



ORANGA DEVELOPMENT

PROGRESS UPDATE

AUTUMN 2025

KIA ORA!

Welcome to the autumn progress update for Oranga.

Summer may be over, but there's still lots happening in the neighbourhood. In this issue, you'll find some awesome snaps from 312 Day, our latest development updates, plus brand new homes for sale. Read on to learn more!

HOMES FOR SALE NOW

Head to [page 3](#) to find your new home in Oranga.



312 DAY: CONNECTION, PRIDE AND A SENSE OF BELONGING

Live performances, sports games and events, VR experiences and obstacle courses were just some of the activities on offer as more than 650 people turned out to celebrate Oranga and Onehunga in our community's first-ever 312 Day.

"The community loved it," says McKenzie Tuala-Pine, Kāinga Ora Programme Manager – Placemaking. "They'd like to see this become an annual event for our community."

McKenzie, alongside the rest of the Oranga Development and Kāinga Ora teams, were on-site to support the community-led event. They showcased upcoming projects and homes for sale, along with family-friendly activities and an interactive VR experience.

312 Day was made possible thanks to the Oranga Community Centre, Eke Panuku, Auckland Council, local hip-hop group SWIDT, Synergy Trust, Onehunga Community Recycling Centre, Fletcher Living, Te Papapa Rugby Club and All Stone & Rock.

As eventgoers enjoyed live performances from local artists and schools, whānau got involved in face painting, a basketball activity run by Jimmel Sports, and an inflatable obstacle course for tamariki.

The Kai Ora Garden & Community Hub workshops were also a big hit, promoting sustainability and green spaces, while Te Papapa Rugby Club hit the field to bring the community together in friendly sporting competition.

"312 Day is all about cultivating a strong sense of community by bringing together residents, local businesses and organisations in one celebratory and inclusive event," says McKenzie. "This was the perfect way for our community to showcase local talent and performances, our resources, and our unique identity in Oranga and Onehunga."

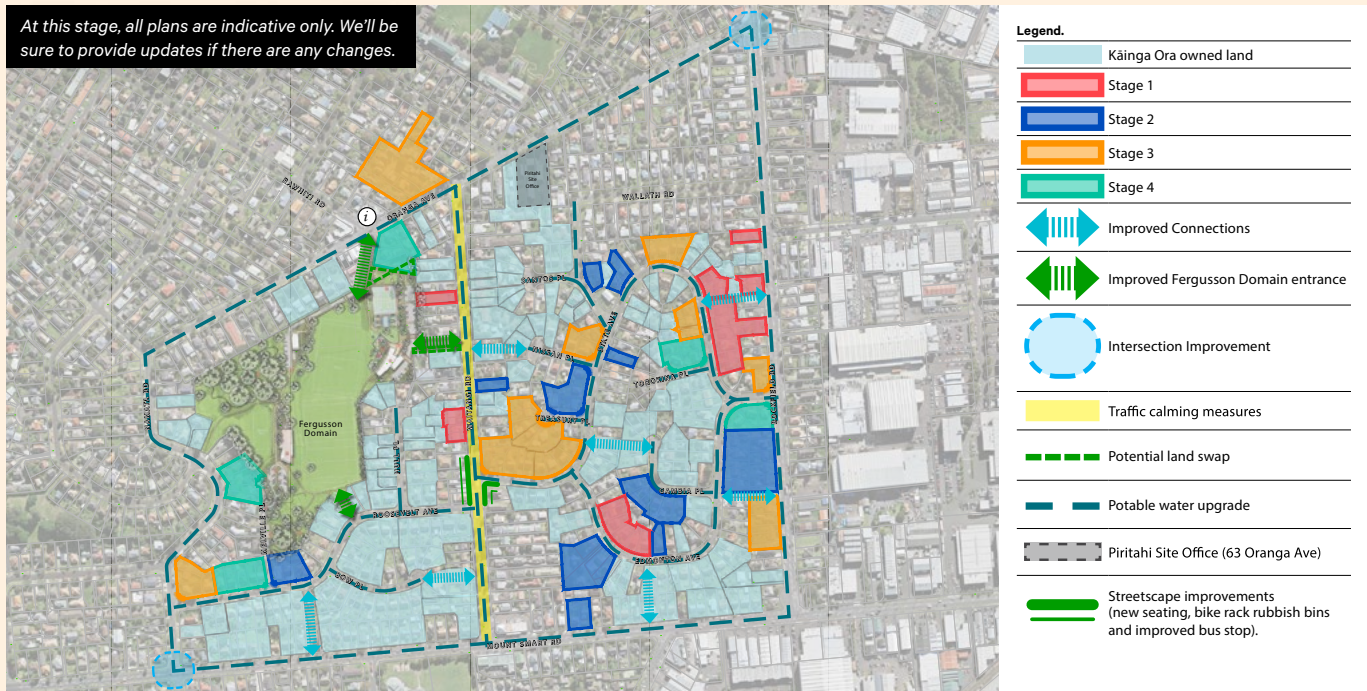
Fletcher Living offered a free sausage sizzle, and local vendors served up a range of treats from chop suey and curry on rice to burgers, chips, drinks and ice cream. What a great day - a fun and easy way for people to form relationships, explore their surroundings and deepen their community connections and sense of belonging."



ORANGA DEVELOPMENT PROGRESS UPDATE

Oranga Development will deliver around 1,300 new, warm, dry, healthy homes - a mix of social and market homes. Development is ongoing and well into Stages 4 and 5, with construction moving ahead at pace.

At this stage, all plans are indicative only. We'll be sure to provide updates if there are any changes.



Legend.

- Kāinga Ora owned land
- Stage 1
- Stage 2
- Stage 3
- Stage 4
- Improved Connections
- Improved Fergusson Domain entrance
- Intersection Improvement
- Traffic calming measures
- Potential land swap
- Potable water upgrade
- Piritahi Site Office (63 Oranga Ave)
- Streetscape improvements (new seating, bike rack rubbish bins and improved bus stop).

Approximately 65% of the existing old social houses that are past their best have now been removed, making way for more new homes for Oranga. 370 new homes are now complete, including 233 social homes. An additional 38 market homes will be completed by Q3 2025. 10 ha of land development has been completed - approximately 50% of Oranga's 20-hectare programme, with 2ha currently being prepared for new developments.

The majority of infrastructure upgrades and streetscaping work is now complete. This includes close to 11km of new,

underground power lines and telecom cables, 9km of new footpaths and 5km of new water main pipes.

The public space around the local shops on Waitangi Road has also been upgraded. You'll find new, wider footpaths, improved landscaping, native trees, new seating, bins and bike racks.

Oranga Development is now focusing on upgrading the north entrance of Fergusson Domain and the preliminary design of five new, multi-modal, large walkways, replacing the existing narrow ones and providing improved walkability and safety around the neighbourhood.

Take a look below at new homes completed so far in each stage of the development.

NEW HOMES	Stage 1	Stage 2	Stage 3
SOCIAL	51	108	74
MARKET	0	0	135
TOTAL	51	108	209

STAGE 1.

Stage 1 is complete. 26 existing houses have been removed to make way for 51 new homes for Kāinga Ora tenants.

STAGE 2.

108 new homes have been completed, marking the completion of Stage 2.

STAGE 3.

74 social homes and 135 market homes have been completed - including Oranga's first long-term private rental homes on State Avenue. Construction for Stage 3 continues in 2025, with 23 new homes available for market buyers.

STAGE 4.

Removal of existing homes and land remediation is complete. Completion of 15 new market homes in 2025.

ESTIMATED DEVELOPMENT TIMELINE

Autumn 25

- New multi-use paths are being planned
- Oranga Avenue intersection upgrade planning starts
- Start demolition of old and end-of-life social homes from Stage 5
- Stage 4 market homes – construction starts on Rockfield Road and State Avenue

Winter 25

- Completion of 8 market homes on Rockfield Road
- Ongoing construction works for new Stage 4 market homes

Spring 25

- Completion of 15 new market homes on State Avenue
- Completion of 15 new market homes on Roosevelt Avenue

HOMES FOR SALE IN ORANGA

Family homes, first homes and forever homes – there are all sorts of beautiful, high-quality new houses for sale in Oranga. Here’s a sample of what’s available. Head to orangadevelopment.co.nz/for-sale to find out more.



🛏️ 2 | 🚿 1 | 🚗 1

135 ROCKFIELD ROAD ROCKFIELD TERRACES

- Contemporary design with quality materials
- Thoughtful layout to maximise space and natural light
- 6kW heat pump and Smartvent ventilation system

FROM
\$779,000

Reid Residential
021 242 8866
hello@rockfieldterraces.co.nz



🛏️ 3 | 🚿 2 | 🚗 1

135 ROCKFIELD ROAD ROCKFIELD TERRACES

- Durable cladding and energy-efficient materials
- Bright, open-plan living area and modern kitchen
- 6kW heat pump and Smartvent ventilation system

FROM
\$869,000

Reid Residential
021 242 8866
hello@rockfieldterraces.co.nz



🛏️ 2 | 🚿 1 | 🚗 1

155-157 ROCKFIELD ROAD ROCKFIELD APARTMENTS

- Light, airy and contemporary apartment
- Air conditioning heat pump in the main living area
- Ready to move in now

FROM
\$645,000

Chanel Zhang
021 517 288
czhang@frl.co.nz



🛏️ 2 | 🚿 2 | 🚗 1

155-157 ROCKFIELD ROAD ROCKFIELD APARTMENTS

- Modern kitchen with Haier and Fisher & Paykel kitchen appliances
- EV car park charging options
- Secure bike storage
- Ready to move in now!

FROM
\$709,000

Chanel Zhang
021 517 288
czhang@frl.co.nz





MEET OUR NEWEST

BUILDER PARTNER, REID RESIDENTIAL

We're excited to introduce you to Reid Residential, our newest builder partner in Oranga!

Their first homes in Oranga, Rockfield Terraces, at 135 Rockfield Road are on the market now. You'll find 2-bedroom, 1-bathroom homes from \$779,000. And 3-bedroom, 2-bathroom homes from \$869,000, available and ready to go.

Each home is constructed to the highest, modern specifications, incorporating contemporary design elements and high-quality materials. Their thoughtful layout maximises space and natural light, and a 6kW heat pump and a Smartvent ventilation system create a comfortable and inviting living environment all year round. Each home features Fisher & Paykel appliances, quality finishings, and off-street car park.

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.

To find out more about these homes, visit the Oranga Development website or get in touch with the friendly Reid Residential team on 021 242 8866 or email them at hello@rockfieldterraces.co.nz.

RANGATAHI RENOVATIONS BUILD CAREER PATHWAYS

Twenty-seven older social homes needed to be removed to make way for new terraces and stand-alone homes, along with upgraded infrastructure, through Kāinga Ora's large-scale projects. But instead of demolition or deconstruction, four of these houses were loaded onto trucks and taken away to be renovated.

One of the homes was purchased by One Tree Hill College for \$1. The old house, which was at the end of its life, has been renovated by more than 60 trade education students over ten months and is now ready for auction. Rangatahi worked alongside a licensed builder to complete the renovation, and the school is aiming to expand the project with a new home this year.





A SIGHT SHARED FOR CENTURIES: EDMONTON AVENUE COMMUNITY VIEWING DAY

As tenants look out from the balconies of their new Edmonton Avenue homes, they'll also have a chance to cast an eye over ancestral Aotearoa.

Here, a network of māra (gardens) once filled the space between basalt rock ridges. Mana whenua had constructed seasonal campsites where whānau harvested kūmara and taro from at least 1500 to 1821.



And when the site was recently redeveloped to provide 29 new warm, dry and safe social homes through Oranga Development, this history was uncovered and preserved with the support of archaeologist Hans Dieter-Bader.

“Really cool to see the archaeology of the site respected and mana whenua integral to the process,” said one person who attended a community viewing day for the homes in November.

They were one of around 30 people who arrived despite rain to meet with Oranga Development and Kāinga Ora team members and look through the homes, while also learning about everything else on its way for the area. Te Papapa Primary PTA and Harae Mai Oranga Initiative were also there to support the event and meet with the community.

“It was a good initiative to welcome community and see everything before whānau move in,” the visitor said.

Along with two of the apartments, a new community room was open for viewing – serving as a space where attendees could learn about the archaeological and cultural taonga (treasures) unearthed through the redevelopment process.

As well as the māra, they learned of shell middens and the discovery of a small whare, complete with a compressed shell floor that extended beyond the porch to create a dry working station.

Here, tūpuna (ancestors) would have had a full view of the same whenua now enjoyed from the balconies of Kāinga Ora homes.



650 PEOPLE TURNED OUT TO CELEBRATE AT THE FIRST-EVER 312 DAY

Live performances, sports games and events, VR experiences and obstacle courses. These were some of the activities on offer at 312 Day in Oranga. Check out some of the images from the day below.



HAERE MAI ORANGA

Live in the Oranga neighbourhood? Join us for a Neighbours Day on Sunday, 12 April. Connect with your neighbours and enjoy a free coffee and sausage sizzle. There'll be kids' markets, plant swaps and even a cooking workshop. The Oranga Development team will be on hand to answer any questions you may have about development happening in Oranga. See you there!

HAERE MAI ORANGA NEIGHBOUR'S DAY

SAT 12TH APRIL
11AM - 2PM
ORANGA COMMUNITY CENTRE
52C WAITANGI ROAD



Enjoy a neighbourhood celebration, with:

- Plant swap
- Karaoke
- Kids' markets
- Cooking workshop
- FREE coffee cart and sausage sizzle, including halal and vegetarian options
- Welcome packs for new residents



WANT TO KNOW MORE OR GET IN TOUCH?

Drop into our Information Centre at 34 Oranga Ave and chat with the team from Wednesday - Saturday, 10am - 4pm, or book a one-on-one appointment to speak with us. Appointments can be made via the website, email or by calling the Information Centre.

Phone: 09 954 1029

Email:

info@orangadevelopment.co.nz

Visit our website orangadevelopment.co.nz

E-newsletter: Subscribe to our latest updates by visiting the website or sending us an email.



facebook.com/orangadevelopment

KĀINGA ORA TENANTS

If you are a Kāinga Ora tenant and have rehousing or tenancy-related questions, please contact the Customer Liason Team on **0800 801 601**.

LAYING THE GROUNDWORK

LEAD Alliance is our civil works partner. They prepare the land, remove existing social homes and upgrade streets and infrastructure before building starts. For any questions about civil works please contact LEAD Alliance on **0508 747 48 244**.

