



ORANGA DEVELOPMENT

PROGRESS UPDATE

WINTER 2021

CELEBRATION OF THE ORANGA COMMUNITY

Oranga Neighbours Day, held this year at the Oranga Community Centre in March, had wonderful support from the community. After the morning markets, around 200 people came throughout the day to meet other locals and enjoy some delicious kai. There were lots of prizes to be won, and some great neighbourly teamwork on display!

Free entertainment included live music, cultural performances, a bouncy castle and temporary tattoos for the kids. Of course, many visitors and locals took the opportunity to learn about the development work happening in the area, with the Oranga Development team there to answer questions.

Locals were offered the chance to get involved with the Oranga Kai Ora Garden, Oranga's community garden. Recycled materials from Kāinga Ora's other developments were used to build planter boxes and anyone who wanted to help could get stuck in and plant vegetable seedlings. At the end of the day, the planter boxes were transported



to the garden located at 63 Oranga Avenue. Everyone was encouraged to keep visiting the gardens and help maintain them into the future, so if you haven't visited the garden yet, head down to check it out!

All in all it was a great community day, with new friends made and new skills learned.

Supported by Auckland Council, Oranga Development, Piritahi, Oranga Community Centre and Oranga Community Society Inc.

COMMUNITY CELEBRATIONS CONTINUED



The Oranga Neighbours Day brought the community together for a fun event that included food and entertainment, questions answered, new friends made – and gardening for a shared future.



ORANGA KAI ORA GARDEN

The Kai Ora Garden's Kaitiaki Group recently took a trip out to the Triangle Park Community Teaching Gardens in Massey, West Auckland. Our 12 gardeners learned a lot from the Triangle Park team about how to achieve their vision for a more sustainable, inclusive and thriving community through working together at Oranga's community garden.

With support from McKenzie Tuala-Pine and Iani Nemani, part of the Oranga Community Team, the Kai Ora group were inspired by the 'Westies' to follow their lead in teaching locals how to grow veges and fruit. It's all part of bringing the community together to plan a healthier future for Oranga.

If you'd like to be part of the Kai Ora Garden, head down to 63 Oranga Avenue – and bring friends and whanau. Everyone's welcome – and those who contribute to the garden early will be able to share in the first harvested produce! There are plans for ongoing produce to be delivered to those in need within the community.

The team are working on putting together some garden working bees so watch this space for more details on how you can get involved.



BUILDING FOR THE FUTURE

Building holiday homes at his Onehunga High School got 17-year-old Don Niko Vaimalu interested in construction. Like eight other young people across Auckland, the 17-year-old jumped at the opportunity to don work boots and a hard hat and spend his school holidays on a building site, through Kāinga Ora's Construction Plus programme.

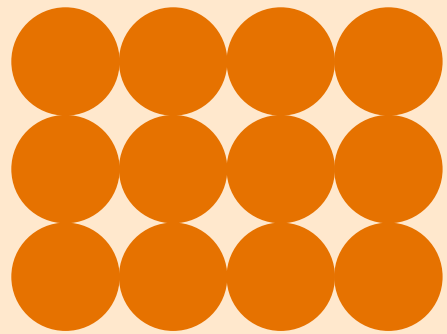
Construction Plus helps local communities impacted by urban development by connecting people with training, employment and industry opportunities across Auckland and New Zealand. The scheme is also designed to educate communities about large scale developments in their area. This April, students were assigned to Oranga, Mangere West, Ōwairaka, Hobsonville and Roskill South developments where Piritahi, the civil works alliance for Kāinga Ora, is currently preparing the land for building.

Since it was established in November 2019, 126 people have been engaged through Construction Plus. Of these, 66 have gone on to become employed.

Construction Plus Manager Nigel Chandra says the various site managers were all impressed by students' work ethic and the programme continues to be a success, reinforcing Kāinga Ora values of working closely with other organisations (Mahi Tahi), supporting our communities (Manaakitanga), and trying new ways of supporting workforce development – or being bold (Whanake). Congratulations to all the students who took part!



Above: Don Niko Vaimalu spent his school holidays on Kāinga Ora building sites around Tamaki Makaurau learning valuable new skills, along with (below, clockwise from top left) Abigail, Carlo, Ethan, Jade, Anthony, Mehtab, Cejaye and Jordan.



TOP 10 THINGS YOU WANT TO KNOW

We've put together this handy top 10 FAQs to answer some of the common questions we are asked about the changes happening in your neighbourhood.

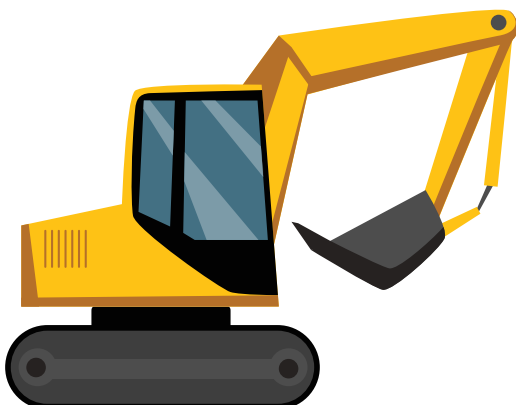
1 What's happening in Oranga?

The Oranga Development will bring around 1,200 new warm dry homes to Oranga over the next eight years. Around 400 state homes will be replaced with around 400 state homes and 800 market and affordable homes, including KiwiBuild. We will also be improving some of the existing streets, parks and public spaces. The development is aimed at supporting Auckland to grow as a modern, thriving, compact city.

2 What is happening with infrastructure upgrades?

Our civil works alliance Piritahi has started utility (water, power and gas) upgrades in Waitangi Road. This involves digging trenches to replace old pipes, undergrounding power lines and improving berms and footpaths. The work will be completed in around 200 metre sections. Traffic management will be in place for the safety of road users.

For any questions please contact Piritahi on **0508 PIRITAHĪ** or **oranga@piritahi.co.nz**. Head to **orangadevelopment.co.nz/news** to check out our video about these works and how they'll benefit the community.



3 Why is state housing being built first? Why are you not mixing the state and market housing together?

Stage 1 and 2 of the development will be state homes, with future stages focusing on private and more affordable housing. Doing it in this order provides homes for Kāinga Ora tenants affected by the development, allowing them to stay living in the neighbourhood.

Our masterplans ensure we have a balance of housing types and mixed communities, while still retaining decent-sized land holdings. This means that the opportunity to redevelop the land will still be available if there is a need for different housing outcomes in the future.

4 When will homes be available to purchase off the plans?

We're anticipating homes will be available to purchase off the plans later this year. We will keep you updated on progress. If you haven't done so already, sign up for regular development updates on the website **orangadevelopment.co.nz**.

5 How much will the KiwiBuild homes be? Am I eligible?

Around 1/3 of the total new homes will be in a more affordable price range, including KiwiBuild homes (1 bedroom homes priced at \$500,000, 2 bedroom at \$600,000 and 3 bedroom at \$650,000). The best way to stay up to date is to register on both our website, and the KiwiBuild website kiwibuild.govt.nz. To buy a KiwiBuild home you will also need to meet certain criteria which you can also check on their website.

6 What other financial products are available to help me buy a home?

Kāinga Ora – Homes and Communities provides schemes and grants to help you own a home, including First Home Grant and First Home Loan. Kāinga Ora first home decision tool is an easy way to find out which products you could apply for when you're ready to buy, you can find it here: kaingaora.govt.nz/home-ownership/first-home-decision-tool/.

7 What's happening with Ferguson Park?

Ferguson Domain is mostly the responsibility of Auckland Council, however Kāinga Ora is working closely with them to ensure that it's enhanced. Where Kāinga Ora owns land next to an entrance to the Domain, we are engaging with Council about small land swaps that will allow the entrances to be made more safe and attractive. Where Kāinga Ora is building housing alongside the Domain, it will be designed to increase the safety of and access to and from the Domain.



If you'd like to know more, check out the website or come and have a chat to the team at the Information Centre at 34B Oranga Ave. We're open Thurs – Sat, 10am – 4pm.

8 Will there be new shops or facilities?

Kāinga Ora is working with existing business owners to improve their shopfronts and ensure they are aware of our development plans. Street upgrades to Waitangi Road will improve the public space near the existing shops. Kāinga Ora has land near the Oranga Avenue shops and is looking at ways to complement the existing business with opportunities for additional commercial/retail spaces.

9 Will transport plans improve? What about increased traffic in the area?

We're working alongside Auckland Transport and others to improve walking, cycling and public transport networks to give residents better transit options. We're also looking for ways to improve streets and community amenities to get walkways, streets and parks to work better for the community.

10 How can I find out more about the timeline for the project and any updates?

We will share information as we go, through newsletters like this, and on our website. We also have an information centre where you can pop in and chat to the team, or, contact us on info@orangadevelopment.co.nz.

Sign up on the website to receive email updates and to be first to know when homes are available to buy off the plans.

ORANGA DEVELOPMENT PROGRESS UPDATE

Around 1,200 new homes for Oranga

STAGE 1

25 Kāinga Ora state homes have been removed, making way for around 51 new state homes. Construction of the first 8 state homes on Waitangi Road and Rockfield Road are complete and tenants are now settled into their new warm, dry homes. The remaining 43 state homes for Stage 1 are now under construction and are due to be completed by the end of the year.

STAGE 2

Stage 2 will deliver around 144 state homes. House removal and land remediation is underway, with 61 houses already removed. Construction of some state homes is already underway with construction of the remaining homes for Stage 2 due to begin later this year. All Stage 2 homes are expected to be complete by 2023.

STAGE 3

Stage 3 will see more state housing being built as well as the first new market homes, including more affordable homes, available to buy off the plan. House removals and civil works has begun. Around 124 old state houses will be removed and replaced with 113 state and around 159 new market and affordable homes. The first market and state superlots are planned for handover to builder partners by the end of 2021.

TIMELINE

Timing is indicative only.

2021

2022

Autumn 2021

Stage 1: Construction of homes continues, with more state homes completed

Stage 2: Construction of state homes continues

Stage 3: House removal and civil works continues

Infrastructure upgrades continue.

Winter 2021

Stage 1 and 2: Construction of homes continues, with more state homes completed

Stage 3: Construction of state homes begin

Infrastructure upgrades continue.

Spring 2021

Stage 1: All state homes completed

Stage 2: Construction of homes continues, with more state homes completed

Stage 3: Construction of state homes continues

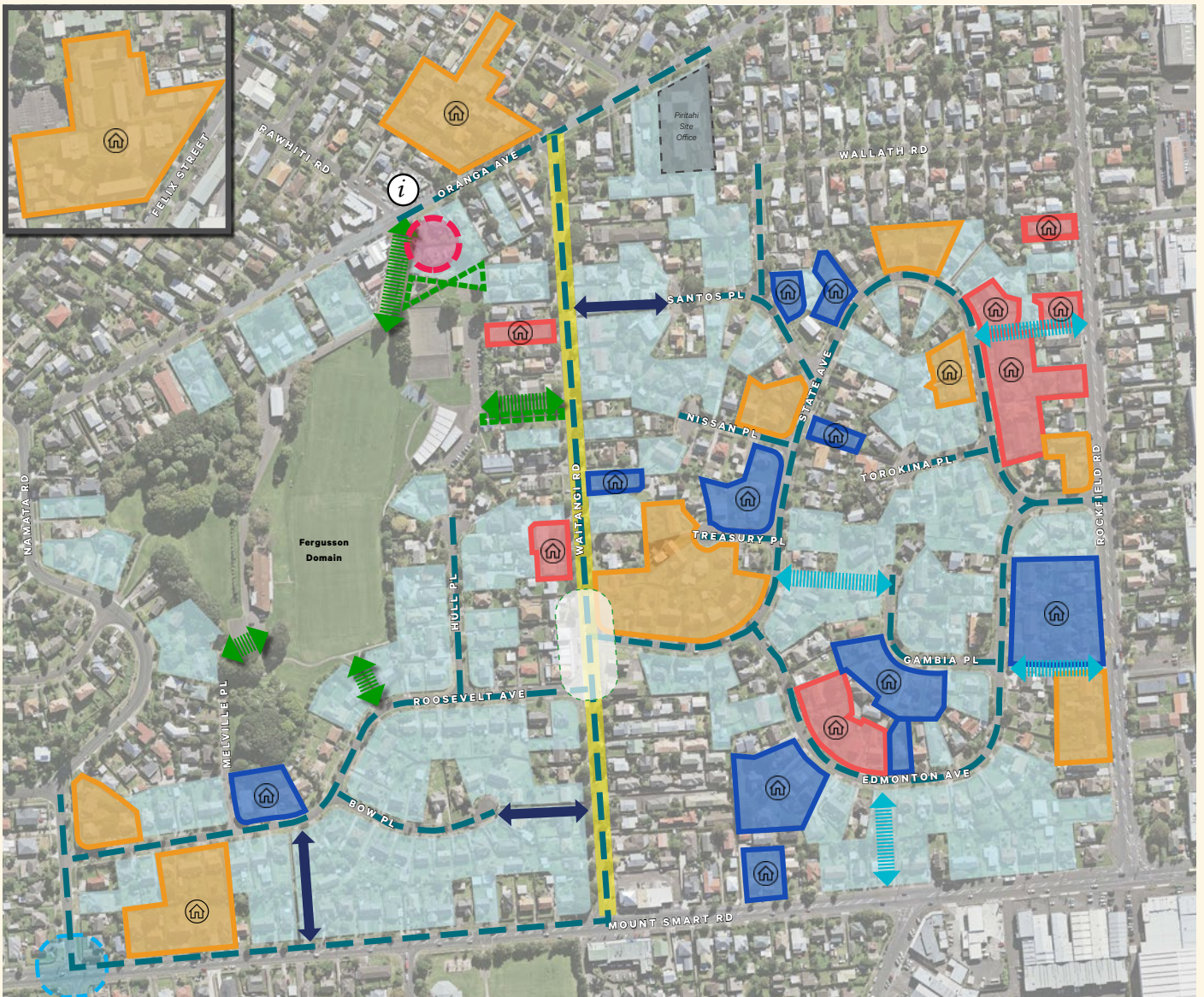
Infrastructure upgrades continue.

Summer 2021/2022

Stage 2: Completion of more state homes. Construction continues into 2022

Stage 3: Construction of state homes continues into 2022

Infrastructure upgrades continue into 2022. This is expected to be completed by the end of 2023.



LEGEND

 Kāinga Ora owned land

 Stage 1


 Stage 2


 Stage 3

 Oranga Development Information Centre

 New road connection

 Improved connections

 Improved Fergusson Domain entrance

 Traffic calming measures

 Intersection improvement

 Kāinga Ora homes
Location of Kāinga Ora homes for future stages still to be determined.

 New Shops

 Streetscape improvements

 Piritahi Site Office

 Infrastructure upgrades

 Potential land swap

At this stage, all plans are indicative only and we will keep you updated if there are any changes to the current plan.



MEET BOYD BARBER

SENIOR URBAN DESIGNER

What does your role involve?

I am an urban designer, which is part architecture, part urban planning and part landscape architecture. It's my job to think spatially (in 3D), to provide advice to the team to make sure that we are doing medium density well. For Oranga I have input at all scales, from the big picture masterplanning through to the detail design of walkways. I help make sure, alongside the design review panel, that each housing development fits into the masterplan and meets our design guide standards.

What do you enjoy most about your role?

I enjoy being able to solve problems through design. There are often multiple combinations possible for a development but its finding the one that works best that is satisfying. Sometimes it's as simple as rotating a home to get morning sun onto the dining table. Other times its quite complex especially when there are trade-offs between two good, but competing, elements. I also like that I get to draw for a job and that the lines I draw mean something.

What's your favourite aspect of the Oranga?

The topography. Topography is what makes places unique and interesting. In Oranga the basalt flows from Maungakiekie/One Tree Hill and has flowed and folded, forming ridges, caves and rocky edges.

What did you do before joining Kāinga Ora?

Before joining Kāinga Ora I worked for Christchurch City Council providing design advice on a variety of council projects and resource consents. Before that I consulted in Scotland and Australia. As a kid I spent a lot of time with Lego and in the sandpit, it was inevitable I would end up with this career.

What's your favourite thing to do outside of the office?

Over the last few months (started in lockdown) I have been spending way too much time on computer games. I play 'Civilization VI' and 'Cities: Skylines', both games are about creating cities and building empires.

WANT TO KNOW MORE OR GET IN TOUCH?

INFORMATION CENTRE

34B Oranga Avenue,
Thursday – Saturday, 10am – 4pm

Drop into our Information Centre and chat with the team or book a one-on-one appointment to speak with us. Appointments can be made via the website, email or by calling the Information Centre.

- » Phone: 09 954 1029
- » Email: info@orangadevelopment.co.nz
- » Visit our website: orangadevelopment.co.nz
- » Subscribe to our latest email updates by visiting the website or sending us an email



KĀINGA ORA STATE HOME TENANTS

If you are a Kāinga Ora tenant and have rehousing or tenancy-related questions, please contact the Tenancy Rehousing Team on 0800 801 601.



LAYING THE GROUNDWORK

Piritahi is our civil works alliance. They prepare the land, remove old state homes and upgrade streets and infrastructure before building starts. For any questions about civil works please contact Piritahi on 0508 PIRITAHĪ or email oranga@piritahi.co.nz.

