

ORANGA DEVELOPMENT

PROGRESS UPDATE | SPRING 2023



KiwiBuild homes available in Oranga now. Artist impression only.

'LOVE THEM!' RESIDENTS TOUR NEW STATE HOMES

New homes in a range of sizes were recently opened in State Ave, Oranga, for neighbours and community members to take a tour.

The sun shone as about 80 people viewed a five-bedroom and a three-bedroom home – two of 13 delivered by Kāinga Ora build partner Home in State Avenue. Three-, four-, five- and six-bedroom homes complete the site set to become homes for Kāinga Ora customers.

"Very nice – well set out and constructed," remarked one visitor before pointing out the homes "will be very comfortable for tenants".

"Love them! Very spacious," said another.

Oranga Development and Kāinga Ora Housing Support team members served sizzling sausages and shared coffee with visitors, answered questions about the homes and talked about what's coming up in the development.

Head to orangadevelopment.co.nz/news to see more photos from the day.



KIWIBUILD HOMES RELEASED IN ORANGA

Welcome to the Spring 2023 edition of the Oranga Progress Update. In this issue, we're excited to share some big news for first home buyers: The very first KiwiBuild homes have just been released in Oranga, starting at just \$550,000!

KiwiBuild homes are built to the same high standards as all the new homes in Oranga

Development, but are capped at a more affordable price and reserved for first home buyers. The first KiwiBuild homes in Oranga are part of Fletcher Living's Rockfield Apartments at 155 & 157 Rockfield Road. They're due for completion in December this year, with settlement in January 2024 - so you could be in your first home in Oranga in the New Year!



HOMES FOR SALE

Head to [page 3](#) to find your new home in Oranga



ORANGA DEVELOPMENT PROGRESS UPDATE

At this stage, all plans are indicative only. We'll be sure to provide updates if there are any changes.



The development in Oranga will deliver around 1,200 new, warm, dry healthy homes - a mix of state, market and more affordable homes, including KiwiBuild. Development is on track, with construction moving ahead at pace. Half of the existing old state homes have been removed, and we've recently completed our 200th new home. Over 20 new homes for sale are due for completion this spring.

The infrastructure upgrade work happening throughout the neighbourhood is nearly complete, and we're aiming for it to be finished by the end of the year. We've finished work to move power lines underground across the neighbourhood.

"Streetscaping" is currently underway on Waitangi Road, which will improve the public spaces around the local shops. We're adding new, wider footpaths; improving the landscaping; and planting native trees. There will also be new seating benches, bins and bike racks. Streetscaping is just one of the ways we're helping build a more vibrant, attractive and safe Oranga to serve the community now and in the future.

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

STAGE 1.

Stage 1 is complete. Twenty-six existing houses have been removed to make way for 51 new homes for Kāinga Ora customers.

STAGE 2.

Seventy-six new homes have been completed, with a further 68 under design and construction. Construction of new homes will continue until 2025.

STAGE 3.

Four state homes and 70 market homes are complete, including Oranga's first Long Term Rental homes, at 12 State Avenue. One hundred and thirty-six new homes, (both state and market), are under construction, with 23 to be completed by the end of 2023. Construction for Stage 3 continues until early 2025.

STAGE 4.

Removal of existing homes is underway, with land remediation expected to start in October and to be completed by the early 2024. Construction of market homes is due to start in 2024.

ESTIMATED DEVELOPMENT TIMELINE

Spring 23
Construction continues on 204 state and market homes across Stages 2 and 3. Removal of existing houses continues for Stage 4, and land remediation begins. Infrastructure upgrade works complete.

Summer 23/24
Stage 4 house removal and land remediation complete. Stage 3 construction continues. More Stage 3 market homes available for sale.

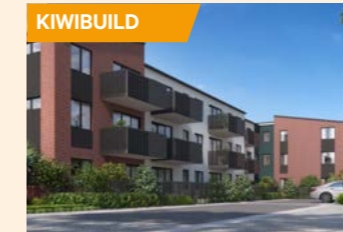
Autumn 24
All Stage 3 market homes completed, and Stage 4 build partners start construction.

HOMES FOR SALE

We're excited to release the first KiwiBuild homes in Oranga, available to purchase now!

To check your eligibility and register for KiwiBuild, visit kiwibuild.govt.nz.

For more information about homes for sale, reach out to our build partners directly. Plus, sign up for email updates at orangadevelopment.co.nz and you'll be the first to know when new homes are released.



155 Rockfield Road
 • High quality kitchen and bathroom
 • Car park available for purchase
 • Landscaped common areas
 • Estimated completion in December

\$550,000

Alexandra Jackson
 022 620 0498
aforrester@frl.co.nz



155 Rockfield Road
 • Stylish, neutral colour palette
 • Car park available for purchase
 • On site bike parking and EV charging
 • Estimated completion in December

\$680,000

Alexandra Jackson
 022 620 0498
aforrester@frl.co.nz



22 State Avenue
 • European style kitchen with open plan living
 • High quality kitchen appliances
 • Internal access double garage
 • 10 year Master Builder Guarantee

\$1,649,000

Kelsey Russell
 027 253 6204
k.russell@frl.co.nz



3/1 Nissan Place
 • Two bedrooms + study
 • Open plan living
 • Double glazing and air conditioning heat pump
 • 10 year Master Builder Guarantee

\$899,000

Kelsey Russell
 027 253 6204
k.russell@frl.co.nz

A HELPING HAND INTO HOME OWNERSHIP

Not everyone's journey towards home ownership is the same and not all home buyers need the same level of support to get into their first home. Kāinga Ora offers and supports several products and resources to help New Zealanders into home ownership. If you're thinking about buying your first home, but you're not sure where to start, use our tool to see what could be right for you. Or, pop in and see us at the Oranga Information Centre at 34 Oranga Avenue. Our team is there to help from Wednesday - Saturday, 10am - 4pm.



FIRST HOME DECISION TOOL

Check out our online guide which helps you figure out what products you could be eligible for at the click of a button: kaingaora.govt.nz/first-home-decision-tool





MEET THE TEAM

WAI TIPENE Information Centre Manager

We have a new friendly face in the Oranga Information Centre! Pop in for a chat with Wai on Wednesday - Saturday, from 10am - 4pm.

WHAT DOES YOUR ROLE INVOLVE?

I'm someone people in the community can come and chat with about everything going on in Oranga Development, and about the homes for sale and the financial help Kāinga Ora may be able to provide to first home buyers. I may not always have all the answers, but I'm here to connect people with our teams and help them find the information they need.

WHAT DO YOU ENJOY MOST ABOUT YOUR ROLE?

I love meeting people and being able to help them face-to-face; it's the highlight of my role. I also love that I can help the community understand what financial products are available to them and talk them through the application process; it gives me great pleasure to be part of their exciting journey to home ownership.

WHAT DO YOU LOVE MOST ABOUT THE ORANGA COMMUNITY?

The conversations I have with local residents are truly the best. We have such a diverse range of people in Oranga and across different areas of the development - it's great to hear such passion for the community.

WHAT WERE YOU DOING PREVIOUSLY?

I was Information Centre Assistant at the Roskill Information Centre and Ōwairaka Info Cube. I learned so much being in the Roskill Development team, and I'm looking forward to bringing those skills over to help the Oranga community.

WHAT DO YOU LIKE DOING OUTSIDE OF THE OFFICE?

I love singing kapa haka waiata (traditional Māori songs) around the house with my seven year old daughter, or while we're in the car on our way to school. Gardening is another passion, though I'm very much an amateur; and I love the thought of growing my own kai for my whānau and me. Cooking, baking and op-shopping are some of the other things I enjoy when I'm not working.

TRACKING WELLBEING IN ORANGA

Te Hotonga Hapori - Connecting Communities are kicking off a five year research study in Oranga to understand how living in a neighbourhood that is being redeveloped affects people's wellbeing. They'll be using next-generation research technologies to track this over time.

Eligible households in Oranga will receive a letter inviting them to be part of it. Locals who participate will complete a wellbeing survey about how they feel about their community and neighbourhood spaces. They'll each receive a \$50 voucher for their time and effort.

For more information about who is eligible and on how to participate, go to tehotongahapori.ac.nz or call **0800 553 365**.



Te Hotonga Hapori
— connecting communities —

PIRITAHİ HAS A NEW NAME

Our civil works partner, Piritahi, has been renamed to LEAD Alliance - which stands for Land Enablement and Delivery.

LEAD Alliance is a group of companies with skills and experience to lead the design and construction of infrastructure of New Zealand's largest urban development programme, including here in Oranga. The alliance delivers a programme of infrastructure and civils delivery on behalf of Kāinga Ora that will enable many new homes across Auckland.

LEAD
ALLIANCE
Laying the Groundwork

WANT TO KNOW MORE OR GET IN TOUCH?

Drop into our Information Centre at 34 Oranga Ave and chat with the team from Wednesday - 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

Visit our website
orangadevelopment.co.nz

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



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 Liason Team on **0800 801 601**.

LAYING THE GROUNDWORK

LEAD Alliance is our civil works partner. They prepare the land, remove existing state homes and upgrade streets and infrastructure before building starts. For any questions about civil works please contact LEAD Alliance on **0508 747 48 244**.

