



WESLEY

NEIGHBOURHOOD PROGRESS UPDATE

EXPLORING WESLEY TO SOW SEEDS FOR THE FUTURE

Pedalling through puddles, Wesley Intermediate students took to cycling like ducks to water as they braved rainy weather and explored the urban development kicking off in their community.

Plant the Seed, part of the Construction Plus programme at Kāinga Ora, was an opportunity for the students to discover how they could play a role in the future of their growing neighbourhood.

“Events and activities like these are a great way for us to bring our youngest community members along with us as we go on that urban development journey,” says Nigel Chandra, Construction Plus Manager.

“But it’s more than that, too, and that’s why we call this Plant the Seed – it can spark interest among our tamariki to play an active role in their community’s future or explore careers and other opportunities as they get older.”

Rotating through three hands-on activity stations, the Roskill Bike Hub team first led a tour to show tamariki how cycling can be a fun and sustainable way to see and move around their community. Next, it was all about what happens during development, walking through the steps from identifying steps in removing an existing house to building a new home.

Finally, Lego and chalk became tools to create and plan housing designs, stormwater and traffic management solutions, before applying their new skills in a virtual world thanks to Skills VR.

Community Development and Engagement Coordinator Karla Beazley joined students on the cycle tour and said the rain was no barrier to a valuable experience.

“The rain made it more fun for the students, who literally took to cycling like ducks to water,” she says.

“A lot of them are already involved with the Bike Hub, putting to use the skills they learned from its Bike Train programme and helping encourage others to consider and use more sustainable modes of transport to get around their communities.”



KIA ORA!

Welcome to the Summer edition of the Wesley Neighbourhood Progress Update!

We hope everyone has had a lovely start to 2025 - we can't wait to see what this year brings for the neighbourhood. In this edition, you'll find stories from the community, the latest development update, and information on the upcoming community event, Puketāpapa Day. Let's dive in!

WESLEY (WEST) PROGRESS UPDATE

The planned development in Wesley (West) 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 will be more new homes in the neighbourhood, including social homes, and homes to buy. New infrastructure upgrades are proposed to support the growing community.

WESLEY (WEST)

Activity 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. The Kāinga Ora Customer Liaison Team is working with customers affected by Stage 1 of the development to rehouse them.

During the early stages, we investigate ground conditions to see what's beneath the surface so there are fewer surprises during construction. There could occasionally be temporary stop-and-go traffic management required around investigation sites to keep the community and our construction teams safe.

To date, seven properties have been successfully demolished, including two on Wainwright Avenue and five along O'Donnell Avenue. Currently, demolition is underway at three additional properties, all located along O'Donnell Avenue. We expect these demolitions to be completed in Q1 2025.

We have encountered asbestos contamination in some of the properties. All asbestos is safely removed by certified professionals before demolition takes place. This work is carried out in strict compliance with New Zealand regulations and safety guidelines to ensure the safety of both workers and the surrounding community. You can read more about the process on the opposite page.

We are also planning the demolition of ten vacant properties to take place around Q2 2025, which are primarily located along O'Donnell Avenue. The rest of the removals are expected to follow from Q3 2025 onwards.



TIMELINE

Summer 24/25

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

Autumn 25

- Kāinga Ora customer relocation process continues.
- Infrastructure design continues.
- Stage 1 house removal continues.
- Stage 1 land remediation starts.

Winter 25

- Kāinga Ora customer relocation process continues.
- Infrastructure design continues.
- Stage 1 land remediation continues.
- Stage 1 house removal continues.

WESLEY (WEST) HOUSE REMOVAL

Before we can start preparing the land for building, the old houses that are no longer fit for purpose need to be removed. House removal in Wesley (West) is now underway. Read on to find out more about what happens during the process and the next steps.

Before existing houses are removed

Before the existing houses are removed the health of the land and existing infrastructure is assessed. This includes a range of geotechnical and soil tests and surveys. The existing infrastructure is also assessed to ensure it's in good health and suitable for the proposed plans.

What happens if asbestos is discovered?

Many older homes contain low-risk asbestos that must be safely removed before the houses can be removed. If asbestos is discovered, it is safely removed, transported and disposed of by specialist licenced operators approved by WorkSafe NZ. While we are in the neighbourhood, we always do our best to operate as good neighbours and minimise disruption.

Asbestos is only a risk to health when the material is disturbed and inhaled as fine dust, so workers wear protective clothing and breathing masks during the removal process. Extra precautions are also taken to ensure there is no risk to surrounding neighbours.

During removal, our contractors prevent the release of dust using several measures. This includes fencing and environmental monitors and controls along site boundaries, minimising breakage of solid asbestos, keeping the soil damp, and ensuring asbestos-contaminated material is wrapped in plastic before it leaves the site. The area is then cleaned, and any asbestos dust is carefully collected and disposed of safely.

During house removal

Depending on the state of these houses, we can either remove and relocate them to another area or demolish the house and recycle the building materials. Where a house is unable to be relocated, we work with demolition contractors to demolish it. Materials that can be recycled or upcycled from existing homes are identified and removed. Unfortunately, it is not always possible to retain or recycle materials because there may be asbestos present or because they're not in good condition. A demolition contractor will then remove the remaining houses. Once demolished, most of the materials are taken to a recycling facility. If a house is suitable for relocation, we will work with a specialist contractor to remove it at night, with a traffic management plan in place.

After the existing houses are removed

Once a house is removed, the land is tested again. Sometimes soil can contain small amounts of asbestos or lead from old building materials. The contaminated soil is then removed and securely disposed of.

At each site, testing is undertaken by an independent laboratory. If soil is shown to be contaminated, we are advised on how much needs to be removed, a process which is undertaken by specialist licensed operators. Removed soil is securely disposed of. At this point, we also take the opportunity to dig up and remove old concrete foundations and disused pipes.

What comes next?

Important infrastructure upgrades take place underground to prepare the neighbourhood for new homes. This can include stormwater and wastewater system upgrades, including ensuring the area is resilient in extreme weather conditions. Powerlines, telephone and internet cables are added or converted from above ground to underground. This work is due to begin in the first half of 2026.

We will keep you updated on each stage of the development process as the development in Wesley (West) progresses.

In the meantime, if you have any questions, visit the team for a chat at the upcoming Puketāpapa Day!



JOIN US AT PUKETĀPAPA DAY!

Head to Wesley Community Centre & Roskill Youth Zone for Puketāpapa Day! You'll have the chance to learn about the services and activities available to residents, newcomers, and whanau, and connect with your neighbours.

Stop by the Roskill Development Info table to chat about the development in Wesley (West). Our team will be on hand to answer any questions you have.

We'd love to see you there!

**WELCOME TO
PUKETĀPAPA
DAY**

WESLEY & RYZ CENTRE

MEET THE PEOPLE, GROUPS, SERVICE PROVIDERS AND
COMMUNITY CHAMPIONS WHO HELP MAKE PUKETĀPAPA
A GREAT PLACE TO LIVE AND SETTLE IN.

**SATURDAY 22ND FEB 2025
10AM-2PM
740 SANDRINGHAM RD EXT. MT ROSKILL**

TIENECITY Puketāpapa Local Board Welcoming Communities WESLEY COMMUNITY CENTRE

WEAVING A WARM WELCOME INTO WESLEY'S NEWEST HOMES

Weaving a warm welcome into Wesley's newest homes Community, culture and connection are being woven through Wesley as the neighbourhood marks a meaningful step forward.

The first new Kāinga Ora social housing complex with a community room in Puketāpapa was completed in late 2024. The community viewing day attracted about 60 people who were undeterred by the wet weather.

Roskill Development and Kāinga Ora teams showcased a three-bedroom and a two-bedroom home at our William Blofield Avenue development, with staff leading tours for attendees before providing hot coffee, a sausage sizzle, and a chat about the work underway and coming up for the Wesley (West) neighbourhood.

Karla Beazley, Community Development and Engagement Coordinator, says the day's success was thanks to the collaboration between build partners, Kāinga Ora and members of the wider community.

"Local champion Jacob was a big help with setup and pack-down, and Tania, our talented local weaver, invited attendees to craft harakeke [flax] fish, or ika," Karla says.

"These will feature as an art piece in our new community room, serving as a reminder of Te Auaunga, the beautiful awa that's a well-known landmark in Wesley."

Children and families enjoyed a variety of activities including Lego and VR, while others learned more about the development in the Wesley (West) neighbourhood.

Our community also took a moment to pay its respects to Rima Sikei, a much-respected local rangatahi who tragically passed away nearby in 2017.

"Our teams worked together with community leaders to remember him and in hopes of inspiring future youth," Karla says.

"Global Hope Missions wrote a poem dedicated to Rima, and these are now everlasting words engraved into a plaque by our new community room – to recognise courageous past, present and future rangatahi."

(Head over to the next page to see photos from the event.)



PLANT THE SEED AT WESLEY INTERMEDIATE SCHOOL

Construction Plus, and its Plant the Seed programme, is all about creating opportunities for school children to learn about the large-scale developments happening in their areas. Check out the photos from their latest visit.



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

- » **Phone:** (09) 953 8206
- » **Website:** roskilldevelopment.co.nz
- » **Email:** info@roskilldevelopment.co.nz
- » **Facebook:** [facebook.com/roskilldevelopment](https://www.facebook.com/roskilldevelopment)
- » **E-newsletter:** Subscribe to our latest updates by visiting the website or sending us an email

ŌWAIKAKA INFO CUBE

80 Hendon Avenue, Ōwairaka | Thurs and Sat, 10am - 4pm
09 953 8206 | 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.

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**