

ŌWAIRAKA PROGRESS UPDATE SUMMER 2023

KIA ORA!

Welcome to the Summer 2023 edition of your Ōwairaka Progress Update. In this issue, we'll bring you up to speed on the development timeline and stage progress. We also share everything you need to know about First Home Partner, a great new shared homeownership initiative from Kāinga Ora that's helping first home buyers achieve their dream of owning. Plus, check out some of the gorgeous new homes for sale, read about the closing of the beloved Ōwairaka Hub and the new address of the Ōwairaka Info Cube.

There's lots to catch you up on, so grab a cuppa and get comfy!

A FAREWELL AND NEW BEGINNINGS

Over the past few years, the Ōwairaka Hub (consisting of the Community House and the Ōwairaka Info Cube) has offered locals and visitors a warm and welcoming space to learn about the regeneration happening in the area, meet up with friends and neighbours, and hold community events.

Sadly, the hub had to close down in September last year. The Community House couldn't be relocated due to health and safety reasons, so we held a special farewell event with the community. Kirsten Petersen worked alongside the community at the Ōwairaka Hub for the last two years.

"It was such a privilege working with local whānau at the hub. I'd like to thank everyone who walked through our doors. A special mihi goes out to our community groups, whose dedication and creativity helped make the Community House such a warm, and welcoming place for all."

The Info Cube has been relocated to 80 Hendon Avenue. We kicked off its new stage of life with a fantastic day out for aspiring homebuyers on November 26th. The Ōwairaka

Sales Day gave the community an opportunity to meet our valued build partners including Jalcon Homes, Neilston Homes and Property Partners – who were all on-hand to answer questions and show people around.

Keep an eye on our Facebook page for news of the next sales day in Ōwairaka.



The friendly Ōwairaka Info Cube team are available Thursday and Saturday from 10am – 4pm at 80 Hendon Ave to answer questions about development in Ōwairaka, the homes for sale and how to buy.





If your deposit and home loan aren't enough to buy a home, First Home Partner could help to bridge the gap.

FIRST HOME PARTNER

A NEW WAY TO BUY YOUR FIRST HOME

WHAT IS FIRST HOME PARTNER?

First Home Partner is a new and exciting way to help support aspiring first home buyers by giving them the helping hand they need to afford a home in the current market through shared ownership.

HOW DOES FIRST HOME PARTNER WORK?

This means that instead of owning the home outright, a buyer initially purchases the home with Kāinga Ora. We provide equity toward the purchase of the home and, in return, take a share in its ownership. The new homeowners then buy this share back from us over time.

“We provide equity toward the purchase of the home and, in return, take a share in its ownership.”

The make-up of shared ownership is affected by several factors, including:

- How much money you have to put towards your deposit.
- How much a participating bank is willing to lend you.
- How much Kāinga Ora will contribute towards buying the home.

You need to provide a minimum 5% contribution towards a deposit and meet the lending requirements of one of our participating banks. We can offer a maximum contribution of 25% of the purchase price or \$200,000 towards a home purchase – whichever is lower. A home loan from a participating bank then makes up the difference.

Even better, you do not need to pay interest or fees on the equity contribution from Kāinga Ora for the first 15 years of ownership.

Once you've moved into your new home, we will work with you over the years to help support you to buy our share back and become independent homeowners.

HERE'S AN EXAMPLE:

- You have saved 10% of the purchase price of a home. (Your deposit can also include money from your Kiwisaver or a Kāinga Ora First Home Grant).
- A participating bank is willing to lend you 75%.
- Kāinga Ora contributes 15% to purchase the home with you in return for a 15% share of ownership in the home.
- That's 100% of the purchase price. You're on the ladder!

WHO CAN APPLY?

To be eligible for First Home Partner, you must:

- Be over 18 years old
- Be a New Zealand citizen, permanent resident, or a resident visa holder who is “ordinarily resident in New Zealand”; OR be applying with someone who meets the citizenship or residency requirements, and you are married to or in a civil union or de facto partnership with that person
- Have a total household income before tax of no more than \$130,000
- Have a good credit rating (subject to a credit report)
- Be a first home buyer
- Not previously received shared ownership support from Kāinga Ora
- You must be buying the home for you to live in and commit to living there as your primary place of residence for at least three years from your settlement date.

HOW DO I APPLY?

All the information you need, including an application form, can be found at:

kaingaora.govt.nz/home-ownership/first-home-partner/

ŌWAIRAKA DEVELOPMENT PROGRESS UPDATE



Progress at Ōwairaka continues at pace. The development is being undertaken in stages over five years. You can check out our proposed development plans below to learn about all the new homes coming to the neighbourhood.

| NEW HOMES | 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.

STAGE 1.

Construction of 90 state homes complete, with the remaining 158 state and market homes due for completion by Q4 2024.

STAGE 2.

Construction is well underway and continuing until Q2 2024.

STAGE 3.

Construction of 2 state homes is complete, with 59 state and market homes underway. Construction continues until around Q2 2025.

STAGE 4.

Removal of all existing homes complete, with infrastructure works due for completion by Q1 2024.

ESTIMATED DEVELOPMENT TIMELINE

| 2020 | 2021 | 2022 | 2023 |
|---------------------------------------------------------|----------------------------------------------------------------|--------------------------------------------------------|-----------------------------------------------------------------------------------------|
| » First market homes available to purchase off the plan | » First affordable homes available to purchase | » Stage 1A state homes complete | » Most Stage 2 market homes complete |
| » First new state homes complete | » Stage 2 state and market homes construction commence | » More Stage 2 homes complete | » Stage 3 and Stage 4 homes available to buy off the plan |
| | » Infrastructure works on Range View and Stewart Road complete | » Stage 3 state and market homes construction commence | » Road construction commences for new road (linking Olympus Street and Hargest Terrace) |
| | | » Most infrastructure works complete | » New Alamein Terrace extension complete |

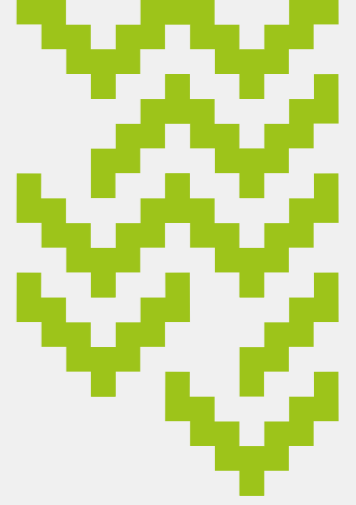
WHICH HOMEOWNERSHIP PRODUCTS COULD BE RIGHT FOR YOU?

Kāinga Ora offers several products to give you a helping hand into homeownership.

| Product | For first home buyers | For previous home owners | Income Caps | House Price Caps | Remember that... |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------|--------------------------|-------------|------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| FIRST HOME GRANT A grant of up to \$10,000 for KiwiSaver members to help with putting together a deposit for their first home. | ✓ | ✓* | ✓ | ✓ | <ul style="list-style-type: none"> You must have contributed to KiwiSaver for at least three years. You will need a deposit of 5% of the purchase price of the home. You will need to live in the home for the first six months. |
| FIRST HOME LOAN Loans made by select banks and other lenders that can make it easier for you to get into your first home by lowering the required deposit to 5%. | ✓ | ✓* | ✓ | | <ul style="list-style-type: none"> You will need to meet the lending criteria of a participating bank or other lender. You must live in the home for the full life of the loan. |
| FIRST HOME PARTNER A shared ownership scheme to help first home buyers whose deposit and home loan aren't quite enough to buy a home, purchase a new home together with Kāinga Ora. | ✓ | ✓* | ✓ | | <ul style="list-style-type: none"> You will need to meet the lending criteria of a participating bank or other lender. You will need a deposit of 5% of the purchase price of the home. The maximum contribution Kāinga Ora will make is 25% of the price or \$200,000 (whichever is lower). |
| KIWISAVER FIRST-HOME WITHDRAWAL You may be able to withdraw your KiwiSaver savings to put towards buying your first home. Kāinga Ora provides qualifying previous homeowners with a letter to assist in the withdrawal. | ✓ | ✓* | | | <ul style="list-style-type: none"> The withdrawal is made through your KiwiSaver provider who will determine the withdrawal conditions. \$1,000 must remain in your KiwiSaver account. |
| KIWIBUILD An initiative that provides opportunities for New Zealanders to purchase new homes at more affordable prices. | ✓ | ✓ | ✓ | ✓ | <ul style="list-style-type: none"> You will need to live in the KiwiBuild home for a minimum period of time before the home can be rented or sold. |
| KĀINGA WHENUA LOAN An initiative between Kāinga Ora and Kiwibank to help Māori achieve home ownership on their multiple-owned land. | ✓ | ✓ | | ✓ <i>(loan cap)</i> | <ul style="list-style-type: none"> The dwelling must be on multiple-owned Māori land. You will need to meet the lending criteria of Kiwibank. There is a maximum loan cap of \$500,000. |

* Asset cap conditions apply

The eligibility criteria for all home ownership products is available at kaingaora.govt.nz/home-ownership.



NEW HOMES FOR SALE

Here's a taste of just a few of the gorgeous homes available to buy now in Ōwairaka and nearby. You'll find the latest price list for all the homes available in the Roskill Development at roskilldevelopment.co.nz.



FROM \$650,000

JALCON APARTMENT

🛏️ 1, 2 or 3 🚿 1 or 2 📏 48 - 88m²

- Fixed price contract
- Construction underway, move in mid 2023
- Generous open plan living with impeccable interiors
- Car park + storage locker



\$550,000

JALCON KIWIBUILD APARTMENT

🛏️ 1 🚿 1 📏 48m²

- Excellent local amenities, parks and easy access to central city
- Only 1 year occupancy!
- Selling as direct sale, no ballot!
- Move in mid 2023



ENQUIRIES FROM \$730,000

PROPERTY PARTNERS APARTMENT

🛏️ 2 🚿 1 📏 61m²

- Seamless open plan living
- Architecturally designed by Oxygen architects
- Complimentary bike storage on site
- Designer kitchen with engineered stone
- Completion in May 2023



\$619,000

MIKE GREER APARTMENT

🛏️ 1 🚿 1 📏 57m²

- Available to move in August 2023
- Ground level apartment
- 10 Year Registered Master Build Guarantee
- Only 8km from the CBD



2023
PROGRAMME



URBAN DEVELOPMENT



FUTURE SQUAD PROGRAMME

The Future Squad programme gives students an opportunity to learn about the Housing and Urban Development industry and its various pathways and career opportunities from leading professionals within the industry. Students can gain NZQA unit standards through the programme and access to work experience.

Learn about the key stages of the building process and get a detailed overview of the large-scale development projects in Auckland managed by Kāinga Ora. The programme includes site visits and a career panel discussion where students will hear about the different job opportunities in the urban development and construction industry.



To find out more, email futuresquad@kaingaora.govt.nz. You can also register now by scanning the QR code, or go to form.typeform.com/to/jZ5UAD6u.

WANT TO KNOW MORE OR GET IN TOUCH?



ŌWAIRAKA INFO CUBE, 80 HENDON AVENUE 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**