

# ORANGA DEVELOPMENT

PROGRESS UPDATE | WINTER 2023

Artist impression only.

## FLETCHER LIVING: BRINGING MORE HOUSING CHOICE TO ORANGA

Family homes, first homes for first home buyers, and forever homes for upsizers or downsizers – there are all sorts of beautiful new homes coming to Oranga.

Fletcher Living offers a mix of duplex, terraced and standalone homes. They're part of a boutique collection of two- to five-bedroom homes on Nissan Place and Namata Road.

The homes are spacious, architecturally designed, and low-maintenance. They're fully landscaped, easy to care for, and include at least one car park or a garage.

Construction of these homes is underway with the kitchens now fully installed. Completion of plumbing and electrical is progressing well with landscaping to be completed soon. The homes are on track to be completed this winter.

**Check them out online:**  
[orangadevelopment.co.nz/for-sale](https://orangadevelopment.co.nz/for-sale)

## LEAVING THE LAND BETTER THAN WE FOUND IT

Imagine more fish swimming in cleaner waterways as a side effect of your house being built. What if the pipes and cables underground also meant your local environment was healthier than it had been for decades?

Things like the stormwater upgrades, electrical network and transport links you can read about in this newsletter often achieve more than their base purpose. New earthworks, for example, improve soil quality as contractors remove asbestos and lead left behind from previous generations.

*"We're leaving the land better than we are finding it, and I can say that unequivocally,"*

says Mark Fraser, Kāinga Ora General Manager of Urban Development and Delivery.

Kāinga Ora is undertaking more than 600 separate infrastructure projects over the next 20 years, with 54 already underway. That work allows more than

36,000 new homes for Kiwis to be built on Kāinga Ora land, and another 21,000 on private property.

And infrastructure is "more than the hard stuff, like pipes, cables and roads," says Mark. "It's also the things that bring people together and enable successful communities."

That means more native planting, building parks, and delivering shared spaces that encourage community connection. It also means cleaner waterways – one project has the potential to result in tonnes of fine-grain sediment removed from the Waitemata Harbour, significantly increasing water clarity.

**Read on for more about the infrastructure work we're doing in Oranga.**





MAKING ORANGA AN EVEN BETTER PLACE TO LIVE

Kāinga Ora builds homes for Kiwis, but it must also provide the infrastructure that makes neighbourhoods like Oranga an even better place to live.

In the early stages of neighbourhood development, the Oranga stormwater design team pioneered an innovative stormwater system using what’s known as an “offset mitigation approach.” Prior to implementation, the team investigated the main water pollutants in the area, and put forward a strategy to achieve better stormwater treatment outcomes with a Stormwater Management Plan (SMP).

In collaboration with local iwi and Healthy Waters, the design team researched sustainable options. Working closely with Mana Whenua, the Oranga Development team embraced the concept of ‘Te mana o te Wai’, which is all about restoring

and preserving the balance between water, the wider environment and the community.

Offset mitigation was proposed as the primary stormwater management approach to improve the quality of stormwater discharge in the area.

The proposed Oranga Development solution included a total of 21 water quality treatment devices treating a public road surface area of approximately 3.4 hectares. The ultimate outcome is a sustainable increase in the overall quality of water.

Another important infrastructure update we’re working on in Oranga, is moving the powerlines underground.

Working with our civil works partner, Piritahi, infrastructure updates began in 2019, with Edmonton Avenue,

Nissan Place and Treasury Place being the first streets to benefit from having poles removed and powerlines shifted underground.

Shifting powerlines underground is important for more than just aesthetic reasons. It makes them safer and less vulnerable to damage or interruption caused by extreme weather or accidental contact from people or wildlife. It also makes streets more user-friendly, with more space for pedestrians and planting.

New and wider footpaths are also being built to support the growing community in Oranga, such as the recently finished pedestrian link that connects Rockfield Road and Edmonton Avenue. This type of improvement makes Oranga more beautiful, walkable, and safe for people of all ages.

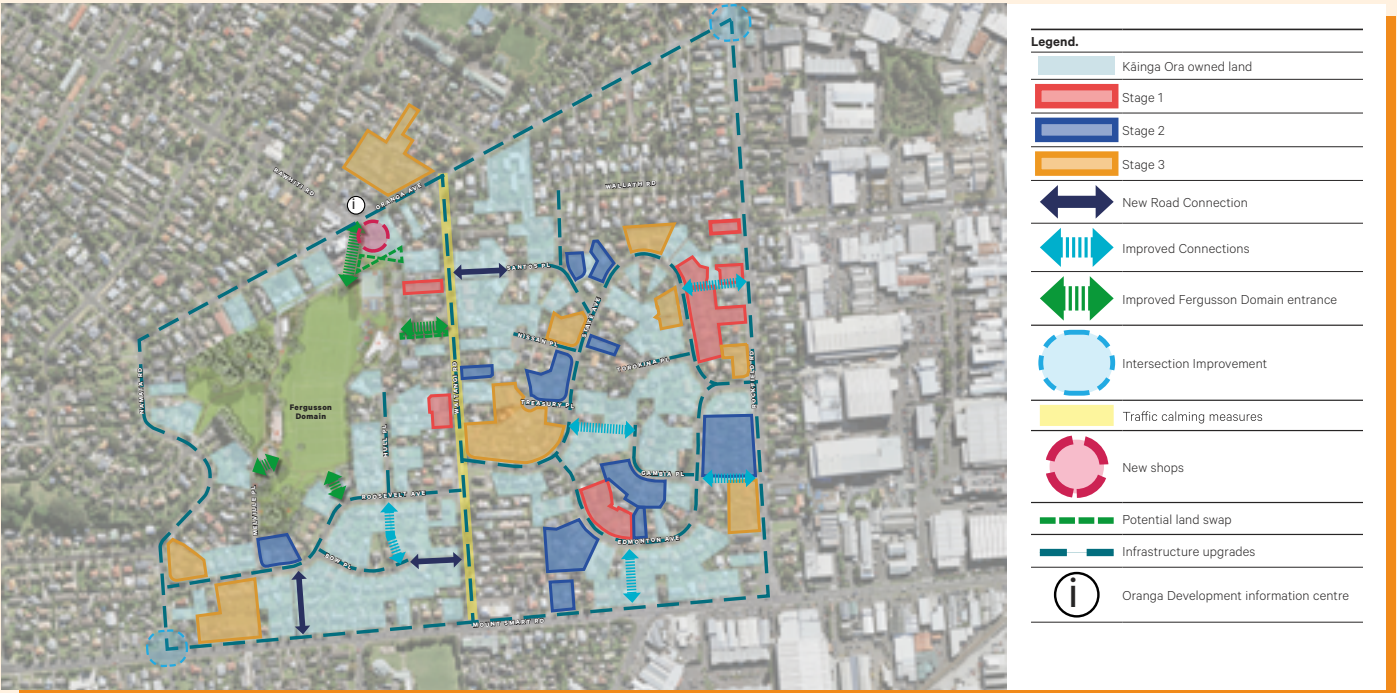


Piritahi, our civil works partner, laying the groundwork for the Oranga development.



New pedestrian link connecting Rockfield Road and Edmonton Avenue.

ORANGA DEVELOPMENT PROGRESS UPDATE



Progress at Oranga Development continues at pace. Half of the existing state homes have been removed and 100 new homes completed so far. As of May 2023, 97% of infrastructure upgrade works are complete.

We’re continuing conversations with Council organisations to improve Oranga’s walkways, streets and parks so that they work well for the local community. Check out our proposed development plans to learn about all the new homes coming to the neighbourhood.

NEW HOMES	Stage 1	Stage 2	Stage 3
STATE	51	150	114
MARKET	0	0	158
TOTAL	51	150	272

**STAGE 1.**

Stage 1 of the development is progressing well. 26 existing homes have been removed to make way for 51 new homes.

**STAGE 2.**

76 new homes completed with the remaining 74 under construction and 32 homes scheduled for completion in late 2024.

**STAGE 3.**

211 new homes under construction, with 140 to be completed by late 2023 including Oranga Development’s first market homes. Construction programme continues until early 2025.

**STAGE 4.**

Removal of existing homes under way with land development expected to be completed in the end of 2023. Construction of new homes is due to start in 2024.

ESTIMATED DEVELOPMENT TIMELINE

<b>Autumn 23</b> All <b>Stage 1</b> homes completed <b>Stage 2</b> – 76 of 150 homes completed <b>Stage 3</b> – 211 of 272 homes under construction <b>Infrastructure upgrade works (berm and utilities)</b> – 97% complete	<b>Winter 23</b> <b>Stage 2</b> – 74 of 150 homes under construction <b>Stage 3</b> – 97 of 272 homes completed <b>Stage 4</b> – demolitions & land development resumes <b>Infrastructure upgrade works (berm and utilities)</b> – 100% complete	<b>Spring 23</b> <b>Stage 2</b> – Construction of 74 homes continues <b>Stage 3</b> – 43 more homes completed, with 132 remaining under construction <b>Stage 4</b> – demolition & land development continues
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# A TASTE OF THE NEW HOMES COMING TO ORANGA

## New homes from one of New Zealand's oldest building companies

Fletcher Living has been building homes for over 110 years. On their journey to becoming one of New Zealand's largest residential builders and developers, they've learnt a lot about how Kiwis love to live in their homes. Today they use that knowledge to design durable homes to suit every lifestyle, from compact urban apartments to spacious two-level family homes. Each home is completed to a high standard of workmanship and packed full of quality features and modern appliances. With a track record of building high-quality homes for Kiwis, we're proud to partner with Fletcher Living to help bring more housing choice to Oranga.

To find out more, contact New Home Consultant Judy McGaffin on 027 807 6536 or email [jmcgaffin@frl.co.nz](mailto:jmcgaffin@frl.co.nz).

### STANDALONE



2 | 1.5 | 1 | 93m<sup>2</sup>

#### 5/1 Nissan Place

- Quality kitchen appliances
- Air conditioning heat pump
- Fully landscaped
- Security alarm system
- 10 year Master Build guarantee

**ENQUIRE NOW**

**Fletcher Living**  
Love your new home

### TERRACE



2 | 1.5 | 1 | 104m<sup>2</sup>

#### 3/1 Nissan Place

- European design kitchen with open plan living
- Air conditioning heat pump
- Fully landscaped
- Extra study
- 10 year Master Build guarantee

**ENQUIRE NOW**

**Fletcher Living**  
Love your new home

## Simplicity Living is bringing long term rentals to Oranga

We're excited to let you know that Simplicity Living will soon release its Long Term Rental homes in Oranga to the market. Long Term Rentals offer tenants the peace of mind and security of a rental term of several years.

These homes are professionally managed, adding to the stability the long lease brings, and that is often missing in the rental market. Plus, they're warm, dry, and energy and water-efficient, making them more affordable to run than many existing homes.

If you'd like to keep your eye on what is coming up, sign up to receive emails from us at [orangadevelopment.co.nz](http://orangadevelopment.co.nz) and be the first to know when Long Term Rental homes from Simplicity Living are released.

Got questions? You can find answers to Frequent Asked Questions by scanning the QR Code, or go to [orangadevelopment.co.nz/long-term-rentals](http://orangadevelopment.co.nz/long-term-rentals).



To know more about Simplicity Living and its Long Term Rental homes, email [info@simplicityliving.kiwi](mailto:info@simplicityliving.kiwi).



**% Simplicity Living**

# FIRST HOME PARTNER A NEW WAY TO BUY YOUR FIRST HOME

**If your deposit and home loan aren't enough to buy a home, First Home Partner could help to bridge the gap.**

Not everyone's journey into home ownership is the same, and not all homebuyers need the same level of support to get their foot onto the property ladder. Even with a deposit and pre-approved home loan, households can find themselves still unable to afford home prices in the current market.

First Home Partner is a new and exciting way to help bridge this gap, and support aspiring first home buyers by giving them the helping hand they need to afford a home in the current market through shared ownership.

This means that instead of owning the home outright, a buyer initially purchases the home with Kāinga Ora. We provide equity toward the purchase of the home and, in return, take a share in its ownership. The new homeowners then buy this share back from us over time.

**The make-up of shared ownership is affected by several factors, including:**

- How much money you have to put towards your deposit
- How much a participating bank is willing to lend you
- How much Kāinga Ora will contribute towards buying the home

Applicants need to provide a minimum 5% contribution towards a deposit and meet the lending requirements of one of our participating banks. We can offer a maximum contribution of 25% of the purchase price or \$200,000 towards a home purchase – whichever is lower.

A home loan from a participating bank then makes up the difference.

What is even more helpful, is that you do not need to pay interest or fees on the equity contribution from Kāinga Ora for the first 15 years of ownership.

We also provide guidance to help you find a home that is right for your household.



Once you've moved into your new home, we will work with you over the years through a Goals Management Programme to help support you in buying our share of your home back from us, and become full and independent homeowners.

### Here's an example

- You have saved 10% of the purchase price of a home. (Your deposit can also include money from your Kiwisaver or a Kāinga Ora First Home Grant).
- A participating bank is willing to lend you 75%.
- Kāinga Ora contributes 15% to purchase the home with you in return for a 15% share of ownership in the home.

That's 100% of the purchase price. You're on the ladder!

We have worked closely with banks to help shape and design First Home Partner to be relevant and accessible to aspiring buyers. And with Westpac, BNZ and SBS now on board with the scheme to support more Kiwi families into owning their first home.



If you'd like to learn more about First Home Partner, including eligibility criteria and how to apply, visit [kaingaora.govt.nz/first-home-partner](http://kaingaora.govt.nz/first-home-partner) for more information.



## LOCALS FIND OUT WHY LAYING THE GROUNDWORK IS IMPORTANT TO SUPPORT A GROWING COMMUNITY

By now, we know the importance of doing the groundwork with infrastructure to support growing communities. While this work is vital, we understand that it can cause disruption to residents. That's why Piritahi, our civil works partner, held a Community Information Evening in February to let locals know about what's happening in their neighbourhood.

Residents of Waitangi Street were invited to the event to learn about the upcoming traffic impacts of new speed bumps, pole removals, and power and chorus switchovers. Piritahi wanted to explain the work face-to-face and give residents the opportunity to ask questions. It also helped them put names to faces, so if they have any issues or concerns, they know who to speak to.

Despite the impact the work has on the community, residents were pleased with the upgrades happening in the neighbourhood and could picture the end goal. They told the Piritahi team they're keen to enjoy the new amenities and upgrades coming to Oranga.



## TEACHING WHĀNAU HOW TO GROW, HARVEST, AND COOK THEIR OWN KAI

If recent years have taught us anything, it's the value of living sustainably and self-sufficiently. But learning how to do that can be a daunting task. Particularly when you feel you don't have the resources available.

That's why we were pleased to support the Oranga Kai Ora Community Gardens and Compost Hub to lead a free workshop, to teach whānau important skills around growing, harvesting, and cooking their homegrown kai.

It was a two-part workshop, with session one focussing on growing your own veggies and session two, harvesting and cooking your veggies.

The first session, held in March, was aimed at helping beginners learn everything they need to know about growing a thriving veggie garden. It was a practical, hands-on session where people learned about soil preparation, planting and caring for their plants.

The second session happened on Saturday 13 May. Participants harvested the veggies they planted at the Kai Ora Garden during session one, and then were taught the best ways to cook them at the Oranga Community Centre.

The Kai Ora Garden is part of the Oranga Development. From the outset the garden has been a partnership between Kāinga Ora, Piritahi and the local community.



We wanted to give something back to the neighbourhood and learned from locals that a community garden was high on their wish list!

**The Oranga Kai Ora Gardens and Compost Hub is located at 63 Oranga Avenue. Check out their Facebook page for more information on open hours, or get in touch with Sarah Lightbody to find out more: 027 484 6167 or [orangagardens@gmail.com](mailto:orangagardens@gmail.com).**



## NEW STATE HOMES HAVE “LOTS OF ROOM FOR A FAMILY TO START A NEW LIFE”

The Oranga Development means this wonderful neighbourhood will benefit from a range of upgrades that will make sure it continues to be a great place to live, now and in the future. There'll be new walkways, wider footpaths, better playgrounds, and upgraded infrastructure to support a growing community.

Once work is completed, there'll be around 1,200 brand new homes in Oranga. They'll be a mix of high-quality state, market, and more affordable homes. Among these, are the recently built state homes on Gambia Place.

These new homes are warm, dry and designed for today, and we're proud of the way they've turned out.

A Community Viewing Day was held on Saturday 29 April so the community could see the homes before new whānau moved in.

Three units on the ground floor were open for viewing, and a beautiful staged two-bedroom unit was on display. Local residents had the opportunity to see first-hand what makes these new homes more comfortable for families to live in. They also enjoyed free coffee, popcorn and a sausage sizzle.

Those who came had great feedback about the homes, with people noting how spacious, warm and light they are.

One person said “The garden area is huge. Way better than traditional old houses. Great space, lots of room for a family to start a new life here. Love it!”



**If you missed the event, watch the video online by scanning the QR code, and take a closer look at the homes on Gambia Place.**



We've also built new and improved state homes on Edmonton Ave. They were the first example of medium density homes being built in Oranga. Last year, a viewing day was held for these homes - **scan the QR code for a virtual walkthrough.**



## MEET THE TEAM



### KIRRILY WATSON

Piritahi Community Liaison Advisor

#### WHAT DOES YOUR ROLE INVOLVE?

The primary function of my role is to keep the community informed about the construction that's happening in Oranga. I also work with the construction team to plan our work in a way that has the least impact on the community, but also enables the construction to be completed quickly and safely.

#### WHAT DO YOU ENJOY MOST ABOUT YOUR ROLE?

The thing I most enjoy is that every day I get to see the benefits that my role has on the community. I have always had a genuine concern for people, and I get to apply this daily while working through the challenges and impacts the community faces.

#### WHAT DO YOU LOVE MOST ABOUT THE ORANGA COMMUNITY?

Oranga has a real evident care for the community, this is what I love. To me a sense of community promotes belonging and the Oranga Community Centre and To Wahi genuinely fulfil this for so many people in the neighbourhood.

#### WHAT DO YOU LIKE DOING OUTSIDE OF THE OFFICE?

I spend a lot of my time on the weekend video calling my family in Australia and Taiwan, as all my family live abroad. Outside of this I have two beautiful boys, 9 and 16 years old, who keep me busy running them around to their sports and extracurricular activities.



### ROSITA FAAVESI SUA

Community Development and Engagement Coordinator

#### WHAT DOES YOUR ROLE INVOLVE?

My role involves managing key community relationships, supporting social infrastructure and cohesion through community development, and ensuring local residents have opportunities to engage directly with Kāinga Ora regarding the ongoing developments in their neighbourhood.

#### WHAT DO YOU ENJOY MOST ABOUT YOUR ROLE?

I enjoy the challenges that it brings and the opportunities for growth, as well as the time I spend meeting the community, getting to know them and being reminded of why I enjoy working on the ground. I appreciate my team as well. They're all quite different but share the same values and passion for community.

#### WHAT DO YOU LOVE MOST ABOUT THE ORANGA COMMUNITY?

The people, the diversity, the liveliness of Fergusson Domain, seeing the primary school kids biking all over the motu, their manaakitanga and sharing of food, and their love and passion for Oranga.

#### WHAT DO YOU LIKE DOING OUTSIDE OF THE OFFICE?

I enjoy playing tennis. I frequent Fergusson Domain where the local tamariki often ask to be taught and join in. I'm excited to see how the courts look when they're done.

## WANT TO KNOW MORE OR GET IN TOUCH?



Drop into our Information Centre at 34 Oranga Ave and chat with the team from Thursday - Saturday, 10am - 4pm, 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](mailto:info@orangadevelopment.co.nz)

Visit our website [orangadevelopment.co.nz](http://orangadevelopment.co.nz)

**E-newsletter:** Subscribe to our latest updates by visiting the website or sending us an email.

 [facebook.com/orangadevelopment](https://facebook.com/orangadevelopment)

### KĀINGA ORA STATE HOME CUSTOMERS

If you are a Kāinga Ora customer and have rehousing or tenancy-related questions, please contact the Customer Liaison Team on **0800 801 601**.



### LAYING THE GROUNDWORK

Piritahi is our civil works partner. 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](mailto:oranga@piritahi.co.nz).

