



ROSKILL SOUTH

PROGRESS UPDATE

WINTER 2024

KIA ORA!

It's officially the chilly season, so we hope you're staying warm and dry! In the winter edition of your Roskill South newsletter you can meet Sam and Ellie, Roskill newcomers who reckon they've found their perfect home; read the latest updates on the Roskill Development and find out about your local Matariki celebrations – let's go fly a kite!

HOMES FOR SALE NOW

Head to [page 3](#) to find your new home in Roskill.



FITNESS, FAIRWAYS AND FANTASTIC FLAVOURS

Sam and Ellie searched for their perfect Auckland home for two years before the opportunity to buy a brand new three-bedroom home in Mt Roskill came along in one of those seemingly 'meant to be' moments.

The couple entered a KiwiBuild ballot to buy a terraced home but thought they missed out, only to get a phone call to tell them the home had become available. They had 12 hours to make a decision, but Ellie says it didn't take them that long – after some quick chats to gather advice from their families they went for it.

Their home, which they bought off the plan for \$860,000, was built by Neilston Homes and took just nine months to complete. "Neilston Homes are super efficient, and we had great communication from them. We were really impressed," says Ellie.

After four months living in Roskill they feel they've discovered the perfect spot for their age and stage – they're thrilled with the quality of the build; they have enough room when they're ready to start a family; the neighbours are great; and they really appreciate the central location. The proximity to the motorway makes it an easy commute for Sam who works in finance in the CBD and Ellie who is a teacher at a nearby school.

"I'm a bit of a keen golfer and we're right across from the Akarana Golf Course, which is a massive bonus, too," says Sam.

Since moving to the area, Sam and Ellie have unearthed many local gems that suit

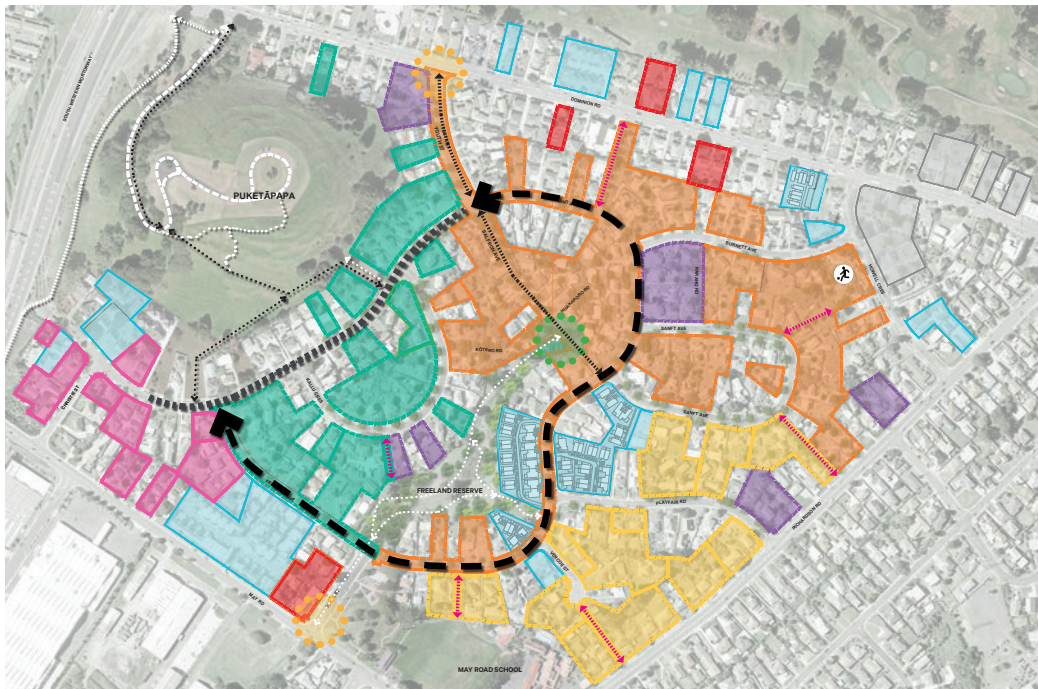


their active lifestyles. They run together to keep fit at the Lovelock Track, an all weather synthetic track in War Memorial Park, Wesley, which is a two-minute drive away. They also walk and work out in Freeland Reserve, which is on their doorstep, and Sam likes to run up Puketāpapa Mt Roskill.

Sam has also loved exploring Dominion Road's eateries. "It's a cool community – it has so many great places to eat. Straight down Dominion Road you've got all the Chinese food places in Balmoral. In Sandringham there's Paradise Indian which is pretty famous. There's queues all the way out of the store. It's really good!"

"I love Roskill a lot," says Ellie. "Staying in this area, owning a dog and having a family over the next five to ten years is the dream. We're just so blessed to have this house." Ellie says she would have bought the first home they saw at the beginning of their two-year search. "But Sam said we need to find the right place for us. This is really the right place; the right community – we're so glad we waited to find the perfect home."

ROSKILL SOUTH NEIGHBOURHOOD PROGRESS UPDATE



Legend.

- Previously Developed by Kāinga Ora
- Stage 1A
- Stage 2
- Stage 3A
- Stage 3B
- Stage 4A
- Stage 4B
- Superlots to form part of the Walkōwhai Development

URBAN DEVELOPMENT KEY MOVES

- Freeland Ave - The 'Backbone'
 - "Safe Route to School"
 - Widened Footpath
 - New Street Trees & Lighting
 - Informal Play Features
- Balfron Ave & Youth St Upgrade
- Widened Freeland Reserve Entrance
- Proposed New Neighbourhood Park
- Improved and New Pedestrian Links
- Bespoke Neighbourhood Entrances

MAUNGA

- Existing Shared User Path
- Existing Informal Track
- Existing Vehicle Access
- Proposed Extension of Freeland Ave Street Upgrade
- Proposed Formalised Path

House construction is the only remaining physical work to be done in Roskill South. We now have homes completed or underway in all four stages. See the table below for more details.

We're thrilled to have 354 (including 69 previously developed Kainga Ora homes) new social, market and affordable homes completed across stages 1-4.

There will be a further 130 new market and affordable homes completed by the end of the year which will be available for sale. The remainder of the homes are forecasted to be complete around Q1 2027.

	Stage 1	Stage 2	Stage 3	Stage 4
State	150*	59	92	28
Market*	0	233	279	123
Total	150	292	371	151

*Approximate numbers only. Around 50% of the market homes will be in a more affordable price range (i.e. priced from \$760,000 to \$860,000 delivered under the KiwiBuild programme). The total number of new homes delivered to the Roskill South neighbourhood is around 970. homes.

*69 of these homes were previously delivered by Kainga Ora.

STAGE 1.

Stage 1 of the development is almost complete, with 127 Kāinga Ora homes tenanted. A further 23 social homes are scheduled for completion in Q3 2026.

STAGE 2.

Stage 2 social housing is complete, with 59 new homes tenanted. Over 65 homes are complete, with around 100 in construction for completion between Q4 2024 and Q4 2025.

STAGE 3.

Stage 3 social housing is now complete, with 92 new homes. 50 market and more affordable homes are complete. Around 140 homes are due for completion between Q3 2024 and Q4 2025.

STAGE 4.

Stage 4 social housing is complete, which will be a total of 28 new homes. Market and more affordable homes are commencing construction around Q1 2025.

HOMES FOR SALE IN ROSKILL

Keen to buy a home in Roskill? A wide variety of brand-new homes, in all shapes and sizes are available to purchase now! Check them out below. For more information, reach out to our build partners directly.



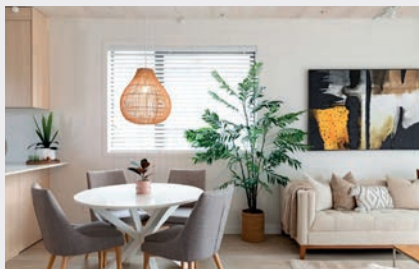
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8 PĀTAKA WAY

- Secure the last 2-bedroom home in this great neighbourhood
- Enjoy 1.95% interest rate for 1 year (Ts & Cs apply)
- Brand new, ready to move in now!

Joanne Speir Duncan Macdonald
021 107 0620 021 903 237
joanne.speir@colliers.com duncan.macdonald@colliers.com

\$760,000



🛏️ 2 | 🚿 1 | 🚗 1

87 HENDON AVENUE

- Jalcon Homes
- Award-winning architects
- Generous, open-plan living
- KiwiBuild

Denise Gale
0800 52 52 66
sales@jalcon.co.nz

\$760,000



🛏️ 2 | 🚿 1 | 🚗 1

34 SANFT AVENUE

- FLip Homes
- Spacious open-plan living
- Seamless indoor-outdoor flow.

Paul Swift
021 328 715
paul@fliphomes.nz

FROM \$789,000



🛏️ 3 | 🚿 2.5 | 🚗 1

LOT 1, 7 YOUTH STREET

- Stonewood Homes
- Designer kitchen
- Underfloor heating and European bathroomware

Savannah Zhang
027 255 0115
savannah.zhang@stonewoodgroup.co.nz

\$1,150,000



🛏️ 2-3 | 🚿 1 | 🚗 1

89 HENDON AVENUE, MT ROSKILL

- Jalcon Homes
- Next-level contemporary design
- Ready from Q3, 2024

Denise Gale
0800 52 52 66
sales@jalcon.co.nz

POA



🛏️ 3 | 🚿 2 | 🚗 1

LOT 10, BALFRON AVENUE

- Neilston Homes
- Homestart 6 rating for energy efficiency
- Low deposit – only \$45,000

Jim Rodgers
021 832 075
jim@neilston.co.nz

FROM \$895,000



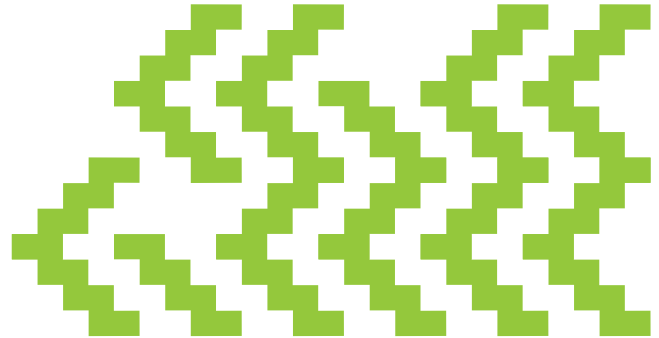
COME FLY WITH US FOR MATARIKI 2024!

PUKETĀPAPA MANU AUTE KITE DAY

Join us on Sunday 16 June, 11 am - 3 pm at the summit of Puketāpapa (1109 Dominion Road) for a spectacular day of kite flying and Matariki star-making.

Come and chat with the Roskill Development team and take part in the whanau friendly matariki activity! There'll be music, waiata and kapa haka, along with games, workshops, and activities for the whole family to enjoy. We look forward to seeing you there!

Rain date - Sunday 23 June.



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, Ōwairaka
Open Thursday and Saturday, 10am - 4pm



KĀINGA ORA PUBLIC 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
- » Facebook: facebook.com/roskilldevelopment
- » E-newsletter: Subscribe to our latest updates by visiting the website or sending us an email