



ORANGA DEVELOPMENT OPPORTUNITY

BUILDER AND DEVELOPER PARTNERS STAGE 4



Oranga Development
YOU'RE ON THE RISE

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 Oranga Development

The Oranga Development is a large-scale urban development providing over 1,200 homes over the next five + 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, and brings expertise gained from developing Hobsonville Point.

The development will deliver warm, dry, healthy homes to Oranga and better infrastructure and amenities to be shared by state home customers, first home buyers, individuals and families in the private market. The Oranga 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 improve wellbeing in Oranga with parks, public spaces, green space, walking paths and underground infrastructure. We're excited to work with our partners to create greater housing options and amenities that will make Auckland an even better place to live.



The Offer

Kāinga Ora is pleased to present an opportunity for development partners to purchase and develop Stage 4 superlots in the Oranga Development. Respondents are invited to submit Registrations of Interest for one or more superlots described in the offer.

Stage 4 Summary

- Six market superlots
- Total area of 17,110m²
- Supporting a yield of approximately 93 homes
- 40% of total Stage 4 homes to be KiwiBuild/Affordable housing
- KiwiBuild typology criteria with a mix of one, two and three-bedroom homes
- All new homes to achieve Homestar 6 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 Mixed Housing Urban/Suburban
- Handover of sites expected to be late 2023/early 2024 or earlier by mutual agreement.

Superlot No.	Superlot Area (m ²)	Proposed Yield	Proposed Typology	Zoning for Dwellings	Affordable Preference
OR-001	2,890 m ²	16	Mixed use (Apartments / Retail)	Suburban	Market / Mixed-Use
OR-006	2,903 m ²	18	Apartments	Suburban	Market
OR-011	2,695 m ²	14	Terraces	Urban	Market
OR-035	2,020 m ²	21	Apartments	Urban	KiwiBuild / Affordable
OR-036	4,436 m ²	16	Terraces	Urban	KiwiBuild / Affordable
OR-047	2,166 m ²	8	Terraces	Suburban	Market
TOTAL	17,110 m²	93	-	-	-

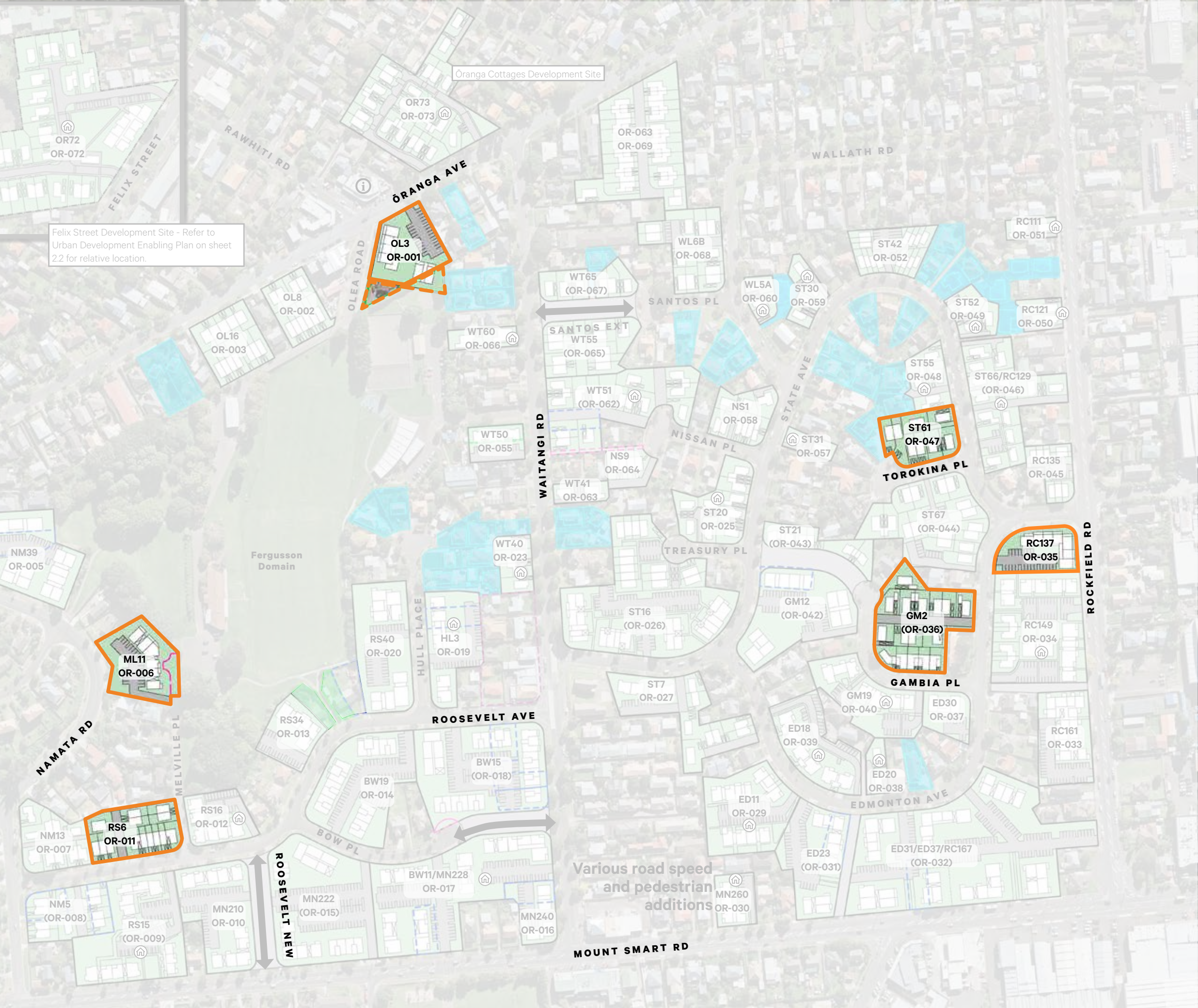
The sale of the superlots will follow a two stage process with the first stage being a Registration of Interest. Interested parties will be required to complete a response form and provide associated evidence to support their response. Kāinga Ora welcomes responses from all interested parties including mana whenua and mataawaka entities

Kāinga Ora will welcome prospective buyers who:

- Demonstrate relevant and recent experience building terraces and walk-up apartments
- Demonstrate an ability to deliver affordable homes, such as KiwiBuild, Build to Rent, shared equity and smaller homes
- Deliver a mix of bedrooms and price points
- Meet the programme criteria
- Confirm their proposed resourcing and management team
- Prove good stakeholder engagement practices, particularly working within an existing community.
- Adherence to the Master Plan with particular focus on the following areas
 1. Yield and Typology – +/- 10% of masterplan requirements
 2. Car parking provision – minimum requirements specified
 3. Design (buildings and landscaping) – as per Oranga Design Guidelines.

Only those successful respondents from Stage 1 will be asked to proceed to Stage 2, where a full proposal will be requested, including, but not limited to, land purchase price, bulk and location/concept plans, programme and commercial terms.

It is anticipated that this offer will provide longer term certainty and continuity via a pipeline of developable land, through an Option of First Refusal for further lots, to the successful developers. While at the same time creating added value through gains in efficiency, superior design, and strong community engagement.



Legend.

- Superlot Boundaries
- Kāinga Ora Development to be retained
- Stage 4 - Market Superlots

STAGE 4

Total Yield by Stage				
Stage	Existing Homes	Proposed State	Proposed Market	Proposed Total
4	39	21	89	110

Stage 4 areas (m²)		
SL Code	Old	New
OL3		OR-001
ML11		OR-006
RS6		OR-011
RC137		OR-035
GM2		OR-036
ST61		OR-047
Total -		17110

ACTIVE BASELINE MASTERPLAN REV

2.5.2 Staging - Stage 4 Plan.

Isthmus.

Kāinga Ora
Homes and Communities

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Job: 4020 Date: 04 April 2022
Client: Kāinga Ora
Issued For: Information

N

0m 20m 40m 100m

Scale: 1:1000@A0

Dw: AW Rv: BW

Development Update

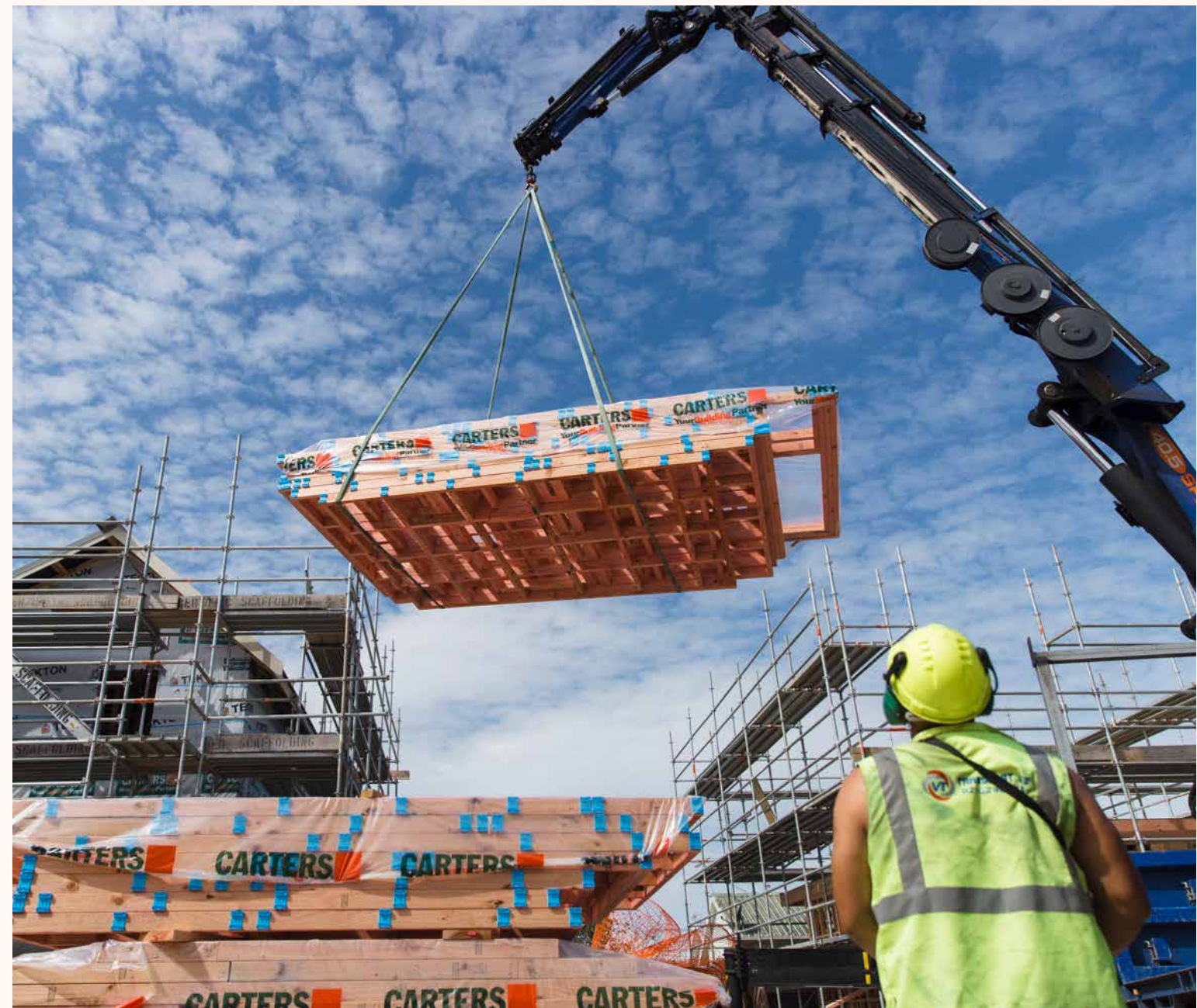
The Oranga Redevelopment has been underway since 2018 and has now completed masterplanning, infrastructure assessments, business casing and major consent approvals.

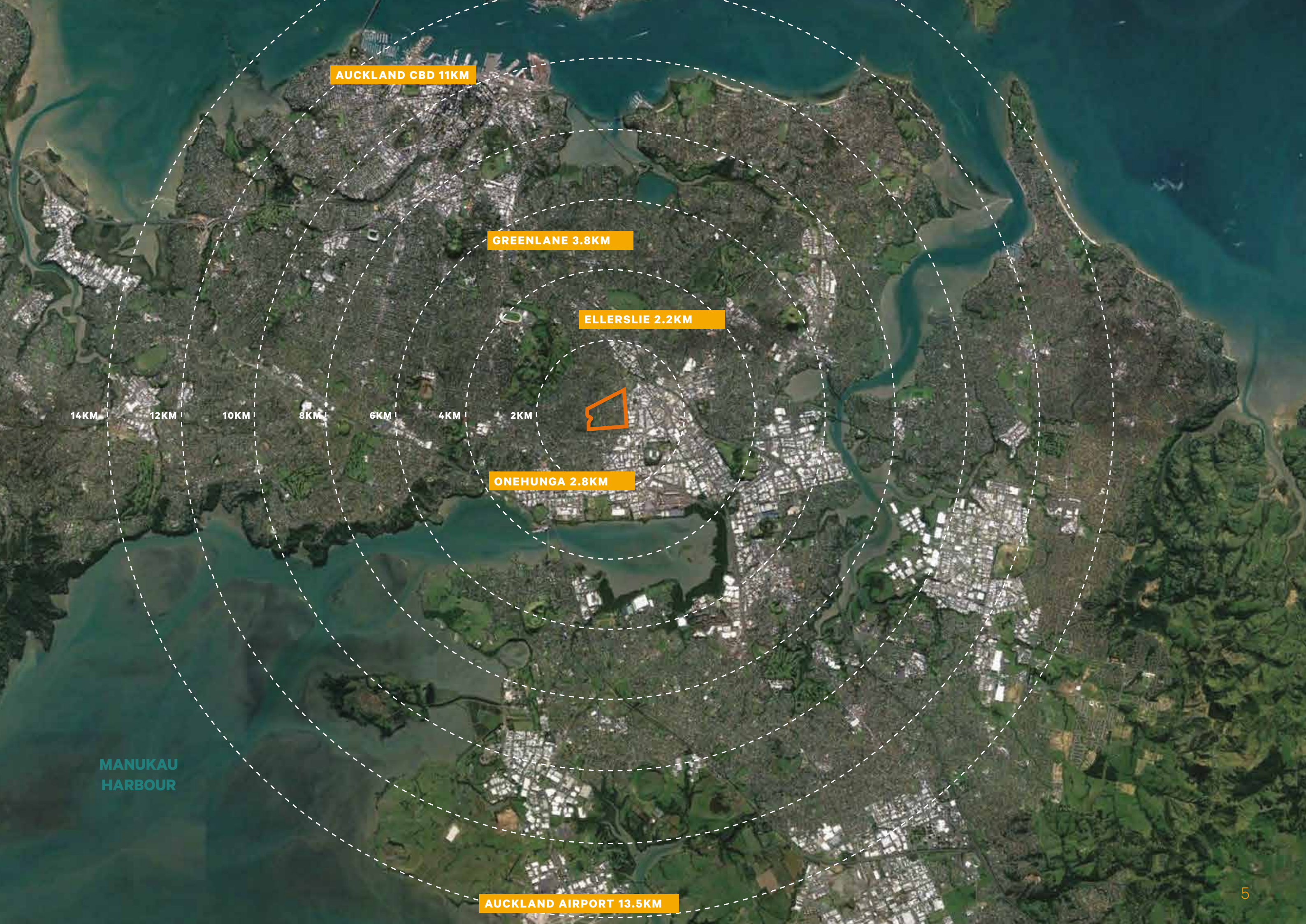
Tenant rehousing, demolition and site clearance has been completed for stages 1, 2 and 3. Stages 1 and 2 are well advanced in vertical construction and stage 3 has now commenced.

Major infrastructure network upgrades (power, fibre, water, stormwater) are approximately 50% through construction throughout the neighbourhood.

The project has proceeded without major impediment and is well received by the community.

Future work scheduled includes potable and waste water network upgrades by Watercare adjacent to the project area. And inside the project area - new walkways, roads, intersections and connections are scheduled, as well as improvements to Fergusson Domain.





AUCKLAND CBD 11KM

GREENLANE 3.8KM

ELLERSLIE 2.2KM

ONEHUNGA 2.8KM

AUCKLAND AIRPORT 13.5KM

MANUKAU
HARBOUR

Location

Oranga is uniquely positioned in the centre of Auckland's most desirable neighbourhoods, key amenities, and employment hubs. Coupled with easy access to great transport connections, Oranga is the 'sweet spot' of Auckland's south-eastern suburbs.

Close to the city and airport

Only 11 km from Auckland's CBD, Oranga is well located for city commuters. Oranga is close to Onehunga, Penrose, Ellerslie and Auckland Airport – all key employment hubs. A range of public transport options and key amenities, including Onehunga Centre and Onehunga Station, are a 20-25 minute walk or a five minute drive from Oranga. Easy access to motorways and bus routes also provides residents with additional transport options.



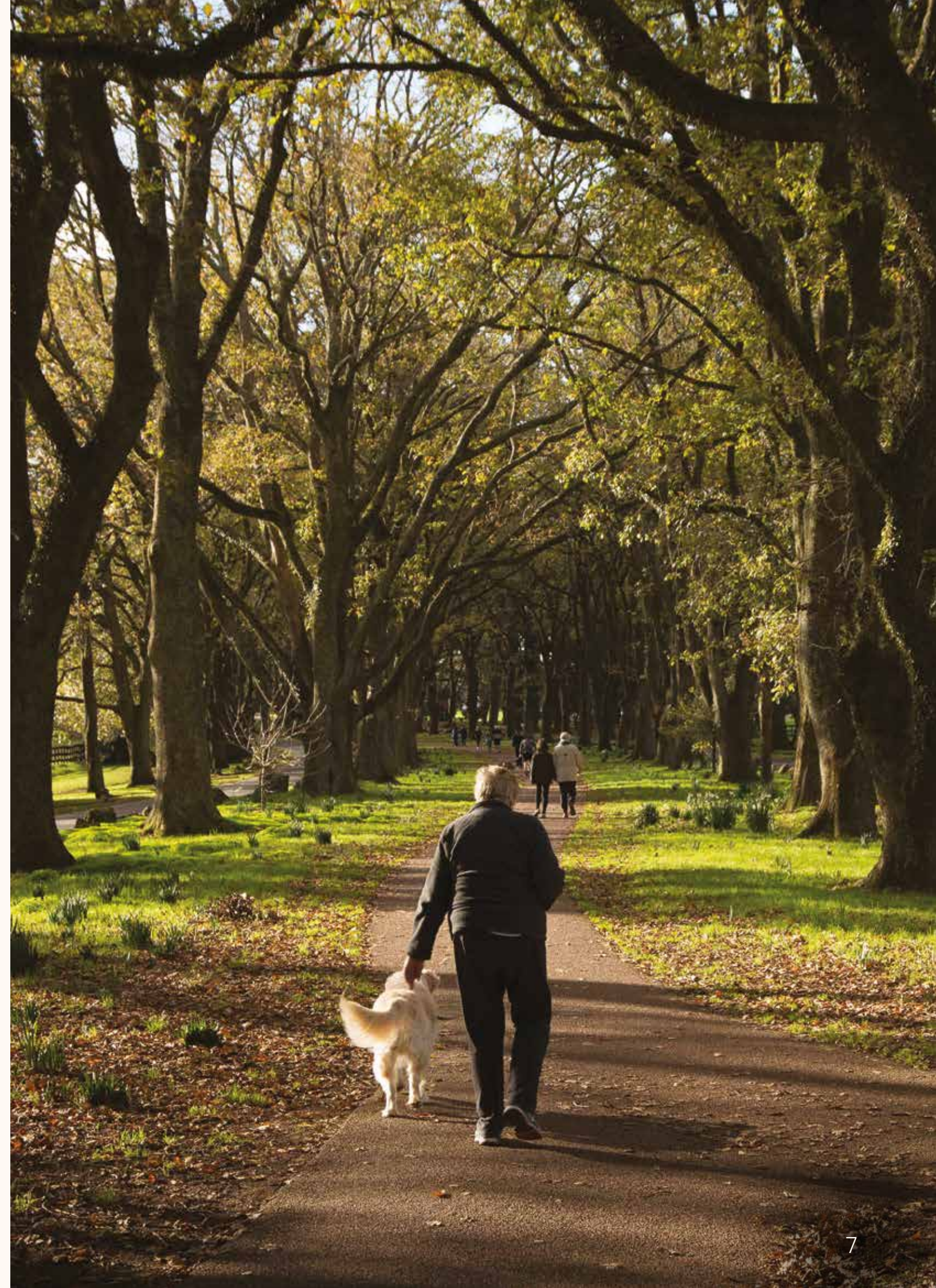
The Vision

The development vision in Oranga is to increase supply and choice of new, high-quality housing, while supporting and strengthening the community as it grows.

One of Kāinga Ora's key roles is to deliver new warm, healthy homes to the city's residents, provide more state housing for those in need, more homes for first home buyers, and to increase the supply of housing stock on the open market.

Kāinga Ora-led developments are underway in Northcote, Mt Roskill, Ōwairaka, Oranga and Mangere. Kāinga Ora is also working alongside Tāmaki Regeneration Company to deliver more homes to Point England, Panmure and Glen Innes in Auckland's east, and to establish a new large scale suburban redevelopment project in Porirua, near Wellington.

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



Key Outcomes

Kāinga Ora is taking a holistic approach to masterplanning the Oranga Development to ensure the neighbourhoods have a strong sense of place, are well connected and provide a wide range of homes for a diverse community.

A choice of appropriate and affordable housing.

A high quality, compact neighbourhood which offers the community a choice of healthy, attractive housing.

Provision of sustainable infrastructure.

Oranga is founded on resilient infrastructure that is fit for purpose and sustainable.

Well connected transport choices.

The neighbourhood encourages walking and cycling and is well serviced by public transport.

Quality, resilient community infrastructure.

Oranga offers community, health and education services, opportunities to interact with others, and improve their wellbeing and sense of belonging.

Restoration of the native environment.

The natural environment of Oranga is enhanced and enjoyed by the community.

A strengthened sense of belonging and identity.

Mana whenua and kaitiaki have a strong presence, reignited ahi kā relationships with reconnected cultural landscapes and are able to shape new kāinga in ways which are meaningful both in terms of their ancestral connections and modern lived realities – kia ora ai te Iwi so the people will thrive. With this as a base, the diverse range of cultures in the area are celebrated.

An enhanced and celebrated heritage.

Oranga's natural, cultural and built heritage is celebrated.

Enabled employment opportunities.

The residents of Oranga are well connected to local and regional employment opportunities, supported by a network of successful schools.

Vital and viable centres.

Oranga has a network of diverse, distinct and well connected centres which provide social and employment hubs for the surrounding community.



Oranga Masterplan



Legend.	
	Kāinga Ora owned land
	Stage 1
	Stage 2
	New Road Connection
	Improved Connections
	Improved Fergusson Domain entrance
	Intersection Improvement
	Traffic calming measures
	New shops
	Potential land swap
	Potable water upgrade
	Pirihahi Site Office (63 Oranga Ave)
	Streetscape improvements (new seating, bike rack rubbish bins and improved bus stop).
	Oranga Development information centre (34b Oranga Ave)

DISCLAIMER:
Draft - subject to change

ACTIVE BASELINE MASTERPLAN REV **N6**

Oranga.
2.0 Neighbourhood Key Moves Diagram.

Oranga Development

Kāinga Ora
Homes and Communities

Isthmus.

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Job: 4020 Date: 18 Dec 2019

About the Neighbourhood



Oranga is a small suburb to the south of One Tree Hill. It was first developed in the 1940s and 50s for state housing. Over the years some of the original homes have passed into private ownership and the area is now a mix of state and privately owned homes.

The redevelopment of

Oranga will deliver over 1,200 new homes to the area over a five+ year period. It will replace an ageing portfolio of 336 state homes (as well as market and affordable).

Locals report that Oranga is a peaceful, positive place with a harmonious community vibe. Locals also say that they enjoy Oranga's central location. It's easy to picnic at Maungakiekie (Cornwall Park), walk to concerts and sporting events at Mt Smart Stadium, and it's not too far to travel to and from work.

People living in Oranga can access everything they need from within Oranga or neighbouring suburbs; chiefly Onehunga, Royal Oak and Sylvia Park at Mt Wellington. Many locals get out for daily walks and are looking forward to seeing the neighbourhood becoming more walkable. Plans for Oranga include connecting cul de sacs with main roads via pedestrian laneways and opening up the access to Fergusson Domain from more of the neighbourhood's streets.



Amenity

Good access to public green space.

Within Oranga, Fergusson Domain offers a high quality open space with good facilities, and feels safe and welcoming around the Community Centre and facilities. Maungakiekie (Cornwall Park) is a five minute drive or 20-25 minute walk for local residents. The Oranga Development will deliver a network of new pocket parks within Oranga to supplement the more intensive living environments, along with improvements to Fergusson Domain.

Oranga is also well served by four local commercial centres including:

- Mount Smart Road, around the corner of Waitangi Road
- Mount Smart Road, around the corner of Felix Street
- Oranga Avenue and Rawhiti Road
- Waitangi Road and Roosevelt Avenue.

The local centre at the junction of Oranga Avenue and Rawhiti Road is particularly vibrant and well used.

Three schools in the area including Oranga Primary, Te Papapa School and One Tree Hill College are all within the development area.



Large Scale Infrastructure upgrades

Whilst it is a housing-led initiative the volume of adjacent land being cleared allows us to improve amenity and infrastructure as we go. Kāinga Ora is committed to working with Auckland Council, Auckland Transport, the Ministry of Education and other agencies to 'renovate' Oranga. A range of infrastructure and amenity projects will be led by Kāinga Ora. Others will be co-led or advocated for, on behalf of the community.

As well as underground infrastructure, streets, footpaths, berms and parks in the development area will be upgraded.

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



Affordable Homes

Across Oranga Development, Kāinga Ora is overseeing innovative design and construction methods that will deliver affordable housing. Affordable housing options should achieve Kāinga Ora's objectives and deliver pathways to homeownership and security of tenure, as well as creating a balanced community.

For the superlots specified affordable (OR-035, OR-036) all the homes will be delivered as affordable. Within this there is an expectation that there will be a mix of one, two, and three bedroom homes, sold below the KiwiBuild price points of:

- One bedroom = \$550,000
- Two bedrooms = \$760,000
- Three bedrooms = \$860,000

Kāinga Ora also encourages the delivery of 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 the 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 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 Oranga Development. Once our developer/builder partners have products to sell, they are invited to contribute to a marketing fund. Through experience gained at Hobsonville Point, we've found that pooling resources creates more impact and everyone benefits. Builder partners have not experienced downturns in the market to the same degree at Hobsonville Point, as elsewhere over the last eight years of house sales.

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 Oranga Development has its own website and its own Facebook page, as well as ongoing press and online advertising support.

Oranga Development's brand promise to homebuyers is to live in a great little central suburb that's on the rise. Oranga is quite literally on the rise to Maungakiekie and Cornwall Park, but it's also on the rise metaphorically as the Oranga Development delivers new and better homes, and upgrades streets, infrastructure and amenities. Our invitation to buyers is to invest in this area while it is still more affordable than the neighbouring suburbs of One Tree Hill and Ellerslie.



Oranga Development Website

Oranga Development has recently undergone a brand refresh. The new Oranga website reflects this refresh and is a great resource for first homebuyers and the community. It includes detailed information about the Development, a Homes for Sale page, information about how to buy and is regularly updated with news stories from the development and the community.



Information Centre

The Oranga Development information centre at 34 Oranga Avenue provides a place for people to come and 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. The centre holds regular Information Days which are well attended. The Oranga Information is about to be refreshed and updated.



How to respond

Respondents are invited to submit Registrations of Interest (Stage 1) for one or more of the superlots described in the offer. It is intended that a shortlist of respondents will be selected to enter into Stage 2 and asked to provide a detailed proposal.

To complete a Registration of Interest, respondents are asked to complete the Stage 1 response form.

There is a large amount of information, including the Stage 1 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:

oranga-im.co.nz/stage-4

SELECTION PROCESS

This IM is issued on **29 August 2022**.

Closing date for registrations of interest is **Friday 9 September 2022**.

A shortlist will be selected by **Monday 26 September 2022**.

Prospective purchaser/s will be invited to proceed with detailed proposals (stage 2) by **Tuesday 27 September 2022**.

The final purchaser selection is expected to be made by **Monday 7 November 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**

The selection criteria and weighting (stage 2) will be the following:

40%	Price and Commercial
20%	Ability to deliver affordable homes (Kiwibuild and/or Build to Rent)*
15%	Willingness to work with Mana Whenua and demonstrate how proposed development recognises the importance of Te Tiriti o Waitangi and its principles
15%	Proposed development demonstrates quality design and how it responds to the Oranga Master Plan
10%	Track record of delivering quality projects with similar typologies in the proposal
Pass/Fail	6 Homestar

*where applicable

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 Oranga. 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.



Oranga Development
YOU'RE ON THE RISE