



ROSKILL SOUTH

COMMUNITY UPDATE

SUMMER 2023

KIA ORA!

Welcome to the Summer 2023 edition of your Roskill South Progress Update. Here you'll find all the latest about what's happening in your community, including development updates, stunning new homes for sale, and how we can give you a helping hand on your journey towards homeownership. Read on to learn about the now regenerated and newly-reopened Freeland Reserve, and an archeological discovery in Roskill that's inspiring May Road School Students to dig deeper into their area's history.

COMMUNITY COMES TOGETHER TO CELEBRATE FREELAND RESERVE

The rain held off for the local community and the Roskill Development team for the Freeland Reserve Celebration event, held on October 29th in the Roskill South neighbourhood. The event was a huge success with over 500 people attending.

The Roskill development team, Piritahi, build partners, and people from the community came together to help mark a significant neighbourhood milestone – the completion of an innovative new community amenity for the people of Roskill South.

The regeneration of Freeland Reserve has not only been about better management of storm water and waterways, it has been designed as a place for the community to enjoy walkways, BBQ's, native planting, Māori art and heritage stories.

Previously an area prone to flooding, and lacking safe transport links to local schools, the newly completed Freeland Reserve now serves the community.

Developed in partnership with Mana Whenua, the innovative waterway network at the reserve has seen Te Auaunga Awa returned to its natural state, with the daylighting of a stream that was previously piped underground.



Pastor Graeme Hight from Roskill Baptist Church and Whaea Helene Crowne opened the proceedings, with inspirational speeches welcoming the community back to the reserve and thanking everyone for their mahi.

The vibrant celebration at Freeland Reserve couldn't have taken place without the input of 23 community groups, who helped with the setup, and organised music, entertainment and operational logistics on the day.





Students from May Road School's Mana Whenua Group: Irie Hunt Enosa, Lefine Tanuvasa, Gabrielle Nikora

SHELL MIDDEN PAVES THE WAY TO WHAKAPAPA

An archaeological shell midden discovery in the Roskill neighbourhood has inspired May Road School's Mana Whenua group to uncover more about the day-to-day workings of early Māori villages, and to revitalise their connection to whakapapa with the input of local iwi.

'Shell midden' is an archaeological term used to classify the discovery of fossilised fish, shellfish and various other things used (and discarded) in traditional Māori food preparation. Shell middens were also used by early Māori as a fertiliser to cultivate and grow village gardens, and as a material for pathways that could be seen at night! It was even used on where floors to help keep them dry.

When Kāinga Ora plans developments, archaeologist Dr Hans-Dieter Bader is part of the due diligence team who assess the land before construction begins. His work includes exploring any heritage and archaeological issues that should be taken into account before work commences.



The shell midden is uplifted from its original site near May Road School.

Dr Hans-Dieter Bader has a longstanding involvement with May Road School's Mana Whenua group, which is part of the Outreach programme, initiated to teach local tamariki about Māori heritage through an archaeological lens. The Mana Whenua group is made up of 10 or so mixed culture and gender students, aged between 10 and 11 years old, who meet once a week.



The shell midden was moved to the school grounds under a giant pohutukawa.

"May Road School is built on a small Māori pāpa kairanga (village settlement). Shell midden discoveries made here are interesting because they teach us about the scale of Māori settlements and villages, how big they were and how they functioned," explains Dr Hans-Dieter Bader.

Shell midden discoveries are one of the first things revealed in archaeological digs. They're the first piece of a puzzle leading archaeologists to construct a bigger picture about Māori villages, populations and how they lived.

"From an archaeological perspective, once shell midden is removed from a site it's not worth that much because we can't discover anything more or anything new. But from a cultural perspective the presence of shell midden is the ultimate footprint and shadow of the past. The mana of shell midden can connect us to ancestors," Dr Hans says. The preservation of the shell midden found near May Road school is led by this cultural perspective and becomes a precious learning tool to teach tamariki about their heritage.

At the moment, the shell midden has been blessed by Ngāti Whātua Ōrākei and Te Ākitai Waiohū, and is resting under the safety of an ancient pohutukawa tree on the school grounds.



The preservation of the shell midden means it has become a learning tool to teach tamariki about their heritage.

To read more about this fascinating discovery, visit roskilldevelopment.co.nz/news/shell-midden-paves-the-way-to-whakapapa.

HOMES FOR SALE IN ROSKILL SOUTH

Keen to buy a home in Roskill South? A wide variety of brand new homes, in all shapes and sizes are available to purchase now! Check them out below. For more information, reach out to our build partners directly.



\$995,000

3 bedrooms 1.5 bathrooms 1 car space 99m²

NEILSTON HOMES | TERRACE
9 KOTERO ROAD

An amazing opportunity to secure a fantastic freehold, brand new three bedroom home in Mt Roskill. This light filled home, in a boutique development of five stands out from the rest.



\$895,000

3 bedrooms 2 bathrooms 1 car space 99m²

NEILSTON HOMES | TERRACE
23 FREELAND AVE

These end terrace homes have windows to three sides and a generous garden. Enjoy great street appeal, contemporary design and floor-to-ceiling windows.



\$1,050,000

3 bedrooms 2 bathrooms 1 car space 101m²

AVANT GROUP | TERRACE
11 PLAYFAIR ROAD (KERI)

Open plan living flows to a private landscaped courtyard, creating an easy and functional entertaining space, while three bedrooms offer plenty of natural light and a warm, inviting colour scheme.



\$895,000

2 bedrooms 1 bathroom 1 car space 75m²

AVANT GROUP | TERRACE
61 FREELAND AVENUE (WHAKATŌ)

Built to stand the test of time, these beautiful low maintenance homes are designed by award winning Crosson Architects. Featuring open plan living and great indoor/outdoor flow.

A HELPING HAND INTO HOMEOWNERSHIP

Not everyone's journey towards homeownership is the same and not all homebuyers need the same level of support to get into their first home. If you are looking at buying your first home but are not sure where to start, Kāinga Ora offers, and supports, several products and resources that can give you a helping hand.

Have a look at the table on the next page, to see what could be right for you.

Check out our online guide which helps you figure out what products you could be eligible for at the click of a button: kaingaora.govt.nz/first-home-decision-tool

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.	✓	✓		✓ (loan cap)	<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.

ROSKILL SOUTH DEVELOPMENT PROGRESS UPDATE



The development is on track and construction is moving ahead at pace in Roskill South. We now have homes completed or underway in all four stages. See the table and timeline below for more details. We're thrilled to have 186 state homes completed in stage 1 and 2 and customers settled in for a warm, dry winter ahead.

There are still a small number of market and affordable homes completed and available to buy in our first two stages, and plenty more scheduled for completion by the end of 2023.

All of the remaining planned state homes in Roskill South Development are due for completion in mid and late 2023. Construction of all new market and affordable homes is scheduled for completion in late 2024 to early 2025.

	Stage 1	Stage 2	Stage 3	Stage 4
State	127	59	92	28
Market*	0	244	279	119
Total	127	303	371	147

*Approximate numbers only. Around 50% of the market homes will be in a more affordable price range (i.e. priced from \$500,000 to \$650,000 delivered under the KiwiBuild programme). The total number of new homes delivered to the Roskill South neighbourhood is around 1000 homes.

STAGE 1.

Stage 1 of the development is almost complete with 127 new state homes tenanted. A further 23 state homes are scheduled for completion in Q3 2023.

STAGE 2.

Stage 2 state housing is completed with 59 new homes tenanted. Over 40 market and affordable homes completed with construction of over 250 new state homes under way.

STAGE 3.

60 state homes delivered. Over 80 state homes in total to be completed by Q2 2023. 100 market and affordable homes under construction for completion in Q3 2023 and over 40 more due by Q2/Q3 2024.

STAGE 4.

Final stage for Roskill South Development. 28 state homes under construction for delivery in Q3/Q4 2023. 120 market and affordable homes to commence construction this year.

ESTIMATED DEVELOPMENT TIMELINE

Summer 2022 / 2023

- Freeland Reserve upgrade completed and open to public
- More Stage 2 market and affordable homes completed
- Stage 3 market and affordable homes construction commences on market sites
- Majority of Stage 3 state housing completed and Stage 4 construction underway

Autumn 2023

- Stage 3 state homes completed
- More Stage 2 and 3 market and affordable homes available for release
- First Stage 4 market homes commence construction

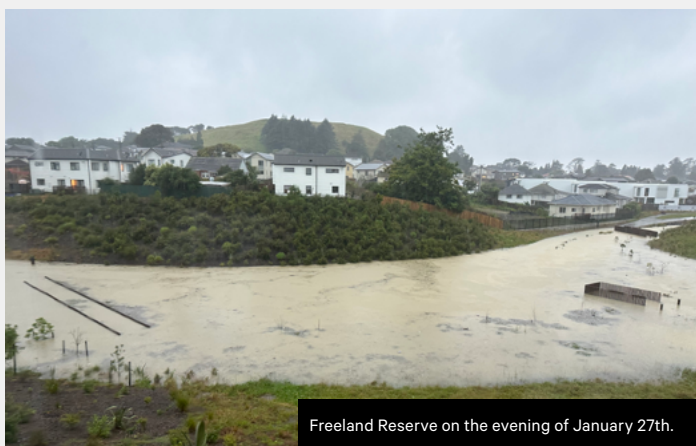
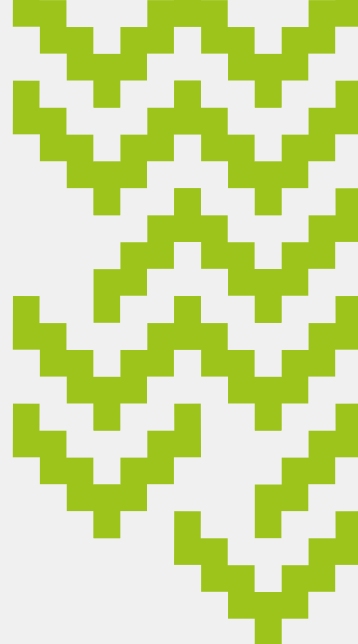
Winter 2023

- State home construction and delivery of new warm, dry homes concludes with all four stages due for completion
- More Stage 2 and Stage 3 market and affordable homes completed
- Construction for remaining market sites in Stage 4 underway

FREELAND RESERVE DOES ITS JOB IN AUCKLAND'S FLOODS

Wherever Kāinga Ora enables new homes to be built, our first task is reviewing and redesigning the infrastructure that protects the environment and keeps communities safe. As soon as the heavy rain hit Auckland on Friday the 27th of January, our civil works partner, Piritahi, who is tasked with improving and building new infrastructure, leapt into action to check on families in our development neighbourhoods and keep a close eye on how the infrastructure was coping.

It was good to see that the infrastructure performed as it is designed to, despite the unprecedented rain event. In Roskill Development, Freeland Reserve stood up well to the weather onslaught, protecting neighbouring properties from floodwaters and directing rainwater down the overland flow path. This prevented more widespread flooding avoiding greater amounts of debris and contaminants getting into our waterways.



Freeland Reserve on the evening of January 27th.



The reserve on Tuesday 31st January.

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



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 PIRITAHİ** or email roskillsouth@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**



Kāinga Ora
Homes and Communities



**Roskill
Development**
Roskill South