



# ROSKILL SOUTH

## COMMUNITY UPDATE

### WINTER 2023

## KIA ORA!

Welcome to the Winter 2023 edition of your Roskill South Community Update. Read on to see how Freeland Ave local Diane Wichman feels about 'returning home'. Plus, learn how Gordon Alexander Lane got its name. You'll also find all the latest about what's happening in your community, including development updates, stunning new homes for sale, and how we can give you a helping hand on your journey towards homeownership.

## HAERE MAI & WELCOME BRINGS PEOPLE TOGETHER IN ROSKILL COMMUNITY

Haere Mai & Welcome is an intergenerational and intercultural creative initiative designed to give new Roskill residents the information they need to find their feet in their new neighbourhood. It helps people to be informed and involved, so they can make the most of living in Roskill.

With the amount of development happening in the neighbourhood, there are lots of new faces coming into the community. So, this initiative was set up to give these newcomers a warm and friendly welcome.

Led by Roskill Together, Haere Mai & Welcome is supported by multiple locally-based organisations. Kāinga Ora is proud to help fund the project and collaborate with the community on the initiative.

A Haere Mai & Welcome: Roskill Neighbourhood Get Together event was held on Saturday 25 March this year at Mt Roskill Baptist Church. It was a casual gathering, with live cultural performances and yummy kai. It was a great way for existing residents to be involved and welcome the new faces into the community.

## HOMES FOR SALE NOW

Head to [page 4](#) to find your new home in Roskill.







## A HEALTHY HOME FOR DIANE AND HER WHĀNAU WHILE STAYING CONNECTED TO HER COMMUNITY

Diane Wichman and her husband have moved to a warm, dry, and secure state home in Roskill, thanks to Kāinga Ora's 'Choice to Return' programme.

Roskill has been home to Diane and her whānau for decades. She has lived in a state home on Freeland Avenue for close to 40 years. She's built strong relationships in the community, and her home is walking distance to her church, local amenities, and the op shop in which she works. Her children and grandchildren live close by, so it's easy for the grandkids to visit often.

Diane's old home held many memories, which she'll treasure forever. But many of the state houses in the area, like Diane's home, built during the middle of last century are past their best and are being replaced by warm, dry, healthy homes as part of the Roskill Development. When this process happens, customers are asked to relocate.

Through Kāinga Ora's 'Choice to Return' programme, customers are given the option to stay in or return to their original communities once there are suitable homes available. This was very important to Diane.

Kāinga Ora had a home suitable for Diane to move into within Roskill, meaning she didn't have to move away from the area in the interim. In fact, she remained on Freeland Avenue, moving just down the road to her new home.

"I was thrilled, absolutely thrilled [to be able to stay in the Roskill community]."

Diane and her husband have now been in their new home for two years. She recalls seeing it for the first time was a special moment.

Her new home "definitely feels like home" and is "light, it's bright, it's warm, it's dry, it's comfortable and we've got plenty of room," Diane says. "We walk downstairs and open the blinds and there's so much warmth coming in."

***"The day we walked in and I saw it, tears welled in my eyes and I thought 'wow, this is something to behold.'"***

The home is also fully fenced, which keeps her grandchildren safe from traffic. "It worked out well for us," Diane says.

Thanks to the 'Choice to Return' programme, Diane has been able to remain close to her community, and has become involved in new initiatives, like Haere Mai & Welcome.

Haere Mai & Welcome, Diane says, "helps us be involved and informed."

It's a community-led initiative designed to give new residents the information they need to find their feet in their new neighbourhood.

As the community continues to evolve and grow, it's long-term members of the community, like Diane, that helps it to thrive.

To see more about Diane's connection to her community, visit [roskilldevelopment.co.nz/news](https://roskilldevelopment.co.nz/news)

# CELEBRATING THE WHĀNAU BEHIND GORDON ALEXANDER LANE



Linda Cassidy, Mike Macdonald, and Cheryl Richards (left to right) celebrating their father, Gordon Alexander Macdonald, at the street-sign unveiling.

Although new homes are being built and infrastructure is being updated in the area, Roskill South is a strong community, with many families having created deep roots here for many decades. This is the case of the Macdonald family.

Gordon Alexander Macdonald, along with his wife Rona Valencia and their children, were one of the first families to move into Freeland Ave in the 1950s. Prior to this, the family was living in the transit camp at Western Springs. They lived in their Freeland Ave home for 45 years.



Gordon was a handy man - a jack of all trades - and his home was always special to him. Rona, his wife, hoped she would "live out her days in Freeland Ave and never move," says their daughter, Cheryl Richards.

However, due to housing development in the area, the land was subdivided to enable more much-needed homes to be built in Roskill, and Rona's family made the difficult decision to move their mother to a home closer to family members.

To recognise and preserve the strong link of the Macdonald family to the area and honour their contributions to the community, a new lane has been named after the late Gordon Alexander Macdonald.

On April 20, a celebration was held to mark the street-sign unveiling of Gordon Alexander Lane in Roskill South. It was a special occasion, celebrating the whānau and the history behind the new street name.

Gordon's children hope that having a street named after him will help honour their father's memory and celebrate the wonderful memories made growing up in

Roskill. It is also a beautiful way for the next generation to come to know their family history.

"I'm sure this would have been something Rona and Gordon would approve of," says Cheryl.



Cheryl and two of her siblings, Linda Cassidy and Mike Macdonald, attended the celebration, along with some of their nieces, nephews, cousins and partners.

It was a beautiful celebration, and we're glad we were able to recognise some of the whānau history that makes Roskill such a special place to live.



## THE 'ROSKILL BOX' IS THE PERFECT PLACE FOR SMALL LOCAL EVENTS, MEETINGS AND GATHERINGS

Calling all Roskill locals, community groups, and social enterprises! Do you need a space in the heart of your community to meet up, host an event, or set up a temporary office?

The 'Roskill Box' is a free space, able to be booked by anyone who lives in Roskill, or supports our local community. It's a multipurpose venue and can be used for events like pop-up retail, markets, or youth spaces; or for small gatherings, like playdates for preschoolers (and parents!). Power and WiFi are provided for free.

The Roskill Box is also a pātaka kai (community food pantry) and library, accessible at all times. So, be mindful that

people may walk in and out to collect books or non-perishable items while you're there.

This unique venue is provided by Roskill Development, as part of Kāinga Ora, to support the awesome Roskill community. You'll find it at the Roskill Development Information Centre at 142 May Road, which is open from Wednesday - Saturday, 10am - 4pm.

To use the Roskill Box,  
scan the QR code or  
simply go to SpaceToCo  
and book a slot for free.





# HOMES FOR SALE IN ROSKILL SOUTH

Here's a snapshot of the quality, new homes available to buy in Roskill South and Ōwairaka, including KiwiBuild homes. Could one of them be yours? See more at [roskilldevelopment.co.nz](http://roskilldevelopment.co.nz).



\$895,000

3 bedrooms 3 bathrooms 1 car



## 12 BALFRON AVE

- The Balfron, 12 three-bedroom terrace homes by Neilston Homes
- Open-living and large floor-to-ceiling windows
- 3 generously sized bathrooms
- Indoor-outdoor flow
- One off-street carpark

**Jim Rodgers** | [jim@neilston.co.nz](mailto:jim@neilston.co.nz)  
**Heather Rodgers** | [heather@neilston.co.nz](mailto:heather@neilston.co.nz)  
[www.neilstonhomes.co.nz](http://www.neilstonhomes.co.nz)



1,299,000

4 bedrooms 3 bathrooms 1 car



## 11 BURNETT AVE

- Four-bedroom, three-bathroom home with single garage, built by award-winning Mike Greer Homes
- Fully landscaped, with spacious open-plan living. Kitchen with Smeg appliances and stone benchtop
- 10-year Master Build guarantee

[info@mikegreerhomes.co.nz](mailto:info@mikegreerhomes.co.nz)  
[www.mikegreerhomes.co.nz](http://www.mikegreerhomes.co.nz)



\$760,000

KIWI BUILD

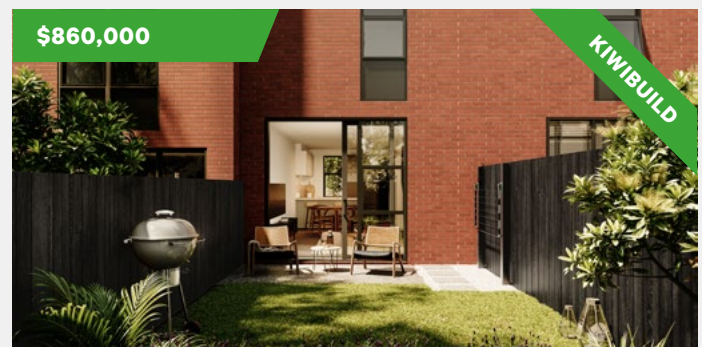
2 bedrooms 1 bathroom 1 car



## 3 VERCOE STREET

- Two-bedroom, one-bathroom KiwiBuild home in Te Mara – Huahake by Avant
- Direct sale with no ballot. Move-in date estimate August 2023
- Designed by award-winning Crosson Architects
- Brick construction, large windows for natural light
- Private outdoor areas and dedicated off-street carparks

**Joanne Speir** | [joanne.speir@colliers.com](mailto:joanne.speir@colliers.com)  
**Duncan Macdonald** | [duncan.macdonald@colliers.com](mailto:duncan.macdonald@colliers.com)  
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[www.temara.nz](http://www.temara.nz)



\$860,000

KIWI BUILD

3 bedrooms 2 bathrooms 1 car



## 3 VERCOE STREET

- Three-bedroom, two-bathroom KiwiBuild home in Te Mara – Huahake by Avant.
- Direct sale with no ballot. Move-in date estimate August 2023
- Designed by award-winning Crosson Architects
- Brick construction, large windows for natural light
- Private outdoor areas and dedicated off-street carparks

**Joanne Speir** | [joanne.speir@colliers.com](mailto:joanne.speir@colliers.com)  
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[www.temara.nz](http://www.temara.nz)

## A HELPING HAND INTO HOMEOWNERSHIP

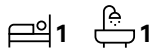
Kāinga Ora offers and supports, several products to help New Zealanders into home ownership. If you are thinking about buying your first home, but are not sure where to start, use our tool to see what could be right for you.

## FIRST HOME DECISION TOOL

Check out our online guide which helps you figure out what products you could be eligible for at the click of a button.



# HOMES FOR SALE IN ŌWAIRAKA



## 87 HENDON AVE

- One-bedroom, one-bathroom Jalcon Ōwairaka Collection apartment. Move in now!
- Direct-sale KiwiBuild home with no ballot. Only one-year occupancy required for KiwiBuild
- Excellent local amenities and parks, close to central city

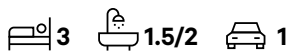
kiwibuild@jalcon.co.nz  
www.jalcon.co.nz



## DUNKIRK TERRACES

- Three-bedroom, one-and-a-half and two-bathroom terrace KiwiBuild homes
- Designed and built by Neilston Homes
- Generous open-plan living, large windows with double glazing. Great indoor-outdoor flow and off-street parking

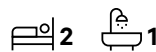
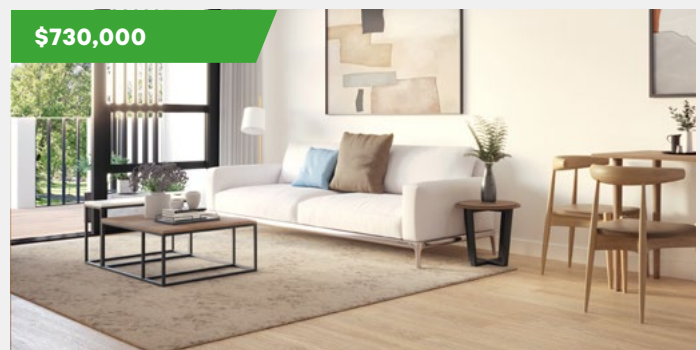
Jim Rodgers | jim@neilston.co.nz  
Heather Rodgers | heather@neilston.co.nz  
www.neilstonhomes.co.nz



## DUNKIRK TERRACES

- Three-bedroom architecturally designed home with 1.5/2 bathrooms, built by Neilston Homes
- Two storeys, with bedrooms upstairs and living/dining downstairs, opening on to outdoor area
- One carpark

Jim Rodgers | jim@neilston.co.nz  
Heather Rodgers | heather@neilston.co.nz  
www.neilstonhomes.co.nz



## 71 HENDON AVE

- Two-bedroom, one-bathroom apartments built by Property Partners and designed by Oxygen Architecture
- Seamless open-plan living and designer kitchen with engineered stone benchtop
- Complimentary bike storage
- Move in July 2023



Ty Jones  
021 448 780  
www.hendonave.co.nz



## 39 RANGE VIEW RD

- Spacious two-bedroom, one-and-a-half bathroom home
- Well-appointed kitchen and superb open-plan living area that opens to outdoor entertaining area
- Fully landscaped with a carpark



info@mikegreerhomes.co.nz  
www.mikegreerhomes.co.nz





## FIRST HOME PARTNER

### A NEW WAY TO BUY YOUR FIRST HOME

If your deposit and home loan aren't enough to buy a home, First Home Partner could help to bridge the gap.

Not everyone's journey into home ownership is the same, and not all homebuyers need the same level of support to get their foot onto the property ladder. Even with a deposit and pre-approved home loan, households can find themselves still unable to afford home prices in the current market.

First Home Partner is a new and exciting way to help bridge this gap, and support aspiring first home buyers by giving them the helping hand they need to afford a home in the current market through shared ownership.

This means that instead of owning the home outright, a buyer initially purchases the home with Kāinga Ora. We provide equity toward the purchase of the home and, in return, take a share in its ownership. The new homeowners then buy this share back from us over time.

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### THE MAKE-UP OF SHARED OWNERSHIP IS AFFECTED BY SEVERAL FACTORS, INCLUDING:

- How much money you have to put towards your deposit
- How much a participating bank is willing to lend you
- How much Kāinga Ora will contribute towards buying the home

Applicants need to provide a minimum 5% contribution towards a deposit and meet the lending requirements of one of our participating banks. We can offer a maximum contribution of 25% of the purchase price or \$200,000 towards a home purchase – whichever is lower.

A home loan from a participating bank then makes up the difference.

What is even more helpful, is that you do not need to pay interest or fees on the equity contribution from Kāinga Ora for the first 15 years of ownership.

We also provide guidance to help you find a home that is right for your household.

Once you've moved into your new home, we will work with you over the years through a Goals Management Programme to help support you in buying our share of your home back from us, and become full and independent homeowners.

### HERE'S AN EXAMPLE

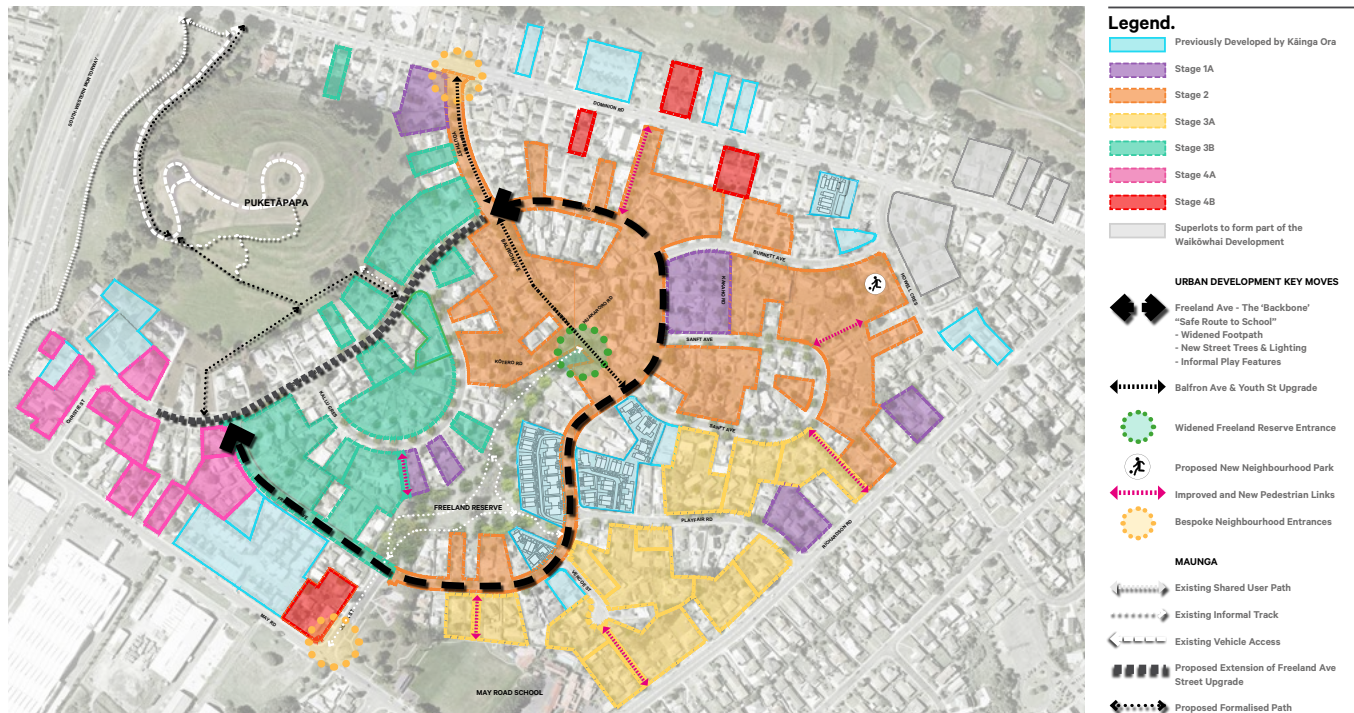
- You have saved 10% of the purchase price of a home. (Your deposit can also include money from your Kiwisaver or a Kāinga Ora First Home Grant)
- A participating bank is willing to lend you 75%
- Kāinga Ora contributes 15% to purchase the home with you in return for a 15% share of ownership in the home

That's 100% of the purchase price. You're on the ladder!

We have worked closely with banks to help shape and design First Home Partner to be relevant and accessible to aspiring buyers. And with Westpac, BNZ and SBS now on board with the scheme to support more Kiwi families into owning their first home.

If you'd like to learn more about First Home Partner, including eligibility criteria and how to apply, visit [kaingaora.govt.nz/first-home-partner](https://kaingaora.govt.nz/first-home-partner) for more information.

# ROSKILL SOUTH NEIGHBOURHOOD PROGRESS UPDATE



The development is on track and construction is moving ahead at pace in Roskill South. All civil works will be complete around July / August 2023, with only house construction remaining. We now have homes completed or underway in all four stages. See the table and timeline below for more details.

We're thrilled to have 219 (69 previously developed Kāinga Ora homes) new state homes completed across stages 1-4, with customers settled in for a warm, dry winter ahead.

Over 40 market and more affordable homes are now complete, with 75 more new homes to be complete over winter. More market and more affordable homes will be available to buy in throughout 2023.

All of the remaining state homes in Roskill South are due for completion in mid to late 2023. Construction of all new market and more affordable homes is scheduled for completion in late 2025.

	Stage 1	Stage 2	Stage 3	Stage 4
State	150*	59	92	28
Market*	0	244	279	119
<b>Total</b>	<b>150</b>	<b>303</b>	<b>371</b>	<b>147</b>

\*Approximate numbers only. Around 50% of the market homes will be in a more affordable price range (i.e. priced from \$500,000 to \$650,000 delivered under the KiwiBuild programme). The total number of new homes delivered to the Roskill South neighbourhood is around 1,000 homes.

\*69 of these home were previously delivered by Kāinga Ora

## STAGE 1.

Stage 1 of the development is almost complete with 127 new state homes tenanted. A further 23 state homes are scheduled for completion in Q3 2024.

## STAGE 2.

Stage 2 state housing is completed with 59 new homes tenanted. Over 40 market and more affordable homes are complete with 25 more to be completed over the coming months and a further 100 currently in construction.

## STAGE 3.

Stage 3 state housing is now complete with 92 new homes. Over 100 market and more affordable homes are under construction for completion around mid to late 2023.

## STAGE 4.

Only two state home sites left to complete, which will be a total of 28 new homes. 120 market and affordable homes to commence construction late 2023 / early 2024.

## ESTIMATED DEVELOPMENT TIMELINE

### Winter 2023

- More Stage 2 and Stage 3 market and more affordable homes completed
- Stage 2 and 3 market and more affordable homes released to the market for sale
- First stage 4 market homes to start construction
- Civil works across the neighbourhood complete

### Spring 2023

- State home construction and delivery of new warm, dry homes concludes with all four stages due for completion
- More Stage 2 and 3 market and more affordable homes completed and commence construction

### Summer 2023/2024

- More Stage 2, 3 and 4 market and more affordable homes complete and starting construction
- More affordable and market homes released to the market





## MEET ROSE COSGROVE

*Stakeholder Relationship Manager,  
Kāinga Ora – Homes and Communities*

### What does your role involve?

As a Stakeholder Relationship Manager I engage with a diverse group of people such as community groups, local businesses and local residents in order to support the delivery of new homes, infrastructure and amenities coming to the neighbourhood. I have found that giving people the opportunity to be heard and involved often leads to more positive outcomes.

### What do you enjoy most about your job?

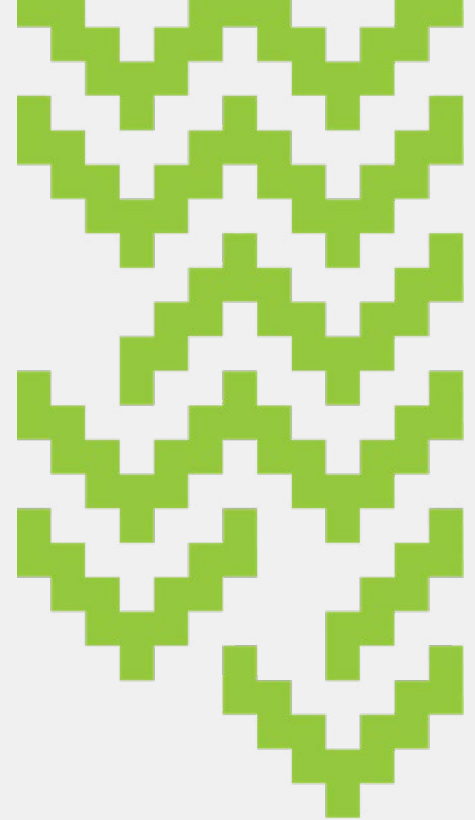
Working with diverse people, seeing many happy faces moving into lovely, new, warm homes.

### What do you love most about the Waikōwhai community?

A lot of friendly whānau, lots of children playing around the neighbourhood and old homes being replaced by new, dry, warm homes.

### What were you doing previously?

I was previously a Funding and Contracting Employee with Te Whānau o Waipareira Trust and supporting Pacific Island Businesses with Government Adaptation Grants to help them survive through the COVID Pandemic.



### What do you like doing outside of the office?

I love dining and dancing. I enjoy catching up with friends and whānau, travelling, and trying new things.

## WANT TO KNOW MORE OR GET IN TOUCH?



### ROSKILL DEVELOPMENT INFO CENTRE

[info@roskilldevelopment.co.nz](mailto:info@roskilldevelopment.co.nz)  
142 May Road, Roskill South  
Wed - Sat, 10am - 4pm

Pop in for an in-person chat, or book an appointment in advance using the contact details below. Our friendly info centre team is also available on live chat via the website.

- » Phone: (09) 953 8206
- » Website: [roskilldevelopment.co.nz](https://roskilldevelopment.co.nz)
- » Email: [info@roskilldevelopment.co.nz](mailto:info@roskilldevelopment.co.nz)

### ŌWAIRAKA INFO CUBE

[owairaka@roskilldevelopment.co.nz](mailto:owairaka@roskilldevelopment.co.nz)  
80 Hendon Avenue, Mount Albert  
Thu & Sat, 10am - 4pm

- » Facebook: [facebook.com/roskilldevelopment](https://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 existing state homes and upgrade streets and infrastructure before building starts.

For any questions about civil works please contact Piritahi on 0508 PIRITAHĪ or email [roskillsouth@piritahi.nz](mailto:roskillsouth@piritahi.nz)



### KĀINGA ORA STATE HOME CUSTOMERS

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