



**HOBSONVILLE POINT**  
Moments away, a world apart.



## A RESIDENTIAL DEVELOPMENT OPPORTUNITY AT HOBSONVILLE POINT

Superlot BB8-2, cnr Sidney Wallingford Way and Clark Road





# HOBSONVILLE POINT

Hobsonville Point is a masterplanned development, which provides for an active, mixed use and sustainable community comprising of more than 4,500 homes. There is a high level of amenity provided to residents including a primary and a secondary school, 26ha of open space and reserves, community facilities and a vibrant waterfront hospitality precinct.

Hobsonville Point is located about 12km north-west of central Auckland. The land is a peninsula that extends into the Upper Waitemata harbour. Situated halfway between Albany and Westgate on State Highway 16, it is easily accessible via the Northern or North Western motorways and is 20 minutes by car from the CBD (off-peak).





# THE OFFER

Kāinga Ora is pleased to offer by Request for Proposal, Superlot BB8-2 which comprises 685 sqm, within the Buckley B precinct and invites interest from our builder partners. BB8-2 is suitable for up to five dwellings, with existing service connections for four dwellings. The land price is available on application and other commercial terms are subject to negotiation. Located on the corner of Sidney Wallingford Way and Clark Road, the site is in close proximity to both the secondary school and primary school as well as the Scott Point sports grounds.

Kāinga Ora requires all dwellings built on the subject superlot to meet Kiwibuild price points.

CRITERIA	WEIGHTING
Land price and commercial Terms	45%
Design and programme	20%
Track record and experience	20%
Partnering with Māori	15%

Please get in touch if you'd like to meet and discuss the site further.

Further information is available on request.

This RFP will close at **4pm on 15 March 2024.**

## SUPERLOT LOCATION



\*Boundary lines are indicative only.



# AFFORDABILITY

In order for Kāinga Ora to achieve its goals, the organisation needs to deliver housing at a price point that is accessible to everyday Aucklanders. Construction costs have risen sharply in recent years and it has become increasingly difficult to keep prices in check, particularly in the multi-unit residential category.

All of the homes on the subject site will be required to meet the Kiwibuild price points. Kiwibuild homes come in a variety of types to suit their owners' differing needs. They are available as two or three-bedroom homes which can be built as apartments, terraces (in a row), semi-detached (in a pair) or standalone houses. Kiwibuild homes are subject to criteria for purchasers around income levels, residency and live in requirements.

Kiwibuild homes must achieve the following price points:

2-bedroom – \$760,000

3-bedroom – \$860,000



## DESIGN REVIEW PANEL

Hobsonville Point is a masterplanned development, meaning that an overall plan guides the entire project. Each precinct is also planned and designed in detail and the required consents are applied for from Auckland Council. Each consent identifies locations for homes, schools, retail, offices and other non-residential activities within the area. Locations for neighbourhood parks, reserves, walkways

and cycleways, bus stops and the main road network are also identified. The resulting document is called a 'Comprehensive Development Plan' (CDP). It includes development controls, such as building heights and site coverage. Urban Design is taken seriously at Hobsonville Point and each home is taken through a Design Review Panel which will enforce the CDP and design guidelines.





# RESPONDING TO THE RFP

We look forward to receiving your response via email (see right). Please ensure that it includes:

- Information about the company's experience, including (but not limited to) key people in the project team and any relevant experience they may have
- Bulk and location plan showing site layout, yield, typology mix (number of bedrooms, building height, etc.)
- Confirmation of price points
- Commercial arrangement e.g. settlement terms, pre-sales, deposit
- Project feasibility
- Build programme
- Any conditions of purchase, e.g. finance, board approval

## Respond to:

**landsales.UDD@kaingaora.govt.nz**

The deadline for responding to this RFP is 4pm on **15 March 2024**.

## Sales Process

Kāinga Ora will select a preferred Builder Partner by 29 March 2024. The preferred Builder Partner will then be asked to provide further design/development information (in the form of a draft Term Sheet) by 12 April 2024, followed by negotiation and execution of a sale and development agreement.



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