



ŌWAIRAKA

PROGRESS UPDATE

AUTUMN 2021

STEWART ROAD COMMUNITY VIEWING DAY

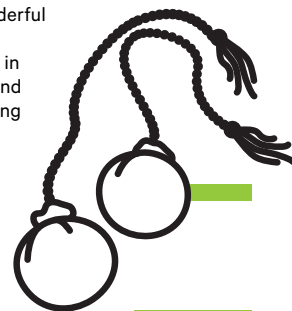
Last month a small community viewing event was held at the newly completed, three level walk-up state homes on Stewart Road. Around 50 residents came through on the day to check out the new warm dry homes before new tenants move in. There was a lot of positive feedback on the homes, and it was great to meet some of the excited families who will be moving in very soon!



WAITANGI DAY AT THE HUB

On Saturday 6 February between 10am-2pm, we put on a tasty Waitangi Day barbecue of sausages, onions and hash browns at the Community Hub, as well as free coffee for the first 50 visitors! The free Ti Rākau (stick games) and poi making workshops were a big hit - especially the poi workshop with many participants walking away as proud new poi owners!

The event had a wonderful community vibe with neighbours dropping in throughout the day and ending with an amazing waiata of Pōkarekare Ana, performed by local resident Lily.



NEIGHBOUR'S DAY AT THE HUB

Thursday 25 March was a colourful, fun-filled Neighbour's Day at the Community Hub. There was free afternoon tea between 2pm-4pm, plus a free potted macadamia nut plant for everyone to take home. Thanks to Albert-Eden Local Board for the funding to do this!

Thank you also to the neighbours along Weston Ave who dropped in a bucket of avocados to share and Arno from Emerge for gifting his 'worm juice' to the residents who visited. The generosity was gratefully received and showed true Ōwairaka community spirit.




**Roskill
Development**
Ōwairaka

WHAT'S COMING TO THE HUB?

Here's a sneak peek of the exciting Stage 2 plans for the Ōwairaka Community Hub at 93 Richardson Road!

Currently on site is our Community House and Information Cube, and in Stage 2 we plan to add a café, food trucks and a relaxing lawn area with casual seating, lighting and a cover—allowing the space to be enjoyed no matter the weather. Work to expand the Hub is currently underway, with landscaping and exterior works to take place over the next few weeks.

We're also exploring the opportunity to hold weekend markets at the Hub, which will kick off over the next couple of months, so watch this space and we'll keep you posted as things progress.

In the meantime, if you have any questions please pop in and see us at the Info Cube which is located at the Hub.



PLANS FOR NEW SHARED ACCESS ALONG MURRAY HALBERG PARK

As part of the streetscaping work in the neighbourhood, Kāinga Ora is putting up a proposal to Auckland Transport and Auckland Council to realign a portion of Alamein and Hargest Terrace. The goal is to create a shared pedestrian and vehicle access alongside the edge of Murray Halberg Park.

We expect to complete the required consenting and statutory process by the end of the year and start construction in early 2022. Check out these renders of what the new access could look like, and we'll keep you updated as the proposal progresses.



UPCOMING
- FREE -
Events

CELEBRATING MATARIKI AT THE COMMUNITY HUB

CNR RICHARDSON RD & RANGE VIEW RD

Keep an eye out on Facebook for details on more upcoming events

facebook.com/
roskilldevelopment

WHETU/STAR WEAVING

This workshop's kaupapa will reflect on the past year by making stars of remembrance. Stars will be made from harakeke, recycled card and found materials.

LEARN TO MAKE RĒWENA BREAD

We'll be coming together to learn traditional techniques in Māori bread making. Attendees will learn how to make the rēwena bug to take home and bread will be baked to sample.

MAKE A CLAY 'KOAUAU' MĀORI FLUTE

Join us to celebrate the end of Matariki. Learn about traditional Māori flutes and how to make your own koauau to take home.

SATURDAY 19 JUNE
11AM TO 1PM

SATURDAY 26 JUNE
11AM TO 12PM

SATURDAY 3 JULY
11AM TO 1PM

COMMUNITY HOUSE AND GARDEN EVENTS



Join Ōwairaka Eco Neighbourhoods for their "Hello Honey" gathering at the Ōwairaka Community House. This special event is a chance to come together, grab some honey and have a catch up on all things sustainable in our neighbourhood. The group will also share plans for a battery recycling station and a sustainability themed little library at the community house. Don't forget to bring a jar for your honey and a gold coin for koha which is going to charity. Check out the Ōwairaka Eco Neighbourhood on Facebook for event details.

SATURDAY 8 MAY
2PM TO 4PM
COMMUNITY HOUSE,
CNR RICHARDSON RD & RANGE VIEW RD



Ōwairaka Eco Neighbourhood member and beekeeper **Michael Backhurst** along with a small group of locals harvested over 40kg of honey from the hives at the community garden last month. The honey bees have been delivering delicious honey to the community for two years now, and have grown from one hive to four!



Our Maramataka workshop is back by popular demand!

A great workshop for beginners, join local gardening expert Trudy Taurua to make your own maramataka dial, and learn about the principles and practices of living by the Māori lunar calendar.

SATURDAY 22 MAY
10AM TO 2PM
COMMUNITY GARDEN,
116 HENDON AVE

It's the SMART MOVE



A SMART MOVE TO ROSKILL DEVELOPMENT

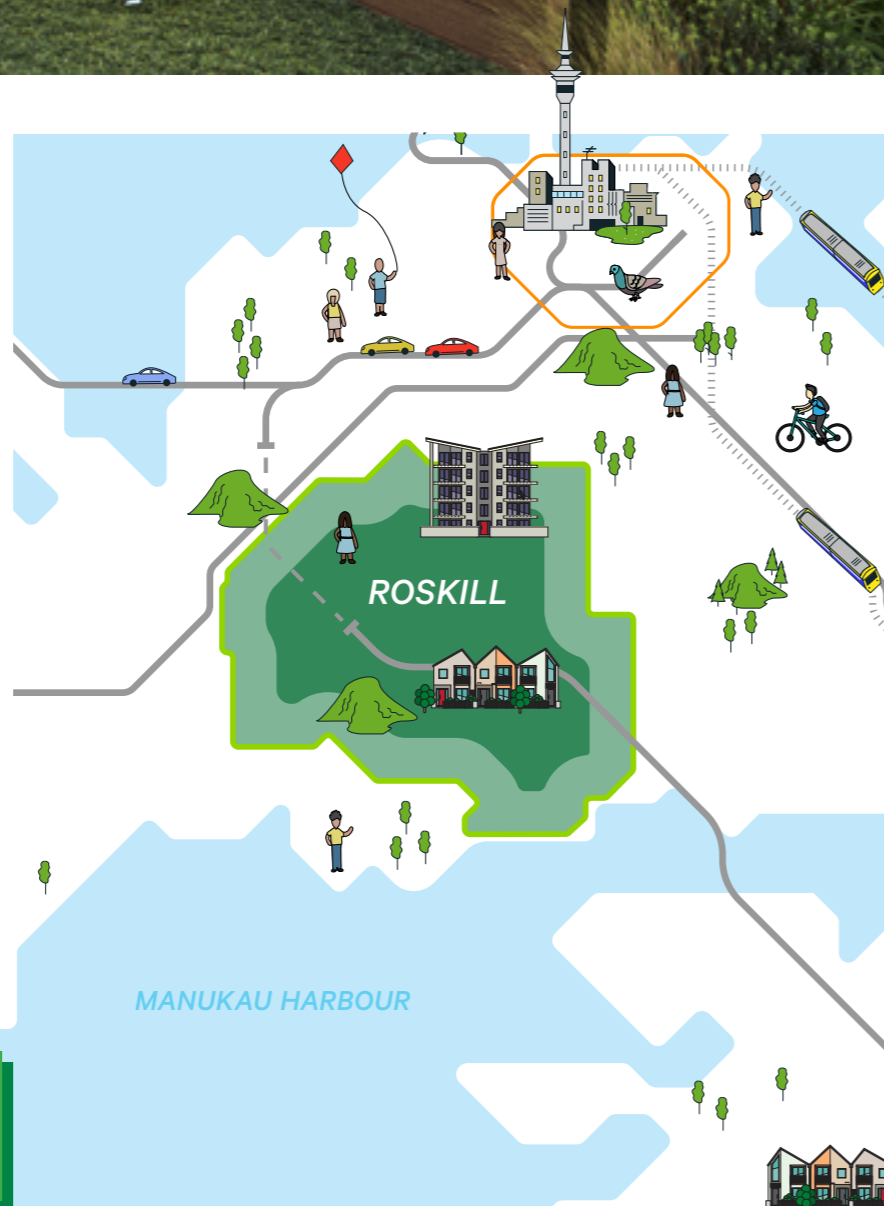
If you're looking to buy a new home, choosing a Kāinga Ora-led development like Roskill Development is a smart move.

As you're probably aware, significant investment is being poured into Roskill neighbourhoods to build on their strengths and prepare them for growth. Kāinga Ora and our partners are upgrading streets, infrastructure, walkways, parks and town centres, so you can be confident you're buying in an area people will love to live in for years to come.

And when you buy a home off the plans in Roskill Development, the quality is assured and the price is fixed - so you can say goodbye to auctions and money wasted on builders' reports and lawyers' fees.

Visit roskilldevelopment.co.nz to find out more about the better homes and great neighbourhoods in Kāinga Ora-led developments throughout Auckland, and for great advice on all stages of the home buying journey in Roskill.

Sign up to our website to receive email updates and be the first to know about homes for sale.



MANUKAU HARBOUR

ŌWAIKAKA

THERE'S SO MUCH TO SEE IN ŌWAIKAKA



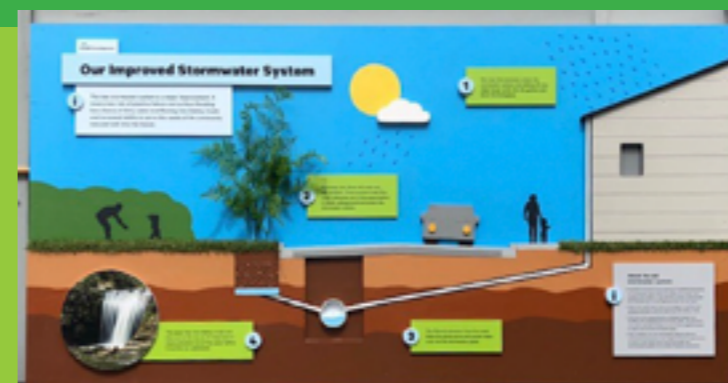
ŌWAIKAKA STREETSCAPING IN ACTION

You've probably noticed our civil alliance Piritahi in the neighbourhood upgrading existing infrastructure and amenities to help support the community's growing population. Streetscaping is an important milestone in this work, but what does it really involve and why is it necessary?

We've created a handy video that explains what's involved in streetscaping, why the upgrades are so important, and how they'll benefit everyone in Ōwairaka for years to come. Check it out here: roskilldevelopment.co.nz/news

A PEEK INTO ŌWAIKAKA'S HISTORY

Have you seen the new Ōwairaka Viewmaster? This life-sized, 3D viewing station is located at the lower car park of the Ōwairaka Community house (corner of Richardson Road and Range View Road) and is a visual highlight reel of local amenities and history. If you haven't already taken a peek, then be sure to check it out!



STORMWATER UPGRADE ON DISPLAY

Take a wander past the Ōwairaka Community House (corner of Richardson Road and Range View Road) to get a below ground look at what happens to Ōwairaka's stormwater and how the upgrade will deliver much-needed benefits.



ŌWAIRAKA DEVELOPMENT PROGRESS UPDATE

STAGE 1A

Construction of state homes is underway. Signature Homes, Constructa, Finesse Residential and Dominion Residential are the builder partners for this stage, with the first homes delivered and tenanted at the end of 2020. Finishing works are underway on a number of other homes which are programmed to be tenanted in May. Two new apartments/walkups on Hendon Ave are also under construction in this stage.

STAGE 1B

The site at the corner of Richardson Road and Hendon Avenue has been prepared for both private and state house development, in the form of 5 and 6-storey apartments. Work will start on the state apartment buildings later this year.

STAGE 2A AND STAGE 2B

House removal and land remediation is now complete with handover to build partners underway. Around 230 new state, market and affordable homes will be built in Stages 2A and 2B.

Stage 2B outlier properties along New North Road and La Veta Avenue are on a slightly extended timeline and due to be delivered to state home build partners in April / May and a market superlot later this year.

STAGE 3

Design and investigations are underway for Stage 3, with land remediation and civil works planned to begin in the second quarter of 2021. Kāinga Ora's Tenancy Liaison Team is also underway with the rehousing process and removal of vacant houses is now well-advanced. Both market and state superlots are planned for handover by the end of 2021.

STAGE 4

Design and investigations are beginning for Stage 4. Kāinga Ora's Tenancy Liaison Team is underway with the rehousing of vulnerable tenants and removal of vacant houses is about to begin.

TIMELINE

Late 2020

- » First 22 market homes available to purchase off the plan
- » First 21 new state homes completed

Late 2021

- » First affordable homes available to purchase
- » Construction underway for first market homes
- » Infrastructure works completed on Range View and Stewart Road
- » More state homes completed

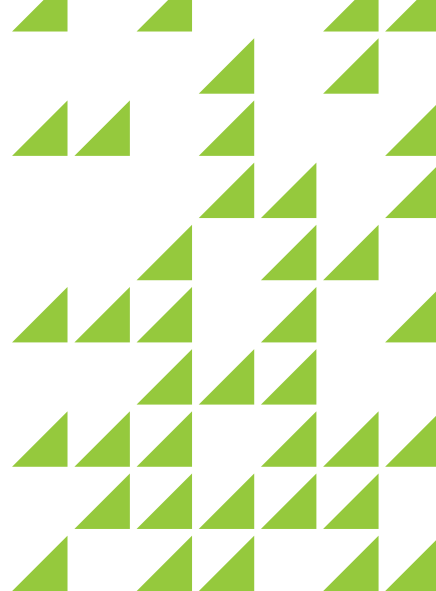
Late 2022

- » Most infrastructure works completed
- » Construction works focus on house builds (state, market and affordable)



MEET ADELA

*Development Manager,
Ōwairaka Development*



What does your role involve?

My main job is to ensure that the new houses we've promised to the Ōwairaka community are delivered on time, on budget and of great quality. This involves tracking day to day project spending and build progress, and solving issues that come in the way so they don't stop us from moving forward.

What do you enjoy most about your role?

The work pace and level of collaborations I get to be involved with bring so much fun to the job. The Ōwairaka project is like a giant house and infrastructure production machine, comprising so many smaller components doing all sorts of different things. I am one of these components, and any delay that comes from myself or other team member(s) will have a flow on effect to the others, and

slow down the production. So all of us at Kāinga Ora and Piritahi are pushing really hard to deliver our works on time, and to help each other resolve day-to-day issues to keep the production going.

What's your favourite aspect of the Ōwairaka community?

The amount of support the community have for us. I'd like to take this opportunity to thank our community for patiently putting up with the neighbourhood disruption. No doubt it is difficult, yet most people have been very supportive of our works and let us keep going full steam. Please bear with us a little longer, I promise it will be well worth it in the end! You will even start seeing some streets fully completed this year, and by the end of next year you will see the neighbourhood transformed.

What did you do before joining Kāinga Ora?

The same type of thing but for a different organisation.

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

Helping my husband with his house renovations and new builds projects. We are very passionate about houses, that is all we want to do all day every day.

8

WANT TO KNOW MORE OR GET IN TOUCH?



INFORMATION CENTRE, 142 MAY ROAD OPEN WEDNESDAY – SATURDAY, 10AM – 4PM
INFO CUBE, 93 RICHARDSON ROAD OPEN THURSDAY AND SATURDAY, 10AM – 4PM

Drop into the Information Centre or Info Cube and chat with the team on the days/times above, or book a one-on-one appointment to speak with us. Appointments can be made via the website, email or by giving us a call.

- » Phone: (09) 953 8206
- » Website: roskilldevelopment.co.nz
- » Email: owairaka@roskilldevelopment.co.nz
- » Facebook: facebook.com/roskilldevelopment
- » E-newsletter: Subscribe to our latest updates by visiting the website or sending us an email



LAYING THE GROUNDWORK

Piritahi is our civil works partner. They prepare the land, remove old state homes and upgrade streets and infrastructure before building starts. For any questions about civil works please contact Piritahi on **0508 PIRITAHİ** or email owairaka@piritahi.nz



KĀINGA ORA STATE HOME TENANTS

If you are a Kāinga Ora tenant and have rehousing or tenancy-related questions, please contact the Tenancy Liaison Team on **0800 801 601**