

# Mt Roskill South Development Progress Update

Spring 2018

## Call in for a bargain and a chat



Dianne Ferguson (left) is the part-time Manager at the Op Shop. Diane Wichman (right) has volunteered at the Op Shop since it opened in 1999

New 2 U Op Shop is the Mount Roskill Baptist Church op shop on Richardson Road. The shop stocks an eclectic mix of good quality, second-hand goods: anything from clothing, shoes and jewellery through to books and homeware.

The team at HLC caught up with Dianne Ferguson, the part-time Manager at the Op Shop, and Diane Wichman, who has volunteered at the Op Shop since it opened in 1999.

Both Diane and Dianne say that it's great to see the Mt Roskill South Development team taking local feedback into consideration and making an effort to keep Mt Roskill South residents informed.

"There are monthly BBQs, coffee chats, public meetings and lots of signage. It's great to see that the community is being informed. It's not a case of simply slapping some houses here and there. That's something we really appreciate."

The New 2 U Op Shop isn't just a place to fetch a bargain. It's also a place where members of the community can find a shoulder to lean on and a listening ear.

"Many of our customers are talking about the development," says Dianne. "People come to us because we've built up twenty years worth of trust in this community. This is a safe space." Dianne says that the Op Shop gets all of its information about the development directly from

HLC which they can confidently pass on to their customers.

"We'd like Housing New Zealand tenants who are new to the area to know that this is a space for them too. We are here, even if just for a chat."

Diane says that her reason for being in the shop is her love for the Mt Roskill South community. "People have access to quality goods at affordable prices. It makes a difference to their day-to-day lives. But we couldn't do it without the generous donations from the community. It takes a community to help a community."

Surplus profits and unsold goods find their way back to the community too. Scrap metal is taken to the scrap metal yard for a small amount of money that is donated to charity. Books are donated to the Lion's Book Fair in New Lynn. Golf balls find a new home at the local school golf club. There's even a prayer box initiative for customers who want to submit an anonymous prayer.

The Op Shop was established in 1999. Come January next year, the Op Shop will be 20 years old. When asked if there'll be a celebration, Dianne says, "I guess so, yes. I have put it out to our volunteers for any ideas."

**New 2 U Op Shop**  
489 Richardson Road, Mt Roskill  
Monday - Friday 9am - 1pm  
Saturday 9:30am - 1:30pm  
(closed on long weekends)

## Stop by for a BBQ and meet the team

The team at HLC and JFC (HLC's civil contractors for Stage 1 of the development) are in the neighbourhood a lot these days. So we thought it was about time we organised a get together so that you can meet the team and find out more about the development. We are holding a free BBQ every second Wednesday of the month until the end of the year.

**When:** Wednesday 14 November  
Wednesday 12 December  
**Where:** Burnett Avenue, Mt Roskill  
**Time:** 5.30pm - 7.00pm

So save the date, meet the team, and enjoy a sausage or two on us! Halal and vegetarian options available. We'll see you there.



Local children having a turn on the digger at the first HLC BBQ earlier this month.

# What's happening in Mt Roskill South?

The development will take around six years to complete and will eventually see around 260 older state houses replaced with up to 300 brand new homes for Housing New Zealand. An additional 500-600 new affordable and market homes will also be built in the Mt Roskill South area.

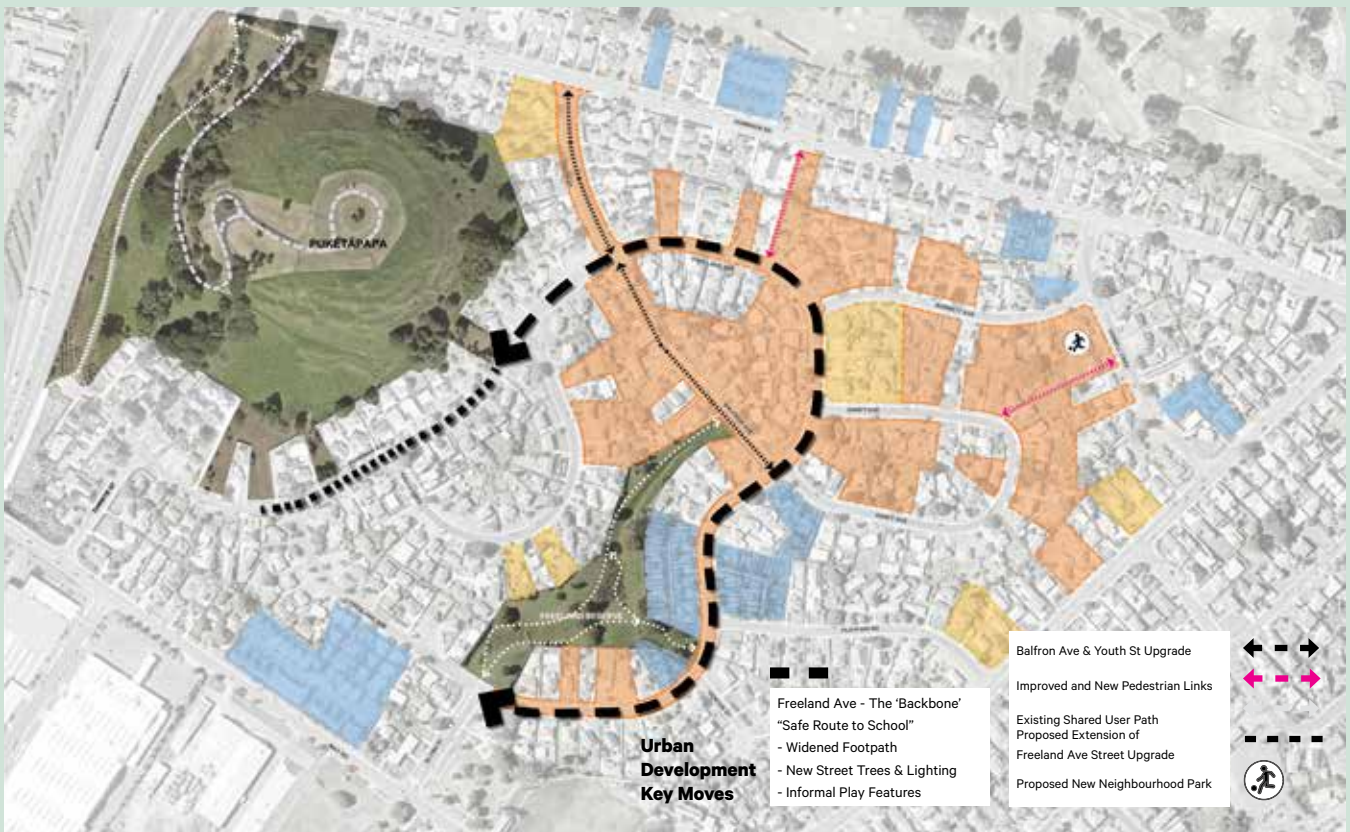
The Mt Roskill South Development team is working to deliver better amenities and infrastructure to the community, including extensive upgrades to Freeland Reserve and greater transport connections to Mt Roskill South.

Minister of Housing New Zealand and Urban Development, Phil Twyford recently paid a visit for Mt Roskill South to unveil the first of the completed Stage 1 homes developed by Housing New Zealand (see photos on page 3) and announce the next steps for the development.

Work on clearing the sites for Stage 1a has now been completed, making way for 81 new warm, dry and healthy homes for Housing New Zealand tenants (and a new information centre). House construction will begin before Christmas.

Stage 2 preparations are underway and asbestos removal on the yet-to-be-removed homes has begun. House removal and demolition is expected to begin Oct/Nov.

Stage 2 of the development will see 90 older state homes replaced with 300 new modern homes – 60 of those homes will be Housing New Zealand homes. The remainder will be a mix of market and KiwiBuild homes. Construction will begin mid-2019.



## ESTIMATED DEVELOPMENT TIMELINE

Stage 1 (Previously developed by HNZ)		Stage 1a		Stage 2	
WINTER 2017	SPRING 2018	AUTUMN 2018	SPRING/SUMMER 2018	SUMMER 2018/19	WINTER 2019
Construction of HNZ homes begins on Freeland Ave	Families move into first completed HNZ homes in the area	25 HNZ homes removed or demolished, making way for 81 new homes	House construction starts. Tenant moves for Stage 2 begins	House removal or demolition begins for Stage 2. Civil works begin for first market superlots. Tenant moves continue in staged manner	First more affordable market homes* available for purchase off the plan

\*More affordable homes include KiwiBuild and long term rental options. To register your interest in KiwiBuild homes and check your eligibility, please visit [kiwibuild.govt.nz](http://kiwibuild.govt.nz). We will also let you know when homes are available through our website. Sign up for updates at [www.mtroskilldevelopment.co.nz](http://www.mtroskilldevelopment.co.nz)



### WHAT WILL THE NEW HOMES BE LIKE?

The new Housing New Zealand homes will be designed and built to modern standards. They will include double glazing, insulation, and modern materials and fittings inside and out. Each home will have dedicated off-street parking spaces. All plans go through a design review process to ensure they complement the character of the existing neighbourhood.

### WHAT'S HAPPENING TO THE EXISTING HOUSES?

Old state homes that are no longer fit for purpose will be removed or demolished by an HLC-appointed demolition company. Where possible, we try to remove and relocate the old houses to be reused and to serve a new purpose. If we are unable to remove a house (often for safety or practical reasons) our team will remove any recyclable materials from the soon-to-be-demolished homes.



### WHAT ABOUT THE EXISTING TENANTS?

Housing New Zealand has a dedicated Tenancy Liaison Team that works closely with affected Housing New Zealand tenants. Our Tenancy Liaison Officers support tenants through the entire process – from start to finish – and they work hard to help match affected tenants to suitable alternative housing.

For more information contact our Tenancy Liaison Officer Jennifer Loui on 09 261 5506 or [Jennifer.loui@hnz.co.nz](mailto:Jennifer.loui@hnz.co.nz)



Artist impression of new Housing New Zealand homes in Mt Roskill South



Completed Housing New Zealand houses along Freeland Ave as part of Stage 1 of the development

## BEHIND THE PROJECT: MEET LUCY SMITH

Lucy is one of the many people who is helping bring the vision for Mt Roskill South to life. Lucy is the Development Manager for the Mt Roskill South Development. Her role is to ensure the successful delivery of the project from beginning to end, working with Auckland Council, consultants and the community to successfully deliver warm, dry homes to the Mt Roskill South area.

Lucy was raised in a state home in the United Kingdom. "I have a passion for helping people in state homes and the wider community, and improving quality of life," says Lucy. "I love having a job with a purpose."

Lucy's role involves problem-solving which is something she is very good at. Prior to joining HLC, Lucy owned a business renovating properties, and she has experience working as an accountant which she says has lots of similarities with project management. "It's all about ensuring everything matches up."



Lucy Smith is the Mt Roskill South Development Manager at HLC

Lucy is excited to be working with the Mt Roskill South community, and she's eager to see the development progress as new homes are built and better amenities are delivered for everyone's benefit.

## DID YOU KNOW?

Every household is entitled to one inorganic collection per year free of charge. Simply place your unwanted items inside your property near the entrance and book your free collection.

To book your free collection, and to learn more about the inorganic collection do's and don'ts, including what you can and cannot include in your inorganic waste, visit the Auckland Council website at [aucklandcouncil.govt.nz](http://aucklandcouncil.govt.nz).



A selection of thank you cards made by the children at Mt Roskill Baptist Kindergarten

## Local kindy enjoys on-site digger show

Children from Mt Roskill Baptist Kindergarten met the team at JFC, HLC's civil contractor for Stage 1 of the Mt Roskill South Development, during a walk with their teacher.

The workers were operating diggers to clear a site and make way for new homes. Paul Lewis, JFC's Site Manager, was kind enough to take ten lucky children on a tour around the

site and show them the ropes. Paul then treated the children to a digger show before giving the children a turn in the operator's seat (with the digger turned off and the keys removed, of course).

Following the site visit, Paul was invited to visit the Mt Roskill Baptist Kindergarten where the children presented him with thank you cards and chocolate brownies.

## TRACK THE CHANGES HAPPENING IN MT ROSKILL

The Mt Roskill South Development is part of a wider development project across the Mt Roskill area. To help you track the changes happening in your neck of the woods we've built a brand new website that provides an overview of the entire development including detailed information about Mt Roskill South

and Owairaka – the two neighbourhoods already underway. The new website has a handy interactive map that lets you see when works begin in future neighbourhoods and how Mt Roskill South fits into the wider project. Check it out at [mtroskilldevelopment.co.nz](http://mtroskilldevelopment.co.nz).



# Mt Roskill South Development