



ORANGA DEVELOPMENT OPPORTUNITY

BUILDER AND DEVELOPER PARTNERS STAGE 4



Oranga Development
YOU'RE ON THE RISE

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 public 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 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.

Contents

- 1. Welcome to Oranga Development**
- 2. The Offer**
- 3. Site Plan**
- 4. Location Map**
- 5. Location**
- 6. Key Outcomes**
- 7. About the Neighbourhood**
- 8. Amenity**
- 9. Infrastructure**
- 10. Partnering and Working with Māori**
- 11. Marketing Support**

Welcome to Oranga Development

The Oranga Development is a large-scale urban development providing over 1,200 homes over the next five + years.

The development is aimed at delivering more affordable market homes, better quality state homes and improved infrastructure and amenity. It is led by Kāinga Ora's urban development team, and brings expertise gained from developing Hobsonville Point.

The development will deliver warm, dry, healthy homes to Oranga and better infrastructure and amenities to be shared by state home customers, first home buyers, individuals and families in the private market. 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.



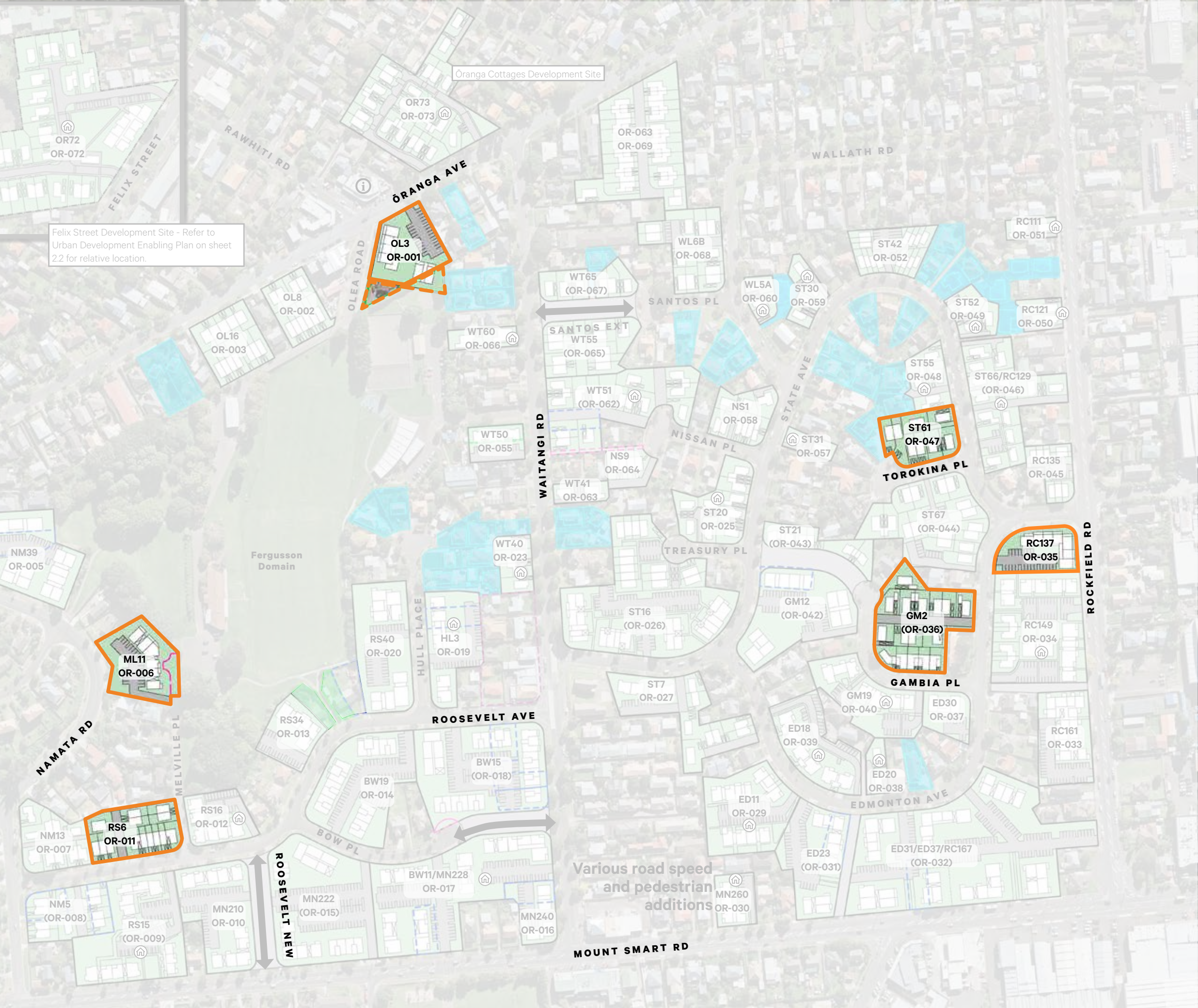
The Offer

Kāinga Ora is pleased to present an opportunity for development partners to purchase and develop Stage 4 superlot OR-006 in the Oranga Development.

Stage 4

- One market superlot
- Total area of 2,903m2
- Supporting a yield of approximately 18 homes
- All new homes to achieve Homestar 6 rating
- Homes to comply with the Kāinga Ora Design Guidelines which can be viewed at www.kaingaora.govt.nz/publications/design-guidelines/
- Site is zoned Mixed Housing Suburban
- All sites are handed over, serviced to boundary, titled and build ready now

Superlot No.	Superlot Area (m²)	Proposed Yield	Proposed Typology	Zoning for Dwellings	Affordable Preference
OR-006	2,903 m²	18	Apartments	Suburban	Market



Legend.

Superlot Boundaries

Kāinga Ora Development to be retained

Stage 4 - Market Superlots

STAGE 4

Total Yield by Stage

Stage	Existing Homes	Proposed State	Proposed Market	Proposed Total
4	39	21	89	110

Stage 4 areas (m²)

SL Code	Old	New	Area (m²)
OL3		OR-001	2890
ML11		OR-006	2903
RS6		OR-011	2695
RC137		OR-035	2020
GM2		OR-036	4436
ST61		OR-047	2166
		Total -	17110

Oranga Development N6

ACTIVE BASELINE MASTERPLAN REV

Ōranga.

2.5.2 Staging - Stage 4 Plan.

Isthmus.

Kāinga Ora

Homes and Communities

Copyright © Isthmus Group Ltd.

Job: 4020

Date: 04 April 2022

Client: Kāinga Ora

Issued For: Information

N

0m

20m

40m

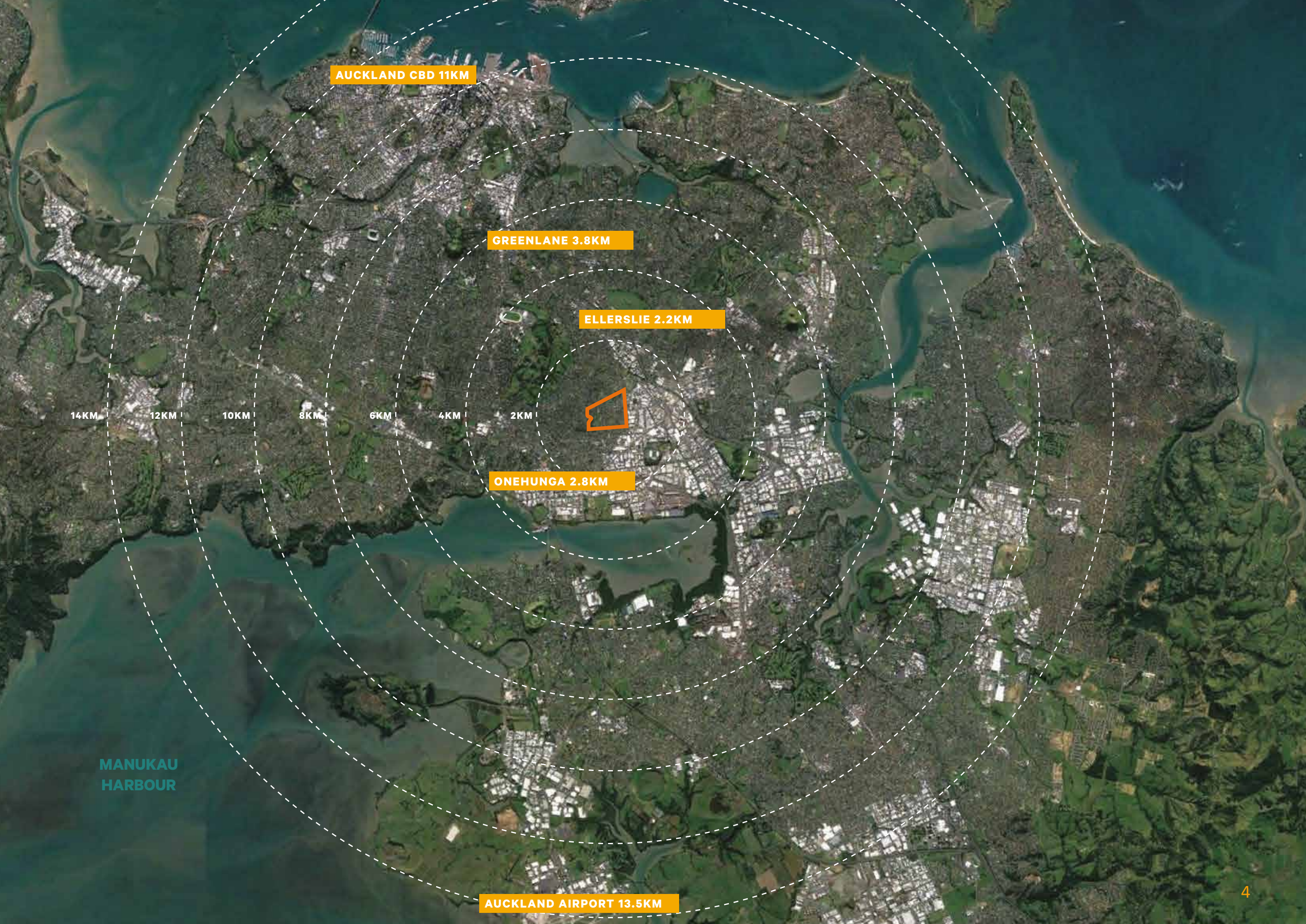
100m

Scale: 1:1000@A0

Dw: AW

Rv: BW

3



AUCKLAND CBD 11KM

GREENLANE 3.8KM

ELLERSLIE 2.2KM

ONEHUNGA 2.8KM

AUCKLAND AIRPORT 13.5KM

MANUKAU
HARBOUR

Location

Oranga is uniquely positioned in the centre of Auckland's most desirable neighbourhoods, key amenities, and employment hubs. Coupled with easy access to great transport connections, Oranga is the 'sweet spot' of Auckland's south-eastern suburbs.

Close to the city and airport

Only 11 km from Auckland's CBD, Oranga is well located for city commuters. Oranga is close to Onehunga, Penrose, Ellerslie and Auckland Airport – all key employment hubs. A range of public transport options and key amenities, including Onehunga Centre and Onehunga Station, are a 20-25 minute walk or a five minute drive from Oranga. Easy access to motorways and bus routes also provides residents with additional transport options.



Key Outcomes

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

A choice of appropriate and affordable housing.

A high quality, compact neighbourhood which offers the community a choice of healthy, attractive housing.

Provision of sustainable infrastructure.

Oranga is founded on resilient infrastructure that is fit for purpose and sustainable.

Well connected transport choices.

The neighbourhood encourages walking and cycling and is well serviced by public transport.

Quality, resilient community infrastructure.

Oranga offers community, health and education services, opportunities to interact with others, and improve their wellbeing and sense of belonging.

Restoration of the native environment.

The natural environment of Oranga is enhanced and enjoyed by the community.

A strengthened sense of belonging and identity.

Mana whenua and kaitiaki have a strong presence, reignited ahi kā relationships with reconnected cultural landscapes and are able to shape new kāinga in ways which are meaningful both in terms of their ancestral connections and modern lived realities – kia ora ai te Iwi so the people will thrive. With this as a base, the diverse range of cultures in the area are celebrated.

An enhanced and celebrated heritage.

Oranga's natural, cultural and built heritage is celebrated.

Enabled employment opportunities.

The residents of Oranga are well connected to local and regional employment opportunities, supported by a network of successful schools.

Vital and viable centres.

Oranga has a network of diverse, distinct and well connected centres which provide social and employment hubs for the surrounding community.



About the Neighbourhood



Oranga is a small suburb to the south of One Tree Hill. It was first developed in the 1940s and 50s for state housing. Over the years some of the original homes have passed into private ownership and the area is now a mix of state and privately owned homes.

The redevelopment of

Oranga will deliver over 1,200 new homes to the area over a five+ year period. It will replace an ageing portfolio of 336 state homes (as well as market and affordable).

Locals report that Oranga is a peaceful, positive place with a harmonious community vibe. Locals also say that they enjoy Oranga's central location. It's easy to picnic at Maungakiekie (Cornwall Park), walk to concerts and sporting events at Mt Smart Stadium, and it's not too far to travel to and from work.

People living in Oranga can access everything they need from within Oranga or neighbouring suburbs; chiefly Onehunga, Royal Oak and Sylvia Park at Mt Wellington. Many locals get out for daily walks and are looking forward to seeing the neighbourhood becoming more walkable. Plans for Oranga include connecting cul de sacs with main roads via pedestrian laneways and opening up the access to Fergusson Domain from more of the neighbourhood's streets.



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 five 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

10.5 KM
Power & telecomms
cables underground

100
New streetlights

16,400 M²
Concrete for footpaths,
driveways and kerbs

8,650 M
New footpaths

232 M
Stormwater
pipes laid

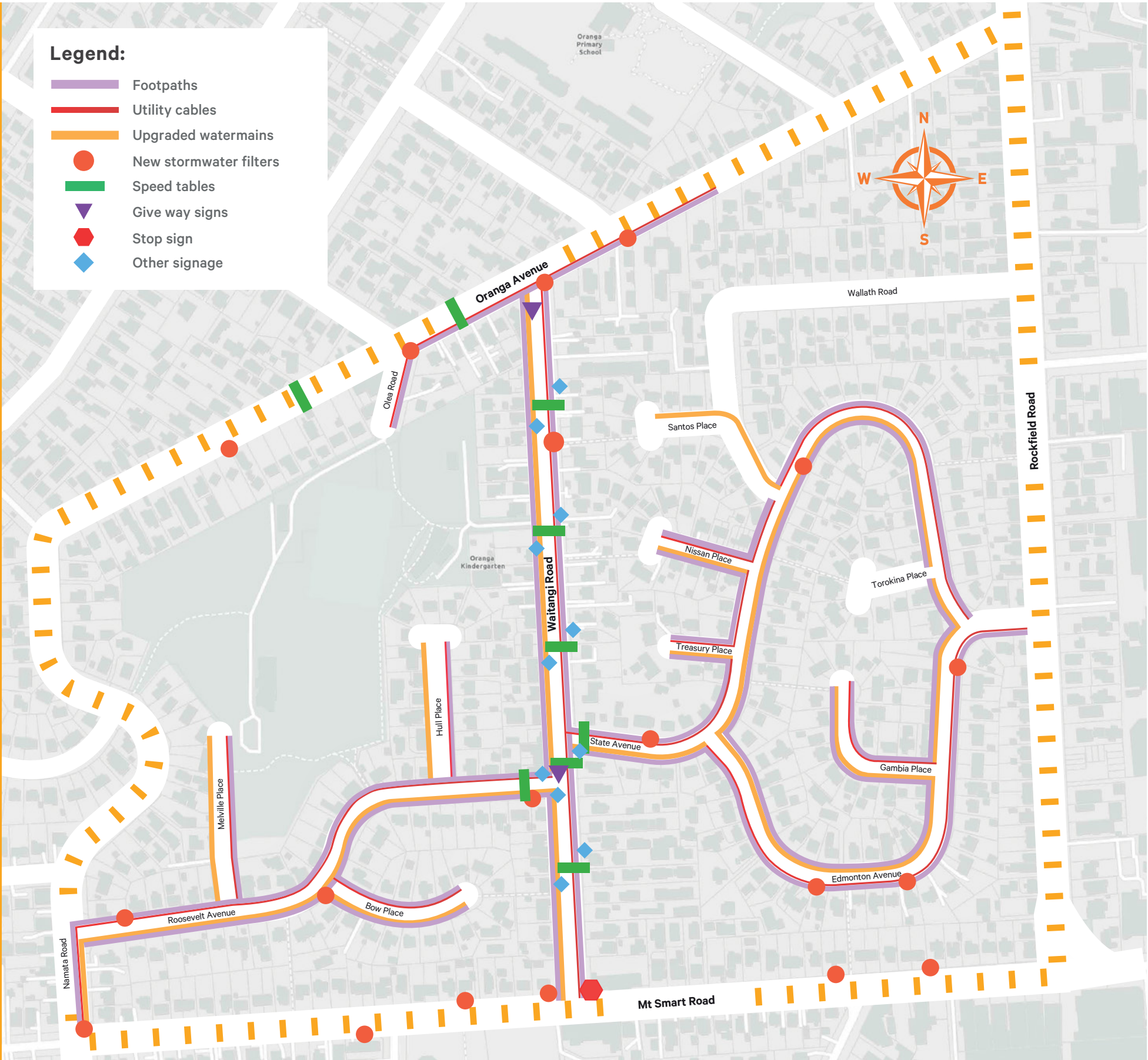
320
New underground
power & communications

4,900 M
Watermain
pipes

852
Plants

Legend:

- Footpaths
- Utility cables
- Upgraded watermain
- New stormwater filters
- Speed tables
- Give way signs
- Stop sign
- Other signage





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 **Patrick.Gemmell@kaingaora.govt.nz**

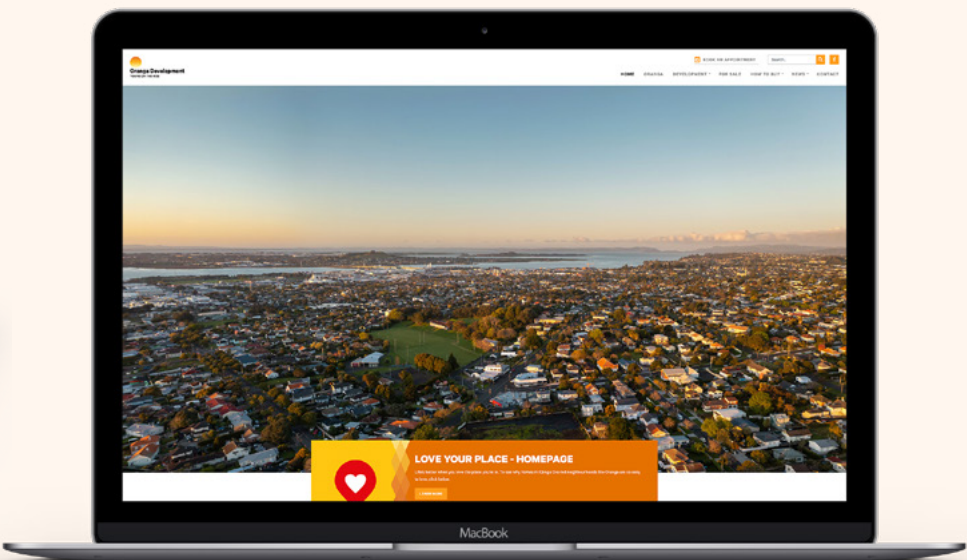
Marketing Support For Builder/Developer Partners

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.



Information Centre

The Oranga Development information centre at 34 Oranga Avenue provides a place for people to come and learn more about the development, the types of homes that will be available for sale and how to buy them.

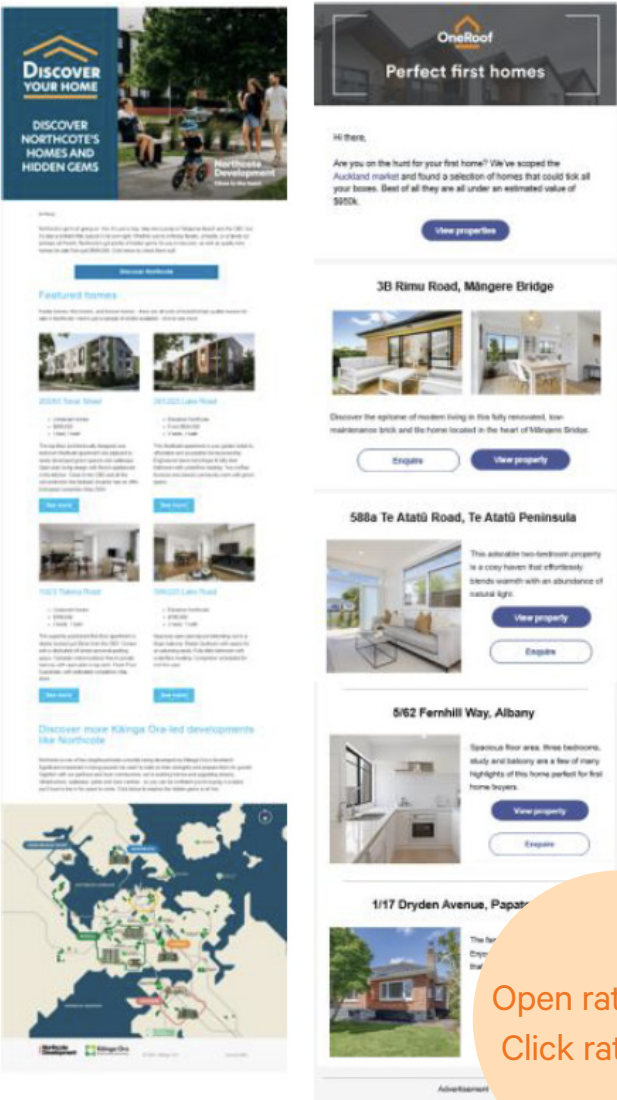
Discover Your Home Campaign

Sales Campaign results

The 8-week ‘Discover your Home’ sales campaign was about going on a quest to discover your perfect home. Through real-life buyer stories and engaging pieces on local amenity, we could show engaged audiences how buyers are navigating through the journey of home ownership in the LSP’s.

eDMs

There were 3 x eDM’s planned. 1 OneRoof eDM & 2 to the Oranga development database. For the first development eDM, Over 200 people clicked through to the featured listings.

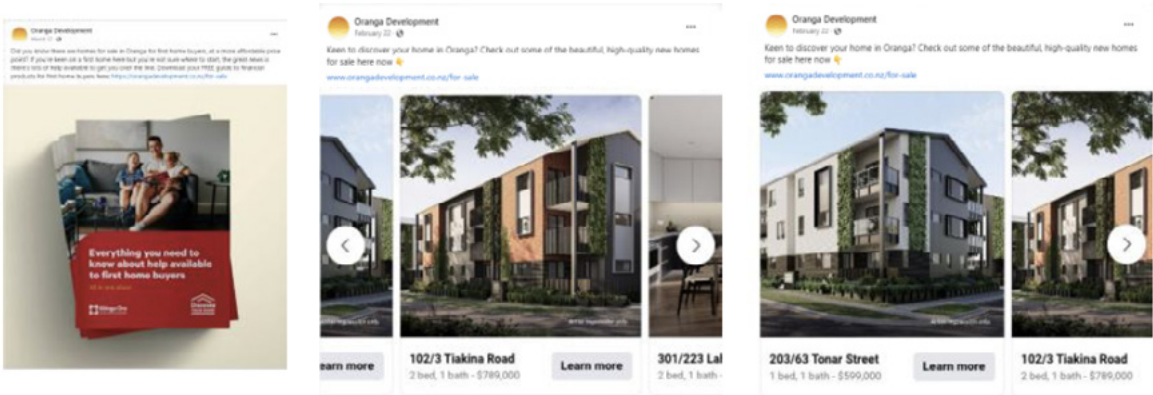


Open rate: 42.61%
Click rate: 3.60%

Media Channels

Facebook, Guide download, Google Display Network (GDN), OneRoof, TradeMe and realEstate.co.nz, OneRoof eDM and development database eDM's, Herald Press ad and radio.

Facebook

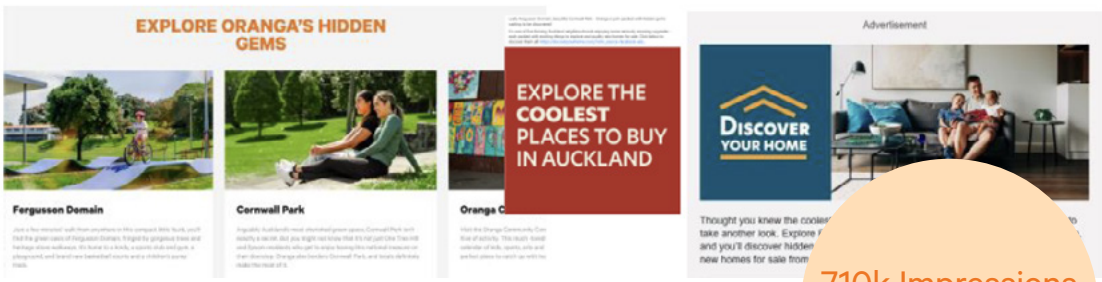


473k Impressions
7257 Clicks

Press Ad



Digital ads – Google, TradeMe, RealEstate.co.nz & OneRoof



710k Impressions
9882 Clicks

Radio



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 provides 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 at 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