



MANGERE WEST A THE DEVELOPMENT OPPORTUNITY





ABOUT KĀINGA ORA

On 1st of October 2019 Kāinga Ora – Homes and Communities was established to bring together the people, capabilities and resources of Housing New Zealand, HLC and KiwiBuild. The goal is to achieve a more cohesive, joined-up approach to support the Government’s priorities for housing and urban development in New Zealand.

KĀINGA ORA HAS TWO KEY ROLES:

- » being a world-class public housing landlord
- » partnering with the development community, Māori, local and central government, and others on urban development projects of all sizes.

Kāinga Ora’s Urban Development Team is focussed on delivering quality urban development that results in well-planned, more affordable residential neighbourhoods, as well as the transport connections, open spaces, amenities and jobs that communities need to thrive.

Kāinga Ora unlocks under-utilised areas within the urban growth boundary to accelerate the availability of build-ready land, and adheres to a masterplan to facilitate better housing outcomes. This includes the provision of public housing and more affordable homes for people at all life stages to support their home ownership aspirations.

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WELCOME TO MANGERE DEVELOPMENT

The Mangere Development is a large scale urban development project providing around 10,000 homes over the next 15+ years.

The development is aimed at delivering more affordable market homes, better quality state homes and improved infrastructure and amenity. It is led by Kāinga Ora's urban development team, bringing expertise gained from developing Hobsonville Point.

The development will deliver warm, dry, healthy homes and better infrastructure and amenity to be shared by state house tenants; those climbing the homeownership ladder; and individuals and families in the private market.

The Mangere Development isn't just about building new homes, it's also about making the most of our neighbourhoods. Kāinga Ora is taking a holistic approach to creating an inclusive urban environment. We're working with partners like Auckland Council, Auckland Transport and mana whenua to renovate the things that improve wellbeing – parks, public spaces, green space, walking paths and underground infrastructure.

We are excited to work with partners to provide greater housing options and improved amenities that will make Auckland an even better place to live.



THE OFFER

Kāinga Ora is pleased to present an opportunity to purchase and develop Stage 2 superlots in Mangere West A, a neighbourhood of the Mangere Development. Kāinga Ora is looking for a range of development partners to deliver Stage 2 and purchasers may respond to more than one superlot.

STAGE 2 SUMMARY

- Nine superlots, which make up all of Stage 2 market lots
- Total area of 24,959 m² (2.49Ha)
- Supporting a yield of approximately 131 homes
- 50 percent of homes to be KiwiBuild or meet affordable housing criteria
- KiwiBuild criteria of at least 90 percent two and three-bedroom typologies
- All new homes to achieve 6 Homestar rating
- Homes to comply with the Kāinga Ora Design Guidelines which can be viewed at kaingaora.govt.nz/publications/design-guidelines/
- Sites are zoned in the Auckland Unitary Plan as Residential – Mixed Housing Urban Zone
- Handover of sites expected from April 2021

Superlot No.	Superlot Area (m ²)	Proposed Yield Range	Proposed Typology	Zoning	Expected Superlot Handover Date
A44	2015	7	2 level semi	MHU	May 21
A65	638	2	2 level semi	MHU	July 21
A50	4328	20	2 level terraces	MHU	Oct 21
A54	3207	13	2 level semi + terrace mix	MHU	Oct 21
A60	3253	15	2 level terraces	MHU	Oct 21
A62	1895	8	2 level semi	MHU	Oct 21
A67	4021	36	3 level walkup	MHU	Oct 21
A69	3384	12	2 level semi	MHU	Oct 21
A55	2218	18	3 level walkup	MHU	Apr 22

MANGERE WEST A CONSTRUCTION PROGRESS

Located South of Mangere Bridge, Mangere West A comprises 11 Ha of land development that will deliver approximately 980 new homes over the next five years, with a mixture of state, affordable and market homes.

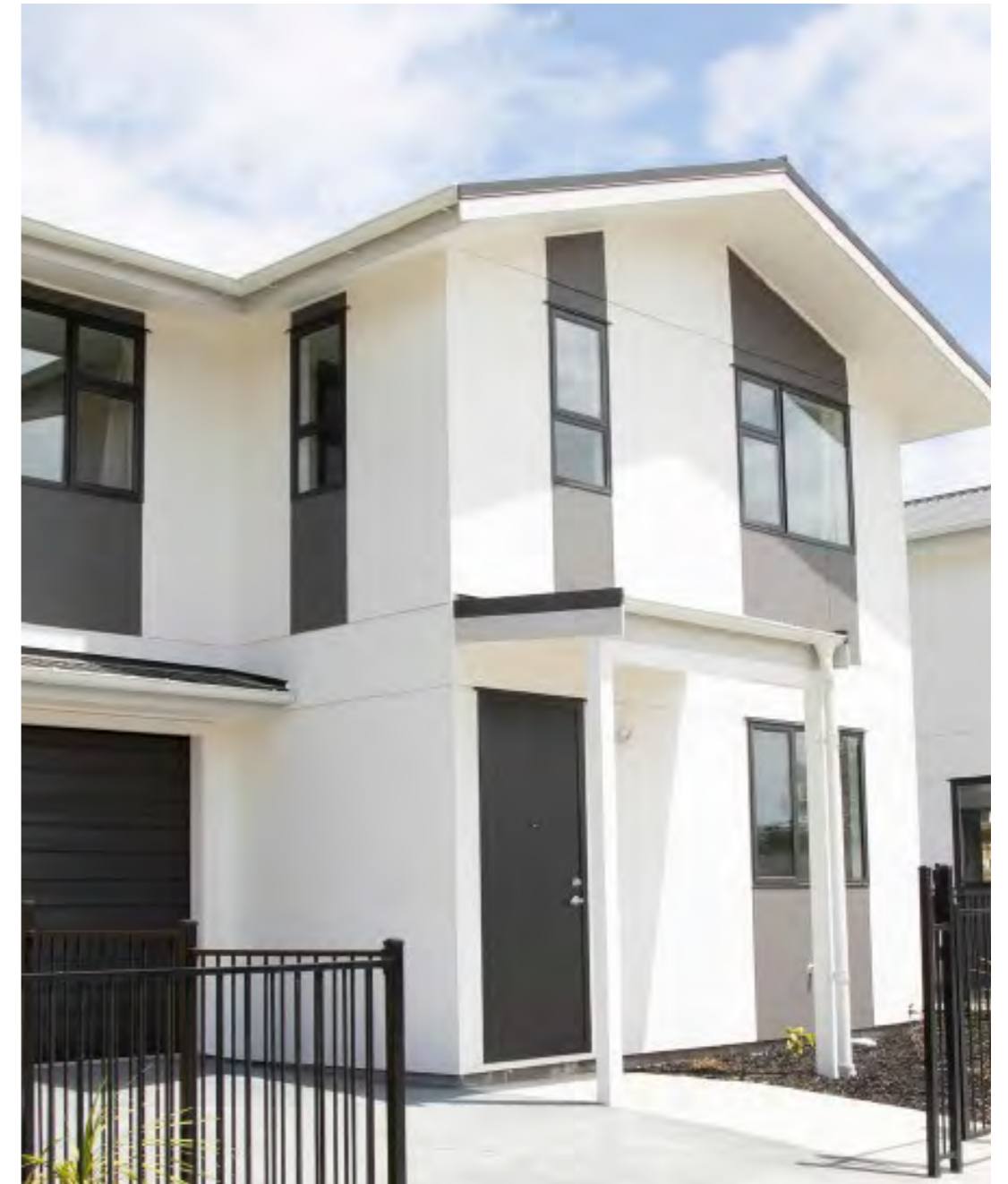
Progress to date is as follows:

Stage 1

- » Civil works are significantly progressed, anticipating completion Q4 2020.
- » 80 state homes are complete and occupied.
- » First market/affordable homes have an anticipated construction start date of October 2020.

Stage 2

- » Tenant relocation and house demolition is continuing.
- » Construction on the next state superlot is anticipated to start January 2021.
- » House relocation, demolition and civils work is underway.



SITE PLAN

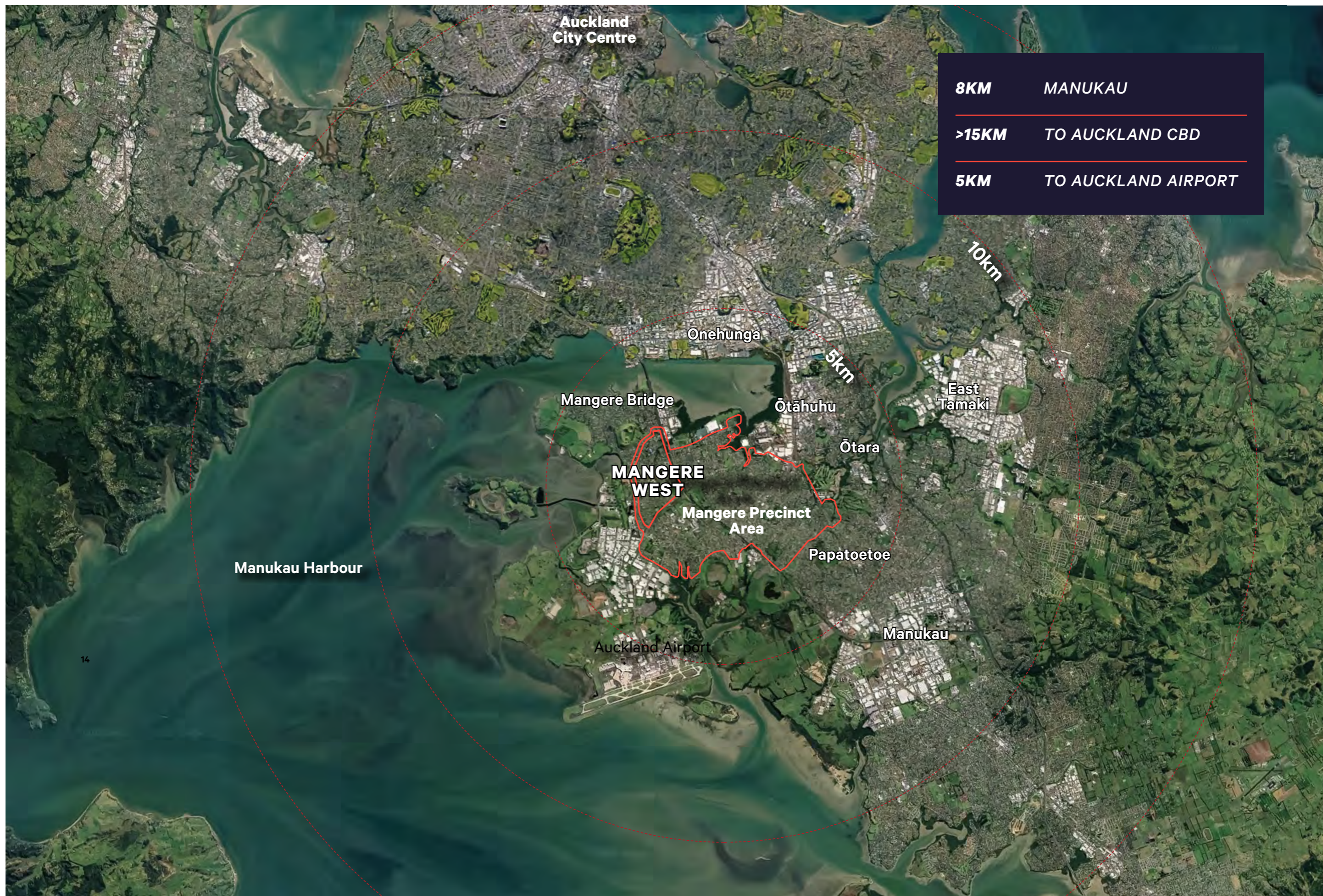


Legend.

- Māngere West Site Boundary
- Stage 1
- Stage 2
- Stage 3
- Future Reserves
- Stage 2 Market Superlots

Note: Boundaries are indicative only, update as of June 2020.

SUPERLOT LAYOUTS ARE INDICATIVE ONLY AND PROVIDE AN EXAMPLE OF WHAT COULD BE ACHIEVED. KĀINGA ORA WELCOMES ALTERNATIVE LAYOUTS.



NEIGHBOURHOODS

WHO LIVES IN THE DEVELOPMENT AREA?

Mangere is culturally diverse with approximately one sixth of its population Māori and over one fifth of Auckland's Pacific people calling it home. Pacific people make up nearly sixty percent of Mangere's population. Although English is the most widely used language, Pacific languages are the most common first languages, with Te Reo Māori prevalent. Mangere is also very youthful, with over a quarter of its population under 15 years old, and over 13,000 students attending 27 schools.

SMALL AND LARGE DEVELOPMENTS ACROSS MANGERE

The Mangere Development will occur within a precinct defined by Kāinga Ora which includes ten neighbourhoods within and around Mangere in south Auckland. The precinct is 176 hectares in area and is currently home to approximately 66,400 people. The concentration of state housing within the neighbourhoods will decrease and the overall density will increase as the state/affordable/market housing mix is delivered.

The neighbourhood development projects range in scale from a few hundred new homes in some areas to over 3,700 in Mangere Central.

Work is underway currently in Stage 1 and 2 of the Mangere West A neighbourhood. Work has also begun in the Aorere neighbourhood within the Mangere precinct. This development will see 138 existing state owned properties developed into around 500 new state and market homes. The project programme is in five stages over five years. Stage one design and consent is underway with civil works on track to commence at the start of summer 2020. The remaining 8 neighbourhoods are planned future developments.



NEIGHBOURHOOD PLAN



VISION

MORE HOMES, GREAT NEIGHBOURHOODS

Kāinga Ora was established to deliver new warm, healthy homes to the city's residents – more state housing for those in need; more homes for first home buyers; and a greater supply of homes on the market.

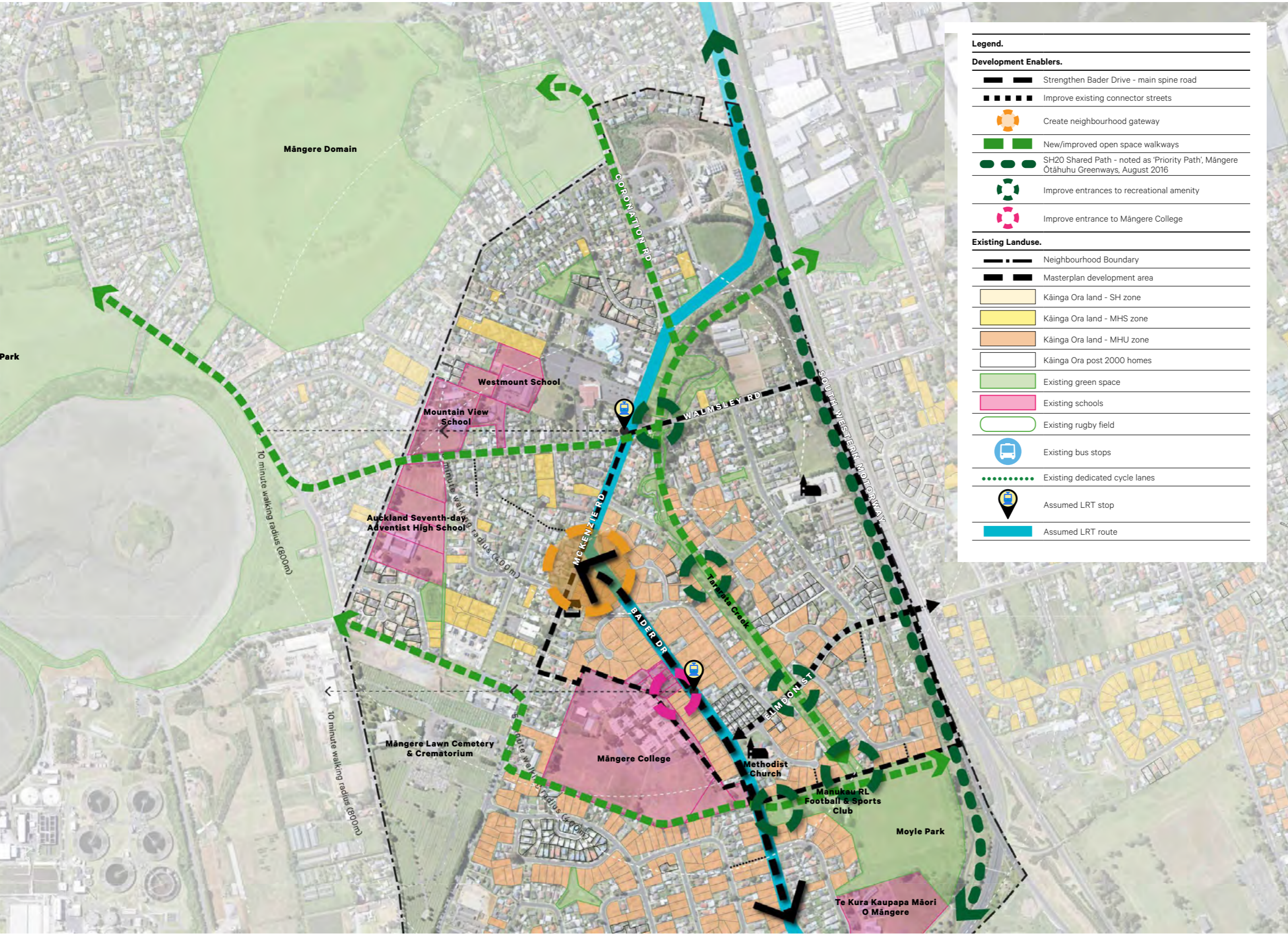
Kāinga Ora is not, however, just about numbers of homes. The projects will create improved infrastructure, more connected neighbourhoods and better amenities; and they will lead to innovation in the home construction market by creating a significant pipeline of work for our builder/developer partners.

In Mangere West A, the vision is to further enhance the sense of place and make it easier for the community to get around and connect socially. At the same time we will be increasing the number of Kāinga Ora homes and the number of homes available for affordable home buyers.

We intend to achieve the vision by delivering improved street networks, better-quality public open space and well-designed homes. We will be investing in Mangere West A's infrastructure to cater for a higher number of households in the area as a result of the Mangere Development, including a new stormwater network.



KEY MOVES



WHY MANGERE WEST

Mangere is home to great schools, parks and playgrounds, recently improved cycleways and walkways, and a thriving arts scene.

Mangere Central acts as a hub of community activity and cultural involvement. A number of key community facilities encourage this activity, including the Moana-Nui-a Kiwa Leisure Centre, Mangere Arts Centre and the library, along with Te Wananga o Aotearoa's Mangere campus, and an emerging health hub. Churches and mosques also contribute to the diverse range of activities in Mangere Central.

You'll also find plenty of places to enjoy the outdoors in, and near, Mangere West, including Te Pane-o-Mataoho (Mangere Mountain), Watercare's Coastal Walkway along the Mangere Ihumatao foreshore, and Ambury Regional Park's hiking trails.

CLOSE TO EMPLOYMENT HUBS

The precinct is located just 20 minutes from the Auckland city centre, close to several major employment hubs, two universities and Auckland Airport. Middlemore Hospital is a key employer in Mangere and is highly accessible to public transport. Significant new and remedial construction work is planned for the hospital.

WELL SERVED BY SCHOOLS

Mangere West is home to a number of schools, including Mountain View School, Westmount School, and Te Kura Kaupapa Māori o Mangere, as well as pre-schools, Mangere West Kindergarten and Airport Oaks Montessori. Moana-Nui-a Kiwa Leisure Centre, Mangere Arts Centre and the library are located nearby in the town centre, along with Te Wananga o Aotearoa's Mangere campus.



NEW HOUSING, INFRASTRUCTURE AND AMENITY

Kāinga Ora are upgrading infrastructure and amenities so that public places and essential services are brought up to date and made safer and more durable. The investment in Mangere West will enable locals to remain in Mangere, bring new people and jobs to the area and improve the amenities in the neighbourhood. More families and students will also help the local schools grow and provide greater support for local businesses.

All new homes built as part of the development are required to meet a Homestar 6 rating, lifting the quality of the area's housing stock significantly.

Kāinga Ora is committed to working with Auckland Council, Auckland Transport, the Ministry of Education and other agencies to 'renovate' the Mangere Development neighbourhoods. As well as underground infrastructure, Mangere West A will see streets, footpaths, berms and parks upgraded. Walking and cycling connections will be improved, making it easier to get around.



MĀORI HOUSING OPPORTUNITIES

The Kāinga Ora mandate spans a number of projects across Aotearoa including a significant area of Tāmaki Makaurau, Auckland. Our development precincts are located within the tribal areas of various mana whenua groups throughout the motu (country) and we are committed to working with Māori to support Māori urban development aspirations and Māori housing outcomes.

Kāinga Ora is also committed to upholding the principles of the Treaty of Waitangi (Te Tiriti o Waitangi), in particular the principles of Partnership, Active Protection and Redress. We have ensured that there is no land within this offering to which rights of refusal apply. In relation to the principle of Partnership we aim to have meaningful and early engagement with Māori entities about the development of this land and we invite Māori to participate in this urban development.

MANA WHENUA

Definition: Mana whenua means the indigenous people (Māori) who have historic and territorial rights over land and water. It refers to iwi and hapu (Māori tribal groups) who have these rights in a defined geographical area of interest.

MATAAWAKA

Definition: Mataawaka means the indigenous people (Māori) who live in an area and are not within a mana whenua group.

Kāinga Ora is working with Māori o te motu, in developing an engagement approach across our development precincts to help facilitate for Māori, the implementation of environmental, social, cultural and economic outcomes. Kāinga Ora acknowledges the authentic role of mana whenua and has formalised individual relationships with mana whenua entities. Commercial development and other opportunities will be explored through these avenues.

Our special focus on Māori aspirations in relation to urban development also includes working with iwi asset holding companies and iwi subsidiaries to offer Māori opportunities to participate in urban development.

We recognise that our development precincts comprise a number of mataawaka groups and entities. It is important for Respondents to understand our commitment to working with our Treaty partners, mana whenua and mataawaka respectively and, where appropriate, commit to supporting the implementation of effective Māori housing outcomes which reflect this approach.

OPPORTUNITIES FOR MĀORI

Kāinga Ora is committed to working with mana whenua and mataawaka entities to address Māori housing needs. We seek your support in defining effective pathways for the delivery of housing developments to achieve successful Māori housing outcomes. We, therefore, welcome the private sector (including Māori entities) to partner with us to achieve these outcomes.

Cultural innovation is key and entities that accurately capture wahi kainga, multi-generational living, mātauranga Māori, kaupapa Māori and tikanga Māori design principles are encouraged to respond.

For more information on Māori Housing Opportunities please contact amos.kamo@kaingaora.govt.nz

AFFORDABLE HOMES

Across the Mangere Development, Kāinga Ora is seeking innovative design and construction methods that will deliver affordable housing. Affordable options should achieve Kāinga Ora's objectives of delivering pathways to home ownership and security of tenure, as well as creating a balanced community.

In Mangere West, which the superlots that are the subject of this offer form part of, it is expected that a minimum of 50% of homes will be delivered as affordable. If more than one superlot is being purchased then this percentage could be spread across those superlots in different configurations.

Within that 50%, there is an expectation that there will be a mix of 1, 2 and 3 Bedroom homes, built and sold at or below the KiwiBuild price points of:

- 1 bedroom = \$500,000
- 2 bedroom = \$600,000
- 3 bedroom = \$650,000

Kāinga Ora also encourages the delivery of modestly sized homes offered to the market as long-term rentals with secure tenure, shared equity, rent to buy, etc. If, for example, a single superlot is being purchased, Kāinga Ora is open to it being delivered, either in part or in full, as long-term rental properties.

COMMUNITY HOUSING MODELS

Kāinga Ora welcomes engagement with Community Housing Providers (CHPs) and Non Government Organisations (NGOs). We are interested in models which allow New Zealanders to move along the housing spectrum, and provide security of tenure, such as shared equity, rent-to-own and long-term rentals.

Kāinga Ora will endeavour to provide support to housing groups using alternative legal structures, financing structures or development processes, for example through the use of longer settlement periods for land sale.

Groups interested in developing collective models of urban housing are encouraged to apply, including papakainga and other forms of co-operatives and community land trusts.

Respondents are also encouraged to express their interest in undertaking developments which offer targeted solutions to housing or community needs including:

- Aged care
- Healthcare related housing
- Key worker housing
- Housing for low or middle income earners
- Other developments which may produce positive social outcomes.



MARKETING

MARKETING SUPPORT FOR BUILDER/DEVELOPER PARTNERS

Kāinga Ora's urban development team will provide extensive communications and marketing support to builder and developer partners working within the Mangere Development neighbourhoods. We have been communicating with Mangere residents for approximately two years. Once our developer/builder partners have product to sell they are invited to contribute to a marketing fund. Through experience gained at Hobsonville Point, we've found that pooling our resources creates more impact and everyone benefits.

PLACE-BASED MARKETING

Kāinga Ora focuses marketing efforts on place first and product second. The scale of our developments Auckland-wide gives us considerable impact across all forms of media, including editorial and advertising in traditional print and broadcast media as well as through online channels. The Mangere Development has its own website, Facebook page and biannual magazine called Home Base which is delivered to 18,000 households, as well as ongoing press and online advertising support.

Mangere has a big, warm, wide-open heart. It's a great place to live because there's a strong sense of community. The Mangere Development's brand promise to homebuyers is to live in a place where you feel that sense of belonging.



INFORMATION CENTRE

The Mangere Development has an information centre at 12 Waddon Place, across the road from the Mangere town centre car park. The centre provides a place for people to come to learn more about the development and how it is changing the neighbourhood, the types of homes that will be available for sale and how to buy them. Staffed by locals who know their community well, the centre is designed to help not only the people who have the money to buy a home now, but those that could, with planning and access to financial information and resources, buy down the track. The centre holds regular Information Days which are well attended.



The Mangere Development Information Centre provides a place for people to come and find out how to buy in the development area.



PRODUCT MARKETING

Kāinga Ora promotes homes for sale via press ads in NZ Herald Homes and editorial/advertorial content in the wider print and broadcast media and through social channels such as Facebook. We run regular digital campaigns online with a targeted call to action, e.g. a visit to the developer’s display suite. The Auckland Housing Programme has a dedicated real estate listings section on the OneRoof platform, called Our New Auckland.



mangeredevelopment.co.nz/rightforyou



Belong here

10,000 NEW HOMES COMING TO MANGERE

You might have thought that owning a home in Mangere was out of reach for your family – but that could be set to change. By replacing tired standalone houses with new, high-quality terraces, apartments and duplexes, the Mangere Development is bringing 10,000 more affordable homes to this big-hearted community over the next 10+ years. Every new home will be designed and built to modern standards, which include double glazing, insulation and modern materials and fittings inside and out. With all this fresh new choice, you might just find that home ownership is right for you.

PLAN TO BUY

If you're interested in buying one of the new KiwiBuild or market homes in Mangere, you've got time to start preparing and saving. Go to www.mangeredevelopment.co.nz to sign up for email updates and you'll get news of the new homes straight to your inbox. You can also follow Mangere Development on Facebook and visit the team at the Mangere Development Information Centre, who can help you start planning to buy.

Mangere Development Information Centre

12 Waddon Place, Mangere

Wednesday – Saturday from 10am to 4pm

mangeredevelopment.co.nz

[/mangeredevelopment](#)

Mangere Development

Belong here

On sale now

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Development 1

1/100 Street Address, 70m²

 2  1  100m away

\$470,000



Development 2

1/100 Street Address, 70m²

 2  1  100m away

\$470,000



Development 3

1/100 Street Address, 70m²

 2  1  100m away

\$470,000



Development 2

1/100 Street Address, 70m²

 2  1  100m away

\$470,000



Development 1

1/100 Street Address, 70m²

 2  1  100m away

\$470,000



Development 2

1/100 Street Address, 70m²

 2  1  100m away

\$470,000



Development 3

1/100 Street Address, 70m²

 2  1  100m away

\$470,000



Development 2

1/100 Street Address, 70m²

 2  1  100m away

\$470,000



Development 1

1/100 Street Address, 70m²

 2  1  100m away

\$470,000

THE DEVELOPMENT 1 DISPLAY SUITE IS OPEN FROM 8TH AUGUST AT 100 STREET NAME.

Open daily from 9am to 5pm by appointment.

mangeredevelopment.co.nz

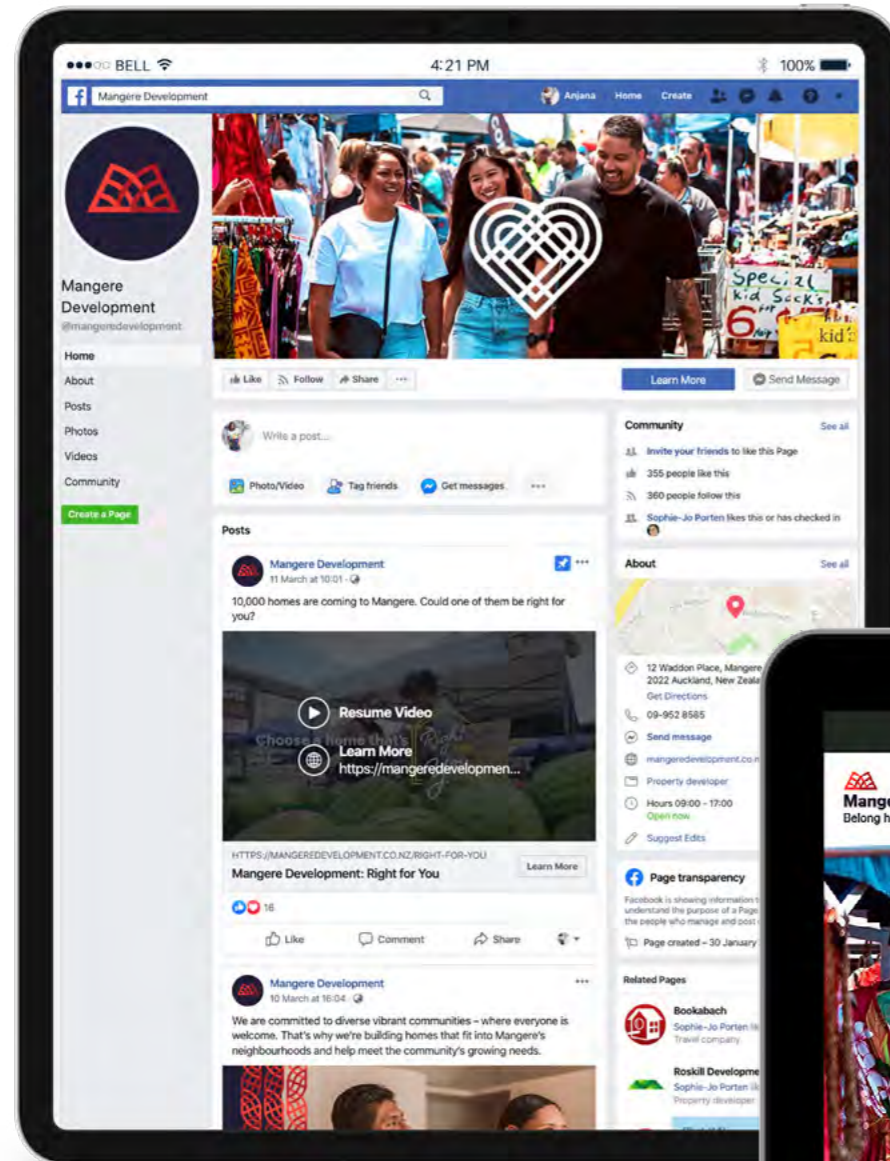
Mangere Development

Belong here

 **Kāinga Ora**
Homes and Communities

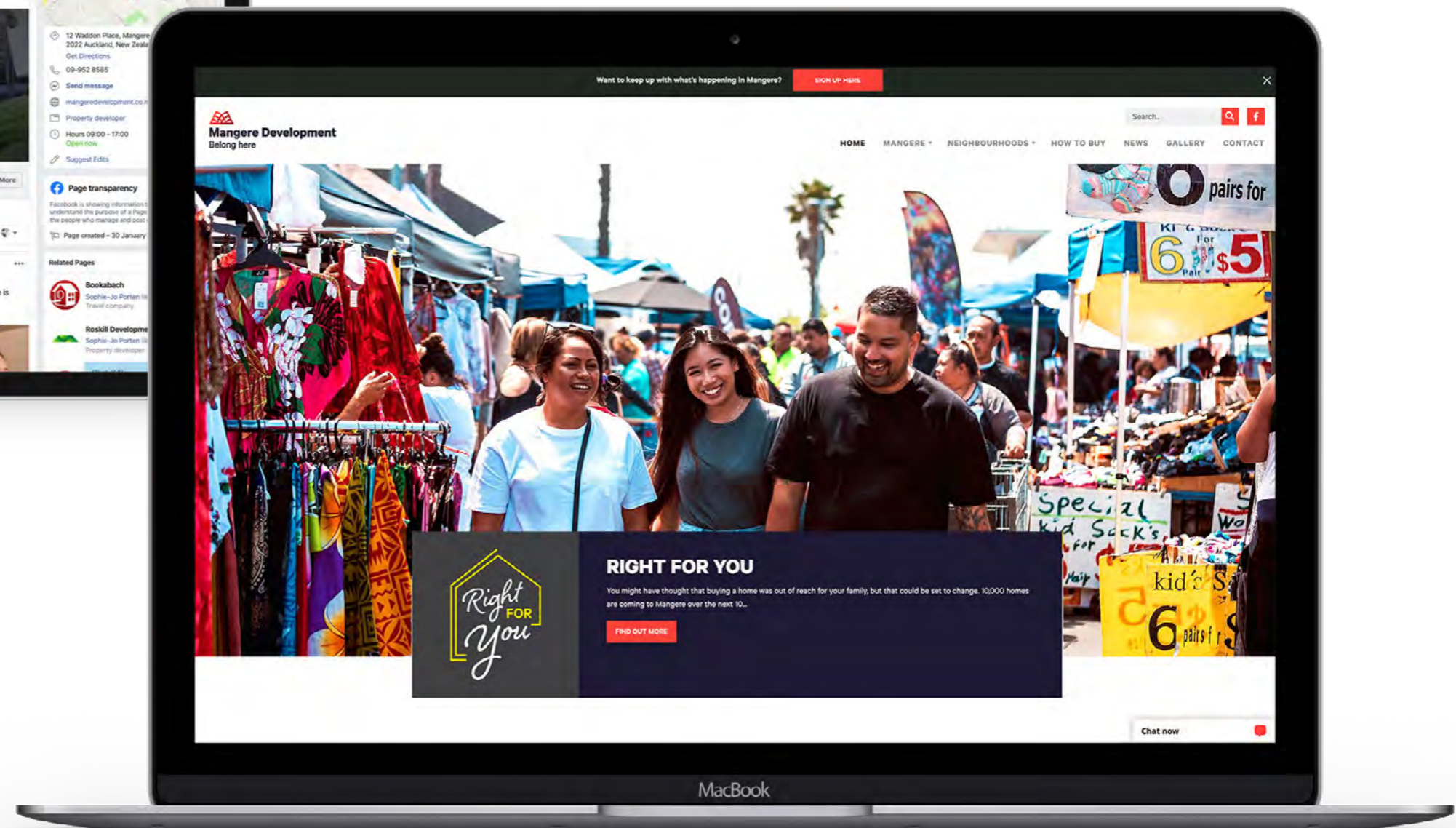
 **Mangere Development**

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**Mangere Development
Facebook page**

**Mangere Development
website**



HOW TO RESPOND

Respondents are asked to prepare their submission as per the requirements of the Response Form, available for download with the due diligence documents at: mangere-im.co.nz/mangere-west-a-im. The proposals received will be assessed based on price and non-price attributes.

There is a large amount of information available on line to inform your submission and we invite you to study that which is relevant to the superlot/s you are interested in. We look forward to receiving your submission and we encourage you to be thorough in your response.

The selection criteria and weighting will be as per the table below.

40%	Price and agreement with Commercial Terms as per Section 4, 5 and 7 of the Draft Term Sheet.
25%	Delivering the affordable housing outcomes being sought
20%	Resourcing and management to meet the proposed timeframe
15%	*Willingness to work with mana whenua and Māori, and demonstrate how the proposed development recognises the importance of Māori perspectives, and Tiriti O Waitangi and its principles
Pass/Fail	6 Homestar: Confirm dwellings will meet a minimum of 6 Homestar design and build certification

*Kāinga Ora acknowledges that some respondents may not yet have the understanding or operational ability to respond in a meaningful way to this criteria. In this case we encourage respondents to consider the criteria and think about how in the longer term you may be able to operate in this area.

This IM is issued on: **Monday 30 November 2020**

The closing date for submission is: **4 PM Friday 29 January 2021**

SELECTION PROCESS

Evaluation and shortlist of developers will be selected : **late February 2021**

Final purchaser(s) selection is expected: **early March 2021**

CONTACT

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

SUBMISSION

Respondents are to email their detailed proposals on or before the closing dates to

Procurement-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 provide 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 2015, 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 at Mangere West. 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.

