



MORE HOMES FOR WESLEY

Kāinga Ora is delivering 11,000 homes as part of the Roskill Development over the next 15+ years. Many of these new homes will be in Wesley.

More state homes will be built for Aucklanders who need housing assistance, and more people will be able to rent or own their home in the area, close to transport, schools, parks and work.

At the same time, we'll be working with the community, Auckland Council, Auckland

Transport and Watercare to create new or renovate Wesley's parks, public spaces, walking paths and underground infrastructure. The things we all love about Wesley - the multicultural community, the awa, maunga and open spaces - will be enhanced.

Planning is underway for the first 3,000 homes from O'Donnell Avenue to Sandringham Road. With a further 3,000 homes planned for the remaining areas of Wesley.

FIND OUT MORE ABOUT WHAT'S HAPPENING IN WESLEY

If you're keen to learn more about the planning underway for the Wesley neighbourhood visit roskilldevelopment.co.nz/neighbourhood/wesley





WHAT'S HAPPENING IN WESLEY?

The vision for Wesley is a connected and modern place that offers an urban lifestyle for a diverse, multicultural community.

The future Wesley will be more sustainable and easier to get around, with a walkable village and good transport links.



Plans are indicative only.

The Roskill Development is made up of many neighbourhoods that are planned for development, with Ōwairaka, Roskill South and Waikōwhai underway.

DEVELOPMENT TIMELINE

2022

Engagement with the community on the plan for Area 1 (see map).

2023

Community engagement continues with the plans being shared. Surveying work for the infrastructure upgrades begin.

2024

Construction is due to start at the end of the year.



KEY MOVES AREA 1

- 1 Enable a vibrant new town centre on Sandringham Road.
- 2 Enable Sandringham Road as a 'community hub' to the Wesley neighbourhood.
- 3 Expanding the Stoddard Road Village by enabling retail and/or commercial services opposite the existing village.
- 4 Create a series of greenways.
- 5 Enhance the corner shops near Wesley Primary school.
- 6 Celebrate Te Auaunga as the well-spring of hauora for all life in Wesley.
- 7 Mitigating flood issues.
- 8 Create safe, attractive and connected walkways and cycle paths through the neighbourhood.
- 9 Develop high density housing in a range of shapes and sizes.
- 10 Continue to work with the Ministry of Education to make sure that Wesley's Schools can support its growing population.

WHAT WE HEARD FROM YOU

Our team has been talking to people in the Wesley community for several years. Since June 2022, we've met on-line and in person with many passionate local groups and individuals to help shape the vision for Wesley.

Things you value and want to keep:

- Strong, multi-cultural community
- Schools at the heart of the neighbourhood
- Te Auaunga as a valued green corridor
- Good access to shops and jobs
- Wesley has a strong, proud community with many active leaders and community groups
- Views and connection to the maunga
- Weekly markets
- Wesley Community Centre
- Wesley Primary and Intermediate Schools

Things to improve as Wesley grows and changes:

- Warm, dry homes to replace old damp houses
- Better choice of homes to rent and buy, affordable for more households
- Open spaces and parks to keep pace with growing population
- Better management of flooding to keep people and property safe
- Easier to move around by public transport, safe cycling and walking



As older housing in Wesley Area 1 is gradually redeveloped, there will be around 3,000 new homes built.

Most of these will be apartments and terraced houses, with a range of sizes and prices to suit many different households. This includes more affordable homes, such as KiwiBuild, helping more whānau get on the property ladder.

Wesley will feel like an urban village – taller buildings on tree-lined streets with new parks and walkways.

More people living in Wesley means better support for shops and services, including improved transport services. Many new buildings will include shared indoor and outdoor spaces to help create a sense of community. It's important for the homes to be within walking distance of new or improved open spaces and local services. Mobility hubs close to homes means more parking, safe cycle storage and/or access to better transport.

The redevelopment of state housing is going to happen in stages. Kāinga Ora will work closely with our customers to find a new home while new, warm, dry state houses are being built. We are also working with the industry on how to build modern urban housing suitable for larger multi-generational households.



Artistic impression



Terraces in the Roskill South Development.



Apartments in the Northcote Development.



Apartments in the Oranga Development.

Apartments example
5/6 LEVELS



Apartments / Walk-ups example
3 LEVELS, GROUND FLOOR RETAIL



Terraces example
3 LEVELS



Duplex example
2 LEVELS



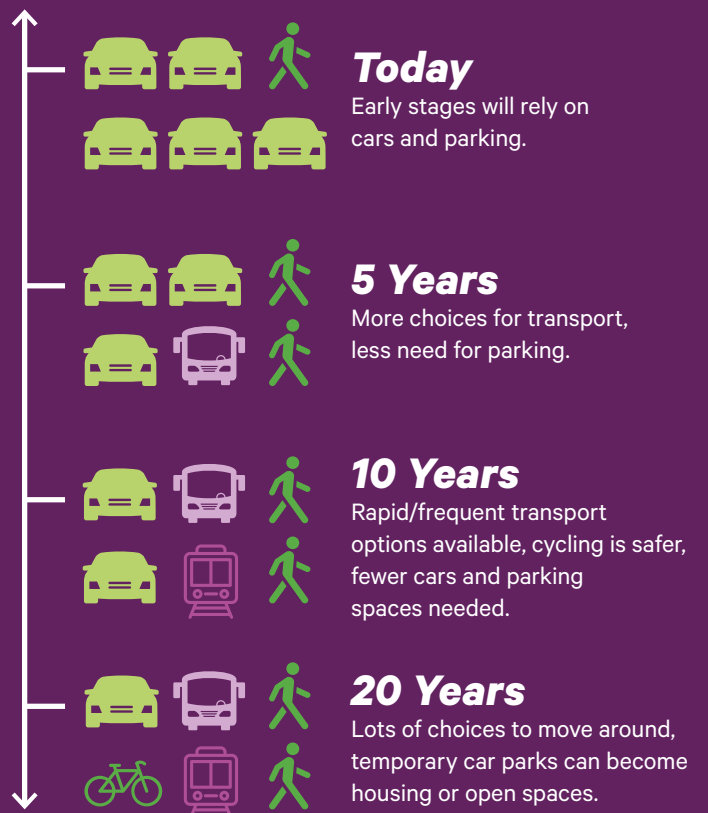


GETTING AROUND WESLEY

Wesley is planned to be a walkable neighbourhood, with safe, well-lit and accessible connections to local shops and amenities, only 20 minutes from home.

Getting around will be made easier. Mobility hubs and key public transport stops working together with slower-speed streets and laneways, aims to reduce the need for cars. To support Wesley's growing population future Auckland Light Rail decisions will be considered in the masterplan.

HOW WE MOVE AROUND





NURTURING OUR LAND

*Poipoia tō tātou whenua, kia poipoia te whenua
i a tātou*

Nurture our land so it may nurture us

Te Auaunga is the heart and the wellspring of hauora (health and wellbeing) for all life in Wesley. The traditional wetlands, which were a source of kai and breeding grounds for native flora, birds and fish, and a valuable source of harakeke (flax).

As Wesley urbanises, working with that natural environment will help with resilience against flooding and climate change, using water-sensitive design on streets and parks.



Artistic impressions of proposed new open space.



Artistic impression of draft masterplan. The location of the parks are indicative only.

PARKS & GREENWAYS

Greenway streets will be framed with trees and connect to views of the maunga. Parks within walking distance of new homes will become places for the community to enjoy and green views for surrounding apartments. Generous open spaces will help with flood mitigation, providing green open spaces when it's dry.



Artistic impression.

As part of the Ngahere Strategy, extensive tree and native planting will be undertaken along Wesley's streets, within reserves and along waterways. Planting to provide shade, and enhance the ecological and cultural character to the Wesley neighbourhood as it grows. Working with the existing trees in Wesley, the Ngahere Strategy will result in a diverse range of tree sizes and species.

FEATURES:

- Large green space for play and relaxing
- Connected by greenways
- Connected to the awa
- Proposed Basalt hilltop with views to the maunga
- Celebrate cultural landscape
- Stormwater mitigation
- Trees and planting adapted to wet and dry conditions





Artistic impression.

WE'RE ENABLING A NEW SANDRINGHAM ROAD TOWN CENTRE

Wesley Community Centre has been the heart of the community for years. As more people move into the neighbourhood, this will become the hub of the town centre along Sandringham Road. The urban square is to host markets and events, surrounded by new community services for a growing population.

Taking into account proposed Auckland Light Rail and bus network plans, this new 'main street' will be a place to live, work, shop, and meet friends and whānau - all within walking distance from new homes.



Sandringham Road

Artistic impression.





Artistic impression.

STODDARD ROAD VILLAGE

Stoddard Road Village is an important local hub, with a great current mix of services and shops serving a diverse community. As more housing develops in the Ōwairaka neighbourhood and in Wesley Area 1, these services will likely grow to suit the community. Kāinga Ora will work with new and existing businesses on integrating commercial spaces with apartment buildings to meet the future community needs.

The vision for Stoddard Road is a greener, calmer, pedestrian friendly place to gather, making it easier to access the Village from the new homes.



Artistic impression.

Stoddard Road



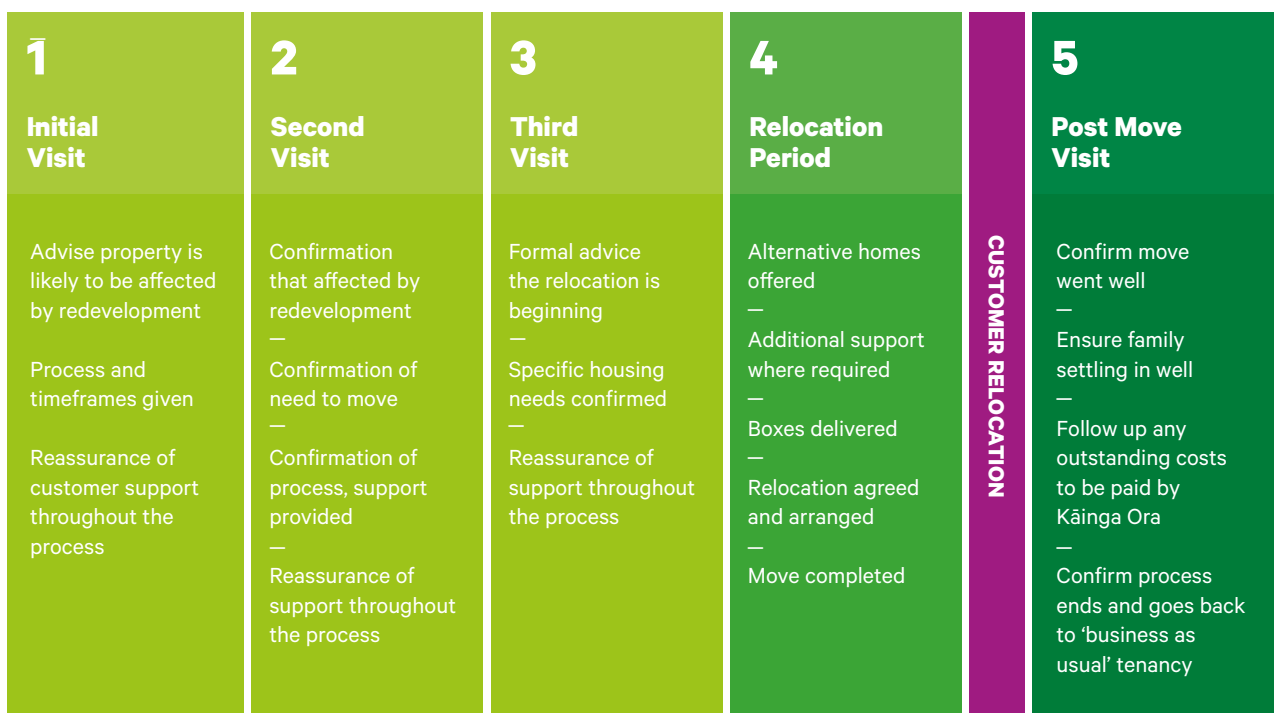
WHAT HAPPENS TO EXISTING CUSTOMERS?

The people living in Wesley are at the heart of everything we do. Please be assured that no one will be required to move house now, we are still in the early phases of planning. Kāinga Ora has a dedicated Customer Liaison Team that will support customers who may need to relocate as part of the future development work and will cover all reasonable costs associated with the move. Our Customer Liaison Team works closely with customers to find them a suitable alternative home, taking into account their needs, abilities and access to local and tertiary education facilities, jobs and medical services.

Kāinga Ora Choice to Return Policy

Kāinga Ora implements a 'Choice to Return' policy for our state housing customers. This means that if a customer 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.

CUSTOMER RELOCATION PROCESS



Ongoing support and contact for customers from the Customer Liaison Team as required

WHAT HOME OWNERSHIP PRODUCTS COULD BE RIGHT FOR YOU?

Kāinga Ora offers several products to give you a helping hand into home ownership.



Not everyone's journey towards home ownership is the same and not all home buyers need the same level of support to get into their first home. If you're looking at buying your first home but are not sure where to start, Kāinga Ora offers, and supports, several products and resources that can give you a helping hand. Have a look at the table below to see what could be right for you.

TOP TIP

Check out our online guide, which helps you figure out what products you could be eligible for at the click of a button kaingaora.govt.nz/first-home-decision-tool.



| Product | For first home buyers | For previous home owners | Income Caps | House Price Caps | Remember that... |
|---|-----------------------|--------------------------|-------------|------------------|---|
| First Home Grant A grant of up to \$10,000 for KiwiSaver members to help with putting together a deposit for their first home. | ✓ | ✓* | ✓ | ✓ | <ul style="list-style-type: none"> You must have contributed to KiwiSaver for at least three years. You will need a deposit of 5% of the purchase price of the home. You will need to live in the home for the first six months. |
| First Home Loan Loans made by select banks and other lenders that can make it easier for you to get into your first home by lowering the required deposit to 5%. | ✓ | ✓* | ✓ | | <ul style="list-style-type: none"> You will need to meet the lending criteria of a participating bank or other lender. You must live in the home for the full life of the loan. |
| First Home Partner A shared ownership scheme to help first home buyers whose deposit and home loan aren't quite enough to buy a home, purchase a new home together with Kāinga Ora. | ✓ | ✓* | ✓ | | <ul style="list-style-type: none"> You will need to meet the lending criteria of a participating bank or other lender. You will need a deposit of 5% of the purchase price of the home. The maximum contribution Kāinga Ora will make is 25% of the price or \$200,000 (whichever is lower). |
| KiwiSaver first-home withdrawal You may be able to withdraw your KiwiSaver savings to put towards buying your first home. Kāinga Ora provides qualifying previous homeowners with a letter to assist in the withdrawal. | ✓ | ✓* | | | <ul style="list-style-type: none"> The withdrawal is made through your KiwiSaver provider who will determine the withdrawal conditions. \$1,000 must remain in your KiwiSaver account. |
| KiwiBuild An initiative that provides opportunities for New Zealanders to purchase new homes at more affordable prices. | ✓ | ✓ | ✓ | ✓ | <ul style="list-style-type: none"> You will need to live in the KiwiBuild home for a minimum period of time before the home can be rented or sold. |
| Kāinga Whenua Loan An initiative between Kāinga Ora and Kiwibank to help Māori achieve home ownership on their multiple-owned land. | ✓ | ✓ | | ✓ (loan cap) | <ul style="list-style-type: none"> The dwelling must be on multiple-owned Māori land. You will need to meet the lending criteria of Kiwibank. There is a maximum loan cap of \$500,000. |

* Asset cap conditions apply

The eligibility criteria for all home ownership products is available at kaingaora.govt.nz/home-ownership.



FIND OUT MORE ABOUT WHAT'S HAPPENING IN WESLEY

Learn more about what's on the way for Wesley, and sign up for regular updates at roskilldevelopment.co.nz/neighbourhood/wesley

CALL, EMAIL OR VISIT US AT OUR INFORMATION CENTRES

Roskill Development Info Centre

142 May Road, Roskill South
Wed - Sat, 10am - 4pm
09 953 8206
info@roskilldevelopment.co.nz

Ōwairaka Info Cube

80 Hendon Avenue, Ōwairaka
Thurs and Sat, 10am - 4pm
09 953 8206
owairaka@roskilldevelopment.co.nz

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