

Oranga Development Progress Update

Spring 2018

Oranga Open Day

The Oranga community came out in numbers on a sunny day in August for the first Oranga Development Open Day. Around 400 residents turned up to enjoy a free sausage sizzle and a cuppa from local community group Synergy, absorbing information about the development in a relaxed and family-oriented fun day.

Children were happily occupied with activities provided by the Construction Plus team, from health & safety quizzes to badge making, a bouncy castle for the wee ones and an archaeologist attended with drones and maps for the bigger kids and adults.

Members from the Maungakiekie-Tamaki Local Board, local MP Denise Lee and Councillor Josephine Bartley joined us for the fun community day, along with Onehunga Community Patrols. They made themselves available to promote their services as well as demonstrate their great work in the neighbourhood. Panuku Development also participated with maps and information regarding their work in the Onehunga town centre.



Feedback about upcoming changes from those that attended was positive. The development team took on board comments and answered questions. Most discussions were around the importance of creating safe, fun places to gather and play, and supporting the community to stay connected. The community also wanted to stay informed about upcoming works within the development.

With the collaboration of HLC, HNZ, other local government agencies, community groups and residents, these discussions will continue. We will be holding more open days and network meetings such as the Oranga Coffee Chats, where we can arm you with information about the Oranga Development.

Big thanks to Synergy and the Oranga Collective for their support on the day!



LEGEND
 ■ Stage 1 site
 — Oranga Site boundary

The Oranga Development

If you came to the open day, have read our website or chatted to a member of our development team, you will be aware of some changes happening around the neighbourhood. We are preparing to remove or demolish some of the 1940s- and 50s-era Housing New Zealand houses that are past their best.

The first stage includes removing 50 older state houses and replacing them with 91 new homes for Housing New Zealand. All will be warm, dry, healthy homes designed for the way we live now. New homes will offer high energy and water efficiency to make them cheaper to run.

This is the first stage of the development that will eventually see around 335 state homes removed and replaced by around 400 new state homes for Housing New Zealand. Around a further 600 new homes will be sold to first home buyers and the general market.

Open Day Feedback

Thank you to everyone who attended the Oranga Open Day and provided us with valuable feedback about the development. Your feedback is important to us because it helps us to develop functional and attractive neighbourhoods that will benefit the community.

During the open day, we had a number of questions from members of the community that covered similar themes which we've answered below. If you have any other questions about the development, please get in touch, or join us at the next Oranga Open Day. We'd love to see you there.



What about safety?



Safety and security are essential to successful communities. We design homes and neighbourhoods with this in mind, following principles such as CPTED (Crime Prevention Through Environmental Design). This includes things like improving natural surveillance by designing streets with windows overlooking footpaths and limiting the height of fences to improve visibility.

What about the roads?

Providing a safe, low speed environment to ensure pedestrian safety is important to us. We will be looking at ways to reduce the speed, walkable access to bus stops and other forms of public transport as well as having a good balance of off-street parking. Area traffic is being reviewed by a traffic consultant.



What about parks?



It's important to create places for the community and whanau to get together, and for children to play, have fun and make invaluable childhood memories working alongside others. We look at ways to upgrade neighbourhood amenities, like parks, meeting places and walkways to increase the use of these spaces, and create safer, easy to access, fun places to play for everyone.

ESTIMATED DEVELOPMENT TIMELINE

Autumn 2019

Stage 1 Remove old state homes
Stage 1 Site works and earthworks
Stage 2 Design/planning

Winter 2019

Stage 1 Start build of state homes

Winter 2020

Stage 1 First HNZ homes completed

We expect the development to take around 8 years to complete.

*Periods are indicative only

Congratulations to our winner

Congratulations to Ceu Hmung Tiumang and family from Oranga, a refugee family from Meamea, Burma who were ecstatic to receive the \$100 Pak n Save voucher for signing up to our website at the Oranga Open Day. The winner was drawn by Te Papapa School Principal

Robyn Curry and Executive Officer, Anita Faitala. Anita is a pillar of the community, whose family moved into one of the first Oranga state homes and continued to live there for 70 years. Robyn is also well respected in the community and is proud of her school and students.



Executive Officer Anita Faitala (left) and Te Papapa School Principal Robyn Curry (right).

What about tenants of the existing homes?

At the heart of everything we are doing are the people currently living in Oranga. The development work will require a number of households to relocate so that older Housing New Zealand homes can be replaced with new, warm, dry homes. Housing New Zealand has a Tenancy Liaison Team that supports tenants. When tenants do need to relocate, the team supports them every step of the way, including finding them a suitable alternative home which takes into account their housing and school needs and community networks. Housing

New Zealand also arranges the relocation and covers all reasonable costs related to the move. If you have not been visited by our Tenancy Liaison Officer then you are not affected by a site we are working on at this stage.

If you are a Housing New Zealand tenant and have questions relating to the development please contact your Tenancy Liaison Officer Richard Kamuhemu on 09 261 5119. If you have questions relating to your tenancy please contact the Housing New Zealand Customer Services Centre on 0800 801 601.

HOUSING NEW ZEALAND RELOCATION PROCESS



Ongoing support for tenants from the Tenancy Liaison Team as required

Ongoing contact with tenants to advise progress and to enable site access as required

Who is running the project?



Like all good things the Oranga Development is a team effort. The project itself is being led by HLC, a subsidiary of Housing New Zealand. HLC is the company responsible for the development of Hobsonville Point, a new township for 11,000 Aucklanders. 'HLC' stands for 'homes, land, community', and we look after several projects around Auckland like the Oranga Development. HLC aims to go beyond getting houses built. Our main purpose is to create great places to live - both for today and for future generations.



Oranga Development

orangadevelopment.co.nz