



ŌWAIRAKA

PROGRESS UPDATE

SPRING 2024



KIA ORA!

Spring has sprung in Ōwairaka! As the days grow longer and the sun shines brighter, it's the perfect time to catch up on what's been happening in the neighbourhood. In this edition, we'll share the latest news and development updates, and showcase the newest homes on the market. So, let's dive in and discover what's happening in Ōwairaka!

NEW BUILDER PARTNER, FIELD HOMES, RELEASES NEW HOMES IN ŌWAIRAKA

Our builder partner, Field Homes, has just released their first lot of homes for sale in Ōwairaka. These will be snapped up quickly, so be sure to get in fast if you want to call the gorgeous little suburb of Ōwairaka home!

These architecturally-designed terrace homes offer spacious floor plans with three or four bedrooms. Each home features generously sized bedrooms and an expansive, comfortable outdoor living area that promotes seamless indoor-outdoor flow. These homes are stunning inside and out, featuring an architecturally crafted terrace with Colorsteel® ebony louvres, and warm and inviting interior colours and design to create a welcoming atmosphere. They also come with dedicated parking spaces for residents.

ABOUT FIELD HOMES

Field Homes is dedicated to creating more affordable, sustainable, and socially responsible homes that benefit communities.

Their commitment to innovation and design excellence has established them as a trusted partner for many Kiwis. Their goal is not only to build homes but to fulfil dreams. Learn more about Field Homes at fieldhomes.co.nz, and find the latest homes for sale at roskilldevelopment.co.nz/for-sale.



HOMES FOR SALE NOW

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

ŌWAIRAKA NEIGHBOURHOOD PROGRESS UPDATE



The development in Ōwairaka will replace approximately 200 old social houses with 1,000+ new warm, dry, healthy homes. Approximately one-third of these new homes will be social homes, one-third for sale at a more affordable price point for eligible buyers, and one-third for sale on the open market. At the same time, Ōwairaka residents will see improved infrastructure and new amenities.

To date, a total of 356 new homes have been completed, and 185 homes are under construction. You can check out our development plans below to learn about all the new homes coming to the neighbourhood.

HENDON AVENUE WATERMAIN UPGRADE

Our civil works partner LEAD Alliance will soon begin the final phase of the Hendon Avenue water main upgrade. This will ensure there is enough water and pressure in the network now and in the future. Kāinga Ora is undertaking this work on behalf of Watercare to support the increased demand for water supply due to the increase in homes on the southern side of Hendon Avenue.

The work involves preparing the site, connecting the water main, and reinstating the berms. There will likely be some temporary noise disruption, and traffic management will be in place while we complete this important work.

Timeframe

Work is due to start approximately Monday 7 October 2024, with estimated completion by the end of October 2024. Working hours will be within 7.30 am - 6.00 pm, Monday to Saturday. There will be nightworks taking place mid-October and is expected to take two nights, within the hours of 7.00 pm - 6.00 am.

If you have any questions about this work, please contact LEAD Alliance Community Liaison Advisor, Tai Kainiu on **021 451 013** or email tai.kainiu@leadalliance.nz

STAGE 1.

90 social homes complete, with 108 homes that will be sold on the open market under construction. Approximately 50 social homes remain to be built.

STAGE 2.

237 homes complete (47 social and 190 market), with 33 homes under construction. Approximately 11 market homes remain to be built.

STAGE 3.

17 social homes complete. 9 social and 44 market homes under construction. Approximately 160 new homes remain to be built.

STAGE 4.

7 social homes and 5 market homes complete. Approximately 400 new homes remain to be built.

ESTIMATED DEVELOPMENT TIMELINE

SPRING 2024

- » 44 build-to-rent apartments on New North Road complete
- » 23 terrace houses and 1 standalone house on Hendon Avenue complete
- » Construction begins on 11 market terraces on Hendon Avenue

SUMMER 2024 - 2025

- » 9 social apartments on Hendon Avenue / Hargest Terrace complete
- » Stage 4 titles issued, new roads vested and opened
- » Construction begins on 4 standalone homes on Hendon Avenue

AUTUMN 2025

- » Construction expected to begin on more Stage 4 sites

HOMES FOR SALE IN ROSKILL

Here's a snapshot of the quality, new homes available to buy in Ōwairaka and Roskill South. You'll find the latest price list for all the homes available at roskilldevelopment.co.nz/for-sale



Roskill South

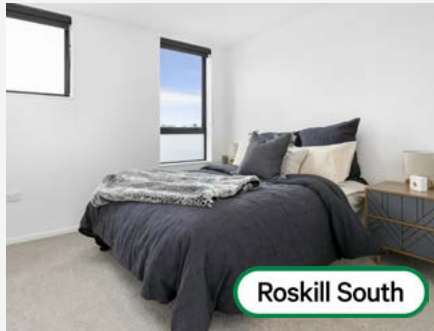
🛏️ 2-3 | 🚿 1.5 | 🚗 1

34 SANFT AVENUE

- Located right in the heart of Mt Roskill
- Spacious open-plan living and dining areas
- Seamless indoor-outdoor flow to a private patio and deck, ideal for entertaining

FROM \$789,000

04 384 9973
info@fliphomes.nz



Roskill South

🛏️ 3 | 🚿 2 | 🚗 1

13 PĀTAKA WAY

- This brand new home is ready to move into now!
- Secure this 3-bedroom home in a great neighbourhood
- Enjoy a 1.95% interest rate for one year. T&Cs apply

\$825,000

Chao Lim
0210 284 6381
chao.lim@colliers.com



Roskill South

🛏️ 3 | 🚿 2.5 | 🚗 1

LOT 1, 7 YOUTH STREET

- Beautiful new home with a designer kitchen and quality flooring
- Bathrooms feature underfloor heating and quality European bathroomware
- Enjoy a spacious patio deck, perfect for hosting guests

\$1,150,000

Savannah Zhang
021 330 933
savannah.zhang@stonewoodgroup.co.nz



Ōwairaka

🛏️ 2-3 | 🚿 1 | 🚗 1

89 HENDON AVENUE

- These beautiful new terrace homes are truly next-level
- Light and airy, these homes are the peak of contemporary design
- Built to last and will be ready to move into by Q3 of this year

POA

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



Ōwairaka

🛏️ 2 | 🚿 1 | 🚗 1

39A RANGE VIEW ROAD

- Completed 94m² home move in now!
- Open-plan, kitchen, dining living
- High quality fixtures and fittings with generous storage and wardrobes
- Fully landscaped with a private outdoor deck

POA

John Glover mikegreerhomes
021 557 595
john.glover@mikegreerhomes.co.nz



Ōwairaka

🛏️ 3 | 🚿 2.5 | 🚗 1

68B HENDON AVENUE

- Architecturally designed terrace homes
- Spacious floor plans and generously sized bedrooms
- Outdoor living area that promotes seamless indoor-outdoor flow

POA

Anne Duncan
021 996 426
anne.duncan@raywhite.com



CONNECTING COMMUNITIES AT THE ŌWAIRAKA SEA SCOUT HALL

Located in the heart of Ōwairaka, the Sea Scout Hall is the perfect space to host your workshop, yoga class, book club, kids activities, dance classes, shared meals, or community meetings - almost anything you can think of!

It's a free space that benefits the community, with fully funded spots available to book for members of our community to enable people to connect and come together.

You'll find the Sea Scout Hall just behind Ōwairaka District School, and next to the Marist Rugby League club fields in Murray Halberg Park.

BOOK THE SPACE

You can book the space by scanning the QR code or emailing owairakahapori@gmail.com for more information about the space and times available.



WANT TO KNOW MORE OR GET IN TOUCH?



ŌWAIRAKA INFO CUBE

owairaka@roskilldevelopment.co.nz
80 Hendon Avenue, Ōwairaka
Thursday and Saturday, 10am - 4pm

ROSKILL DEVELOPMENT INFORMATION CENTRE

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



KĀINGA ORA 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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