



 **Northcote
Development**
Close to the heart

**PRIME SUPERLOT
BORDERING TE ARA
AWATAHA GREENWAY**

 **Kāinga Ora**
Homes and Communities



About Kāinga Ora

Kāinga Ora – Homes and Communities was established to bring together the people, capabilities and resources of KiwiBuild, Housing New Zealand and HLC. 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.

The Kāinga Ora Urban Development Team is helping to provide more homes, at a faster pace, to growth areas by managing urban development projects on under-utilised Government-owned land, to deliver well-planned neighbourhoods and enable thriving communities.

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Welcome to Northcote Development

The Northcote Development is a large-scale urban development project providing around 1,700 homes. The project is well underway and will be complete by the end of 2025.

The project will deliver 480 new state houses – replacing the existing state homes and adding to their number with 180 extra homes. Around a quarter of these have already been built and all state homes will be complete by mid-2025.

Over 1,200 new homes are being delivered to the market, a good proportion of which are priced in more affordable price ranges.

As well as much needed homes, Northcote residents are seeing improved infrastructure and new amenities, including a network of new and upgraded parks. These are connected by a new greenway, called ‘Te Ara Awataha’, along the route of the Awataha Stream. This significant project is integrated with Panuku Development Auckland’s redevelopment of the Northcote town centre. Te Ara Awataha will link Lake Road to the town centre, giving residents a pedestrian and cycle-friendly path through the neighbourhood.

The Northcote Development is being managed by Kāinga Ora, bringing expertise gained from developing Hobsonville Point to the project.





The Offer

Superlot N26

Kāinga Ora is pleased to offer for sale the superlot N26 within the Northcote Development area.

Covering a total of 3,939m², the superlot has three street frontages with the western boundary adjoining Te Ara Awataha.

N26 Summary

- Total area of 3,939m²
- Supporting a yield of approx. 108 homes
- 25% of homes to be KiwiBuild/affordable housing
- All new homes to achieve 6 Homestar rating
- Homes to comply with the Kāinga Ora Design Guidelines which can be viewed at www.kaingaora.govt.nz/publications/design-guidelines/
- Sites are zoned THAB Terrace Housing and Apartment Building. Max.height overlay 16m (equivalent to 5-6 storeys)
- Handover of site from Dec 2022

Kāinga Ora is seeking design outcomes which fully utilise the 6-storey height limit available to this superlot. Interested parties will be required to complete a response form and provide associated evidence to support their response. Kāinga Ora welcomes responses from all interested parties including mana whenua and mataawaka entities.

Kāinga Ora will welcome prospective buyers who:

- can demonstrate relevant and recent experience in building high-rise apartments
- can demonstrate affordable innovation (such as build to rent, shared equity)
- can deliver a mix of bedroom types and price points
- have the ability to meet the programme of NC-26 construction completion by 2025
- are able to confirm their proposed resourcing and management team
- can prove good stakeholder engagement practises, particularly working within an existing community

The Response Form outlines the minimum requirements of a submission, which includes:

- company profile and resourcing
- portfolio / evidence of successful delivery of similar projects
- land purchase price
- bulk and location / concept plans
- detailed yield and typology schedules
- programme
- commercial terms

Site Plan

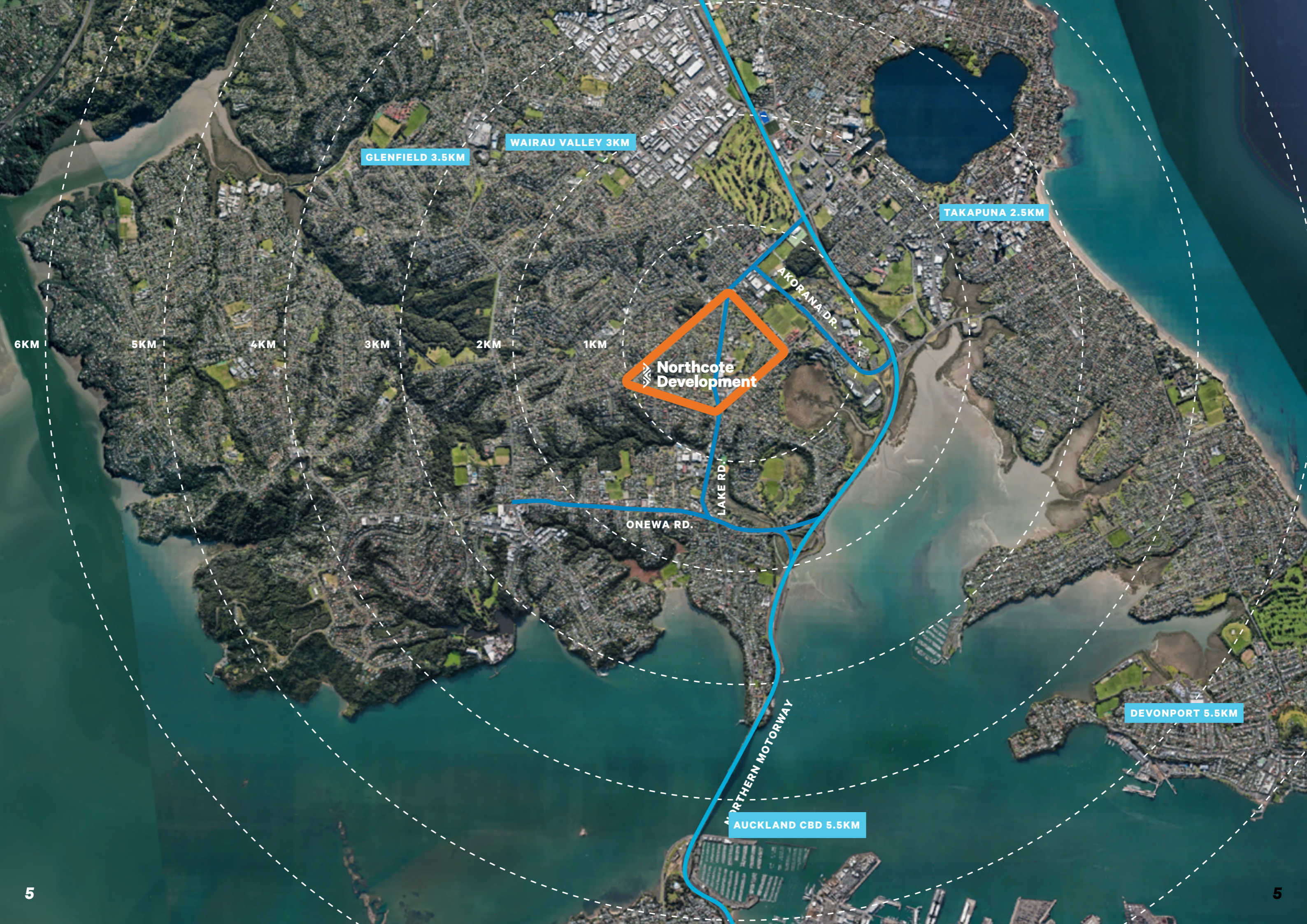




Northcote Development construction progress

- Stage 1 has been completed with 56 new state homes built.
- Stage 2 civil works all completed with a total of 520 new homes to replace the 80 old state houses (a mix of 155 new state houses and approximately 365 new market and affordable homes). 142 homes completed in Stage 2 so far and 182 homes currently under construction.
- Stage 3 civil works are near completion. Around 411 new homes will replace the approx. 100 old state houses (a mix of 143 new state houses and 268 new market and affordable homes). 83 homes completed and 328 market and state homes are under construction.
- Stage 4 and 5 civil works are under active construction by Piritahi with civils completing late 2022. Demolition of the last homes in Stage 5 expected to be in Quarter 3 of 2022. 717 market and state homes expected from these stages.
- Te Awataha Greenway bordering NC-26 will be finished and stream daylighted in July 2022, including also the local realigned Cadness Loop Reserve and wider Greenway amenity connection with Greenslade Reserve.





GLENFIELD 3.5KM

WAIRAU VALLEY 3KM

TAKAPUNA 2.5KM

Northcote Development

AKORANA DR.

LAKE RD.

ONEWA RD.

NORTHERN MOTORWAY

DEVONPORT 5.5KM

AUCKLAND CBD 5.5KM

6KM

5KM

4KM

3KM

2KM

1KM



Location

Northcote is situated on the northern shores of Waitematā Harbour, 5km north of Auckland city centre. The suburb includes the peninsula of Northcote Point and the northern approaches to the Auckland Harbour Bridge.

The Development Area

The Northcote Development area comprises approximately 23 hectares of land and encompasses the Northcote town centre, Onepoto Primary and Northcote Intermediate schools.

The precinct is within a 10-minute drive of Takapuna with its popular beach, shopping village and upmarket bars and restaurants. Both Takapuna and the Wairau Valley are important and growing employment hubs for Northcote residents.



Vision of the Northcote Development in the future.

Masterplan

The delivery of the masterplan is in five stages over a seven year period. Construction began in 2017. The final stage is expected to be completed in 2025.

Works are underway in Stages 2, 3, 4 and 5. This superlot is part of the Stage 4A site. Construction of homes are progressing, with most of the homes in Stage 2 complete. Stage 5 of this Superlot work stream is focussed on replacing or adding to the the state housing stock and also providing affordable or market priced houses for sale.

The masterplan for the development is structured around a number of placemaking concepts that, together with the urban design and development principles, have informed the masterplan's proposed key interventions.



Te Ara Awataha Greenway

The principal organising and placemaking proposal of the masterplan is the Te Ara Awataha greenway. Northcote's new greenway follows the path of the former Awataha Stream to the sea and forms a network of parks, public spaces and quiet streets that provide a safe and healthy environment for people, plants and wildlife. The greenway provides for the movement and cleaning of stormwater as well. When completed, Northcote's greenway will connect the community to local destinations, schools, recreation spaces, public transport stops, the town centre and access to the wider city cycle network.



New streets and improved connectivity

As part of delivering a safe, walkable neighbourhood, the masterplan proposes improvements to physical connectivity into and within Northcote. The proposals include new and improved roads and community streets and laneways, as well as new and improved pedestrian and cycle connections. The masterplan proposes a significant number of new streets within Northcote. The new streets provide additional street frontage, thereby allowing the development of a greater number of homes, at a greater density than would be possible otherwise. Existing streets will be improved through enhanced street planting and wider footpaths where possible.



Schools at the heart of the community

Northcote Intermediate and Onepoto School (primary) are located at the geographic centre of the neighbourhood. Their success is fundamental to the success of the development project. Not only will successful schools be of significant benefit to the existing community, they will help attract new homeowners to Northcote. The masterplan seeks to ensure that both the Intermediate and Primary are the schools of choice for the community of Northcote.

Amenity in most growing neighbourhoods includes a range of quality accessible early childhood facilities. Establishing whether space is available on one of the school sites for an additional early childhood education facility is the next step in the feasibility work for a centre.



Medium density with higher amenity

Density with amenity is a key organising concept within the masterplan, delivering apartments along high quality public transport routes, on green open spaces (including the Te Ara Awataha greenway) and adjoining the town centre.

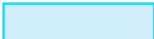
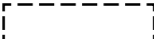









New homes in Northcote are predominantly attached house typologies, including traditional multilevel and three-storey walk-up apartment buildings. To meet current and future social housing needs the masterplan prioritises family homes on the lots to be retained by Kāinga Ora. Lots with open market housing have an emphasis on two and three-bedroom terraced homes and apartments

On the western side of Lake Road, open market housing is mostly clustered in a single area around the intersection of Kaka Street and Potter Avenue. On the eastern side of Lake Road the open market housing is more evenly distributed throughout the neighbourhood.



Masterplan

Legend.

-  Existing HNZN Development
-  Superlot Boundaries
-  Proposed HNZN Superlots
-  Proposed Park
-  Acquisition Lot (TBC)
-  Road Stop Required
-  Stage 1
-  Stage 2
-  Stage 3
-  Stage 4
-  Stage 5

Disclaimer: Masterplan indicative only and subject to final approval.



About the Neighbourhood

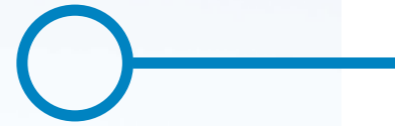
Northcote has a strong community spirit, aided by the many families that have lived in the area for a long time.

The neighbourhood has a diverse community with a number of key differences to the wider Northcote area and to Auckland generally. The people living in the immediate Northcote development area are youthful, predominantly Pasifika and Māori. While there is turnover in rental properties, there are also a number of families well settled in the local area (40% of people in the immediate neighbourhood have lived in their home for five years or more, and of these, a number have lived in Northcote for at least 30 years). It is not uncommon for local teachers to know three generations of the same family.

Many local people are highly engaged in shaping Northcote as it grows. We have received invaluable input from mana whenua, local students, Kaipatiki Community Facilities Trust, the Kaipatiki local board and other community groups. This input has helped us understand what locals value about Northcote - what they want to protect, and what they want to see changed or improved. This has informed the masterplan and our design for new and upgraded amenities



Locals enjoy the opening of Richardson Park.



Amenity

With Takapuna and the CBD so easily accessible, the Northcote Development offers a city-fringe lifestyle which also puts residents close to some of Auckland's best parks and beaches.

The area has established parks, sporting and recreational facilities and is just 3.5kms to Takapuna, which offers a bustling high street, hospitality scene and one of Auckland's favourite beaches. The website www.aucklandcouncil.govt.nz/parks-recreation lists over 90 parks and reserves in Northcote and its neighbouring suburb, Birkenhead. Northcote borders some of Auckland's largest areas of native bush.

Northcote is home to six schools – Northcote Primary, Onepoto Primary, St Mary's School, Northcote Intermediate, Northcote College – and a major tertiary education provider. Onepoto School, located within the Northcote Development, has benefited from a \$19.5m rebuild and now provides a modern learning environment to its students. AUT's North Campus is located on Akoranga Drive, Northcote, and is shared by the University's Faculty of Health and Environmental Sciences (including the Sport and Recreation division) and School of Education.

Northcote's community facilities include a library, community centre, early learning centre and contemporary art gallery.

Northcote is becoming a more vibrant, urban neighbourhood as old state housing is replaced by a variety of new, high-quality apartments and houses, all within a short walk of Northcote town centre. Streets and parks are being upgraded and the community will enjoy a key piece of new amenity in Te Ara Awataha, the greenway, which is due for completion over the next few months. The future town centre upgrade being led by Panuku Development Auckland will transform the experience of shopping and dining locally.

Te Ara Awataha

Many of Northcote's reserves are now linked by a new greenway, creating a network of public spaces in a green 'corridor' designed to make it easy, pleasant and safe for people to move around the neighbourhood. The initial groundworks for the 1.5km greenway began in October 2020 and completion is planned for August this year.

The Northcote community has embraced the idea of a safe walking and cycling connection since 2004. The long-discussed idea of connecting Northcote's open spaces is now close to completion. Te Ara Awataha has been created in stages through a partnership between Kāinga Ora, Eke Panuku and mana whenua. Each part of the greenway has been shaped alongside the schools, community groups and others who care for the asset.

Te Ara Awataha connects the community to local destinations, including the schools, town centre, public transport stops and recreation spaces, and access to the wider city cycle network. The greenway follows the path of the former Awataha Stream to the sea and provides for the movement and cleaning of stormwater.

An important part of the project has been the successful work to daylight parts of the Awataha Stream. The stream was diverted underground in the 1950s and, as part of the new development, mana whenua wanted to see the nourishing mauri (life essence) of the stream return; reconnecting the community with this lost taonga (treasure).

The restoration work led by mana whenua and the Kaipātiki Project uses indigenous indicators and understandings alongside western ecology and science to boost the mauri of the stream. The work is improving the stream's water quality so that it can become a habitat for birds, insects and tuna (eels) once more.



Town Centre Upgrade

Over the next decade Northcote's town centre will be completely renewed in a large scale project being managed by Panuku Development Auckland. New shops, eateries, gathering spaces, laneways, offices and apartments are all part of the masterplan.

Panuku has released a benchmark masterplan for the new town centre and says work will begin in the next few years and take 7-10 years. The town centre will be redeveloped in stages so that it can continue to provide for the community throughout this period.

The Town Centre Benchmark Masterplan

The Northcote Town Centre Benchmark Masterplan is underpinned by urban design and Te Aranga design principles, delivering a lively and welcoming Northcote with community, culture and business at the heart. It promotes a comprehensive, staged development with new buildings that are fit for their 21st Century business purposes. It aims to build on the best of the key characteristics of the Centre that the community values – pedestrian areas, the elm tree on Pearn Crescent, the alignments of key streets, a public realm with flexibility to adapt to accommodate large community events and festivals and most importantly its human scale and activity.

The new Northcote will have a greater mix of housing types delivering over 1,700 new homes, with up to 750 of these within the Town Centre in apartment blocks up to eight stories tall. It will have a new multi-purpose community facility, which will include a library, connected to a new town square.

There will be a network of pedestrian priority streets and lanes, framed by high quality buildings, with a vibrant mix of uses including community, retail, commercial and residential. This street network will provide excellent connection to the local community and its recreation spaces, including Greenslade Reserve, Cadness Reserve and Te Ara Awataha – the new greenway.

You can view the Town Centre Benchmark Masterplan at northcotedevelopment.co.nz/about-us/town-centre-plans/





Affordable Homes

Across the Northcote Development, Kāinga Ora is seeing 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 Stage 4A in which the superlot that is the subject of this offer is contained, a minimum of 25% of homes will be delivered as affordable.

Within this 25% there is an expectation that there will be a mix of 1, 2, and 3 bedroom homes, sold at or below the Kiwibuild price points of:

- 1 bedroom = \$550,000
- 2 bedroom = \$760,000
- 3 bedroom = \$860,000

Kāinga Ora also encourages the delivery of modestly sized homes offered to the market as Build to Rent (BTR) with secure tenure, shared equity and rent to buy.

Units can be considered as affordable homes, subject to Kāinga Ora BTR policy. For example if a single superlot is being purchased, the lot could be delivered in part or full as BTR. If you are interested in delivering BTR or other affordable products, please get in touch with Kāinga Ora to discuss.





Partnering and Working with Māori

Kāinga Ora's mandate spans a number of projects across Aotearoa. Our development precincts are located within the tribal areas of various mana whenua groups throughout the motu. 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 Te Tiriti o Waitangi, including the protection of taonga Māori. We will have meaningful and early engagement with Māori 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.

Kāinga Ora's 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 housing outcomes which reflect this approach.

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

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 Māori entities and their partners to partner with us to achieve these outcomes.

For more information on Māori Housing Opportunities please contact hinemoa.awatere@kaingaora.govt.nz

Marketing Support

Kāinga Ora's urban development team provides extensive communications and marketing support to builder and developer partners working within the Northcote Development neighbourhoods. We have been communicating with Northcote residents for over four years. Our developer/builder partners benefit from our marketing experience and media buying power, regardless of market conditions.

Kāinga Ora focuses marketing efforts on place first and product second. The scale of our developments 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 Northcote Development has its own website, Facebook page and magazine, Everyday Northcote, as well as ongoing press and online advertising support.



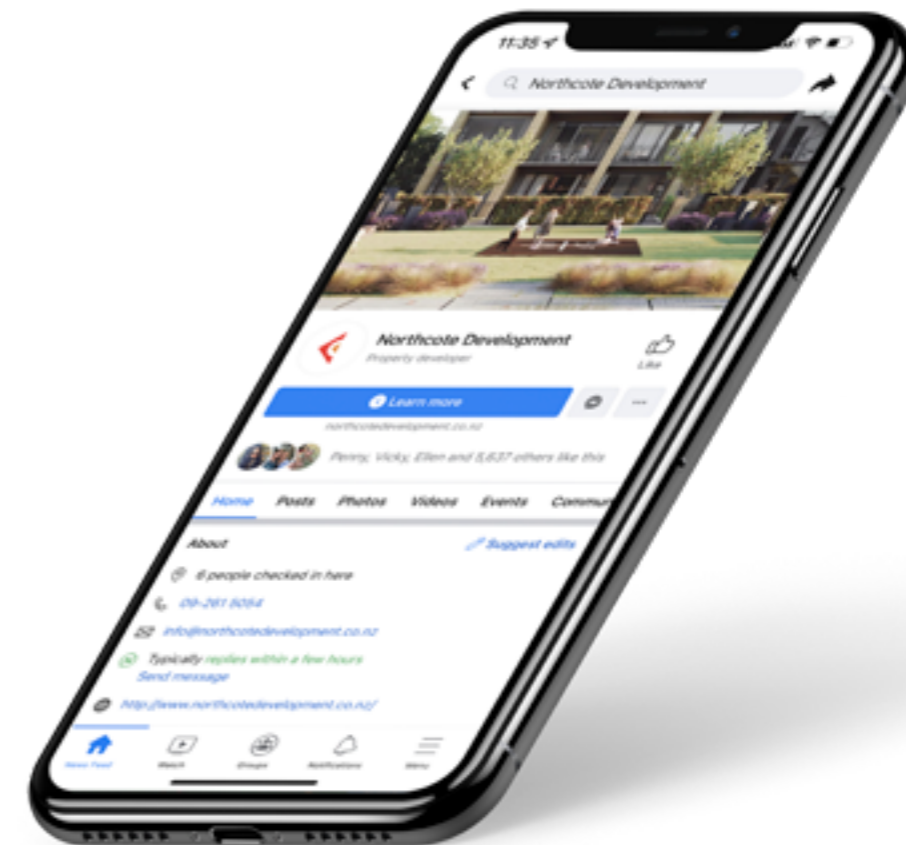
Information Centre

The Information Centre in the Northcote town centre car park 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.



Product Marketing

Kāinga Ora promotes homes for sale via press ads in NZ Herald Homes, editorial/advertorial content in the wider print and broadcast, 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. Kāinga Ora has a dedicated real estate listings section on the OneRoof platform, called Our New Auckland.





How to respond

Respondents are invited to submit proposals for the Northcote superlot described in the offer. It is intended that Respondents will submit a detailed proposal including a completed term sheet. Your proposal should address the requirements outlined in the Response Form.

There is a large amount of information, including the detailed Response Form, available online to inform your submission. We look forward to receiving your submission, and we encourage you to be thorough in your response.

Due Diligence room online:

<https://northcote-im.co.nz/northcote-lot26>

The selection criteria and weighting will be the following:

40%	LAND PRICE OFFER AND COMMERCIAL TERMS.
15%	TRACK RECORD OF DELIVERING QUALITY PROJECTS WITH SIMILAR TYPOLOGIES AND ABILITY TO DELIVER AT PACE; WILLINGNESS TO WORK IN OR EXPERIENCE WORKING IN PARTNERSHIPS AND IN COMPLEX DEVELOPMENTS WITH MULTIPLE STAKEHOLDERS.
15%	PROPOSED DEVELOPMENT DESIGN, QUALITY AND INNOVATION. RESPONSE TO THE NORTHCOTE MASTERPLAN AND DESIGN GUIDELINES.
15%	DESIGN PRINCIPLES OF AND ABILITY TO DELIVER THE KIWIBUILD AND/OR AFFORDABLE HOMES COMPONENT, AND HOW THESE HOMES FIT WITHIN THE DEVELOPMENT.
15%	WILLINGNESS TO WORK WITH MANA WHENUA AND DEMONSTRATE HOW PROPOSED DEVELOPMENT RECOGNISES THE IMPORTANCE OF TE TIRITI O WAITANGI AND ITS PRINCIPLES

Selection Process

This IM is issued on **Monday 22 August 2022.**

The closing date for submission is **4PM Friday 30 September 2022.**

The final purchaser selection is expected to be made in **mid October 2022.**

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 proposals 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 at Northcote. 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:

8. Reject all or any IM response and not award and not accept the highest-priced, or any, response;
9. Call and/or re-advertise for IM responses or revisit any prior IM process;
10. Waive any irregularities or informalities in the process;
11. Amend the closing date, the acceptance date, or any other date in the IM document;
12. Amend this IM and any associated documents by the issuance of a written Notice to Respondents Tenders (NTRT) notice;
13. Seek clarification of any IM response;
14. Suspend or cancel (in whole or in part) this process;
15. Consider or reject any alternative response;
16. Deal separately with any of the divisible elements of any response, unless the relevant response specifically states that those elements must be taken collectively;
17. 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;
18. Conduct a financial check on any respondent submitting a response;
19. 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.