




AURANGA
YOUR PLACE. YOUR STORY

A photograph of three people kayaking on a river. The kayaker on the left is in a yellow kayak, wearing a pink cap and sunglasses. The kayaker in the middle is in a red kayak, wearing a red cap and sunglasses. The kayaker on the right is in a red kayak, wearing a brown hat and sunglasses. They are all using yellow and red paddles. The background is a dense forest of green trees.

Your place Your story

Now make every
chapter memorable.

Welcome to Auranga, a place to create
memories in a community that values good
living. It's a place to grow, a place to belong.

AU | RANGA

Au = current of a tide, energy that flows and circulates

Ranga = To lead, to set in motion and progress

A life force that sets progress in motion



Auranga's difference runs deep

Auranga is a place unlike any other and it has been designed throughout with community at its heart.

A lot of thought has gone into forming strong community connections in Auranga. It shows in the design and location of the Village square, and the safe, separated footpaths and cycleways that take you there. It's evident in the architecture that creates neighbourly connections and safe streets. And it's unmistakable in the extensive green spaces, beautiful waterside parks, and coastal tracks.

A place you can tell has been planned and designed with care: care for people, care for the environment and care for the futures that will be created here.

A home with a real sense of connection

It's the little things that make a big difference when it comes to building better communities. Like the way homes with wide verandahs and balconies interact with the street, making it easy to get to know and chat with your neighbours.

At Auranga, every detail is intentionally designed for liveability, security and, importantly, a sense of community.

Raised, wide, open verandahs and living rooms facing the street improve security and neighbourliness.



Bremner Road – Artist's Impression

Remember when kids played freely around the neighbourhood? When neighbours knew each other by name.

At Auranga, you're buying a home in exactly that sort of community because that's what we care about most.

You will find well-lit, separated cycleways and walkways that weave Auranga together to provide not only a safe way to move around but a fun one. There are open spaces where children can play and explore the local playground or ride to the shops in safety. Other clever touches include a high percentage of private laneways to the rear of houses, leaving street frontages and views unobstructed.

So, no matter what type or style of house you choose, you will be part of a truly connected community.



So much to enjoy, in one special place

Covering nearly 85 hectares, with 7kms of estuary frontage, Auranga offers a connection to the outdoors that Kiwis love. With almost 15 hectares of public reserve land, including an enviable 6.5 hectare central park, Auranga's public open space far exceeds the norm. With 6kms of dedicated cycleways and nearly 5kms of coastal walkways, it's an easy place to get around.

At Auranga, there's so much to explore. For water lovers, boardwalks, bridges, paths, and a jetty provide convenient access to the water's edge. There's a playground for the kids, a Village square to meet friends and shop, an exercise area just for dogs, safe pedestrian and cycle access to public transport, and the local sports fields.

This is a place where slipping your kayak into the water, taking your dog for a walk, and letting the kids play safely around the neighbourhood are part of everyday life.



* 3D Concept Plan Only

Space you'll love with a Village square at its heart

Great public spaces go a long way to creating a true community. They can have a recreational role, enhancing the health of residents, and often become the focal point of community and social life. They help accommodate neighbourhood events, tell stories about the past or future, and become places that people love to spend more time in and around.

At Auranga's heart is the Village square, complete with all the essential shops and services you could want: a café/restaurant, real estate office, professional services and child care, health services and even a compact supermarket in the future.

North-facing, the Village square is the perfect place to meet friends and neighbours, sharing coffee or lunch at a sunny outdoor table. It's a defining part of the Auranga experience.

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Bremner Road

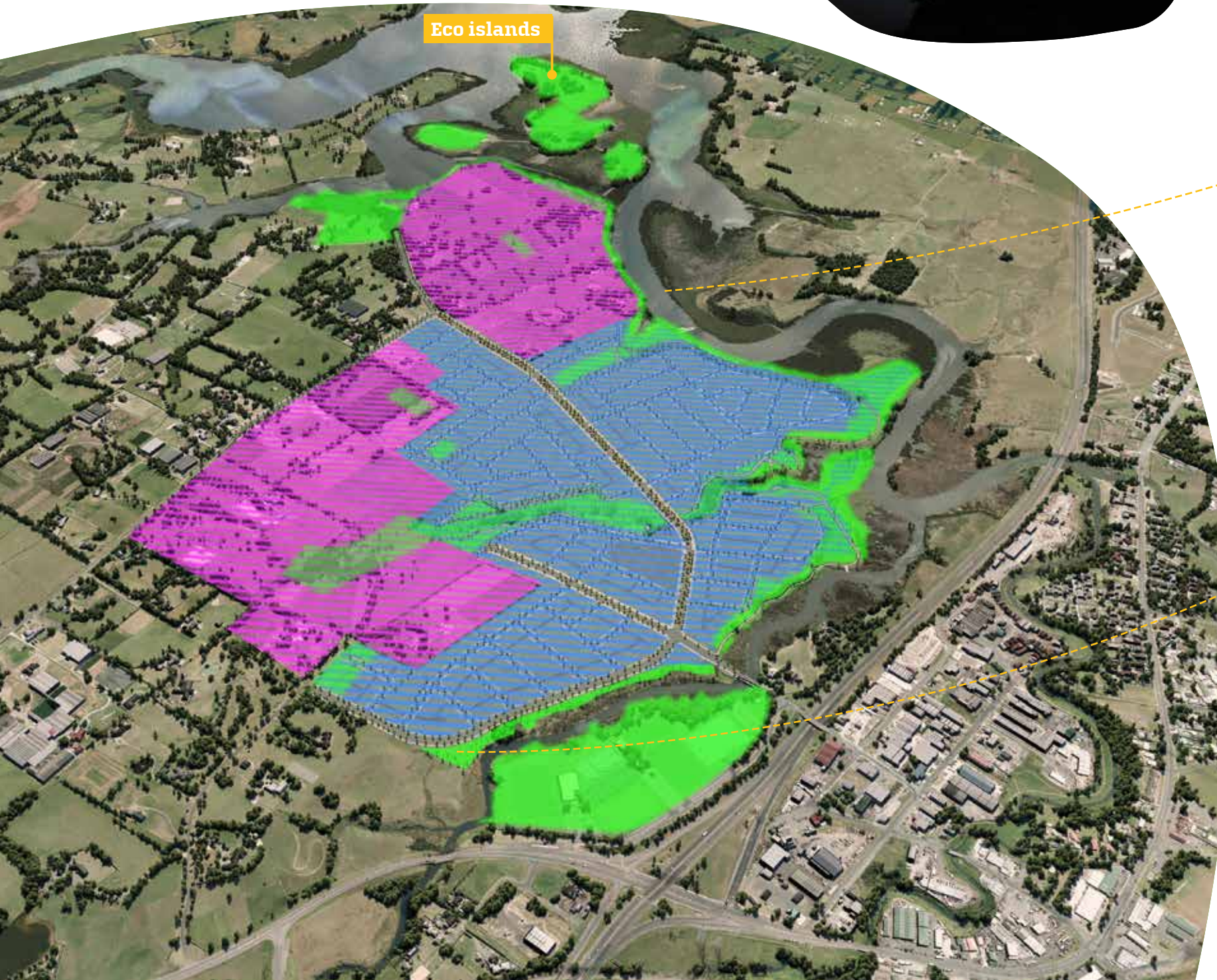
Village square

Seamlessly connected

Auranga will provide homes, parks, esplanades and public reserves. An additional 15 hectares of ecologically protected islands are planned right on your doorstep.

With plans for Counties Manukau DHB local medical services and the Ministry of Education scoping new schools, Auranga is truly at the core of the Auckland's regional growth plans.

- Stage 1
- Stage 2
- Open spaces



Perfectly located

Auranga is set to benefit from over \$2 billion of public and privately-funded infrastructure, planned to take place over the next decade in and around Drury, including a new rapid transport network.

New electric trains and stations, increased capacity for State Highway 1 between Papakura and the Bombay Hills, and a new alternative route south via an upgraded Mill Road corridor are just some of the projects which are planned to dramatically improve travel times to the area. This will create easy access to other employment centres at the airport, Highbrook, the CBD, and in the future, the Drury South Business Park.

Improvements on State Highway 22 are also planned, to ensure a safer and more direct route to Pukekohe.

- Planned Mill Road
- Motorway
- Rail
- Electrified rail upgrade
- Planned bus routes

○ Auranga's convenient location means when you do need to travel, you couldn't be better positioned. Close to Drury, Auranga is moments from State Highway 1, linking it directly to the CBD, and only 25kms from Auckland International Airport.

Sustainability built into every detail

Doing the right thing to support long-term sustainability is a fundamental principle for us. So we designed Auranga to champion sustainability in a number of ways.

The highly-connected street network makes it safe and pleasant to walk and cycle and easy to access public transport, reducing the need for vehicles. This benefits the environment by improving air quality, making it healthier and more convenient to get around, and by creating a more sociable place to live.

Clever design extends to house and street orientation in relation to the sun, so you can be cosy in winter and cool in summer. And houses must meet strict design guidelines so you can rest assured that your home is of the best quality.

Auranga will boast a strong community ethos with a variety of open spaces for you and your neighbours to enjoy. A community garden is also part of the plan: a place to grow great produce, and friendships, while children learn to love their own home-grown food.



A real community, making real choices

A thriving community works together for the benefit of all. That's why we've established a Residents' Association, with every Auranga homeowner becoming a member. The Association will influence such things as park and public space maintenance, so the neighbourhood continues to look and feel its best. It also aims to manage a discretionary budget for community activities, such as the communal gardens, or annual gatherings, market days, and street parties. It will ensure Auranga's maintenance will be of a high standard.



Make the story a reality

Home, they say, is where the heart is. And Auranga is a place where your heart will truly feel at home.

The reason is simple. Auranga has been designed as a community where people can enjoy life to the full. It's a place that delivers the true foundations of good living: connected communities, space to breathe, and enduring quality.

Secure your new home in this exceptional place, and write the next chapter in your story.



Your place, your story. Your style of home

A wide variety of choice is an important part of the Auranga story with plenty of options and opportunities when it comes to the style of home and living you want.

From one bedroom to five, there's a home to suit your needs. This means Kiwis from all walks and stages of life, make their futures here.

Like New Zealand communities of old, neighbours will get to interact with people from all backgrounds, with different outlooks and aspirations.

The result is a richer, more open, more diverse community that reaches out to look after each other. So when you see the homes available at Auranga, you can be sure there's a warm welcome waiting for you.

- Inserts
- Staging Plan (subject to change)
- Builders documents
- Floor plans
- Specifications



Making your choice of home affordable

From the start, Auranga has committed to providing 200 affordable homes, giving first home buyers genuine opportunities to get on the property ladder. To do this, we have partnered with Home Collective.

Home Collective takes advantage of the large number of affordable homes the developer is offering and the buying power of multiple home buyers to provide cost savings. It also utilises clever design and innovative building solutions to ensure quality is never compromised.

Auranga, with Home Collective, could be the helping hand you need to afford a home of your own.

To find out more, go to homecollective.co.nz



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auranga.co.nz

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