



# ORANGA DEVELOPMENT

## PROGRESS UPDATE

### AUTUMN 2024

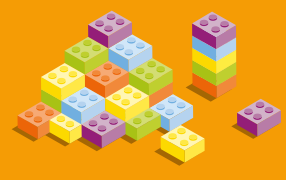
## KIA ORA!

Welcome to the Oranga Autumn newsletter.

In this edition, you can catch up on the latest development progress updates, see the stunning new homes for sale, and find out the latest community news. Read on to stay up to date with Oranga Development!

## HOMES FOR SALE NOW

Head to **page 2** to find your new home in Oranga.



## JOIN US AT THE ORANGA DEVELOPMENT INFO DAY!

*Grab your whānau and neighbours and join us at the Oranga Community Centre on **Saturday 11 May, 10:00am - 1:00pm**, for the Oranga Development Info Day.*

The Oranga Development team will be there to share the latest on what's happening in your neighbourhood, and you can also learn about homes for sale and more about our home ownership products available. There will be stalls hosted by local community groups, LEAD Alliance and our build partner, Fletcher Living, too!

While the children are being entertained with lots of family fun activities, chat with the team over a coffee and a sausage from the barbecue.

**See you there!**



# HOMES FOR SALE IN ORANGA

Family homes, first homes, and forever homes – there are all sorts of beautiful high-quality homes for sale in Oranga. Here's a sample of what's available. Head to [orangadevelopment.co.nz/for-sale](https://orangadevelopment.co.nz/for-sale) to find out more.



## 155-157 ROCKFIELD ROAD

- Fletcher Living
- Priced from \$499,000
- 1 bed, 1 bath

Contemporary open-plan design. Haier and Fisher & Paykel kitchen appliances, a heat pump in the main living area, and EV car park charging options available. Landscaped with native plant garden.

**Judy McGaffin**  
027 807 6536  
[jmcgaffin@frl.co.nz](mailto:jmcgaffin@frl.co.nz)

**Fletcher Living**  
Love your new home



## 155-157 ROCKFIELD ROAD

- Fletcher Living
- Priced from \$646,500
- 2 bed, 1 bath, 1 car park

Two bedroom home with study. European style kitchen with high quality kitchen appliances. Air conditioning heat pump, double glazing, and security alarm system. Comes with a 10 year Master Build Guarantee. Eligibility criteria applies to selected units.

**Judy McGaffin**  
027 807 6536  
[jmcgaffin@frl.co.nz](mailto:jmcgaffin@frl.co.nz)

**Fletcher Living**  
Love your new home

## 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. If you are looking at buying your first home but are not sure where to start, Kāinga Ora offers and supports several products that can give you a helping hand.

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 First Home Decision Tool to see what products you could be eligible for by visiting [kaingaora.govt.nz/first-home-decision-tool](https://kaingaora.govt.nz/first-home-decision-tool)



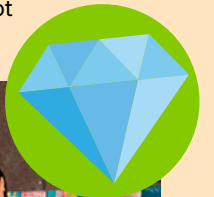


# DISCOVER ORANGA

*Nestled between Greenlane, Onehunga and Ellerslie, close to Cornwall Park, and with a welcoming multicultural community, Oranga is Auckland's best-kept secret. Around 1,300 new, high-quality homes are coming here, so that more people can enjoy this family-friendly neighbourhood's central location and charming, tree-lined streets.*

## ORANGA'S HIDDEN GEMS

Leafy streets, central location, a bustling community centre and beautiful Cornwall Park on its doorstep - Oranga's got it all, everything is here or near. Here's just a glimmer of some of the locals' favourite gems, waiting to be discovered.



### FERGUSSON DOMAIN

Just a few minutes walk from anywhere in this compact little 'burb, you'll find the green oasis of Fergusson Domain, fringed by gorgeous trees and heritage stone walkways. It's home to a kindy, a sports club and gym, a playground, and brand-new basketball courts and a children's pump track.



### CORNWALL PARK

Arguably Auckland's most cherished green space, Cornwall Park isn't exactly a secret. But you might not know that it's not just One Tree Hill and Epsom residents who get to enjoy having this national treasure on their doorstep. Oranga also borders Cornwall Park, and locals definitely make the most of it.



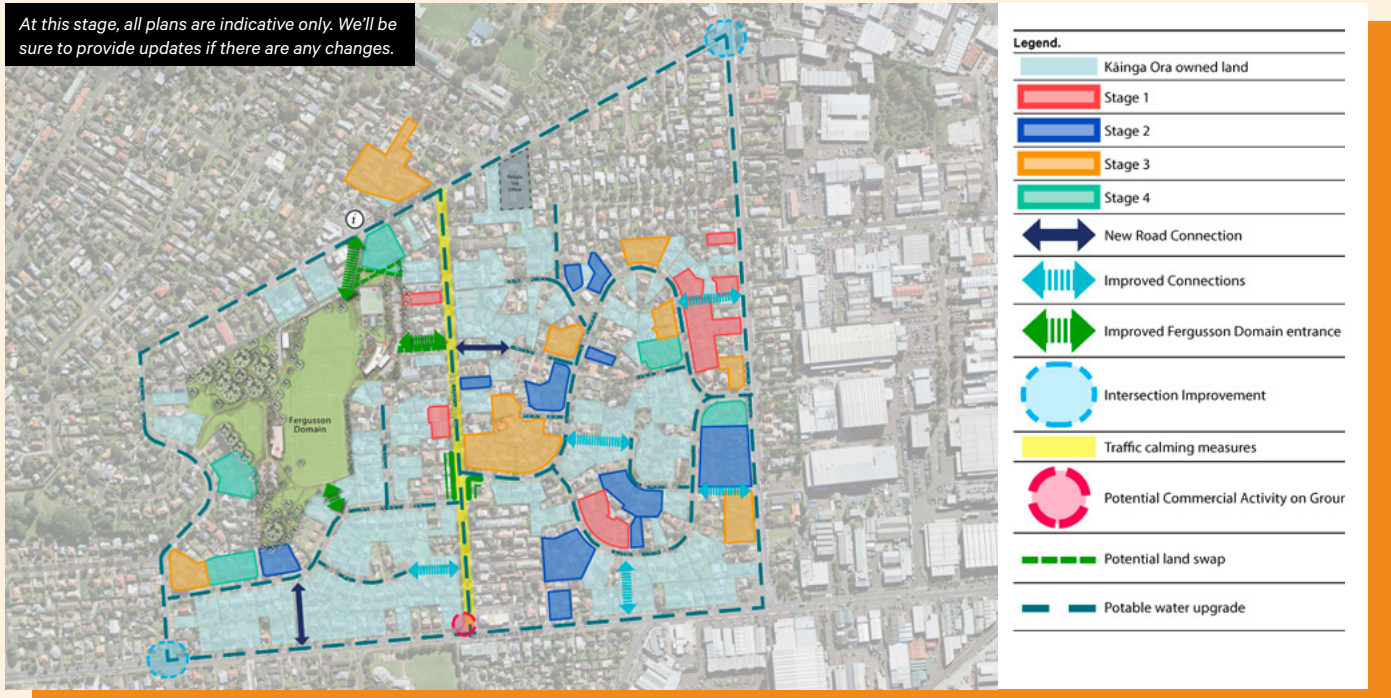
### ORANGA COMMUNITY CENTRE

Visit the Oranga Community Centre on any given day, and you'll find a hive of activity. This much-loved community treasure runs a jam-packed calendar of kids, sports, arts and cultural events, year-round. It's the perfect place to catch up with local friends or make new ones.

# ORANGA DEVELOPMENT PROGRESS UPDATE

Oranga Development will deliver around 1,300 new, warm, dry, healthy homes - a mix of social, market and more affordable homes. Development is ongoing and well into Stage 4, with construction moving ahead at pace.

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



Approximately 65% of the existing old social houses that are past their best have been removed, making way for more new homes for Oranga. 280 new homes are now complete, with the 300th new home milestone expected in a few months.

The infrastructure upgrade and streetscaping work is now complete. This includes close to 11km of new and underground powerlines and telecom cables, 9km of new footpaths and 5km of new watermain pipes. The public space around the local shops on Waitangi Road has also been upgraded, with new, wider footpaths, improved landscaping and native trees planted, new seating benches, bins and bike racks.

Take a look below at what's happening in each stage of the Oranga Development.

NEW HOMES	Stage 1	Stage 2	Stage 3
STATE	51	150	114
MARKET	0	0	158
<b>TOTAL</b>	<b>51</b>	<b>150</b>	<b>272</b>

## STAGE 1.

Stage 1 is complete. 26 existing houses have been removed to make way for 51 new homes for Kāinga Ora customers.

## STAGE 2.

76 new homes have been completed. Construction of the remaining 74 new homes will continue until 2025.

## STAGE 3.

154 new homes completed, 19 social homes and 135 market and affordable homes, including Oranga's first Long-Term Rental homes, on State Avenue. Construction for Stage 3 continues until early 2025.

## STAGE 4.

Removal of existing homes is underway, with land remediation on target to be completed by the end of May 2024. Construction of market homes is due to begin in early 2025.

## ESTIMATED DEVELOPMENT TIMELINE

**Autumn 24**

- Stage 4 old house removal complete
- Stage 4 land remediation complete

**Winter 24**

- 21 new social homes completed on Felix Street
- 30 new social homes completed on Edmonton Avenue

**Spring 24**

- Construction of 23 new market and affordable homes on Rockfield Avenue and State Avenue is ongoing
- Work is due to start on the Fergusson Domain Park entrance upgrade

There have been some changes in the master plan as we gather more information as we progress further in the development, including consideration to help reduce disruption in the community. We have also reviewed the connectivity options in the neighbourhood - including extending Bow Place and Gambia Place with multi-modal pathways instead of new roads. Come along to our Information Day on Saturday 11 May if you'd like more information on these changes. See front page for more details on the event.

# 10,000 STEPS FORWARD FOR ORANGA

*If you set out to walk the length of Oranga's new footpaths, you'd take more than 10,000 steps.*

On your stroll, you'd pass more than 850 new plants. And if the sun started to set, 100 new streetlights would guide your way.

The neighbourhood is on a path to transformation and has just taken an important step of its own, with the completion of civil infrastructure streetscaping as part of Oranga Development.

The concrete poured to build new driveways, kerbs, and those same footpaths – which are nearly twice as wide and safer than the 80-year-old routes they replaced – would be more than enough to pave over the grounds at Auckland's Eden Park.

"Oranga Development is future-proofing the neighbourhood by renewing the connections and services to homes so they'll last for decades," says Senior Development Manager Luis De Faria.



"Some may think these upgrades are just for the new homes built by Kāinga Ora, but they're for everyone – the new homes, those who already live here and for private development in the future."

Kāinga Ora civil construction partner LEAD Alliance has laid 4,900 metres of new watermains and 232 metres of stormwater pipes in Oranga. More than 10 kilometres of power and communications cables have been moved underground.

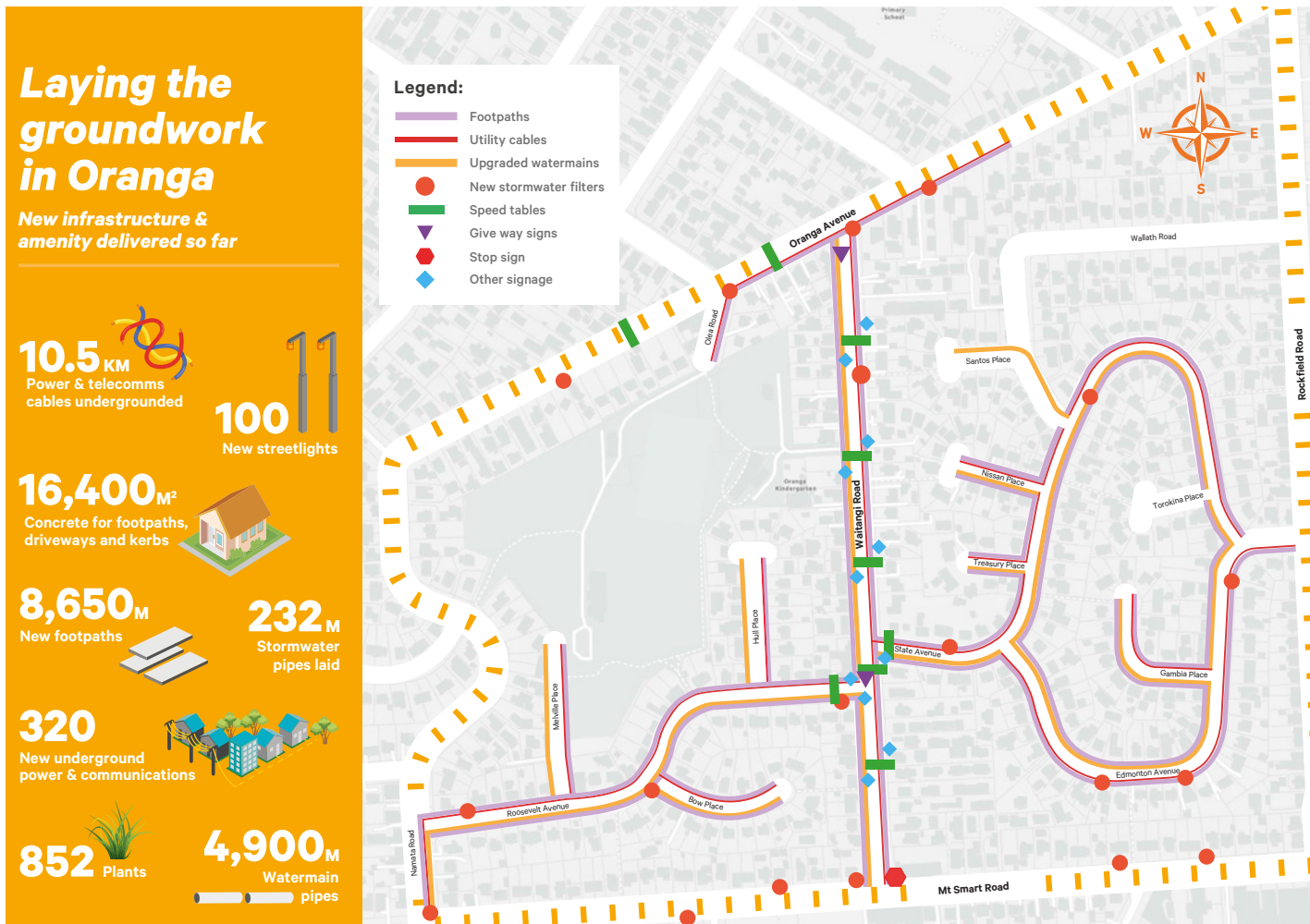
"Such significant work can be disruptive for people who already call Oranga home, but we've found residents to be really accommodating, understanding and supportive over the years it's taken to

complete it," says Shaun Kao, Kāinga Ora Senior Project Manager – Infrastructure and Civil Construction.

As well as new streetlights, pedestrian crossings and landscaping, an entrance to Fergusson Domain has been upgraded for better visibility, safety and access.

"The whole neighbourhood benefits from improved infrastructure that'll support its growth for the next 50 years or more," says Luis De Faria.

All of this paves the way for more than 1,300 homes throughout the development – a mix of social housing and homes for sale at more affordable and market prices.



# PEDAL POWER: CHECK OUT THE NEW PUMP TRACK AT FERGUSSON DOMAIN!

*Auckland Council, Kāinga Ora, local community group The Synergy Projects Trust, and the Oranga community have collaborated to install a temporary pump track at Fergusson Domain, outside the Oranga Community Centre.*

Oranga residents were able to shape the future of this space as part of the Auckland Council-led 'Oranga Decides' pilot project. Locals submitted ideas for projects that would enhance their community and then voted on the ones that would benefit themselves, their whānau and the family-oriented community the most.

Fergusson Domain is a vibrant hub of activity, encouraging community connections and fun for all ages. The new pump track offers a safe and accessible place for people of all ages to enjoy.

Four picnic benches have also been installed by the Onehunga Community Recycling Centre and The Synergy Projects Trust. They offer a space where individuals from different backgrounds, abilities and skill levels can actively participate while using the pump track, whether it's families enjoying a day out, teenagers practising their scooter skills, or seniors enjoying the weather while watching their children/grandchildren.

**Grab your scooter and head on down to check it out!**



## 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](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 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 social homes and upgrade streets and infrastructure before building starts. For any questions about civil works please contact LEAD Alliance on **0508 747 48 244**.

