

HOMES FOR SALE PRICE LIST

13 May 2026



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.

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.

Elaman.

Elaman is a New Zealand developer focused on creating inspiring places to live. With a commitment to design excellence, healthy homes and durable materials, they partner with leading architects and skilled teams to deliver quality communities where people can thrive.



REID RESIDENTIAL

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.

PRICE LIST

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



Contact: Nicki Lambert

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

O&O by Elaman - OR-001

HOLD YOUR HOME WITH A \$1,000 DEPOSIT. Talk to the Elaman sales team today to learn more.

Terrace T		Levels 2 and 3							
Address	Lot#	Type	Beds	Bath	Off street Park	House Total (m2)	Section Size (m2)	List Price	Completion Date (Est)
Cnr Oranga Ave & Olea Rd	1	T2	3	2.5	1	103	117	POA	November 2026
Cnr Oranga Ave & Olea Rd	2	T3	3	2	1	116	73	\$925,000	November 2026
Cnr Oranga Ave & Olea Rd	3	T3	3	2.5	1	129.4	79	\$985,000	November 2026
Cnr Oranga Ave & Olea Rd	4	T3	3	2.5	1	129.4	88	- UNDER CONTRACT	November 2026
Cnr Oranga Ave & Olea Rd	6	T3	3	2.5	1	129.4	77	\$985,000	November 2026
Cnr Oranga Ave & Olea Rd	8	T3	3	2	1	102.6	64	\$925,000	November 2026
Cnr Oranga Ave & Olea Rd	10	T3	3	3	1	102.6	64	\$925,000	November 2026
Cnr Oranga Ave & Olea Rd	11	T3	3	2	1	102.6	64	\$925,000	November 2026
Cnr Oranga Ave & Olea Rd	12	T3	3	2	1	102.6	64	\$925,000	November 2026
Cnr Oranga Ave & Olea Rd	13	T3	3	2	1	116	101	\$965,000	November 2026
Cnr Oranga Ave & Olea Rd	14	T2	2	1	1	76.4	78	\$849,000	November 2026

Address	Lot#	Type	Beds	Bath	Off street Park	House Total (m2)	Section Size (m2)	List Price	Completion Date (Est)
Cnr Oranga Ave & Olea Rd	16	T2	2	1	1	76.4	62	\$825,000	November 2026
Cnr Oranga Ave & Olea Rd	17	T2	2	1	1	76.4	62	\$825,000	November 2026
Cnr Oranga Ave & Olea Rd	19	T2	2	1	1	76.4	62	\$825,000	November 2026
Cnr Oranga Ave & Olea Rd	23	T2	2	1	1	75.6	70	\$769,000	November 2026
Cnr Oranga Ave & Olea Rd	24	T2	2	1	1	75.6	58	\$759,000	November 2026

All figures are subject to change. Please contact build partner (BP) directly for further information.
Section size (m2) = External area (m2)

Reid Residential

Contact: Reid Residential

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



Reid Residential - OR45

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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