



ŌWAIRAKA

PROGRESS UPDATE

SPRING 2023

KIA ORA!

Welcome to the Ōwairaka spring newsletter. Inside, find out about the latest homes for sale, along with the recent project updates and the cutest digger drivers you've ever seen!

As we get ready to farewell 2023, the Ōwairaka team would like to say thank you and acknowledge the community, and all of the people who worked hard on the development in the Ōwairaka Neighbourhood this year. There are so many exciting things in store for the neighbourhood, and we can't wait to share them with you.

HOMES FOR SALE NOW

Head to page 3 to find your new home in Ōwairaka.



DIGGER DAY FUN AT ŌWAIRAKA KINDY

Sporting high-vis and hard hats as they climbed into the driver's seat, they looked just like any other digger drivers – only much smaller.

A group of more than 20 three- to four-year-old children from Ōwairaka Kindergarten got an early look at what it takes to operate an excavator this month, as they took part in Digger Day.

The event was planned in partnership with the Kāinga Ora Construction Plus and Placemaking teams, along with representatives from our civil construction partners at LEAD Alliance.

"It was an opportunity for the little ones to get onto the digger, toot the horn and get a feel for what it's like to be in the digger seat," says Nigel Chandra, Construction Plus Manager at Kāinga Ora.



"It helps them to build an early understanding of the workforce and construction industry, and could even plant the seed for a construction industry pathway."

Head to the back page for more photos.

ŌWAIRAKA NEIGHBOURHOOD PROGRESS UPDATE



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 remain to be built. Construction continues until around late 2024.

STAGE 2.

157 new homes complete (47 state and 110 market), with 113 under construction. Approximately 11 market homes remain 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 remain to be built. Construction will continue until around 2026.

STAGE 4.

Removal of all existing homes complete. Infrastructure works are continuing at pace and are due for completion by early 2024. 7 state homes are under construction.

ESTIMATED DEVELOPMENT TIMELINE

SPRING 2023

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

SUMMER 2023/2024

- » Construction begins on 6 market duplexes and standalones on Range View Road
- » Construction begins on 24 market terraces/apartments on Hendon Avenue
- » 6 state apartments on Richardson Road complete
- » All infrastructure works in Ōwairaka complete

AUTUMN/WINTER 2024


- » Construction begins on 5 terraces on Olympus Street
- » 51 market apartments on Range View Road complete
- » 44 market apartments on New North Road complete
- » 23 market terraces on Dunkirk Terrace complete

HOMES FOR SALE

Here's a snapshot of the high 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.



\$1,060,000



Ōwairaka

2 bedrooms 1 bathroom 1 car park

mikegreerhomes

39 RANGE VIEW ROAD

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

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

FROM \$650,000



Ōwairaka

1-3 bedrooms 1-2 bathrooms 1-2 car parks


JALCON HOMES

87 HENDON AVENUE

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

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

\$750,000



Ōwairaka

2 bedrooms 1 bathroom 1 car park


PROPERTY PARTNERS
Building Communities

71 HENDON AVE

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

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

\$895,000



Roskill South

3 bedrooms 1.5-2 bathrooms 1 car park

NEILSTON HOMES

12 BALFRON AVE

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

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

\$860,000



Roskill South

3 bedrooms 1.5-2 bathrooms 1 car park


NEILSTON HOMES

12 BALFRON AVE

- The Balfon, limited three-bedroom KiwiBuild terrace homes by Neilston Homes
- Open living and large floor-to-ceiling windows
- One car park
- Located only 7 km from Auckland CBD

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

FROM \$760,000



Roskill South

2-3 bedrooms 2 bathrooms 1 car park

Avant
DEVELOPING WITH PURPOSE

11 PLAYFAIR STREET

- 10-year MasterBuild guarantee
- Homes by Avant Group and designed by award-winning Crosson Architects
- Brick construction, large windows for natural light
- Private outdoor area and dedicated off-street car park

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

LITTLE DIGGER DRIVERS OF ŌWAIRAKA

The children at Ōwairaka Kindergarten had no problem taking the controls at a recent Digger Day event with Kāinga Ora and our civil construction partners at LEAD Alliance.



WANT TO KNOW MORE OR GET IN TOUCH?



ŌWAIRAKA INFO CUBE

owairaka@roskilldevelopment.co.nz
80 Hendon Avenue, Mount Albert
Thursday and Saturday, 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: info@roskilldevelopment.co.nz

ROSKILL DEVELOPMENT INFORMATION CENTRE

info@roskilldevelopment.co.nz
142 May Road, Roskill South
Wednesday to Saturday, 10am - 4pm

» 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.



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

INFORMATION CENTRE CLOSING OVER THE HOLIDAYS

The Ōwairaka Information Cube at 80 Hendon Avenue and the Roskill Information Centre at 142 May Road will be closed from 18 December 2023 to 8 January 2024. We look forward to seeing you in the new year.