

NOVEMBER 2024



# WESLEY

## NEIGHBOURHOOD PROGRESS UPDATE



### KIA ORA!

**Welcome to the Spring edition of the Wesley Neighbourhood Progress Update!**

We hope everyone is enjoying the longer days and warmer weather in Wesley. In this edition, you'll find all the latest development updates, an invitation to visit us at our Information Stall, and some stories from the neighbourhood. So, kick back, relax, and let's dive in!

Ngā Mihi,  
Roskill Development team

## VISIT OUR TEAM AT THE WESLEY INFO STALL

*Want to learn more about the development in Wesley? Head along to the Wesley Information Stall, where the Roskill Development and Kāinga Ora Housing Support teams will be on hand to answer any questions about what's happening in the Wesley neighbourhood.*

Plus, while you're there, step into the comfort of the recently completed Kāinga Ora homes. You'll have a chance to walk through one of the newly completed three-bedroom walk-up apartments before whānau move in.

Experience the warmth, dryness, and modern design of the new homes for yourself.

There will be whānau fun activities to keep the little ones entertained, plus enjoy a sausage sizzle and coffee on us.

**We look forward to seeing you there!**



**Date:** Saturday 30 November 2024

**Time:** 10am - 1pm

**Location:** 19-21 William Blofield Avenue & 784 Sandringham Road Extn

# WESLEY NEIGHBOURHOOD PROGRESS UPDATE

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, and homes to buy and rent. New infrastructure upgrades and amenities have also been proposed to support the growing community.

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

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.

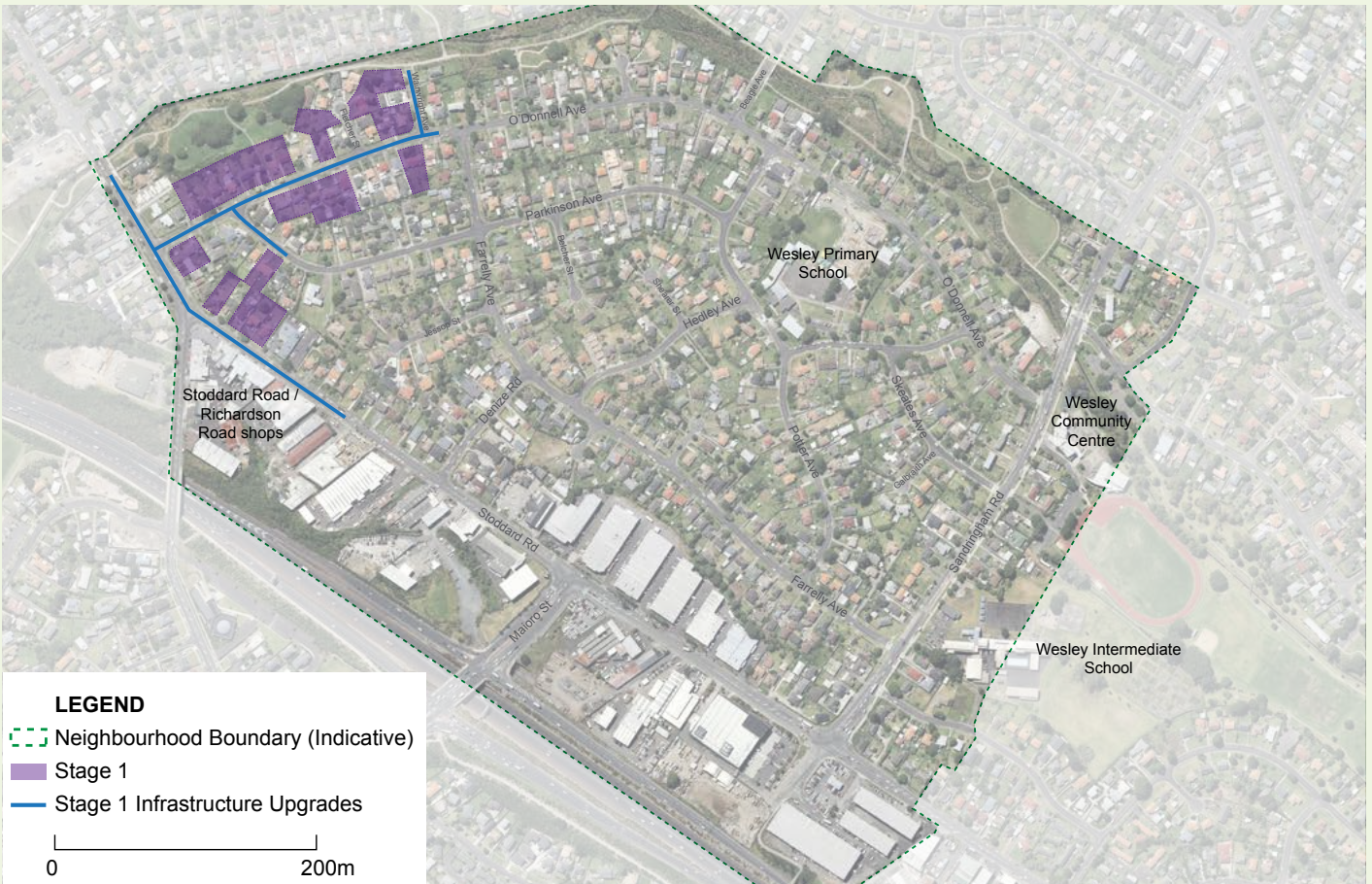
Kāinga Ora refers to the project locations as Wesley (West), Wesley (East), Wesley (North) and Wesley (South of SH20). Together, they make up the Wesley neighbourhood.



## WESLEY (WEST)

Development has begun in Wesley (West). The first stage involves the removal of around 36 existing Kāinga Ora homes that are no longer fit for purpose, and replacing them with around 320 brand new, warm, dry, healthy homes. Around 60% of the new homes across Wesley (West) will be homes available to buy. The Kāinga Ora Customer Liaison Team has begun working with customers affected by Stage 1 of the development.

During the early stages, we investigate ground conditions to create detailed construction plans. There will occasionally be temporary detours around investigation sites to keep the community and our construction teams safe. Often, the work involves drilling down to see what's beneath the surface so there are fewer surprises during the construction.



## TIMELINE

### Summer 24/25

- Kāinga Ora customer relocation process continues.
- Infrastructure design continues.
- Stage 1 house removal is underway.

### Autumn 25

- Infrastructure design continues.
- Stage 1 house relocations start.
- LEAD Alliance begin civil works, starting with land remediation to make it safe to build and live on.

### Winter 25

- Stage 1 civil works continue.
- Stage 1 house removal is underway.

### Future Stages

- Future development for Wesley (West) will be planned in stages over the next ten years.



## JACOB'S JOURNEY TO BECOMING A COMMUNITY CHAMPION

*He's studying and started a business after turning his life around, backed by a team of supporters.*

Ask around about Jacob and you'll hear of his volunteering, the business he's growing, his study or the community award he earned this year.

Then you learn where he was just a few years ago, and it shines an even brighter light on his recent achievements.

"I was released from prison wanting to make changes," he says.

"I just wanted to try and do something for myself and try to inspire my family that there are ways to achieve, to change your position in life."

Jacob lived in transitional housing before moving into a Kāinga Ora home in Auckland. It gave him a base that would eventually lead to starting his lawn mowing service, Fresh Cuts, and studying for a Certificate in Small Business at Te Wānanga o Aotearoa.

But it was a simpler goal, along with a chance meeting, that set all of this in motion.

"At the start I just really wanted to be a part of the community, you know, because I've always been on the other side," Jacob says.

"As I was walking around the Wesley Community Centre, I met Karla and started from there."

### Connecting with Kāinga Ora

Jacob was already volunteering with community groups, getting support and connecting with his neighbours when he met Karla at a local event.

Karla works as a Community Development and Engagement Coordinator at Kāinga Ora, and regularly supports events and gatherings for Roskill Development.

"Jacob was always keen and eager to help," Karla says. "I'm very, very grateful for Jacob and his help and support."

At the same time, Karla offered Jacob her support. She started meeting with him every week to talk about his goals, to help him carve a way forward.

Jacob had already asked his support worker about finding a job, and they gave him the idea to start his own small business.

He and Karla discussed getting into mowing lawns and gardening, and she connected him with local community services who helped him begin his study.

### Getting to work

While Jacob and Karla worked together, Kāinga Ora build partner Neilston Homes was looking for someone to mow the lawns at its show home in Freeland Avenue.

General Manager Gerard wanted to give the role to someone who deserved a second chance. He got in touch with Kāinga Ora and was connected with Jacob and Karla.

"It started off with Jacob mowing the lawns at our show home, and then we increased that scope to include the gardening," Gerard says.

"He did a really good job – demonstrated his commitment and the quality of his workmanship. We started small and he proved himself, and we've really just expanded from there."

### Fresh Cuts grow

Jacob is working to grow Fresh Cuts, teaming up with Karla and several community supporters to create and deliver flyers throughout his neighbourhood. Gerard has become a mentor, helping him prepare bids and contracts for other potential work opportunities.

"We'd like to see Jacob have a successful business that he's really proud of and that can support him and his aspirations," Gerard says.

Jacob continues to look for new work and support to grow Fresh Cuts.

"I'm hoping to find more people who can back me and support my business and growth, so one day I make it to a place where I can give that same support to others," he says.

"My motivation behind this, behind the changes I'm making, is to give something back to the next generation.

"I want to try and hopefully help different people in the struggle."

For the full-length story and video please scan the QR code or visit [roskilldevelopment.co.nz/news/](https://roskilldevelopment.co.nz/news/)



# MEET CLAIRE HANSELL

Programme Manager, Placemaking, Kāinga Ora

## What does your role involve?

Working in the placemaking space is exciting and provides opportunities to make meaningful connections with communities. Placemaking ensures that equitable, quality spaces are designed for and by the communities who will use them. No one community is the same, and placemaking highlights how unique and special that community is.

## What do you enjoy most about your job?

My awesome team and seeing people take pride in their neighbourhoods.

## What do you love most about the Wesley community?

The tamariki of Wesley are a definite highlight. It's always good to hear their play and laughter echo from their schools, parks and streets.

## What were you doing previously?

I've been at Kāinga Ora for four years now. Before that, I juggled studying, working in the creative and placemaking industry and raising my son (who is a pretty cool guy).

## What do you like doing outside of the office?

I love reading books (especially about dragons and swords) and hanging with my family and dog, Duncan.



## KEEN TO KNOW MORE? GET IN TOUCH

### ROSKILL DEVELOPMENT INFO CENTRE

142 May Road, Roskill South | Wed - Sat, 10am - 4pm

09 953 8206 | [info@roskilldevelopment.co.nz](mailto:info@roskilldevelopment.co.nz)

### ŌWAIRAKA INFO CUBE

80 Hendon Avenue, Ōwairaka | Thurs and Sat, 10am - 4pm

09 953 8206 | [owairaka@roskilldevelopment.co.nz](mailto:owairaka@roskilldevelopment.co.nz)

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](http://roskilldevelopment.co.nz)
- » **Email:** [info@roskilldevelopment.co.nz](mailto:info@roskilldevelopment.co.nz)
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### 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**

### LAYING THE GROUNDWORK

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