



A RESIDENTIAL DEVELOPMENT OPPORTUNITY

**STAGE 3 SUPERLOTS
ŌWAIRAKA DEVELOPMENT**



**Roskill
Development**
Ōwairaka



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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THE ŌWAIRAKA DEVELOPMENT VISION

The Ōwairaka Development will help regenerate the community by delivering more affordable market homes and better quality state homes. The project is led by Kāinga Ora Urban Development Delivery (UDD)

Over five years and about four stages, the development will replace 200 old state houses with around 1,080 new warm, dry, healthy homes. The new development will be shared by state house tenants and a mix of market and first home buyers.

Kāinga Ora UDD is leading a holistic approach to create a masterplan that delivers an inclusive urban environment.

We partner with Auckland Council, Auckland Transport and Māori in the development and delivery of the master plan.

We continue to work with our partners to renovate the things that improve wellbeing – parks, public spaces, green space, walking paths and other infrastructure.

To date, we are progressing the stormwater network construction and state homes construction in Stage 1. Land development and have commenced selling homes in Stage 2. Planning is ongoing in Stage 3.

We are looking forward to working with our partners in Stage 3 providing greater housing options and improved amenities that will make Auckland an even better place to live.



Proposed state, affordable and market homes in Ōwairaka

THE OFFER

Kāinga Ora is pleased to present an opportunity for development partners to purchase and develop Stage 3 superlots in the Ōwairaka Development. Respondents are invited to submit a development proposal for two or more superlots described in the offer. Respondents can submit for all of the superlots.

Stage 3 summary:

- » Five market superlots zoned Terraced Housing and Apartment Building (THAB) and Mixed Housing Urban (MHU)
- » Total area of 17,600 sqm approximately
- » Supporting yield of approximately 131 homes
- » 50% of dwellings are to be KiwiBuild/affordable
- » KiwiBuild housing to be a mix of 1, 2 and 3 bedroom homes
- » All new homes are to achieve a Homestar 6 rating as a minimum
- » Homes to comply with the Kāinga Ora Design Guidelines which can be viewed at www.kaingaora.govt.nz/publications/design-guidelines/
- » Land Purchase Price of over \$1,300 per sqm
- » Handover of superlots is to be around 4Q 2021

Superlot No.	Superlot Area (m²)	Proposed Yield Range	Proposed Typology	Zoning	Expected superlot Handover Date
OW-044	6,678	32	Terraces	MHU	December 2021
OW-048	697	6	Terraces	THAB	October 2021
OW-049	546	2	Standalone dwellings	THAB	October 2021
OW-050	6,139	43	Walk up apartments/ Five storey apartments	THAB/ minor area MHU	January 2022
OW-064	3,534	48	Five storey apartments	THAB	October 2021

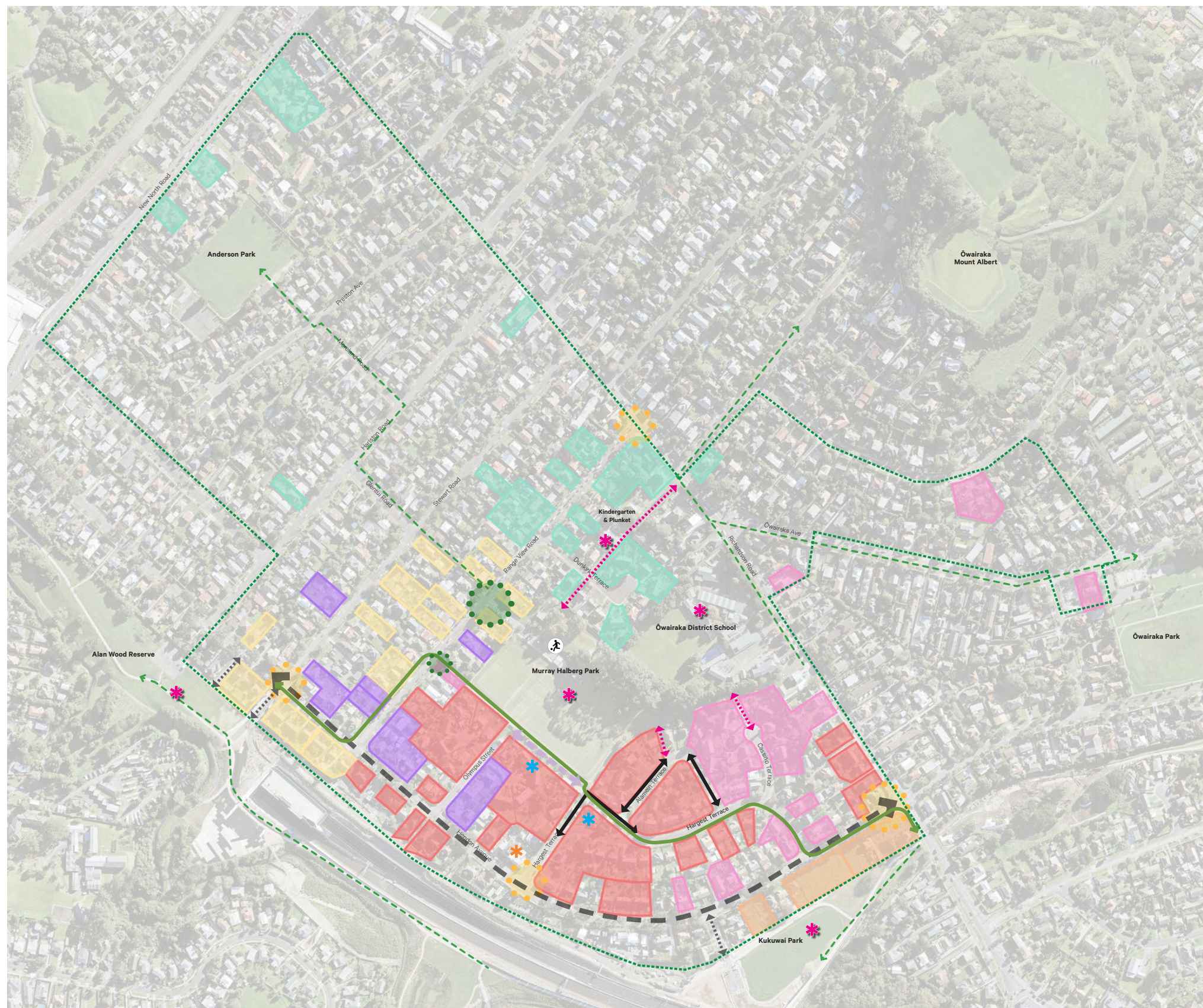
ŌWAIRAKA SUPERLOT PLAN























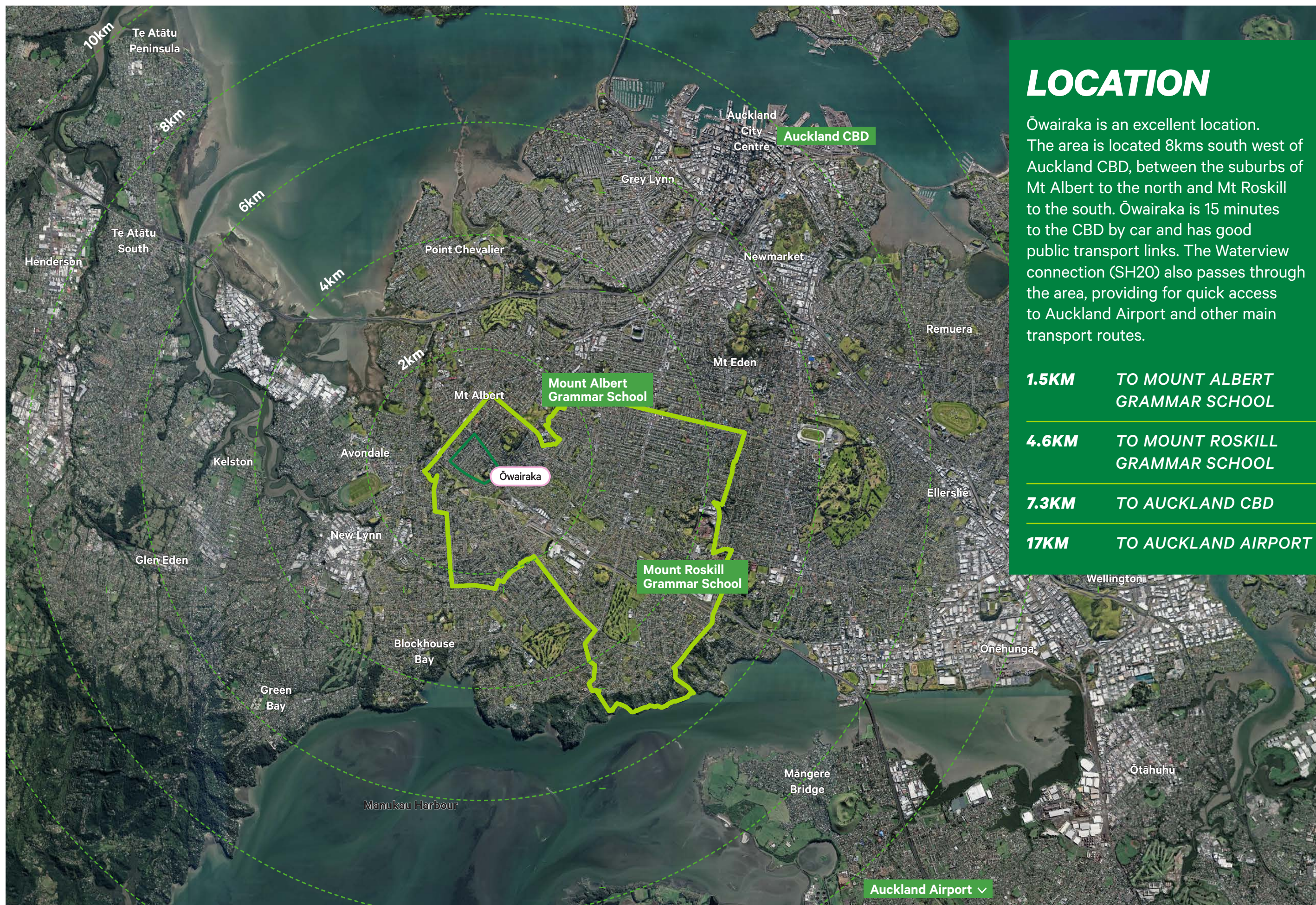
Legend.	
	Neighbourhood Boundary (Indicative)
	Superlot Boundaries
	Proposed Kāinga Ora Superlot
	New Vested Road
	Widened/Proposed Pedestrian Link
	NZTA Land

Stage 3 Superlot Areas	
Superlot	Area (m ²)
OW-044	6,678
OW-048	697
OW-049	546
OW-050	6,139
OW-064	3,534
Total	17,594

SITE PLAN



Legend.	
	Neighbourhood Boundary (Indicative)
	Hendon Avenue, 'Backbone'
	Owairaka Greenway
	Realigned Existing Street
	Proposed Park Edge Street
	Improved Pedestrian Link to Park
	Existing Pedestrian Link.
	Local Board Greenways
	Bespoke Neighbourhood Gateways
	Bespoke Murray Halberg Park Entrance on Range View Road
	Murray Halberg Park to become a community Hub
	Important and Established Community Destinations
	Existing Local Shops
	Proposed Local Shops
	Stage 1A
	Stage 1B
	Stage 2A
	Stage 2B
	Stage 3
	Stage 4



LOCATION

Ōwairaka is an excellent location. The area is located 8kms south west of Auckland CBD, between the suburbs of Mt Albert to the north and Mt Roskill to the south. Ōwairaka is 15 minutes to the CBD by car and has good public transport links. The Waterview connection (SH20) also passes through the area, providing for quick access to Auckland Airport and other main transport routes.

1.5KM	TO MOUNT ALBERT GRAMMAR SCHOOL
4.6KM	TO MOUNT ROSKILL GRAMMAR SCHOOL
7.3KM	TO AUCKLAND CBD
17KM	TO AUCKLAND AIRPORT

KEY OUTCOMES

Kāinga Ora is taking a holistic approach to masterplanning the Ōwairaka 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.

Ōwairaka 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.

Ōwairaka 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 Ōwairaka 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 lwi 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.

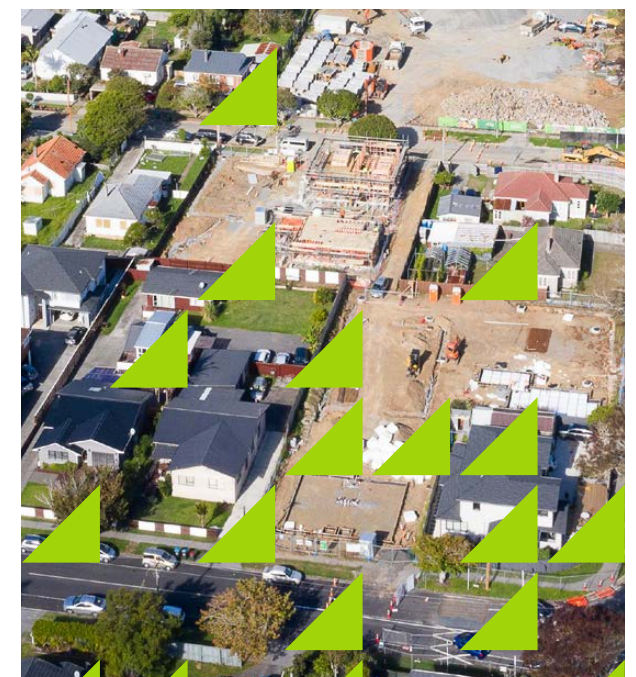
Ōwairaka's natural, cultural and built heritage is celebrated.

Enabled employment opportunities.

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

Vital and viable centres.

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



WHY ŌWAIRAKA

Incredibly well positioned, Ōwairaka is just south of Mt Albert with easy access to employment, great schools, fantastic recreational amenities and a diverse range of food and beverage offering. With only a 8km commute into the CBD and so much amenity at its doorstep, Ōwairaka provides a unique value proposition for Tāmaki Makaurau.

Convenient access to employment & school

As Ōwairaka is positioned just north of SH20 and the Waterview Tunnel, it provides incredibly easy access into Auckland City and Auckland Airport. For commuters wanting to minimize their carbon footprint, the frequent bus routes along Ōwairaka Road and New North Road provide both a cross-town and CBD link. The Mt Albert and Avondale train stations are within walking distance of the neighbourhood. The well-connected western cycle route allows for a safe and easy commute to work or school.

Variety at the doorstep

Ōwairaka is an extension of the leafy, desirable suburb of Mt Albert. It is positioned between Sandringham and Mt Roskill and draws on their diversity and offering. It leverages its proximity to quality amenity to create its own sense of place while being closely connected to great services nearby.

Local parks and recreational amenity

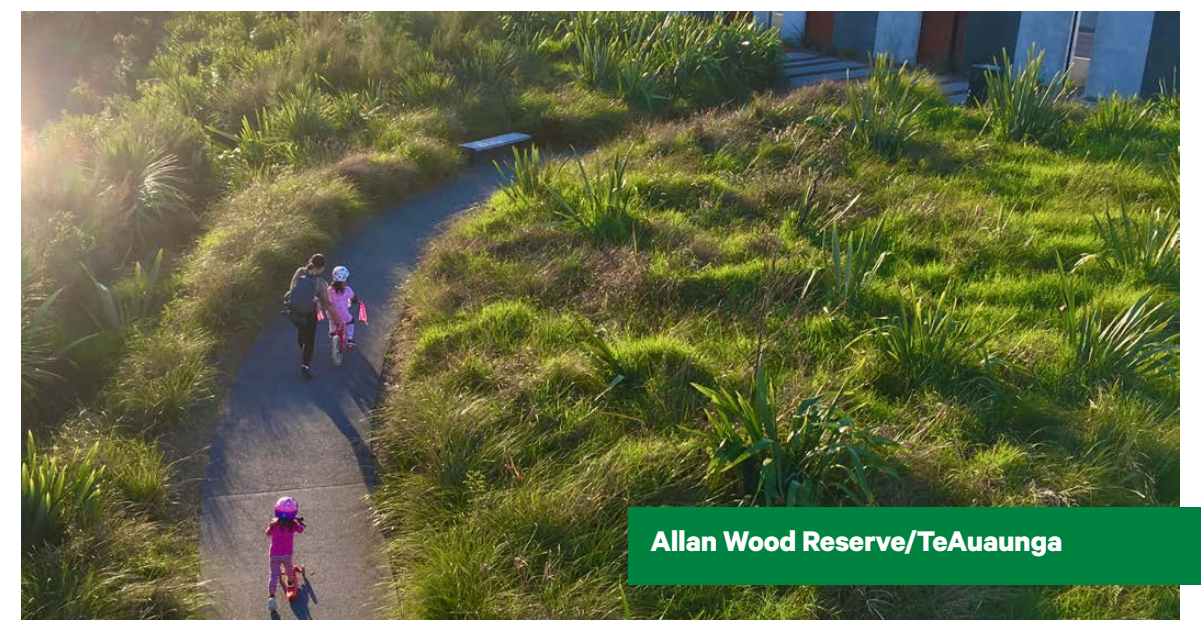
From sports fields, to natural waterways, to volcanic cones, to skate parks and playgrounds - Ōwairaka has one of the most diverse open space offerings in Auckland. Te Auaunga (Oakley Creek) runs along the southern boundary of the neighbourhood and provides an ecological spine with diverse recreation. Within the neighbourhood parks – Murray Halberg Park, Anderson Park and Ōwairaka and Valonia Park are rugby league and soccer fields, tennis courts, playgrounds and skate parks. Ōwairaka maunga, a 10 minute walk from Richardson Road, is the cultural landmark for the community and offers passive and active recreation for locals and visitors.



Te Auaunga SH20 bridge



Te Auaunga Oakley Creek



Allan Wood Reserve/TeAuaunga

MĀORI HOUSING OPPORTUNITIES

Kāinga Ora's 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.



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 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@kaiingaora.govt.nz.

AFFORDABLE HOMES

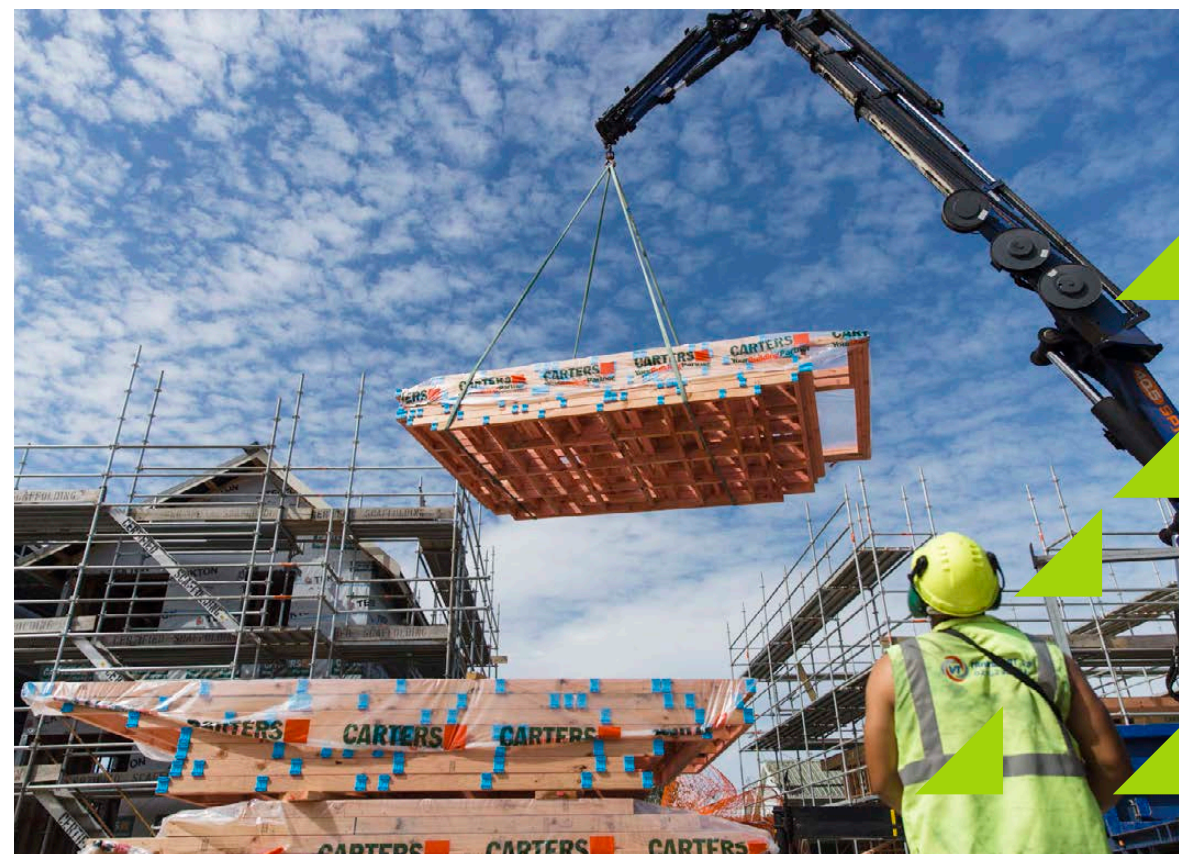
Across Ōwairaka, Kāinga Ora is seeking innovative design and construction methods that will deliver affordable housing. Affordable options should achieve Kāinga Ora's objectives of delivering pathways to home ownership and security of tenure, as well as creating a balanced community.

In Stage 3, 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. Affordable homes can be either Kiwibuild or long term rentals. If more than two superlots is being purchased, then this percentage could be spread across those superlots in different configurations. All new homes must achieve a Homestar 6 rating.

Within the 50%, there is an expectation that there will be a mix of 1, 2 and 3 bedrooms. For Kiwibuild homes, the price points are:

- » 1 bedroom = \$500,000
- » 2 bedroom = \$600,000
- » 3 bedroom = \$650,000 (KiwiBuild typology criteria TBC)

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.



MARKETING SUPPORT FOR BUILDER/DEVELOPER PARTNERS

The Kāinga Ora Urban Development Team provides extensive communications and marketing support to builder and developer partners working within the Roskill Development neighbourhoods. We have been communicating with residents in Roskill South for three years and Ōwairaka for over two years. Once our developer/builder partners have homes ready to sell, they are invited to contribute to a marketing fund. Our experience at Hobsonville Point, has found that pooling our resources creates more impact and benefits everyone.

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 Roskill Development has its own website, Facebook page and bi-annual magazine called Roskulture which is delivered to 20,000 households, as well as ongoing press and online advertising support.

The Roskill Development's brand promise to homebuyers is to live centrally where you can get around Auckland and access a great lifestyle with ease. Public transport, parks, beaches, Te Auaunga (Oakley Creek) walkway and a thriving food scene are all within easy reach of these neighbourhoods.



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 media 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.

Right For You

FIND A HOME THAT'S RIGHT FOR YOU IN ROSKILL

Right now there are new homes available to purchase off the plans in Ōwairaka and Roskill South. Built to the highest standards these homes are designed by our expert builder partners to be right for your age and stage, budget, and lifestyle.

There are thousands more market and KiwiBuild homes on the way for Mt Roskill and surrounding suburbs, including the kind of high quality apartments, terraces and duplexes that are commonly found in the world's most forward-thinking cities. Plans to rewrap and expand popular public spaces and amenities in these already thriving neighbourhoods are also underway, and are set to make Roskill one of the most sought-after places to live in Auckland. So could Roskill be right for you?

NEW MIKE GREER HOMES IN ROSKILL SOUTH

New homes by Mike Greer Homes are now available to buy off the plan. Mike Greer is renowned for building high quality houses that stand the test of time, and these homes in Roskill South are no exception. You won't want to miss the first release of homes on Burnett Ave, which includes eight 3-bed duplexes and two standalone homes (one 5-bedroom and one 3-bedroom), estimated to be completed in spring 2021.

THE ŌWAIRAKA COLLECTION FROM JALCON HOMES

The first round of market homes are now available for purchase in Ōwairaka. Designed and built by Jalcon, there are high-quality 2-bedroom duplex and 4-bedroom standalone options available. Designed for low-maintenance modern living, these contemporary homes are surrounded by excellent local amenities, picturesque parks, and are so close to the central city.

Find out more and sign up to homes for sale updates at roskilldevelopment.co.nz/right-for-you

Roskill Development
PUT YOURSELF IN THE CENTRE

DUPLEX Roskill South

BURNETT AVE, ROSKILL SOUTH

- 3-bedroom duplex
- Exceptional value
- Quality fixtures and fittings
- Perfectly designed to maximise space

From \$890,000

Mike Greer Homes 09 950 6270 **mikegreer homes**

STANDALONE Roskill South

BURNETT AVE, ROSKILL SOUTH

- 3 and 5 bedroom standalones
- Spacious open plan living and dining areas
- Stylish design with incredible attention to detail
- Internal access garage

From \$1,020,000

Mike Greer Homes 09 950 6270 **mikegreer homes**

STANDALONE Ōwairaka

RANGE VIEW ROAD, ŌWAIRAKA

SOLD OUT

- 4-bedroom standalone
- A spacious architectural experience that will stand the test of time
- Clean lines, natural light and thoughtful details
- Generous, comfortable spaces

SOLD OUT

Jalcon Homes 0800 52 52 66 **JALCON**

DUPLEX Ōwairaka

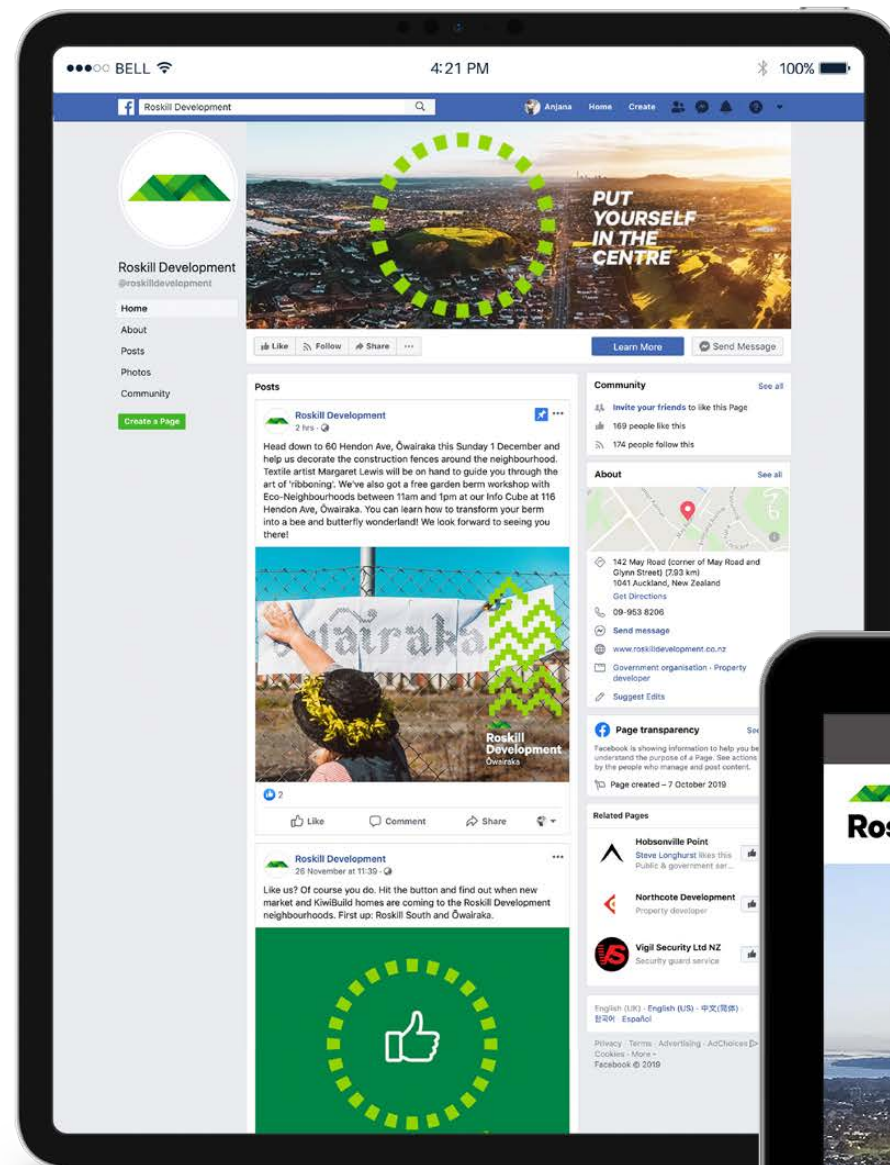
RANGE VIEW ROAD, ŌWAIRAKA

- 2-bedroom duplex
- High quality meets low maintenance
- Elevated outlook with north-facing decks
- Carefully crafted and elegant robust materials
- Last remaining duplex home

From \$895,000

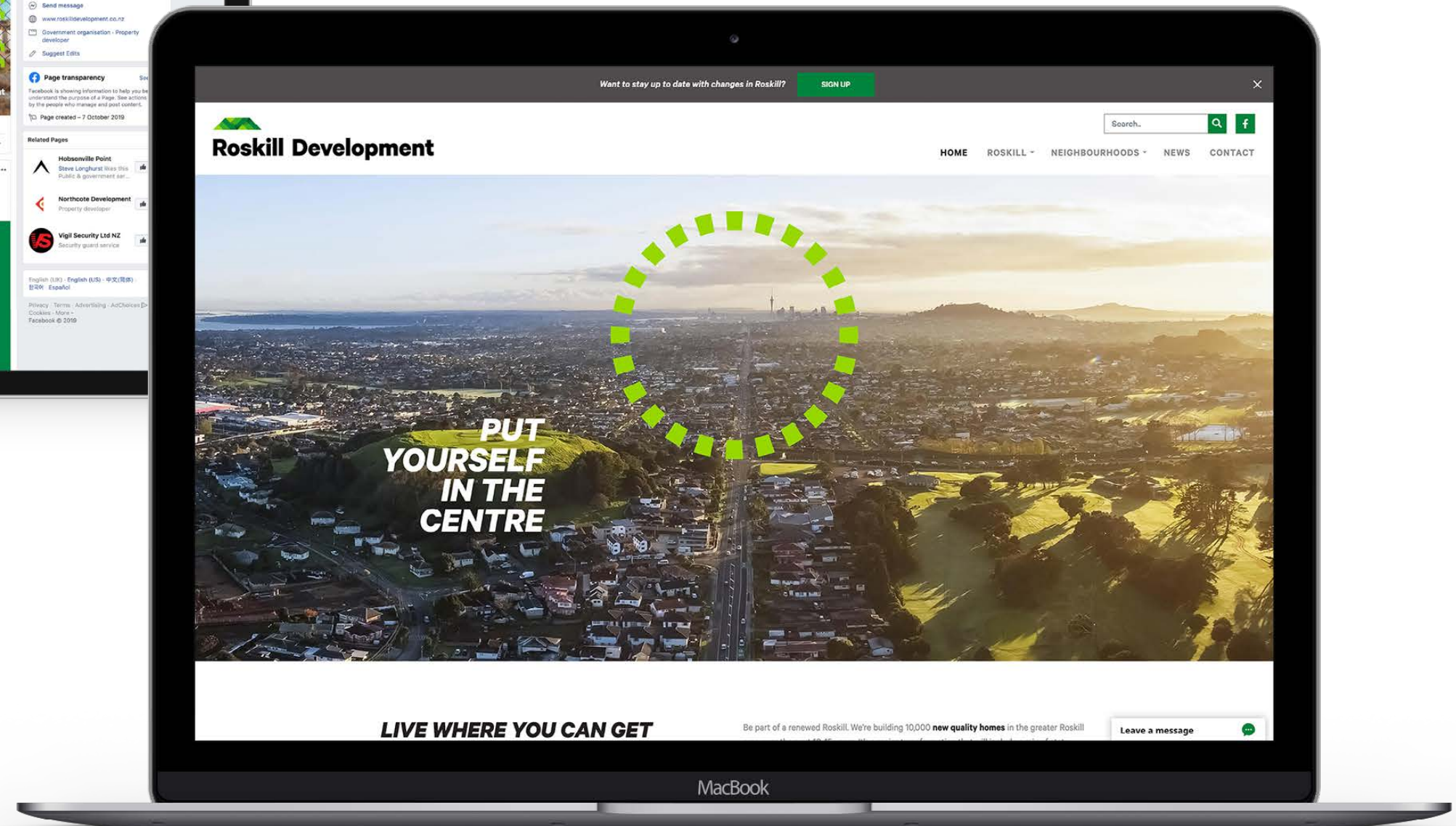
Jalcon Homes 0800 52 52 66 **JALCON**

A conceptual press ad for NZ Herald Homes showing homes for sale in the Roskill Development.



Roskill Development
Facebook page

Roskill Development
website



Information Centres

Ōwairaka Development is served by two Roskill information centres. One at 93 Richardson Road; the other located at 142 May Road. These centres provide 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.



The Ōwairaka Development Information Centres provide a place for people to come and find out how to buy in the Roskill Development.



HOW TO RESPOND

Respondents are invited to submit proposals for two or more of the superlots described in the offer. It is intended that Respondents will submit a detailed proposal including a completed term sheet. The submission document will include:

- » Initial concept plan indicating proposed site layout and typology mix
- » Perspectives or examples demonstrating the vision for the superlots
- » Affordable homes strategy
- » Programme
- » Commercial Offer (Land Price over \$1,300 per sqm, Payment Terms)
- » 3 Example projects demonstrating track record of delivering quality projects with similar typologies in the proposal or evidence of capability to do so and a willingness to work in partnership with Kāinga Ora.

The proposals received will be assessed based on price and non price attributes including capability, design, programme and affordability. The evaluation criteria is as follows:

This IM is issued on **Thursday, 15th October**

The closing date for submission is: **4PM on Monday 30 November, 2020**

Evaluation and shortlist of developers will be selected **early December 2020**

The final purchaser/s selection is expected **December 2020/January 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 proposals on or before the closing date to **procurement-UDD@kaingaora.govt.nz**

40%	PRICE AND COMMERCIAL TERMS IN ACCORDANCE WITH KĀINGA ORA EXPECTATIONS
20%	DEMONSTRATE HOW THE PROPOSED DEVELOPMENT DELIVERS 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 ŌWAIKAKA VISION AND MASTERPLAN, GUIDELINES AND TE ARANGA PRINCIPLES
10%	TRACK RECORD OF DELIVERING QUALITY PROJECTS WITH SIMILAR TYPOLOGIES, AND CAN DEMONSTRATE ABILITY TO DELIVER ON TIME OR CAPABILITY TO DO SO
6 HOMESTAR	PASS/FAIL

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 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 Ōwairaka. 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 do not make any representations or warranties as to the accuracy of the material and do 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 herein 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.



**Roskill
Development
Ōwairaka**