

KIA ORA!

Welcome to the Winter 2023 edition of your Ōwairaka Progress Update.

Inside, you'll find some heartwarming local news, inspiring homebuyer stories, and gorgeous new homes for sale. If you're interested in buying here in Ōwairaka, we've also included some handy tips to get you started. Plus, get the latest update on the new infrastructure, homes and amenities coming to your neighbourhood.

ŌWAIRAKA PROGRESS UPDATE WINTER 2023

WORK EXPERIENCE PROGRAMME OFFERS A WINDOW INTO A FUTURE CAREER

Onsite work experience facilitated by Kāinga Ora provided students from Mt Albert Grammar and Lynfield College the opportunity to help build homes for their neighbours and work towards their future careers.

Senior-student work experience is part of the Construction Plus programme, which was established by Kāinga Ora in 2019. Construction Plus helps local communities impacted by urban development, by connecting people with training, employment and industry opportunities. For students, Construction Plus is an option offered as part of the Gateway programme, which is designed to support school students' transition into the workforce.

Last term, year 12 Mt Albert Grammar School students Luca Thomson and Charlie Allen both completed 10-week Construction Plus work experience stints on a site which will deliver 44 long-term rental apartments in Ōwairaka. They also study building and construction as part of their academic work.

The friends spent Wednesdays in term 2 on site, starting work at the same time as the team from build partner Mike Greer Commercial and its subcontractors. Project Manager Ian Dennis says Charlie and Luca listened well and had the respect of their foreman.

Luca recommends the experience and says it has helped him prepare for his future career goals. "It has been good learning about structural components and the theory side to building."

Charlie says his ambition is to be a builder. "I liked watching the process, seeing it all come together and seeing the finished product. I learned a lot of new things from being able to do hands-on experience."

Lynfield College student, Arlo Halloran spent a day a week for three weeks working with Neilston Homes on a group of eight terrace houses in Range View Road, Ōwairaka. He says the experience has helped him figure out what he wants to do when he completes year 13 this year and he has decided to go for "the building trade or electrical, but probably building."

"When you're still at secondary school and contemplating what career you want to embark on, it can be very daunting. It's a big decision, and often you have only a basic understanding of what that career really entails. That's why this work experience programme is so valuable" says Gerard Costello, General Manager at Neilston Homes.

Kāinga Ora Construction Plus Programme Manager Nigel Chandra says the advantages of work experience for students are immense. "Number one, it is first-hand experience and hearing from the experts in the middle of the action. Our developments are big and there's a whole lot happening. So besides coming in to do practical work, they also get



Arlo Halloran, Charlie Allen and Luca Thomson

insights into urban development and the different career pathways with sub trades on one big project.

Watch this space for updates as we create more opportunities for aspiring talents.

"Following on from the programme's success we're hoping to run the work experience programme again in Roskill, as well as across our other large scale projects in Auckland," says Nigel.



SCAN TO READ
THE FULL STORY
AT OUR WEBSITE

HOMES FOR SALE NOW

Head to [page 5](#) to find your new home in Roskill.





Stormwater infrastructure in Ōwairaka.

THE ART OF INFRASTRUCTURE

Earthworks are mostly complete in Ōwairaka, making way for about 800 new homes. But a closer look shows the benefits of infrastructure often go beyond the obvious.

Landscaping. Sea defences. Art.

Three seemingly unrelated topics all share one thing in common – they are a direct result of a community no longer prone to flooding, and a side benefit of work to enable about 800 new homes in Ōwairaka.

“In one-in-a-hundred-year rain events before our system was installed, there were between 12 and 26 overflows of raw sewage into Oakley Creek Te Auaunga, the awa,” says Andrew Sandlant, Senior Development Manager at Kāinga Ora. “It’s a disaster environmentally.”

Nearly five kilometres of new stormwater network, separated from sewerage lines into pipes sometimes big enough to walk through, have brought an end to that disaster.



Roadworks in Ōwairaka.

As a result, Oakley Creek is cleaner. Ōwairaka homes and streets have remained free of floodwaters as Mother Nature continues to test the upgrades.

“This new network is a crucial first step in us delivering more homes for Ōwairaka, but they benefit the whole community,” says Andrew. “Existing residents have been incredibly patient during some pretty disruptive earthworks, so it’s great that we can make sure they experience some early benefits.”

Those disruptive earthworks came from contractors having to break large chunks of basalt, ancient volcanic rock, sometimes digging up to six metres in order to upgrade the stormwater system. About 7,000 cubic metres of rock was pulled from the earth – or nearly 150,000 loads in your trusty wheelbarrow – and donated to be reused in streams, water courses, to build sea defences and, in at least one case, to create art.

A large basalt shard carved into a beautiful sculpture now sits in the courtyard of a new Kāinga Ora-led housing development in another Auckland suburb. That rock was once an example of a community sacrificing peace and quiet for a brighter future. Now, it welcomes Northcote residents home.



Sculpture made from Ōwairaka basalt shard by Anton Forde, in Northcote Development.

ŌWAIRAKA – BY THE NUMBERS

- **4.7km** of new stormwater pipes
- **99** manholes
- **1650mm** – the diameter of some of the new stormwater pipes
- **800** new homes enabled
- **1.3km** of new wastewater pipes
- **9km** of power and communications cables moved underground
- **3** new stormwater outlets
- **13,000** new plants and trees
- **68** new streetlights
- **2km** of upgraded roads
- **6.2km** of new concrete footpaths
- **650m** of new roads
- **435m** – the length of sliplined and cured-in-place pipes, fed underground without the need to dig trenches
- **\$35 million** – the total cost of the infrastructure upgrades

SCAN TO READ MORE AND WATCH THE VIDEO



REVITALISING THE SEA SCOUT HALL AT MURRAY HALBERG PARK

Since its establishment in 1937, the Sea Scout Hall in Ōwairaka has been an important community hub, fostering friendship, imparting survival skills, and serving as a platform for community service through the Ōwairaka Sea Scouts. And it's not only the Sea Scouts who benefit from this historic site. This venue frequently hosts various community events and groups, enhancing the social fabric of Ōwairaka.

Inevitably, the passage of time has left its mark on the building. Essential repairs to the roof, porch, doors, guttering, and downpipes became increasingly necessary to keep the hall ship-shape for at least another decade.

Being a volunteer-based community organisation, money is tight, so Kāinga Ora (through the Ōwairaka Development) partnered with the Sea Scouts and other community groups to fund these much-needed repairs.

The rejuvenation process kicked off in late March and concluded in June. Next time you find yourself in Murray Halberg Park, make sure to appreciate the Sea Scout Hall's fresh new look. We're confident that it will continue to be an integral part of Ōwairaka's rich heritage and future.



ŌWAIRAKA TREES HAVE FOUND THEIR NEW HOMES

In July last year, the trees from the former Ōwairaka Community Hub and Info Cube site embarked on a new journey. Arborists carefully evaluated each one, determining which could withstand transplantation.

The trees that couldn't be successfully moved were honoured in a dawn poroporoaki (farewell), hosted by mana

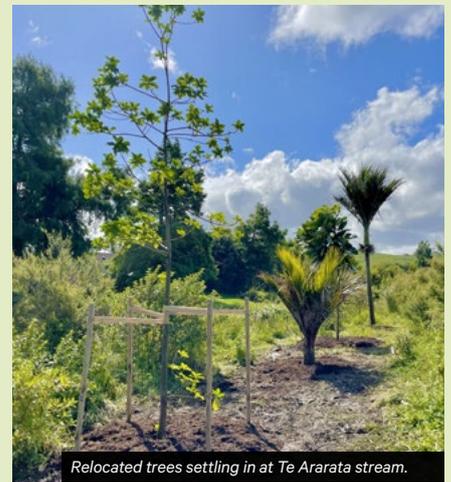


Nikau tree in process of being relocated.

whenua from Ōwairaka Kuia and Kaumātua Roopu. We expressed our heartfelt gratitude before returning them to Papatūānuku, the earth mother.

Those that were robust enough for transplantation found temporary refuge at Te Whangai Trust, a local community-led native nursery and life skills development hub. Then, in November, two Nikau trees, a Karaka, and a Puka tree were relocated to Te Ararata stream in Mangere.

Elsewhere, a small Puka tree found a new home at Waterlea School, while Banana Palm and Macadamia seedlings were welcomed by Molley Green Reserve in Waikōwhai.



Relocated trees settling in at Te Ararata stream.

SCAN TO WATCH A VIDEO OF THE TREES BEING TRANSPLANTED



'Dream Homes' mural.



The students checking out their work.

LOCAL ARTIST AND SCHOOL TEAM UP TO CREATE STUNNING MURAL

Youthful imagination and creative expertise came together with delightful results last year, when local artist Lou Flower collaborated with Ōwairaka District School students on some beautiful illustrations for the community.

The designs were placed on hoardings among the new development in Ōwairaka, showcasing the vision that the children hold for the future of the neighbourhood.

Lou says the kids were excited about the opportunity to explore their ideas, and they had very strong, clear visions of how they wanted the project to look. "It was just a

really joyful experience. The children really are creative and they have good ideas for what a magical community would look like."

Deb Cramer, Associate Principal at Ōwairaka District School says that the students knew that the project was going to be displayed in the community and so they had a strong sense of pride, purpose, and ownership over something that the community could enjoy.

The mural was in place on Richardson Road next to the old Ōwairaka Community Hub for a few months, and it has now been gifted back to Ōwairaka District School where they can display it with pride.

KIWIBUILD WAS THE BEST WAY FOR US TO PURCHASE A HOUSE IN AUCKLAND

Alex Wright and Matilda Smith are looking forward to moving into their brand-new one-bedroom home in Ōwairaka this year.



The couple bought their home, part of Jalcon Homes' Ōwairaka Collection, after a chat at work about KiwiBuild got the ball rolling.

"We could see KiwiBuild was the best way for us to purchase a house in Auckland," Alex says. "And not have a massive mortgage," Matilda adds.

The couple had thought Roskill was outside their price range, but they were thrilled to sign up for a one-bedroom apartment, built to a high standard by Jalcon Homes.

They're excited to move into their new home once it's complete.

What advice do they have for others who want to be on the path to home ownership in great communities with fantastic amenities?

The couple say if you're eligible for KiwiBuild, apply and be ready.

Alex was able to withdraw from his KiwiSaver and Matilda would have been able to had she been a member of KiwiSaver for more than three years.

The Kāinga Ora First Home Loan was also crucial in their path to home ownership. "At the time, we had less than a 20% deposit. We had our pre approval through the bank via the Kāinga Ora First Home Loan. And then over the period of time waiting for our home to be completed, we managed to save up to get closer to a 20% deposit. We wouldn't have been able to do it without that First Home Loan," Alex says.

"We were able to go for it because Alex had already done the KiwiBuild application."



A HOMEOWNER AT 28 YEARS OLD, WITH HELP FROM KIWIBUILD

Amy Newell has put herself on the property ladder in Auckland at age 28, with the recent purchase of a two-bedroom apartment in Ōwairaka.

To own a home of your own by the time you're 30 is a real achievement in Auckland where high prices have constrained many first home buyers. Amy Newell, a Service Desk Team Leader for an IT company, got there with the help of KiwiBuild and a Kāinga Ora First Home Grant of \$10,000. The First Home Grant is aimed at helping eligible first home buyers reach the required deposit, and can be used when purchasing a KiwiBuild home.

She has bought a two-bedroom apartment in the Ōwairaka neighbourhood near Mt Albert and will move in with her partner on completion.

The apartment is one of 30 across four buildings, of which 15 were available to buy through KiwiBuild. Amy's apartment cost \$600,000.

Amy says entering the ballot and receiving the phone call that her name had been drawn was a great feeling. It wasn't so much 'beginner's luck' as perseverance that resulted in the opportunity. Amy had entered ballots for homes in Northcote, Roskill South and Ōwairaka previously. The sweetest moment came for Amy when the paperwork was done. Amy is looking forward to joining the Ōwairaka neighbourhood. "I've started to get to know Mt Roskill and Mt Albert.

"When we knew we had it all secured, literally the day of the deadline, we were able to sit down, have a wine and celebrate."

I like the community and I like being able to get to work quickly. I can get

there (Grafton) in 20 minutes on the train and in 15 minutes if I drive, even at peak." Most of all she's looking forward to 'finding her feet' in a place of her own. "When you're renting it's not your home. You're putting your money towards someone else's mortgage. I can't wait to lie on the couch and know it's my place and I'm finally settled."

And her key piece of advice: "Have your finance sorted before you enter the KiwiBuild ballot!"

See pages 5-6 for homes for sale, including KiwiBuild, and first home buyer resources.

REGISTER FOR KIWIBUILD

It's a good idea to register for KiwiBuild before you start looking for homes. Once approved, your application lasts for six months. To check your eligibility and apply, visit kiwibuild.govt.nz.



HOMES FOR SALE

Here's a snapshot of the quality, new homes available to buy in Ōwairaka and Roskill South, including KiwiBuild homes. You'll find the latest price list for all the homes available at roskilldevelopment.co.nz/for-sale.



\$550,000

KIWIBUILD

Ōwairaka



87 HENDON AVENUE

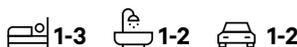
- One-bedroom, one-bathroom Jalcon Ōwairaka Collection apartment. Move in now!
- Direct-sale KiwiBuild home with no ballot
Only one-year occupancy required for KiwiBuild
- Excellent local amenities and parks, close to central city
- **Only 1 left!**

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



POA

Ōwairaka



87 HENDON AVENUE

- The ideal lock up and leave home
- Designed by award-winning architects, with beautifully appointed interiors
- Allocated carpark(s) and storage locker
- Four exterior walls, just like a freestanding house!

0800 52 52 66
sales@jalcon.co.nz
www.jalcon.co.nz



\$955,000

Ōwairaka



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



\$1,060,000

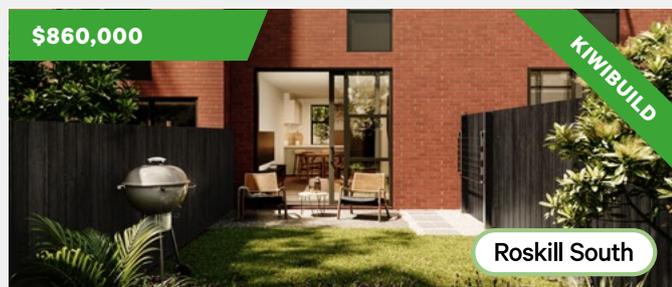
Ōwairaka



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



\$860,000

KIWIBUILD

Roskill South



3 VERCOE STREET

- Three-bedroom, two-bathroom KiwiBuild home in Te Mara – Huahake by Avant
- 10-Master Build Guarantee
- Designed by award-winning Crosson Architects
- Brick construction, large windows for natural light
- Private outdoor areas and dedicated off-street carparks

Duncan MacDonald | duncan.macdonald@colliers.com
Chao Lim | chao.lim@colliers.com
www.temara.nz



\$760,000

KIWIBUILD

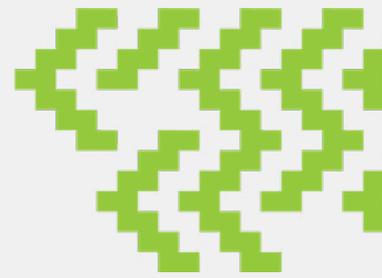
Roskill South



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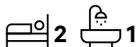
HOMES FOR SALE

Want to keep an eye on what's coming up for sale? Sign up to receive emails from us at roskildevelopment.co.nz and you'll be the first to know when new homes are released.



\$730,000

Ōwairaka



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



\$860,000

Roskill South



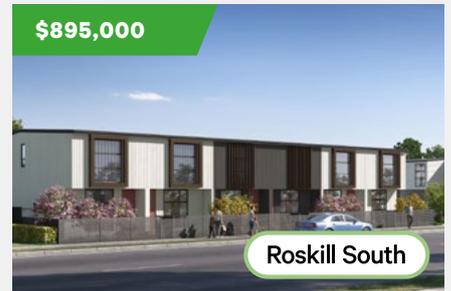
12 BALFRON AVE

- The Balfron, limited three-bedroom KiwiBuild terrace homes by Neilston Homes
- Open-living and large floor-to-ceiling windows
- 3 generously sized bedrooms
- Located only 7km from Auckland CBD



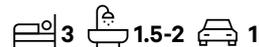
NEILSTON HOMES

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



\$895,000

Roskill South



12 BALFRON AVE

- Three-bedroom architecturally designed homes with either 1.5/2 bathrooms by Neilston Homes
- Open-living and large floor-to-ceiling windows
- 3 generously sized bedrooms
- Indoor-outdoor flow
- One off-street carpark



NEILSTON HOMES

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

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. Kāinga Ora offers and supports several products and resources to help New Zealanders into home ownership. If you're thinking about buying your first home, but you're 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:
kaingaora.govt.nz/first-home-decision-tool



ŌWAIRAKA NEIGHBOURHOOD PROGRESS UPDATE



The development in Ōwairaka will replace approximately 200 old state homes with 1,000+ new warm, dry, healthy homes. At the same time, Ōwairaka residents will see improved infrastructure and new amenity. To date, a total of 221 new homes have been completed and 216 homes are under construction.

To learn more about what's happening in Ōwairaka, and explore an interactive map, visit roskilldevelopment.co.nz/neighbourhoods/owairaka

NEW HOMES	STAGE 1	STAGE 2	STAGE 3	STAGE 4
STATE	140	53	52	48
MARKET*	108	228	178	359
TOTAL	248	281	230	407

* Approximate numbers only. Around 50% of the market homes are delivered as part of the affordable housing scheme (i.e. KiwiBuild and Build to Rent programme).

STAGE 1.

90 state homes complete, with 108 market homes under construction. Approximately 50 state homes remaining to be built. Construction continues until around late 2024.

STAGE 2.

129 new homes complete (47 state and 82 market), with 141 under construction. Approximately 11 market homes remaining to be built. Construction continues until around late 2024.

STAGE 3.

2 state homes complete. 24 state and 44 market homes under construction. Approximately 160 new homes remaining to be built. Construction continues until around 2026.

STAGE 4.

Removal of all existing homes complete. Infrastructure works are continuing at pace and due for completion by early 2024.

ESTIMATED DEVELOPMENT TIMELINE

AUTUMN 2023

- » 12 state apartments on Olympus Street complete
- » 8 market terraces on Range View Road complete
- » Construction commences for 51 market apartments on corner of Range View Road and Richardson Road
- » Construction commences for 5 state terraces on Hendon Avenue
- » Infrastructure work continues

WINTER 2023

- » 20 state homes (apartments, duplexes and a standalone) on Range View Road complete
- » 5 market duplexes and terraces on Range View Road complete
- » 15 market apartments on Range View Road complete
- » 54 market apartments on Hendon Avenue complete
- » Infrastructure work continues

SPRING 2023

- » 4 market duplexes and standalones on Range View Road complete
- » Infrastructure work continues

SUMMER 2023/2024

- » 6 state apartments on Richardson Road complete
- » All infrastructure works in Ōwairaka complete

MEET JODIE HUMPHREY

Stakeholder Relationship Manager
Kāinga Ora – Homes and Communities



What does your role involve?

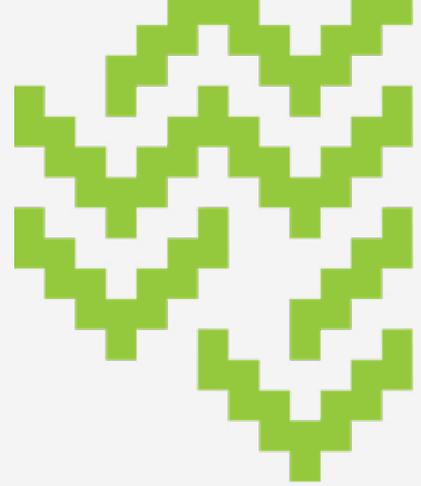
My role is to support the Kāinga Ora build programme, and the delivery of public housing across the whole Albert-Eden Local Board area. I do this by engaging with neighbours, community members and organisations, key stakeholders, elected representatives and mana whenua, to keep them updated about redevelopment projects in their local neighbourhoods.

What do you enjoy most about your job?

I enjoy meeting new people, learning new things about communities and hearing the stories of their places. I also enjoy learning about the build process and being a part of the team who are delivering new homes for people who need them.

What do you love most about the Ōwairaka community?

Ōwairaka is a true community, by both geography and design. It has a very connected vibe and a sense of belonging.



What were you doing previously?

I have had two previous roles in my time with Kāinga Ora; both based in community development and engagement.

What do you like doing outside of the office?

I volunteer in the rail team at MOTAT, where I get to work with another diverse group of people and learn how to maintain and operate steam locomotives, traction engines and other exciting rail/steam machinery. My main buzz comes from spending time with my family, listening to music, watching movies and dining out.

WANT TO KNOW MORE OR GET IN TOUCH?



ŌWAIRAKA INFO CUBE

owairaka@roskilldevelopment.co.nz
80 Hendon Avenue, Mount Albert
Thu & Sat, 10am - 4pm

ROSKILL DEVELOPMENT INFO CENTRE

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
- » 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

LEAD Alliance is our expert civil works partner. They prepare the land, remove existing state homes and upgrade streets and infrastructure before home construction starts, so that we're able to get more homes built faster in Roskill. For any questions about civil works please contact LEAD Alliance on **0508 747 48 244** or email info@landalliance.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**