# 10 November 2025

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# Oranga Development



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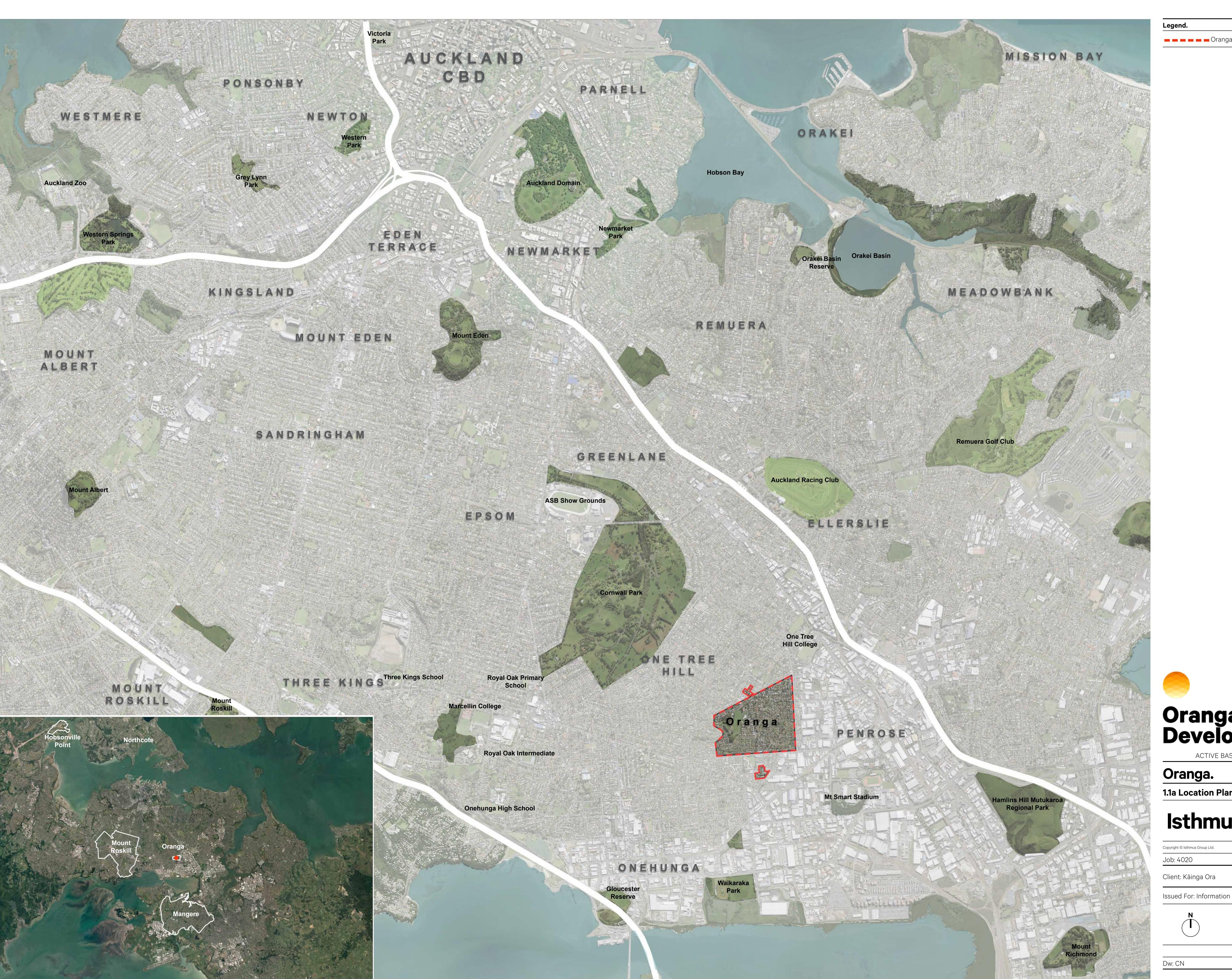
Oranga Precinct

Masterplan Rev N10

Neighbourhood Masterplan

Land.
People.
Culture.
Isthmus.





**— — — — —** Oranga Neighbourhood Boundary



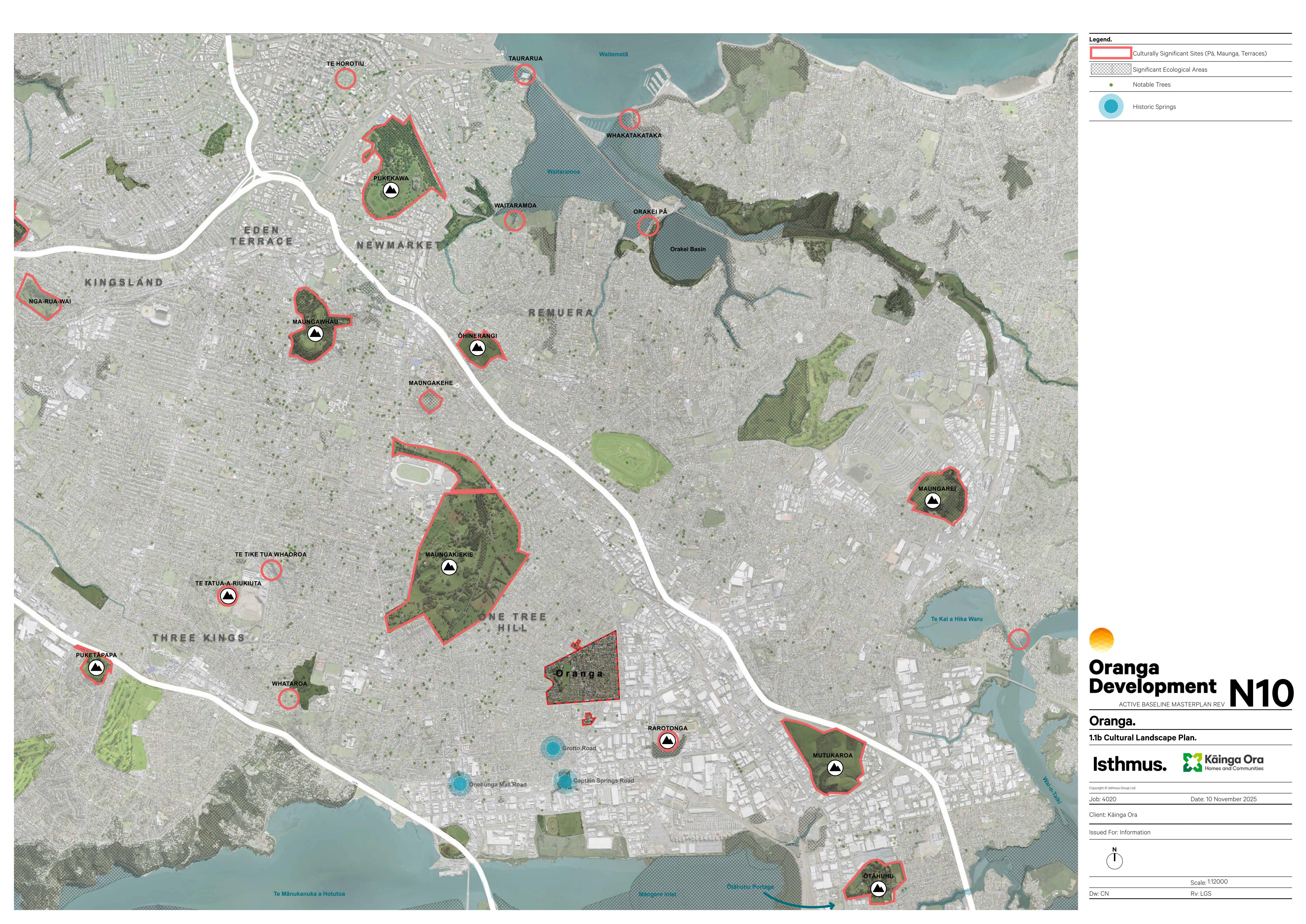
1.1a Location Plan.

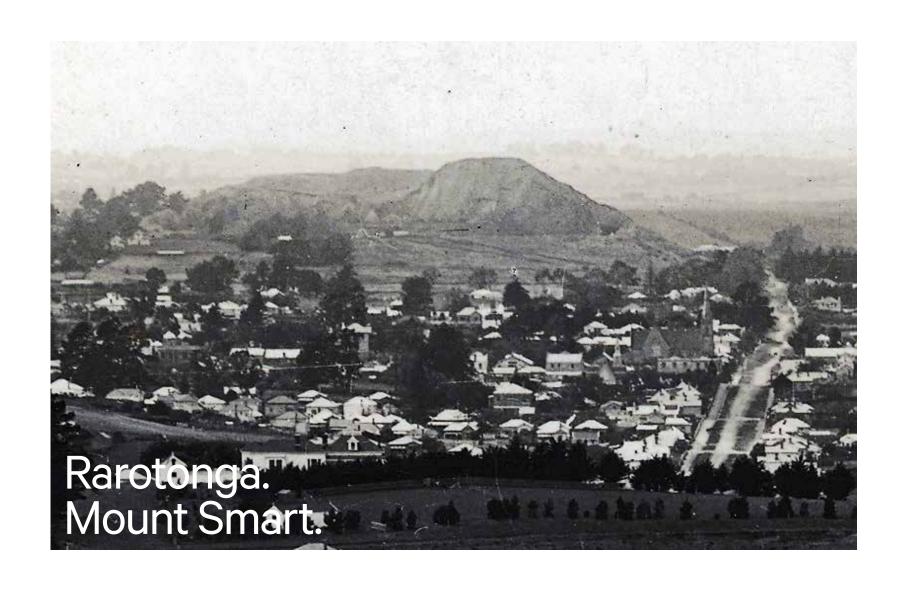




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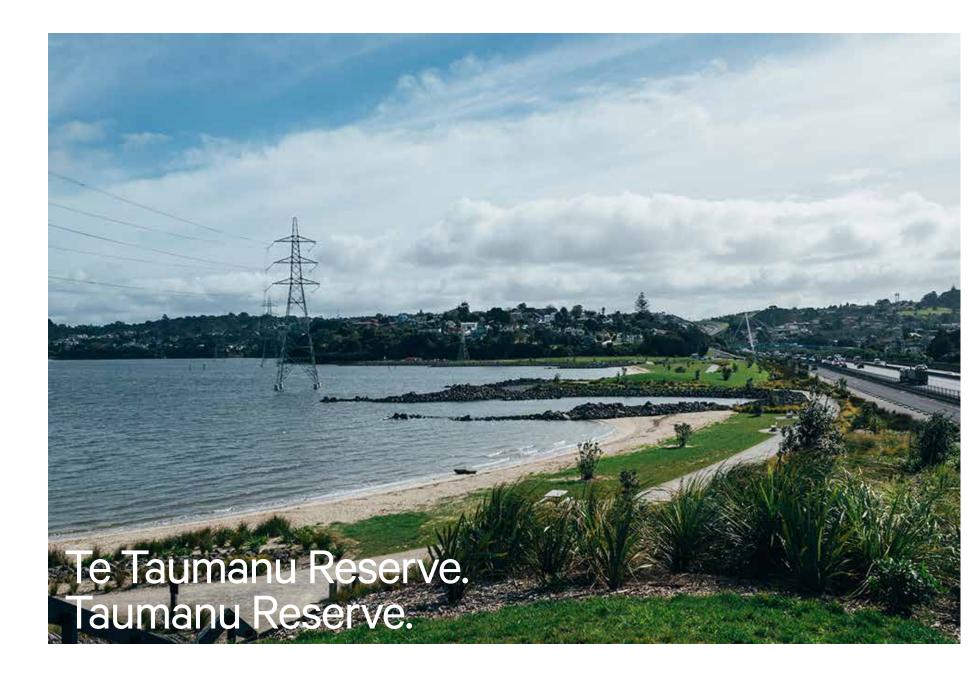
Client: Kāinga Ora





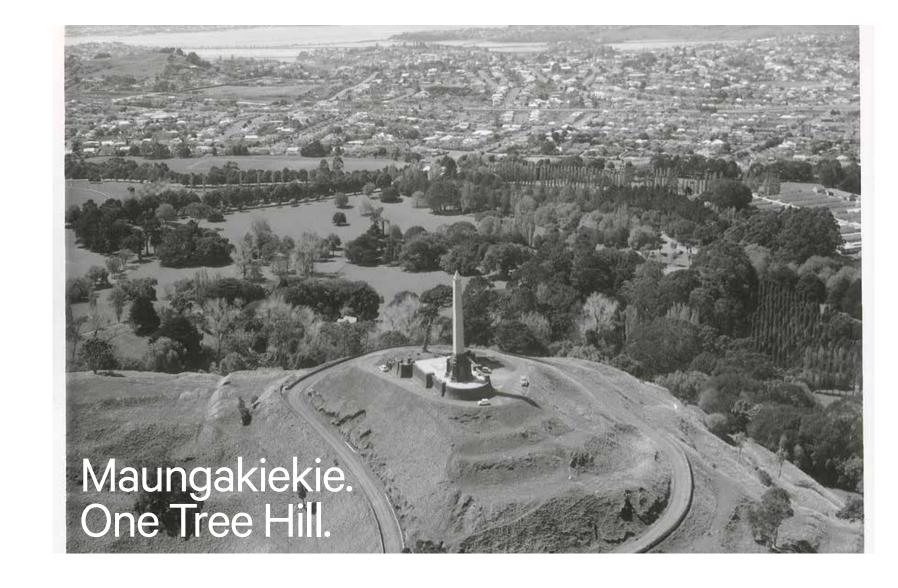








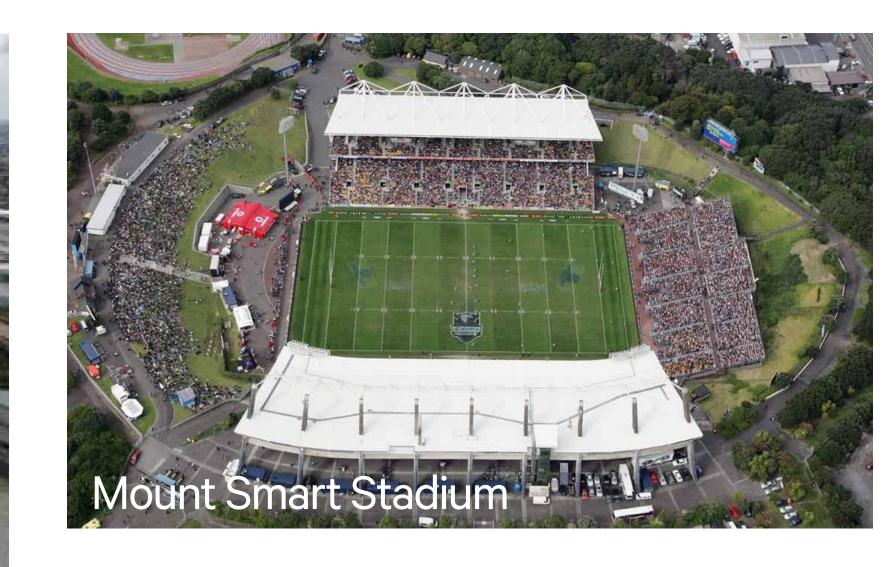
- Centered between culturally significant Maunga (Maungakiekie and Rarotonga).
- The New Zealand Ministry for Culture and Heritage translates Oranga as 'place of rising ground'.
- Sits on the edge of neighbouring commercial suburbs to the South and East.
- Residential to the North and West.

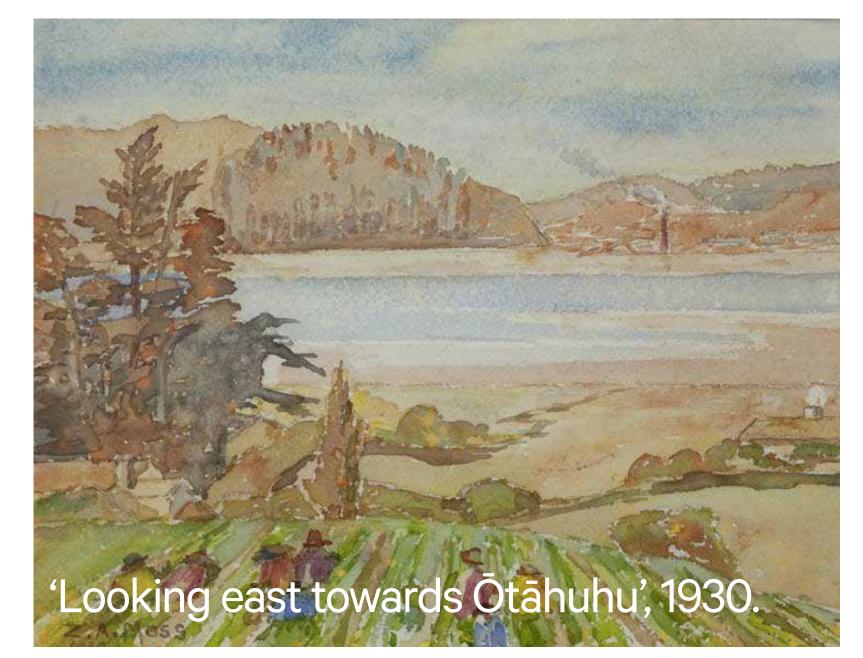


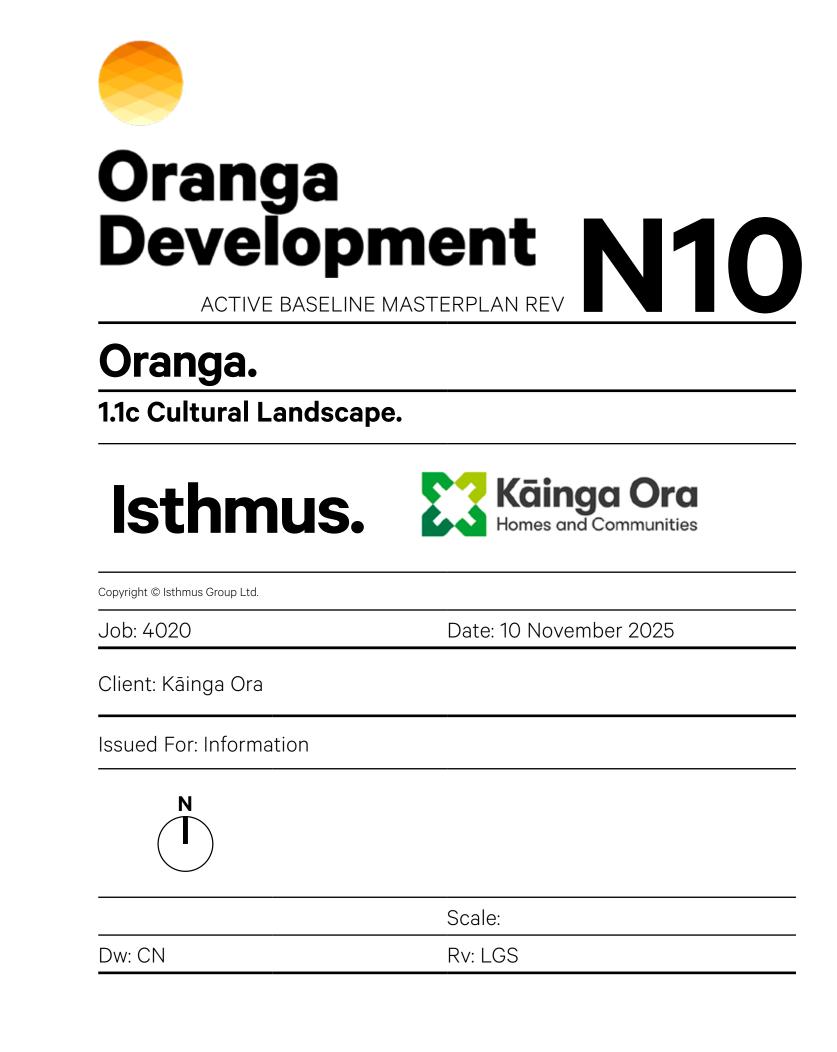


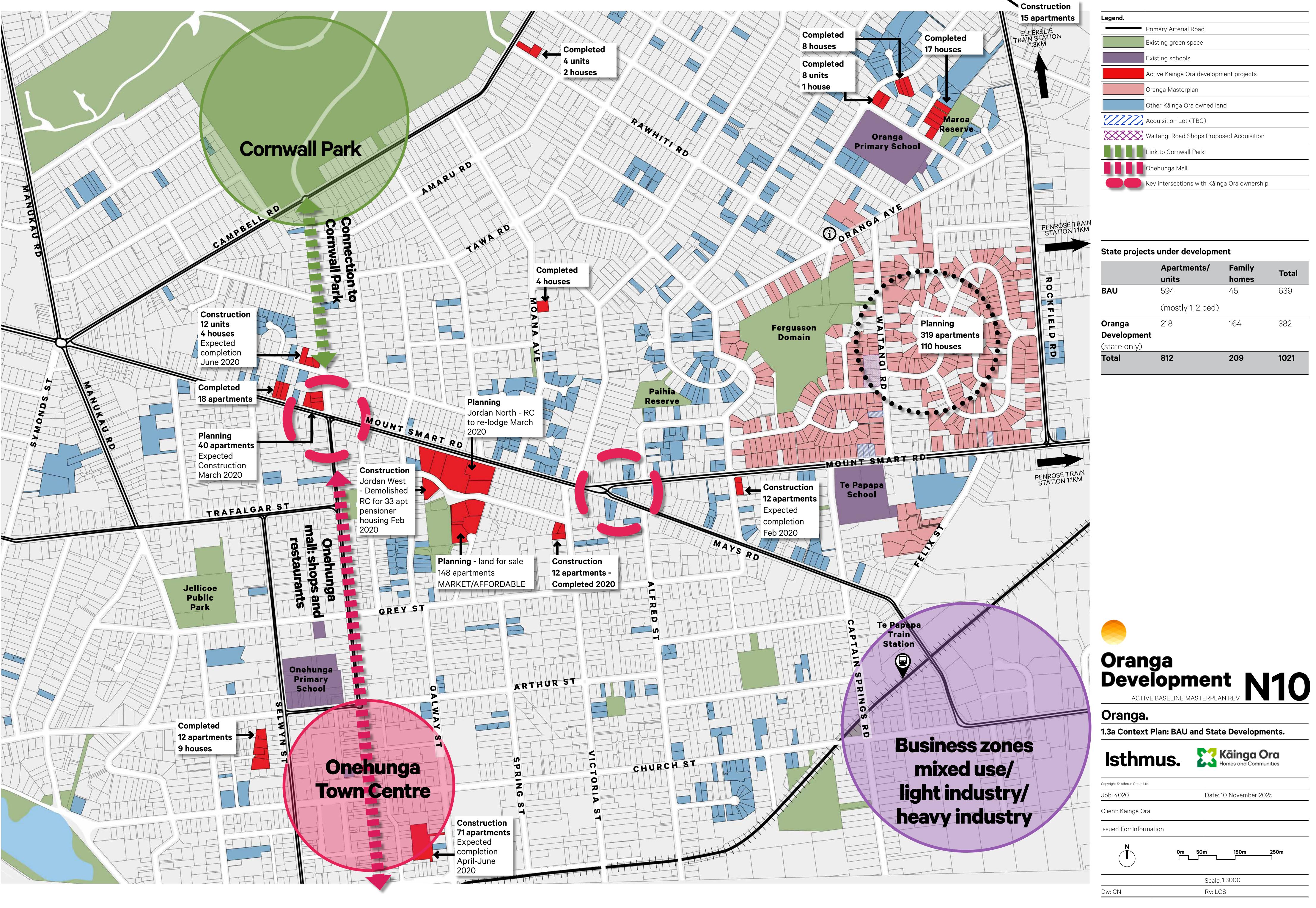


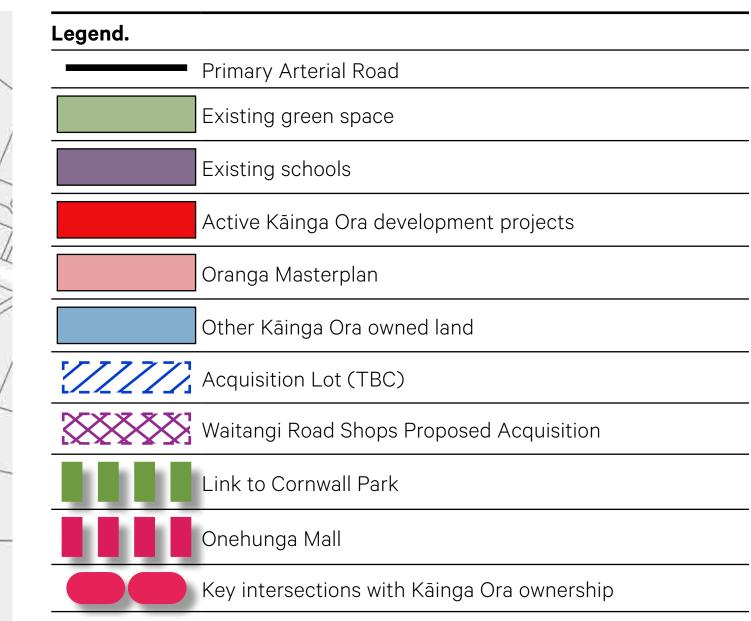






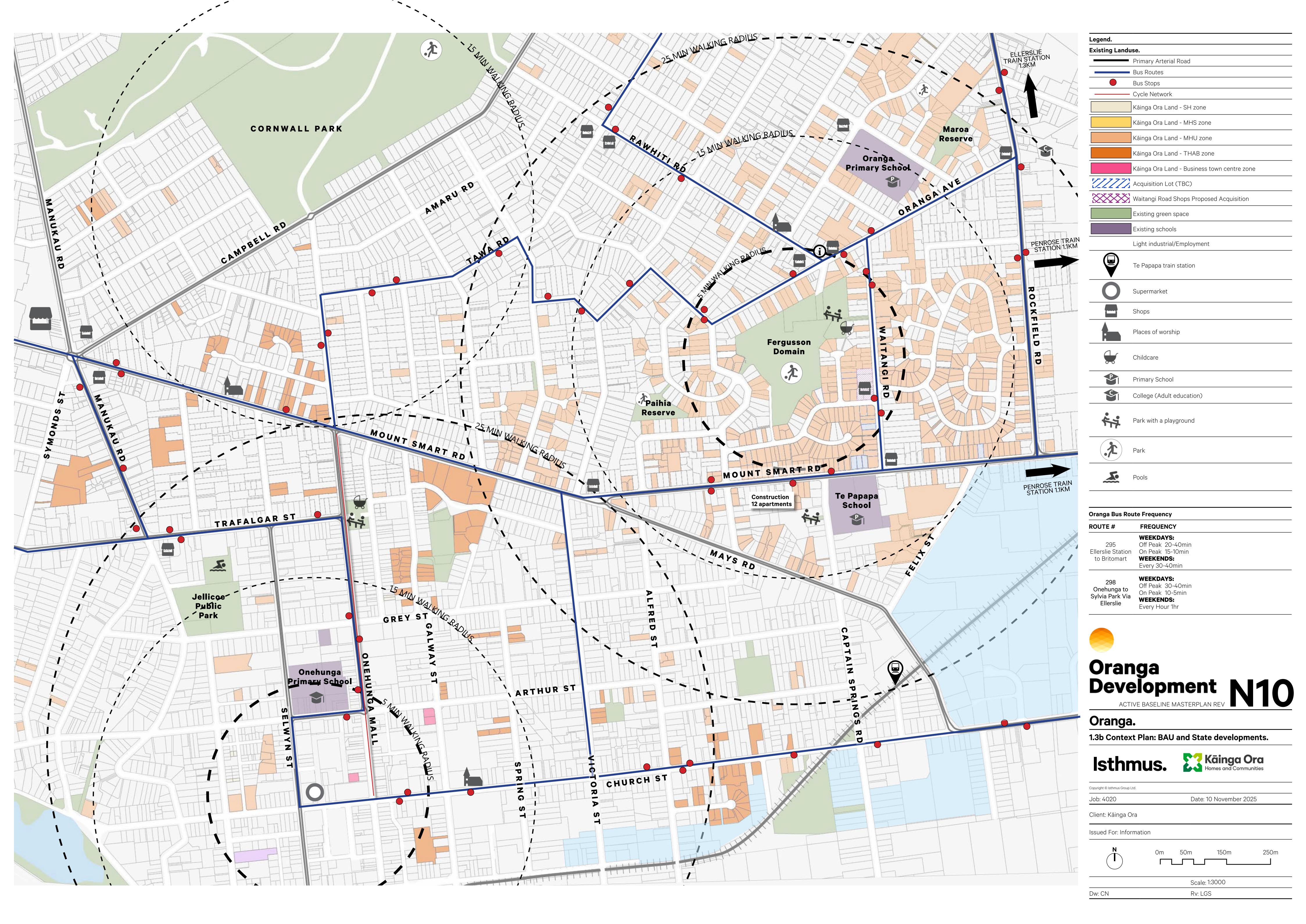


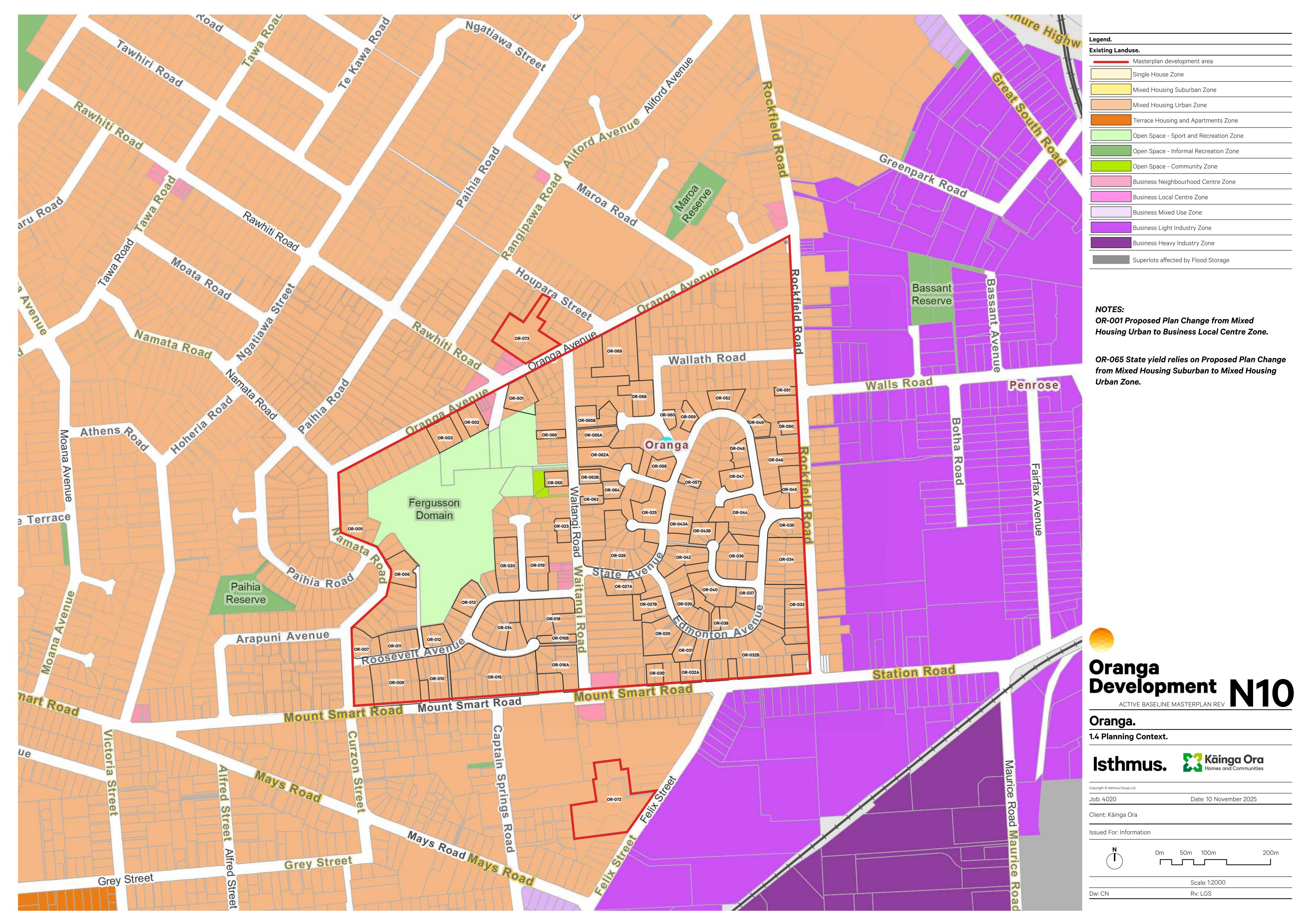




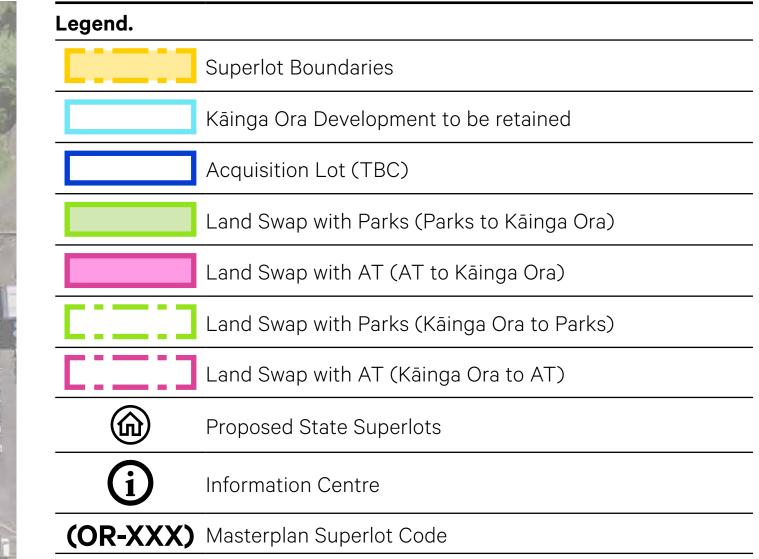
	Apartments/ units	Family homes	Total
BAU	594	45	639
	(mostly 1-2 bed)		
Oranga	218	164	382
Development			
(state only)			
<u> </u>			









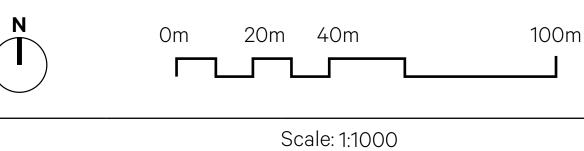




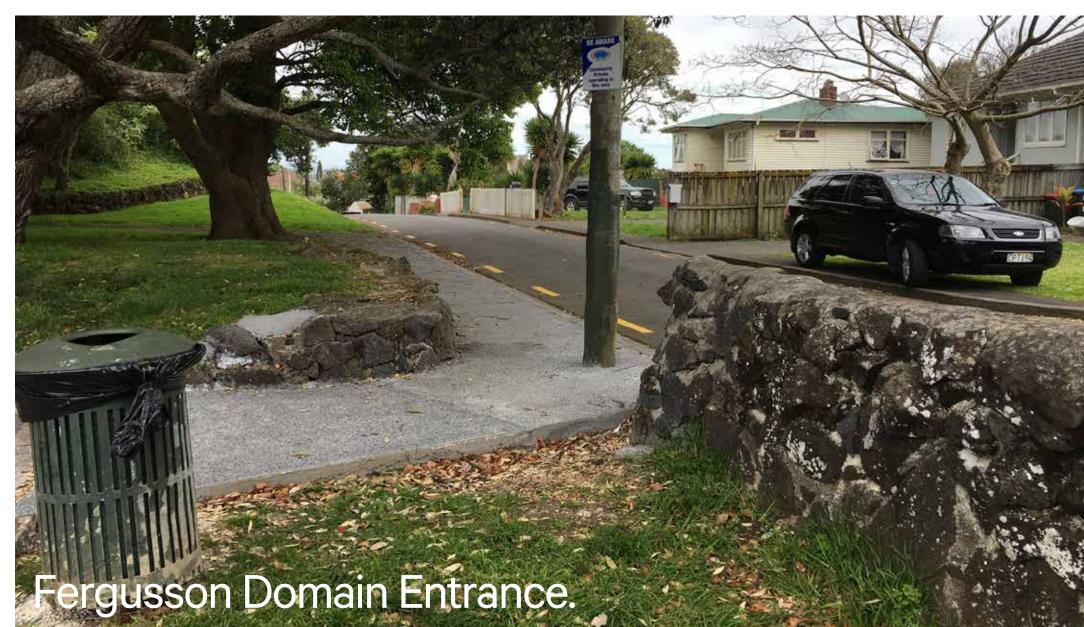
Isthmus.



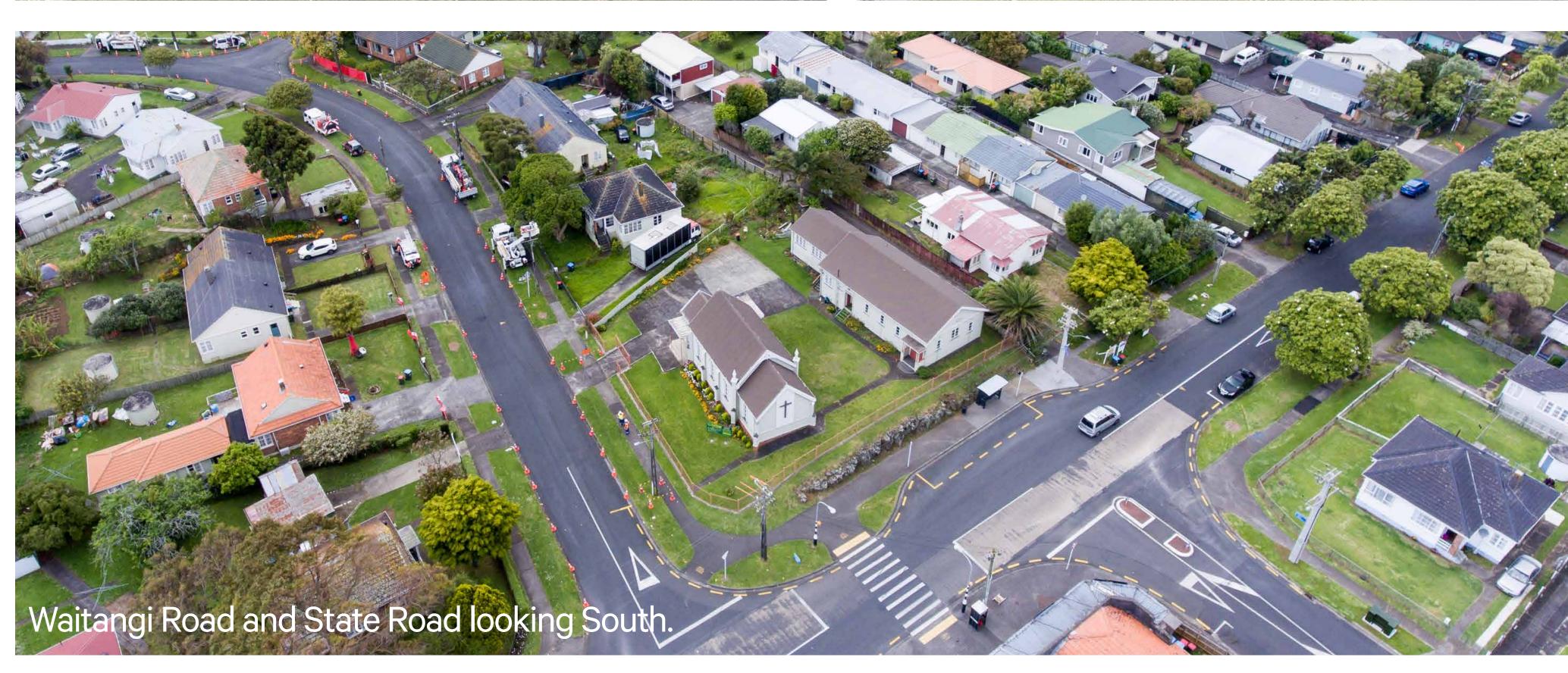
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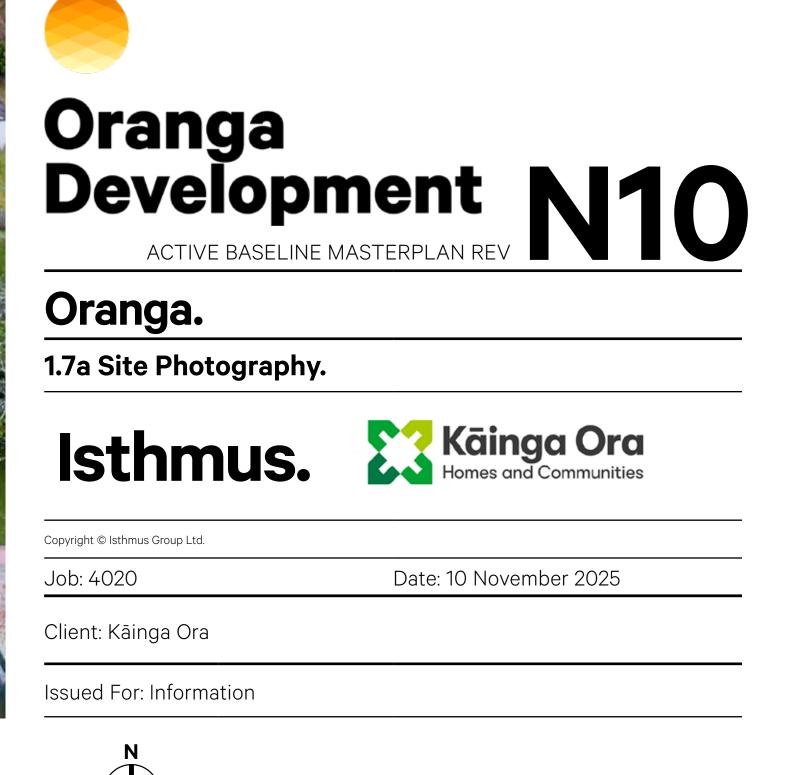












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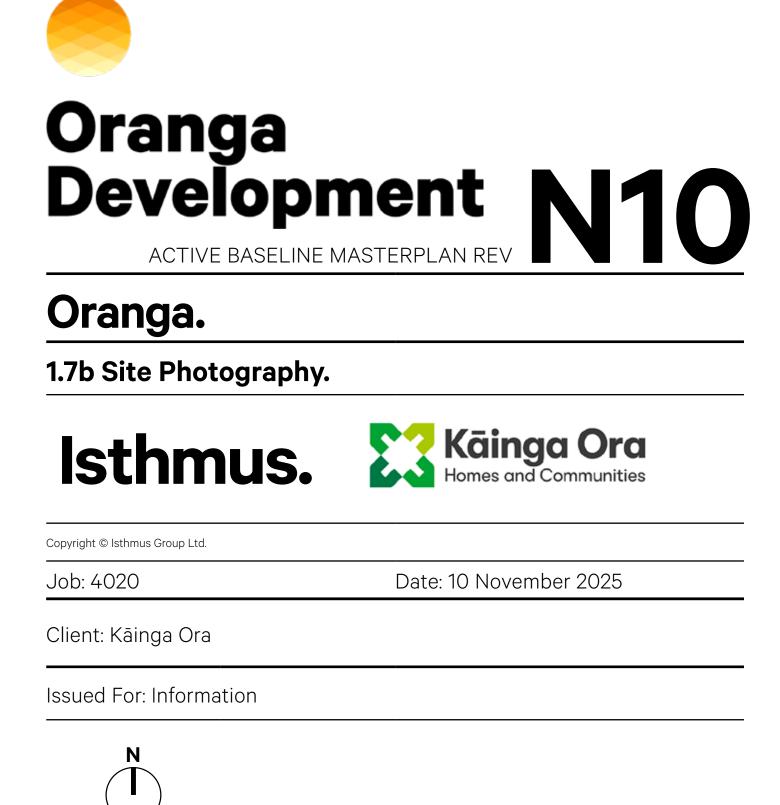






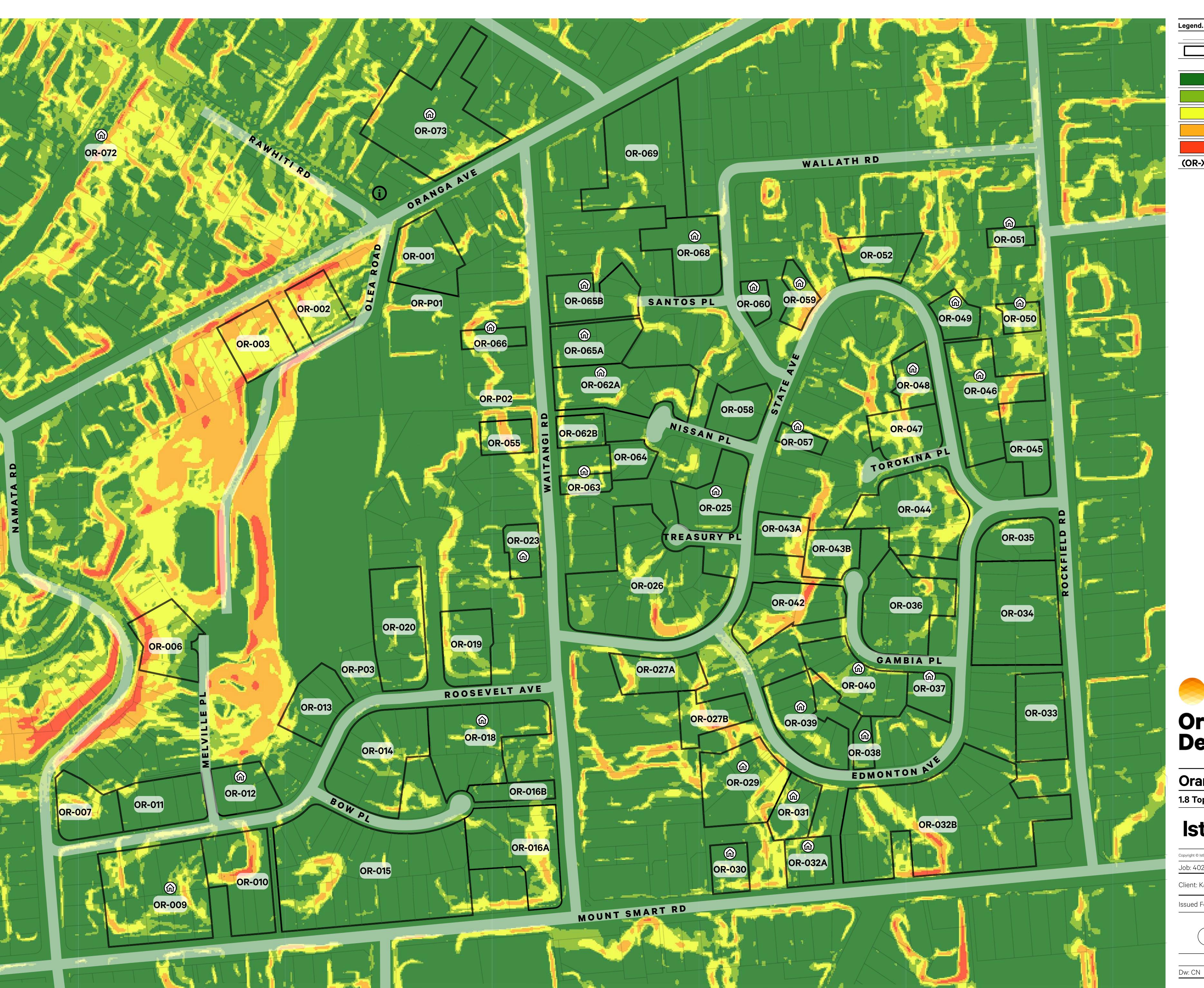






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1.8 Topography Plan/Slope Analysis.



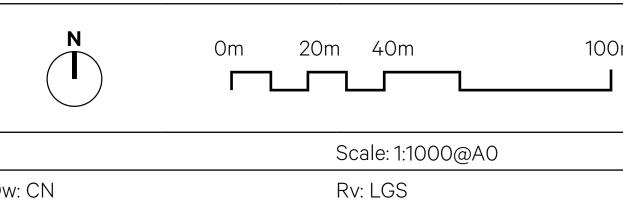


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## Oranga Vision

Placeholder Statement: "An attractive, sustainable and affordable neighbourhood with a strong sense of place and connectivity".

## Oranga 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 Oranga 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.

#### Stage 6

- 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.

#### **Car Parking Principles:**

The master plan assumes residence of Oranga will utilise private vehicles into the future (typically becoming electric).

Therefore the following guidance for private parking is provided to ensure it is balanced with retaining adequate on street car parking for visitors and residents into the future:

- 1bedroom homes 1x car park
- 2bedroom homes 1.5x carparks
- 3bedroom + homes 2x car parks

In designing these carpark provisions, refer to overarching AHP Design Guidelines Module 1b:

- 1.2 Laneways
- 2.2 N8 Accomodating Cars
- 2.2N9 Clustered or group car parking, at grade.

An exception to these guidelines can be sort if the alternative solution meets the following requirements:

- The alternative car parking / transportation option is deliverable, and is proven.
- It meets the needs of the residence that will occupy the development.
- The alternative solution will live in perpetuity with the development.
- Kāinga Ora agree to the alternative solution.

#### **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 Oranga 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 Oranga 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.



sthmus. Kāinga Ora Homes and Communities

2.1a Neighbourhood Vision and Development Principles.

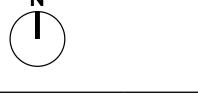
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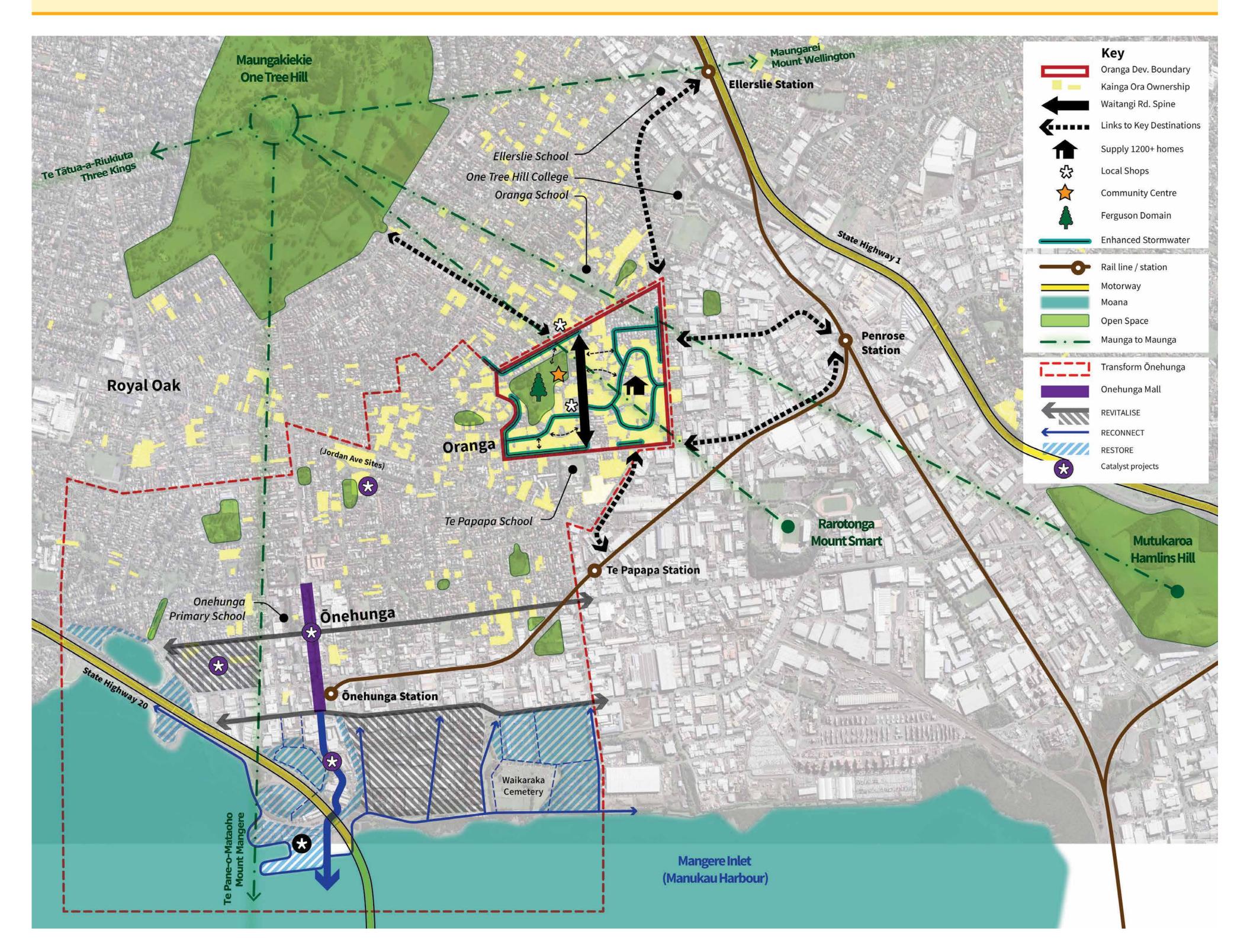
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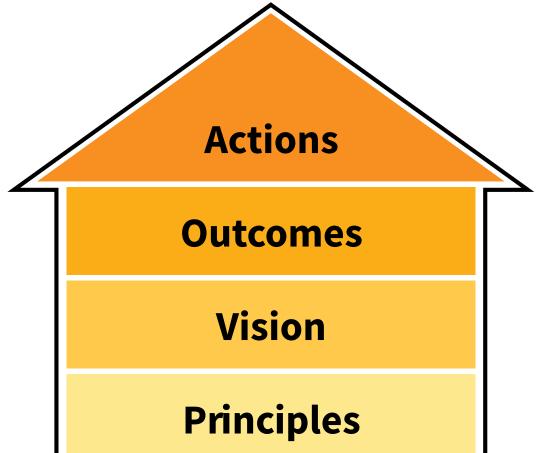


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## Oranga - Broadening the Masterplan

An attractive, sustainable and affordable neighbourhood with a strong sense of place and connectivity





#### Principles that underpin the vision, outcomes and actions:

Tuku Iho: Heritage

Te Taiao: Environment

Te Aranga: **Cultural Design** 

**Manaakitanga:** Social & Economic

**Mahi Tahi:** Strategic Partnerships

**Whai Hua:** Commercial Investment

Final - 19/10/2020 Rev A (Ownership added to map)- 13/05/2021

#### Our Role:

- **Lead:** Leading the delivery of an action
- Support: Kāinga Ora and one or more organisations leading the delivery of an action
- Advocate: Support the action of a third party through technical expertise or resources or partial funding Note: Irrespective of the above, delivery should be undertaken in partnership with Mana Whenua

#### Outcome One: The heritage of Oranga is celebrated, protected and enhanced

Actions:

- (L) From stage 3 onwards any archaeological finds or evidence of native landscapes, uncovered, should trigger a development/design review in discussion with Mana Whenua and adhere to the following hierarchy:
  - i. preserve and/or acknowledge finds in place, or
  - ii. preserve and/or acknowledge finds by relocating them within the development, or
  - iii. recognise finds in other ways, such as landscaping, education and
- (L) Reflect on the area's basalt flows by integrating basalt into the development
- (L) Tell the state housing story through the retention of a representative sample of concrete garden sheds.

#### Outcome Two: The natural environment of Oranga is enriched in alignment with Māori kaitiakitanga values

Actions:

- Undertake development in line with Kāinga Ora's sustainability leadership requirements and Te Taiao Framework
- (L) Improve water quality and utilise above minimum requirements to deliver best practice stormwater treatment
- (L) Acknowledge the intrinsic value of native trees in Oranga by prioritising the retention of mature trees, and replacing non-native trees with native, where possible
- Advocate for the delivery of Transforming Onehunga including integrating Onehunga with the Manukau Harbour and creating a healthy, activated foreshore environment (lead: Panuku).

#### Outcome Three: People will be able to choose more active and sustainable forms of transport within Oranga and to key locations Actions:

- (s) Support the improvement of connections to public transport, amenity, education, health, and employment within and outside of the neighbourhood, reinforced by Waitangi as the spine road (Lead:
- s Support a network of healthy streets within Oranga, including a range of measures to slow traffic where speed is an issue (Lead: AT).

#### Outcome Four: Oranga will flourish through reaffirming and revitalising cultural identity

Actions:

- (L) Work with Mana Whenua on the design of the urban and landscape environment to celebrate, protect and enhance cultural narratives of
- L Acknowledge, through design, the multi-cultural identity of Oranga.

#### Outcome Five: Current and future residents of Oranga will have a choice of healthy and affordable homes.

Actions:

- L Supply 1,200+ new warm, dry, safe and sustainable homes that provide a range of housing needs, achieve a minimum Homestar 6 rating, and make more efficient use of Kāinga Ora land
- (L) Encourage and facilitate innovative housing options, such as intergenerational homes

#### Outcome Six: The prospects of young people in Oranga is supported by good quality education and training and employment opportunities

Actions:

- (L) Support the neighbourhood shops in Oranga to grow and prosper by optimising the use of nearby Kāinga Ora sites
- Undertake social procurement opportunities
- (L) Provide pathways for young people to access employment opportunities through Construction Plus and apprenterships
- A Advocate for the Ministry of Education to support kura kaupapa and kohanga reo and early learning providers to deliver the best educational outcomes for children and young people (Lead MoE)
- Advocate for the Ministry of Education to continue to monitor the need for additional provision of student places at kohanga reo level (Lead MoE)
- Advocate for the Ministry of Education to continue to monitor the need for additional capacity, including enrolment schemes, as rolls grow in existing schools (Lead MoE)
- Advocate for Panuku to deliver on Transforming Onehunga including strengthening the town centre. (lead Panuku).

#### Outcome Seven: Local residents have community spaces and places to meet, learn and play

Actions:

Advocate for Auckland Council to undertake upgrades to Fergusson Domain as per the Fergusson Domain Masterplan, including an upgrade of the community centre and/or improvement of its services (lead: Auckland Council).



## Oranga.

2.1b Neighbourhood Outcomes.

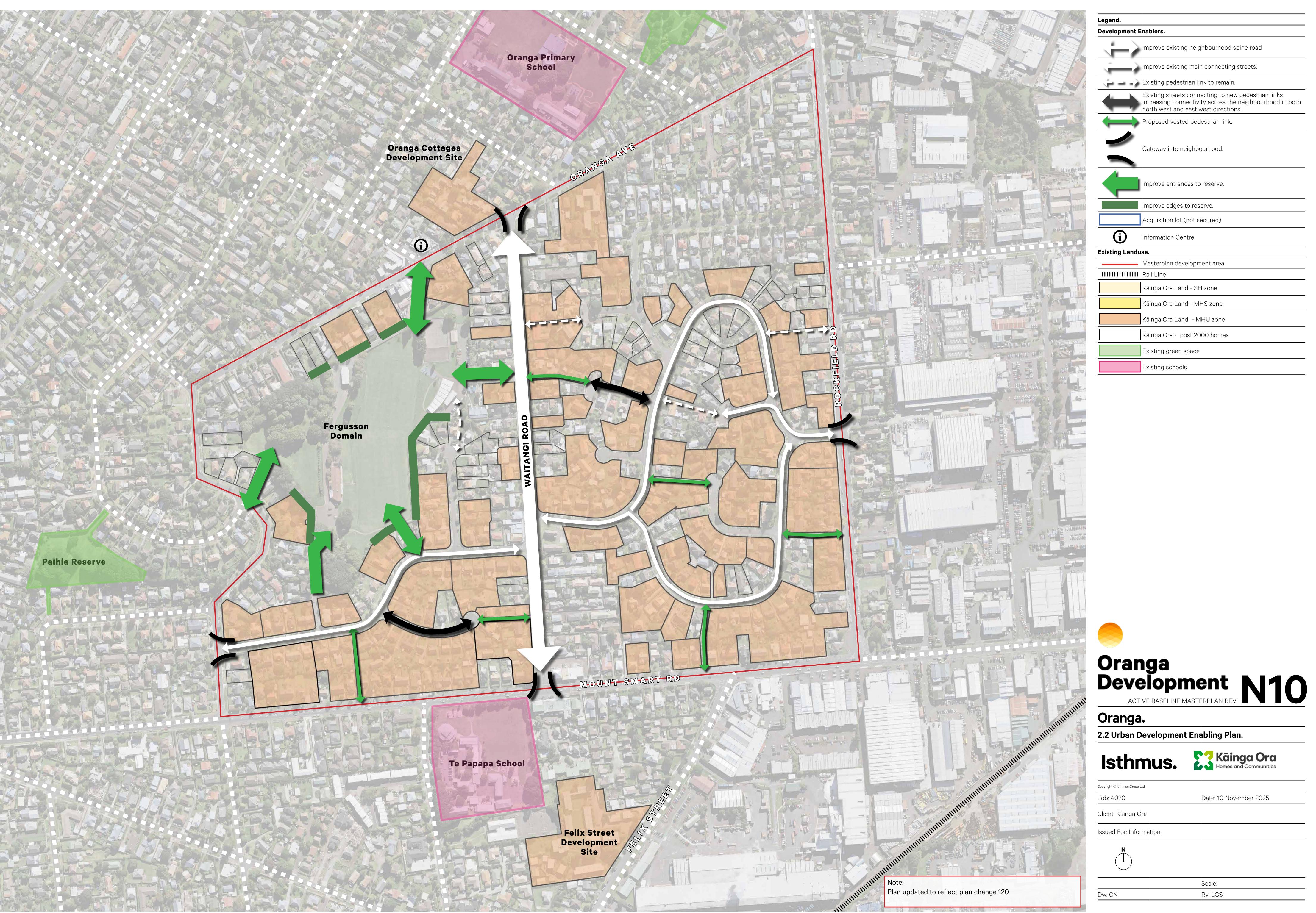


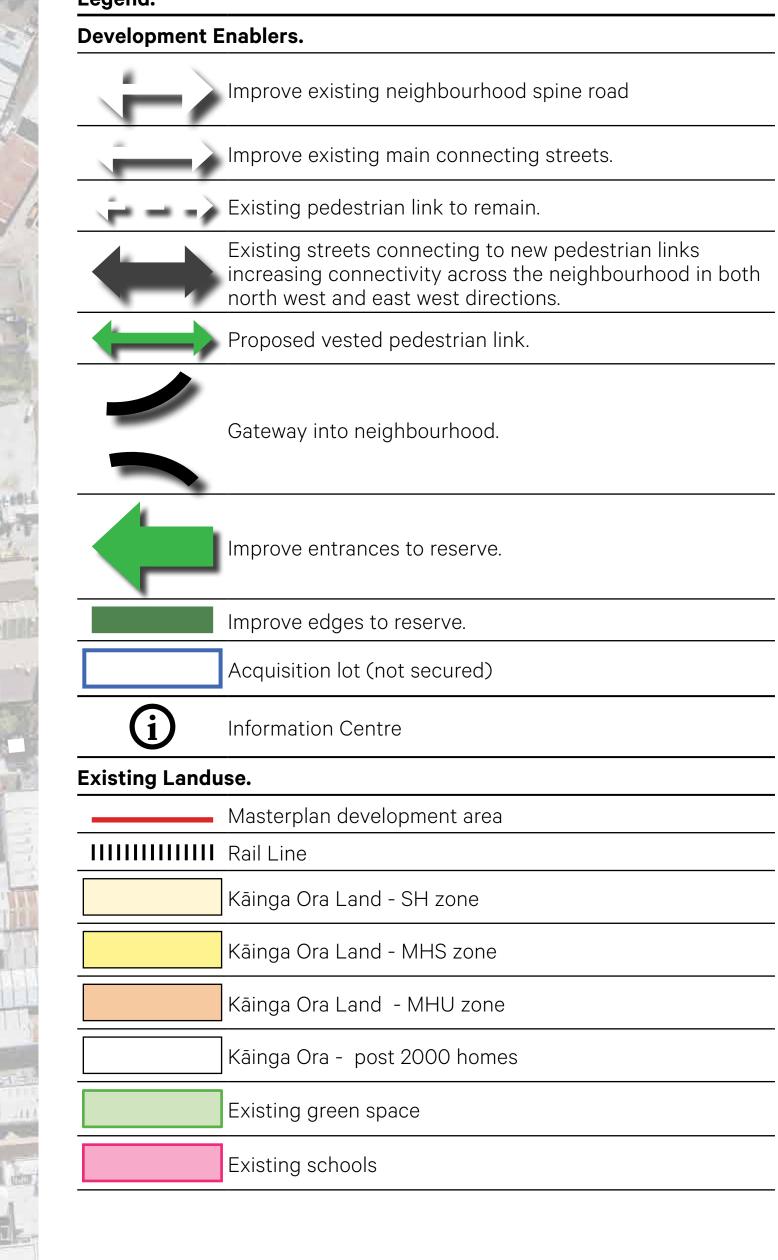


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Client: Kāinga Ora	
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Scale: Rv: LGS Dw: CN











2.3 Illustrative Masterplan.





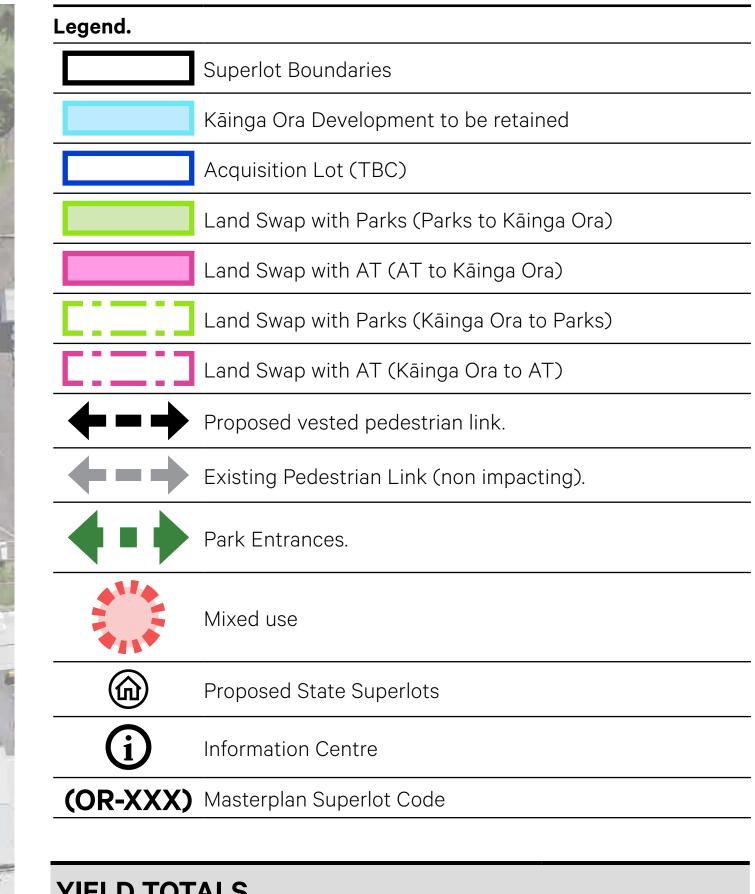
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Total Existing homes (to be	425
redeveloped) incl acquisitions	
Total Existing homes (to be	425
redeveloped) excl acquisitions	
TOTAL PROPOSED HOMES	1,237
Total houses (terrace/duplex/single)	425
Total apartments	812
LAND AREA CALCULATIONS	
LAND AREA CALCULATIONS  Total current land area owned by	227,338
	227,338
Total current land area owned by	227,338 25,276

202,062

2 bedroom apartment

3 bedroom + apartments

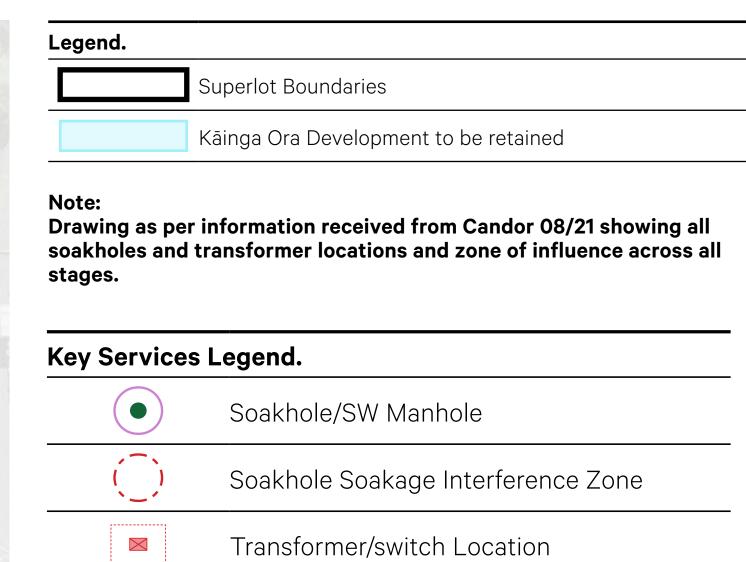
**KOHC Standard Car** 

2 bedroom + apartment

1237









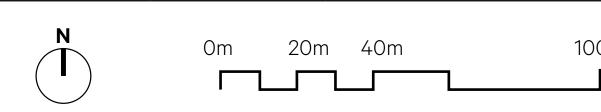
2.4b Transformers & Soakholes Plan.



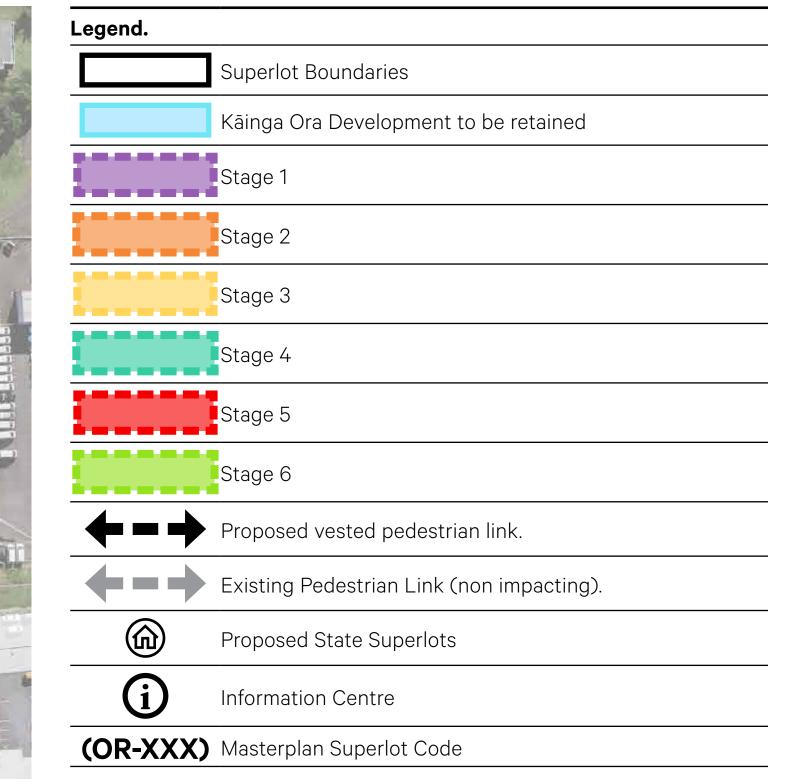


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Stage	Proposed Market	Proposed State	Proposed Total
1	0	51	51
2	42	108	150
3	158	76	234
4	77	0	77
5	225	63	288
6	353	84	437
Totals	855	382	1237

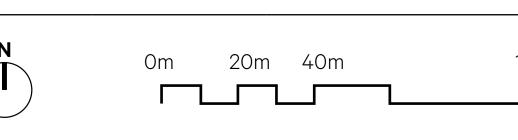


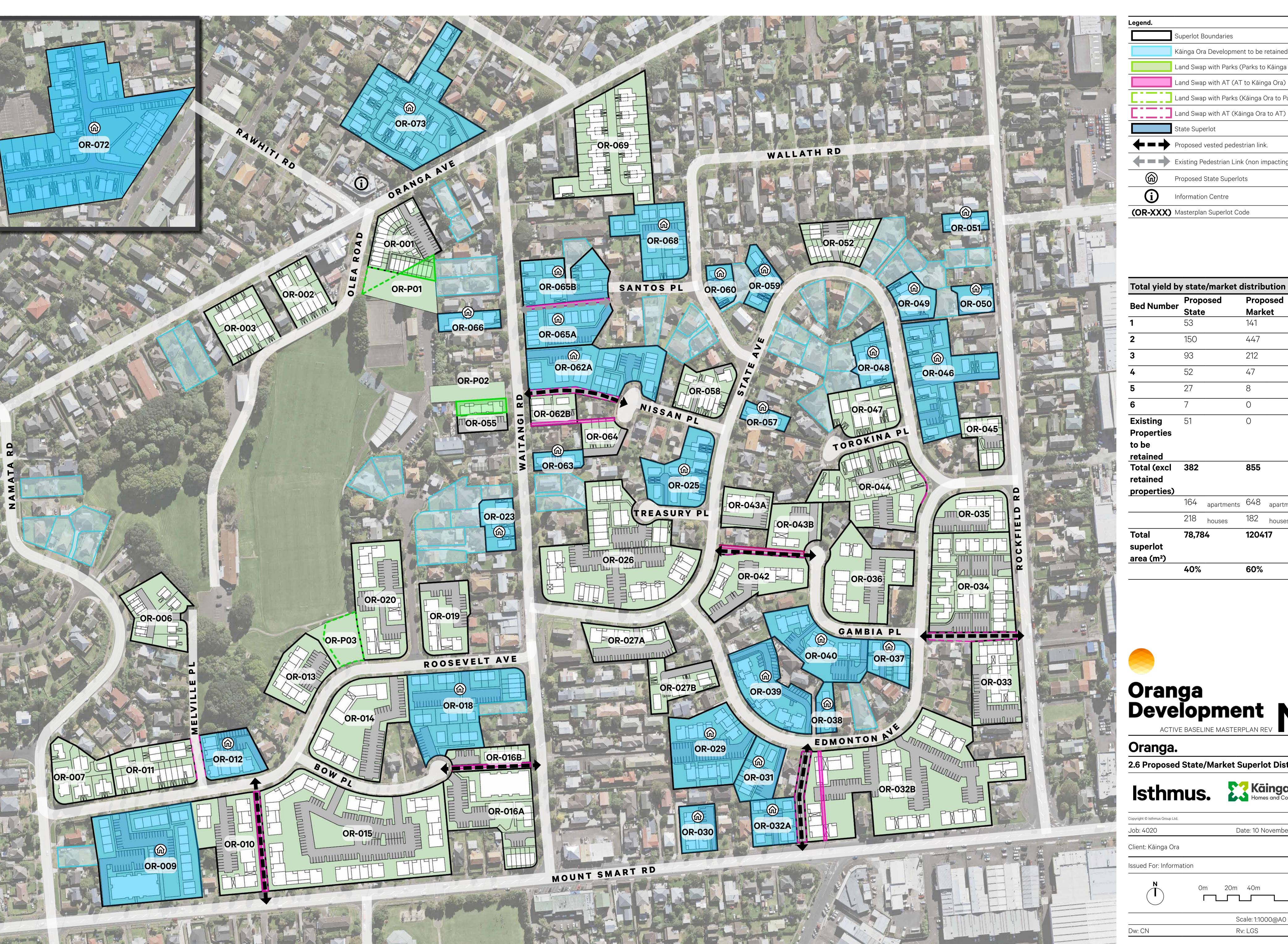
2.5 Staging Plan.

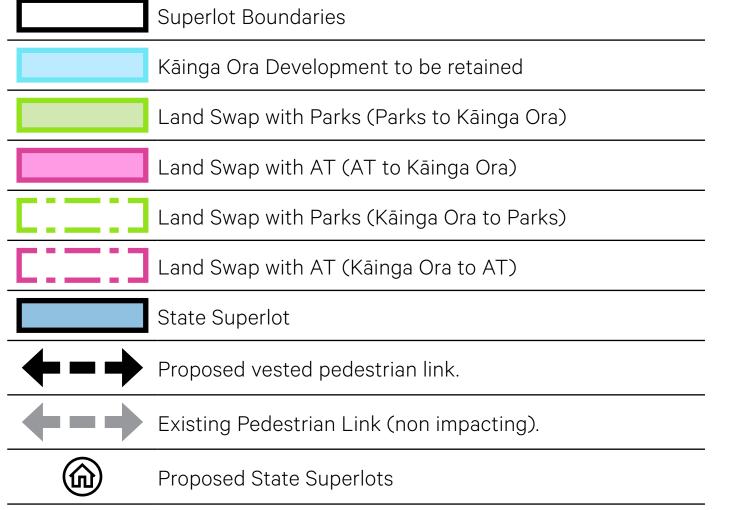




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(OR-XXX) Masterplan Superlot Code

Information Centre

Bed Number	Prop State	osed e	Prop Mark	osed cet	Total
1	53		141		194
2	150		447		597
3	93		212		305
4	52		47		99
5	27		8		35
6	7		0		7
Existing Properties to be retained	51		Ο		51
Total (excl retained properties)	382		855		1237
, ,	164	apartments	648	apartments	
	218	houses	182	houses	,
Total superlot area (m²)	78,78	34	1204	17	199,201
7	40%		60%		



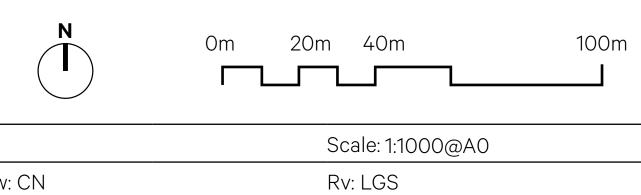
# Oranga Development N10 active Baseline Masterplan Rev

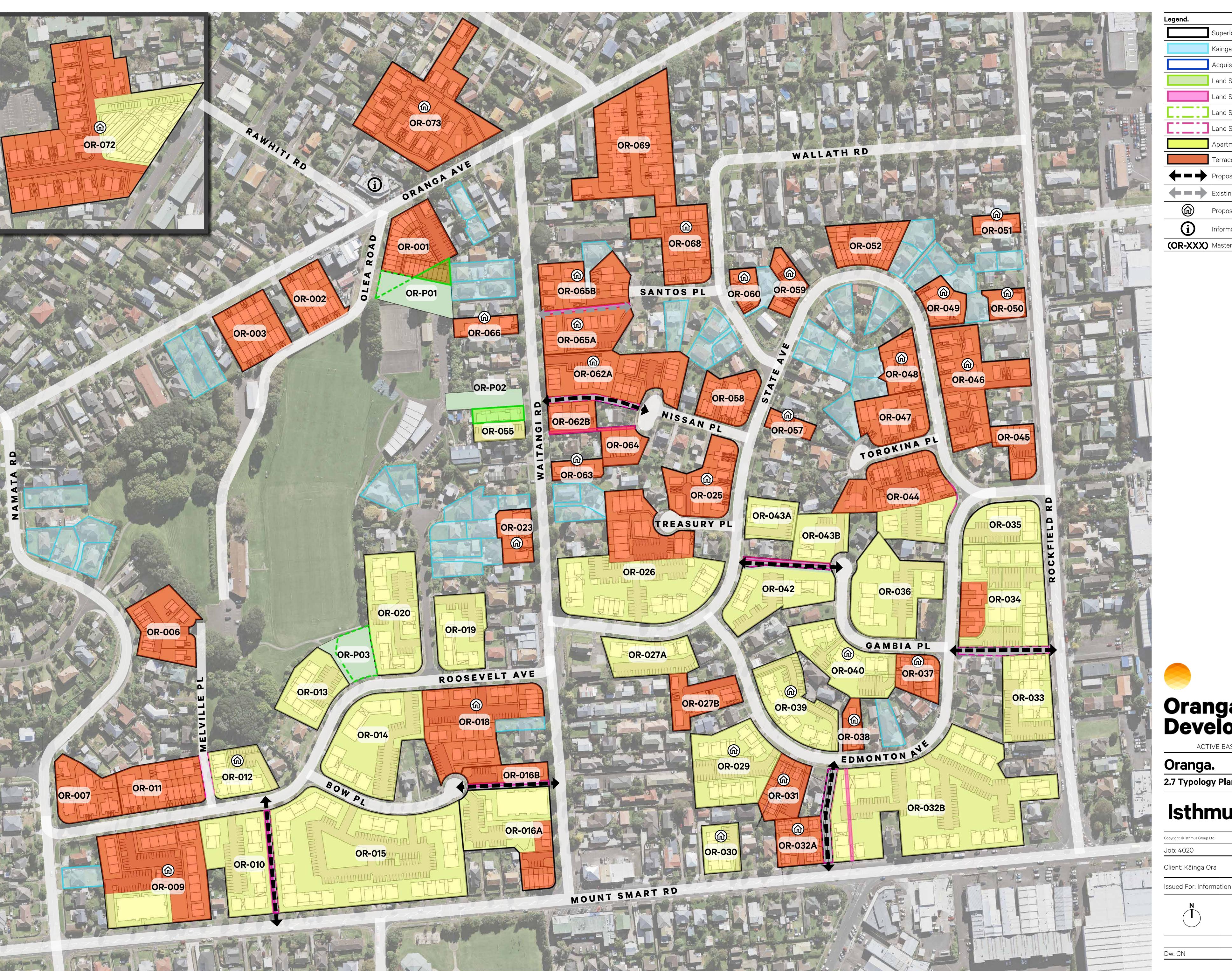
2.6 Proposed State/Market Superlot Distribution.





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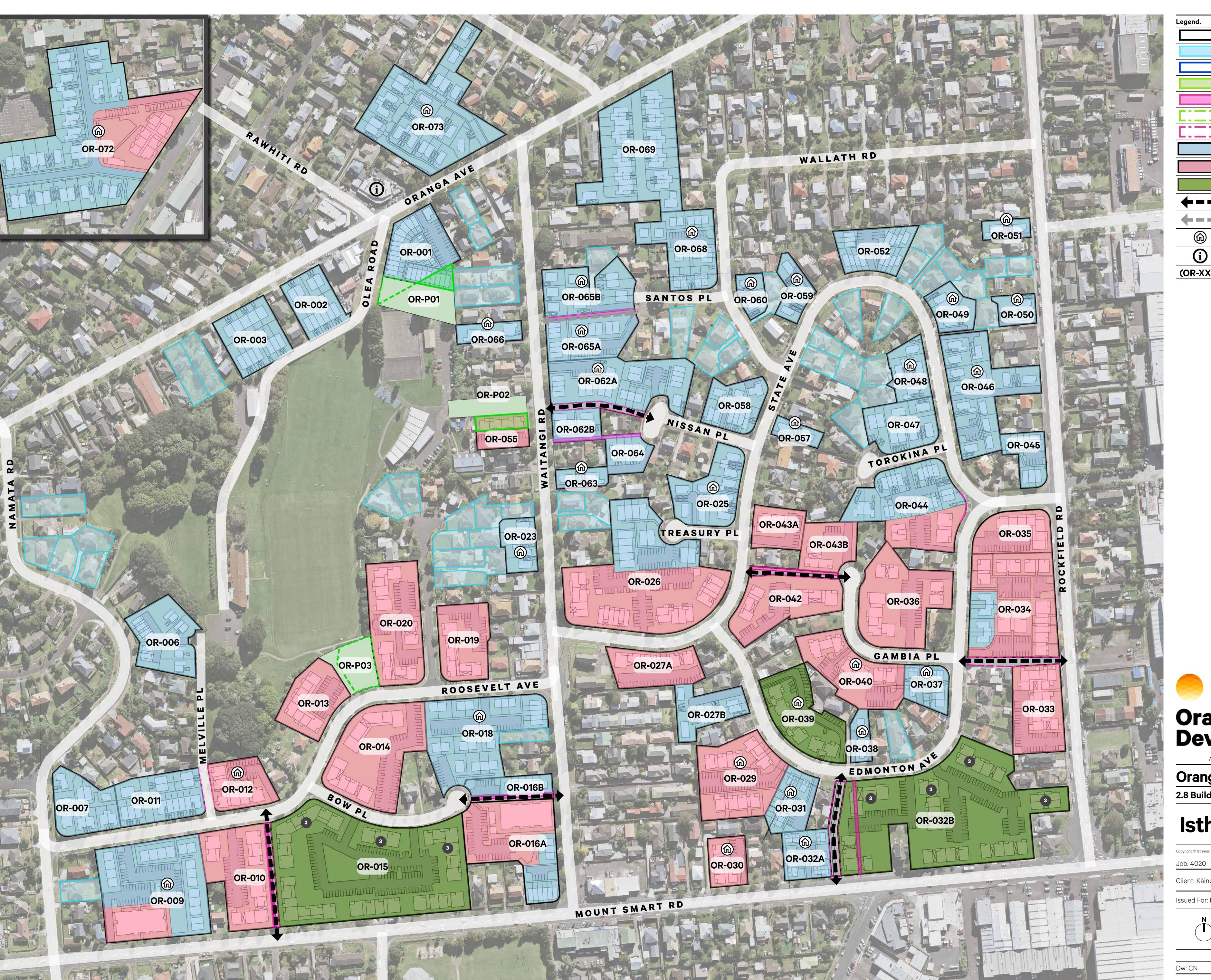
2.7 Typology Plan.

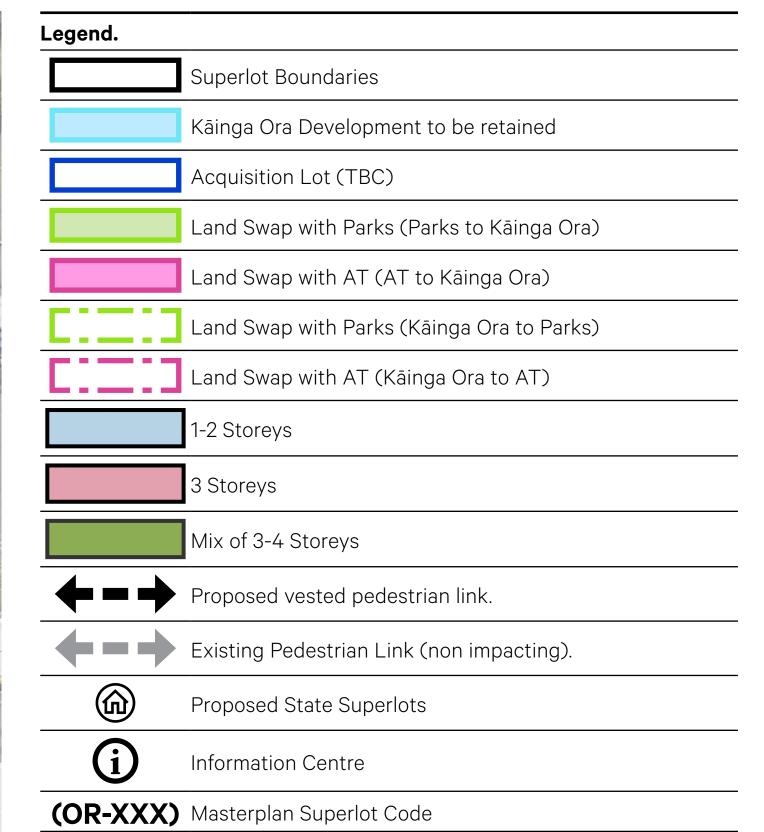




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2.8 Building Heights Plan.



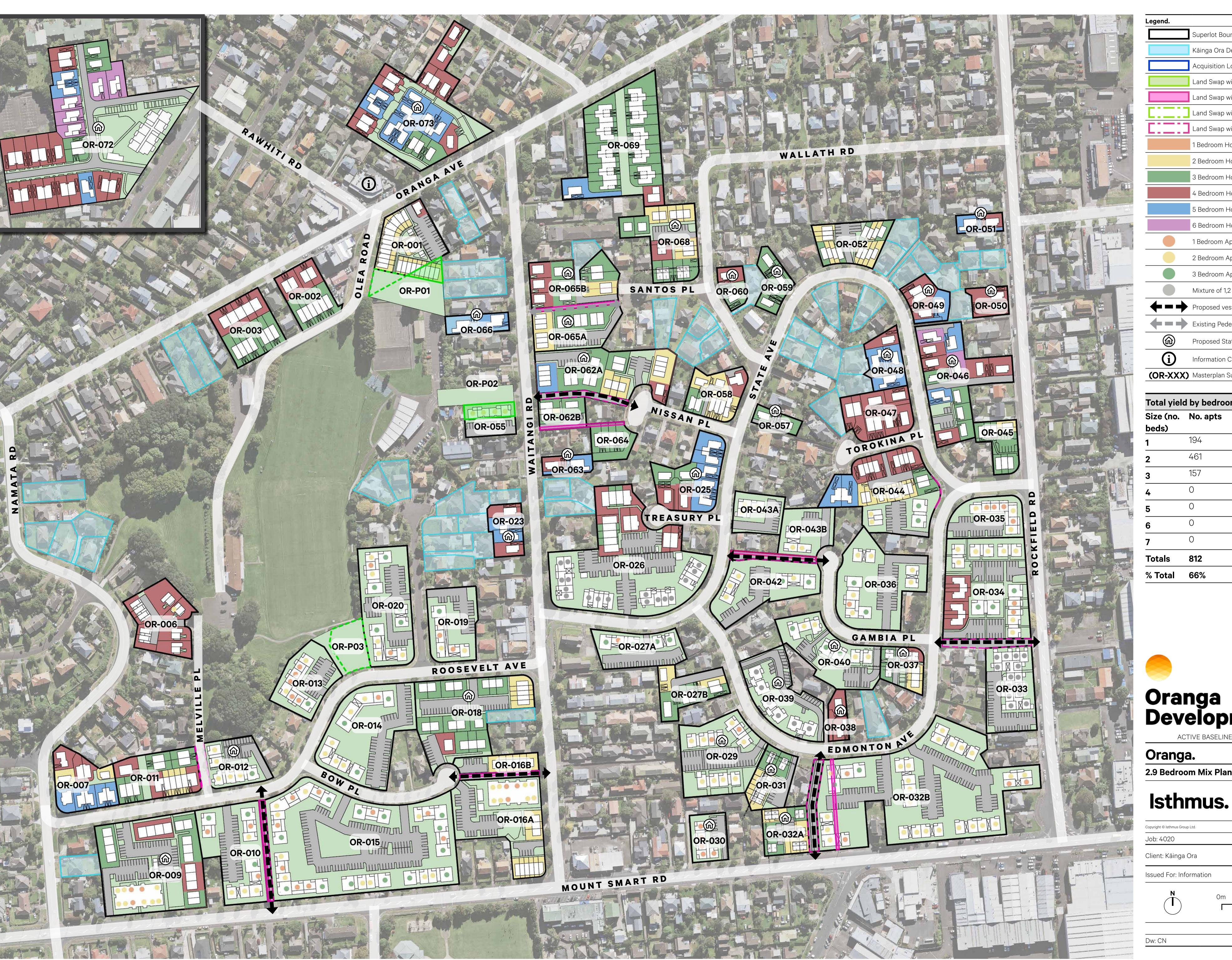


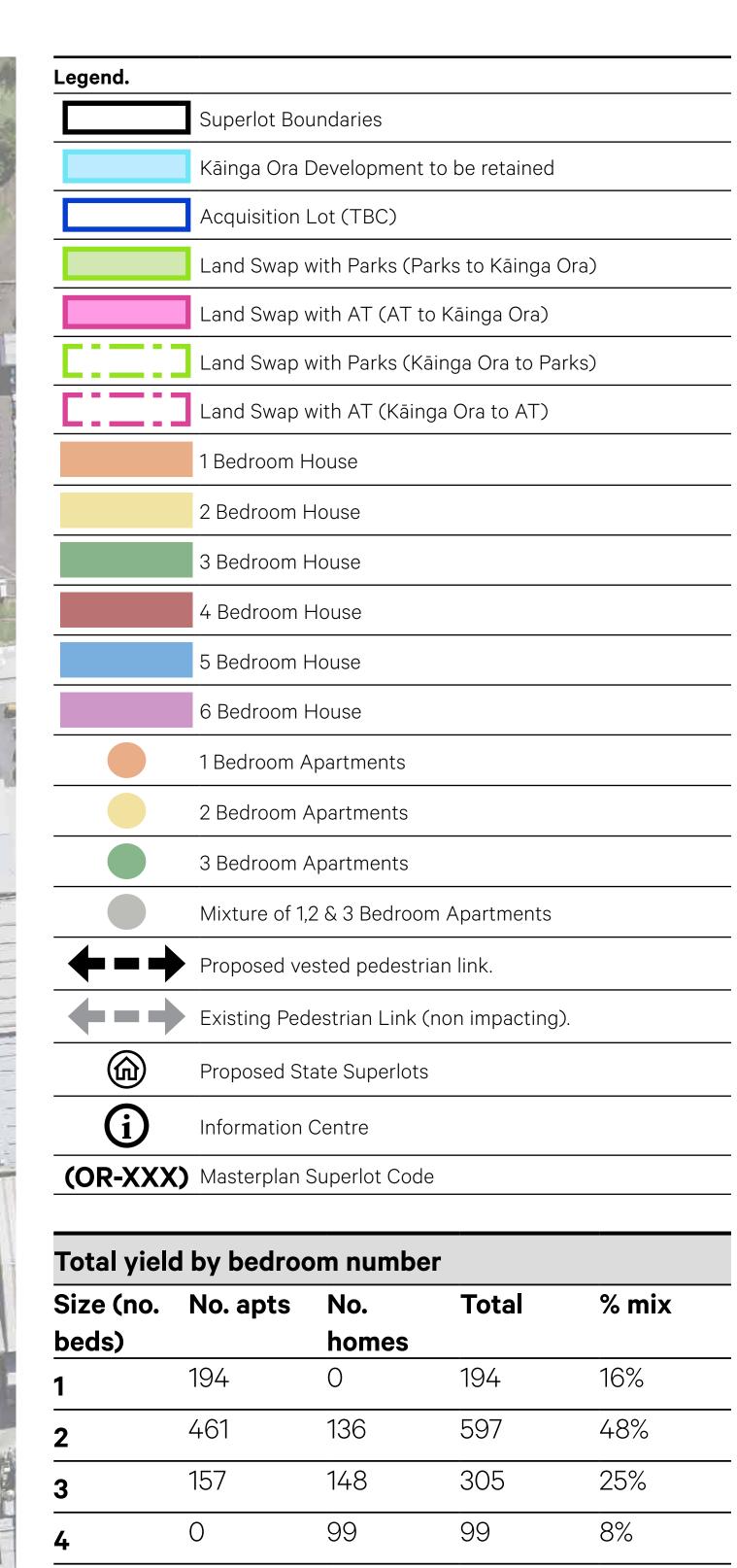
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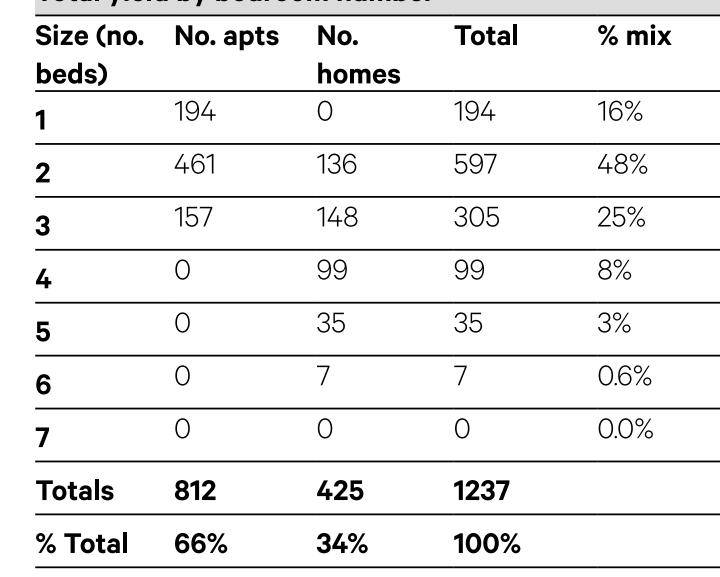
Client: Kāinga Ora

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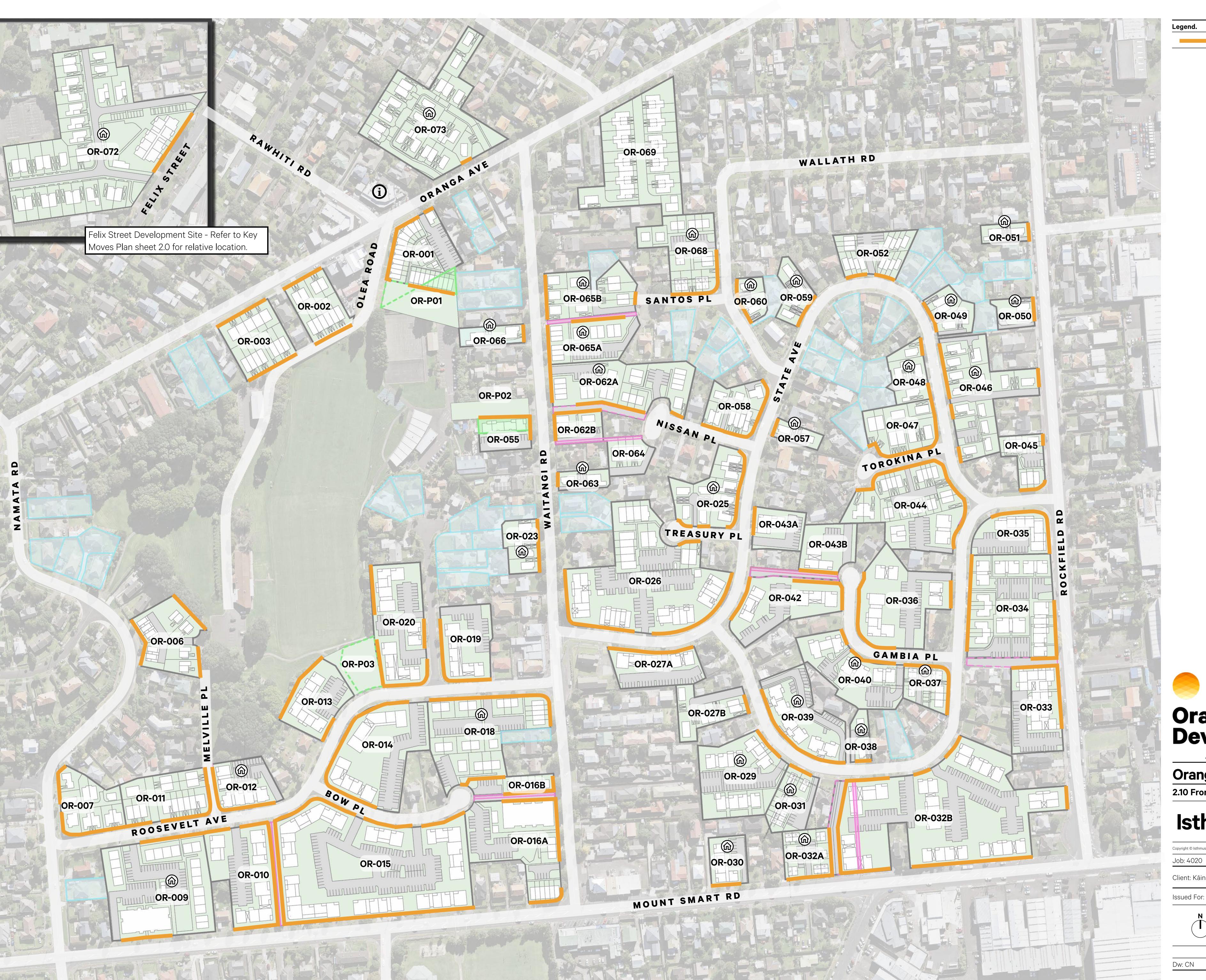
## Oranga Development N10 ACTIVE BASELINE MASTERPLAN REV

2.9 Bedroom Mix Plan.





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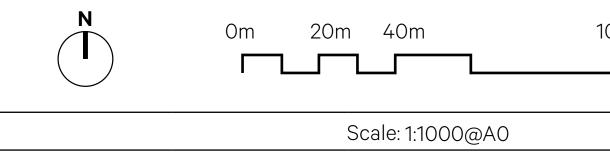


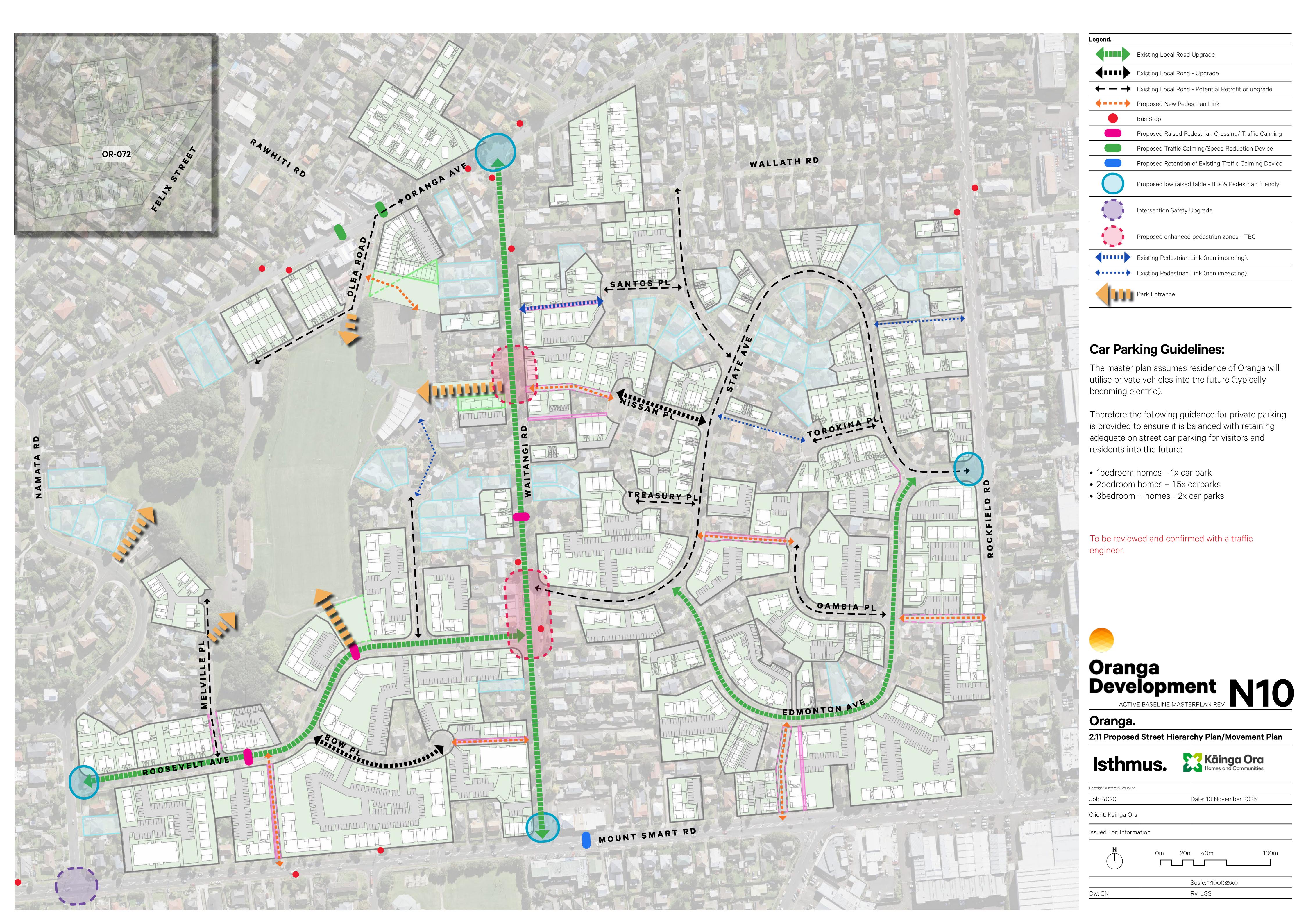
2.10 Frontage Relationships Plan.

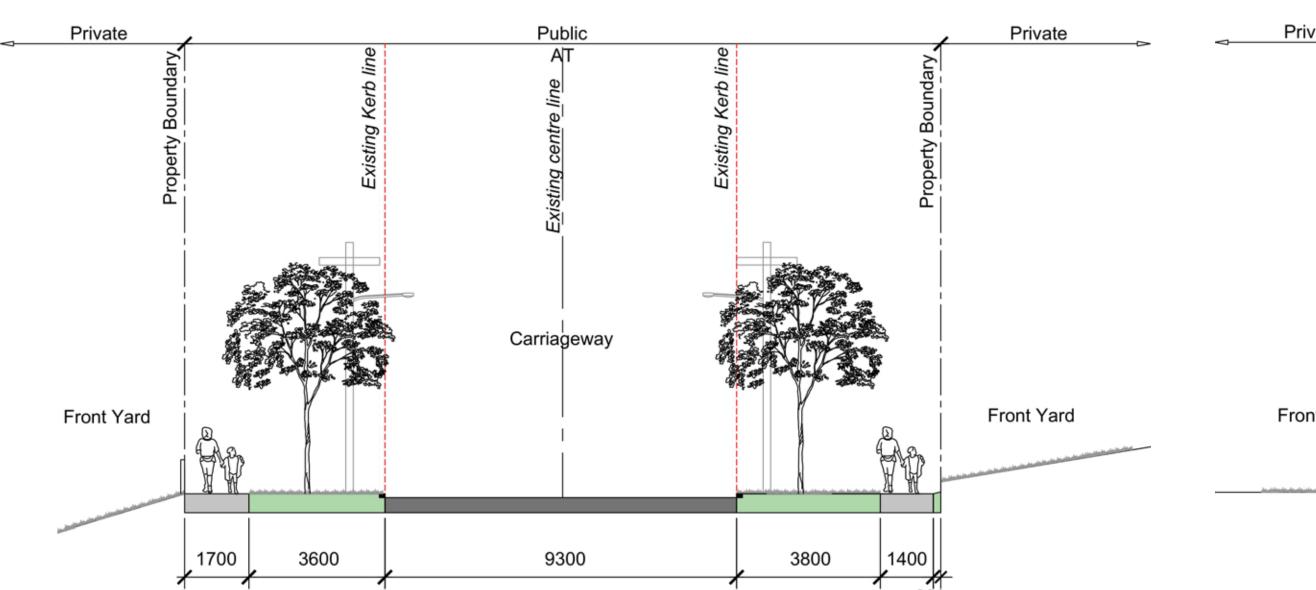




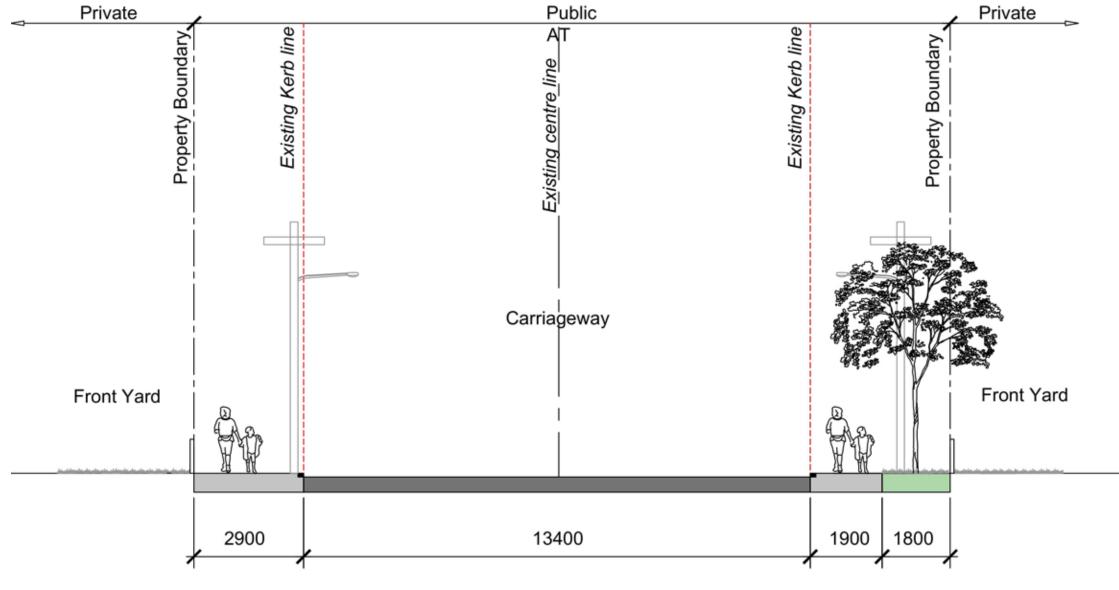
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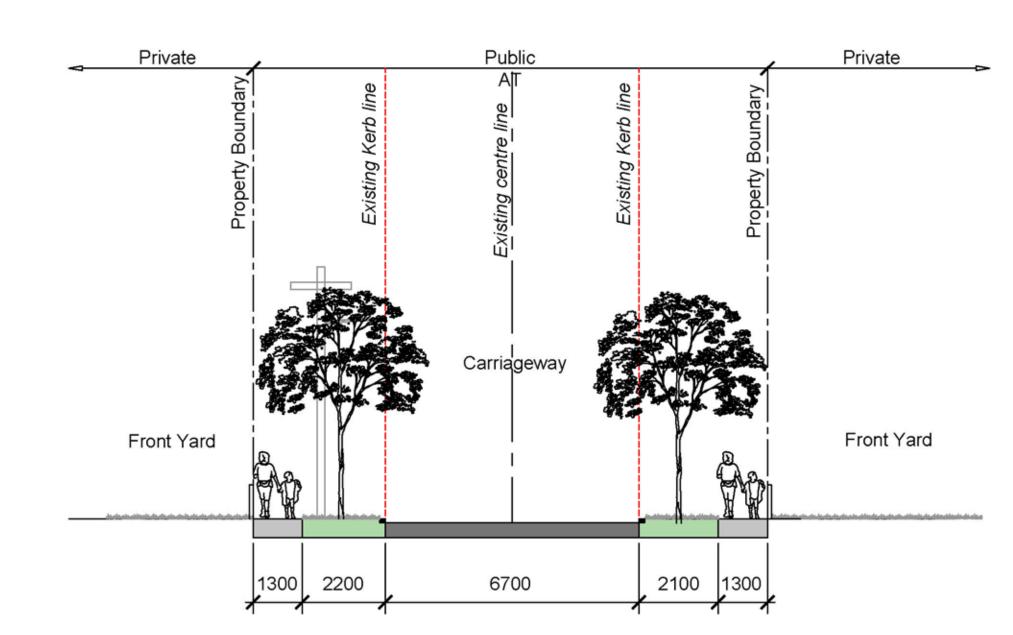




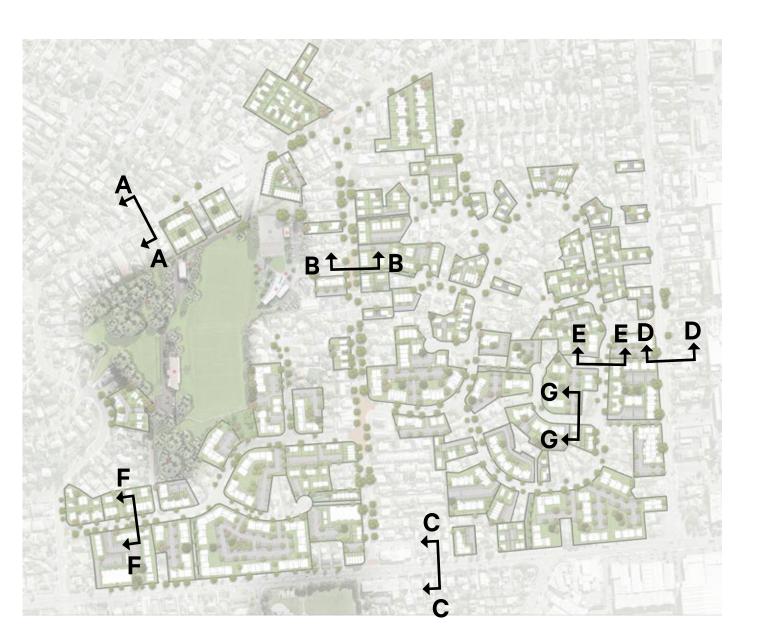
Existing street cross-section A-A Oranga Avenue - 20m



Existing street cross-section D-D Rockfield Road - 20m



Existing street cross-section G-G Gambia Place - 13.6m



Private

Public

AIT

aul quay Runnon Authodol

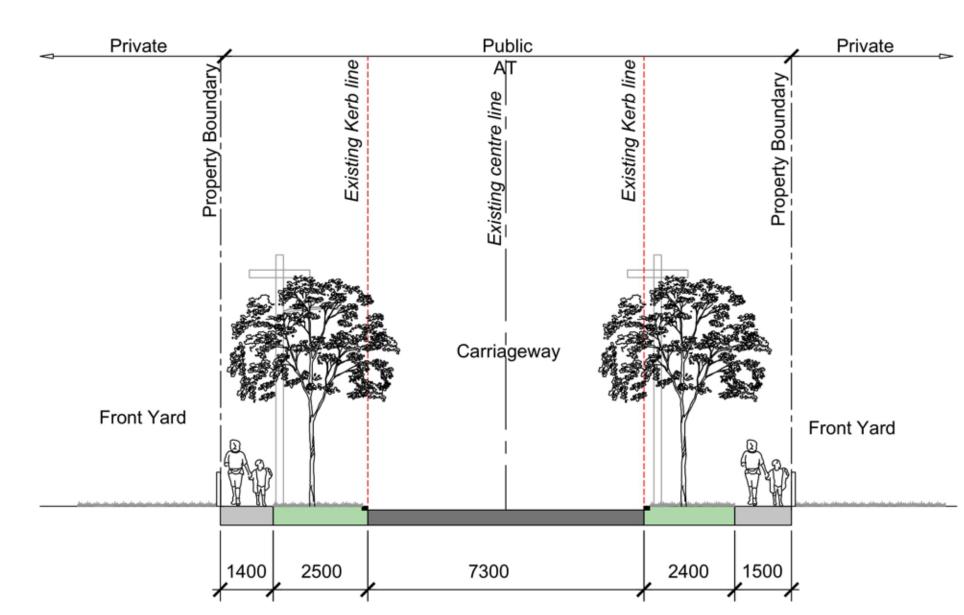
Carriageway

Front Yard

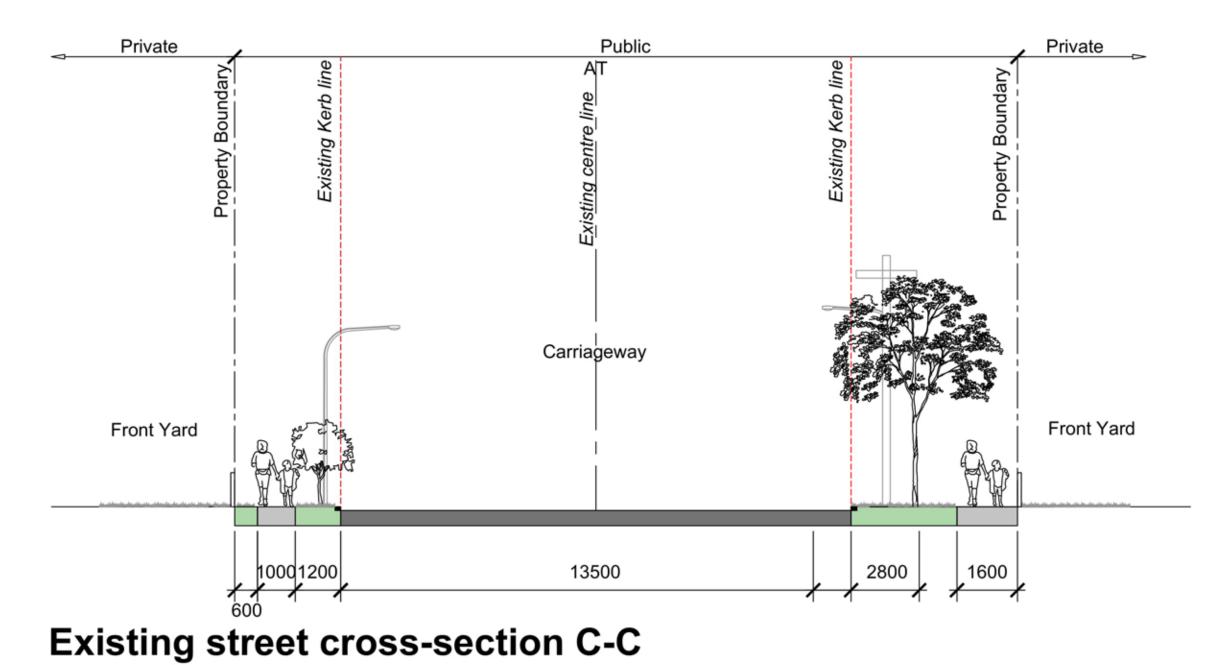
1500 3800 9200 3900 1200

Existing street cross-section B-B Waitangi Road - 20m

**Mount Smart Road - 20.7m** 

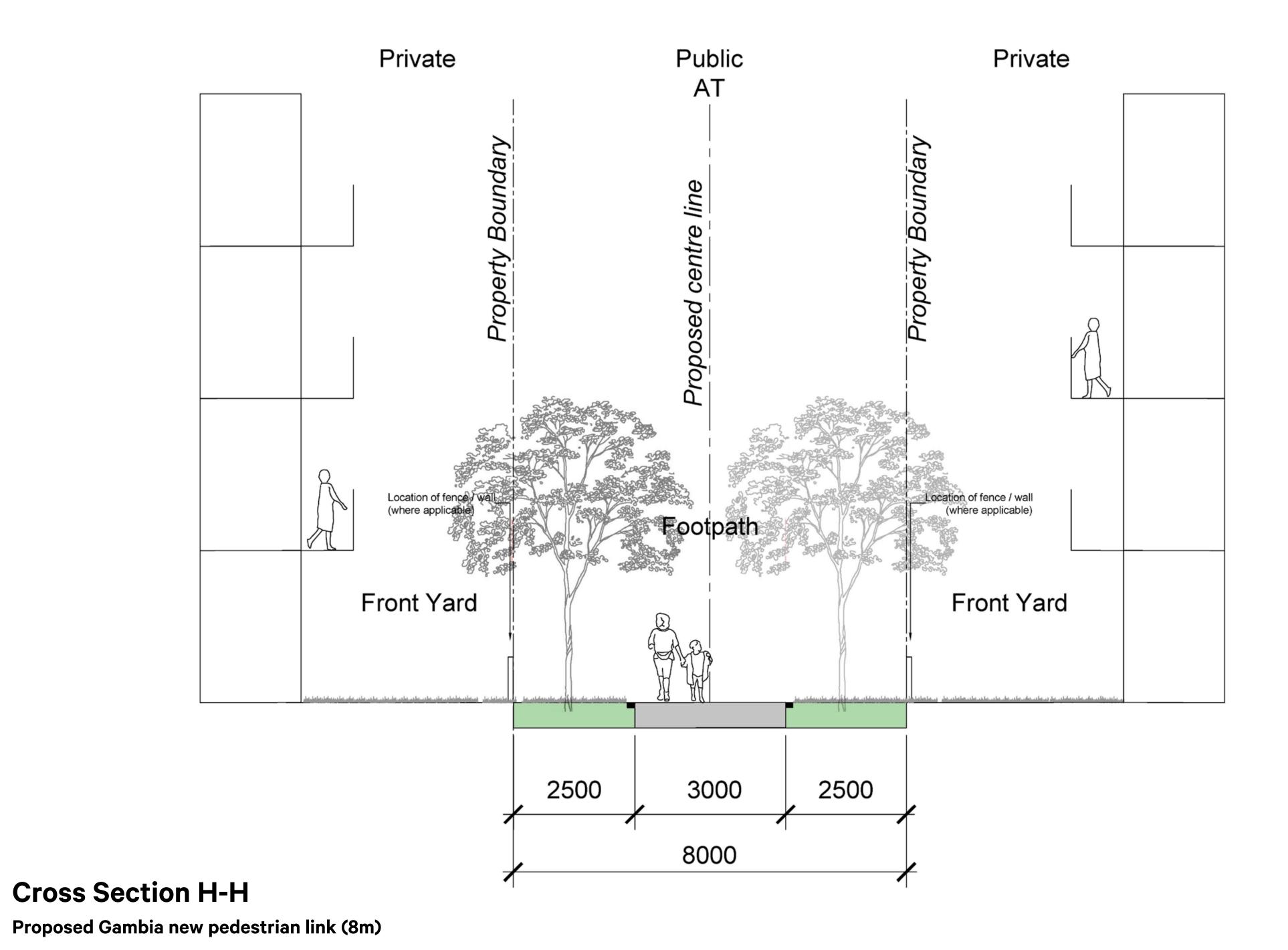


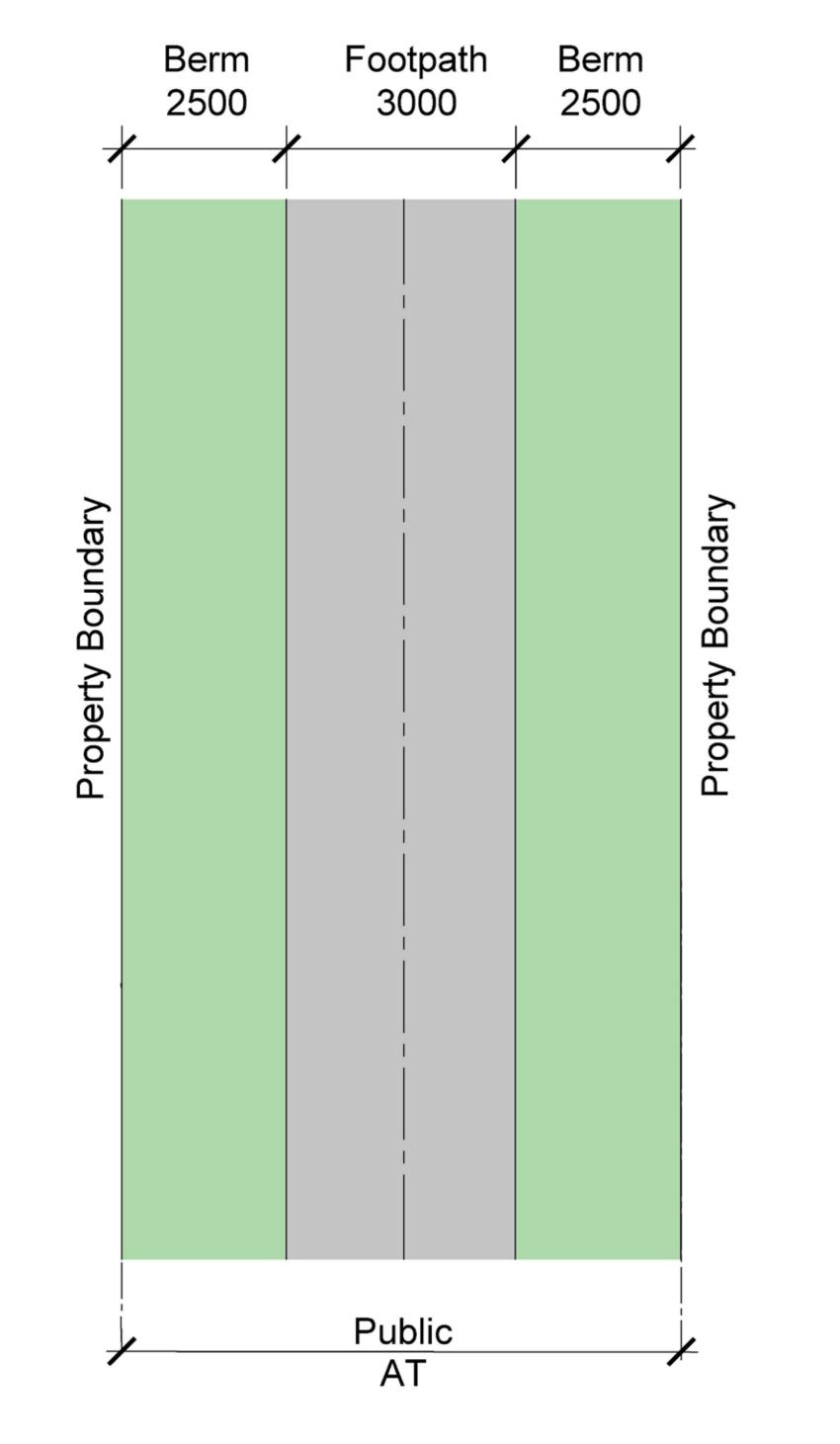
Existing street cross-section E-E Edmonton Road - 15.1m



Existing street cross-section F-F Roosevelt Avenue - 15.2m











2.13 Proposed Pedestrian Links Cross Section (Indicative).





Job: 4020

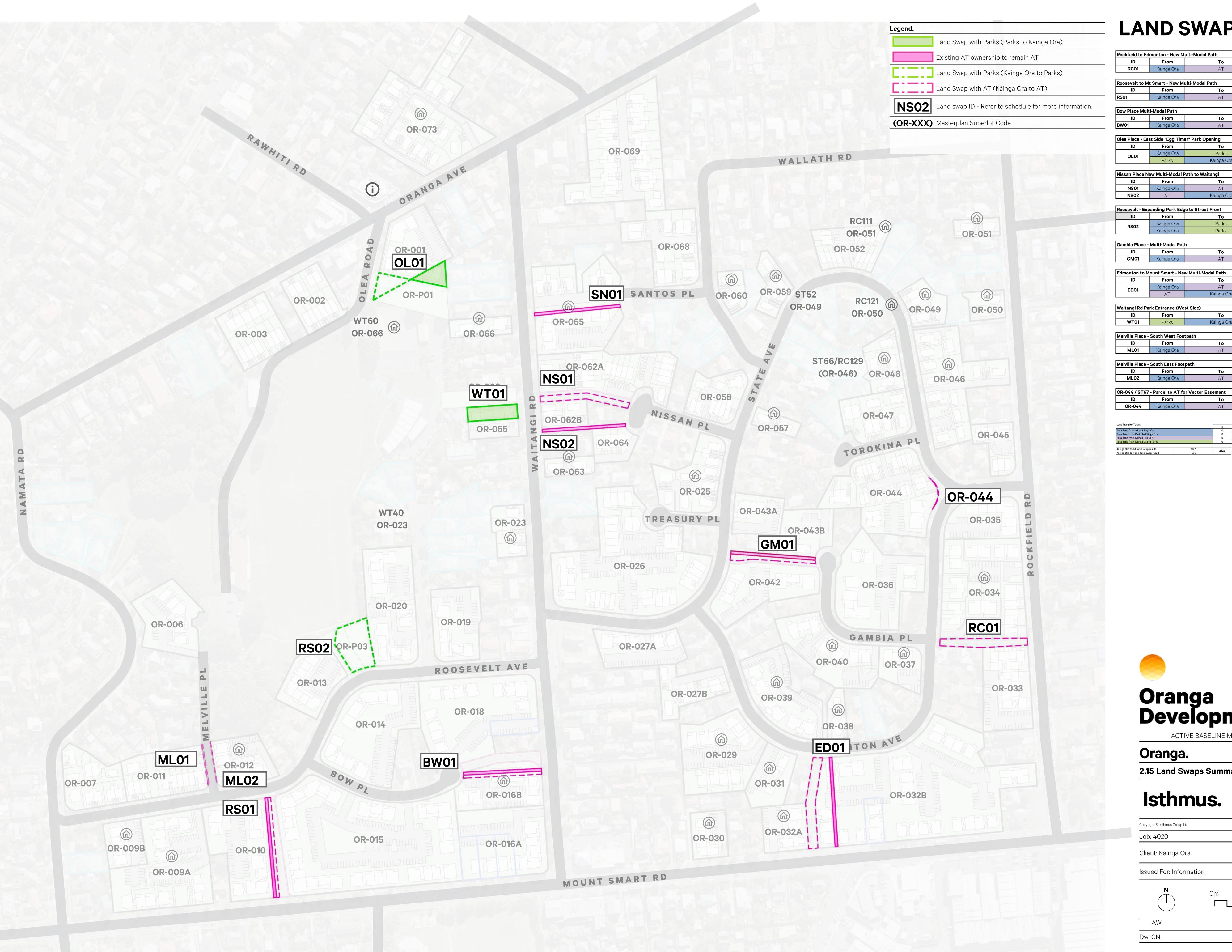
Date: 10 November 2025

Client: Kāinga Ora

Issued For: Information

	Scale:
Dw: CN	Rv: LGS





## LAND SWAPS SUMMARY

Doolesiald to Pd				Area (m²)	
	monton - New M			T	OWNED B
ID	From	To	Stage	<b>240.0</b> 0	Total (m2
RC01	Kainga Ora	AT	2	516.00	516.00
December to M	t Smart - New M	ulti Madal Dath			OWNED B
ID	From	To	Stage	1	Total (m2
RS01	Kainga Ora	AT	6	216.00	216.0
11001	rianiga ora	, , ,	<u> </u>		
Bow Place Mult	ti-Modal Path				OWNED B
ID	From	То	Stage		Total (m2
BW01	Kainga Ora	AT	6	172.00	172.0
Γ					T
	1	er" Park Opening _		T	OWNED B
ID	From	То	Stage	225.00	Total (m2
OL01	Kainga Ora Parks	Parks Kainga Ora	6	335.00 335.00	0.00
	Parks	Kainga Ora	6	335.00	0.00
Nissan Place N	ew Multi-Modal F	Path to Waitangi			OWNED B
ID	From	To	Stage		Total (m2
NS01	Kainga Ora	AT	5	384.00	
NS02	AT	Kainga Ora	5	175.00	209.00
			-		
Roosevelt - Exp	panding Park Edg	je to Street Front			OWNED B
ID	From	То	Stage		Total (m2
RS02	Kainga Ora	Parks	6	635.00	1068.00
	Kainga Ora	Parks	6	433.00	
Gambia Placa -	Multi-Modal Pat	<u> </u>			OWNED B
ID	From	To	Stage	1	Total (m2
GM01	Kainga Ora	AT	5	256.00	256.0
		, , ,	<u> </u>		
Edmonton to M	lount Smart - Ne	w Multi-Modal Path			OWNED B
Edmonton to M	ount Smart - Ne	w Multi-Modal Path To	Stage		
ID	1		Stage 5	634.00	OWNED B
	From	То		634.00 187.00	
ID ED01	From Kainga Ora AT	<b>To</b> AT Kainga Ora	5		Total (m2
ID ED01 Waitangi Rd Pa	From Kainga Ora AT  rk Entrance (We	To AT Kainga Ora st Side)	5 5		Total (m2 447.00 OWNED B
ID ED01 Waitangi Rd Pa ID	From Kainga Ora AT  rk Entrance (We From	To AT Kainga Ora st Side) To	5 5 Stage	187.00	Total (m2 447.00  OWNED B Total (m2
ID ED01 Waitangi Rd Pa	From Kainga Ora AT  rk Entrance (We	To AT Kainga Ora st Side)	5 5		Total (m2 447.00 OWNED B
ID ED01 Waitangi Rd Pa ID WT01	From Kainga Ora AT  rk Entrance (We From	To AT Kainga Ora  st Side) To Kainga Ora	5 5 Stage	187.00	Total (m2 447.00  OWNED B Total (m2 512
ID ED01 Waitangi Rd Pa ID WT01	From Kainga Ora AT  rk Entrance (We From Parks	To AT Kainga Ora  st Side) To Kainga Ora	5 5 Stage	187.00	Total (m2 447.00  OWNED E Total (m2 512  OWNED E
ID ED01 Waitangi Rd Pa ID WT01 Melville Place -	From Kainga Ora AT  rk Entrance (We From Parks  South West Foo	To AT Kainga Ora  st Side)  To Kainga Ora	5 5 <b>Stage</b> 6	187.00	Total (m2 447.00  OWNED B Total (m2 512  OWNED B
ID ED01 Waitangi Rd Pa ID WT01 Melville Place - ID	From Kainga Ora AT  rk Entrance (We From Parks  South West Foo From	To AT Kainga Ora  st Side) To Kainga Ora  tpath To	5 5 Stage 6	187.00 512.00	Total (m2  447.00  OWNED B  Total (m2  512  OWNED B  Total (m2
ID ED01 Waitangi Rd Pa ID WT01 Melville Place - ID ML01 Melville Place -	From Kainga Ora AT  rk Entrance (We From Parks  South West Foo From	To AT Kainga Ora  st Side)  To Kainga Ora  tpath  To AT	5 5 Stage 6	187.00 512.00	Total (m2 447.00  OWNED B Total (m2 512  OWNED B Total (m2 31
ID ED01 Waitangi Rd Pa ID WT01  Melville Place - ID ML01  Melville Place - ID	From Kainga Ora AT  rk Entrance (We From Parks  South West Foo From Kainga Ora  South East Foot From	To AT Kainga Ora  st Side)  To Kainga Ora  tpath To AT	5 5 5 Stage 6 Stage 4 Stage	512.00 31.00	Total (m2  447.00  OWNED E  Total (m2  512  OWNED E  Total (m2  31
ID ED01 Waitangi Rd Pa ID WT01 Melville Place - ID ML01 Melville Place -	From Kainga Ora AT  rk Entrance (We From Parks  South West Foo From Kainga Ora  South East Foot	To AT Kainga Ora  st Side) To Kainga Ora  tpath To AT	5 5 <b>Stage</b> 6 <b>Stage</b> 4	187.00 512.00	Total (m2 447.00  OWNED B Total (m2 512  OWNED B Total (m2 31
ID ED01 Waitangi Rd Pa ID WT01 Melville Place - ID ML01 Melville Place - ID ML02	From Kainga Ora AT  rk Entrance (We From Parks  South West Foo From Kainga Ora  South East Foot From Kainga Ora	To AT Kainga Ora  st Side)  To Kainga Ora  tpath  To AT	5 5 5 Stage 6 Stage 4 Stage	512.00 31.00	Total (m2 447.00  OWNED B Total (m2 512  OWNED B Total (m2 31  OWNED B Total (m2 10
ID ED01 Waitangi Rd Pa ID WT01  Melville Place - ID ML01  Melville Place - ID ML02  OR-044 / ST67	From Kainga Ora AT  rk Entrance (We From Parks  South West Foo From Kainga Ora  South East Foot From Kainga Ora  - Parcel to AT fo	To AT Kainga Ora  st Side)  To Kainga Ora  tpath To AT  path To AT	5 5 5 Stage 6 Stage 4 Stage 2	512.00 31.00	Total (m2 447.00  OWNED E Total (m2 512  OWNED E Total (m2 31  OWNED E Total (m2 10  OWNED E
ID ED01  Waitangi Rd Pa ID WT01  Melville Place - ID ML01  Melville Place - ID ML02  OR-044 / ST67 ID	From Kainga Ora AT  rk Entrance (We From Parks  South West Foo From Kainga Ora  South East Foot From Kainga Ora  - Parcel to AT foot From	To AT  Kainga Ora  st Side)  To  Kainga Ora  tpath  To  AT  path  To  AT	5	187.00 512.00 31.00	OWNED E Total (m² 512  OWNED E Total (m² 31  OWNED E Total (m² 10  OWNED E Total (m² 10
ID ED01 Waitangi Rd Pa ID WT01  Melville Place - ID ML01  Melville Place - ID ML02  OR-044 / ST67	From Kainga Ora AT  rk Entrance (We From Parks  South West Foo From Kainga Ora  South East Foot From Kainga Ora  - Parcel to AT fo	To AT Kainga Ora  st Side)  To Kainga Ora  tpath To AT  path To AT	5 5 5 Stage 6 Stage 4 Stage 2	512.00 31.00	Total (m2 447.00  OWNED E Total (m2 512  OWNED E Total (m2 31  OWNED E Total (m2 10  OWNED E
ID ED01  Waitangi Rd Pa ID WT01  Melville Place - ID ML01  Melville Place - ID ML02  OR-044 / ST67 ID	From Kainga Ora AT  rk Entrance (We From Parks  South West Foo From Kainga Ora  South East Foot From Kainga Ora  - Parcel to AT foot From	To AT  Kainga Ora  st Side)  To  Kainga Ora  tpath  To  AT  path  To  AT	5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5	187.00 512.00 31.00	Total (m2 447.00  OWNED B Total (m2 512  OWNED B Total (m2 31  OWNED B Total (m2 10  OWNED B Total (m2 10
ID ED01  Waitangi Rd Pa ID WT01  Melville Place - ID ML01  Melville Place - ID ML02  OR-044 / ST67 ID	From Kainga Ora AT  rk Entrance (We From Parks  South West Foo From Kainga Ora  South East Foot From Kainga Ora  - Parcel to AT foot From Kainga Ora	To AT  Kainga Ora  st Side)  To  Kainga Ora  tpath  To  AT  path  To  AT	5	187.00 512.00 31.00	Total (m2 447.00  OWNED B Total (m2 512  OWNED B Total (m2 31  OWNED B Total (m2 10  OWNED B Total (m2 10



## Oranga.

2.15 Land Swaps Summary.





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