

WAIKŌWHAI PLAN CHANGE

Help shape plans for your neighbourhood



Kāinga Ora
Homes and Communities



**Roskill
Development**
Waikōwhai

IF YOU WOULD LIKE TO READ THIS IN YOUR HOME LANGUAGE,
PLEASE GO TO [ROSKILLDEVELOPMENT.CO.NZ/NEIGHBOURHOOD/WAIKOWHAI](https://roskilldevelopment.co.nz/neighbourhood/waikowhai)

THE ROSKILL DEVELOPMENT TEAM WOULD LIKE YOUR FEEDBACK ON LONG-TERM PLANNING FOR THE WAIKŌWHAI NEIGHBOURHOOD

We want to make a positive difference to the Waikōwhai community by improving housing quality and choice and improving local amenity.

Kāinga Ora are shaping a plan for the delivery of more new, warm, dry homes and amenity upgrades in Waikōwhai over the next 10-15 years. This plan is part of the Roskill Development, which will deliver about 11,000 new homes to several neighbourhoods in the greater Roskill area over 10-15 years.

To support long-term planning for Waikōwhai, Kāinga Ora is considering an adjustment to what can be built in a certain part of the neighbourhood. This would involve a formal change to the Auckland Unitary Plan that currently sets out what sort of buildings can go where. This 'Plan Change' would allow for more new homes side by side with strong community spaces and business areas. The proposal takes into account feedback we've received from the local community, mana whenua and key stakeholders over the last two years.

We're working with partners such as Auckland Council, Auckland Transport, Watercare and mana whenua to renovate the things that improve well-being like parks, public spaces, green space, walking paths and our underground infrastructure.

Kāinga Ora have also just started work on the first stages of housing development in Waikōwhai. You may notice increased activity in the neighbourhood as we work to remove 11 state houses and replace them with 40 new, warm dry homes.



WHAT WE ARE PROPOSING

Most existing development in this area is currently one or two storey housing. The proposed Plan Change would increase the number and type of houses that can be built on land near Richardson Road, as well as improving existing amenity and creating opportunity for new amenities. These changes would affect private properties, as well as Kāinga Ora government owned housing in this area.

KEY CHANGES INCLUDE:

- » Apartments and terraced housing on Richardson Road near Hillborough Road and Mt Roskill South shops
- » Three-storey houses next to the apartments
- » Expansion of the Mt Roskill South shops
- » Zoning change to the McKinnon Street shops
- » Business zoning for Glass Road / Revel Avenue shops
- » A new reserve area on the corner of Albrecht Avenue and Molley Green Place

The existing overhead Transpower lines along Richardson Rd and Morrie Laing Ave need to be removed, relocated or undergrounded before new residential development under the lines could proceed. Kāinga Ora and Transpower are working together to assess options for what may be possible while retaining the current levels of security and reliability of the electricity network.

EXAMPLES OF WHAT COULD BE BUILT



State home apartments in Ōwairaka



Walk-up market homes in Ōwairaka

WHAT DOES THE PLAN CHANGE LOOK LIKE?

This map shows the proposed Plan Change. Most of this area is currently zoned as Residential - Mixed Housing Suburban zone, which generally allows for one to two storey housing.

Legend.

- [Business - Neighbourhood Centre Zone]
Changes to Glass Rd, Revel Ave shops to allow for more local amenity

- [Business - Local Centre Zone]
Expansion of the Roskill South shops

- [Business - Mixed Use Zone]
Changes to McKinnon Street shops to allow for more local amenity

- [Residential - Terraced Housing and Apartment Buildings Zone]
Terraced Housing and Apartment Buildings along Richardson Rd and around the Mt Roskill shops

- [Residential - Mixed Housing Urban Zone]
Mixed Housing Urban allows for three-storey houses next to the apartments

- [Residential - Mixed Housing Suburban Zone]
Mixed Housing Suburban retains lower density housing south of Albrecht Ave

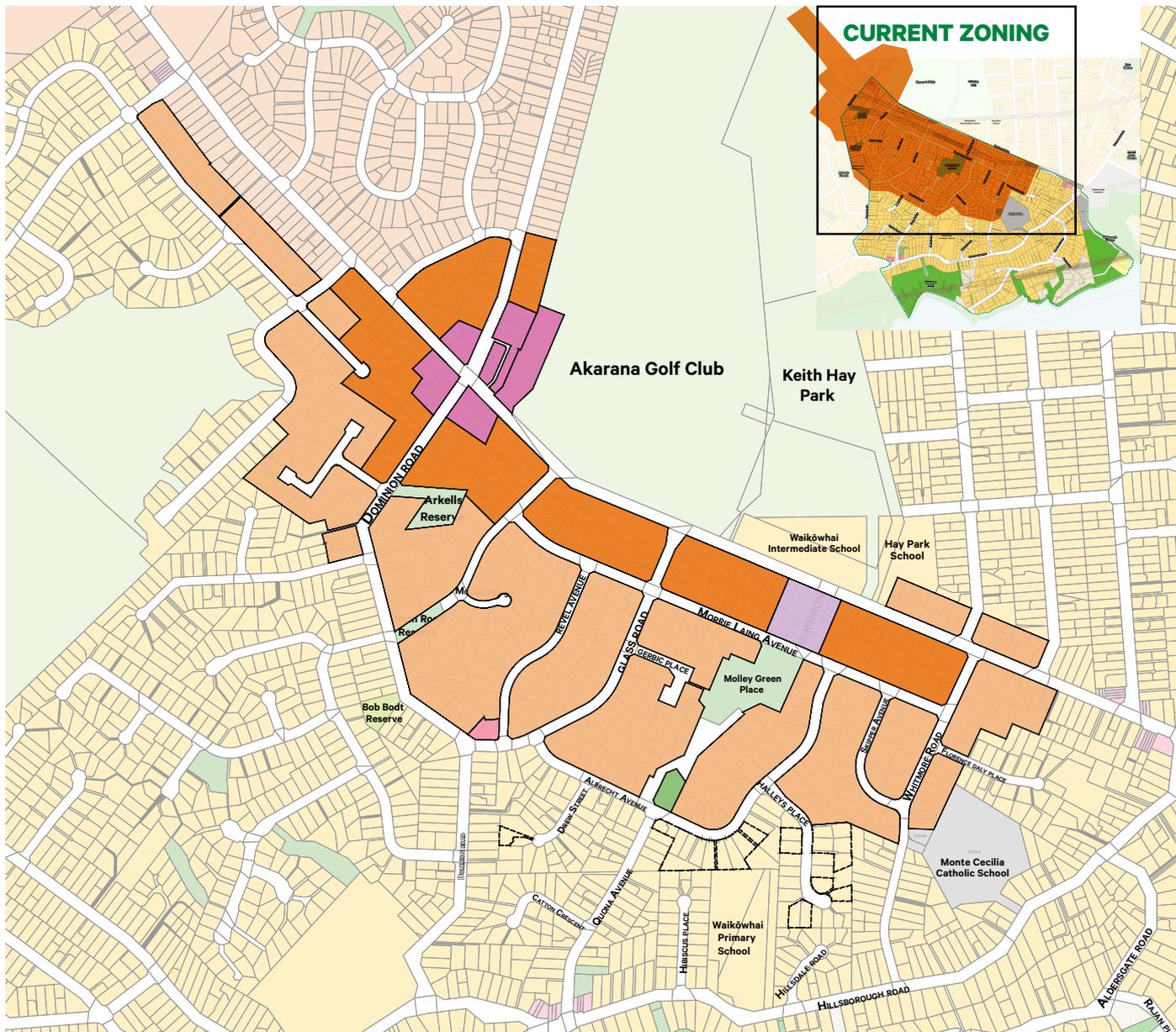
- [Open Space - Informal Recreation Zone]
A new reserve on the corner of Albrecht Ave and Molley Green Place

- [Special Purpose Zone] School

- [Areas Affected by the Proposed Plan Change]

- [Kāinga Ora Superlot Boundaries]

- [Not Affected by the Proposed Plan Change]



WE WOULD LIKE YOUR FEEDBACK

If you have received this brochure, you live, work or own property in this area. We'd like to know what is most important to you and what you think about the proposed Plan Change.

We are seeking your feedback to help us increase our understanding of what works well and what could be improved in the neighbourhood so, where possible, this can be included in our planning. We would also like your feedback on the potential impacts (positive and negative) of the proposed Plan Change.

Please fill in the attached feedback form and return to us via:

- The supplied return envelope
- Drop to the Roskill Information Centre, 142 May Rd (open Wed - Sat, 10am - 4pm)
- Visit us on the dates listed below
- Submit feedback online at roskilldevelopment.co.nz/neighbourhood/waikowhai by 5pm, 3 May 2021

This is the beginning of our discussions with you, and we will continue to keep you up to date as this development progresses.

COME AND TALK WITH US

Location	Address	Date/time
Molley Green Community Day	Molley Green Reserve, Morrie Laing Ave	Saturday 20 March 2021
Waikōwhai Intermediate School	Richardson Road, Mt Roskill	Wednesday 24 March, 7-8:30pm
Roskill Development Information Centre	May Road, Mt Roskill	Wednesday 31 March, 12pm-1.30pm
Waikōwhai Intermediate School	Richardson Road, Mt Roskill	Wednesday 7 April, 7-8.30pm

WANT TO KNOW MORE?

 **Roskill Development**

To find out more about the Roskill Development, head to our website roskilldevelopment.co.nz and sign up to our e-newsletter to receive regular updates. You can also email us at info@roskilldevelopment.co.nz.

You can also drop into our Information Centre at 142 May Road, open Wednesday - Saturday, 10am-4pm, or call us on **(09) 953 8206**.

 **Kāinga Ora**
Homes and Communities

If you are a Kāinga Ora tenant and have questions relating to the development please contact your Tenant Rehousing Officer, Lei Lui-Fomai on **(09) 261 5861**.

For questions relating to your tenancy, please contact the Kāinga Ora Customer Service Centre on **0800 801 601**.

WAIKŌWHAI PLAN CHANGE SURVEY

FEEDBACK MUST BE RECEIVED BY 5PM MONDAY 3 MAY 2021
THIS SURVEY SHOULD TAKE YOU APPROXIMATELY 5-10 MINUTES.

OUR WAIKŌWHAI

Q: What do you love about the neighbourhood?

Please tell us the places and connections that you'd like to keep.

Q: What could be improved in the neighbourhood?

Please tell us what your concerns are, and what would you like to have in Waikōwhai that we don't have now.

FEEDBACK ON THE PROPOSED DEVELOPMENT.

The Plan Change would bring more housing to Waikōwhai. With more people living in the area, we are looking at strengthening community spaces and business areas that make Waikōwhai a great place to live. We're working with partners like Auckland Council, Auckland Transport and mana whenua to renovate the other important things people need in their community – parks, public spaces, green space, utilities and infrastructure.

Q: What do you see as the main impacts of the proposed Plan Change? Comments about both positive and negative impacts are welcome.

Q: How will you know Waikōwhai is changing for the better?

Q: How could we improve community spaces like parks, community facilities and other amenities? Do you think that any other community facilities are required?

Q: Is there anything else you'd like us to know?

OTHER IMPORTANT INFORMATION

The following information is optional but will help us understand a bit more about you and make sure we get a wide response from across the community.

Q. What is your association with Waikōwhai?

I live in the area

I work in the area

I own property in the area

I own or operate a business in the area

I'm part of a community group or non-governmental organisation with links to this area.

Other (please provide detail)

Q. Age

Under 15

15-24

25-44

45-64

65+

Q. Ethnicity

NZ European

Māori

Samoan

Cook Island Māori

Tongan

Niuean

Chinese

Indian

Other

CONTACT DETAILS

If you would like to be kept informed on the Waikōwhai development, please provide your email address. Any personal information which you may provide as part of your response to the questionnaire is collected for the purposes of the Wāikowhai development and proposed Plan Change and will be used by Kāinga Ora and Piritahi only. Such information will be held and may be used or disclosed only in accordance with the Privacy Act 2020. Further information about the purposes of Kāinga Ora and the Auckland Housing Programme can be found on our website.

Email address:

Q. How can we best listen and keep you involved in the Plan Change process?

(Tick all platforms that you think you would use)

Public meetings held in community spaces

Online meetings (e.g. via Zoom or Microsoft Teams)

Kāinga Ora Information Centre in Roskill (May Road)

Updates through letterboxes

Website and social media updates

Email updates

Something else:

Q. Preferred language

English

Te Reo Māori

Tongan

Samoan

Tongan

Hindi

Other

Thank you very much for providing your feedback.

WHAT HAPPENS AFTER I SUBMIT MY FEEDBACK?

Kāinga Ora will continue to engage with you on the Waikōwhai development, continuing throughout the Plan Change process and beyond.

The Plan Change request will be notified to the public by Auckland Council. During the notification period, you will be able to make a formal submission in accordance with the Resource Management Act 1991. A formal submission on the Plan Change will allow you to attend hearings to present your submission, and to make an appeal to the Environment Court if you do not agree with the final decision on the plan change.