

# ORANGA DEVELOPMENT OPPORTUNITY



**Oranga Development**  
YOU'RE ON THE RISE





# Contents

1. **Welcome to Oranga Development**
2. **Location**
3. **The Offer**
4. **Superlot Plan**
5. **About Kāinga Ora / Key Outcomes**
6. **Partnering and Working with Māori**
7. **Amenity**
8. **New Infrastructure delivered so far**
9. **Marketing**



# Welcome to Oranga Development

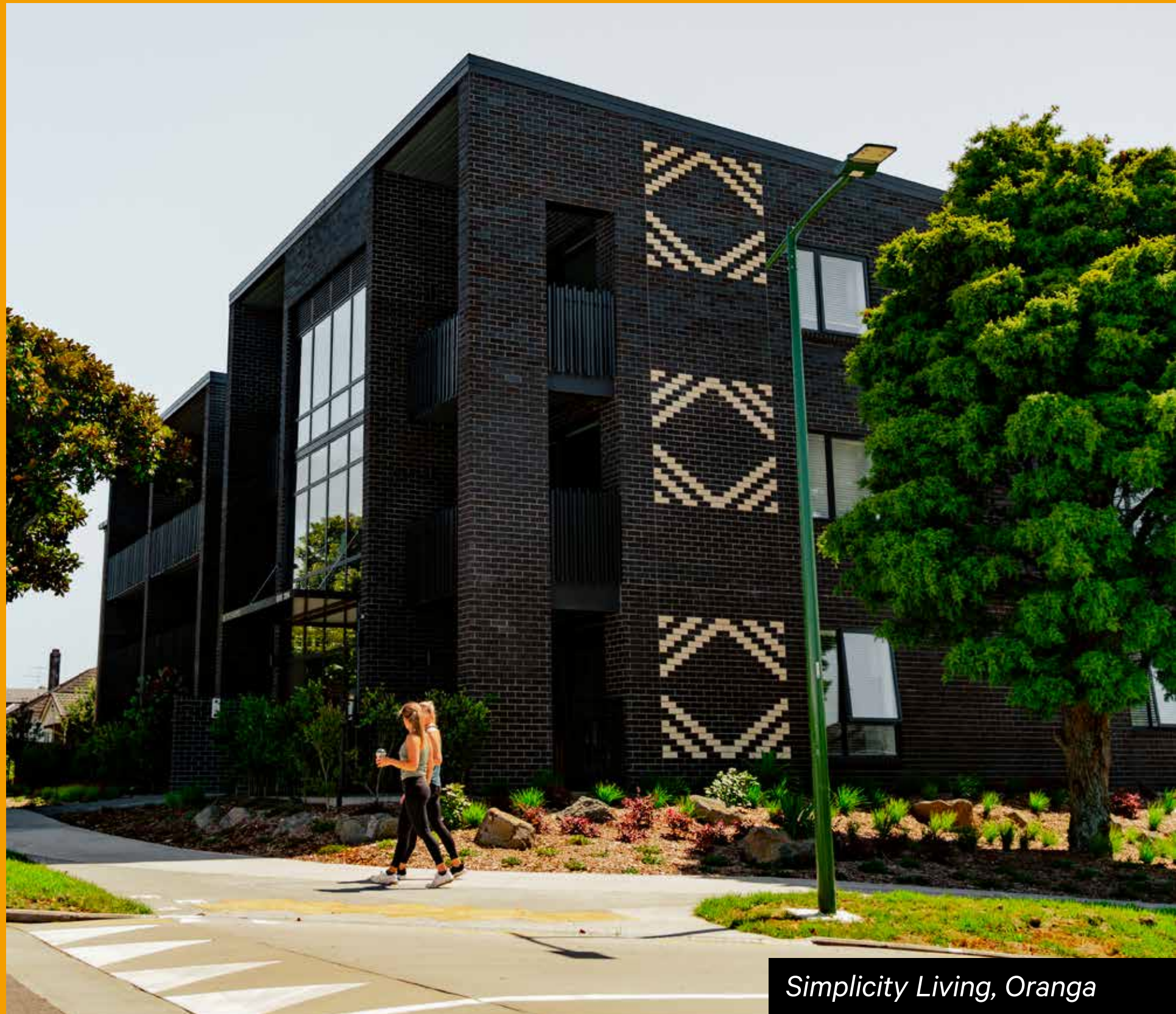
*The Oranga Development is a large-scale urban development project, encompassing over 20Ha of development area.*

Ageing social housing will be redeveloped to deliver 1300 new quality homes, as a mix of affordable market homes and quality social homes, as well as improved infrastructure and amenity to be delivered by 2028

But the Oranga Development isn't just about building new homes. It's also about making the most of our neighbourhoods.

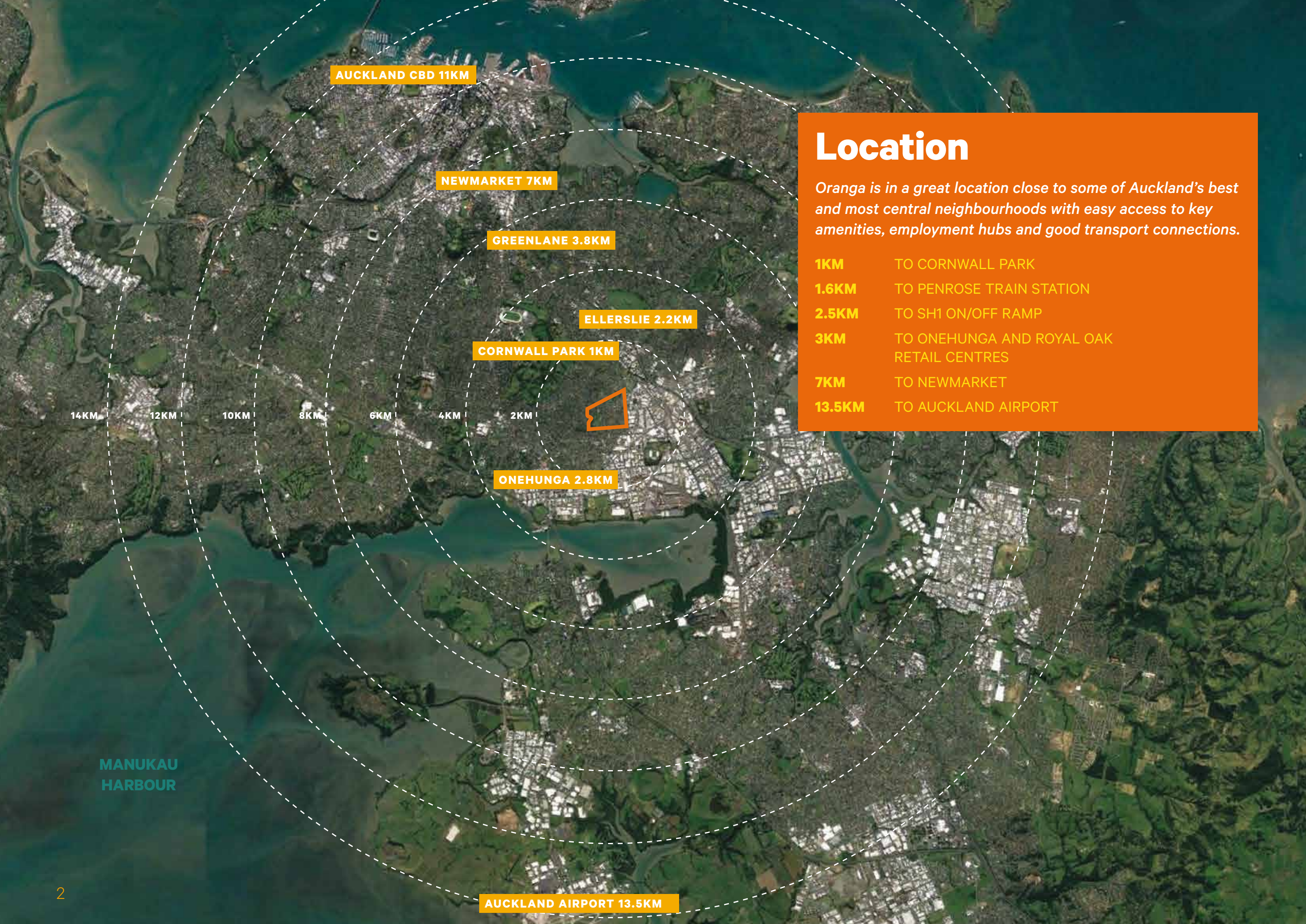
Kāinga Ora is taking a holistic approach to creating an inclusive urban environment. We're working with partners like Auckland Council, Auckland Transport and mana whenua to improve wellbeing in Oranga with parks, public spaces, green space, walking paths and underground infrastructure.

We're excited to work with our partners to create greater housing options and amenities that will make Auckland an even better place to live.



*Simplicity Living, Oranga*





MANUKAU  
HARBOUR



# The Offer

Kāinga Ora is pleased to present an opportunity for development partners to purchase and develop superlots in the Oranga Development.

**Summary:**

- Ten market superlots
- Total area of 29,693m3 (2.97Ha approx.)
- Supporting a yield of approximately 186 homes

Lot #	Area (m2)	Indicative Yield	Indicative Typology	Zoning	Handover Date
OR-027A	2,110	15	Walkup & Terrace mix	MHU	Dec 25
OR-027B	1,732	6	Walkup & Terrace mix	MHU	Dec 25
OR-034	5,968	42	Walkup & Terrace mix	MHU	Available
OR-035	2,020	21	Walkup & Terrace mix	MHU	Available
OR-036	4,436	27	Walkup & Terrace mix	MHU	Available
OR-042	3,122	18	Walkup & Terrace mix	MHU	Dec 25
OR-043A	1,383	9	Walkup & Terrace mix	MHU	Dec 25
OR-043B	1,713	9	Walkup & Terrace mix	MHU	Dec 25
OR-044	5,043	31	Walkup & Terrace mix	Part MHS, Part MHU	Dec 25
OR-047	2,166	8	Walkup & Terrace mix	MHS	Available



# Superlot Plan







## About Kāinga Ora

*Kāinga Ora – Homes and Communities was established to bring together the people, capabilities and resources of KiwiBuild, Housing New Zealand and HLC. The goal is to achieve a more cohesive, joined-up approach to support the Government's priorities for housing and urban development in New Zealand.*

### **Kāinga Ora has two key roles:**

- Being a world-class social housing landlord
- Partnering with the development community, Māori, local and central government, and others on urban development projects of all sizes.

The Kāinga Ora Urban Development and Delivery Team is helping to provide more homes, at a faster pace, to growth areas by managing urban development projects on under-utilised Government-owned land, to deliver well-planned neighbourhoods and enable thriving communities.



## Key Outcomes

*Kāinga Ora is taking a holistic approach to masterplanning the Oranga Development to ensure neighbourhoods have a strong sense of place, are well connected and provide a wide range of homes for a diverse community.*

### **A choice of new housing**

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

### **New, sustainable infrastructure**

The Oranga community is benefiting from improved infrastructure that will support the area's growth for the next 50 years or more. Streetscaping is 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.

### **Enhanced local amenities**

The public space around the local shops on Waitangi Road has been upgraded, with new, wider footpaths, improved landscaping and native trees planted, new seating benches, bins and bike racks. The key entrance to Fergusson Domain has also been upgraded for better visibility, safety and access.



# Partnering and Working with Māori

*Kāinga Ora's mandate spans a number of projects across Aotearoa. Our development precincts are located within the tribal areas of various mana whenua groups throughout the motu. We are committed to working with Māori to support Māori urban development aspirations and Māori housing outcomes. Kāinga Ora is also committed to upholding the principles of Te Tiriti o Waitangi, including the protection of taonga Māori. We will have meaningful and early engagement with Māori about the development of this land and we invite Māori to participate in this urban development.*

## Mana Whenua

Definition: Mana whenua means the indigenous people (Māori) who have historic and territorial rights over land and water. It refers to iwi and hapu (Māori tribal groups) who have these rights in a defined geographical area of interest.

## Mataawaka

Definition: Mataawaka means the indigenous people (Māori) who live in an area and are not within a mana whenua group.

Kāinga Ora is working with Māori o te motu, in developing an engagement approach across our development precincts to help facilitate for Māori, the implementation of environmental, social, cultural and economic outcomes.

Kāinga Ora acknowledges the authentic role of mana whenua and has formalised individual relationships with mana whenua entities. Commercial development and other opportunities will be explored through these avenues.

Kāinga Ora's special focus on Māori aspirations in relation to urban development also includes working with iwi asset holding companies and iwi subsidiaries to offer Māori opportunities to participate in urban development.

We recognise that our development precincts comprise a number of mataawaka groups and entities. It is important for Respondents to understand our commitment to working with our Treaty partners, mana whenua and mataawaka respectively and, where appropriate, commit to supporting the implementation of effective housing outcomes which reflect this approach.

Cultural innovation is important and entities that accurately capture wahi kāinga, multi-generational living, matauranga Māori, kaupapa Māori and tikanga Māori design principles are encouraged to respond.

## Opportunities for Māori

Kāinga Ora is committed to working with mana whenua and mataawaka entities to address Māori housing needs. We seek your support in defining effective pathways for the delivery of housing developments to achieve successful Māori housing outcomes. We, therefore, welcome Māori entities and their partners to partner with us to achieve these outcomes.

For more information on Māori Housing Opportunities please contact [jp.tepuia@kaingaora.govt.nz](mailto:jp.tepuia@kaingaora.govt.nz).



# Amenity

## *Good access to public green space.*

Within Oranga, Fergusson Domain offers a high quality open space with good facilities, and feels safe and welcoming around the Community Centre and facilities. Maungakiekie (Cornwall Park) is a two minute drive or 12 minute walk for local residents.

### **Oranga is also well served by four local commercial centres including:**

- Mount Smart Road, around the corner of Waitangi Road
- Mount Smart Road, around the corner of Felix Street
- Oranga Avenue and Rawhiti Road
- Waitangi Road and Roosevelt Avenue.

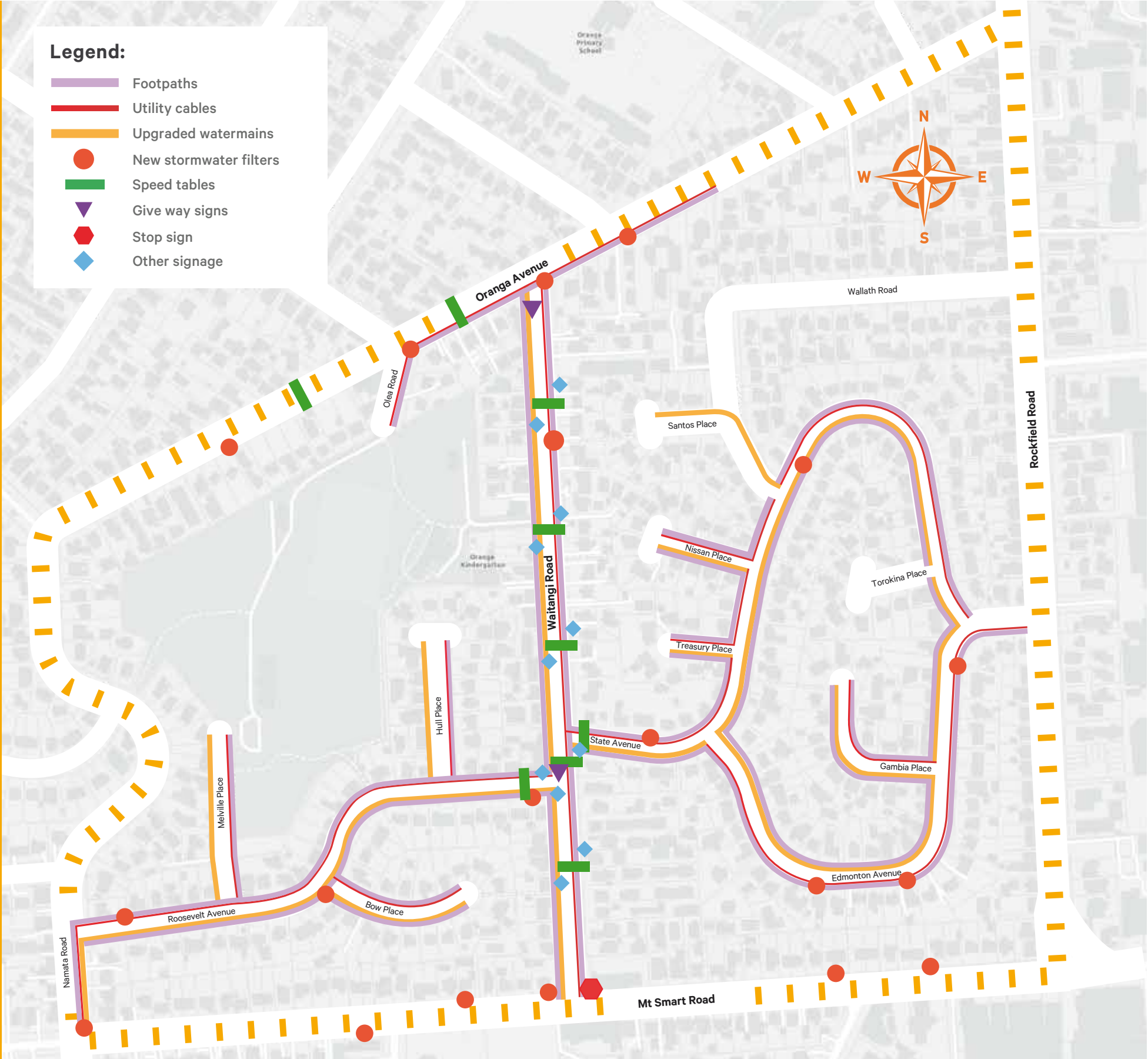
The local centre at the junction of Oranga Avenue and Rawhiti Road is particularly vibrant and well used.

Three schools in the area including Oranga Primary, Te Papapa School and One Tree Hill College are all within the development area.





# New Infrastructure delivered so far





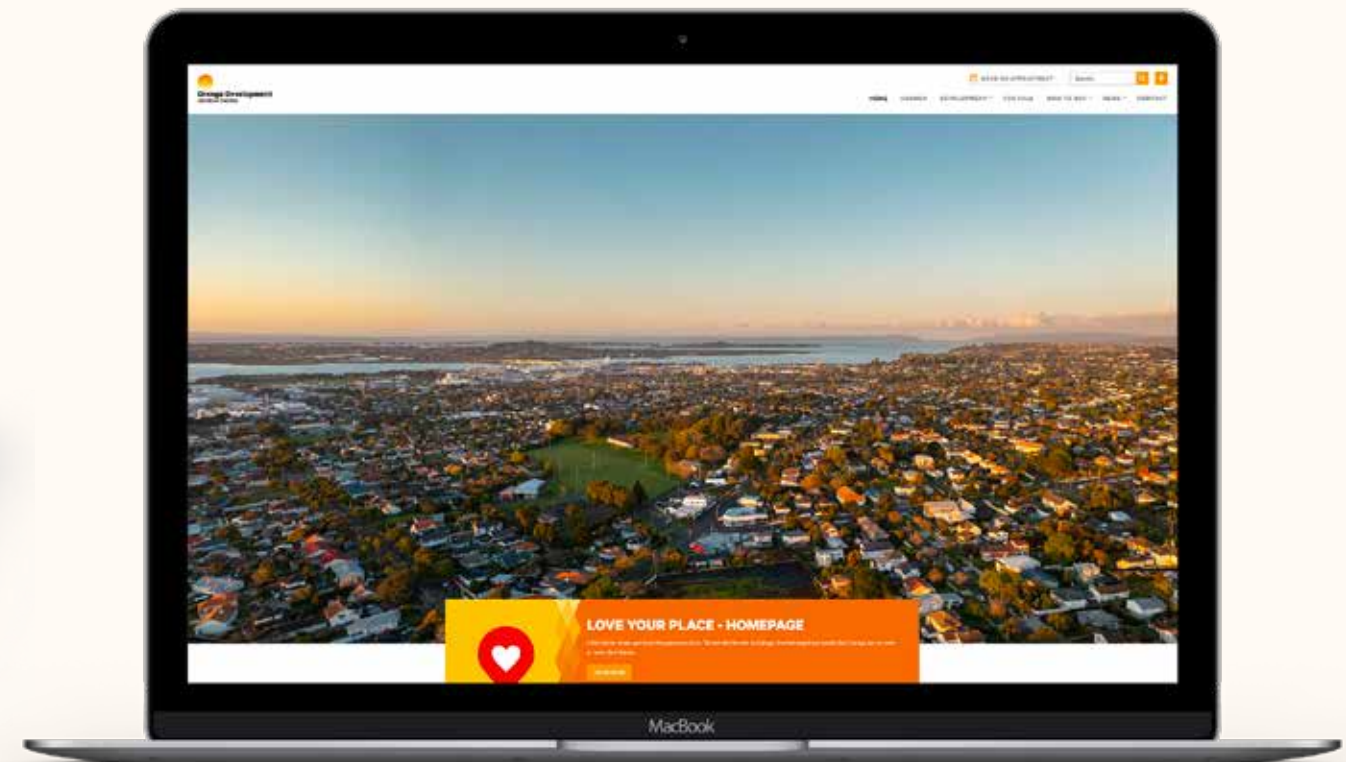
# Marketing Support For Builder/Developer Partners

*We will provide extensive marketing support to builder and developer partners. Once you have products to sell, you are invited to contribute to a marketing fund. Through experience gained at Hobsonville Point, we've found that pooling resources creates more impact.*



## Place-based Marketing

Kāinga Ora focuses marketing efforts on place first. The Oranga Development has its own website and Facebook page, as well as ongoing press and online advertising support.



## Oranga Development Website

The Oranga Development website is a great resource for homebuyers and the community. It includes development background and news, homes for sale, information about how to buy and community stories.



## GENERAL POLICIES DISCLAIMER

1. **Publication:** Neither the whole nor any part of this report or any reference to it may be included in any published document, circular or statement without prior written approval of Kāinga Ora in its sole discretion.
2. **Information:** Information has generally been obtained from a search of records and examination of documents, or by enquiry. Where information has been supplied to us by another party, this information is believed to be reliable, but we accept no responsibility if this should prove not to be so.
3. It is intended that this document provide general information in summary form. The contents do not constitute advice and should not be relied upon as such. Specialist advice should be sought in all matters. All information must be checked and verified by any person receiving or acting upon these particulars and no warranty is given or representations made in respect of such information as to the correctness or sufficiency of such information.
4. This document does not form part of any contract in respect of the sale of the subject property.
5. **Title Boundaries:** We have made no survey of the property and assume no responsibility in connection with such matters. It is assumed that all improvements are within the title boundaries.
6. No undertaking is made that the property complies with the legislative requirements including the Building Act 2004, Health and Safety at Work Act 2005, Resource Management Act 1991 and related regulations.
7. All plans and maps are indicative only.

The material contained in this document has been prepared in good faith by the vendor, solely for the information of potential purchasers to assist them in deciding whether they are interested in the potential development land in Oranga. The information does not form part of any offer or contract and is intended as a guide only. You should not rely on any material contained in the document but should make independent investigations to satisfy yourselves as to the accuracy of any material. The vendor does not make any representations or warranties as to the accuracy of the material and does not assume any liability for negligence or otherwise in connection with any material contained in this document. The vendor reserves the right, in its sole discretion, to postpone or cancel the proposed sale of the land described and to modify or add any terms and conditions to the proposed contract or other material associated with the proposed sale, which may be made available to a potential purchaser.

## CONDITIONS

**Kāinga Ora reserves the right to:**

1. Reject all or any IM response and not award and not accept the highest-priced, or any, response;
2. Call and/or re-advertise for IM responses or revisit any prior IM process;
3. Waive any irregularities or informalities in the process;
4. Amend the closing date, the acceptance date, or any other date in the IM document;
5. Amend this IM and any associated documents by the issuance of a written Notice to Respondents Tenders (NTRT) notice;
6. Seek clarification of any IM response;
7. Suspend or cancel (in whole or in part) this process;
8. Consider or reject any alternative response;
9. Deal separately with any of the divisible elements of any response, unless the relevant response specifically states that those elements must be taken collectively;
10. Enter into discussions and/or negotiations with any submitter at any time, and upon any terms and conditions, before or after acceptance of any response;
11. Conduct a financial check on any respondent submitting a response;
12. Meet with any respondent before and/or after the IM process closes and prior to the award of any contract.

Kāinga Ora will not be bound to give any reasons for decisions made as a result of this IM or as an outcome of the IM evaluations.



**Oranga Development**  
YOU'RE ON THE RISE