

A wide-angle photograph of a modern, multi-story residential development. The buildings feature a mix of light-colored wood cladding and white panels. Large windows are visible on the upper floors. In the foreground, there are landscaped areas with trees and a paved walkway where several people are walking. A sign in the background reads "ROCKFIELD".

ORANGA DEVELOPMENT

PROGRESS UPDATE | SPRING 2022

NEW HOMES THAT YOU'LL BE PROUD TO OWN

We're excited to let you know that the first new homes in the Oranga Development are available to buy off the plans now! Construction will start early next year on Rockfield Terraces by our trusted community build partner, Solution Street. Rockfield Terraces are a boutique development of terrace homes at 135 Rockfield Road, due for completion in early 2024. There are only eight homes in Rockfield Terraces Stage 1, so don't miss your chance to buy.

Solution Street is known for providing value for money and a supportive purchasing process for buyers. Choose from two 2-bedroom, one bathroom homes priced from \$865,000 or six 3-bedroom, two-bathroom homes priced from \$990,000. All eight Solution Street homes come with their own private car park.

For more info about Solution Street turn to page 6.



More affordable homes including standalone homes, apartment homes, terrace homes and duplex homes are coming to Oranga soon!

For more info go to orangadevelopment.co.nz





URBAN WALKING FESTIVAL COMES TO ORANGA

The Urban Walking Festival, an annual Auckland-wide event, celebrates local people walking in their neighbourhoods, connecting and sharing conversation while on the move. We're excited to announce that Kāinga Ora and the Oranga Development team will sponsor a new walk in Oranga in this year's Urban Walking Festival!

The interactive Look and Learn Oranga walk will be easy, only 20-30 minutes long, and great for all ages and fitness levels. Plus everyone who joins in will get the chance to win one of two \$200 Prezzy Cards. The Oranga walk kicks off on November 8th and runs for several weeks, winding through many of the neighbourhood's key locations.

To learn more about this fun event, go to orangadevelopment.co.nz



ORANGA CAREERS DAY

Oranga Careers Day is a community event for local rangitahi, designed to support high school students into further training, education and employment. This year, Careers Day was held at the Oranga Community Centre in late September.

The turnout on the day was excellent, and included a broad range of local and national businesses and training schools. Kāinga Ora had two stalls running on the day. Students were able to visit the stalls and chat to our Community Engagement team to learn about Kāinga Ora Construction Plus – Mahi Ora, Apprenticeship Graduate and our popular partnership programme, Spotless Cadetship.

If you'd like to find out more about Oranga Careers Day, or if you attended this year's event and you'd like to put forward some feedback, please don't hesitate to contact **Crystal Mesui, Kāinga Ora Stakeholder Relationship Manager** at crystal.mesui@kaingaora.govt.nz.

ORANGA KAI ORA COMMUNITY GARDEN

Did you know that right here in Oranga we have a lovely and very productive community garden? If you haven't been to the Oranga Kai Ora Garden on Oranga Ave, it's the perfect time to get involved and help grow delicious fresh kai for your whānau and the wider community.

The Oranga 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

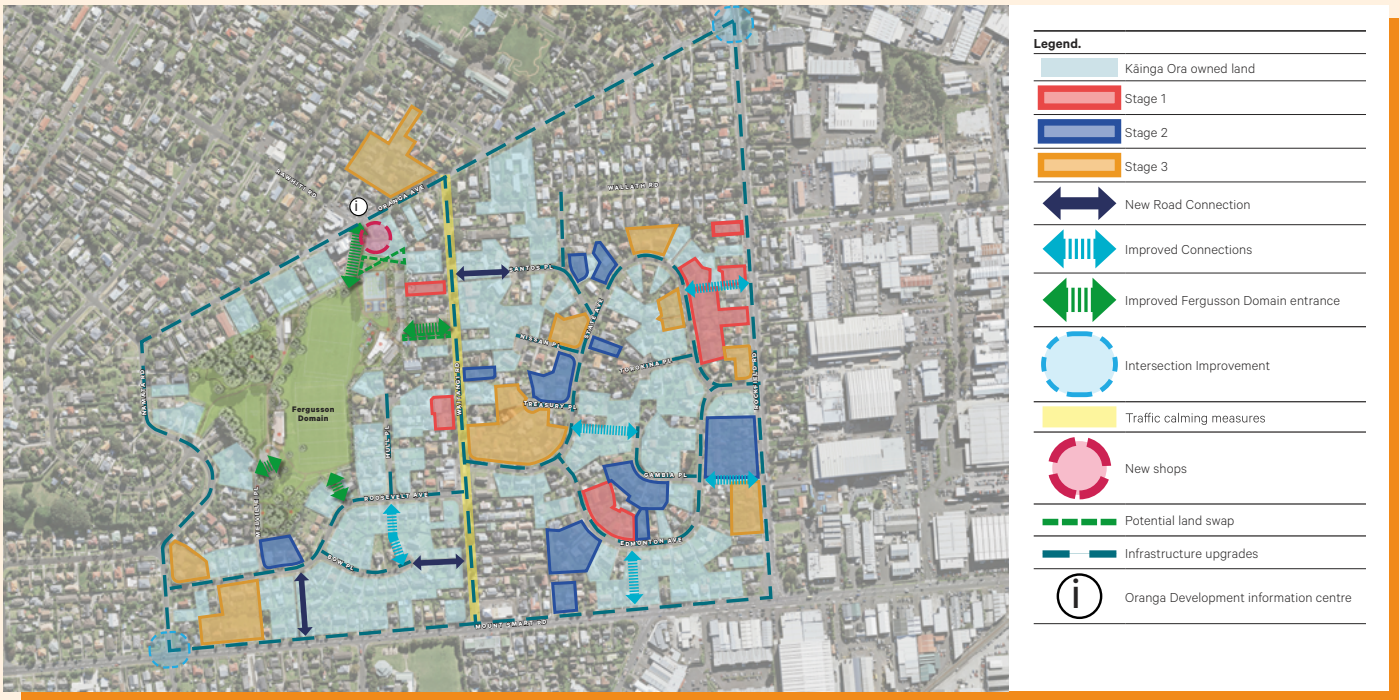
neighbourhood and learned from locals that a community garden was high on their wish list!

Piritahi, our civil alliance partner, prepared the garden site, and a community kaitiaki group, led by the amazing Jeanette Thorne continues to coordinate planting, distribution of kai and access to the garden.

If you'd like to learn more and get involved in this kaupapa, please contact Jeanette on 021 128 4493.



ORANGA DEVELOPMENT PROGRESS UPDATE



We're continuing conversations with Council organisations to improve Oranga's walkways, streets and parks so that they work well for the local community. You can check out our proposed development plans below to learn about all the new homes coming to the neighbourhood. At this stage, all plans are indicative only but we'll be sure to provide updates if there are any changes to current plans.

NEW HOMES	Stage 1	Stage 2	Stage 3
STATE	51	150	111
MARKET	0	0	96
TOTAL	51	150	207

STAGE 1.

Stage 1 of the development is progressing well. 26 homes have been removed to make way for around 51 new homes. Construction of 14 new state homes is complete, with the remainder to be completed in late 2022.

STAGE 2.

Removal of existing homes complete. Construction of 144 new state homes is under way, and scheduled for completion in late 2022.

STAGE 3.

Removal of existing homes complete with construction of new homes under way, including Oranga Development's first market homes. Construction continues to the end of 2023.

STAGE 4.

Removal of existing homes under way with land development expected to be completed in mid-2023. Construction of new homes is due to start in late 2023.

ESTIMATED DEVELOPMENT TIMELINE

Spring 22

Stage 2 completion of more homes
Stage 3 construction expands
 Berm and utilities infrastructure work continues

Summer 22/23

All **Stage 1** homes completed
Stage 2 more homes completed
Stage 3 construction continues.
 Berm and utilities infrastructure work continues

Autumn 23

Stage 2 more homes completed
Stage 3 construction continues
 Berm and utilities infrastructure work nears completion



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 and resources that can give you a helping hand. Have a look at the table on the next page, to see what could be right for you.

TOP TIP

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.

NEED HELP ON YOUR HOME OWNERSHIP JOURNEY?

Contact us at the Oranga Development Information Centre.

34 Oranga Ave, OPEN WEDNESDAY – SATURDAY, 10AM – 4PM

Phone: 09 954 1029

Email: info@orangadevelopment.co.nz

Visit our website orangadevelopment.co.nz



Product	For first home buyers	For previous home owners	Income Caps	House Price Caps	Remember that...
<p>First Home Grant A grant of up to \$10,000 for KiwiSaver members to help with putting together a deposit for their first home.</p>	✓	✓*	✓	✓	<ul style="list-style-type: none"> You must have contributed to KiwiSaver for at least three years. You will need a deposit of 5% of the purchase price of the home. You will need to live in the home for the first six months.
<p>First Home Loan Loans made by select banks and other lenders that can make it easier for you to get into your first home by lowering the required deposit to 5%.</p>	✓	✓*	✓		<ul style="list-style-type: none"> You will need to meet the lending criteria of a participating bank or other lender. You must live in the home for the full life of the loan.
<p>First Home Partner A shared ownership scheme to help first home buyers whose deposit and home loan aren't quite enough to buy a home, purchase a new home together with Kāinga Ora.</p>	✓	✓*	✓		<ul style="list-style-type: none"> You will need to meet the lending criteria of a participating bank or other lender. You will need a deposit of 5% of the purchase price of the home. The maximum contribution Kāinga Ora will make is 25% of the price or \$200,000 (whichever is lower).
<p>KiwiSaver first-home withdrawal You may be able to withdraw your KiwiSaver savings to put towards buying your first home. Kāinga Ora provides qualifying previous homeowners with a letter to assist in the withdrawal.</p>	✓	✓*			<ul style="list-style-type: none"> The withdrawal is made through your KiwiSaver provider who will determine the withdrawal conditions. \$1,000 must remain in your KiwiSaver account.
<p>KiwiBuild An initiative that provides opportunities for New Zealanders to purchase new homes at more affordable prices.</p>	✓	✓	✓	✓	<ul style="list-style-type: none"> You will need to live in the KiwiBuild home for a minimum period of time before the home can be rented or sold.
<p>Kāinga Whenua Loan An initiative between Kāinga Ora and Kiwibank to help Māori achieve home ownership on their multiple-owned land.</p>	✓	✓		✓ (loan cap)	<ul style="list-style-type: none"> The dwelling must be on multiple-owned Māori land. You will need to meet the lending criteria of Kiwibank. There is a maximum loan cap of \$500,000.

* Asset cap conditions apply

The eligibility criteria for all home ownership products is available at kaingaora.govt.nz/home-ownership.



INTRODUCING SOLUTION STREET

Our community build partner, Solution Street, focuses on designing brand new homes that offer first homebuyers and young families value for money. Managing Director, Gary Gordon says that Solution Street has been creating more attainable homes for over 10 years, enabling the dream of homeownership for hundreds of Kiwis.

Solution Street creates homes that people are proud to own, says Gordon. He believes this helps to build stronger communities. “The 23 homes we are building in Oranga are an example of this commitment, and we are thrilled that Kāinga Ora has created this opportunity.”

Solution Street embraces the role of iwi in urban development projects. “We have entered into partnerships with Māori, whether it’s in a kaitiaki capacity or as a joint venture partner,” says Gordon.

To find out more about upcoming Solution Street homes in the Oranga neighbourhood, visit solutionstreet.co.nz or call the team directly on 0800 SSTREET.



NEW HOMES FOR SALE

Around 1,200 new homes are coming to Oranga, including more affordable and open market homes for sale. Here's a selection of the homes that are available for sale off the plan.

If you'd like to keep your eye on what is coming up, sign up to receive emails from us at orangadevelopment.co.nz and be first to know when new homes are released.



TERRACED HOME

🛏️ 2 | 🚿 1 | 🚗 1 | 🏠 72m²

2/135 Rockfield Road

- Freehold title
- Roller blinds throughout
- Heat pump included
- Generous storage

\$865,000



TERRACED HOME

🛏️ 2 | 🚿 1 | 🚗 1 | 🏠 72m²

1/135 Rockfield Road

- 10 year Master Build guarantee
- Heat pump included
- Open plan living
- Patio area with pergola

\$875,000



TERRACED HOME

🛏️ 3 | 🚿 2.5 | 🚗 1 | 🏠 86m²

3/135 Rockfield Road

- Freehold title
- Master ensuite
- Roller blinds throughout
- Generous storage

\$990,000



TERRACED HOME

🛏️ 3 | 🚿 2.5 | 🚗 1 | 🏠 86m²

6/135 Rockfield Road

- 10 year Master Build guarantee
- Heat pump included
- Private carpark
- Fully fenced & landscaped outdoor area

\$1,005,000



TERRACED HOME

🛏️ 3 | 🚿 2.5 | 🚗 1 | 🏠 100m²

4/135 Rockfield Road

- Freehold title
- Roller blinds throughout
- Generous storage
- Patio area with pergola

\$1,040,000



TERRACED HOME

🛏️ 3 | 🚿 2.5 | 🚗 1 | 🏠 100m²

7/135 Rockfield Road

- 10 year Master Build guarantee
- Heat pump included
- Open plan living
- Fully fenced & landscaped outdoor area

\$1,045,000



FUTURE SQUAD PROGRAMME

The Future Squad programme introduces high school students to urban development. The course is for level 2 and 3 students and is NZQA accredited. Learn about the key stages of the building process and get a detailed overview of Kāinga Ora's large-scale development projects in Auckland. The programme includes site visits and a career panel discussion where students will hear about the different job opportunities in the urban development and construction industry.



To find out more email futuresquad@kaingaora.govt.nz.
You can also register now by scanning the QR code, or go to futuresquad.typeform.com/FS2022.

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

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.

