



ROSKILL SOUTH

PROGRESS UPDATE

SPRING 2023

KIA ORA!

Welcome to the Roskill South Spring Progress Update! We're fast approaching the end of 2023, and the Roskill Development Team would like to thank you for all your support over the past year of work. Read on for the latest development updates, a heartwarming story about how local children are protecting the area, and more community news!

HOMES FOR SALE NOW

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



FREELAND RESERVE: PROTECTING THE PROTECTOR

It was built to keep their community safe. Now, a new generation of guardians have stepped forward to make sure Freeland Reserve gets some protection of its own.

The Roskill South reserve and its awa, Te Auaunga, was regenerated to better manage stormwater and protect nearby homes from flooding. In January, the upgrade proved its worth when heavy rain brought flooding to much of Auckland, but the reserve kept water from reaching nearby homes.

Through environmental workshops led by the school and team members from Kāinga Ora, May Road School children learned about their maunga, awa and whenua. Inspired by the new-found sense of belonging and ownership of their motu, pupils and teachers formed the Environmental Group and have taken on the role of its guardians.

"This is the ultimate outcome," says Karla Beazley, Kāinga Ora Community Development and Engagement Coordinator.

"May Road School and its students have always kept a keen eye on the project, and a protection group has been our biggest goal – to empower people to take care of their community's new amenities and features."

The team, along with teachers and parents, have been regularly heading out on clean-up days and learning about the area and its history. Kāinga Ora staff and community partners have also pitched in, with Karla and other locals cooking a free community dinner for about 100 residents after their most recent clean-up day.

The role of the new guardians' was recently made official as they joined Auckland Council's Adopt a Park school programme.





FIRST OFF THE GROUND: CIVIL CONSTRUCTION COMPLETED IN ROSKILL SOUTH

Driving home through Roskill South now means travelling along 32,000 square metres of upgraded roads.

Nearly 150 new streetlights guide the way, framing those roads in place of power poles removed as electricity was fed underground – among 28 kilometres of new utility lines.

More than 5km of new mains connect homes with fresh water, and 4.5km of new wastewater pipes see to its safe removal. Rainfall is prevented from flooding nearby homes thanks to nearly 9km of new stormwater pipes and an upgraded Freeland Reserve, where you'll find many of Roskill South's almost 28,500 new plants and 370 additional trees.

After five years of work, this is just some of what has been delivered for the neighbourhood, and that neighbourhood is just one of 18 in the 162-hectare Roskill Development – itself just one of the Kāinga Ora large-scale projects set to deliver tens-of-thousands of new homes.

“Across all of our large-scale projects, Roskill South was the second to start and we're the first to finish our civil infrastructure,” says Lucy Smith, Kāinga Ora Senior Development Manager for Roskill Development.

“Kāinga Ora and our civil construction partner LEAD Alliance have delivered more than \$150 million worth of this work in Roskill South alone.”

All of that work lays the foundation for hundreds of new homes to be built in the neighbourhood over a number of years under Roskill Development. It also means Kāinga Ora build partners can deliver it at a faster rate than before.

“You could say it's like decorating your bedroom,” says Lucy. “When you start, you have to spend a lot of time doing the

prep, sanding, priming and filling. That's the civil construction. All of that prep means your painting – or, in our case, the house builds – can actually happen quite quickly, but that's where you see the biggest transformation.”

Kāinga Ora and its development partners have removed or relocated 265 older houses in Roskill South, with 970 new homes to be delivered across a range of sizes and types. Those new homes will be a mix of public housing and homes for sale both at market rates and more affordable price points.

Already, Kāinga Ora has completed about 350 homes in Roskill South, including almost all of the new public housing planned for the neighbourhood.

And all of that civil construction is not just for the benefit of the new homes delivered through Roskill Development, says Sikander Malik, Kāinga Ora Senior Project Manager – Infrastructure and Civil Construction.

“Infrastructure is the key to success for any development. It's the foundation of a housing project and for Kāinga Ora we build infrastructure not just for the new homes we have planned, but to support future private development and to provide better services for the homes that are already here,” he says.

“When we started in Roskill South, we quickly found that it was a much bigger job than earlier studies had suggested – with things like stormwater infrastructure, we found the pipe size suited the weather patterns of the 1950s, for example, so it was already unsuitable for existing homes, let alone this community's future growth.”

For Lucy, who has worked in Roskill South since the project began, the drive to deliver for the neighbourhood goes beyond upgraded services and new homes.

“These new homes are crucial for the neighbourhood, but Roskill Development is so much more than that – the built form, it's carefully designed and you hope everybody will like it – but all of this is about delivering health and wellbeing outcomes for this community,” she says.

“That's why I love what I do.”

ROSKILL SOUTH – BY THE NUMBERS:

\$150 MILLION IN NEW AND UPGRADED INFRASTRUCTURE.

970 NEW HOMES IN TOTAL

A mix of public housing and homes for sale both at market rates and more affordable price points.

350 HOMES COMPLETED SO FAR, including most of the public housing planned for Roskill South.

620 MORE NEW HOMES

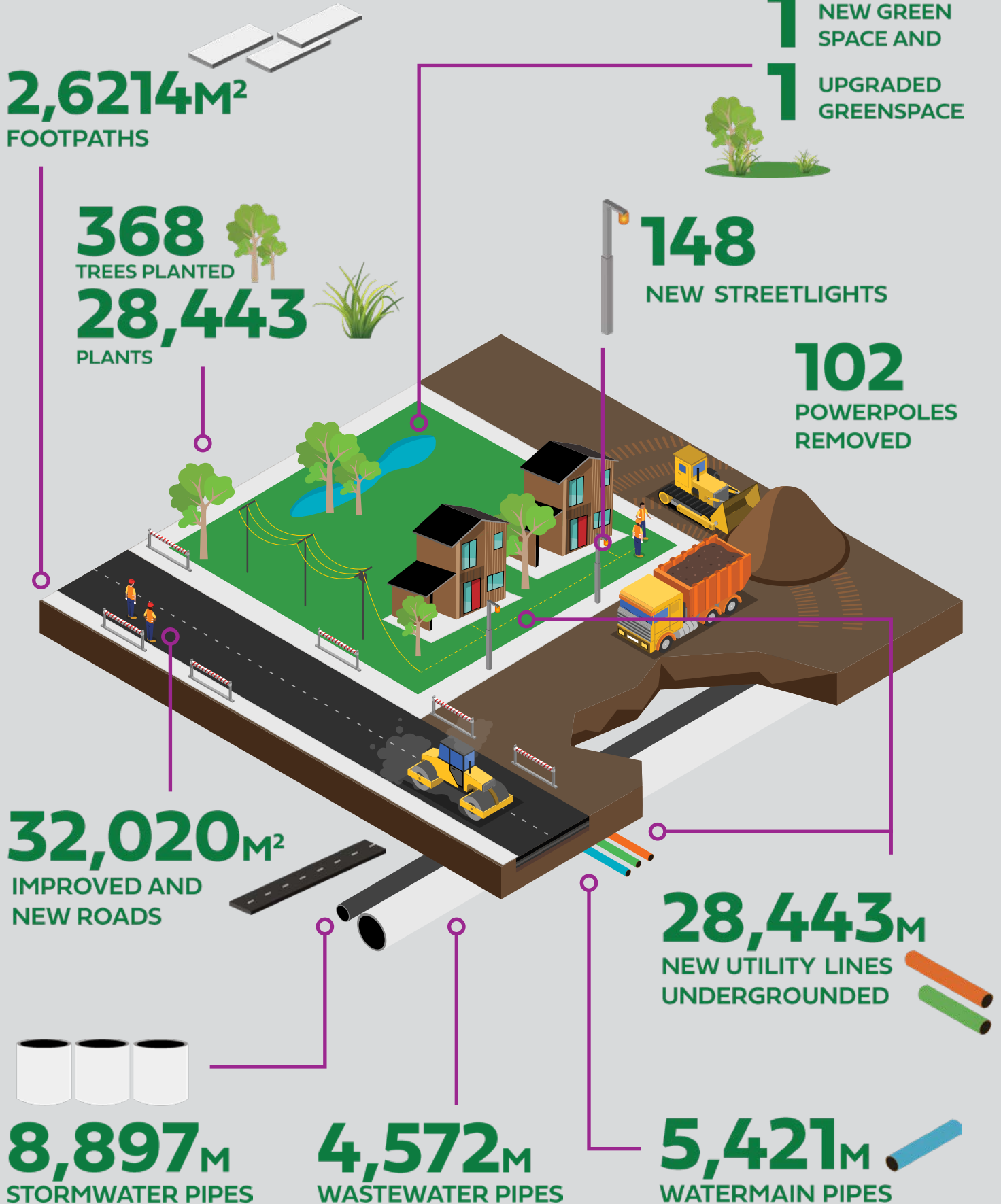
to be delivered over the course of the development.

265 OLDER HOMES

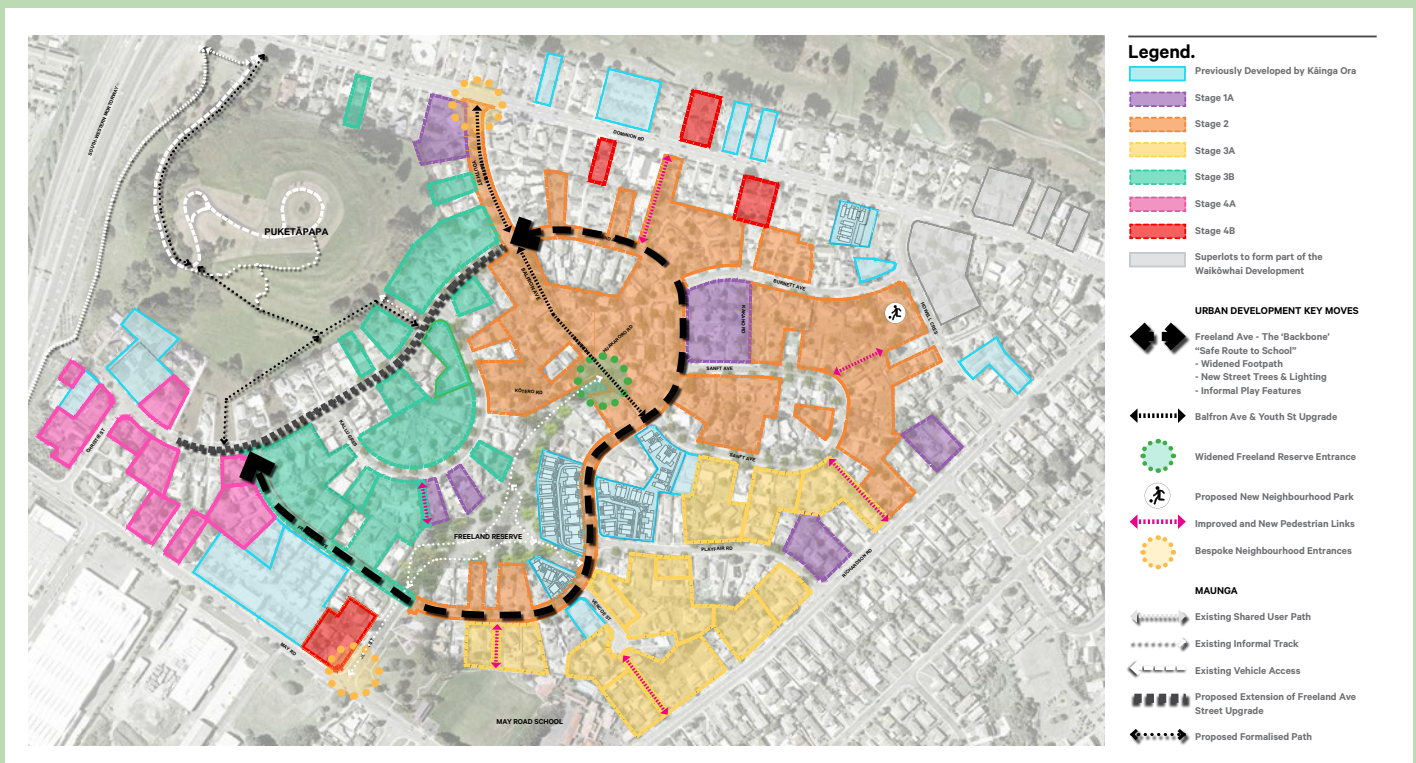
removed or relocated.

LAYING THE GROUNDWORK IN ROSKILL SOUTH

You may see LEAD Alliance civil construction crews around the area from time to time checking infrastructure and finishing minor snags.



ROSKILL SOUTH NEIGHBOURHOOD PROGRESS UPDATE



The development is on track, and construction is moving ahead at pace in Roskill South. All civil works are now complete, 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 298 (including 69 previously developed Kāinga Ora homes) new state homes completed across stages 1-4.

Over 85 market and more affordable homes are now complete, with close to 100 more new homes to be completed by Q2 2024. Construction of all new market and more affordable homes is scheduled for completion in late 2026.

	Stage 1	Stage 2	Stage 3	Stage 4
State	150*	59	92	28
Market*	0	244	279	112
Total	150	303	371	140

*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 Q4 2025.

STAGE 2.

Stage 2 state housing is complete, with 59 new homes tenanted. Over 65 market and more affordable homes are complete, with 20 more for completion over the coming months and a further 60 currently in construction.

STAGE 3.

Stage 3 state housing is now complete, with 92 new homes. Around 140 market and more affordable homes are under construction for completion from Q4 2024.

STAGE 4.

Only one state home site is left to complete, which will be a total of 28 new homes. Over 60 market and affordable homes to commence construction in mid 2024.

ESTIMATED DEVELOPMENT TIMELINE

Summer 2023/2024

- State home construction and delivery of new warm, dry homes concludes with all four stages complete
- More Stage 2, 3 and 4 market and more affordable homes completed and starting construction
- More affordable and market homes released to the market

Autumn 2024

- More affordable and market homes released to the market
- Additional Stage 2, 3 and 4 market and affordable homes commencing construction

Winter 2024

- Stage 2 and 3 market and affordable homes completed with more commencing construction

HOMES FOR SALE IN ROSKILL SOUTH

Keen to buy a home in Roskill? A wide variety of brand-new, quality homes are available to purchase now! Check them out below. For more information, reach out to our build partners directly or visit roskilldevelopment.co.nz/for-sale/

FROM \$650,000



Ōwairaka

87 HENDON AVENUE

 1-3
  1-2
  1-2

- 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!

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

\$750,000



Ōwairaka


71 HENDON AVE

 2
  1
  1-2

- 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




PROPERTY PARTNERS
 Building Communities
 Ty Jones | 021 448 780
www.hendonave.co.nz

FROM \$895,000



Roskill South


12 BALFRON AVE

 3
  1.5-2
  1

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




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

\$860,000



Roskill South


12 BALFRON AVE

 3
  1.5-2
  1

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




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

\$760,000



Roskill South


11 PLAYFAIR STREET

 2
  1
  1

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




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

\$860,000



Roskill South

11 PLAYFAIR ROAD

 3
  2
  1

- 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

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



INTRODUCING MOUNTAIN VIEW

Neilston Homes have recently completed 25 new 3-bedroom terrace homes at the corner of Balfron Avenue, Freeland Avenue and Huakaroro Road in Roskill. 20 out of 25 buyers are First Home owners.

The Mountain View terrace homes are all Home Star 6 rated, ensuring the home is warm, dry and healthy. These homes are open plan, with generous bedrooms, and are in a great location. Neilston Homes currently have one development under construction at Roskill South – The Balfron, which is due for completion in 2024. The Balfron has homes available for sale now.



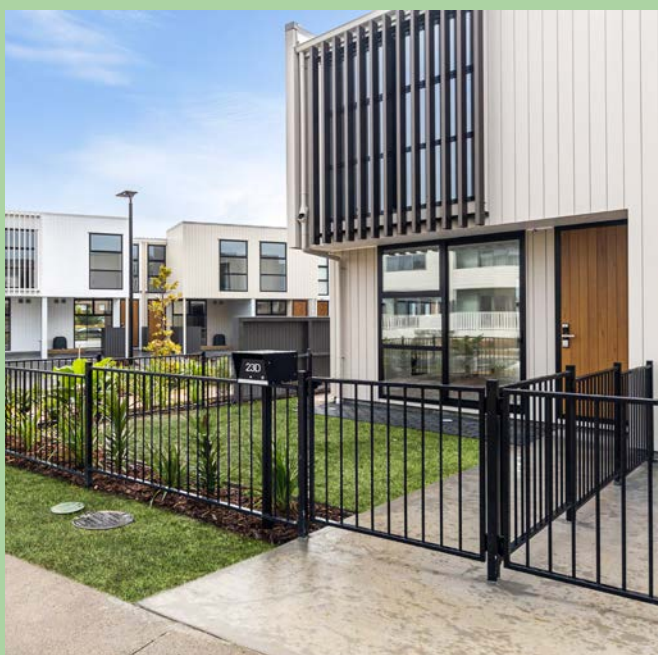
ROSKILL SOUTH TWILIGHT CELEBRATION

All civil works are now complete in Roskill South, and we want to say thank you for the patience shown over the last few years of development in the neighbourhood.

Join us at Freeland Reserve on Friday 1 December, along with your whānau and neighbours, and enjoy free hot kai, fun-filled activities and entertainment from the Pacific. Celebrations will be from 6.30 pm – 9.00 pm. If the weather is unsuitable, celebrations will move to Friday 8 December, 6.30 pm - 9.00 pm.

Bring along accessories, traditional clothing, or even costumes that represent your culture. Let's celebrate all the cultures that make up the Roskill South community! Dress up is optional.

WE CAN'T WAIT TO SEE YOU THERE!



NEED YOUR BIKE FIXED?

Pop in and see the team at the Roskill South Satellite Bike Kitchen. Anyone can work alongside the mechanics and learn how to fix your bike!

Or, do you have a bike you no longer need? No worries, they can find a new home for it.

Find the team at 142 May Road, next to the Roskill Development Information Centre, every Thursday from 4.00pm – 6.00pm.



ROSKILL SOUTH 'LOVE YOUR HOOD' END OF YEAR COMMUNITY CELEBRATION

The Roskill Development and Kāinga Ora Housing Teams will be at the Roskill South 'Love Your Hood' End of Year Community Celebration.

Bring the family along for a free family-fun afternoon with festive food, whānau games, Christmas art, and more!

See you there!

Date: Tuesday 19 December 2023

Time: 4pm – 6pm

Location: Turners Reserve, 1-5 Glynn Street

INFORMATION CENTRE CLOSING OVER THE HOLIDAYS

After a very busy year, it's finally time to kick back and relax with family and whānau. The Roskill Development team would like to thank you for all of your support throughout 2023, and whether you are off to the beach or planning a summer staycation, we wish you all the best this holiday season!

The Roskill Information Centre and Ōwairaka Information Cube will close on Monday 18 December 2023 and will open again on Wednesday 10 January 2024. If you need anything in the meantime, you can get in touch with our Customer Support Centre between 8 am to 6 pm, Monday to Friday; or 24/7 for any urgent issues after hours.

Freephone: 0800 801 601 (New Zealand only).

HAPPY
Holidays



WANT TO KNOW MORE OR GET IN TOUCH?



ROSKILL DEVELOPMENT INFO CENTRE

info@roskilldevelopment.co.nz

142 May Road, Roskill South

Open Wednesday to Saturday, 10am - 4pm

ŌWAIKAKA INFO CUBE

owairaka@roskilldevelopment.co.nz

80 Hendon Avenue, Mount Albert

Open Thursday and Saturday, 10am - 4pm



KĀINGA ORA STATE HOUSING 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.

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
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