

# More homes in well designed places

A snapshot of Kāinga Ora large-scale urban development projects  
August 2022





# More homes Great neighbourhoods

**Kāinga Ora plans to deliver over 40,000 new, warm, dry homes throughout the country in the large-scale urban development projects. These will be a mix of social, market and affordable homes built over the next 20 years.**

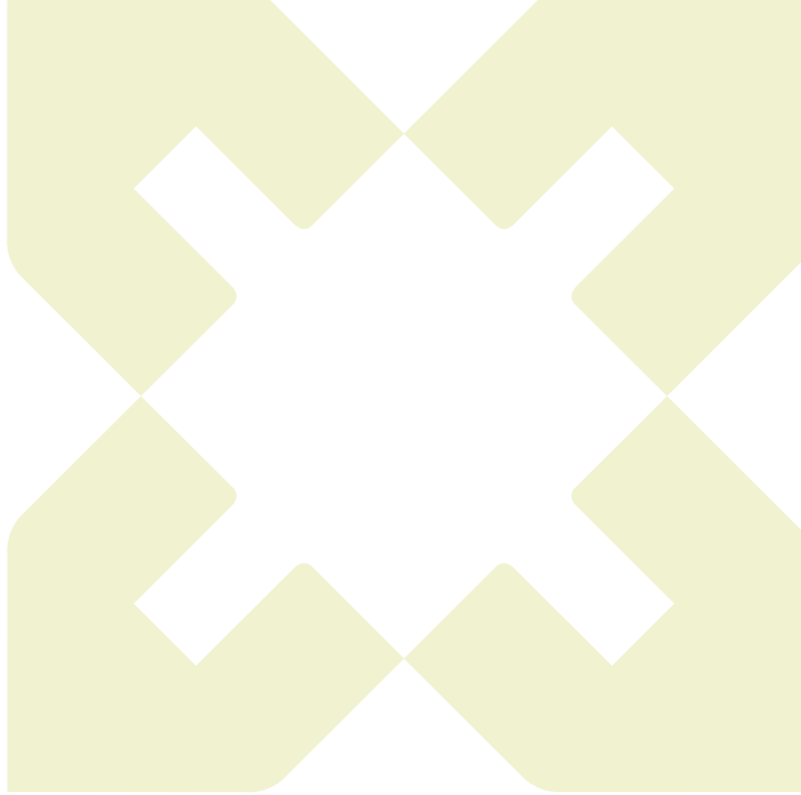
Our Urban Development and Delivery group partners with developers, councils, iwi and government agencies to deliver urban development projects of all sizes. In Auckland, we are currently leading the delivery of large-scale

development projects in Hobsonville Point, Northcote, Roskill, Oranga, and Mangere, as well as Te Kauwhata in Waikato. Kāinga Ora is also working alongside Tāmaki Regeneration Company to enable more homes in Point England, Panmure and Glen Innes in Auckland's east, and has partnered with Ngāti Toa and Porirua City Council to deliver a large-scale development in Eastern Porirua.

As well as increasing the supply and choice of new, high-quality housing, these projects will also deliver improved infrastructure, create more connected neighbourhoods and better amenities. They will lead to more competition and innovation in the home construction market by creating a significant pipeline of work for building companies.

Our approach to urban development recognises that places, cities and towns aren't just built things. Good urban design must embrace the past, celebrate the culture of people that live there and enhance the environment. That's why we work closely with existing communities and rūpū to ensure our development outcomes have far-reaching benefits and support the Kāinga Ora vision of building better, brighter homes, communities and lives.





# Contents

Kāinga Ora developments location map	<b>6</b>
Hobsonville Point	<b>8</b>
Northcote Development	<b>10</b>
Roskill Development	<b>12</b>
• Roskill South Development	<b>14</b>
• Ōwairaka Development	<b>16</b>
• Waikōwhai Development	<b>18</b>
Oranga Development	<b>20</b>
Mangere Development	<b>22</b>
• Mangere West	<b>24</b>
• Aorere	<b>26</b>
Lakeside Te Kauwhata	<b>28</b>
Tāmaki Regeneration Programme	<b>30</b>
Porirua Development	<b>32</b>



### Hobsonville Point

167ha of developable land  
94 Superlots  
4,500 (+/-) New homes

### Northcote Development

14.7ha of developable land  
38 Superlots  
300 (+/-) Existing to  
1,700 (+/-) New homes

Auckland CBD

### Oranga Development

20ha of developable land  
60 Superlots  
400 (+/-) Existing to  
1,200 (+/-) New homes

### Roskill Development

162 ha of developable land  
530-650 Superlots  
3,000 (+/-) Existing to  
12,000 (+/-) New homes

### Tāmaki Development

7 neighbourhoods  
2,500 (+/-) Existing to  
10,500 (+/-) New homes

### Porirua Development

117ha of developable land  
2,000 (+/-) New or upgraded state homes  
1,500 (+/-) Additional new homes including,  
market and affordable homes

### Mangere Development

8 - 16 Neighbourhoods  
170ha of developable land  
400-550 Superlots  
2,700 (+/-) Existing to  
10,000 (+/-) New homes

### Lakeside Te Kauwhata

1,650 New homes  
8-year+ development programme



**HOBSONVILLE POINT**  
Moments away, a world apart.

[hobsonvillepoint.co.nz](http://hobsonvillepoint.co.nz)



Hobsonville Point sits on a 167ha peninsula in the Upper Waitematā harbour, just 20 minutes' drive north-west of Auckland. The land was a Defence Force base for over 80 years and its history is still on show through an existing road network, heritage buildings and mature trees. The area is accessible via two motorways and has a commuter ferry service to the CBD.

**The Development Project**

**2,910**

The development is 70% complete with 2,910 homes delivered: a mix of 658 affordable and 2,252 market homes

**11,000**

Once completed, Hobsonville Point will have approximately 11,000 residents in around 4,049 homes

**26ha**

High levels of amenity are on offer including 26ha of parks, a mixed use waterfront precinct (under development) and a 5km coastal walkway

**20%**

Hobsonville Point has delivered over 20% of all housing under the Axis Series affordable homes programme. The homes are sold to eligible buyers through a ballot system

- The master-planned greenfield development was started in 2007 by HLC with the first homes underway in 2011
- Projected completion in 2026/2027
- Leading the way in increasing suburban density in Auckland
- Introduced new typologies to suburban home buyers including terraces, apartments and walk-ups
- High level of commitment to social, economic and environmental sustainability, measured annually against KPIs and detailed in a comprehensive sustainability report
- An exemplar of integrated residential development for New Zealand

Figures accurate at August 2022. Please confirm with Kāinga Ora before quoting.



Northcote, on Auckland's north shore, is located just over the Auckland Harbour Bridge, a mere 15-minute drive from the CBD. It has good transport links, with further improvements planned for buses. The suburb is only 10 minutes by car from neighbouring retail and hospitality hub Takapuna and its safe swimming beach. The area benefits from many parks and sports grounds and has a strong community spirit, aided by the many families that have long lived in Northcote.

**The Development Project**

**1,700**

The Northcote Development is a large-scale urban development project providing around 1,700 homes over the next three years

**284**

284 homes have been delivered to date: a mix of 101 state, 111 affordable and 72 market homes

**\$750M**

The completed value of the 1,700 properties in the Northcote Development is likely to be more than \$750 million in today's values

**480**

Around 480 new state homes will be built, an increase of 180 above the replacement of existing state homes

- As well as much-needed homes, Northcote residents will see improved infrastructure and new amenity. This will include a network of new and upgraded parks connected by the new Awataha Greenway, with physical works completing around late 2022
- The project is integrated with Panuku Development Auckland's redevelopment of Northcote Town Centre
- Over 1,200 new homes will be delivered to the market, many of them in the more affordable price range

**The Timeline**



Figures accurate at August 2022. Please confirm with Kāinga Ora before quoting.



Mt Roskill, in Auckland's south-west, has great local facilities and transport links, and is home to a vibrant and diverse community. At only 6.5km from the CBD, it is well located for commuters. It is also relatively close to Auckland Airport, a key employment hub, and the planned light rail corridor will pass through the suburb. The area is home to a large number of state homes that are due for renewal.

Roskill Development encompasses the Roskill South, Ōwairaka, Waikōwhai and Wesley neighbourhoods, with further neighbourhoods under consideration for the future.



**The Development Project**

**20yr**

20-year development programme

**162ha**

Total developable land covers 162ha including 530 to 650 superlots

**3,000**

The number of existing state homes at the start of the development programme

**12,000**

Approximate number of new state, market and affordable homes forecast to be delivered

- Development will increase the number of state homes and provide thousands of new market homes, including at the more affordable price range
- Three precincts — Roskill South, Ōwairaka and Waikōwhai — are under way

Figures accurate at August 2022. Please confirm with Kāinga Ora before quoting.



Part of the greater Roskill Development



# Roskill Development

## Roskill South

Roskill South is one of Auckland's most ethnically diverse communities, and young compared to the surrounding area. The neighbourhood is home to May Road Primary School, Turner Reserve, Winstone Park and Freeland Reserve. Mt Roskill Grammar school and Mt Roskill Intermediate School are within walking distance.



### The Development Project

# 970

The development will include approximately 970 new state, market and affordable homes

# 330

New state homes will account for approximately 330 of the new homes, the remainder will be a mix of market and affordable homes

# 265

Approximately 265 state homes will be removed to make way for the development

# 18ha

Developable land area covers 18ha

### The Timeline

Stage 1 & 2

Stage 3

Stage 4

- 185 new state homes built and tenanted, and an Information Centre completed
- Another 23 state homes to be completed
- Around 125 market and affordable homes under construction
- Close to 120 homes will be in the more affordable price range delivered under the KiwiBuild programme

- 111 existing state homes to be removed or relocated
- Approximately 90 new state homes and 280 new market homes to be delivered
- 79 state homes already under construction
- 108 market and affordable homes also under construction

- Around 35 existing state homes to be removed
- Total of approximately 150 homes to be built, 30 to be new state homes and the remainder new market homes
- Land remediation and civil works almost complete
- Construction under way on 10 of the state homes
- Freeland Reserve stormwater upgrade near completion
- New Park to be developed on the corner of Burnett Ave and Howell Cres
- Freeland Ave character street and pedestrian walkway upgrades near completion

Figures accurate at August 2022. Please confirm with Kāinga Ora before quoting.





## Part of the greater Roskill Development



Ōwairaka is only 8km from the central city and has easy access to the CBD via public transport.

The Waterview connection (SH20) also passes by the area, allowing residents quick access to Auckland Airport and other main transport routes. The community has excellent access to local services, schools and other amenity, with a number of parks, reserves and sports grounds in the area.

Housing development first began in the 1950s when around 200 state homes were built here. Approximately 60% of the homes in Ōwairaka are owned by Kāinga Ora.



### The Development Project

**1,220**

After removal of 229 existing state homes, around 1,220 new homes will be built

**300**

Approximately 300 will be new state homes, the rest will be a mixture of affordable and market homes

**332**

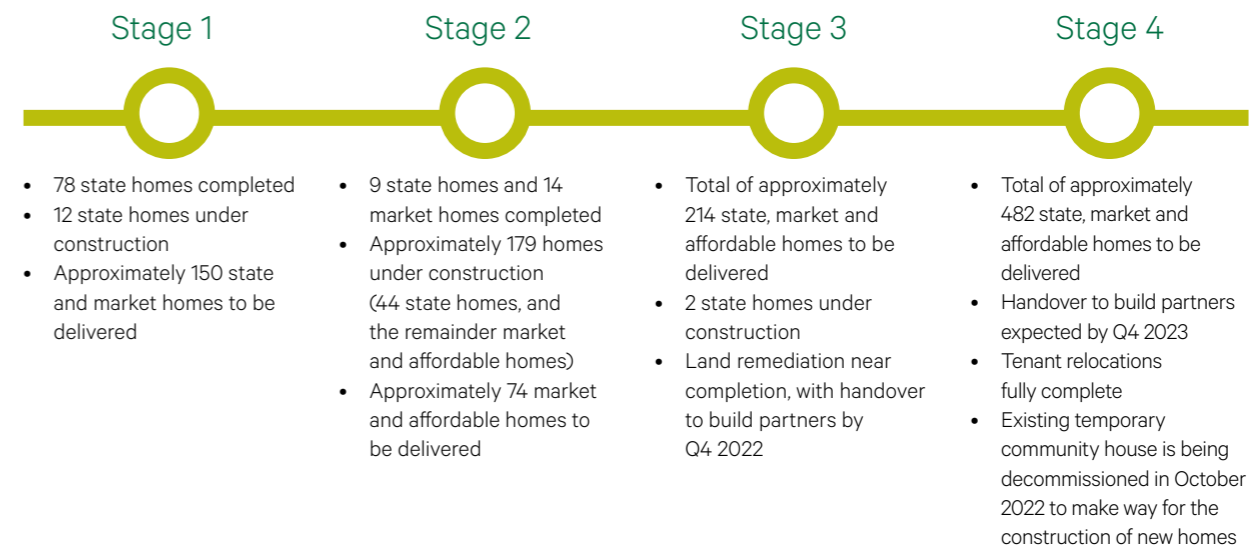
Plans include 332 homes to be delivered as Build-to-Rent

**3,313**

Construction waste from the demolition and deconstruction stage at Ōwairaka was reduced by 3,313 tonnes between January and September 2021

- Plans aim to improve utilisation of Kāinga Ora land in Ōwairaka, renewing and expanding state housing, and providing new homes for the market, over the next three years
- Green streets will connect open spaces in the new development, to create a safe and walkable environment
- Total developable land extends to 10 hectares

### The Timeline



Figures accurate at August 2022. Please confirm with Kāinga Ora before quoting.



# Roskill Development Waikōwhai



## Part of the greater Roskill Development

Waikōwhai is a culturally diverse community of over 5,000 people, sitting directly south of the CBD at the far end of Dominion Road in Mount Roskill. The neighbourhood has good schools, parks, sports facilities and public transport, and benefits from a valuable not-for-profit community organisation called the Oasis hub.

The southern boundary meets the Manukau Harbour at Waikōwhai Bay. Waikōwhai Park and neighbouring Wattle Bay Reserve make up the largest pocket of urban native forest in Auckland City, enjoyed by users of the 10km Waikōwhai Walkway bush and coastal track. There are four schools in Waikōwhai: Hay Park School, Monte Cecilia Catholic School, Waikōwhai Primary and Waikōwhai Intermediate, with several more in neighbouring suburbs.

### The Development Project

**1,260**

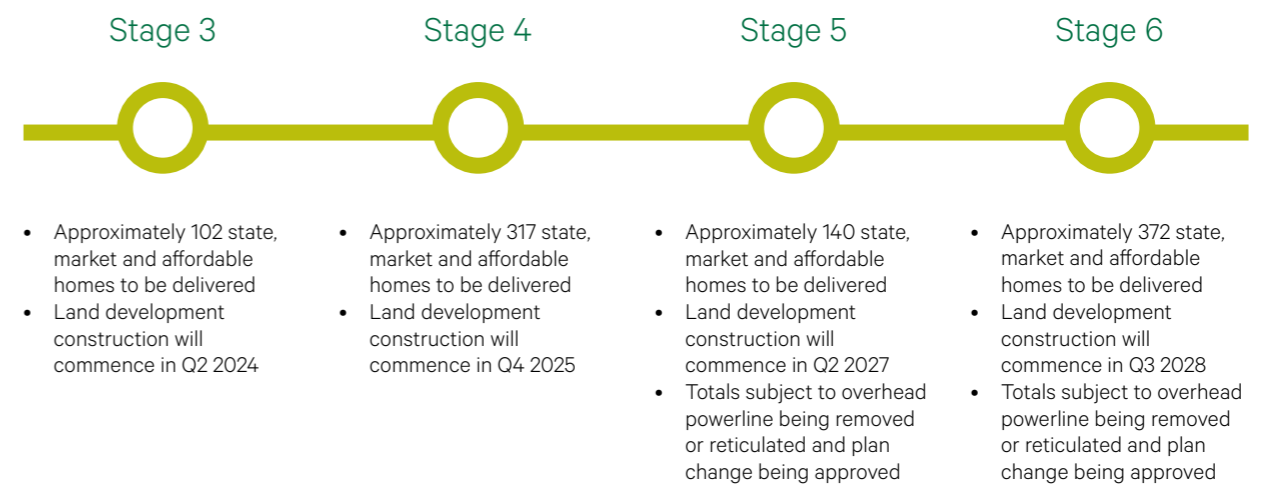
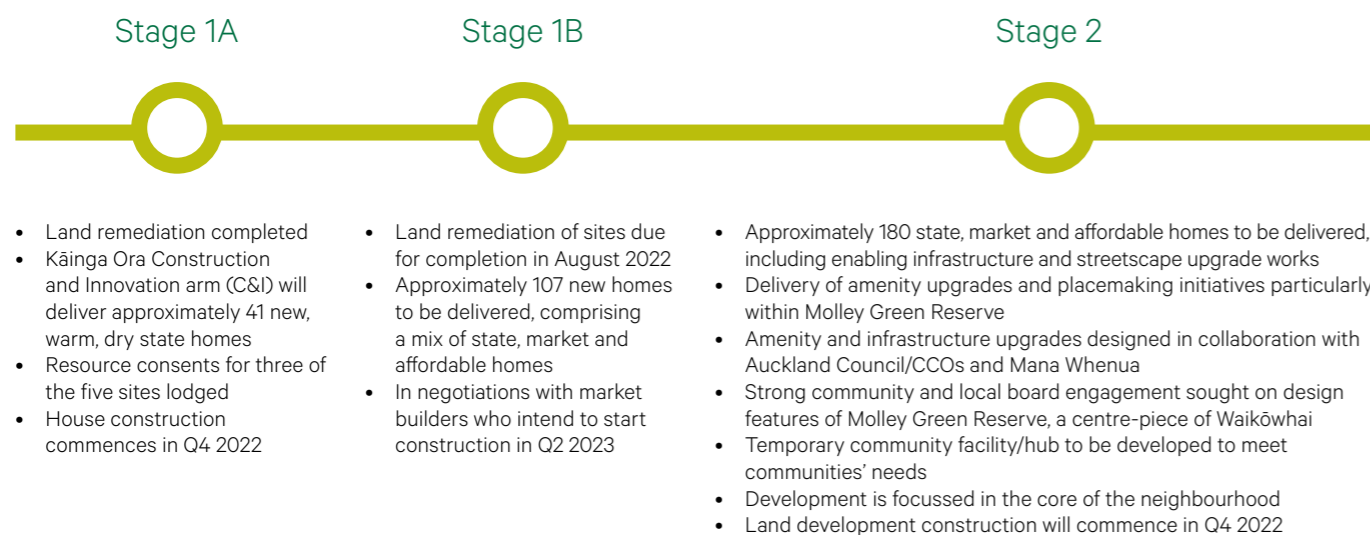
Nearly 1,260 new homes are set to be delivered in Waikōwhai over the next 10 years

**40%**

Will be state homes with the balance being a mix of market and affordable properties

- The goal of the redevelopment is to make a positive difference to the Waikōwhai community by improving housing quality and choice, and enhancing local amenities
- 318 existing state homes will be removed or relocated to make way for a planned 1,259 new homes
- Sustainability is a key focus for the whole redevelopment project. An Urban Ngahere Strategy has been developed for the neighbourhood to prioritise retention and transplanting of existing trees. The team is also looking to develop a Transport Plan for the neighbourhood
- The private plan change proposal for Waikōwhai was formally lodged with Auckland Council on 14 October 2021. Its approval enabled the up-zoning of parts of the neighbourhood and delivery of more homes
- A 110KV transmission line corridor running over part of the neighbourhood has dictated a 12m no-build zone either side of the powerline. Kāinga Ora and Transpower are working together on the feasibility of removing the line to create more homes

### The Timeline



Figures accurate at August 2022. Please confirm with Kāinga Ora before quoting.



# Oranga Development

## YOU'RE ON THE RISE

[orangadevelopment.co.nz](http://orangadevelopment.co.nz)



Oranga is a hidden gem in central Auckland, 9km to the southeast of the CBD near the employment hubs of Greenlane and Penrose. It is close to Onehunga town centre, which is a well-connected hub with plans for expanded transport links in the future. It is also near the residential suburbs of One Tree Hill, Greenlane, Ellerslie and Royal Oak, all of which have established village centres. Oranga is a 2-minute drive or 15-minute walk to Auckland's premier park, Cornwall Park, at Maungakiekie (One Tree Hill).

Oranga was originally created as a state-housing neighbourhood based on a suburban cul-de-sac masterplan. Most of the homes were built in the 1940s with some additional development in the 1980s, 90s and 2000s.

### The Development Project

**20ha**

Renewal plans cover around 20 hectares of Kāinga Ora land in Oranga, expanding state housing and providing new market homes over the next eight years

**1,200**

Approximately 400 existing state homes will be removed to be replaced with around 1,200 new homes

**35%**

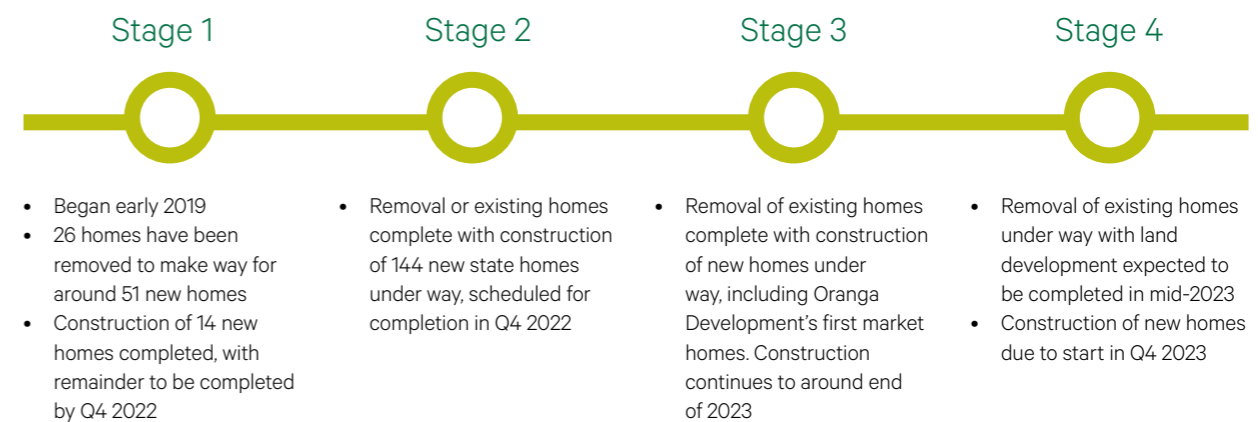
Around 35% of new state homes will be three, four or five-bedroom family homes

**50%**

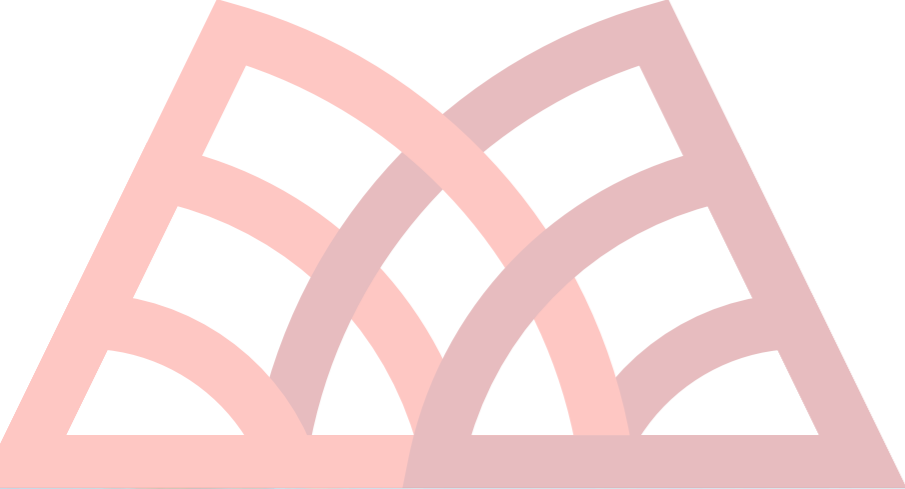
Of the new market homes around 50% will be in the more affordable price range

- Facilities and infrastructure will be assessed and upgraded across the suburb
- These will include water and sewer pipes, stormwater, public transport, roading and pedestrian connections, existing and future public service spaces, and safer, more-attractive connections around Fergusson Domain

### The Timeline



Figures accurate at August 2022. Please confirm with Kāinga Ora before quoting.



# Mangere Development

## Belong here

[mangeredevelopment.co.nz](http://mangeredevelopment.co.nz)



Situated just south of the city, Mangere benefits from great access to several major employment centres, including Mangere Centre, Auckland Airport in the south, Otahuhu in the east and Manukau Centre in the south-east. There are two universities nearby: MIT in Manukau Centre and the AUT South Campus in Otara. Housing development in Mangere began in the 1960s with around 20,000 state homes built in the area. Today, Kāinga Ora owns more than one in five homes in the locality. The Mangere Development currently encompasses Mangere West and Aorere, with further neighbourhoods under consideration for the future.



### The Development Project

# 10,000

Up to 10,000 new, warm, dry homes are being built in Mangere neighbourhoods

# 5,000

Around 5,000 will be new state homes

# 5,000

Approximately another 5,000 will be more affordable and market homes

- Better utilisation of Kāinga Ora land in Mangere is planned, renewing and expanding state housing, and providing new homes for the market over the next 15 years
- Remove around 2,700 existing state homes
- A range of typologies will be on offer, including apartments, terraces, duplex and standalone homes ranging from one to six bedrooms
- A commitment to great urban design will see streets, parks and public open space upgraded alongside the new housing development, to create a safe environment and stronger community
- Improved walking, cycling and public transport networks will give residents better travel options

Figures accurate at August 2022. Please confirm with Kāinga Ora before quoting.



Part of the greater Mangere Development



# Mangere Development

## Mangere West

Mangere West is a multicultural neighbourhood with a significant Pasifika community. It is home to Mangere College, Moyle Park and an urban stream: Te Ara-rata Creek. Highly accessible, Mangere West is around 6km from Auckland Airport and less than 2km from the South-Western Motorway and Mangere Town Centre.



### The Development Project

# 945

Around 230 existing state homes will be replaced with around 945 new homes over the next five to seven years

# 11ha

Total developable land covers 11ha

- Plans to improve community facilities and transport in the area including better walking routes, cycle paths, green spaces and stormwater infrastructure
- A community activation site has been chosen on the corner of Elmdon Street and Watchfield Close. Kāinga Ora is working with local community group *I AM Mangere* on its establishment

### The Timeline

Stage 1

Stage 2

Future stages

- Civil works completed June 2022
- 80 new state homes completed to date, with a total of 161 to be delivered as part of this stage
- 24 new affordable and market homes completed to date, as part of 205 delivered in this stage
- Construction has started on Passive apartments (an energy-efficient state housing pilot), located on the corner of Bader Drive and Ventura Street

- Civil works completed in June 2022
- Four new state homes completed to date, with a total of 63 to be completed as part of this stage
- A total of 141 new affordable and market homes will be delivered in this stage with the first homes completing around late 2022
- Stormwater improvements and ecological enhancement along Te Ara-rata Creek's banks completed
- Two new wide, green and safe walkways have been completed: one from Elmdon Street to Welby Place, the other from Watchfield Close to Moyle Park
- Kāinga Ora is partnering with New Zealand Housing Foundation to deliver alternative models of affordable housing (shared equity and rent-to-own)

- Further development stages require solutions to existing flooding issues along the Te Ara-rata Creek
- A stormwater framework for the creek is underway with Healthy Waters and is anticipated to be complete in Q4 2022
- Initial site investigations for future stages of development have been completed and a business case is currently being prepared, expected to be approved by Q4 2022



Part of the greater Mangere Development



# Mangere Development Aorere

An attractive neighbourhood for families, Aorere has several community churches and education providers nearby, including Aorere College within easy walking distance. Residents also benefit from a variety of main transport routes and amenities in the vicinity, including Aorere Park and Mangere Town Centre.



## The Development Project

# 478

Around 140 existing state homes will be replaced with 478 new ones over the next five years

# 9+ha

Total developable land area is just over 9ha

- Plans to improve the area's community facilities and transport options include better walking routes, green spaces and infrastructure

## The Timeline

Stage 1

Stage 2

- Construction commenced in Q2 2020 with the removal of 33 existing state homes, 80% of which were relocated
- Stage one design, consenting and civil works are almost complete
- Swales installed on all new roads and retrofitted into existing roads where possible
- New trees are proposed to be planted in the road reserve with Build Partners adding further trees to superlots
- Build Partners have started on 3 of 7 superlots and are finalising consents on the remainder. In total, there will be 113 new homes
- Six homes developed through build partners will be sold by Habitat for Humanity. These will be released under their affordable housing programmes

- Across Stages 1 and 2, 69 houses have been removed
- 120 new homes will be built in Stage 2
- A further 5 homes from future stages have also been removed to allow for the installation of supporting infrastructure
- A land exchange is being finalised with Auckland Council to improve local amenities by repositioning and improving an existing park
- Ongoing engagement with Mana Whenua and adjoining land owners to tidy up a private stream which crosses several properties
- Includes Pollutant Trap with Kāinga Ora property to filter stormwater from stage 2, a future stage 3 and the wider catchment
- Site clearance and civil works to commence in mid-2022
- Six state homes from Aorere were carefully deconstructed, salvaged, and packed into a 40ft container bound for Tonga to help the Islands' infrastructure rebuild after the devastating eruption

Figures accurate at August 2022. Please confirm with Kāinga Ora before quoting.



# Lakeside

- TE KAUWHATA -

[lakeside.nz](https://lakeside.nz)

With new roads putting it within easy reach of Auckland and Hamilton, the Lakeside development at Te Kauwhata sits right by the shores of scenic Lake Waikare. Around 1,650 standalone and duplex homes are coming here over the next eight to ten years, accompanied by dedicated reserve and wetlands plus six kilometres of walking and cycling trails. Construction of Lakeside's neighbourhood centre is well under way, and will include a great cafe, a playground, childcare centre, general store, office and retail space along with ample parking. Plus of course, the established community of Te Kauwhata is just moments away via the Rimu Street extension, completed in April 2022.



## The Development Project

**20%**

At least 20% of the homes will be in the more affordable price range, which is currently capped at \$650,000 for a three-bedroom home with some starting at \$595,000

**75ha**

Approximately 75 hectares will be set aside as dedicated reserve and wetland

**223**

Stage 1 will include 223 new homes

**70**

The first release of 70 completed homes has already sold out

- Plans for the future include a possible medical centre and other retail facilities
- The new development gives unprecedented access to Lake Waikare's shoreline, while the reserves and wetland provide protected habitat for the abundant bird life, including the mātātā, or Fernbird
- Lakeside Info Centre in the red shed opened in late July, providing visitors with full details of the development

## The Timeline



Figures accurate at August 2022. Please confirm with Kāinga Ora before quoting.

# Tāmaki Regeneration Programme

Tāmaki is located 12km from Auckland's CBD and is well connected with strong public transport and infrastructure.

The area enjoys spectacular natural advantages as its geography forms a natural amphitheatre with stunning views across the Tāmaki River and to Mt Wellington. New Zealand's largest inner city urban regeneration project covers some 900 hectares across the inner eastern Auckland suburbs of Glen Innes, Point England and Panmure.



## The Development Project

- Tāmaki Regeneration Company is the master planner and Kāinga Ora is the master developer — working in partnership to deliver this project
- As a place-based organisation Tāmaki Regeneration takes a people-centric approach as it delivers against its four strategic priorities: Housing Resources, Social Transformation, Economic Development and Placemaking. Tāmaki Regeneration Company also has two strategic overarching commitments to Te Tiriti o Waitangi and the Tāmaki commitment, which states that those who wish to stay in Tāmaki will have the opportunity to do so
- Since it began in 2012, the project has put more than 1,000 locals into employment, provided new public homes for local whānau, initiated an affordable housing programme for Tāmaki residents, developed new early learning centres and community facilities, and attracted partners, funding and agencies to increase available resource for the local Tāmaki community



## Tāmaki Development

**170ha**

Total developable land covers 170ha

**10,500**

New, dry, warm state and affordable homes

**33**

33 development projects have been completed

**8,892**

728 homes are in the building pipeline and 8,862 in the master planning stage

- Provide improved infrastructure and enhanced community amenities including:
  - Revitalise two town centres
  - Create major improvements to recreation facilities, waterways and parks

- Manage 2,500 public homes as the asset, property and tenancy
- 18 development projects underway
- 910 new homes have been completed to end of January 2022

Figures accurate at August 2022. Please confirm with Kāinga Ora before quoting.





# Porirua Development

poriruadevelopment.co.nz

Eastern Porirua is part of the city of Porirua, located 24km north of Wellington. It has one of the highest concentrations of public housing in New Zealand, with most of these homes built in the 1960s and 1970s.

Many are old, past their best and not the size and type that Porirua families need now, and in the future. With the opening of Transmission Gully: Te Ara Nui o Te Rangihaeata, revision of the Porirua City Council's District Plan and the area's population projected to grow significantly over the coming decades the timing is right for some ambitious thinking about how we can support growth where communities can thrive — from this generation to the next.



## The Development Project

In November 2018, the Government announced a \$1.5 billion investment over the next 25 years to work with the community on revitalising eastern Porirua. This funding will help to enable the upgrade or building of around 2,000 existing state homes as well as create around 1,500 market and affordable homes for eastern Porirua. But Porirua Development is so much more than just about building new, warm, dry homes. The programme encompasses the total wellbeing of the area, from creating opportunities for new jobs business opportunities and home ownership, through to upgrading roads, key infrastructure, waterways and reserves.

Porirua Development is a partnership between Kāinga Ora, Porirua City Council and Ngāti Toa Rangatira. Working in collaboration with the community, these three organisations are the guardians of an investment that will see Porirua become an even better place to live, work and play for its people.



## Porirua Development

# \$1.5b

\$1.5 billion investment over the next 25 years

# 2,000

New or upgrading of around 2,000 state homes

# 1,500

New market and affordable homes for eastern Porirua

Figures accurate at August 2022. Please confirm with Kāinga Ora before quoting.



# Find out More

For more information contact [info@kaingaora.govt.nz](mailto:info@kaingaora.govt.nz)

[kaingaora.govt.nz](http://kaingaora.govt.nz)

