



ŌWAIRAKA

PROGRESS UPDATE

WINTER 2022

ŌWAIRAKA DISTRICT SCHOOL MAKES GOOD USE OF COMMUNITY GARDEN BEDS

The community garden on Hendon Ave has proven an excellent use of the land while it was awaiting development. Now that it's time to build new homes on the site, the garden has been disestablished and its 'bones' are being reused to serve the community again. With help from Piritahi, the macrocarpa garden beds were uplifted in April and donated to Ōwairaka District School as part of the school's 'Garden to Table' project.

The school was extremely grateful to receive the 14 garden beds from the Hendon Avenue Community Garden. The donation allows the staff and students to further develop their own garden area, adding more capacity to grow produce for Garden to Table.

The Garden to Table programme builds life skills through highly practical, hands-on classes – not only teaching tamariki how to grow, harvest, cook and share seasonal vegetables but also building awareness of responsibility for the environment, healthy eating and community connectedness.

It's also an opportunity to be culturally responsive to the diverse community of Ōwairaka. Cooking food from many different cultures enables children to feel like they belong, their expertise is valued and differences are celebrated.

The programme is curriculum-integrated and provides authentic and real-world learning opportunities by taking learning outside the classroom. Learning includes maths, science, writing and reading, and encourages the children to take their gardening and cooking skills home.

The Garden to Table programme receives no government funding. Ōwairaka District School had put aside money in the budget for new garden beds, but the donation from Kāinga Ora has meant that those precious funds can be used for other aspects of the programme.





DISCOVER WHY THE ŌWAIRAKA KINDERGARTEN IS A COMMUNITY TREASURE

Kāinga Ora is committed to supporting the Ōwairaka community to grow and thrive. One of the most cherished community facilities in the neighbourhood is the Ōwairaka Kindergarten, which was established 68 years ago.

Head Teacher, Fiona Dennis says the kindergarten's outdoor environment is one of its greatest assets.

"The kindergarten is in a beautiful setting within a big garden with mature trees that give lovely shade in summer. The children have all sorts of areas to explore and plenty of room for running and climbing and sandpit play."

There's a huge range of high quality resources available to children, both outside and within the kindergarten.

"The kindergarten has a philosophy of play-based learning," says Fiona. "The teachers work alongside the children helping them with their special interests and projects."

Children are encouraged to express their creativity through art materials, imaginative play, and outdoor play. The teachers incorporate rich language, early literacy and mathematical concepts into the day. The team embraces the diversity in the community and encourages

children's understanding of Māori and Pasifika cultures and languages. "We also have a focus on nurturing life skills in the children like perseverance, resilience and independence," says Fiona.

Many of the children become students at Ōwairaka District School, right next door to the kindergarten.

"Both the children and their whānau make wonderful connections to other families in their neighbourhood. These friendships make the transition to school so much easier for the children," says Fiona.

Ōwairaka Kindergarten is accepting enrolments now for preschoolers aged from two years old. Your child can attend from two to five days a week between 8.30am and 12.30pm or 8.30am and 2.30pm, during term time. All children can get up to 20 hours of early childhood education (ECE) fully funded.



Please get in touch with Fiona to find out more.

Phone: 09 846 5476

Email: owairaka@aka.org.nz

Go to the website below to see a video of the inviting and engaging environment that the children enjoy.

aka.org.nz/our-locations/Owairaka-Kindergarten



LOCAL BUSINESSES THRILLED TO GET CAR PARKS BACK FOR CUSTOMERS



Community Liaison Advisor for Piritahi, Cherri-Kei Davidson, and Piritahi's Project Design Manager worked with Auckland Transport to achieve a great outcome for the community and customers of local businesses when car parking spaces were unexpectedly removed earlier this year.

In February, the owners of Hendon Laundromat and Young George Café alerted Piritahi that the car parking spaces directly outside their business premises had been replaced by a no-stopping line.

Although Piritahi's original submission included parking in front of Hendon Laundromat, Young George Café and Wandering Willow, Auckland Transport raised concerns about the ability of buses to pass parked cars safely without hitting the traffic island.

We were asked to provide tracking to show that a car parked at the end of the no-stopping line would not impact the ability of buses to move past safely.

In early March, Cherri-Kei was able to share the news that Auckland Transport had given authority to remove some of the yellow lines outside the businesses to allow for customer parking, as they were satisfied that the design met safety needs.

The local business owners were thrilled with the result. "This is great news. Thank you very much for your effort. It'll be much appreciated by the customers who use the services we provide to the local community," said the proprietor of Hendon Laundromat.

ŌWAIRAKA'S FIRST SALVAGE YARD DAY IS A BIG HIT!

In May, Ōwairaka held its first ever community Salvage Yard event. The Salvage Yard gave us a chance to share quality building materials and fittings we've rescued from Ōwairaka demolition sites with Aucklanders keen to recycle the materials in their own projects. There was no charge for the weatherboards, window frames, gates, tapware, doors and other items collected. The event was a big hit with the community. We had around 60 appreciative people stop in, from neighbours and locals to people as far flung as Bethells Beach.

Lee from Woodward Road was delighted to collect some timber panelling to use in a raised vege garden bed. Emily and her partner, from Waterview, are currently renovating an older home and were after some original doors from a similar era to match their existing ones. They told us they were working with a tight budget and were happy to be repurposing materials and reducing the carbon footprint of their renovation.



ŌWAIRAKA



ŌWAIRAKA DEVELOPMENT PROGRESS UPDATE

The development work in Ōwairaka is being undertaken in stages over five years. As part of Stage 1, 78 state homes have been completed and 12 state homes are due for completion by the end of the year.

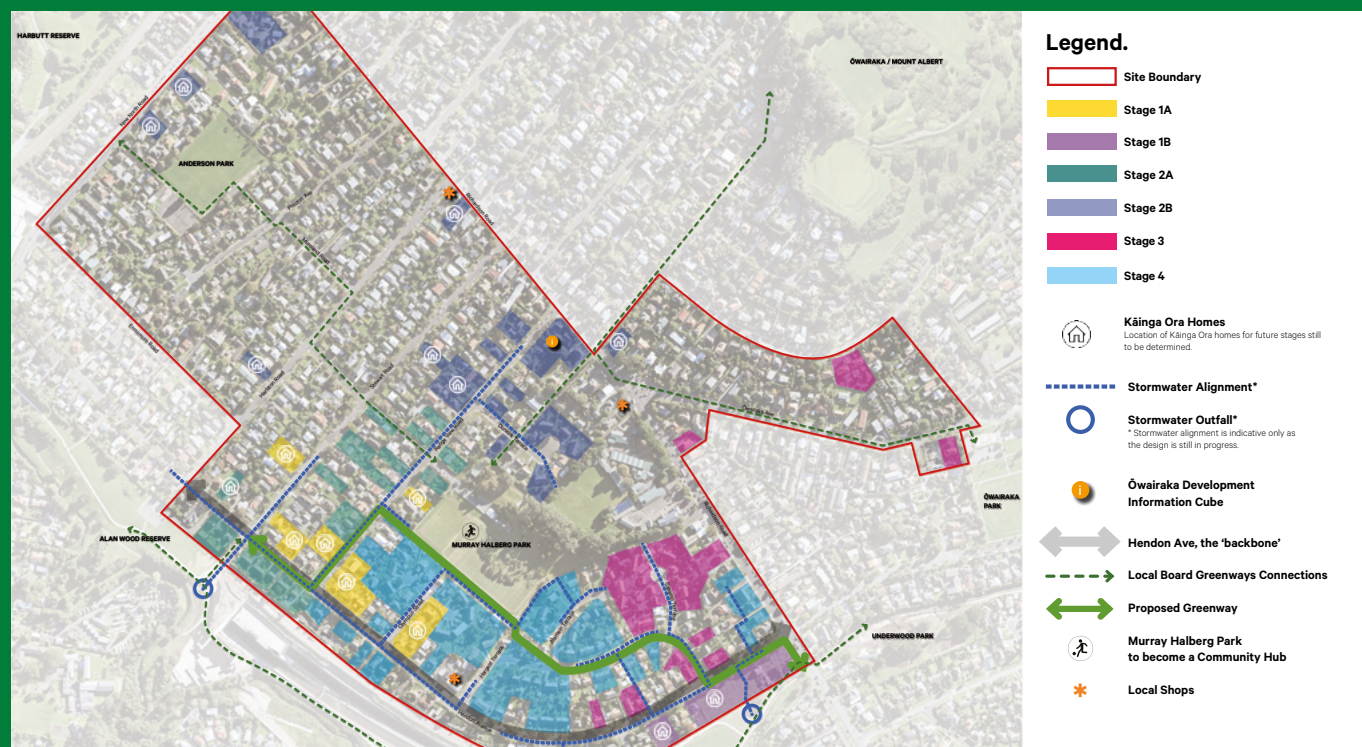
Civil works are commencing for walk-up apartment blocks on Hendon Avenue, comprising a total of approximately 150 state and market homes.

Stage 2 is well underway with approximately 179 state, affordable and market homes currently under construction. Stage 3 is also undergoing consenting processes with civil works expecting to have progressed by the end of the year.

We have completed all customer relocations, and are in the phase of house removals and land remediation for Stage 4; the largest and final stage of Ōwairaka.

| | Stage 1 | Stage 2 | Stage 3 | Stage 4 |
|----------|---------|---------|---------|---------|
| State | 140 | 53 | 52 | 47 |
| Market * | 108 | 223 | 162 | 435 |
| Total | 248 | 276 | 214 | 482 |

* Approximate numbers only. Around 50% of the homes are delivered as part of the affordable housing scheme (i.e. KiwiBuild and Build to Rent programme). The total number of new homes delivered to the Ōwairaka neighbourhood is around 1,220 homes.



ESTIMATED DEVELOPMENT TIMELINE

2020

- » First 22 market homes available to purchase off the plan
- » First 21 new state homes completed

2021

- » First affordable homes available to purchase
- » Construction underway for first market homes
- » Infrastructure works completed on Range View and Stewart Road
- » More state homes completed

Late 2022

- » Most infrastructure works completed
- » Construction works focus on house builds (state, market and affordable)
- » More homes and apartments become available for purchase

NEW HOMES FOR SALE

A selection of homes ready to buy now in Ōwairaka and the surrounding Roskill Development neighbourhoods. Visit roskilldevelopment.co.nz to download the pricelist and see all the home available now.

\$749,000



JALCON | APARTMENT

- 1 bedroom
- 1 bathroom
- 1 car park

Secure this gorgeous apartment with a 5% deposit.* Enjoy generous open plan living with impeccable interiors and extra storage in this lock-up-and-leave haven.

** T's and C's apply.*

\$1,174,000



NEILSTON HOMES | TERRACE

- 3 bedrooms
- 1.5 bathrooms
- 1 car park

Secure your spot in this boutique development in Ōwairaka. This stunning terraced home has an easy, open-plan flow and floor-to-ceiling windows, maximising the connection with the outdoors.

\$899,000



JALCON | APARTMENT

- 2 bedrooms
- 1 bathroom
- 1 car park

Enjoy generous open plan living with impeccable interiors and extra storage in this lock-up-and-leave haven. Secure this gorgeous apartment with a 5% deposit.*

** T's and C's apply.*

\$950,000



NEILSTON HOMES | TERRACE

- 3 bedrooms
- 1.5 bathrooms
- 1 car park

Large windows that welcome in the sun, light and views of nearby Puketāpapa (Mt Roskill) sets this contemporary terraced home apart.

TREES TRANSPLANTED OR PUT TO USE BY THE COMMUNITY

With the Ōwairaka Development Info Centre site entering its next phase of development, the trees on the site have been assessed by arborists to find out whether they can be transplanted successfully. Unfortunately, not all of the trees could be saved because one or more factors makes them unsuitable for transplanting. These include their age, size, species and disease/contamination status.

Replanting or reusing the trees locally

The trees that could be transplanted have been moved to Te Whangai Trust, a local community-led native nursery and life skills development hub. The trust is looking after the native trees and cuttings until suitable local homes are found. The trees that have been cut down will be gifted back to the community for use by mana whenua artists, Māra Hūpara for nature play logs, and for seedlings or mulch.

We hosted a dawn poroporoaki (farewell) by local mana whenua from Ōwairaka Kuia and Kaumātua Roopu for the trees that had to be removed. The trees were thanked for their service to the community before going back to Papatūānuku.

If you'd like an avocado tree seedling or cutting for your garden, drop by the Ōwairaka Community Hub at the corner of Richardson and Range View Roads.





WHAT'S HAPPENING IN WESLEY?

Between February and April 2022, we asked the community to join the kōrero, and share their vision for the Wesley neighbourhood. They told us what they love about Wesley and what they would like to see enhanced. This has helped us to create a draft masterplan for the neighbourhood. In July we shared the draft masterplan with the community and asked for further feedback.

You can find out more about the next steps for the Wesley neighbourhood here at roskilldevelopment.co.nz/neighbourhood/wesley

WANT TO KNOW MORE OR GET IN TOUCH?



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

ŌWAIKARA INFO CUBE, 93 RICHARDSON ROAD
OPEN THURSDAY AND 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: owairaka@roskilldevelopment.co.nz
- » Facebook: facebook.com/roskilldevelopment
- » E-newsletter: Subscribe to our latest updates by visiting the website or sending us an email.



LAYING THE GROUNDWORK

Piritahi is our civil works partner. They prepare the land, remove existing state homes and upgrade streets and infrastructure before building starts. For any questions about civil works please contact Piritahi on **0508 PIRITAHĪ** or email owairaka@piritahi.nz.



KĀINGA ORA STATE HOME 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**.