

# MASSEY DEVELOPMENT OPPORTUNITY

36 – 46 MOIRE ROAD



# Offer Summary

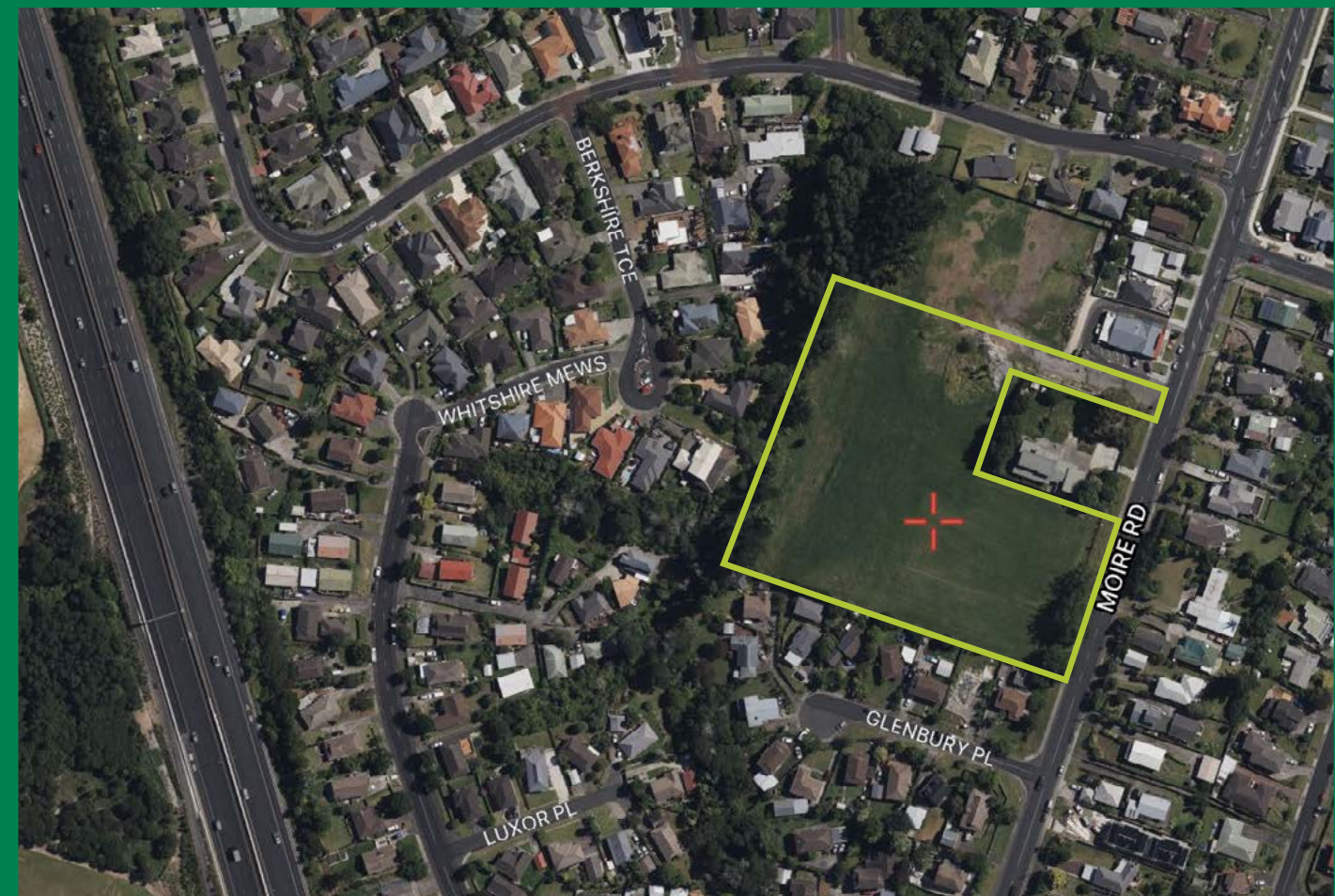
*Kāinga Ora is pleased to present the opportunity for development partners to purchase and develop lots at Moire Road Massey.*

Consisting of approx. 1.2Ha (gross) of consented subdivided land with resource consented housing as a mix of standalone and duplex 3 to 5 bedroom.

The development is well connected to local reserves and sports fields, walking distance to retail, schools and parks, easy access to the NW motorway and features urban design and landscaping in keeping with the surrounding area.

## SUMMARY

- The total land area is 12,026m<sup>2</sup> (gross) approx 1.2Ha
- The site is zoned Mixed Housing – Urban
- All homes will be required to achieve a 6 Homestar rating
- A yield of 35 standalone and duplex 3 to 5 bedroom homes
- Anticipated handover of sites by last quarter 2023
- Civil construction works completed



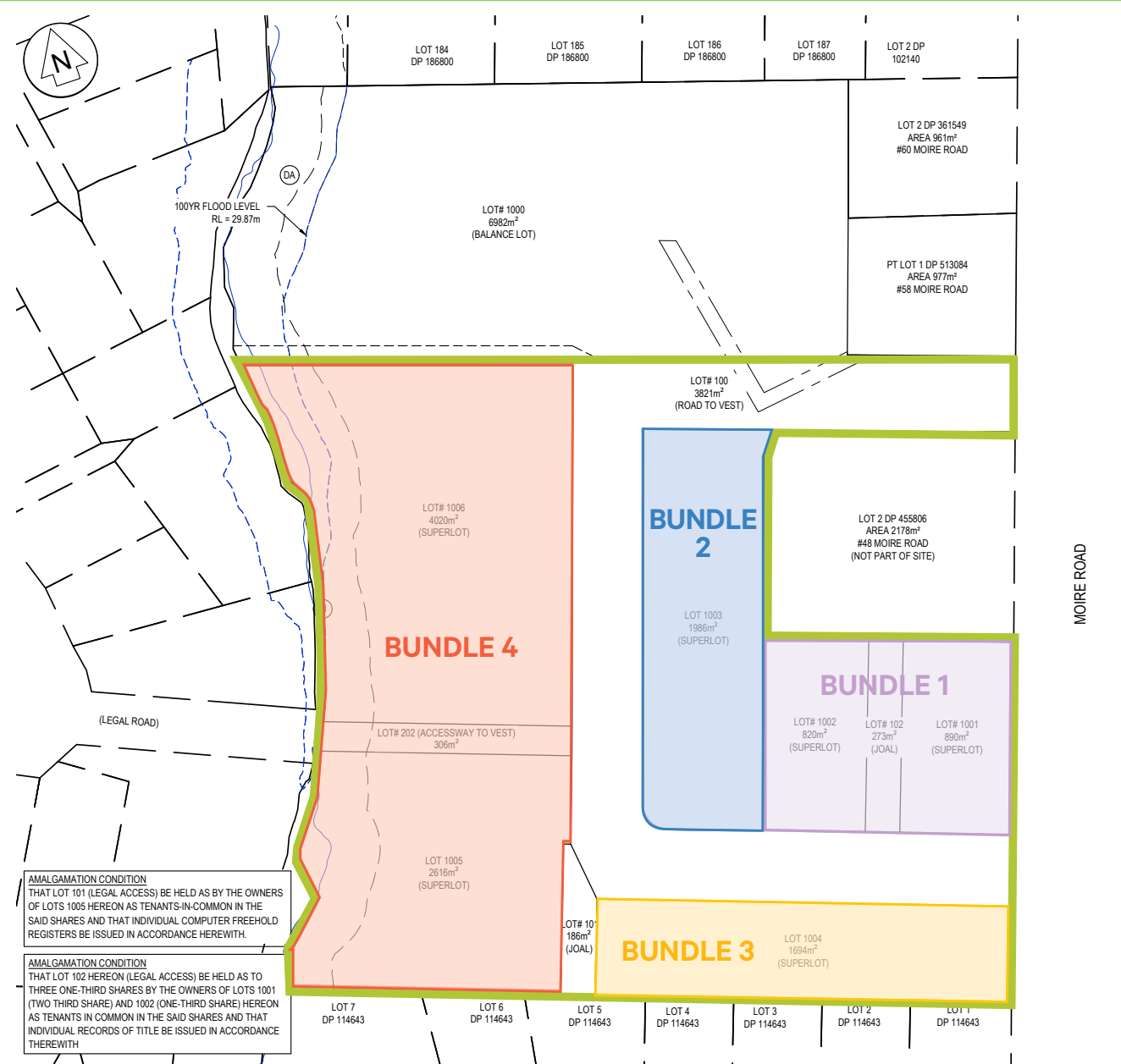




# Site Plan



# Bundle Overview





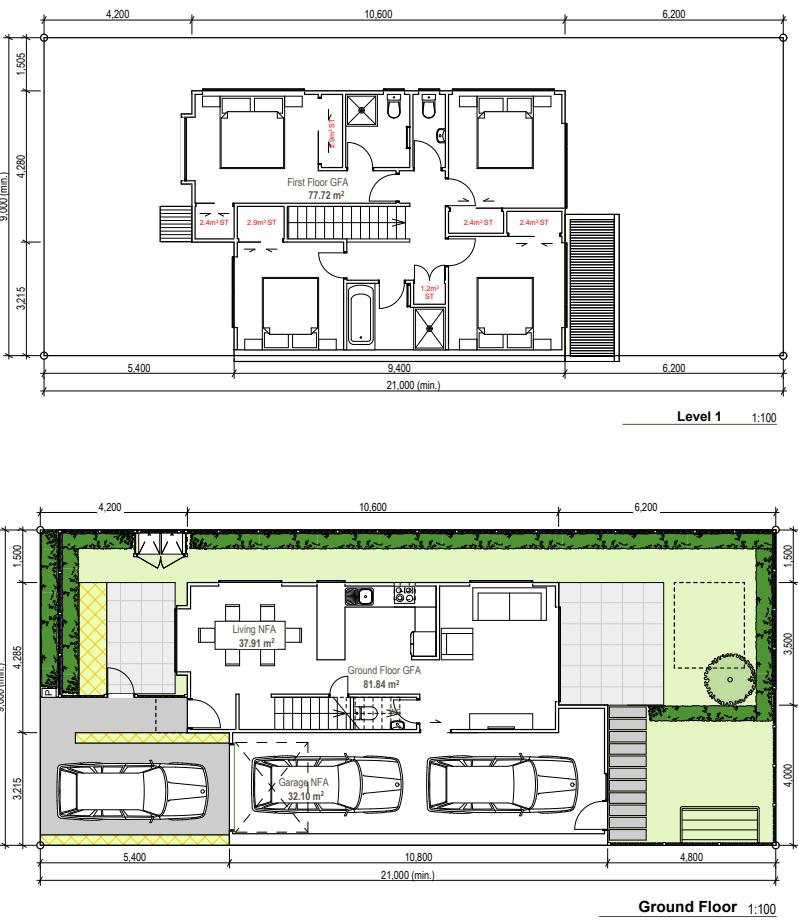
# Typical Consent Plans and Elevations

Each lot has a Resource Consent housing plan, either stand alone or duplex attached to it.  
The following examples are indicative of what is included in the Resource Consent.

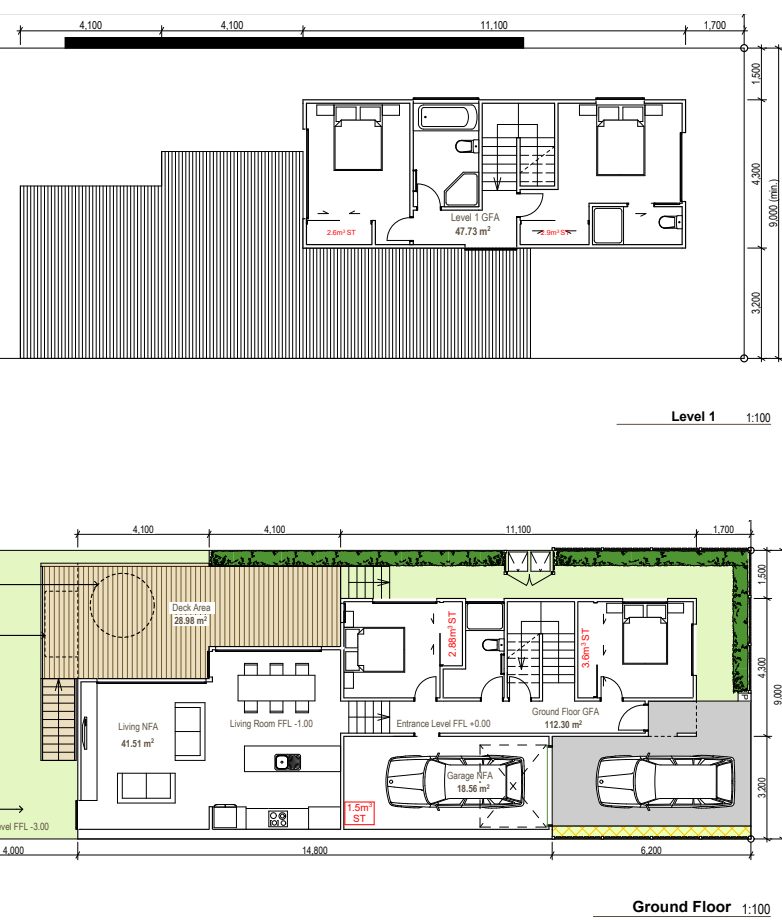
## DUPLEX 3 BED



## STAND-ALONE 4 BED



## STAND-ALONE 4 BED



# How to Respond

*Respondents are invited to submit an offer for one or more of the lot bundles described in this document.  
Interested parties will be required to submit a response form, as outlined below, for selected bundles.*

To assist in your response detailed information, including the Response Form, is available online at [kaingaora-im.co.nz/moire-road-im](https://kaingaora-im.co.nz/moire-road-im)  
**We look forward to receiving your offer, and we encourage you to be thorough in your response.**

## LOT AND BUNDLE DETAILS

Bundle	Lot #	Area (m2)	Yield	Typology	Zoning	Handover Date	Price Indication
Bundle 1	1001, 1002	1,710m2	7	Standalone & Duplex	MHU	Q4 2023	\$2.6M plus GST if any
Bundle 2	1003	1,986m2	8	Standalone & Duplex	MHU	Q4 2023	\$2.9M plus GST if any
Bundle 3	1004	1,694m2	7	Standalone & Duplex	MHU	Q4 2023	\$2.6M plus GST if any
Bundle 4	1005, 1006	4,425m2 6,636m2 gross	13	Standalone	MHU	Q4 2023	\$5.6M plus GST if any

## SELECTION PROCESS

**Kāinga Ora will welcome prospective buyers who can provide the following information to support their offer:**

1. Offer, including land price, commercial terms and details of funding arrangements
2. Profile of the purchaser including similar past and existing projects, which includes the construction of terraces, duplexes or standalone homes.
3. Can confirm they can meet the project milestones outlined in the response form.

The proposals received will be assessed based on price and non-price attributes including experience, and programme.

**The proposed evaluation criteria and weighting is as follows:**

- 50% Price, commercial terms and funding
- 30% Track record of delivering quality projects with similar typologies as in the proposal
- 20% Programme based on high level milestones

The closing date for your offer is **Friday 10 May 2024**

The successful purchaser selection is expected by **Friday 24 May 2024**

### CONTACT

Questions in relation to the IM and response must be made directly to  
**landsales.UDD@kaingaora.govt.nz**

### SUBMISSION

Respondents are to email their offer on or before the closing date to  
**landsales.UDD@kaingaora.govt.nz**

## GENERAL POLICIES DISCLAIMER

1. **Publication:** Neither the whole nor any part of this report or any reference to it may be included in any published document, circular or statement without prior written approval of Kāinga Ora in its sole discretion.
2. **Information:** Information has generally been obtained from a search of records and examination of documents, or by enquiry. Where information has been supplied to us by another party, this information is believed to be reliable, but we accept no responsibility if this should prove not to be so.
3. It is intended that this document provides general information in summary form. The contents do not constitute advice and should not be relied upon as such. Specialist advice should be sought in all matters. All information must be checked and verified by any person receiving or acting upon these particulars and no warranty is given or representations made in respect of such information as to the correctness or sufficiency of such information.
4. This document does not form part of any contract in respect of the sale of the subject property.
5. **Title Boundaries:** We have made no survey of the property and assume no responsibility in connection with such matters. It is assumed that all improvements are within the title boundaries.
6. No undertaking is made that the property complies with the legislative requirements including the Building Act 2004, Health and Safety at Work Act 2005, Resource Management Act 1991 and related regulations.
7. All plans and maps are indicative only.

The material contained in this document has been prepared in good faith by the vendor, solely for the information of potential purchasers to assist them in deciding whether they are interested in the potential development land in Massey. The information does not form part of any offer or contract and is intended as a guide only. You should not rely on any material contained in the document but should make independent investigations to satisfy yourselves as to the accuracy of any material. The vendor does not make any representations or warranties as to the accuracy of the material and does not assume any liability for negligence or otherwise in connection with any material contained in this document. The vendor reserves the right, in its sole discretion, to postpone or cancel the proposed sale of the land described and to modify or add any terms and conditions to the proposed contract or other material associated with the proposed sale, which may be made available to a potential purchaser.

## CONDITIONS

### Kāinga Ora reserves the right to:

1. Reject all or any IM response and not award and not accept the highest-priced, or any, response;
2. Call and/or re-advertise for IM responses or revisit any prior IM process;
3. Waive any irregularities or informalities in the process;
4. Amend the closing date, the acceptance date, or any other date in the IM document;
5. Amend this IM and any associated documents by the issuance of a written Notice to Respondents Tenders (NTRT) notice;
6. Seek clarification of any IM response;
7. Suspend or cancel (in whole or in part) this process;
8. Consider or reject any alternative response;
9. Deal separately with any of the divisible elements of any response, unless the relevant response specifically states that those elements must be taken collectively;
10. Enter into discussions and/or negotiations with any submitter at any time, and upon any terms and conditions, before or after acceptance of any response;
11. Conduct a financial check on any respondent submitting a response;
12. Meet with any respondent before and/or after the IM process closes and prior to the award of any contract.

Kāinga Ora will not be bound to give any reasons for decisions made as a result of this IM or as an outcome of the IM evaluations.