Ōranga Precinct
Neighbourhood Masterplan
Masterplan Rev N5

20th January
2020

—

DRAFT

Oranga Development

Kāinga Ora Homes and Communities

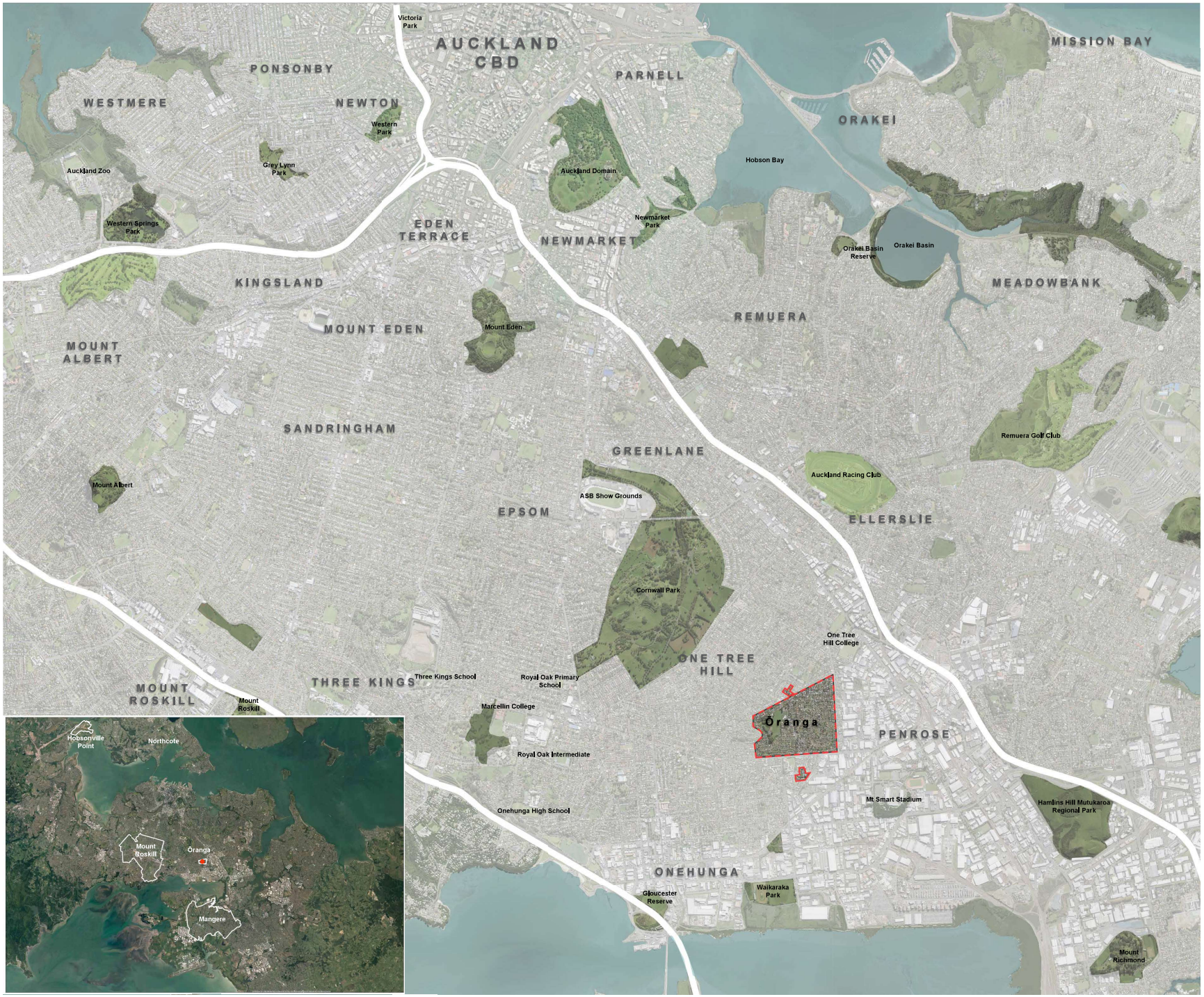
Isthmus.

Contents

1.1a Location Plan.	2
1.1b Cultural Landscape Plan.	3
1.1c Cultural Landscape.	4
1.3a Context Plan: BAU and State Developments.	5
1.3b Context Plan: BAU and State developments.	6
1.4 Planning Context.	7
1.5 Site Aerial.	8
1.7a Site Photography.	9
1.7b Site Photography.	10
1.8 Topography Plan/Slope Analysis.	11
2.1 Neighbourhood Vision and Development Principles.	12
2.2 Urban Development Enabling Plan.	13
2.3 Illustrative Masterplan.	14
2.4 Masterplan.	15
2.5.1 Staging - Stage 1 Plan.	16
2.5.2 Staging - Stage 2 Plan.	17
2.5.2 Staging - Stage 3 Plan.	18
2.5.2 Staging - Stage 4 Plan.	19
2.5.2 Staging - Stage 5 Plan.	20
2.5.2 Staging - Stage 6 Plan.	21
2.5.2 Staging - Stage 7 Plan.	22
2.5 Staging Plan.	23
2.6 Proposed State/Market Superlot Distribution.	24
2.7 Typology Plan.	25
2.8 Building Heights Plan.	26
2.9 Bedroom Mix Plan.	27
2.10 Frontage Relationships Plan.	28
2.12 Proposed Street Hierarchy Plan/Movement Plan	29
2.12 Existing Street Cross Sections (indicative).	30
2.12b Proposed Street Cross Sections (indicative).	31
2.12c Proposed Street Cross Sections (indicative).	32
2.12d Proposed Street Cross Sections (indicative).	33
2.13 Existing Trees & Wastewater Lines.	34
2.14 Landscape Character Plan	35

Land.
People.
Culture.
Isthmus.





Legend.

Ōranga Neighbourhood Boundary

ACTIVE BASELINE MASTERPLAN REV **N5**

Ōranga.

1.1a Location Plan.

Isthmus. Kāinga Ora Homes and Communities

Job: 4020 Date: 20 January 2020

Client: Kāinga Ora

Issued For: Information

N

Scale: 1:12000

Dw: HC Rv: AW

Disclaimer: This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It may contain inaccuracies and may not survey and represents only the approximate relative location of property boundaries.
Aerial (Hightmaps) Copyright © This copyright data is licenced under the Creative Commons Attribution 3.0 New Zealand licence. Courtesy Auckland Council | http://creativecommons.org/licenses/by/3.0/nz/deed.en | For data enquiries, visit



Legend.

- Culturally Significant Sites (Pā, maunga, terraces)
- Significant Ecological Areas
- Notable Trees
- Historic Springs

ACTIVE BASELINE MASTERPLAN REV **N5**

Ōranga.

1.1b Cultural Landscape Plan.

Isthmus. Kāinga Ora Homes and Communities

Job: 4020 Date: 20 January 2020

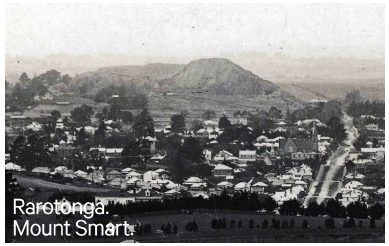
Client: Kāinga Ora

Issued For: Information

Scale: 1:12000

Dw: HC Rv: AW

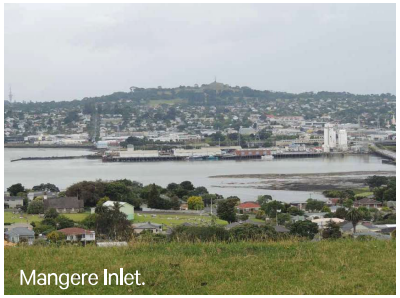
Disclaimer: This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It may be inaccurate or incomplete and may not survey and represents only the approximate relative location of property boundaries.
Aotea Helpmenot© Copyright © The copyright data is licenced under the Creative Commons Attribution 3.0 New Zealand license.
Courtesy: Auckland Council | http://data.linz.govt.nz/layer/[layer number]-[layer name]/


Rarotonga.
Mount Smart.

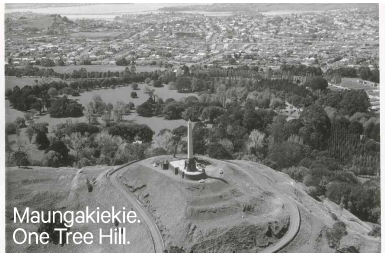

Manukau Harbour.


Maungakiekie.
One Tree Hill.

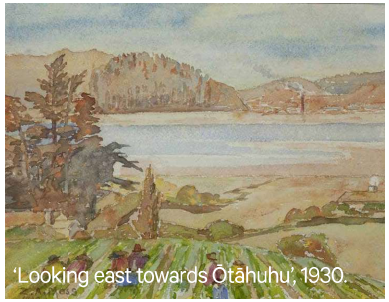

Te Taumanu Reserve.
Taumanu Reserve.


Mangere Inlet.

- Centered between culturally significant Maunga (Maungakiekie and Rarotonga).
- The New Zealand Ministry for Culture and Heritage translates Ōranga as ***'place of rising ground'.***
- Sits on the edge of neighbouring commercial suburbs to the South and East.
- Residential to the North and West.

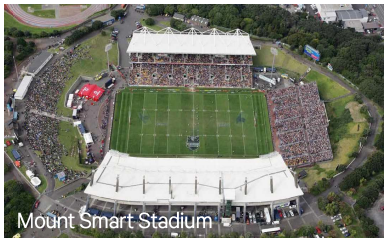

Maungakiekie.
One Tree Hill.


Ōranga.


'Looking east towards Ōtāhuhu', 1930.


Maungakiekie.
One Tree Hill.


Mangere Bridge


Mount Smart Stadium

ACTIVE BASELINE MASTERPLAN REV **N5**

Ōranga.

1.1c Cultural Landscape.

Isthmus. Kāinga Ora Homes and Communities

Job: 4020 Date: 20 January 2020

Client: Kāinga Ora

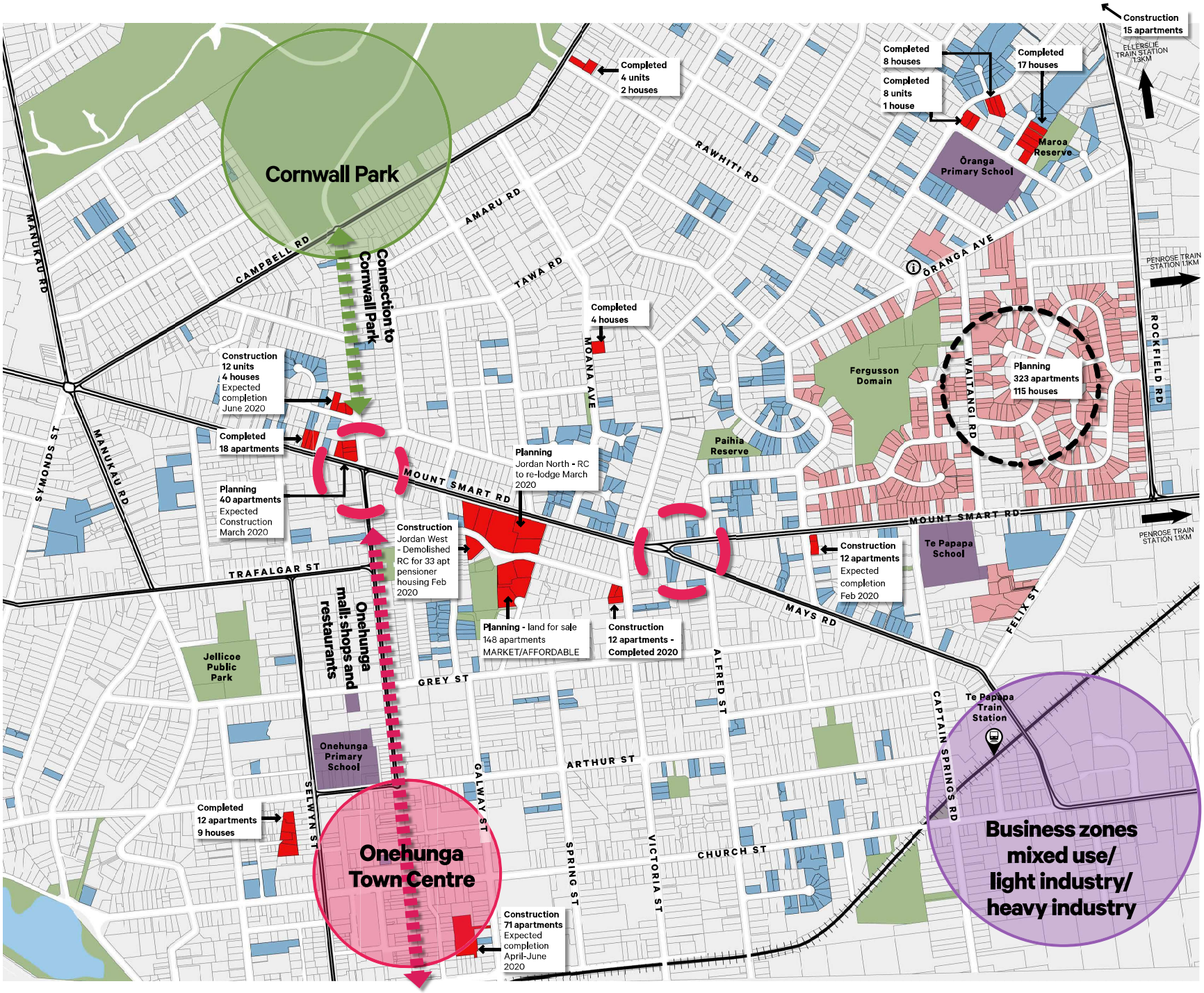
Issued For: Information

N

Scale:

Dw: AW Rv: BW

Disclaimer: This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It may contain inaccuracies and may need survey and represents only the approximate relative location of property boundaries.
Aerial Image(s) © Copyright. This copyright data is licensed under the Creative Commons Attribution 3.0 New Zealand license.
Courtesy: Auckland Council | http://data.linz.govt.nz/layer/[layer number]-[layer name]/



Legend.

- Primary Arterial Road
- Existing green space
- Existing schools
- Active Kāinga Ora development projects
- Ōranga Masterplan
- Other Kāinga Ora owned land
- Link to Cornwall Park
- Onehunga Mall
- Key intersections with Kāinga Ora ownership

State projects under development

	Apartments/ units	Family homes	Total
BAU	594 (mostly 1-2 bed)	45	639
Oranga Development (state only)	323 (mostly 1-2 bed)	115	438
Total	917 (mostly 1-2 bed)	160	1079

ACTIVE BASELINE MASTERPLAN REV **N5**

Ōranga.

1.3a Context Plan: BAU and State Developments.

Isthmus. Kāinga Ora Homes and Communities

Job: 4020 Date: 20 January 2020

Client: Kāinga Ora

Issued For: Information

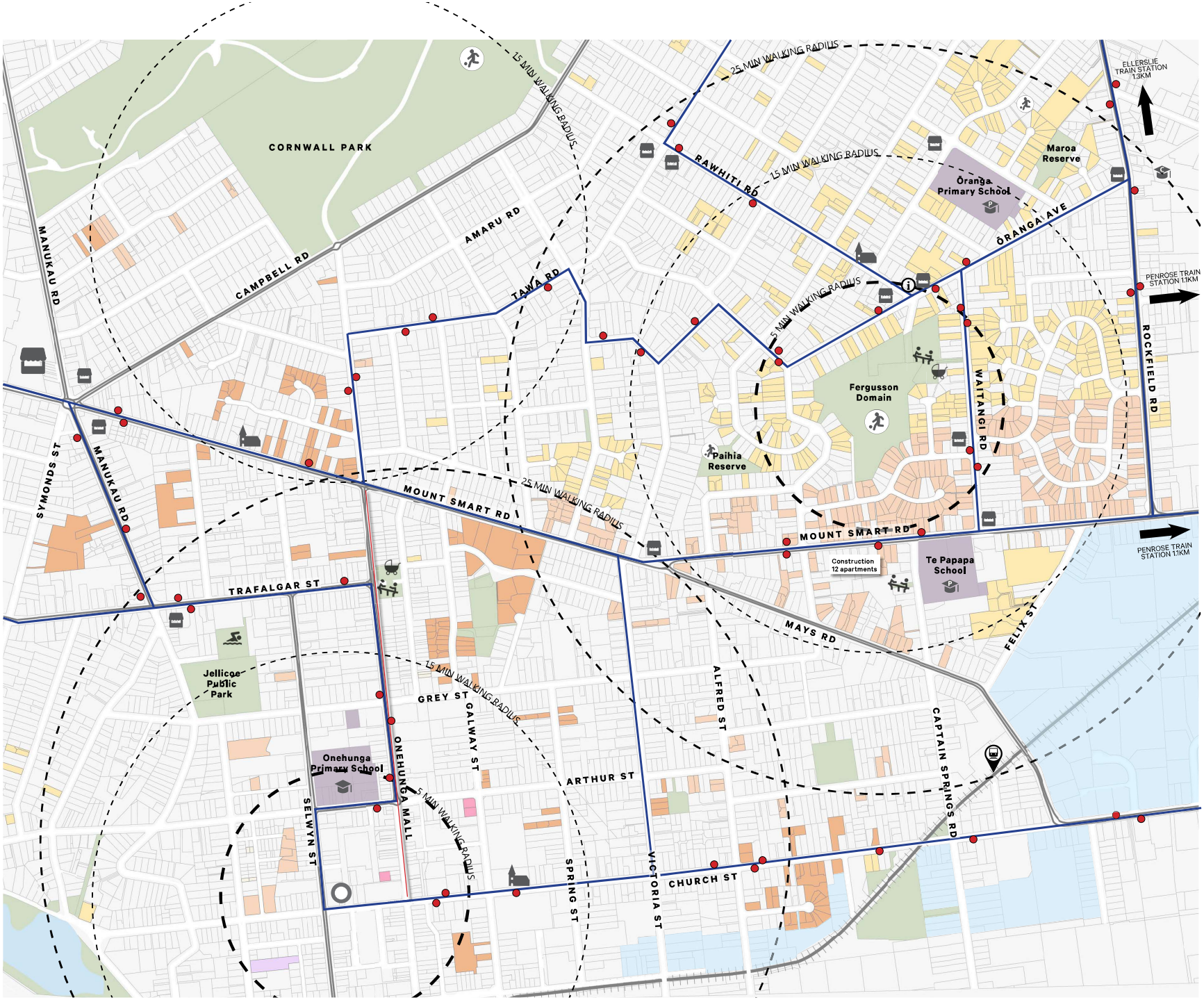
N

0m 50m 150m 250m

Scale: 1:3000

Dw: AW Rv: BW

Disclaimer: This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It may contain errors and omissions. It is based on survey and represents only the approximate relative location of property boundaries. Auckland Council 2020. Copyright © The copyright data is licensed under the Creative Commons Attribution 3.0 New Zealand license. Courtesy: Auckland Council | http://creativecommons.org/licenses/by/3.0/nz/deed.en_GB



Legend.

Existing Landuse.

- Primary Arterial Road
- Bus Routes
- Bus Stops
- Cycle Network
- Kāinga Ora Land - SH zone
- Kāinga Ora Land - MHS zone
- Kāinga Ora Land - MHU zone
- Kāinga Ora Land - THAB zone
- Kāinga Ora Land - Business town centre zone
- Existing green space
- Existing schools
- Light industrial/Employment
- Te Papapa train station
- Supermarket
- Shops
- Places of worship
- Childcare
- Primary School
- College (Adult education)
- Park with a playground
- Park
- Pools

Ōranga Bus Route Frequency

ROUTE #	FREQUENCY
295 Ellerslie Station to Britomart	**WEEKDAYS:** Off Peak: 20-40min On Peak: 15-10min **WEEKENDS:** Every 30-40min
298 Onehunga to Sylvia Park Via Ellerslie	**WEEKDAYS:** Off Peak: 30-40min On Peak: 10-15min **WEEKENDS:** Every Hour 1hr

ACTIVE BASELINE MASTERPLAN REV **N5**

Ōranga.

1.3b Context Plan: BAU and State developments.

Isthmus. Kāinga Ora Homes and Communities

Job: 4020 Date: 20 January 2020

Client: Kāinga Ora

Issued For: Information

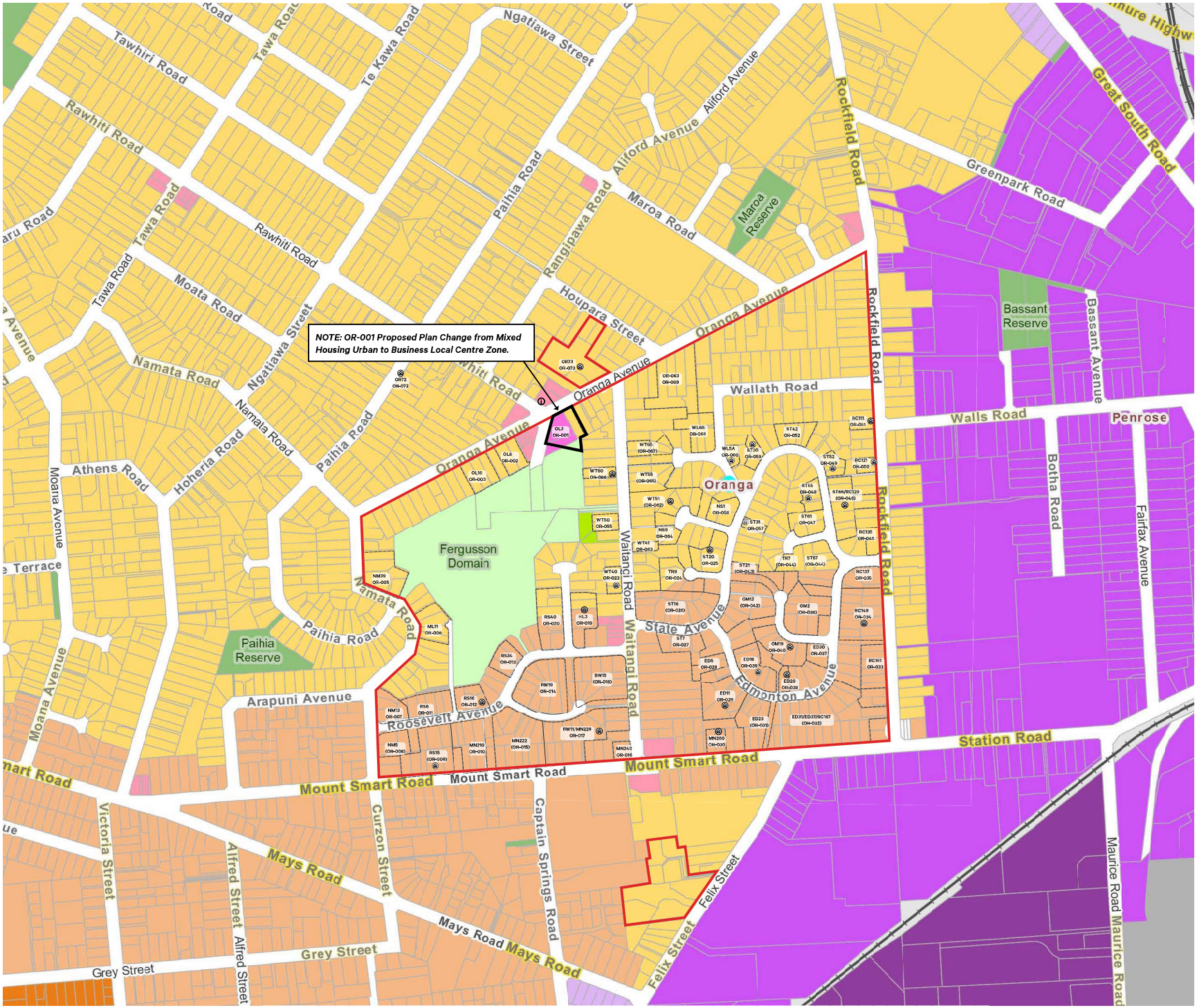
N

0m 50m 150m 250m

Scale: 1:3000

Dw: AW Rv: BW

Disclaimer: This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It may contain errors and omissions and is provided on the basis that all persons accessing it undertake responsibility for assessing the relevance and accuracy of its content before using it. Auckland Council does not accept any liability to any person for the information or for any use of the information, or for any reliance placed on it. Auckland Council does not warrant that the information is free from errors or omissions. Auckland Council reserves the right to modify the information at any time without notice.
Copyright © This copyright data is licensed under the Creative Commons Attribution 3.0 New Zealand license. Sources: Auckland Council | LINZ | Auckland Transport | Auckland Council Open Data | data.govt.nz



Legend.

Existing Landuse.

- Masterplan development area
- Single House Zone
- Mixed Housing Suburban Zone
- Mixed Housing Urban Zone
- Terrace Housing and Apartments Zone
- Open Space - Sport and Recreation Zone
- Open Space - Informal Recreation Zone
- Open Space - Community Zone
- Business Neighbourhood Centre Zone
- Business Local Centre Zone
- Business Mixed Use Zone
- Business Light Industry Zone
- Business Heavy Industry Zone

NOTE: OR-001 Proposed Plan Change from Mixed Housing Urban to Business Local Centre Zone.

ACTIVE BASELINE MASTERPLAN REV **N5**

Ōranga.

1.4 Planning Context.

Isthmus. Kāinga Ora Homes and Communities

Job: 4020 Date: 20 January 2020

Client: Kāinga Ora

Issued For: Information

N 0m 50m 100m 200m

Scale: 1:2000

Dw: AW Rv: BW

Disclaimer: This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It may not meet all requirements of, and is not a substitute for, any agreement between Auckland Council and any other party. Auckland Council shall not be liable for any loss, damage or expense incurred or suffered that is in any way related to any person relying on the information contained in this product. Auckland Council does not guarantee the accuracy, completeness, currency or reliability of the information in this product.
Auckland Council Copyright. This copyright data is licensed under the Creative Commons Attribution 3.0 New Zealand license.
Courtesy: Auckland Council | http://data.linz.govt.nz/layer/[id]-[layer-name]/ | http://creativecommons.org/licenses/by/3.0/nz/



Legend.

- Superlot Boundaries
- Kāinga Ora Development to be retained
- Acquisition Lot (TBC)
- Waitangi Road Shops Proposed Acquisition
- Road Stop Required
- Land Swap with Parks
- Proposed State Superlots
- Information Centre
- OR-xxx Corresponding Rev U Masterplan Superlot code

Oranga Development N5

ACTIVE BASELINE MASTERPLAN REV

Ōranga.

1.5 Site Aerial.

Isthmus. Kāinga Ora Homes and Communities

Job: 4020 Date: 20 January 2020

Client: Kāinga Ora

Issued For: Information

N 0m 20m 40m 100m

Scale: 1:1000@A0

Dw: Rv: AW

Disclaimer: This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It may contain errors and may not represent all the data held by Auckland Council. Auckland Council does not accept any liability whatsoever arising from any errors or omissions in the data. Auckland Council does not warrant the accuracy, reliability or completeness of the data, and shall not be liable for any loss or damage arising from reliance upon the data. Auckland Council reserves the right to modify the data at any time without prior notice. Auckland Council Copyright. This copyright data is licensed under the Creative Commons Attribution 3.0 New Zealand license. Courtesy: Auckland Council | http://creativecommons.org/licenses/by/3.0/nz/



Fergusson Domain.



Fergusson Domain Entrance.



Fergusson Domain Entrance from Olea Rd.



Waitangi Road and State Road looking South.



Looking North down Waitangi Road.

ACTIVE BASELINE MASTERPLAN REV **N5**

Ōranga.

1.7a Site Photography.

Isthmus. Kāinga Ora Homes and Communities

Job: 4020 Date: 20 January 2020

Client: Kāinga Ora

Issued For: Information

Dw: AW Rv: BW

Disclaimer: This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It may contain errors and may need survey and represents only the approximate relative location of property boundaries.
Aerial Image(s) © Copyright. This copyright data is licenced under the Creative Commons Attribution 3.0 New Zealand licence. Courtesy: Auckland Council | Tīmaki Makaurau Kaunihera | For: data.nzgeo.co.nz/



Ōranga Road Shops


Fergusson Domain.


Roosevelt Ave and Bow Place.


Existing Dwellings.


Existing Dwellings.

ACTIVE BASELINE MASTERPLAN REV **N5**

Ōranga.

1.7b Site Photography.

Isthmus. Kāinga Ora Homes and Communities

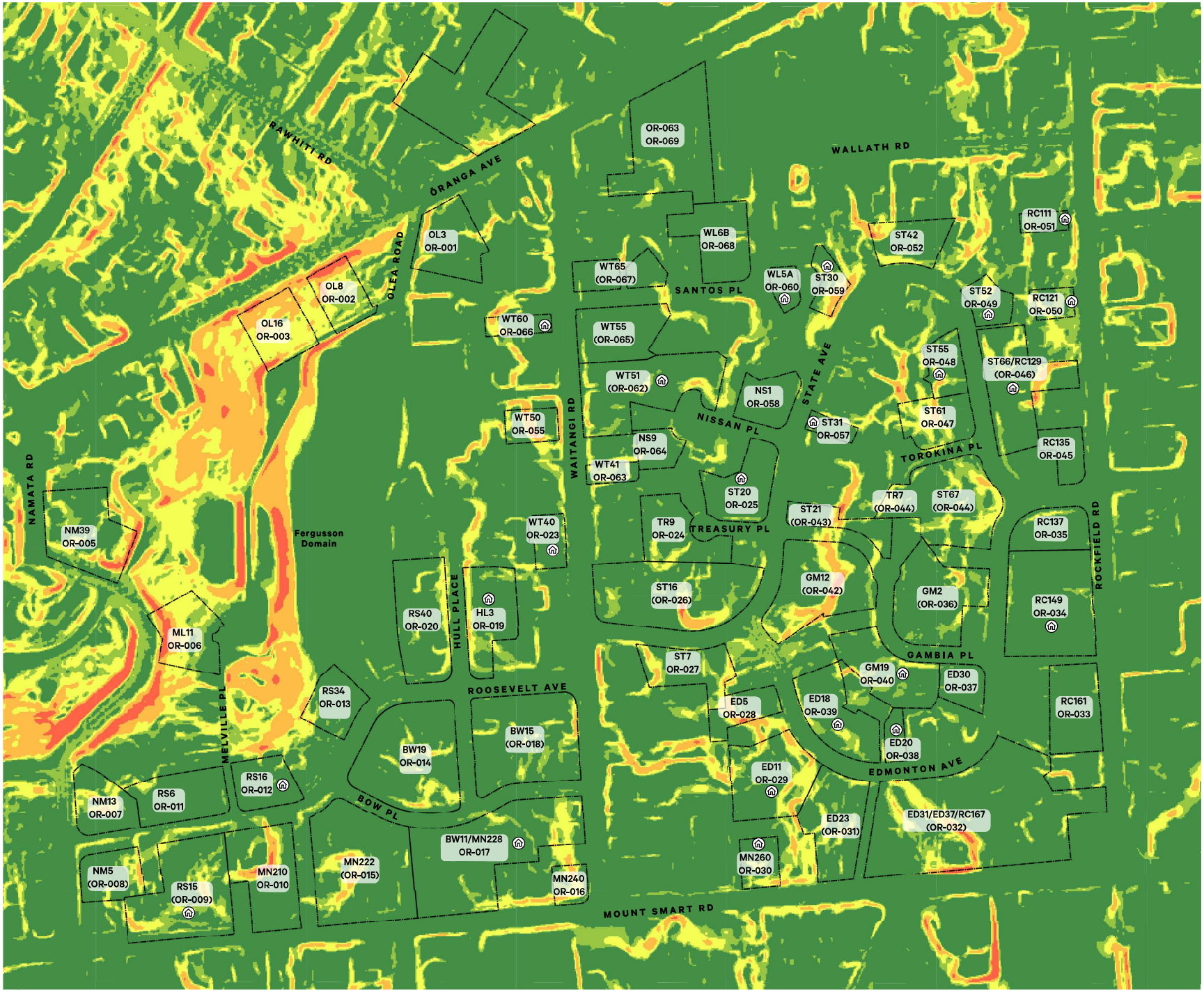
Job: 4020 Date: 20 January 2020

Client: Kāinga Ora

Issued For: Information

Dw: AW Rv: BW

Disclaimer: This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It may contain errors and may need survey and represents only the approximate relative location of property boundaries.
Aerial (Regional) © Copyright. This copyright data is licenced under the Creative Commons Attribution 3.0 New Zealand licence. Courtesy: Auckland Council | Tīmaki Makaurau Kaunihera | kaupapa.data.nz/pages/cc-by/



Legend.

- Existing Property Boundaries
- Superlot Boundaries

Slope %

- 0 - 8.75 (1/11)
- 8.75 - 12.30 (1/11 - 1/8)
- 12.30 - 21.25 (1/8 - 1/5)
- 21.25 - 34.50 (1/5 - 1/3)
- Above 34.5 (1/3)

ACTIVE BASELINE MASTERPLAN REV **N5**

Ōranga.

1.8 Topography Plan/Slope Analysis.

Isthmus. Kāinga Ora Homes and Communities

Job: 4020 Date: 20 January 2020

Client: Kāinga Ora

Issued For: Information

N 0m 20m 40m 100m

Scale: 1:1000@A0

Dw: AW Rv: BW

Disclaimer: This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It may contain errors and omissions. No liability will be accepted by Isthmus Group Limited and its employees with respect to its use.
Aerial (Hillsmith) Copyright © This copyright data is licenced under the Creative Commons Attribution 3.0 New Zealand licence. Courtesy: Auckland Council | http://creativecommons.org/licenses/by/3.0/nz/deed.en

Ōranga Vision

Placeholder Statement: "Establish as an attractive neighbourhood for all, with a strong sense of place and connected community." - TBC

Ōranga Development Principles

Suburban Regeneration Principles:

- The ultimate impact we want to have, is a thriving, healthy resilient community
- Design Guide:
  - » Familiar: "The existing character in my neighbourhood is retained and strengthened"
  - » Equitable: "my house looks as good as my neighbours"
  - » Inclusive: "A mix of people live in my neighbourhood", "Existing and new cultures are present and represented in my neighbourhood"
  - » Desirable: "My neighbourhood has a reputation for being friendly and safe"
- We design our homes to fit the New Zealand way of life, making strong connections to the land and sky through shared, public, and private open space, decks and balconies.
- We strengthen the existing street networks by fronting the streets positively and improve amenity. We leverage the streets further by adding other public and semi public open space to open directly onto the street to create barefoot streets – kids playing and biking in the street – traditional kiwi suburb.
- To build new homes for Kāinga Ora and more affordable homes for the market. Make a start as quickly as possible, without compromising the long-term development potential of the area. Positively maintain, grow and nurture the Ōranga community.

Kāinga Ora Housing Distribution Principles:

- **Spread across a suburb -** State owned homes are to be spread across the neighbourhood.
- **Blocks of an appropriate size -** no more than 40 units of state homes are to be grouped together in a single block. With the exception of apartments where there is an onsite management presence.
- **Minimise contiguous blocks** of state homes. As a rule of thumb approximately twice as many open market homes are to be placed between blocks of state homes. Locating state homes on both sides of a road is to be avoided.
- **Preserve future development opportunities** for Kāinga Ora by rationalising state lots into consolidated blocks of a size that allows for flexible future development. Pepper-potting of small state sites is to be avoided (current land ownership patterns may prevent this however). The boundaries of development lots are to be logical and regular.
- **Locate to provide fast and early delivery** - Kāinga Ora sites should be located within the neighbourhood to allow for fast and early delivery of the greatest number of homes possible.
- **Prioritise the location of state homes close to transport** amenities such as public transport, cycling networks and arterial roads.
- **Proximity to schools prioritised** for the largest family State homes.
- Locate Kāinga Ora homes **away from the heads of cul-de-sacs**.
- Ensure **intersections**/entrances to streets feature a different **tenure each side.**

Lot Layout Principles:

- **Street based design -** place homes so that they front streets wherever possible and minimise the number of homes that have front doors onto lanes. Where houses do front lanes, in particular cul-de-sacs, these should be market homes or where it is unavoidable that they are state homes they should be small house typology homes.
- **Cluster within the block -** Existing privately held housing should not be surrounded on three sides by state homes
- **Improve neighbourhood connectivity -** when designing laneways, orientate them to break up long existing blocks and create finer neighbourhood grain.
- **Respond to topography**
- **Consider solar orientation** - to potential private outdoor space, maximising opportunity for a sunny rear yard wherever possible.

Overarching Staging Principles:

- **No empty houses -** development should be phased so that no house sits empty.
- **Minimise empty sites** - development should be phased so that no cleared site remains inactive and that construction starts immediately following site clearance.
- **Start with highly visible sites** to signal positive change.

Stages 1-3
- Prioritise delivery of state homes.
- Start on the outsides of the neighbourhood and/or sites that are highly visible as signal of change.
- Prioritise family homes over apartments to assist with rehousing existing tenants.
- Weight delivery to the north-west of project area.
-

Stages 4-5
- Deliver amenity upgrades and place making initiatives (amenity as critical infrastructure).
- Deliver critical civil infrastructure that unlocks future stages.
- Rebalance tenure mix bringing market lot delivery online.

Stages 6-7
- Build off the newly constructed roads and access ways.
- Release larger more complex superlots.
- Release highest-value market superlots.

All stages
- Consider narrow curvilinear nature of the neighbourhood's streets and many Kāinga Ora and non-Kāinga Ora owned properties occupied by residents. Stage house construction so as to not be choking the liveability of narrow streets for residents.

Housing Mix and Typology Principles:

- The housing tenure mix has been set initially at one third social (Kāinga Ora retained) housing, up to one third market affordable housing (tenure mix still to be determined) and one third for sale to the market.
- The mix of housing typologies has been based on Kāinga Ora requirements, market assumptions based on similar mix to Catalina Precinct (at Hobsonville Point), and densities achievable in the Unitary Plan.
- Almost all market housing is attached typologies or walk up apartments. Standalone market typologies are typically assumed to be small houses.

Public Realm Principles:

- Create/facilitate safe walking/cycling routes to school.
- Increase neighbourhood permeability for pedestrians and cyclists.
- Improve park access and edges of Fergusson Domain.
- Improve the public realm along Waitangi rd in the form of thoughtful development, character retention and streetscape improvement with a focus on enhancing the pedestrian experience.

Design for Mana Whenua Cultural Landscapes:

- **Mahi Tahi - Working Together -** Establish Treaty based relationships with all mana whenua iwi and hapū that actively facilitates their role as kaitiaki. This will include direct involvement in design processes through the lens of Te Ao Māori.
- **Tuku Iho - Heritage and Strategy -** Adopt best practice standards in heritage identification and protection, work closely with manawhenua and our partnership in central/local govenments (Heritage NZ, Auckland Council Heritage Unit etc).
- **Te Aranga – Design Standards -** Acknowledge and provide for physical expressions of the cultural landscape and tohu within the design of the development and placemaking initiatives (for example recognising and celebrating whakapapa through place, street and neighbourhood names).
- **Manaakitanga – Social and Economic Outcomes -** Support social outcomes for housing and employment in the delivery of the Ōranga neighbourhood.
- **Te Taiao – Environmental Benefits -** Acknowledge the significance of whenua to Māori, and, within the context of mana Rangatiratanga, place specific emphasis within the development on te Taiao (in particular focusing on the mauri of the neighbourhood and the quality of wai, puna, whenua and air) and the cultural landscape of mana whenua iwi and hapu.
- **Whai Hua – Investment and Commercial Opportunities -** Identify opportunities for manawhenua to participate in the development and delivery of the Ōranga neighbourhood including options for commercial development.

Kāinga Ora support Mana Whenua as they work alongside Auckland Council towards achieving a good neighbourhood outcome for Ferguson Domain.

ACTIVE BASELINE MASTERPLAN REV **N5**

Ōranga.

2.1 Neighbourhood Vision and Development Principles.

Isthmus. Kāinga Ora Homes and Communities

Job: 4020 Date: 20 January 2020

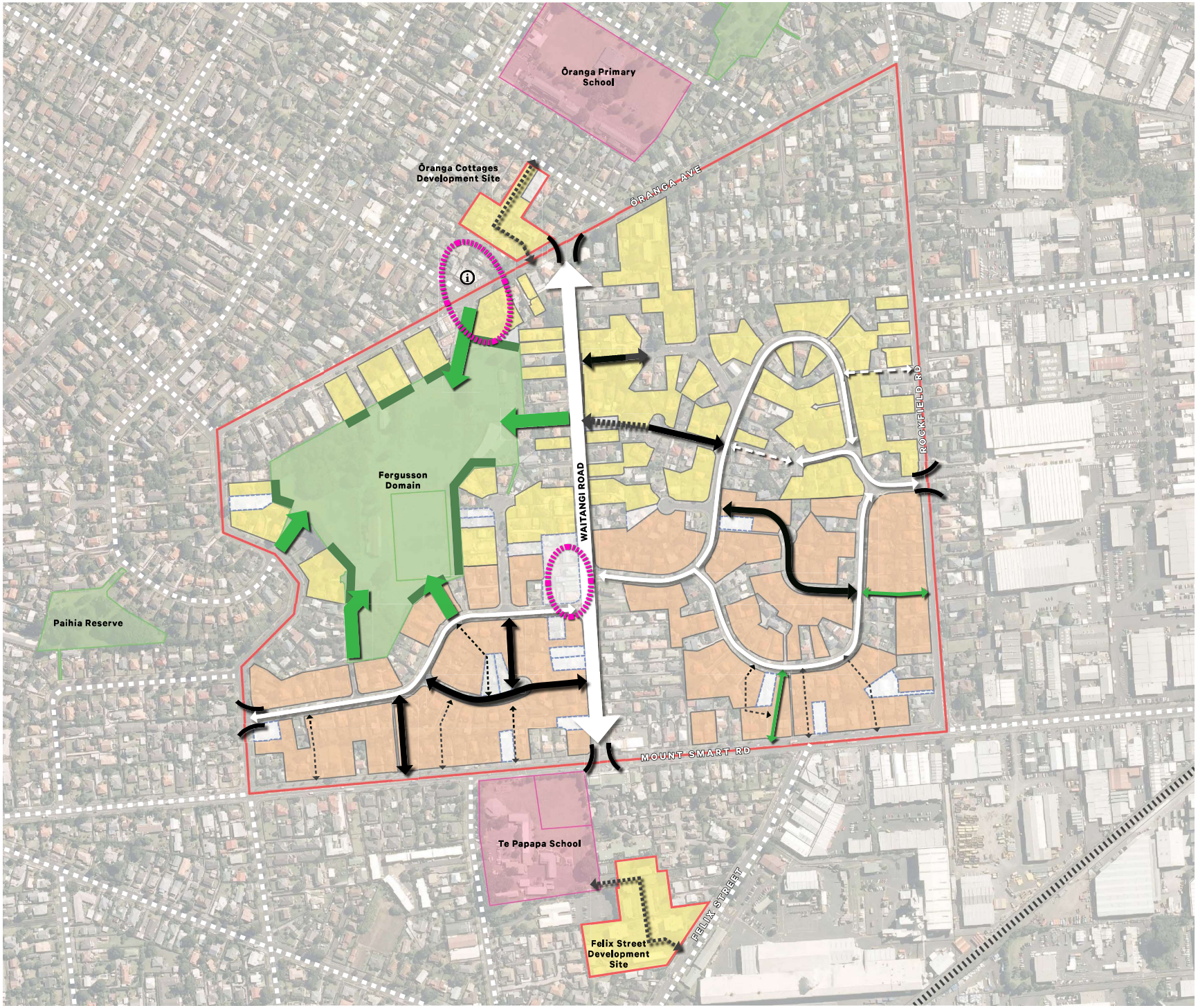
Client: Kāinga Ora

Issued For: Information

Dw: AW Rv: BW

Disclaimer: This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It may contain errors and may not be accurate, current or complete. All liability arising in any way from this data is excluded, including but not limited to liability in negligence for any loss, damage or cost howsoever incurred. You must not rely on this data without first obtaining independent, professional advice in respect of it. Auckland Council does not warrant or represent that the data is free from errors or omissions or that it is compatible with your equipment.

Auckland Council 2020. Copyright © This copyright data is licensed under the Creative Commons Attribution 3.0 New Zealand License. Courtesy: Auckland Council | http://creativecommons.org/licenses/by/3.0/nz/



Legend.

Development Enablers.

- Improve existing neighbourhood spine road
- Improve existing main connecting streets.
- Existing pedestrian link to remain.
- Build new streets increasing connectivity across the neighbourhood in both north west and east west directions.
- Encourage through connections in the form of JOALS within superlots to increase connectivity and decrease dead ends.
- Encourage through connections in the form of pedestrian only or in combination with a JOAL/carparking areas to increase connectivity and decrease dead ends.
- Proposed vested pedestrian link.
- Gateway into neighbourhood.
- Improve entrances to reserve.
- Improve edges to reserve.
- Acquisition lot (not secured)
- Enhance neighbourhood centre
- Information Centre

Existing Landuse.

- Masterplan development area
- Rail Line
- Kāinga Ora Land - SH zone
- Kāinga Ora Land - MHS zone
- Kāinga Ora Land - MHU zone
- Kāinga Ora - post 2000 homes
- Existing green space
- Existing schools
- Existing rugby field

ACTIVE BASELINE MASTERPLAN REV **N5**

Ōranga.

2.2 Urban Development Enabling Plan.

Isthmus. Kāinga Ora Homes and Communities

Job: 4020	Date: 20 January 2020
Client: Kāinga Ora	
Issued For: Information	
Dw No:	Scale: 1:1500@A0
Dw: AW	Rv: AW

N

0m 25m 50m 100m

Disclaimer: This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It may contain errors and may need survey and represents only the approximate relative location of property boundaries.
Address (Nominatim) Copyright © This copyright data is licenced under the Creative Commons Attribution 3.0 New Zealand licence.
Courtesy: Auckland Council | http://data.linz.govt.nz/layer/[layer-data-empty]/