



NEW HOMES FOR WESLEY

The vision for Wesley is a connected and modern place that offers an urban lifestyle for a diverse, multicultural community. The future Wesley will be more sustainable and easier to get around, with a walkable village and good transport links.

Read on to learn more about the development happening in the Wesley neighbourhood.





WHAT'S HAPPENING IN WESLEY?

Kāinga Ora is delivering 12,000 homes as part of the Roskill Development over the next 15+ years. Some of these new homes will be in Wesley.

More public homes will be built for Aucklanders who need housing assistance, and more people will be able to rent or own their home in the area, close to transport, schools, parks and work.

At the same time, we'll be working with the community, Mana Whenua, Auckland Council, Auckland Transport and Watercare on upgrading existing or creating new parks, public spaces, walking paths and underground infrastructure.

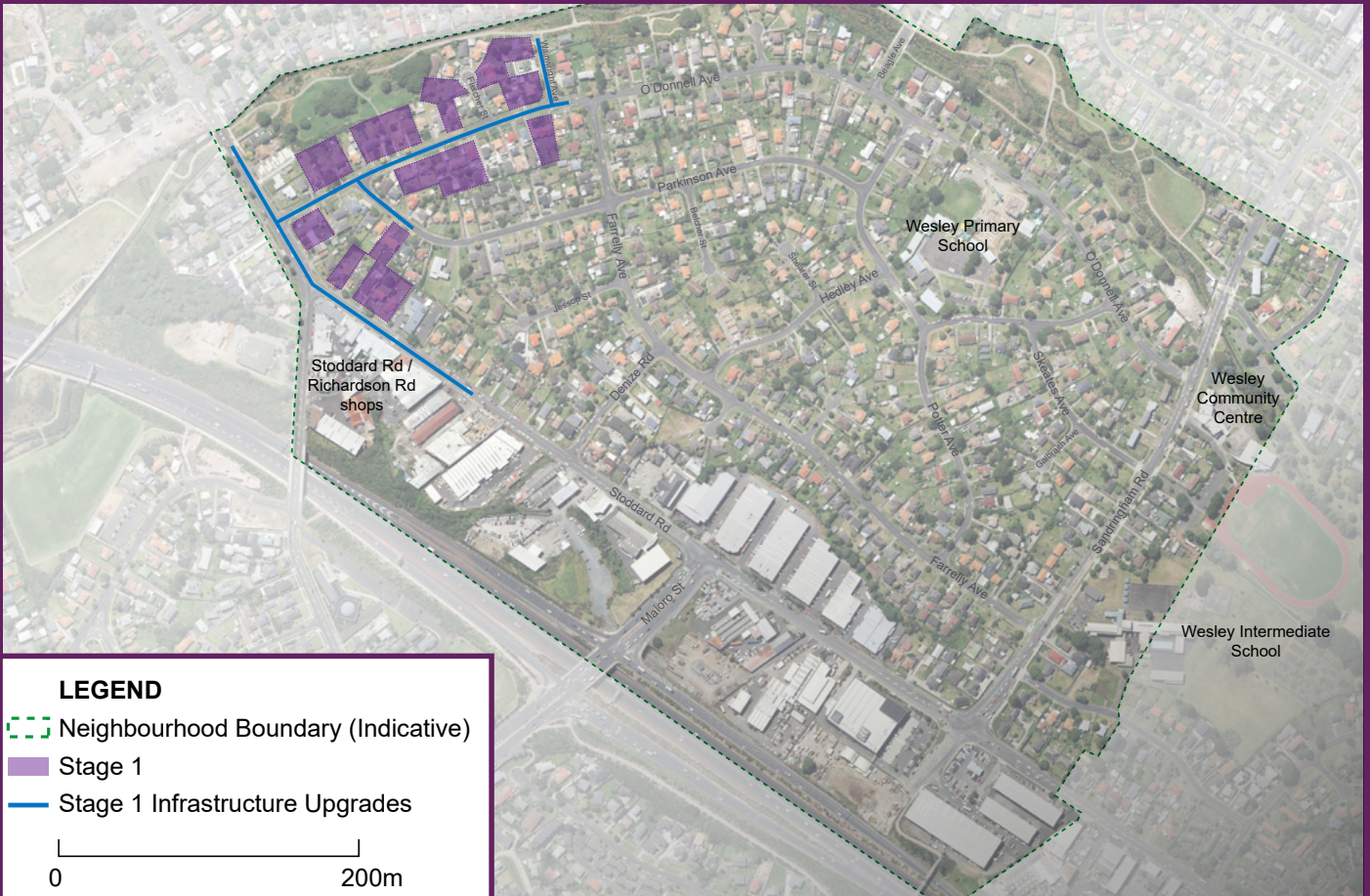
Planning is underway in Wesley (West) for around 3,000 new homes. There'll be a range of homes coming to the neighbourhood - public homes, homes to buy, including more affordable homes, and homes to rent.



Plans are indicative only.

There's a lot happening in the Wesley area, so we're making it easier to stay informed by giving each area of the development its own project name. This will help our community keep track of everything happening, as well as where it's all taking place.

Kāinga Ora refers to the project locations as Wesley (West), Wesley (East), Wesley (North) and Wesley (South of SH20). Together, they make up the Wesley neighbourhood.



WESLEY (WEST) OVERVIEW

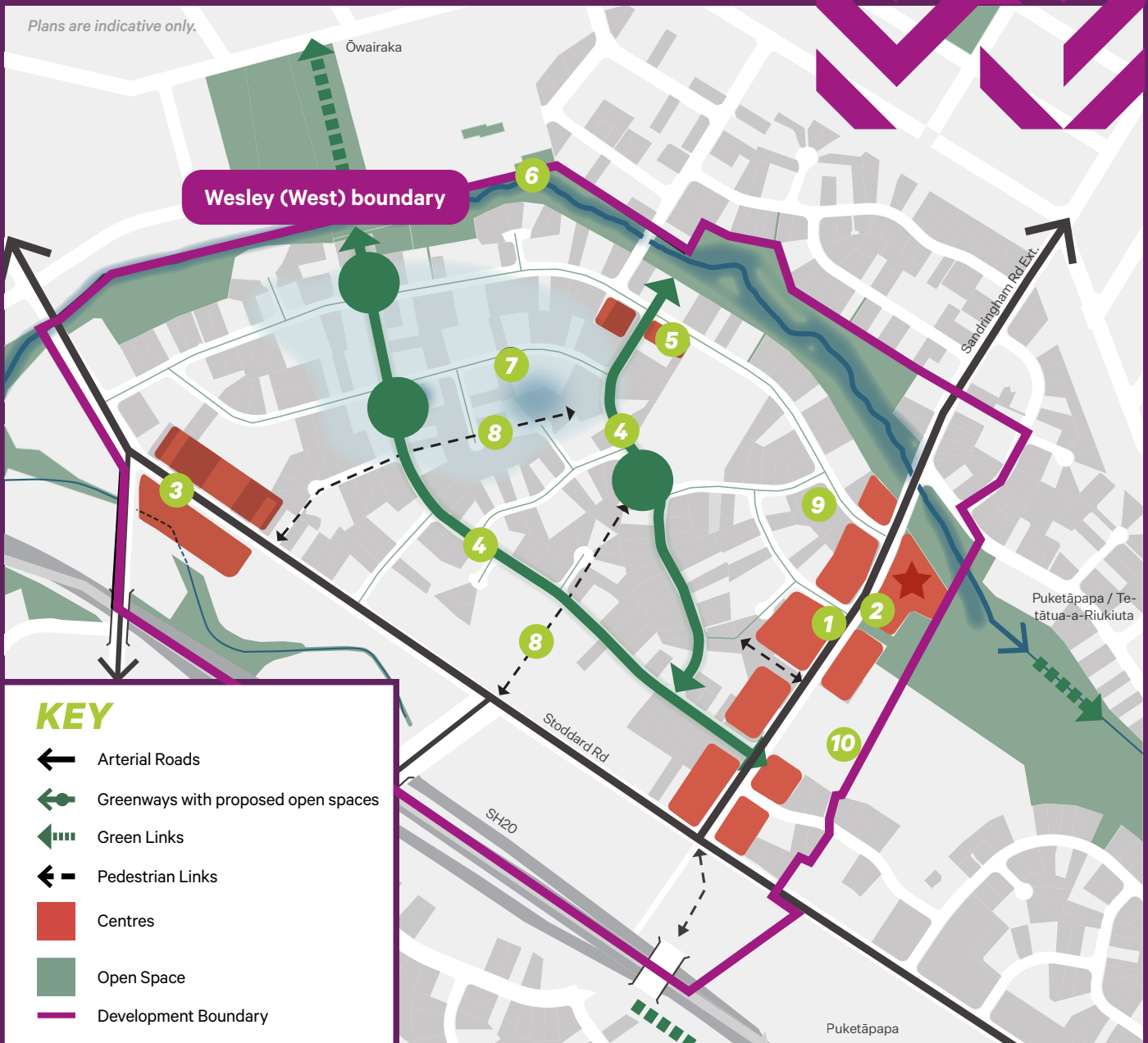
Development has begun in Wesley (West), from O'Donnell Avenue to Sandringham Road.

The first stage involves the removal of around 33 existing public homes that are no longer fit for purpose and replacing them with around 320 brand new, warm, dry, healthy homes. Around 60% of the homes across all of Wesley (West) will be market and more affordable homes available to buy. The Kāinga Ora Customer Liaison Team has begun working with customers affected by Stage 1 of the development.

TIMELINE

| SUMMER 24 | AUTUMN 24 | WINTER 24 | SPRING 24 | FUTURE STAGES |
|--|---|---|---|---|
| <ul style="list-style-type: none"> Site investigations for Stage 1 are underway. Infrastructure design continues. Kāinga Ora customer relocation process is underway. | <ul style="list-style-type: none"> Kāinga Ora customer relocation process continues. Infrastructure design continues. | <ul style="list-style-type: none"> Stage 1 house removal starts. Infrastructure design continues. | <ul style="list-style-type: none"> Stage 1 house removals complete. Civil works start with land remediation to make it safe to build and live on. | <ul style="list-style-type: none"> Future development for Wesley (West) will be planned in stages over the next ten years. |

KEY MOVES



KEY MOVES - WESLEY (WEST)

- 1** Enable a vibrant new town centre on Sandringham Road Extension.
- 2** Enable Sandringham Road Extension as a 'community hub' to the Wesley neighbourhood.
- 3** Expanding the Stoddard/Richardson Road shops by enabling retail and/or commercial services opposite the existing shops.
- 4** Create a series of greenways.
- 5** Enhance the corner shops near Wesley Primary School.
- 6** Celebrate Te Auaunga as the well-spring of hauora for all life in Wesley.
- 7** Mitigate flood issues.
- 8** Create safe, attractive and connected walkways and cycle paths through the neighbourhood.
- 9** Develop high density housing in a range of shapes and sizes.
- 10** Continue to work with the Ministry of Education to make sure that Wesley's schools can support its growing population.



WHAT WILL THE HOMES LOOK LIKE?

As older housing in Wesley (West) is gradually redeveloped, there will be around 3,000 new homes built.

Most of these will be apartments and terraced houses, with a range of sizes and prices to suit many different households. This includes more affordable homes, as well as build to rent, helping more whānau get on the property ladder.

Many new buildings will include shared indoor and outdoor spaces to help create a sense of community. It's important for the homes to be within walking distance of new or improved open spaces and local services.

The redevelopment of public housing is going to happen in stages. Kāinga Ora will work closely with our customers to find a new home while new, warm, dry public homes are being built.



Artistic impression



Terraces in the Roskill South Neighbourhood.



Apartments in the Northcote Development.



Apartments in the Oranga Development.

Apartments example

5/6 LEVELS



Apartments / Walk-ups example

3 LEVELS, GROUND FLOOR RETAIL



Terraces example

3 LEVELS



Duplex example

2 LEVELS



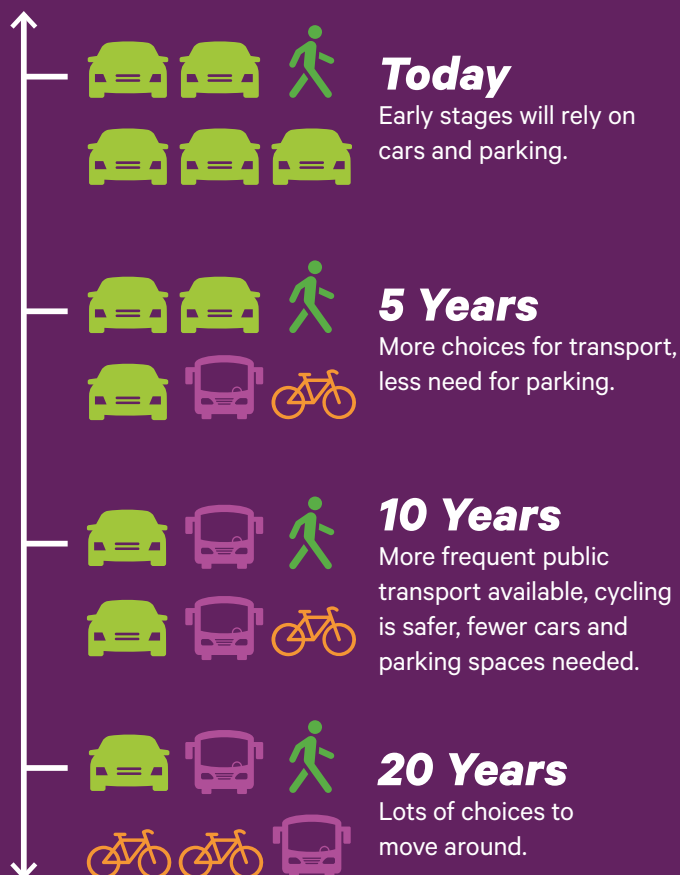


GETTING AROUND WESLEY

Wesley is planned to be a walkable neighbourhood, with safe, well-lit and accessible connections to local shops and amenities, only 20 minutes from home.

Getting around will be made easier. Mobility hubs and key public transport stops working together with slower-speed streets and laneways, aims to reduce the need for cars.

HOW WE MOVE AROUND





Artistic impression.

STODDARD / RICHARDSON ROAD SHOPS

The Stoddard/Richardson Road shops is an important local hub, with a great current mix of services and shops serving a diverse community. As more housing develops in the Ōwairaka neighbourhood and in Wesley (West), these services will likely grow to suit the community.

Kāinga Ora will work with new and existing businesses on integrating commercial spaces with apartment buildings to meet the future community needs.

The vision for Stoddard/Richardson Road is a greener, calmer, pedestrian friendly place to gather, making it easier to access the shops from the new homes.



Artistic impression.

Stoddard / Richardson Road Shops



NURTURING OUR LAND

*Poipoia tō tātou whenua, kia poipoia te whenua
i a tātou - Nurture our land so it may nurture us*

Te Auaunga is the heart and the wellspring of hauora (health and wellbeing) for all life in Wesley. The traditional wetlands served as a source of kai, breeding grounds for native birds and fish, and where native flora thrived with a valuable source of harakeke (flax).

As Wesley urbanises, working with that natural environment will help with resilience against flooding and climate change, using water-sensitive design on streets and parks.



Artistic impressions of potential new open spaces.



NGAHERE IN WESLEY

As part of the Ngahere Strategy, extensive tree and native planting will be undertaken along Wesley's streets, waterways, and within reserves.

The planting will provide shade and enhance the ecological and cultural character of the Wesley neighbourhood as it grows. Working with the existing trees in Wesley, the Ngahere Strategy will result in a diverse range of tree sizes and species.

Kāinga Ora has been working closely with arborists and urban designers to assess the current ngahere in Wesley (West), capturing the health and species of the trees, to determine which trees should be retained on site or removed due to deteriorating health.

Once the existing environment is assessed, we will continue working with Mana Whenua on a new planting strategy, building from the naturalised awa work already completed in the area.

As part of the ngahere survey, we are capturing natives in the area that are flowering or in seed for seed collection to understand what food sources are available and build a food map for manu (birds).



WHAT HAPPENS TO EXISTING CUSTOMERS?

The people living in Wesley are at the heart of everything we do. Kāinga Ora has a dedicated Customer Liaison Team that will support customers who may need to relocate as part of the future development work and will cover all reasonable costs associated with the move.

Our Customer Liaison Team works closely with customers to find them a suitable alternative home, taking into account their needs, abilities and access to local schools, jobs and medical services.

Kāinga Ora Choice to Return Policy

Kāinga Ora implements a 'Choice to Return' policy for our customers. This means that if a customer is relocated outside of the area as part of our development work and would like to be rehoused in their current community, Kāinga Ora will try to make this happen.

CUSTOMER RELOCATION PROCESS

| 1 | 2 | 3 | 4 | CUSTOMER RELOCATION | | 5 |
|--|---|---|--|---------------------|--|---|
| Initial Visit | Second Visit | Third Visit | Relocation Period | | | Post Move Visit |
| <p>Advise property is likely to be affected by redevelopment</p> <p>Process and timeframes given</p> <p>Reassurance of customer support throughout the process</p> | <p>Confirmation that affected by redevelopment</p> <p>—</p> <p>Confirmation of need to move</p> <p>—</p> <p>Confirmation of process, support provided</p> <p>—</p> <p>Reassurance of support throughout the process</p> | <p>Formal advice the relocation is beginning</p> <p>—</p> <p>Specific housing needs confirmed</p> <p>—</p> <p>Reassurance of support throughout the process</p> | <p>Alternative homes offered</p> <p>—</p> <p>Additional support where required</p> <p>—</p> <p>Boxes delivered</p> <p>—</p> <p>Relocation agreed and arranged</p> <p>—</p> <p>Move completed</p> | | | <p>Confirm move went well</p> <p>—</p> <p>Ensure family settling in well</p> <p>—</p> <p>Follow up any outstanding costs to be paid by Kāinga Ora</p> <p>—</p> <p>Confirm process ends and goes back to 'business as usual' tenancy</p> |



Ongoing support and contact for customers from the Customer Liaison Team as required

WHICH HOME OWNERSHIP PRODUCTS COULD BE RIGHT FOR YOU?

Kāinga Ora offers several products to give you 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. If you're looking at buying your first home but are not sure where to start, Kāinga Ora offers, and supports, several products that can give you a helping hand. Have a look at the table below to see what could be right for you.

TOP TIP

Check out our First Home Decision Tool to see which products you could be eligible for by visiting kaingaora.govt.nz/first-home-decision-tool.



| Product | For first home buyers | For previous home owners | Income Caps | House Price Caps | Remember that... |
|--|-----------------------|--------------------------|-------------|------------------|--|
| First Home Grant A grant for first home buyers to put towards their deposit – up to \$5,000 for an existing home or up to \$10,000 for a newly built home. | ✓ | ✓* | ✓ | ✓ | <ul style="list-style-type: none"> You must have contributed to KiwiSaver for at least three years. You will need a deposit of 5% of the purchase price of the home. You will need to live in the home for a minimum of six months. |
| First Home Loan A low-deposit loan of 5% for first home buyers who can afford to make regular payments on a home loan but are having trouble saving for a deposit. | ✓ | ✓* | ✓ | | <ul style="list-style-type: none"> You will need to meet the lending criteria of a participating bank or other lender. You must live in the home for the full life of the loan. You will need a minimum deposit of 5% of the purchase price of the home. |
| KiwiSaver first-home withdrawal A one-time option to withdraw all or part of savings from a KiwiSaver fund to put towards the purchase of a first home. | ✓ | ✓* | | | <ul style="list-style-type: none"> You must have contributed to KiwiSaver for at least three years. Your KiwiSaver provider determines the withdrawal conditions. At least \$1,000 must remain in your KiwiSaver account. |
| KiwiBuild A programme that works with developers and builders to provide New Zealanders with more opportunities to purchase new homes at more affordable prices. | ✓ | ✓ | ✓ | ✓ | <ul style="list-style-type: none"> You will need to live in the KiwiBuild home for a minimum period of time before the home can be rented or sold. |
| Kāinga Whenua Loan Lending of up to \$500,000 from Kiwibank for individuals and Māori land trusts to build or relocate new housing onto multiple-owned Māori land. | ✓ | ✓ | | | <ul style="list-style-type: none"> The dwelling must be on multiple-owned Māori land. You must have a licence to occupy the land. You will need to meet the lending criteria of Kiwibank. There is a maximum loan cap of \$500,000. At least one borrower needs to live full-time in the house. |

* Asset cap conditions apply

The eligibility criteria for all home ownership products is available at kaingaora.govt.nz/home-ownership.



FIND OUT MORE ABOUT WHAT'S HAPPENING IN WESLEY

Learn more about what's on the way for Wesley, and sign up for regular updates at roskilldevelopment.co.nz/neighbourhood/wesley

CALL, EMAIL OR VISIT US AT OUR INFORMATION CENTRES

Roskill Development Info Centre

142 May Road, Roskill South
Wed - Sat, 10am - 4pm
09 953 8206
info@roskilldevelopment.co.nz

Ōwairaka Info Cube

80 Hendon Avenue, Ōwairaka
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