

Roskulture

AROUND ROSKILL AND NEARBY NEIGHBOURHOODS

ROSKILL DEVELOPMENT

MEET OUR BUILDER PARTNERS

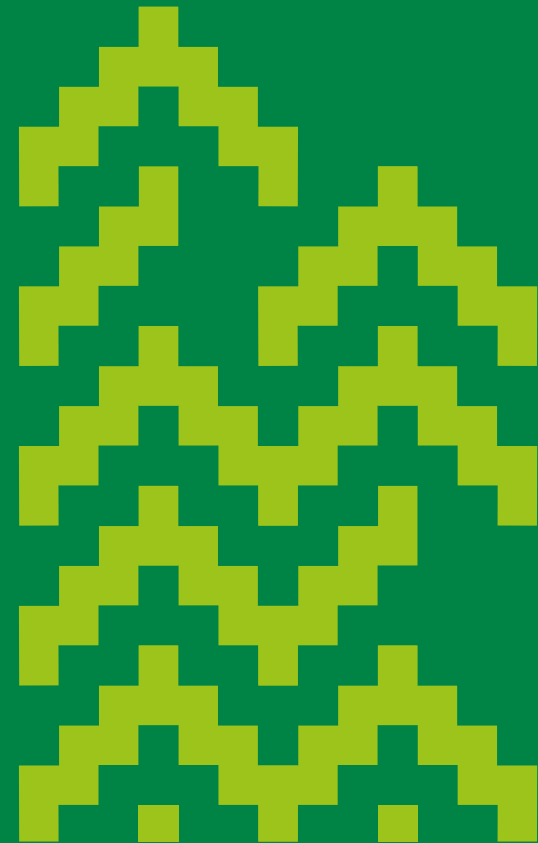
SIGNATURE DISH

CAZADOR IS AHEAD OF THE GAME

DIG THIS

ARCHAEOLOGY IN OUR COMMUNITY





Welcome to the third issue of *Roskulture*, your local magazine for the people of Roskill and nearby neighbourhoods. *Roskulture* is produced by Kāinga Ora – Homes and Communities. Kāinga Ora is running the Roskill Development, a programme that will bring around 11,000 new homes to Mt Roskill and surrounding areas over the next 10-15 years.

Roskulture is one of the ways we keep in touch with the community and let people know about the changes coming to their neighbourhoods. You can also check out our website at roskilldevelopment.co.nz or follow us on Facebook at facebook.com/roskilldevelopment. Come and say 'hi' to the friendly team at the Roskill Development Information Centre, 142 May Road (corner of May Road and Glynn Street), Wednesday to Saturday, 10am-4pm. The Ōwairaka Info Cube, at 93 Richardson Road (corner of Richardson Road and Range Road), is open Thursday and Saturday 10am-4pm.

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THREE OF OUR STAR CONTRIBUTORS

Our thanks go to these three for their work on this issue:



BEN LAWRENCE, PHOTOGRAPHER

Whether it's work or play, Ben Lawrence loves photography. In his leisure time he enjoys capturing travel and landscape photos and his portfolio of professional work includes people, products, advertising and brand imagery. Originally from Wellington, Ben moved to Auckland after living in Berlin for a year. In this issue of *Roskulture*, Ben photographed archaeologist Dr Hans-Dieter Bader and the kids and grown-ups at May Road School.



MICHELLE HYSLOP, PHOTOGRAPHER

Michelle has photographed people in and around Tāmaki Makaurau for more than 15 years. She enjoys learning about her subjects and conveying a part of who they are in her pictures. She loves tramping and has a goal of ticking off Aotearoa's Great Walks. The work she is most proud of is a photography project on Kauri Dieback, using her skills to share information and amplify voices and stories. In this issue, Michelle captured the family – and the food – of Cazador.



JERMAYNE KAIPO-IEROME, WRITER

Ten-year-old Jermayne Kaipo-Ierome is a senior student at May Road School. She is part of the school's Mana Whenua group. Jermayne wrote about her learning experience after a question she asked sparked a line of enquiry.

ROSKULTURE IS PUBLISHED BY



UNDER THE MOUNTAINS – THE ARCHAEOLOGY OF OUR MAUNGA

Jessie Kollen speaks to an expert about the role of archaeology in Roskill Development.

Meet archaeologist Dr Hans-Dieter Bader. Hans looks deep into the material history of Tāmaki Makaurau, working with mana whenua, developers, and other experts to uncover the story of the landscape of our maunga and neighbourhoods.

With today's Kāinga Ora Roskill Development project, the areas of Mt Albert, Ōwairaka and Mt Roskill are changing. As the faces of our maunga and urban centres transform with regeneration and amenity, there is another kind of work to be done. Archaeology.

When we think of archaeology, it's easy to picture pyramids, colonial explorers in pith helmets 'discovering' the secrets of ancient civilisations. Or even pop culture icons like Indiana Jones stealing lost taonga and carrying them off... So we asked Dr Hans-Dieter Bader, what does it mean to work as an archaeologist in Tāmaki Makaurau today? What does archaeology tell us about our local maunga?

Standing by the digger

When urban development takes place, archaeologists are part of the team that oversees the change. As the old state homes are removed in preparation for new homes to be built, Hans is busy with background research. "I'm looking at historic maps and texts to create a picture of how the landscape might have been in the past," he says. "Then I look at how the modern people would have changed and impacted the area."

This overview tells him what he can expect to find in a specific place. "For the developers this is called a 'risk map' – because there is the risk that their work will be halted by finding something of archaeological interest!"

Sometimes Hans just takes a quick walkover of the site, or he'll monitor the digger as it removes the topsoil, or he might be telling the digger where to dig trenches. "It's all done with cultural monitors and mana whenua, and it only becomes an archaeological excavation if we find something," he says. "That's when we put the team of specialists together."



Whakaute and tikanga

We asked Hans how he works with the whenua of a culture not originally his own. “Respect, that’s what it is,” he says. “Having a personal relationship with mana whenua, and listening to what kuia and kaumatua have to say. The archaeological narrative is not a replacement for oral tradition. It is a different view that enhances the korero if it is done correctly. If you imagine that oral traditions are voices on the stage of history, then archaeology is a way of looking at the theatre.”

When it comes to the sites themselves, Hans says that the physical evidence he is excavating and documenting is embedded in a metaphysical realm that comes from tangata whenua. “As long as I’m aware and following tikanga, I have found there is no real conflict, because more often than not, any material items we find are adding to the oral tradition.”

The maunga of Ōwairaka and Puketāpapa

The volcanic cone of Ōwairaka / Te Ahi-kā-a-Rakataura / Mt Albert was an important pā for Māori of Tāmaki Makaurau. While many of the defences and terraces built by its early inhabitants have been lost, the maunga remains a site of archaeological, historical, cultural and spiritual significance to mana whenua.

For Māori, planting and harvesting meant that people travelled from pā and kāinga to seasonal camps. “And that’s where you’ll also find ‘shell middens’ – a common archaeological find. People have to eat, and where they have their kaimoana, they leave behind the shells,” explains Hans.

The remnants of Māori field systems can be found on Puketāpapa / Mt Roskill. “An interesting part of the name of this maunga is the ‘te papa’, the planting mounds for kumara,” says Hans. “As well as meaning ‘flat-topped’, the name Puketāpapa hints that we’re in the middle of an important food growing area.”

Exploring the links

New Zealand has a shorter tradition of professional archaeology than many countries. But we are also the last landmass in the world that was settled by people. We can learn a lot about ourselves as humans with this kind of landscape, Hans says.

“Everywhere in the world, when people arrive into a natural environment for the first time, they enter into a relationship with that undisturbed environment – they change it and it changes them.”

Archaeologists are always asking, what is the process? How did Polynesians arriving from different islands of the Pacific become the Māori of Aotearoa? How did they change the land, how did the land change them?

This process happens at some stage in history everywhere in the world.

In places like Europe, the impact is difficult to investigate because it gets ‘over printed’ by the passage of time and people. However, in New Zealand, we can more easily look at how people built a relationship with a new and pristine environment – and how they changed together.

Archaeology should be communicated in a way that’s relevant, says Hans. We can understand the archaeological landscape, then see the relationship to the cultural landscape, and how that is part of our identity right now. “That’s the link,” he says. “That’s the interesting part, exploring and building the links between who we were, and who we are now.”

“If you imagine that oral traditions are voices on the stage of history, then archaeology is a way of looking at the theatre.”



MITFORD, JOHN GUISE, 1822-1854. MT ALBERT, AN EXTINCT VOLCANO (1845). REF: C-089-013. ALEXANDER TURNBULL LIBRARY, WELLINGTON, NEW ZEALAND.



PUKETĀPAPA MAUNGA, WITH ŌWAIKAKA MAUNGA SHOWN ABOVE AND TO THE LEFT. PHOTO TAKEN AT AN EARLIER STAGE OF ROSKILL DEVELOPMENT.

Tools of the trade

“An archaeologist carries all sorts of tools,” says Hans. “Pick axes, hoes, spades, shovels of every size, small handpicks, a tape measure, and of course the classic archaeologist’s tool, a little trowel – I have one that’s always in the pocket of my work trousers.”

Archaeologists use another familiar tool, the mobile phone. It’s their GPS, notebook, camera and video diary. “I can take multiple photos and photogrammetry puts them all together, creating a full picture from various angles,” says Hans. “This is then fed into a geographic information system (GIS) and helps me create a plan. Recently we have started using drones to reach places we can’t get to with the phone camera.”



“MY LIFE IS IN RUINS” – AUCKLAND ARCHAEOLOGIST
DR HANS-DIETER BADER IN KAUNOS, TURKEY, 1987.

“Everywhere in the world, when people arrive into a natural environment for the first time, they enter into a relationship with that undisturbed environment – they change it and it changes them.”



SOME OF DR HANS-DIETER BADER'S
TOOLS OF THE TRADE.

Q&A WITH DR BADER

**DR HANS-DIETER
BADER WORKS AS AN
ARCHAEOLOGIST ACROSS
TĀMAKI MAKĀURAU WITH
A SPECIAL INTEREST
IN ARCHAEOLOGICAL
LANDSCAPE.**

Why archaeology?

I was about 10 years old and I thought, “Man, that would be a cool job.”

Where did you study?

I studied in Germany. For my PhD I looked at regional trading patterns and spent five seasons in the south-west of Turkey to collect the data for it. I worked in Germany too, doing excavations parallel to my studies, with occasional field work in the Near East.

Why New Zealand?

I came to New Zealand because my partner at the time got a job here.

What do you like about being an archaeologist?

It’s true I don’t like paperwork, but I love having the little bits of the mosaic of information and trying to fit them together into something that makes sense.

Te Reo glossary



Kāinga / papakāinga
village / seasonal camp



Kaumātua / kuia
elder / leader



Korero
to speak or to tell stories



Pā
fortified village



Maunga
mountain



Taonga
treasure or property / goods



Tikanga
custom / correct procedure



Whakaute
respect



MAY ROAD SCHOOL DEPUTY PRINCIPAL BETH NOAKES (LEFT) AND PRINCIPAL LYNDIA STUART.

MAY ROAD SCHOOL MAHI

May Road School is looking to the future – built on a solid foundation that combines past and present. By Penny Lewis.

In 2025, May Road School will celebrate its 100th birthday. A lot has happened over the past century, but as the neighbourhood continues to change, the school remains a hub for the community.

Being there for whānau is at the heart of what the school does. “This is intentional,” says May Road School principal, Lynda Stuart. “It takes a village to raise a child and we are a village. The school tries to wrap around the community really strongly. Our school is about teaching and learning, because that’s our core business, but actually it’s far more holistic than that. To meet the needs of children, you have to be able to connect with family – and that’s the broader sense of family,” Lynda says.



MAY ROAD SCHOOL'S MANA WHENUA GROUP. BACK ROW: DANIEL LUI, FATAFEHI TAKEIFANGA, JERMAYNE KAIPO-IEROME, VAMAILA TIPAMA'A. FRONT ROW: JAIME RENNIE-APAIROA, LEFINE TANUVASA, AVAH KATINAPI, TIARA TEPU, IRIE HUNT-ENOSA, HEMI PUKEKURA RATAHI.

“All staff are strong at creating relationships and reaching out to the community. One of the things that we want to do is have everybody feeling like they’re part of the school, they’re part of their child’s learning journey – and that we need them.”

Just like tamariki learning in its classrooms, May Road School is growing. The whole community is growing as new whānau come to Roskill South to live in new homes being built as part of Roskill Development. The current May Road roll of just under 200 will increase to approximately 800. It’s important to Lynda that what makes the school special grows with it and isn’t lost. A \$9 million building programme is scheduled to start next year, where classrooms in poor condition will be replaced with a three-storey, 15-classroom block.

This includes eight classrooms to cater for roll growth. There will also be a new car park, as well as a safe drop-off and pick-up zone. Lynda says the improvements to come out of the building programme are “very, very exciting.”

“We work in partnership with the Ministry of Education and May Road School to ensure our local Roskill South community is supported during the construction period and that they receive funding to upgrade facilities for the new whānau and tamariki moving into the neighbourhood,” says Lucy Smith, Senior Development Manager for the Roskill Development.

Teamwork

Lynda and deputy principal Beth Noakes work closely with Roskill Development community development and engagement coordinator Karla Beazley and her team. “We get on well and have a long history together,” Lynda says. Community meetings have been held at the school and the Roskill Development team have been on hand at student-conference meetings to answer any questions whānau may have.

There have also been casual coffee-chat mornings at the school, where parents and guardians can chat with the Roskill Development team over a cuppa. “If they have any relevant concerns, we can pass them on to the relevant people,” Karla says. Roskill Development organised for Tread Lightly charitable trust, a not-for-profit environmental champion, to spend three days at the school and share knowledge and explain some of the exciting upgrade work taking place in nearby Freeland Reserve.

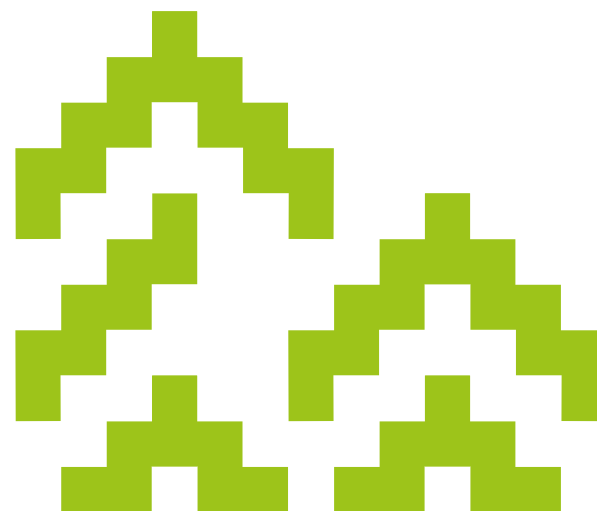
Karla says what the kids learned allowed them to go home and tell their whānau about what is happening at the reserve. “They could explain why Freeland Reserve is being dug up and what stormwater is and why it’s so important to upgrade stormwater treatment. At the end, there was a Litter Blitz. We all went out, staff came, and we all pitched in and cleaned up the area. It was a lot of fun. This is a programme we’re working on with other schools as well,” Karla says. “With Kāinga Ora and Roskill Development, we’ve also had wonderful junior construction days, where different stations have been set up and the kids all got to see earthworks and drainage equipment to give them a sense of what is happening,” Beth adds.



Karla says the construction days started off to demystify what was going on. “I like to call it whakatokia ngā purapura – planting the seeds to inspire tamariki to become an archaeologist, for example, and letting people know who we are and what we are doing in their backyard and also for the kids to think ‘ooh, I’d like to do that job’.”

May Road School Mana Whenua group

As the school explains on its website, mayroad.school.nz, May Road School Mana Whenua is a rōpū (group) of 10 children who have inquired into the local history of their maunga – Pukewīwī. They had the benefit of working with Dr Hans Dieter-Bader, an archaeologist and expert in the history of how people lived and utilised the natural resources of Tāmaki Makaurau (see more about Dr Hans on page 2). The rōpū shared their learning about the history of Pukewīwī and mana whenua with others in the school.



PUKEWĪWĪ IS ALSO KNOWN AS PUKETĀPAPA AND MT ROSKILL. HERE IS THE MAUNGA SEEN FROM THE SCHOOL PLAYGROUND.



MANA WHENUA GROUP STUDENTS LEFINE TANUVASA, IRIE HUNT-ENOSA, TIARA TEPU AND JERMAYNE KAIPO-IEROME WITH THEIR MODEL OF WHAT MAY HAVE ONCE BEEN ON THE SCHOOL SITE.

JERMAYNE'S JOURNAL

May Road School Mana Whenua group student Jermayne, age 10, wrote about what she learned:

Kia ora, my name is Jermayne Marie Kaipo-Ierome and I joined the May Road School Mana Whenua rōpū in the beginning of 2017. I'm going to tell you about a question I asked Dr Hans-Dieter Bader, who is an archaeologist. One day we went to a mountain named Pukewiwi (Mt Roskill/Puketapāpa) and Dr Hans told us all the things he knew about the mountain and what happened on the mountain. He told us things about how old the mountain was, how people survived, how people gathered and grew food and how they collected tree trunks to build palisades to protect them.

The next day Miss Noakes asked if we had any questions for Dr Hans. One of my questions was "Where were the bodies buried after they had died?"

So, a few days later Dr Hans came over to our school. When I read out my question, Dr Hans said that it was a good question because it was specific. After that he said he didn't know the answer to the question, so he had to go home and do a lot of research to find an answer to the question I had asked.

What he did was go on a website and do his research on that. It took him only a few hours to figure the answer to the question that I asked. The next day he grabbed his typewriter and typed down all the information he gathered. He wrote dates, times and more answers to my

question. After he typed it all down, he sent it to our school so that Mana Whenua and others could learn more and know the answer to the question. Then Dr Hans sent Miss Noakes a drawing of what the school might have looked like back in the day.

When school finished, Dr Hans emailed Miss Noakes and told her as much of the information he found out in the beginning of his research and he said that the chief would've been buried near the top of the mountain and the others would be buried on the lower part of the mountain. Then he also found out that there was a burial at May Road School, which to me it was pretty interesting because I like to discover new things and do research as well.

After getting the information from Dr Hans, the Mana Whenua Group decided to make a model of what the area around the school may have looked like a few hundred years ago, when Waihohua lived around Pukewiwi. Waihohua was the iwi that protected and guarded Pukewiwi from 1450 to 1750.



STUDENT JERMAYNE MARIE KAIPO-IEROME.

Roskill Development

The Roskill Development is bigger than the name suggests, extending well beyond the boundaries of Mt Roskill itself. With around 11,000+ new homes coming over the next 10–15 years, all of the neighbourhoods will benefit from a greater choice of housing and upgraded streets and local amenities.



BUILDING NOW FOR THE FUTURE

Roskill Development's new homes make our 'hood an even better place to be.

Exciting things are happening in Roskill Development. Over the next 10 to 15 years, Roskill Development will bring around 11,000 new, quality walk-ups and apartments, terrace, duplex and standalone homes to 16 neighbourhoods in and around Mt Roskill. Infrastructure is also being upgraded to future-proof the neighbourhoods, beautify shared spaces, and create safer streets.

The major transformation will include a mix of state homes, affordable homes and open market homes. Each home will be rated 6 Homestar in the NZ Green Building Council scale, so homes are easier to keep warm and dry. There will be a mix of one-bedroom to six-bedroom family homes – housing types and sizes to cater for a variety of family demographics, life stages and price brackets.

Homes are for sale at a fixed price and are available to buy off the plan. Find out more on page 26.

Roskulture caught up with some of the Kiwi building companies working to make it happen.

MIKE GREER HOMES

Mike Greer, executive director of Mike Greer Homes, is excited about the opportunity to help develop the Roskill community to its fullest potential.

He says Roskill locals love where they live, and Mike Greer Homes only wants to enhance the neighbourhoods that already exist.

“We want to provide new homeowners and the community a real sense of pride in where they live,” Mike says.

New Zealand's largest privately owned residential construction company, Mike Greer Homes is bringing its ability to build affordable, quality houses at scale to the Roskill Development.

In the first stages of the development, the company is building 78 homes in Roskill South, comprising a mix of standalone, duplex, two-storey terraces, and three-level walk-up apartments.

“We bring more affordable homes to the market than any other building company in New Zealand.”

Mike Greer is building its standalone, duplex, terrace home, and walk-up apartments in two- and three-storey configurations widely across the development to increase the number of homes available and use land efficiently.

The company is also exploring several options for manufacturing components of the homes off-site, which will decrease build times and help minimise disturbance to residents.

“There are some exciting developments we are working on at present,” Mike says.

Siteworks began in the latter part of last year and, Mike says, all homes will be completed by November this year.

Mike says he enjoys an open and collaborative partnership with Kāinga Ora and the upcoming projects in Mt Roskill South will be the first of many over the next 10 years.

“We feel that the Mt Roskill area is going from strength to strength – and we are excited to be partnering with Kāinga Ora to help develop this community to its fullest potential,” he says.

“The rolling nature of the land and its abundance of natural features certainly provides us, as the developer, with a number of challenges. However, using our professional design and construction teams we have managed to come up with great solutions that help highlight the unique features Mt Roskill has.”

mikegreerhomes.co.nz
0800 mikegreer

“There are some exciting developments we are working on at present,” Mike says.



JALCON HOMES

Jacob Aitken, Jalcon Homes' project development manager, says projects on the scale of the Roskill Development are about more than building houses – they're about creating better communities for people to live, work, play, and connect. "It's about building spaces for families, couples, and individuals to call home."

"Our approach to buying land or new developments is to carefully consider and select developments and locations where we can continue to build strong communities." Jacob says with that comes more attractive streets, new neighbours, improved infrastructure and better-connected communities.

"When we build homes we're not just thinking about the physical building, but the lives of the people who will be living there as well."

Jalcon Homes is building 14 market homes on five sites in Stewart Rd and Range View Rd, Ōwairaka, including two-bedroom duplexes, three-bedroom terraces, and three and four bedroom standalone houses, ranging from approximately 94 to 228 square metres.

"Leading-edge design in an accommodating home with liveable functionality."

The homes are being sold off the plan in phases.

Eleven have been purchased. Jalcon Homes has some exciting new releases in the pipeline, including open market and KiwiBuild homes. They include one- to four-bedroom homes that are a mix of walk-ups, terraces and standalone homes.

Jacob says the overarching theme for the development is: "Leading-edge design in an accommodating home with liveable functionality."

Jalcon has been creative to maximise available space, in line with Kāinga Ora's mandate to make better use of land and create more high-quality homes for Auckland.

Even the smallest of Jalcon's projects – the 94m² two-bedroom duplexes – allow for



a separate laundry room and a private deck and barbecue area.

"We know Kiwis like their outdoor space so it's about creating a space – whether it be big or small – that works and functions well, whether you've got the covered patios, outdoor decks, down to a good-sized courtyard facing the right direction so they're getting their share of sun through winter or summer."

Jalcon Homes is using Abodo, a renewable New Zealand pine product, for cladding, as well as traditional brick that pays tribute to the original units on the sites and the surrounding neighbourhood.

"We're trying to bring back that heritage in some units."

jalcon.co.nz
0800 52 52 66

FIND A HOME THAT'S RIGHT FOR YOU IN ROSKILL

Right now there are new homes available to purchase off the plans in Ōwairaka and Roskill South. Built to the highest standards these homes are designed by our expert builder partners to be right for your age and stage, budget, and lifestyle.

There are thousands more market and KiwiBuild homes on the way for Mt Roskill and surrounding suburbs, including the kind of high quality apartments, terraces and duplexes that are commonly found in the world's most forward-thinking cities. Plans to revamp and expand popular public spaces and amenities in these already thriving neighbourhoods are also underway, and are set to make Roskill one of the most sought-after places to live in Auckland. So could Roskill be right for you?



DUPLEX **South** **SOLD**



2 | 1.5 | 1 | 172.2m²

UNIT 09, 34A FREELAND AVE


- 6-star Homestar rating
- Low maintenance design
- Fisher & Paykel appliances

From \$759,000

Scott Muirson
027 726 8843
Admin@scottmuirson.co.nz

FLiP

TERRACE **South** **UNDER CONTRACT**



2 | 1.5 | 1 | 132.7m²

UNIT 03, 34A FREELAND AVE

- Two levels
- Heat pump
- Dedicated car park

From \$759,000

Scott Muirson
027 726 8843
Admin@scottmuirson.co.nz

FLiP

DUPLEX **South** **UNDER CONTRACT**



2 | 1.5 | 1 | 172.2m²

UNIT 08, 34A FREELAND AVE


- 6-star Homestar rating
- Low maintenance design
- Fisher & Paykel appliances

From \$825,000

Scott Muirson
027 726 8843
Admin@scottmuirson.co.nz

FLiP

TERRACE **Roskill South**



2 | 1.5 | 1 | 132.7m²

UNIT 04, 34A FREELAND AVE

- Two levels
- Heat pump
- Dedicated car park

From \$759,000

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Admin@scottmuirson.co.nz

FLiP

TERRACED HOMES **Ōwairaka** **SOLD**



3 | 2 | 148m² | 123m²

LOT 02, 2 DUNKIRK TERRACE

- Jalcon Homes
- Generous 123m² open plan 3-bed homes
- Thoughtful design and carefully selected products - stone benchtops, timber floors
- Off street car park

From \$1,195,000

JALCON HOMES

TERRACED HOMES **Ōwairaka** **SOLD**



3 | 2 | 148m² | 123m²

LOT 03, 2 DUNKIRK TERRACE

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- Generous 123m² open plan 3-bed homes
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- Off street car park

From \$1,195,000

JALCON HOMES

WANT TO FIND OUT MORE?

To find out more about the homes for sale, pop in and see us at the Information Centre or Info Cube and chat with the team.

ROSkill DEVELOPMENT

Information Centre, 142 May Road
Open Wednesday – Saturday, 10am – 4pm

ŌWAIKAKA

Info Cube, 93 Richardson Road
Open Thursday and Saturday, 10am – 4pm

Or sign up to the website to receive the latest updates on homes for sale.

roskilldevelopment.co.nz

Roskill Development
PUT YOURSELF IN THE CENTRE

Signature Dish



**CHARCUTERIE
PLATE FROM \$30**

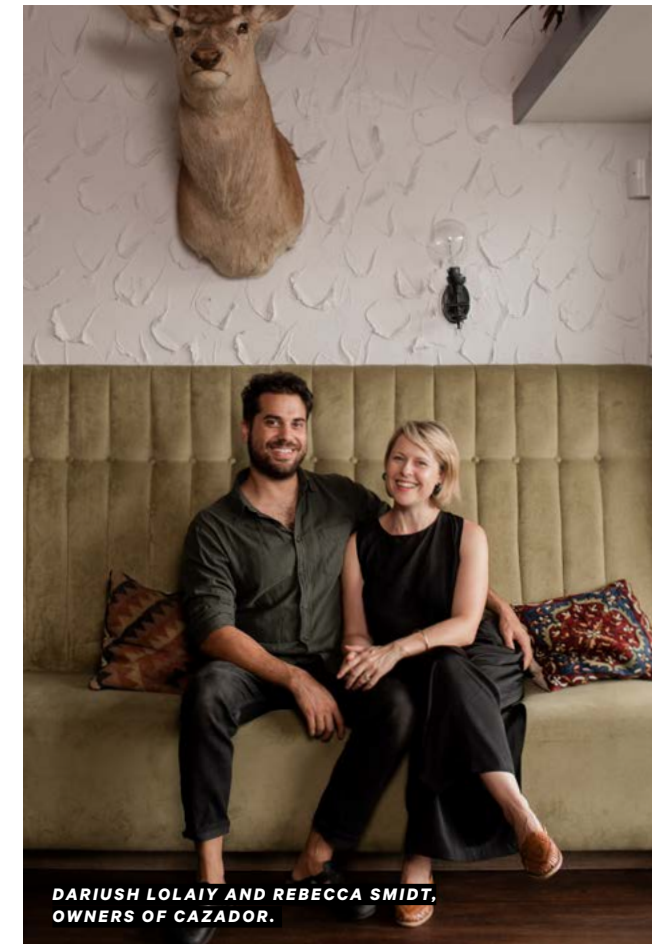
LABOUR OF LOVE

Alexia Santamaria visits a restaurant where family, respect and honouring food are brought together. Appropriately, Cazador's signature dish, its charcuterie plate, is made to share.

In a world of communal eating, small plates, tapas and other iterations of modern New Zealand culinary sharing, it's not uncommon to sit down in a restaurant with a group of friends over a couple of drinks and a charcuterie board (shared cured meats and bread). A glass of something cold with food you can pick at – sourdough, salamis, delicious spreads – is some of the best kinds of post-work therapy around. But there aren't too many of these platter-style shares around Auckland that have the passion and dedication behind them, as the one at Cazador Restaurant, at the Roskill end of Dominion Road. This is the kind of charcuterie board that could spoil you for life, especially when you hear the story of the commitment that has brought it to where it is today.

It's no secret Cazador is known for its expertise with meat; the taxidermied decor kind of gives it away. Dariush Lolaiy (chef and co-owner – with Rebecca Smidt, his wife) has been hunting since he was a child and his Dad, Tony – who started Cazador in 1987 – has always believed that if you kill animals you must use them properly and with respect, and not waste anything. Dariush was taught from young to value the whole animal because it was once alive, and if you've dispatched it you need to use it all thoughtfully and respectfully.

This is an ethos that runs right through the restaurant, including the charcuterie board. "One third of a beast is offcuts and offal. It's ludicrous that people deem one part of an animal more desirable than another, and charge so much more for it, then throw the rest away," says Rebecca. "On our board we have coppa – cured heritage pork, venison and walnut salami – velvety duck parfait and a chunky venison terrine with prune and almond." It's served with bread from La Voie Francaise just down the road along with red onion marmalade, pickles and preserves all made in house. Any meat is hunted or free range – sustainable sourcing is always at the fore.



**DARIUSH LOLAIY AND REBECCA SMIDT,
OWNERS OF CAZADOR.**



**DARIUSH'S PARENTS OPENED CAZADOR IN 1987.
TONY AND BARBARA LOLAIY ARE BOTH CHEFS. TONY,
PICTURED IN THE RESTAURANT NOT LONG AFTER IT
OPENED, IS A KEEN HUNTER.**

CAZADOR DELICATESSEN'S DELICIOUS FARE INCLUDES
A WAGYU MINCE AND BECHAMEL SAUCE PIE.

*"It's so great to
know that using all
different parts of an
animal has become so
commonplace now."*



Anyone who knows anything about charcuterie knows it's a labour of love. The process of getting meat to this ridiculously delicious, tender state can take months – even years. It's a long game, not something you can whip up to serve the next day. Curing meat includes a time factor that nothing on earth can speed up. It has to cure until the desired texture, taste and maturity is reached. While Dariush had this in his blood with two chef parents, he really honed his craft to a world-class level when he and Rebecca worked overseas. "It has become an obsession now, in a great way. Dariush worked for famous Spanish chef José Pizarro in London and we also did some time in Italy, so he was really able to perfect the art in countries where they've done it for centuries."

From understanding hunting, butchery and curing from Dad at home (and when his parents used to run the restaurant) to learning traditional techniques in Europe, to working for world-class chefs in London, Dariush's passion has only grown stronger over the years, and Aucklanders are so lucky to be reaping the benefits of this experience now the couple are based here with two young daughters. Dariush loves creating all the Cazador favourites but also working with other Auckland chefs on modern collaborations.

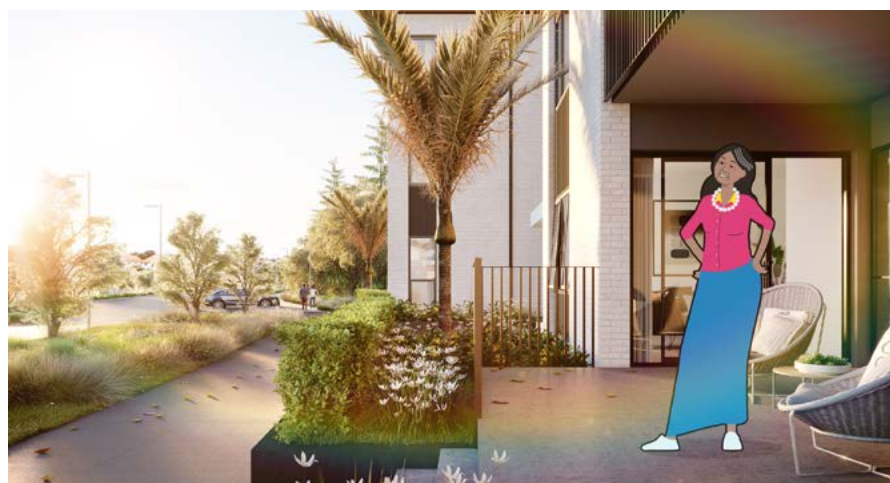
Since just before the COVID-19 lockdown, the charcuterie board has also become available as a picnic pack. The couple opened a deli, in what used to be the private dining space, last year and customers can buy it to take out, alongside other cured meats, gourmet pantry ingredients and their legendary pies, which unsurprisingly already have a cult following. "It's so great to know that using all different parts of an animal has become so commonplace now. Back in the early days we'd have people come in, sit, down, look at the menu, see the offal options – even though there was so much else that wasn't – then scoot out when the wait staff had turned their backs. It's great how much things have changed and how normal using all parts of an animal has become. We're so delighted."

The Auckland public are clearly delighted, too. Cazador has been highly rated, reviewed and placed in the top echelons of some of New Zealand's most loved awards. And there's always a mention of the charcuterie board, as well as it being a family-run business with heart, alongside its world-class flavours. Dariush and Rebecca's thoughtfulness towards the planet and animal welfare is also evident in their attitude towards people, and customers can't help but feel like they're being welcomed into someone's home – rather than a highly-awarded restaurant.

Cazador Restaurant & Delicatessen, 854 Dominion Road, Mt Eden

Phone **09 620 8730**, cazador.co.nz





Buying a new house can be daunting. But choosing a new home off the plans in Roskill Development comes with plenty of reassurance that it's a smart move.

Like Roskill, Hobsonville Point, Northcote, Mangere and Tāmaki are home to large-scale developments led by Kāinga Ora – the government agency tasked with delivering thousands of new homes to New Zealanders, including open market and KiwiBuild homes. Their urban development team works with award winning architects, respected builders and urban planners, in collaboration with local communities, to deliver high quality homes and neighbourhoods that are set to be desirable places to live for generations to come.



HERE ARE THREE REASONS WHY BUYING IN A KĀINGA ORA-LED DEVELOPMENT IS A SMART MOVE.

1 The homes must meet strict quality standards

Every new home built in a Kāinga Ora-led development must achieve a 6 Homestar rating or higher, which guarantees they'll be easier to keep warm and dry, and be more energy- and water-efficient, as well as built from quality materials. Compare that to the average older Kiwi house, which would achieve a 2-3 Homestar rating; or the average new house built to the NZ Building code, which would achieve a 3-4 Homestar rating.

2 The neighbourhoods are being future-proofed for growth

Significant investment is being poured into developments led by Kāinga Ora to build on their strengths and prepare them for growth. Kāinga Ora and their partners are upgrading streets, infrastructure, walkways, parks and town centres, so buyers can be confident they're purchasing in an area people will continue to love to live in.

3 Buying off the plan can save you money

One of the most frustrating things about buying a home is paying for builders reports and lawyers' fees, only to get repeatedly outbid at auctions. But buying a new-build home off the plans in a Kāinga Ora-led development means saying goodbye to wasted money, bidding wars and budget creep.

Sign up at roskilldevelopment.co.nz to receive email updates and be first to know about homes for sale.

If you're looking to buy a new home, choosing a Kāinga Ora-led development like Roskill Development is a smart move.

As you're probably aware, significant investment is being poured into Roskill neighbourhoods to build on their strengths and prepare them for growth. Kāinga Ora and our partners are upgrading streets, infrastructure, walkways, parks and town centres, so you can be confident you're buying in an area people will love to live in for years to come.

And when you buy a home off the plans in Roskill Development, the quality is assured and the price is fixed - so you can say goodbye to auctions and money wasted on builders' reports and lawyers' fees.

Buying a new home off the plans is a smart move, but it's a bit different to buying an existing house. We have a handy free guide to finding out everything you need to know about buying off the plans. Visit our website to download your copy today.

Visit roskilldevelopment.co.nz/how-to-buy for great advice on all stages of the home buying journey, or check out the video at roskilldevelopment.co.nz to find out more about the better homes and great neighbourhoods in Kāinga Ora-led developments throughout Auckland.

YOUR JOURNEY HOME

1.

DREAMING
Tips and information to get you started on your journey.

2.

INVESTIGATING
Advice on the good things you could be eligible for, like KiwiBuild.

3.

PREPARING
All the small stuff you need to know before you buy a home.

4.

SEARCHING
How to make your house hunt easier.

5.

PURCHASING
What to think about when making an offer.

TURN THE PAGE AND DIVE INTO THE STAGE YOU'RE AT NOW FOR TIPS AND INFO

1.

DREAMING

Sick of paying someone else's mortgage? Really, really need your own space? We know how you feel. Here are some tips that will help you get started on your home-buying journey.

1. Check out sorted.co.nz for tips and tools to get on top of your finances.
2. Take a look at the first home buyers section at settled.co.nz.
3. Talk to real estate agents, banks and mortgage brokers – they can be super helpful.
4. Sign up for our emails at roskilldevelopment.co.nz or talk to us at our Info Centres.

2.

INVESTIGATING

You've thought about buying a home and realised buying could be easier than you imagined. Now you want to know what you can buy, where you can buy and for what price. Here are some good places to start.

1. KIWIBUILD

KiwiBuild offers a great choice of affordable homes. You can learn more about how KiwiBuild works, check if you're eligible, and see what homes are available at kiwibuild.govt.nz.

2. FIRST HOME LOAN

Guess what? With a First Home Loan you only need a 5% home deposit. Visit Kāinga Ora's website at kaingaora.govt.nz to find out how it works and if you're eligible.

3. FIRST HOME GRANT

Did you know you could be eligible for a First Home Grant of up to \$10,000 per person? You can apply for a First Home Grant – and get approval or pre-approval – directly at kaingaora.govt.nz.

4. KIWISAVER WITHDRAWAL

Yes, if you're eligible you can withdraw all of your KiwiSaver savings (except \$1,000) to put towards buying your first home. Call your KiwiSaver provider to find out more.



TOP TIP

Check out Kāinga Ora's First Home Decision Tool at kaingaora.govt.nz/home-ownership/first-home-decision-tool to see what finance options might be available to you.

3.

PREPARING

Now you've found what you're eligible for, it's time to get to work on those pre-applications and applications for loans, as well as government grants and schemes.

1. Get copies of important documents you'll need such as proof of residency, wage slips, bank statements and application forms.
2. Visit a lender (bank or mortgage broker) and find out how much you could borrow. Pre-approval for a home loan can come in very handy.
3. If you're eligible, apply for:
 - KiwiBuild pre-approval at kiwibuild.govt.nz.
 - First Home Loan through a participating bank. You can find the list of banks at kaingaora.govt.nz/home-ownership/first-home-loan.
4. Apply for your First Home Grant at kaingaora.govt.nz.
5. Apply for your KiwiSaver withdrawal through your KiwiSaver provider.

GET IN TOUCH

ROSKILL DEVELOPMENT INFORMATION CENTRE,
142 May Road (corner of May Road and Glynn Street).
Open Wednesday to Saturday, 10am – 4pm.

ŌWAIKAKA INFO CUBE,
93 Richardson Road.
Open Thursday and Saturday 10am – 4pm.

4.

SEARCHING

This is where your journey starts to get exciting. Once you know how much you can spend, you can start looking at homes for sale. Many of these will be 'selling off the plan', meaning they aren't built yet.

1. Sign up to receive email alerts about new property releases at roskilldevelopment.co.nz.
2. Talk to the friendly staff at our Info Centres.
3. Go to our builder partners' show homes or display suites and ask lots of questions. The Information Centre teams can direct you to the builders.
1. Visit the KiwiBuild website at kiwibuild.govt.nz to view available homes, subscribe to the newsletter and confirm your eligibility so that you're ready to buy.



TOP TIP

Write a list of your 'needs' and 'wants' for your new home. Needs are your 'must haves' and wants are the things you would compromise on if you had to. Remember your first home is a stepping stone onto the home ownership ladder. It may not be perfect, but it is yours!

5.

PURCHASING

You're coming to the end of your home buying journey. After you've found a home that's right for you, it's time to make an offer to the builder or their agent.

- Share the property's information with your lender and confirm your loan.
- Know whether you're making a conditional offer (subject to conditions such as your loan being approved) or an unconditional offer (once the seller signs you're committed to buying the home).
- Put your offer in writing on a Sale and Purchase Agreement, and list any conditions you have. The builder or their agent can help you with this.
- Show the Sale and Purchase Agreement to your lawyer and get advice before you sign the agreement.
- When negotiations are completed and your offer is accepted by the seller, pay the purchase deposit.

YOU'RE NOT ALONE

If you've found a KiwiBuild home you like, your lawyer and the builder or their agent will guide you through the buying process. Some homes are sold by ballot, which means you'll need to enter the draw on the KiwiBuild website. If your name is drawn, you'll be able to go ahead with your purchase.

THE HOME STRETCH

You've already decided on the perfect new couch for your new lounge and told friends about your housewarming party. But hold on a second. Once your offer has been accepted, there are still a few little things to do.

BEFORE SETTLEMENT DAY:

Get your home and contents insured – your lender will require your home to be insured.

- Do a pre-settlement inspection of your new home.
- See your lawyer to sign the papers required for the settlement to go ahead.
- If you're using some of your KiwiSaver, make sure the funds have been transferred to your lawyer's trust account.
- If you're accessing a First Home Grant, make sure these funds have been received too.

ON SETTLEMENT DAY:

- Wait for your lawyer to communicate with the seller's lawyer, your bank, and other parties like Kāinga Ora or KiwiSaver. He or she will complete the paperwork to transfer ownership of the home to you.
- Collect the keys to your new home!



TOP TIP

Stay in touch with your lawyer and follow his or her exact instructions, to make sure your settlement runs smoothly.



**FOR MORE INFORMATION, VISIT OUR
INFORMATION CENTRES**

CORNER MAY ROAD AND GLYNN STREET, MT ROSKILL
Open Wednesday to Saturday from 10am–4pm



**CORNER RICHARDSON ROAD AND
RANGE VIEW ROAD, ŌWAIRAKA**
Open Thursday and Saturday from 10am – 4pm



roskilldevelopment.co.nz

Follow us at **facebook.com/roskilldevelopment**
to learn about new homes and events in our community.



Roskill Development
PUT YOURSELF IN THE CENTRE