



# ORANGA DEVELOPMENT

## PROGRESS UPDATE

### SPRING 2024

### KIA ORA!

Welcome to the Spring Progress Update for Oranga Development.

We're thrilled to share what's happening in the community, from construction updates to upcoming events. Read on to find out about the latest developments and changes to the master plan, the beautiful high-quality homes available in Oranga, and stories from the community!

### HOMES FOR SALE NOW

Head to **page 3** to find your new home in Oranga.



## COMMUNITY VIEWING DAY

You're invited to check out Oranga's new Kāinga Ora homes on Edmonton Avenue.

Join us at our Community Viewing Day for a walk through the newly completed Kāinga Ora homes, before new whānau move in. These new homes are warm, dry, modern and designed for today. We're proud of the way they've turned out.

Come and check them out for yourself and grab a sausage (thanks to our build partner, Dominion Residential Ltd) and a hot drink while you're at it. The Kāinga Ora and Oranga Development teams will be on hand for a chat and to answer any questions you may have. There'll be some activities to keep little ones entertained, too!

**See you there!**

**DATE:**  
Saturday 30 November 2024

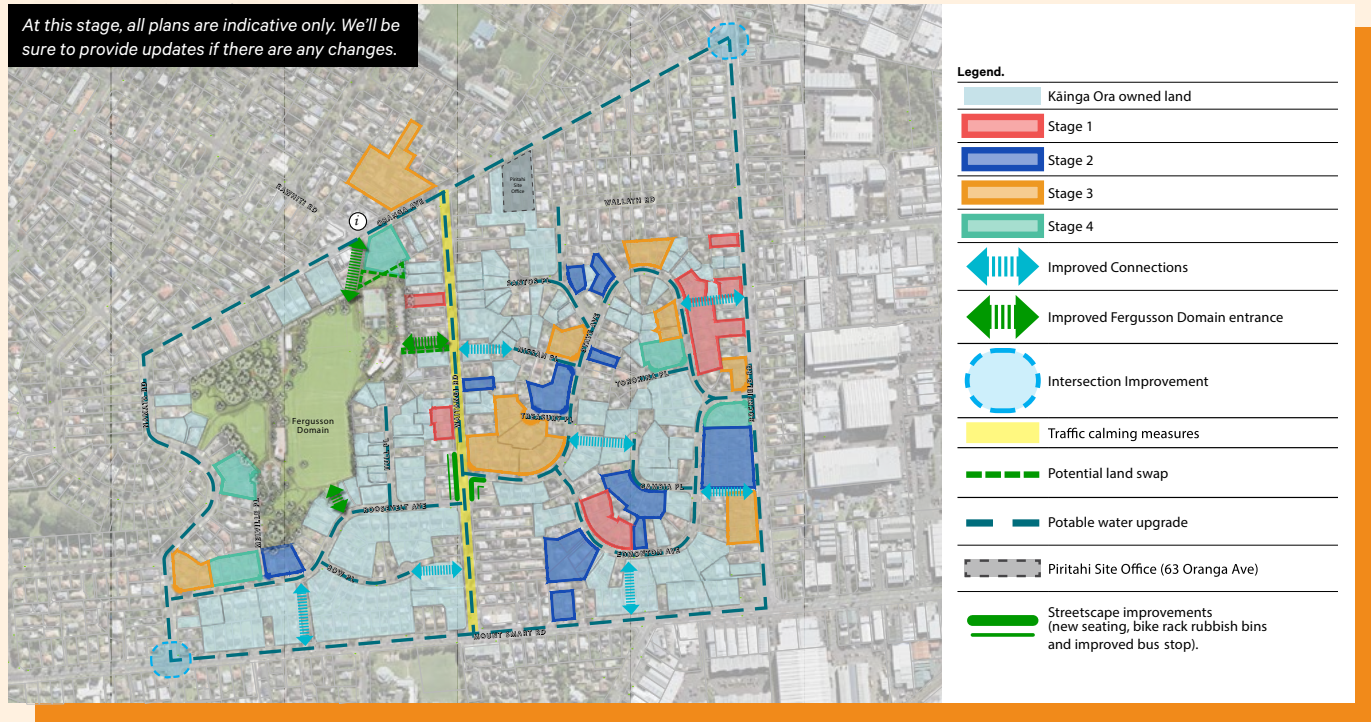
**TIME:**  
10am - 12pm

**LOCATION:**  
9-13 Edmonton Avenue, Oranga



# ORANGA DEVELOPMENT PROGRESS UPDATE

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



Approximately 65% of the existing old social houses that are past their best have now been removed, making way for more new homes for Oranga. 312 new homes are now complete, including 177 social homes. Close to 10 hectares of land development has been completed - approximately 50% of Oranga's 20-hectare programme.

The majority of infrastructure upgrades and streetscaping work are now complete. This includes close to 11km of new and undergrounded power lines and telecom cables, 9km of new footpaths and 5km of new water main 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
SOCIAL	51	150	76
MARKET	0	0	158
<b>TOTAL</b>	<b>51</b>	<b>150</b>	<b>234</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.

100 new homes have been completed. Construction of the remaining homes is ongoing.

## STAGE 3.

50 social homes are completed or near completion along with 135 market homes - including Oranga's first Long-Term Rental homes on State Avenue. Construction for Stage 3 continues until 2025, when another lot of homes will be ready for market.

## STAGE 4.

Removal of existing homes is complete, with land remediation nearing completion. Construction of market homes is due to begin in 2025.

## ESTIMATED DEVELOPMENT TIMELINE

### Spring 24

- 32 homes on Edmonton Avenue due to be completed

### Summer 24/25

- 24 homes on Felix Street due to be completed
- 368th home due to be delivered
- Planning has started on the Fergusson Domain Park Olea Road entrance upgrade
- New wastewater line planning started

### Autumn 25

- New multi-use paths are being planned
- Namata and Mt Smart Road intersection upgrade planning started
- Oranga Avenue intersection upgrade planning started

*There have been some changes in the master plan as we progress further in the development and gather more information, including consideration to help reduce disruption in the community.*

**We have reviewed the connectivity options in the neighbourhood and the changes include the following:**

- Replacing proposed roads at Bow Place, Gambia Place and Roosevelt - Mt Smart with new, wide multi-use paths for improved functionality and accessibility around the neighbourhood
- Removing the existing narrow pedestrian path on Nissan Plan and replacing it with a much wider and more functional path which will link to the Fergusson Domain entrance on Waitangi Road
- Relocating the Edmonton Avenue pedestrian path and increasing the width to improve functionality

These changes to the path network will help our community get around the neighbourhood more easily and make it safer for our tamariki to get to school. Our development team is also gathering feedback to make these spaces inclusive, fun and informative.

## 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.*



### ROCKFIELD APARTMENTS, 155-157 ROCKFIELD ROAD

- 2 bed, 1 bath, 1 car park
- Contemporary open-plan design
- Haier and Fisher & Paykel kitchen appliances
- Heat pump in the main living area
- EV car park charging options available
- Secure private entry and bike storage area

**Ready now from  
\$645,000**

Chanel Zhang  
021 517 288  
[czhang@frl.co.nz](mailto:czhang@frl.co.nz)

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# OPEN HOMES SHOWCASE WELCOMING COMMUNITY

*It wasn't just homes on show, but the warm welcome of an entire community when people gathered to view newly-finished Kāinga Ora homes in Felix Street.*

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.

With 27 homes completed and another 24 apartments on their way – along with a shared community room – the Kāinga Ora and Oranga Development team showcased a four-bedroom unit and modified six-bedroom home on 27 July.



More than 60 people arrived to look through the homes but found more than a typical viewing as the Fletcher Living team provided a free sausage sizzle and coffee. And, as a special treat for tamariki, Te Papapa School hosted a stall for face painting.

"It was a pleasure to attend the opening day. We made great connections and were able to get the answers for a lot of questions we had," says Anita Faitala, both an Oranga local and the Executive Officer for Te Papapa School. With the new homes in the school zone, Anita says she and the team "wanted to introduce ourselves and let the community know what Te Papapa School offers".

Having taken part in meetings about the development from its early stages, Anita also wanted to acknowledge Kāinga Ora "taking on board our suggestions".

"Felix Street certainly reflects this," she says. "The green space and community room will be wonderful for the children... The road is spacious, and the homes look to be warm and inviting for families."



Along with the school community, Kāinga Ora build partner Signature Homes was there alongside local MP Greg Fleming and members from the Maungakiekie-Tāmaki Local Board.

Rosita Fa'avesi, Kāinga Ora Community Development and Engagement Coordinator, says members from housing support teams were also there to engage with the community, answer questions and "provide valuable insights into our goals for intergenerational living and keeping whānau together".



## 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](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.



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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 Liaison 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**.

