

WAIKŌWHAI

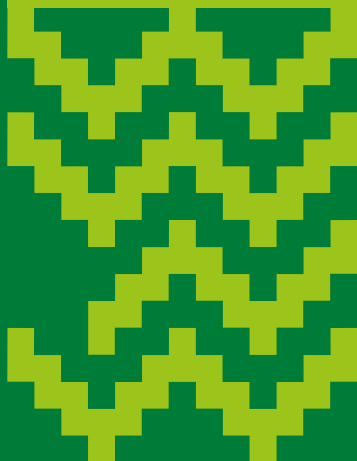
PROGRESS UPDATE SUMMER 2024

KIA ORA!

Can you believe it's already the end of the year?

As the holiday season approaches, there's a lot going on in Waikōwhai, including the opening of part of Molley Green Reserve for summer, and community activities like gardening sessions at the food forest.

Read on to find out how progress is tracking in the development and your latest neighbourhood news.



CELEBRATING MOLLEY GREEN RESERVE: PICNIC IN THE PARK

Join us in celebrating Waikōwhai's newly upgraded Molley Green Reserve. Bring your whānau and friends for a fun evening with a movie screening, food and festivities.

We're opening part of the reserve for the community to enjoy over the summer, including the pathway, the picnic courtyard with a barbecue and picnic tables, basketball courts, toilets and the pump track.

The rest of the reserve is expected to open in the first half of 2025, with the playground upgrades, including Māra Hūpara (natural play) and mahi toi cultural elements, planned for construction throughout the year.

Come along and enjoy some delicious food and activities on offer, including:

- A movie screening
- Face painting
- Bouncy castle
- Rock painting craft workshop
- Basketball competition (\$100 Prezzy Card up for grabs!)
- Scavenger hunt to win prizes

FREE EVENT!

DATE:
FRIDAY 13 DECEMBER 2024

TIME:
6:00 PM TILL LATE

LOCATION:
MOLLEY GREEN RESERVE
Accessed from Morrie Laing Avenue and Gerbic Place

WAIKŌWHAI NEIGHBOURHOOD PROGRESS UPDATE

The development in Waikōwhai is replacing approximately 318 old social homes that are past their best with up to 1,150 brand new, warm, dry, healthy homes – a mix of social homes and homes to buy.

Seventeen Kāinga Ora homes have been complete as part of Stage 1 and LEAD Alliance is well underway with land remediation and civil works in Stage 2, which is due to be complete early 2025 before the next phase of work gets underway. Keep an eye on your letterboxes for updates from LEAD about how these works may affect you.

Some of the sites intended for market homes have taken longer to sell than we anticipated due to the current market conditions, which are unfortunately beyond our control. We are committed to working hard to get things moving again, and the neighbourhood will see much more house construction underway in 2025, including the first market homes for Waikōwhai.

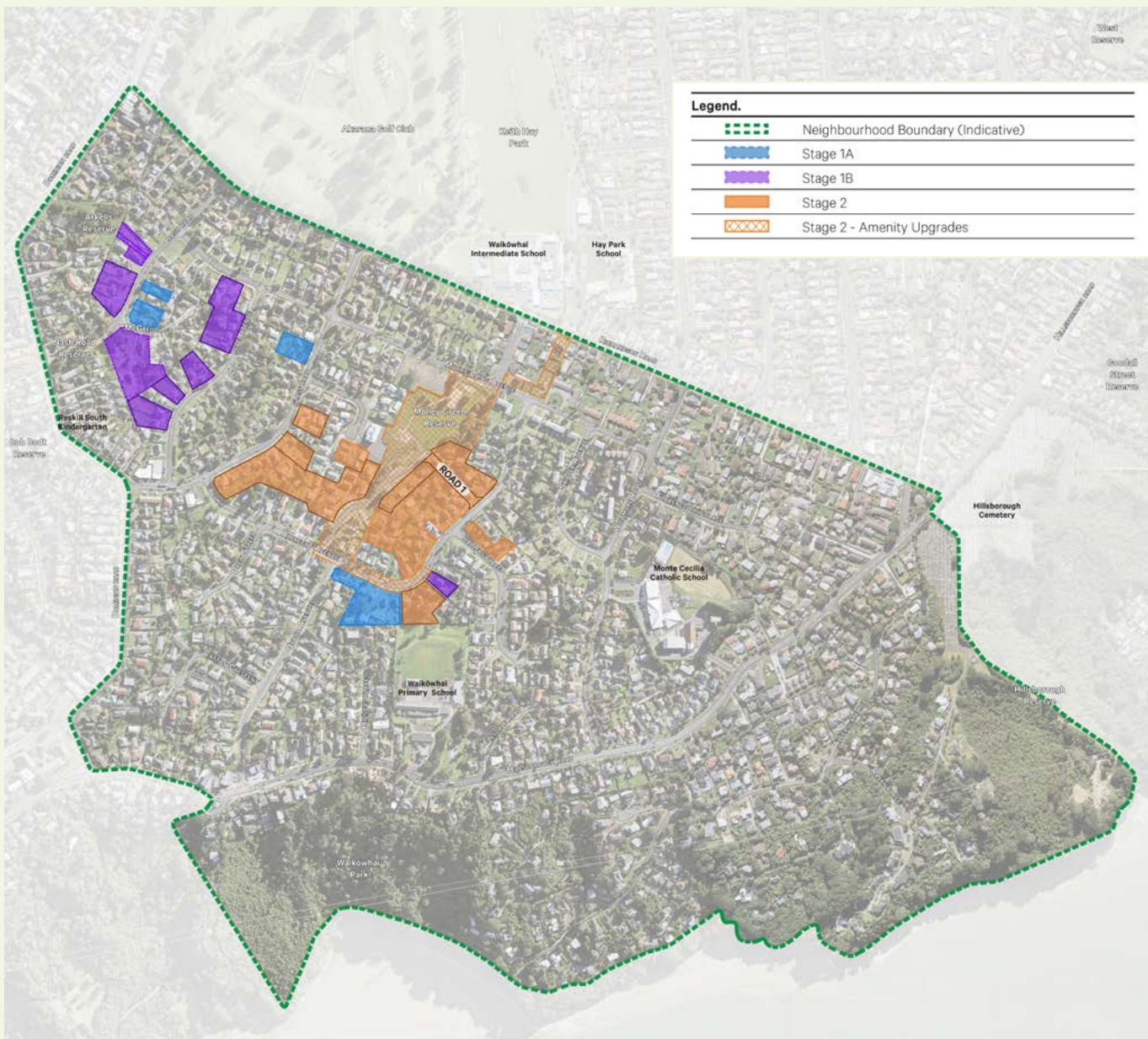
Design is underway for McKinnon Reserve as well as Stages 3 and 4. Stage 3 site investigations are complete, with Stage 4 site investigations due to take place early 2025.

To learn more about what’s happening in Waikōwhai, visit roskilldevelopment.co.nz/neighbourhoods/waikowhai

Proposed homes in Stages 1 and 2

NEW HOMES*	STAGE 1	STAGE 2
SOCIAL	18	8
MARKET	102	171
TOTAL	120	179

** Approximate numbers only. We will provide updates if there are any changes to the plans.*



ESTIMATED DEVELOPMENT TIMELINE

Spring 2024

- » More social homes to begin construction.
- » Stage 3 site investigations complete.
- » Construction of the Molley Green Reserve upgrade continues.

Summer 2024/2025

- » Molley Green Reserve upgrade completed and partially open to the community.
- » Construction of first market homes due to begin.
- » More social homes to begin construction.

Autumn 2025

- » Construction of market and social homes continues.
- » McKinnon Reserve works start.
- » Molley Green playground works start.
- » More house removals to begin.

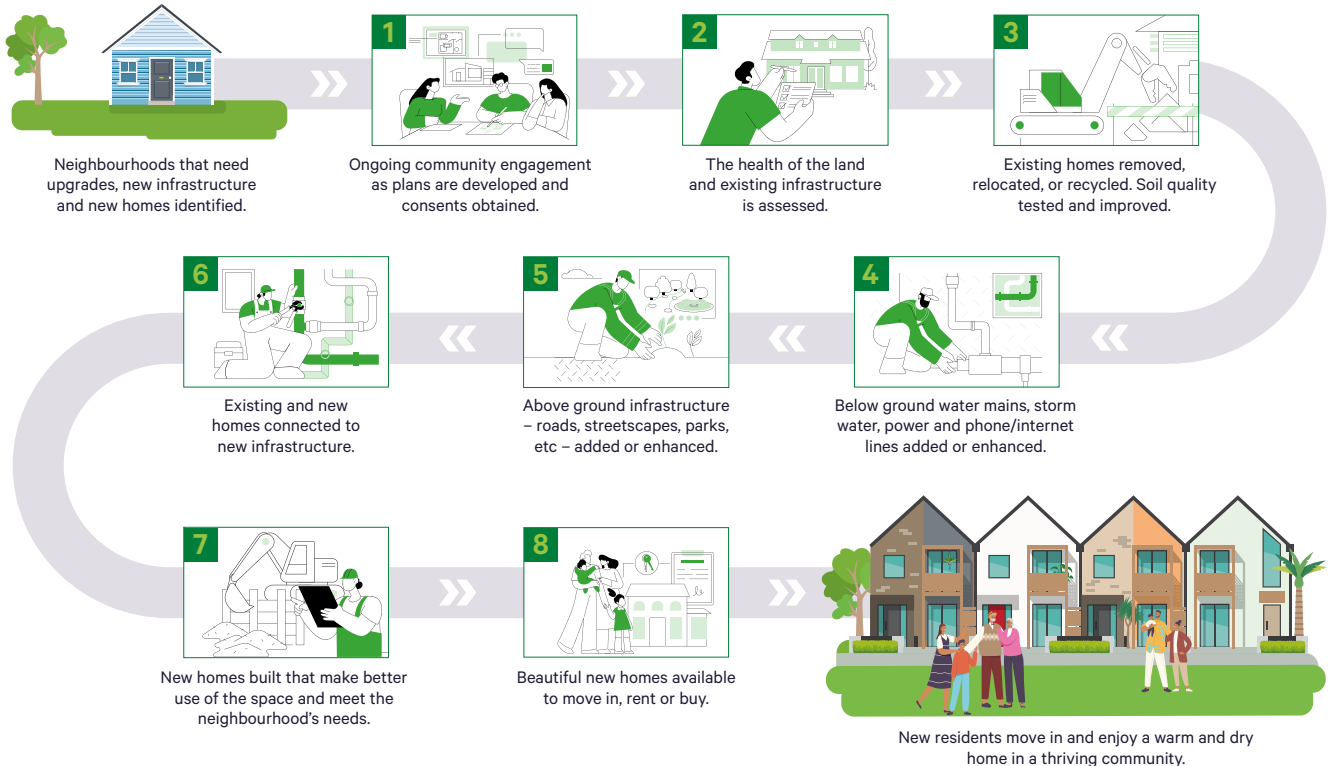
Winter 2025

- » First market homes complete.
- » Molley Green playground complete.
- » McKinnon Reserve works continues.

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



We'll keep you up to date at all stages of the development.
 Sign up at roskilldevelopment.co.nz to receive regular updates on what's happening in your neighbourhood.

WAIKŌWHAI FAQs

What’s happening in Waikowhai?

The vision for Waikōwhai is to make a positive difference to the community by improving the choice and quality of housing and enhancing local amenities. We are increasing the number and quality of homes available to residents to buy or rent, including social homes for Aucklanders who need housing assistance. At the same time, we’re upgrading infrastructure and amenities so that public places and essential services are brought up to date and made safer and more durable.

This will bring new people to the area and improve the neighbourhood for everyone. New families and students will help the local schools grow, support local businesses, and invigorate the community.

The development in Waikōwhai is replacing approximately 318 social homes that are past their best with up to 1,150 new, warm, dry, healthy homes. The new homes will be a mix of social homes and homes to buy.

How can I prepare to buy a home in Waikōwhai? What financial products are available?

If you’re thinking about buying a home and not sure where to start, the Roskill Development Information Centre has a range of resources to help you navigate your way through buying a home, including our handy ‘Step-by-step guide to buying a home’. It’s located at 142 May Road, pop in and chat with our team about how Kāinga Ora can support you through the home ownership journey. You can also visit roskilldevelopment.co.nz/how-to-buy to learn more about each step of the home-buying journey.

When will there be homes for sale?

We’re anticipating homes will be available to purchase in 2025. If you haven’t done so already, sign up for regular development updates at roskilldevelopment.co.nz and be first to know when homes are available for purchase in Waikōwhai.



Will the new housing allow for large / intergenerational families?

A range of housing types and sizes will cater for a variety of family demographics, stages of life and price brackets. There will be a mix of apartments, terraced homes and standalone homes.

Will transport plans improve? What about increased traffic in the area? Will there be enough parking? What can be done about parking on berms?

We're working alongside Auckland Transport and others to assess the impacts of the development on traffic. We anticipate that public transport services and walking and cycling access within the area will be enhanced once the development is complete. We're also looking for ways to improve streets and community amenities to get walkways, streets and parks to work better for the community.

Some of the new homes will include on-site car parks. We're looking to provide a good balance between the number of homes and car parks in the neighbourhood.

It is illegal to park on grass berms within the city's urban traffic area. You can report people parking illegally directly to Auckland Transport (AT), either online or over the phone.



Will the schools cope? How will the development impact in school zoning?

We work with the Ministry of Education and local schools to assist with managing school rolls that are affected by development plans.

If relocated during the development, can existing Kāinga Ora customers return to Waikōwhai? What if customers don't want to return?

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

so that customers can move within the neighbourhood, where possible. Alternatively, if a Kāinga Ora customer is happy with where they are relocated there is no requirement to move back again.

What are you doing about illegal dumping?

Kāinga Ora addresses instances of illegal dumping as they arise across our properties. We work closely with the council and the community to find effective solutions to prevent illegal dumping and ensure our properties are well maintained.

An unintended consequence of us taking swift action to maintain our sites is that they can become targets for illegal dumping because people believe rubbish dumped there will simply get cleared. We are committed to working with the community and the council to find long-term solutions that will prevent illegal dumping.

Residents can report illegal dumping on private property by calling Auckland Council on **0800 NO DUMP**, which is available 24 hours a day, seven days a week.

Who do I contact if I have questions about the development happening in Waikōwhai?

If you have any questions about the development, civil works, tenancy or rehousing, feel free to check the back page for details on how to get in touch.



DIG IN AT THE FOOD FOREST THIS SUMMER

Grab your gloves and head down to Tā Tātou Māra Kai, the community garden and food forest in Molley Green Reserve!

Join free garden sessions every Tuesday, 9am – 12pm, at Molley Green Reserve (access via Morrie Laing Ave).

To get involved, scan the QR code and follow Friends of Molley Green on Facebook for more details on upcoming events!



INFORMATION CENTRE CLOSING OVER THE HOLIDAYS

After a very busy year, it's finally time to kick back and relax with friends and whānau. The Roskill Development team would like to thank you for all of your support throughout the year, and wish you all the best this holiday season!

The Roskill Information Centre and Ōwairaka Information Cube will close on Saturday 21 December 2024 and will open again from Wednesday 15 January 2025.

If you need anything in the meantime, you can get in touch with our Customer Support Centre between 8 am to 6 pm, Monday to Friday; or 24/7 for any urgent issues after hours. **Freephone: 0800 801 601** (New Zealand only).

WANT TO KNOW MORE OR GET IN TOUCH?



INFORMATION CENTRE, 142 MAY ROAD OPEN WEDNESDAY – SATURDAY, 10AM – 4PM

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**



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 civil works partner. They prepare the land, remove existing social homes that are no longer fit for purpose, and upgrade streets and infrastructure before building starts. For any questions about civil works please contact LEAD Alliance on **0508 747 48 244** or email wai@leadalliance.nz.