

HOMES FOR SALE PRICE LIST

02 Dec 2025



Kāinga Ora
Homes and Communities



Oranga Development
YOU'RE ON THE RISE

WELCOME TO ORANGA

Congratulations. You've made the first step towards buying your brand new home in Oranga.

Oranga is a lovely little suburb many Aucklanders have never heard of. It is a peaceful, friendly neighbourhood where everything you need is nearby and easy to access. Locals go shopping in nearby Onehunga and Ellerslie villages (both just 2kms away) or at Royal Oak or Sylvia Park, and exercise, picnic or let off steam with the kids in Cornwall Park, which is a five-minute drive or 20-minute walk away.

Our goal has been to increase the supply and choice of housing available (including KiwiBuild) in these areas so that the Oranga community can continue to grow and thrive. At the same time, existing amenities and infrastructure like streets, stormwater, and wastewater systems will be brought up to date and made safer and more durable. As the suburb grows and changes over the coming years, we will work with the community to protect the things that make Oranga unique. It's a great central neighbourhood and it's only going to get better.

**YOU'RE ON
THE RISE**



Oranga Development
YOU'RE ON THE RISE

TYPES OF HOMES FOR SALE

A strong community is a diverse one, so we're building a range of homes to suit all ages and stages.

The way we do this is by partnering with different building companies that will provide a variety of homes. Each building company works with different architects and designers to create different plans, using a range of materials. This creates a varied streetscape, but more importantly, provides choice for a broad cross section of homebuyers.

Apartments



Apartments offer residents a compact living arrangement that frees up time and money with their no fuss, low maintenance requirements. They're generally sited close to shops and transport routes due to their higher density form. Apartments are available as a single home amongst many in an apartment building or block, or as a walk up whereby two homes are allocated to a building: one below, and one above (accessible via a staircase).

Terraces



Terraces are often referred to as townhouses. They take up less land than a traditional standalone home, compensated for by their height so you get more out of your budget (and better views). Terraces allow for separation of private and shared living spaces across multiple floors.

Duplex



A duplex is one of two terraced houses that share an adjoining wall. They have all the advantages of a standalone terraced home for a fraction of the price. Like the standalone terrace, they also allow for separation of private and shared living spaces across multiple floors.

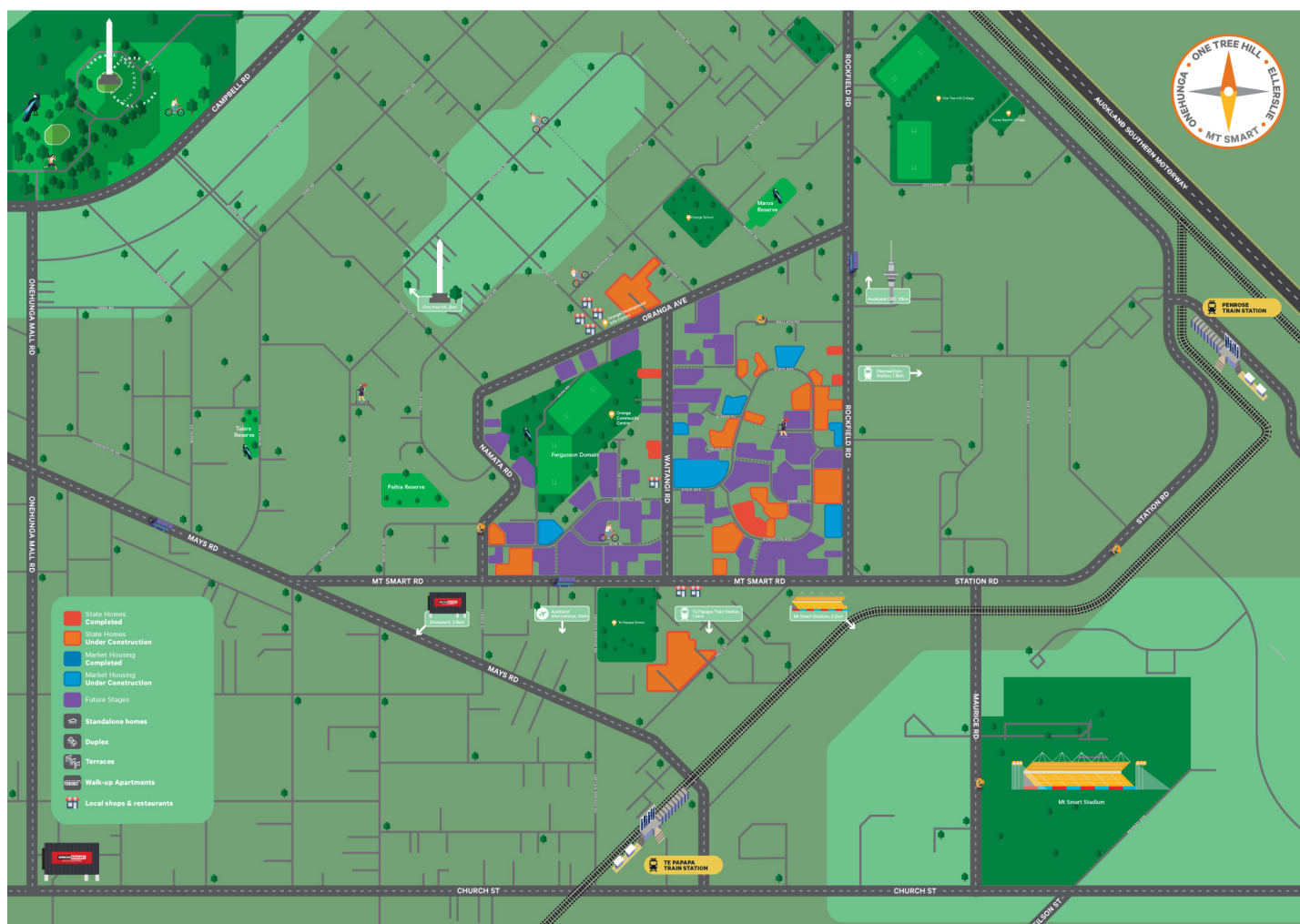
Standalone



Standalone or detached homes are designed and built with young and larger families in mind. These homes are bigger than the higher density homes available in Roskill, with a land area closer to that of a typical New Zealand suburban home, and generally include private outdoor backyards and living spaces.

ORANGA NEIGHBOURHOODS

Oranga was first developed in the 1940s as a state housing area. Over the decades some of those homes have passed into private ownership, so the area now has a mix of private and state housing. Over the next five years, Oranga's streets will be upgraded and over 1,200 new homes will be built. They'll be a mix of standalone, apartments, duplexes and terraced homes in a range of plans to suit families of all shapes. All homes will be built to a Homestar standard to ensure they are warm and cost-effective to maintain and around half of the homes for sale will be in the more affordable range, e.g. KiwiBuild.



MEET THE BUILDER PARTNERS

When you buy a new home as part of the Oranga Development you will be buying a home built by one of our builder partners. Each builder partner has been chosen based on their reputation and build quality, so you can feel reassured that your home will be built to high standards.



Reid Residential is a respected name in residential and commercial construction throughout Auckland and Northland. With over 150 years' of combined industry experience, their team has earned a reputation for excellence, integrity, and meticulous attention to detail in every project.

Fletcher Living

Fletcher Living has a long history and strong commitment to providing quality new homes for Kiwis. We understand that life is meant to be enjoyed, and in our brand-new homes, you will be able to do that the moment you walk through the door. We carefully choose locations that offer great access to key amenities and services and develop neighbourhoods with a strong sense of community.

PRICE LIST

For more information about the listed homes for sale, please contact the relevant builder partner.



Contact: Ben Meiring

Phone: 027 468 6654

Email: bmeiring@frl.co.nz

Website: <https://www.fletcherliving.co.nz/locations/auckland/oranga/>

Rockfield Apartments (OR-033)

Fletcher Living's final apartment available: G07/157 Rockfield Road, Penrose.

Open: Wednesday & Saturday 11am-2pm

All figures are subject to change. Please contact builder partner (BP) directly for further information.

Apartment A						Levels 1,2 and AG			
Address	Apt#	Type	Beds	Bath	Car	House Total (m2)	Outdoor Area (m2)	List Price	Completion Date (Est)
157 Rockfield Road	G07	G	2	1	1	74	22	\$699,000	Refer to Build Partner
155 Rockfield Road	102	L1	2	2	1	75	7	- UNDER CONTRACT	Refer to Build Partner
157 Rockfield Road	101	L1	2	1	1	56	7	- UNDER CONTRACT	Refer to Build Partner
155 Rockfield Road	105	L1	2	2	1	80	7	- SOLD	Refer to Build Partner
155 Rockfield Road	203	L2	2	2	1	68	7	- SOLD	Refer to Build Partner
155 Rockfield Road	205	L2	2	2	1	80	7	- SOLD	Refer to Build Partner
157 Rockfield Road	207	L2	2	2	1	86	7	- SOLD	Refer to Build Partner

Reid Residential

Contact: Reid Residential

Phone: 021 242 8866

Email: hello@rockfieldterraces.co.nz

Website: <https://www.rockfieldterraces.co.nz/>



Reid Residential - OR45

All figures are subject to change. Please contact builder partner (BP) directly for further information.

Terrace T					Levels 2				
Address	Lot#	Type	Beds	Bath	Off street Park	House Total (m2)	Section Size (m2)	List Price	Completion Date (Est)
1/135 Rockfield Road	1	T2	2	1	1	72	101	- UNDER CONTRACT	Refer to Build Partner
2/135 Rockfield Road	2	T2	2	1	1	72	84	\$779,000	Refer to Build Partner
3/135 Rockfield Road	3	T2	3	2.5	1	86	87	- UNDER CONTRACT	Refer to Build Partner
4/135 Rockfield Road	4	T2	3	2.5	1	98	84	\$869,000	Refer to Build Partner
5/135 Rockfield Road	5	T2	3	2.5	1	86	130	- UNDER CONTRACT	Refer to Build Partner
1/46 Edmonton Avenue	6	T2	3	2.5	1	86	143	\$899,000	Refer to Build Partner
2/46 Edmonton Avenue	7	T2	3	2.5	1	98	96	- UNDER CONTRACT	Refer to Build Partner
3/46 Edmonton Avenue	8	T2	3	2.5	1	86	116	\$889,000	Refer to Build Partner