



# **MORE HOMES, GREAT NEIGHBOURHOODS**

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**Roskill  
Development**

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# **WHAT'S HAPPENING IN ROSKILL?**

New Zealand urgently needs more good quality homes to accommodate our growing population. At Kāinga Ora, we're tackling this challenge head-on with large-scale projects across the country, building thousands of warm, modern, healthy homes in all shapes and sizes to suit different households.

The Roskill Development encompasses multiple neighbourhoods within the broader Mt Roskill area, including Ōwairaka, Waikōwhai, Roskill South and

Wesley. The project will bring 12,000+ new homes to Mt Roskill over the next 10-15 years. It's a major transformation that will replace old social homes that are past their best, with a mix of new social homes, homes for sale at a more affordable price, and homes for sale on the open market. As well as new homes, there will be significant upgrades to streets, infrastructure, and amenities like parks and playgrounds.

## **WHO IS DOING THE WORK?**

The Roskill Development is led by the urban development arm of Kāinga Ora - Homes & Communities and their purpose is to create great places to live - both for today and for future generations.

# THE ROSKILL DEVELOPMENT NEIGHBOURHOODS

The Roskill Development is made up of several project neighbourhoods. Work is already underway in the Roskill South, Ōwairaka, Waikōwhai and Wesley neighbourhoods.



## WHY WAS ROSKILL CHOSEN FOR DEVELOPMENT?

The greater Roskill area was chosen for development because it's got great local amenities and transport links, plus it's close to the city centre, airport, and job hubs in southeast Auckland. There is also existing Kāinga Ora social housing in Roskill that needs replacing.

The neighbourhoods in greater Roskill are already lively and diverse. Our goal is to offer more housing choices in these areas, so these communities can keep on growing and thriving.



**HOMES ARE FOR  
SALE IN ROSKILL  
SOUTH**

Head to the website  
[roskilldevelopment.co.nz](http://roskilldevelopment.co.nz)  
to find out more.



# ROSKILL SOUTH

## ABOUT ROSKILL SOUTH

This sought after suburb is known for its rich cultural mix, with a diverse Pacific, Middle Eastern, Latin American and African community. Just seven kilometres from the city centre, it's easily accessible by public transport.

Roskill South is all about energy efficient modern homes, great local amenities and innovative parks. With Puketāpapa (Mt Roskill) itself as part of the neighbourhood, there are areas of natural environment, numerous walkways and cycle paths for residents and visitors to explore and enjoy.

The neighbourhood is well served by local schools - May Road Primary School and three other schools - Mt Roskill Grammar, Mt Roskill Intermediate and Mt Roskill Primary School - are all within walking distance.

## WHAT'S HAPPENING IN ROSKILL SOUTH?

Roskill Development is delivering around 1,000 new, warm, dry homes in Roskill South. Several hundred brand new homes have been completed so far, including almost all of the new social housing planned for Roskill South, and many open market homes. New and upgraded infrastructure work has been delivered which lays the foundation for hundreds of homes to be built.

Freeland Reserve sits in the centre of Roskill South, offering locals and newcomers to the area a place to gather. Recent upgrades and restoration of this amazing community amenity include the daylighting of the awa, beautifully designed art, lighting and extensive native planting of 28,500 new plants and 370 additional trees.

The awa's restoration has ensured that this socially, culturally and environmentally significant waterway continues to flourish, and provides the community with connecting walkways through the neighbourhood.





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FOR SALE IN  
ŌWAIKAKA**

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## WHAT'S HAPPENING IN ŌWAIKAKA?

Roskill Development is replacing 229 old social homes with around 1,000 new, warm, dry, homes in the Ōwairaka neighbourhood. The Roskill Development team, in partnership with architects and build partners, have been working together over the last five years to deliver more high-quality and affordable homes to the neighbourhood. At the same time, Ōwairaka residents have seen improved infrastructure and amenities, a new stormwater network which has significantly reduced flooding risk, upgraded streetscape and new plants and trees.

The new homes in Ōwairaka range from boutique apartments to architecturally designed terraces and standalone homes. The homes are built with quality, sustainable materials and are healthy and energy efficient.



# ŌWAIKAKA

## ABOUT ŌWAIKAKA

The Ōwairaka neighbourhood is home to leafy streets and modern homes. It's super central and connected - only eight kilometres from the central city and has easy access to the CBD via public transport. In Ōwairaka it's easy to walk or ride your bike to local amenities and services, including many delicious local cafes and eateries.

The community has excellent access to parks, reserves and sports grounds in the area. Along with Murray Halberg Park, Ōwairaka Domain and Ōwairaka Park, there are plenty of green spaces to explore.

For kids, teens and young adults - there's the highly regarded Ōwairaka Kindergarten and Ōwairaka District School, plus great secondary schools and Unitec on your doorstep.



## WHAT'S HAPPENING IN WAIKŌWHAI?

The Waikōwhai development is replacing 318 old social houses with about 1,200 new, high quality, modern homes. The aim is to increase the supply of homes in different typologies, including more affordable options and social housing.

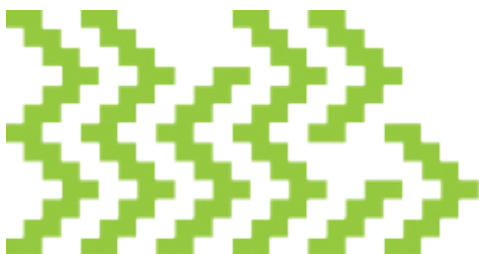
During development, the neighbourhood's infrastructure and amenities will get an upgrade, making sure public spaces and essential services are ready for the future.

Waikōwhai will change to incorporate new streetscapes, cycle lanes and upgraded shops and parks. This work includes a visionary new design concept for Molley Green Reserve. The work is currently underway and includes a restored Te Auaunga (Oakley Creek), an upgraded playground, new stormwater infrastructure and new pathways.

## ABOUT WAIKŌWHAI

Waikōwhai, a culturally diverse community with over 5,000 residents, is nestled 20 minutes south of the CBD at the southern tip of Dominion Road in Mount Roskill. The neighbourhood has excellent amenities including parks, sports facilities and easy access to public transport. Nearby, Waikōwhai Park and Wattle Bay Reserve form the biggest patch of native forest in Auckland City.

The community can enjoy bushwalks, hidden bays and virtually untouched beaches. It's one of the greenest suburbs in the city, brimming with original fauna and flora. With four schools, two kindergartens, local shops and parks all within a close walk, it's a great place for families to live generations to come.



  
**Roskill  
Development**  
Waikōwhai



# WESLEY

## ABOUT WESLEY

Wesley is a lively, multicultural neighbourhood with a strong sense of family and community. Home to two schools, local shops and the celebrated Wesley Community Centre, Wesley is overlooked by three maunga – Ōwairaka (Mt Albert), Puketāpapa (Mt Roskill) and Te-tātuaa-Riukiuta (Three Kings).

Te Auaunga runs through the heart of Wesley and forms an important element of the neighbourhood’s identity. It’s a welcoming space that the community can be proud of, complete with native flora, playgrounds and an outdoor classroom.



## WHAT’S HAPPENING IN WESLEY?

The planned development in Wesley will bring a range of new warm, dry homes and offer people a modern, urban lifestyle in a neighbourhood where they can walk to nearby parks, local shopping hubs and services.

There’ll be more new homes in the neighbourhood, including social homes, homes to buy, more affordable homes, and homes to rent. There is also proposed infrastructure upgrades, a new town centre, greenspaces, walkways and improved public transport links to support the growing community.

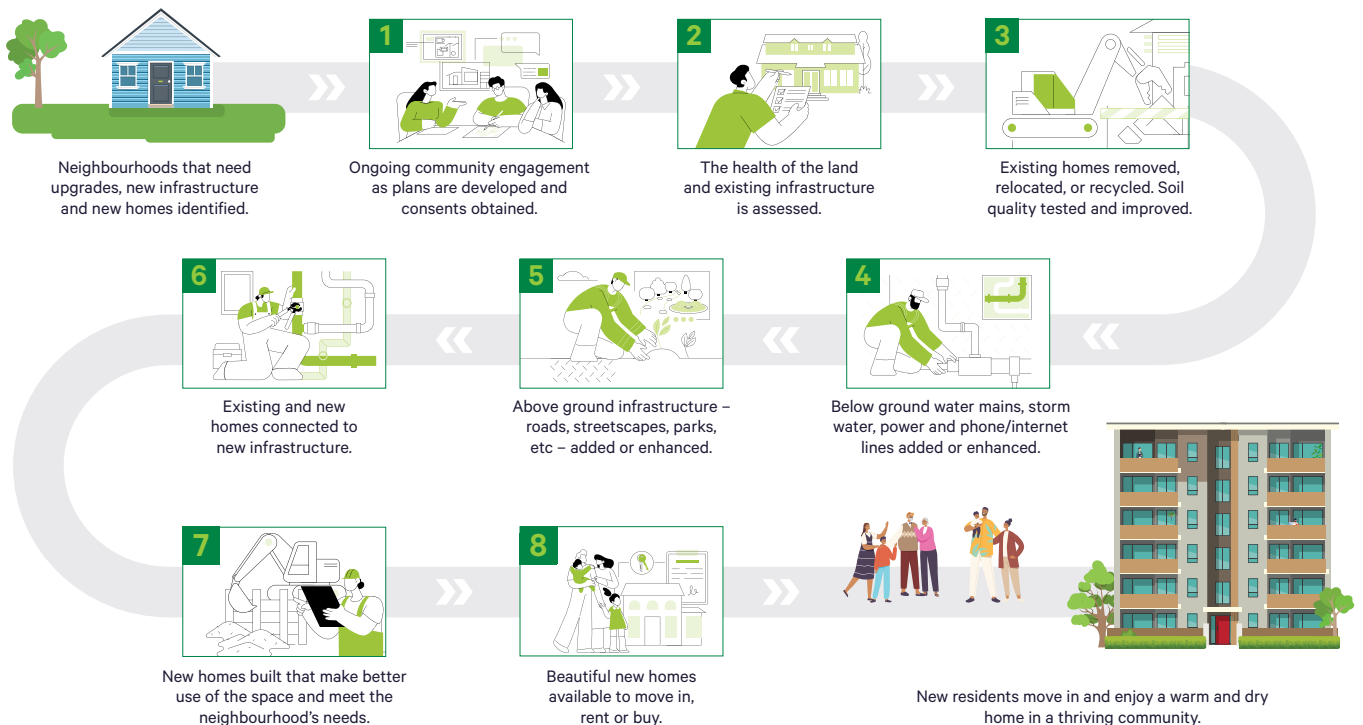
The Wesley neighbourhood consists of four areas, and Wesley (West) is the first to start development. The first stage involves the removal of around 33 existing social homes that are no longer fit for purpose, and replacing them with around 320 brand-new healthy homes.



# WHAT HAPPENS DURING THE DEVELOPMENT?

Wondering why development takes as long as it does? From identifying sites to homes going on the market, there is a lot of work that goes into it. Check out the many different stages we have to go through before residents can move in!

## Neighbourhood development process



Subscribe to receive regular updates throughout the stages of development by visiting [roskilldevelopment.co.nz](http://roskilldevelopment.co.nz)

## GOOD PLANNING AND DESIGN MAKE GREAT NEIGHBOURHOODS

Kāinga Ora's Urban Development and Delivery team is experienced in master planning. That means attention is paid to urban design, including infrastructure (like roads and pipes) and amenities (such as parks).

Combining community input with the skills of urban designers and engineers ensures that, as well as adding more houses, we develop neighbourhoods in a more functional and attractive way.

# WHAT ABOUT THE CUSTOMERS OF EXISTING HOMES?

The people living in Roskill 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 future development work. The 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. We will cover all reasonable costs associated with the move.

## 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



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

# WHAT WILL THE NEW HOMES LOOK LIKE?



The Roskill Development will include a range of housing types and sizes to suit all households. There will be a mix of standalone homes, terraced homes, duplex units, walk-ups, and apartments ranging from one to five bedrooms. The new homes will be efficient, modern and meet high sustainability standards.

## WHAT HAPPENS TO THE EXISTING HOUSES?

Old social houses that are no longer fit for purpose will be removed or demolished. Where possible, old homes are relocated to a new area to serve a new purpose. If we are unable to remove a house (often for safety or practical reasons) our team will do their best to salvage as many materials from the house for re-purposing. This includes timber framing, doors, flooring, roofing materials, metal, concrete and appliances. Some materials aren't recyclable for a range of reasons, including the presence of asbestos or where materials are in a state of disrepair.



# WANT TO KNOW MORE? GET IN TOUCH

## THE ROSKILL DEVELOPMENT

To find out more about the development, 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  
Thurs and Sat, 10am - 4pm  
09 953 8206  
owairaka@roskilldevelopment.co.nz

You can also get in touch via the following channels:

**Website:** [roskilldevelopment.co.nz](http://roskilldevelopment.co.nz)

**E-newsletter:** Subscribe to our latest updates by visiting the website or sending us an email

**Facebook.com/roskilldevelopment**

## SOCIAL HOUSING CUSTOMERS

If you are an existing Kāinga Ora customer and have questions specifically about the development, please contact your Customer Liaison Advisor. For questions about your tenancy, please contact the Kāinga Ora Customer Service Centre on **0800 801 601**.

## LAYING THE GROUNDWORK

LEAD Alliance is our expert civil works partner. They prepare the land, remove existing social 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**.