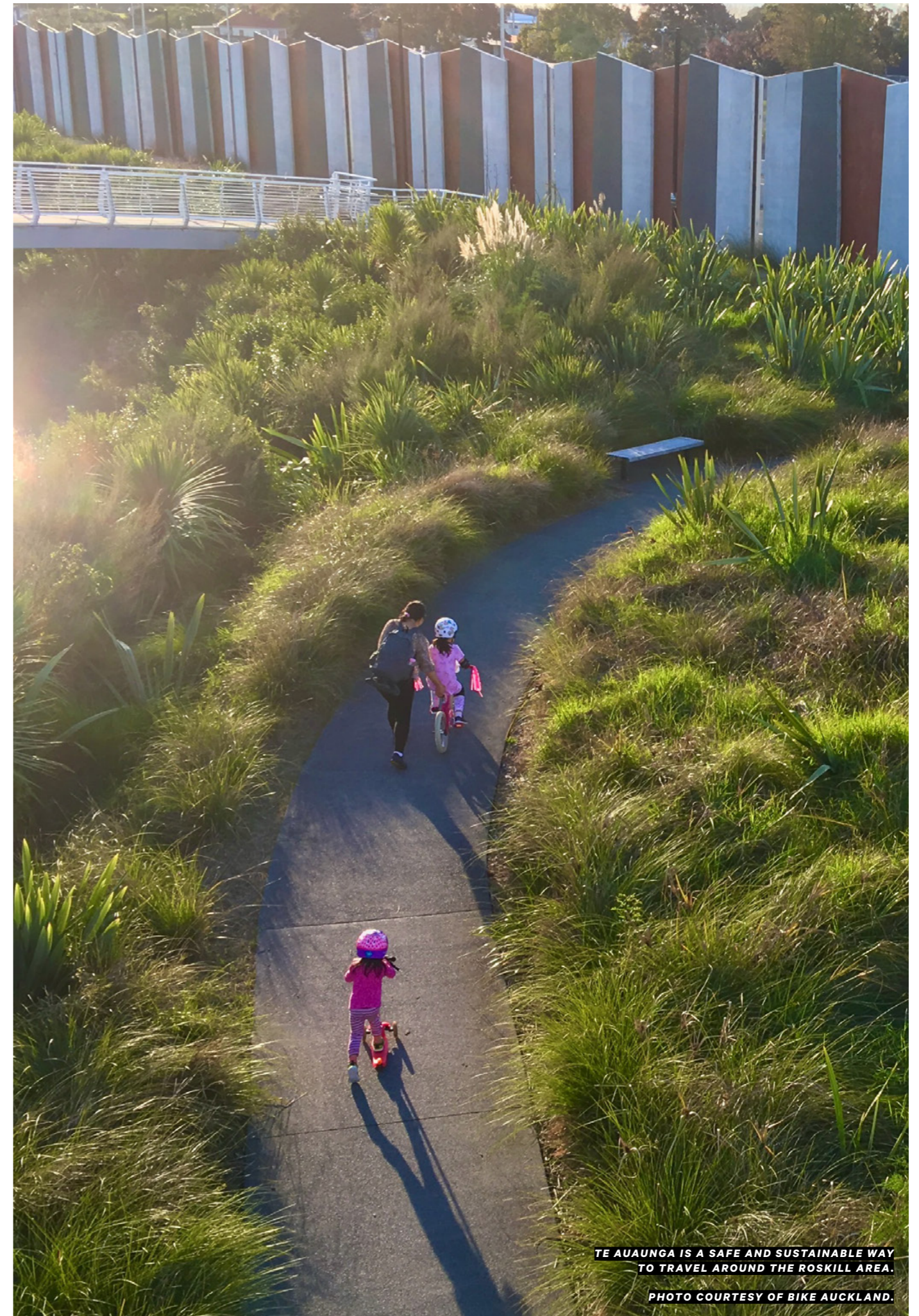
## MEET SOME OF THE TEAM



**AILEEN MANITI**  
DEVELOPMENT MANAGER,  
ROSKILL DEVELOPMENT



**LUCY SMITH**  
DEVELOPMENT MANAGER,  
ROSKILL DEVELOPMENT







**TE AUAUNGA IS A SAFE AND SUSTAINABLE WAY TO TRAVEL AROUND THE ROSKILL AREA.**

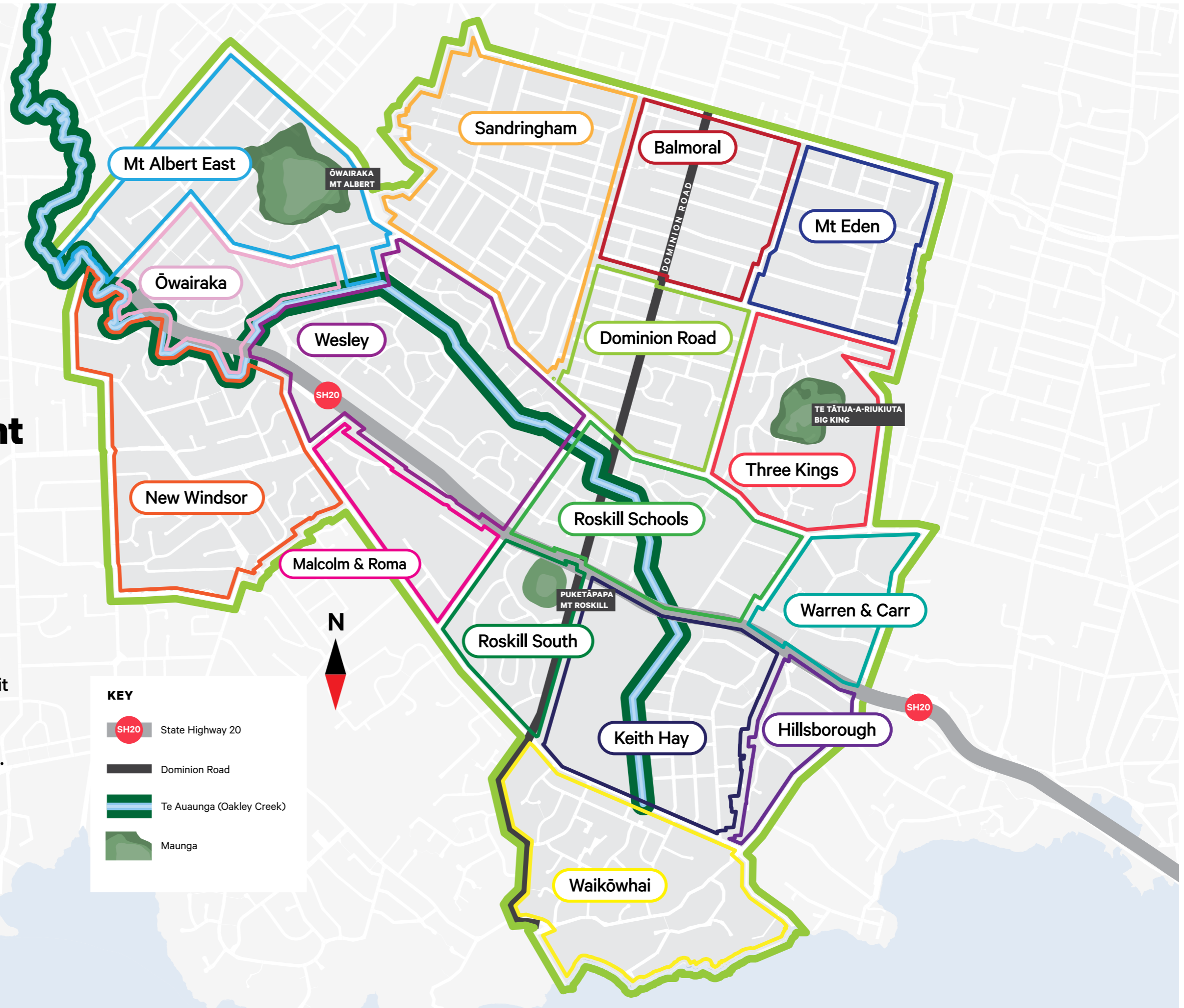
**PHOTO COURTESY OF BIKE AUCKLAND.**

# Roskill Development

The Roskill Development is bigger than the name suggests, extending well beyond the boundaries of Mt Roskill itself. With 10,000+ new homes coming over the next 10–15 years, all of the neighbourhoods will benefit from a greater choice of housing and upgraded streets and local amenities.

**KEY**

-  State Highway 20
-  Dominion Road
-  Te Auaunga (Oakley Creek)
-  Maunga



Signature Dish

**DAHI PURI**  
**\$2.50 EACH**

## SPICE TRAIL TO SANDRINGHAM

*Alexia Santamaria meets a family whose restaurants blend tradition and innovation. Just like their restaurant Satya Sandringham's sought-after plates of Dahi Puri, the secret to success appears to be the right combination of ingredients.*

Some Auckland restaurants become go-tos for reliably good food from a certain part of the world. For fans of South Indian cuisine, the Satya group of eateries is definitely that place. From one small shop in Hobson street in 1999 to three restaurants, two chai lounges and a cocktail bar, the Akuthota family have a loyal and loving following – one that shows no sign of going anywhere soon.

Satya Sandringham – their second restaurant, which opened in 2003 – has always been special as it was the first Indian restaurant in what has now become known as Auckland's own Little India, the Sandringham shops. Head to this part of Roskill Development any night of the week and you'll be welcomed by the heady wafting scent of curry, flatbreads and marinated meats cooking on charcoal and in giant pots in one of the many Indian and Sri Lankan food outlets. The Akuthotas subsequently opened other Satya branches (K Road, Ponsonby and Mt Eden) but Sandringham is extra special as it's also the site of their first Chai Lounge, a secret corridor beside the original restaurant leading to an enchanting space where people now regularly gather for street food-style sharing snacks and matching craft beer. It's a little bit magical with coffee sacks draped from the

ceiling and walls, crates and wood used for stools and fairy lights glistening above.

Almost anyone who is a regular here will start with a plate of their delicious Dahi Puri. It's become one of those iconic Auckland menu items. It's interesting because Dahi Puri itself is not revolutionary, in fact it's a pretty standard Indian street food dish, commonly served by roadside vendors in Mumbai, and available in quite a few places in Auckland.



**SAMMY AKUTHOTA, CO-OWNER OF SATYA**





DECORATED WITH SACKING AND WOODEN CRATES, THE CHAI LOUNGE HAS A RUSTIC, SHABBY CHIC AMBIENCE THAT DINERS HAVE LOVED FROM THE GET-GO.

So why do people come back over and over again for the ones at Satya? “It’s really funny,” says Padmaja Akuthota, co-founder of the Satya group, as she talks to me over tea in their Sandringham Chai lounge with her husband Swamy “We both think it’s something to do with the combination of New Zealand’s amazing dairy, our tamarind sauce and the spice mix we sprinkle on top. When we go home to India and make it for family and friends there, it’s never as good as what we make here,” says Swamy.

Satya’s Dahi Puri has been a hit since it first appeared on the Akuthota family’s menu. People couldn’t get enough of this delicious mini stack of house-made crispy puri (a kind of wheat cracker) topped with boiled potato, clouds of creamy yoghurt, a swirl of tamarind sauce, chopped coriander and finished with a dusting of Satya’s spice mix. It’s a eat-in-one-go kind of affair – trying to do it in two or three bites won’t end well for you, or your clothes. This is food to be consumed decisively, then savoured as the creamy, spicy, sweet, salty, tangy flavours fill your mouth. It’s multi layered in both taste and texture and for most people – it’s literally love at first bite. One plate is never enough.

The story behind the Chai Lounge where we’re chatting, never fails to get a laugh. Sammy (Padmaja and Swamy’s son) wanted to bring his parents’ incredibly popular food into a modern small plate format, to be consumed alongside craft beer and cocktails. He wasn’t sure the idea was going to go down well so sneakily waited till they were out of the country and converted the area behind the existing restaurant into a shabby chic, ultra cool hangout – all on a budget of \$800. “I used tables we got for free, crates, and sacks as decor. It created a really rustic feel that people loved from the get-go, thank goodness!”

And even though the Chai Lounge menu is very different to the original restaurant which still operates out front, the Dahi Puri still take pride of place “There would be an outcry if we removed them, people just love them. We serve them at all the restaurants; I’ve been helping Mum and Dad assemble these since I was little. We think we sell somewhere around four millions pieces a year, maybe more.”

It’s been nearly 20 years since Swamy and Padmaja “accidentally” founded what would become the Satya empire

(they were asked to cater for two thousand people at the Balmoral temple in 1997 when they arrived in New Zealand and it was a huge success, despite neither of them having a hospitality background). They now represent the changing face of Indian cuisine, especially in Sandringham where one part of their space is still largely traditional, while the other caters to modern tastes and eating styles. It’s inspiring to see an eatery evolve in this way, and we feel sure whatever they do next will be a huge success – as long as they never take those Dahi Puri off the menu!

**Chai Lounge and Satya Sandringham are at 515 Sandringham Road in Sandringham.**

See opening hours at [satya.co.nz](http://satya.co.nz)



*“We both think it’s something to do with the combination of New Zealand’s amazing dairy, our tamarind sauce and the spice mix we sprinkle on top. When we go home to India and make it for family and friends there, it’s never as good as what we make here.”*



SAMMY AND HIS PARENTS, SWAMY AND PADMAJA

# A CHANCE TO OWN YOUR OWN HOME

**DID YOU KNOW KĀINGA ORA'S HOMEOWNERSHIP PRODUCTS COULD HELP YOU BUY A HOME IN THE ROSKILL DEVELOPMENT? READ ON TO FIND OUT HOW.**

## KiwiSaver first home withdrawal

Are you a KiwiSaver member? If you've belonged to KiwiSaver for three or more years, you may be able to withdraw some or all of your KiwiSaver savings to put towards purchasing your first home. \$1,000 must remain in your KiwiSaver account. Talk to your KiwiSaver scheme provider to find out more or check the KiwiSaver website. If you haven't accessed your KiwiSaver before and are in the same financial position as a first home buyer, you may still be eligible to access your KiwiSaver as a second chancer. Visit [ird.govt.nz/KiwiSaver](http://ird.govt.nz/KiwiSaver).

## Buying with KiwiBuild

KiwiBuild is a government initiative designed to increase the supply of more affordable housing options for New Zealanders. This gives more people the opportunity to buy their own home. You can check your eligibility, learn about the buying process, view upcoming and available KiwiBuild homes, and subscribe for the latest updates.

If you are eligible to buy a KiwiBuild home, you may also be able to apply for a Kāinga Ora First Home financial product. Visit [kiwibuild.govt.nz](http://kiwibuild.govt.nz).

## First Home Loan

First Home Loans are 5% deposit loans issued by selected banks and other lenders, and underwritten by Kāinga Ora. Eligibility and lending criteria apply, so you'll need to discuss your individual circumstances with a participating lender to find out if you qualify. Visit the First Home Loan page of the Kāinga Ora website for a list of lenders [KaingaOra.govt.nz/Home-Ownership/First-Home-Loan](http://KaingaOra.govt.nz/Home-Ownership/First-Home-Loan).

## First Home Grant

First-time home buyers or previous home owners who have been making regular KiwiSaver contributions for at least three years, could be eligible for a First Home Grant of up to \$10,000. You apply for the grant through Kāinga Ora. You can even get pre-approval (or approval) directly on the Kāinga Ora website. Check out the First Home Grant pages of the Kāinga Ora website to find out more. Visit [KaingaOra.govt.nz/Home-Ownership/First-Home-Grant](http://KaingaOra.govt.nz/Home-Ownership/First-Home-Grant).

*You could be eligible for a grant or a low deposit loan to buy your first home!*

Find out more about the products available to get you into your first home



## KiwiSaver first home withdrawal

### WHAT IS IT?

A government scheme whereby you can withdraw all of your KiwiSaver savings (except \$1,000) to put **towards buying your first home**.

### BASIC ELIGIBILITY

- You must have been a KiwiSaver member for three or more years
- You must intend to live in the property
- You have not previously withdrawn your KiwiSaver funds to buy a home

### WEBSITE

[ird.govt.nz/KiwiSaver](http://ird.govt.nz/KiwiSaver)



## Buying with KiwiBuild

### WHAT IS IT?

A government initiative designed to **increase the supply of more affordable housing** options for New Zealanders.

### BASIC ELIGIBILITY

- You must be over 18
- You must be a New Zealand Citizen, Permanent Resident or a Resident Visa holder who is 'ordinarily resident in New Zealand'
- You must not currently own a home in New Zealand or overseas

### SALARY ELIGIBILITY

Your income for the previous 12 months must be:

- 120,000 or less before tax for a single buyer
- 180,000 or less combined before tax for two or more buyers

You must commit to living in your KiwiBuild home for one year if it's a studio or one bedroom home, or at least three years for a home with two bedrooms or more.

### KIWIBUILD HOUSE PRICE CAPS AUCKLAND



### WEBSITE

[kiwibuild.govt.nz](http://kiwibuild.govt.nz)

## First Home Grant

### WHAT IS IT?

A government grant for eligible KiwiSaver members.

If you buy an **existing home**, you can get **\$1,000 for each of the three (or more) years** you've paid into your KiwiSaver. The most you can get is \$5,000 for five or more years.

If you buy a **new home** or **land to build on**, you can get **\$2,000 for each of the three (or more) years** you've paid into your KiwiSaver. The most you can get is \$10,000 for five or more years.

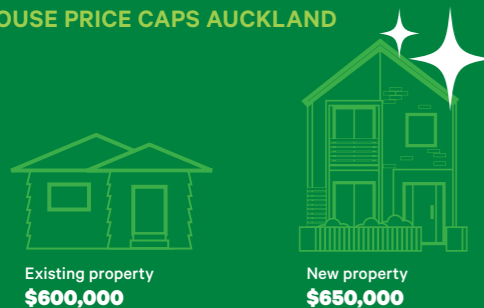
### BASIC ELIGIBILITY

- ✓ You must not own any property
- ✓ You must have been contributing at least the minimum amount to KiwiSaver (or complying fund or exempt employer scheme) for three years or more
- ✓ You must purchase a property that is within the regional house price caps
- ✓ You must agree to live in your new house for at least six months
- ✓ You must provide evidence that you have a deposit of at least 5% of the purchase price of the house you want to buy or build

### SALARY ELIGIBILITY

- ✗ **85,000 or less** before tax for a single buyer
- ✗ **130,000 or less** before tax for **two or more buyers**

### HOUSE PRICE CAPS AUCKLAND



### WEBSITE

[KaingaOra.govt.nz/Home-Ownership/First-Home-Grant](https://www.kaingora.govt.nz/Home-Ownership/First-Home-Grant).

## First Home Loan

### WHAT IS IT?

A special loan underwritten by Kāinga Ora which requires just a 5% deposit for a home instead of the usual 20% deposit.

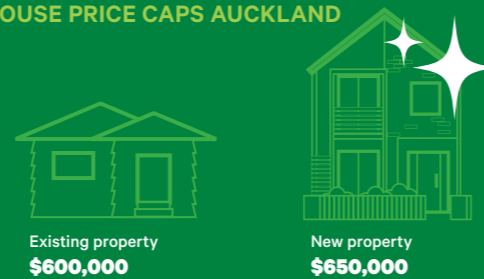
### BASIC ELIGIBILITY

- ✓ The house you want to buy is within the house price caps for the region
- ✓ You must be buying the home to live in
- ✓ You must not own any other property
- ✓ You must be over 18
- ✓ You must be a New Zealand citizen or a resident visa holder who is ordinarily resident in New Zealand

### SALARY ELIGIBILITY

- ✗ **85,000 or less** before tax for a single buyer
- ✗ **130,000 or less** before tax for **two or more buyers**

### HOUSE PRICE CAPS AUCKLAND



### WEBSITE

[KaingaOra.govt.nz/Home-Ownership/First-Home-Loan](https://www.kaingora.govt.nz/Home-Ownership/First-Home-Loan).

*If you're already a KiwiSaver, you could be eligible for a First Home Grant!*

# TALK TO US ABOUT THE ROSKILL DEVELOPMENT

Want to talk about new homes coming to your neighbourhood?

Call us 09 953 8206

Email us at [info@roskilldevelopment.co.nz](mailto:info@roskilldevelopment.co.nz)

Roskill area resident or potential homebuyer?

Visit our Information Centres



ROSKILL DEVELOPMENT INFORMATION CENTRE,  
CORNER MAY ROAD AND GLYNN STREET  
Open Wednesday to Saturday from 10am–4pm



THE ŌWAIKAKA INFO CUBE  
91-93 RICHARDSON ROAD  
Open Monday, Wednesday and Saturday 9am–4pm

Sign up for news, including new property releases, at [roskilldevelopment.co.nz](https://www.roskilldevelopment.co.nz)

Follow Roskill Development on Facebook.

Building 10,000+ homes in the Roskill area over the next 10-15 years and upgrading the amenity is a team effort.

## KĀINGA ORA TENANTS

Do you have a tenancy-related enquiry?

Kāinga Ora – Homes And Communities Tenancy Services

Call us 0800 801 601

# OUR TENANTS HAVE THE CHOICE TO RETURN

**AS PART OF THE  
DEVELOPMENT PROCESS,  
KĀINGA ORA REQUIRES  
TENANTS LIVING IN STATE  
HOMES TO RELOCATE  
WHILE WE WORK TO  
REPLACE EXISTING  
STATE HOUSING STOCK  
WITH NEW WARM, DRY,  
HEALTHY HOMES.**

Relocating can be disruptive and a common concern for our tenants is the prospect of moving to a new neighbourhood, away from their community, their schools and their work.

At the heart of everything we do are the people living in Roskill. That's why Kāinga Ora has a 'Choice to Return' policy for our state home tenants. This means that if a tenant is relocated as part of our development work and would like to be rehoused in their current community, Kāinga Ora will try to make this happen.

Any tenancy relocations or changes will always be in accordance with current Residential Tenancy Act law and regulations.

## **What other factors does Kāinga Ora consider when rehousing tenants?**

Kāinga Ora works closely with state home tenants to find a home suited to their needs and abilities. This includes taking into consideration mobility issues, proximity to local and tertiary education facilities, and access to jobs and medical services.

## **What if Kāinga Ora can't find a suitable home in the tenant's community of choice?**

If we cannot find a suitable home within the community straight away, Kāinga Ora relocates tenants into a temporary home while we continue our search. Tenants will receive progress updates from Kāinga Ora every six months until we find them a permanent home suited to their needs.

## **Do tenants get to accept or decline a property?**

As with any rehousing initiative, tenants are given the chance to view and accept a property before committing to a permanent residency.

## **Who does the policy apply to?**

The Choice to Return is open to all tenants rehoused due to redevelopment of their home.

## **Got questions?**

If you are a Kāinga Ora tenant and you have questions relating to the development, please contact your Tenancy Liaison Officer. For general questions regarding your tenancy, contact Kāinga Ora customer service on **0800 801 601**.



# WHAT'S ON

Roskulture is bi-annual, which means we'll be back with a new issue in early 2021. Until then, we thought we'd leave you with a round-up of some of the good things coming your way – curated for you by people that just love a local event (especially a free one).

## ŌWAIRAKA NEIGHBOURHOOD COMMUNITY GARDEN 116 HENDON AVENUE

### WORKING BEES WITH TRUDY

Tend the garden together, learn about self-resilience and contribute to the free food for the neighbourhood kaupapa at the Pataka Kai

10AM TO 12PM ON TUESDAYS:

25 AUG / 8 & 22 SEP / 20 OCT /  
3 & 17 NOV / 1 & 15 DEC



## ŌWAIRAKA WORKSHOPS\* AT THE GARDEN 116 HENDON AVENUE

### SATURDAY 15 AUG - 10AM TO 12PM

**Recycled gardens in small spaces.** How to make a garden from what you can find for free from seeds to planter boxes.



### SATURDAY 29 AUG - 12PM TO 2PM

**Bees Wax Wrapper making with Kelly Pretty!** Make this plastic free alternative at the garden with wax from our neighbourhood beehive. Free and all resources provided. Everyone takes away their own wrap.

### SATURDAY 12 SEP - 12PM TO 2PM

**Spring is Springing!** Join Trudy Taurua to learn how to propagate your seeds and start your own veggie garden at home.



### SATURDAY 17 OCT - 10AM TO 12PM

**Fruit tree grafting workshop.** Want more trees for free? Know of an old favourite you'd like to save? Come along and learn the fundamental orchard art of grafting with heritage tree expert Julie Craig from Oak and Thistle.

### SATURDAY 31 OCT - 12PM TO 2PM

**Are there native bats in Ōwairaka?** Come along and make a bat house and find out. One for the kids.

### SATURDAY 14 NOV - 11AM TO 1PM

**Rainwater Harvesting workshop with Laurie Dee from Rainworks.** Check out the garden's rainwater system and focus on water conservation as an energy saver and way to reduce household carbon use.



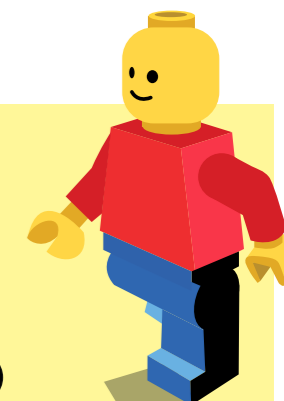
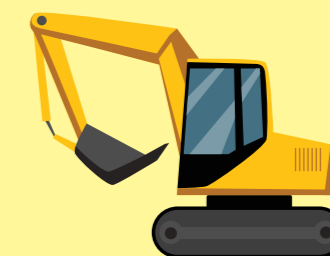
### SATURDAY 28 NOV - 12PM TO 2PM

**Rongoa Workshop.** Make a kawakawa balm for a friend for Christmas and learn about indigenous plant medicine with Trudy Taurua.

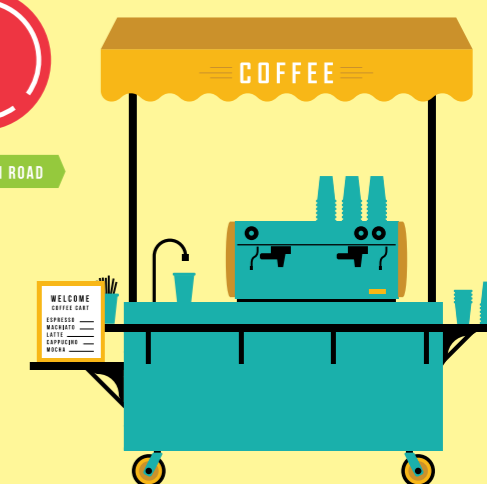
\*DATES MAY BE SUBJECT TO CHANGE.  
KEEP AN EYE ON OUR WEBSITE & FACEBOOK  
PAGE FOR UP-TO-DATE INFORMATION.

SATURDAY  
15 AUGUST  
10AM - 1PM  
93 RICHARDSON  
ROAD  
ŌWAIRAKA

ŌWAIRAKA  
GRAND  
OPENING  
COMMUNITY HUB



RICHARDSON ROAD



Grab your friends and family and join us in celebrating the opening of the Ōwairaka Community Hub. Enjoy live music, freshly brewed coffee from our coffee cart and delicious food while the kids get creative with DIY activities, take a (supervised) turn on a digger and get stuck in building their own LEGO city.

While you're there, meet our builder partners Jalcon, Modul and Mike Greer Homes who'll be on hand to answer your questions about new market homes coming to Roskill.

Plus, follow the wayfinding signs and check out the new state homes, a short walk away at 137 - 139 Hendon Avenue.

*See you there!*



## COME TRY THE ŌWAIRAKA NEIGHBOURHOOD COFFEE CART

LOCATED AT THE COMMUNITY HUB.

OPEN MON - WED 7:30AM - 12:30PM, AND SATURDAY 8AM - 1PM

CHECK OUT THE WEBSITE OR GET IN TOUCH FOR  
UPDATED TIMINGS.

## WESLEY MARKETS

TUESDAYS AND FRIDAYS, 7AM-12:30PM  
740 SANDRINGHAM ROAD EXTENSION,  
MT ROSKILL


Wesley Markets have been going 25 years. It has a huge following for its super-fresh, affordable produce, but there's much more than that – come on down for delectable food from different cultures, pre-loved clothing, accessories, collectibles and more!





**FOR MORE INFORMATION, VISIT OUR  
INFORMATION CENTRES**

**CORNER MAY ROAD AND GLYNN STREET, MT ROSKILL**   
Open Wednesday to Saturday from 10am-4pm

**91-93 RICHARDSON ROAD, ŌWAIRAKA**   
Open Monday, Wednesday and Saturday from 9am - 4pm

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



**Roskill Development**  
PUT YOURSELF IN THE CENTRE