



# **WAIKŌWHAI & ROSKILL SOUTH OPPORTUNITY**

**BUILDER AND DEVELOPER PARTNERS**



**Roskill  
Development**

**PUT YOURSELF IN THE CENTRE**

# 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 and Delivery 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 THE ROSKILL DEVELOPMENT***

The Roskill Development is a large scale urban development project providing more than 12,000 homes over the next 15+ years.

The development is aimed at delivering more affordable market homes, warm, dry social 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 to 18 neighbourhoods and better infrastructure and amenity to be shared by the community.

The Roskill 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, the Ministry of Education and mana whenua to renovate the things that improve wellbeing – parks, schools, public spaces, green space, walking paths and underground infrastructure.

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





Point Chevalier

Newmarket

Remuera

Mt Eden

Mt Albert

## LOCATION

Roskill South and Waikōwhai are excellent locations. Roskill South is located approximately 8kms and Waikōwhai a little further, at 9.5kms to the Auckland CBD. The neighbourhoods are about 20 minutes travel time to the CBD by car and have 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.

6km

4km

2km

Avondale

New Lynn

 **Kāinga Ora**  
Homes and Communities

Mount Wellington

Blockhouse Bay

Onehunga

Waikōwhai

Ōtāhuhu

Māngere Bridge

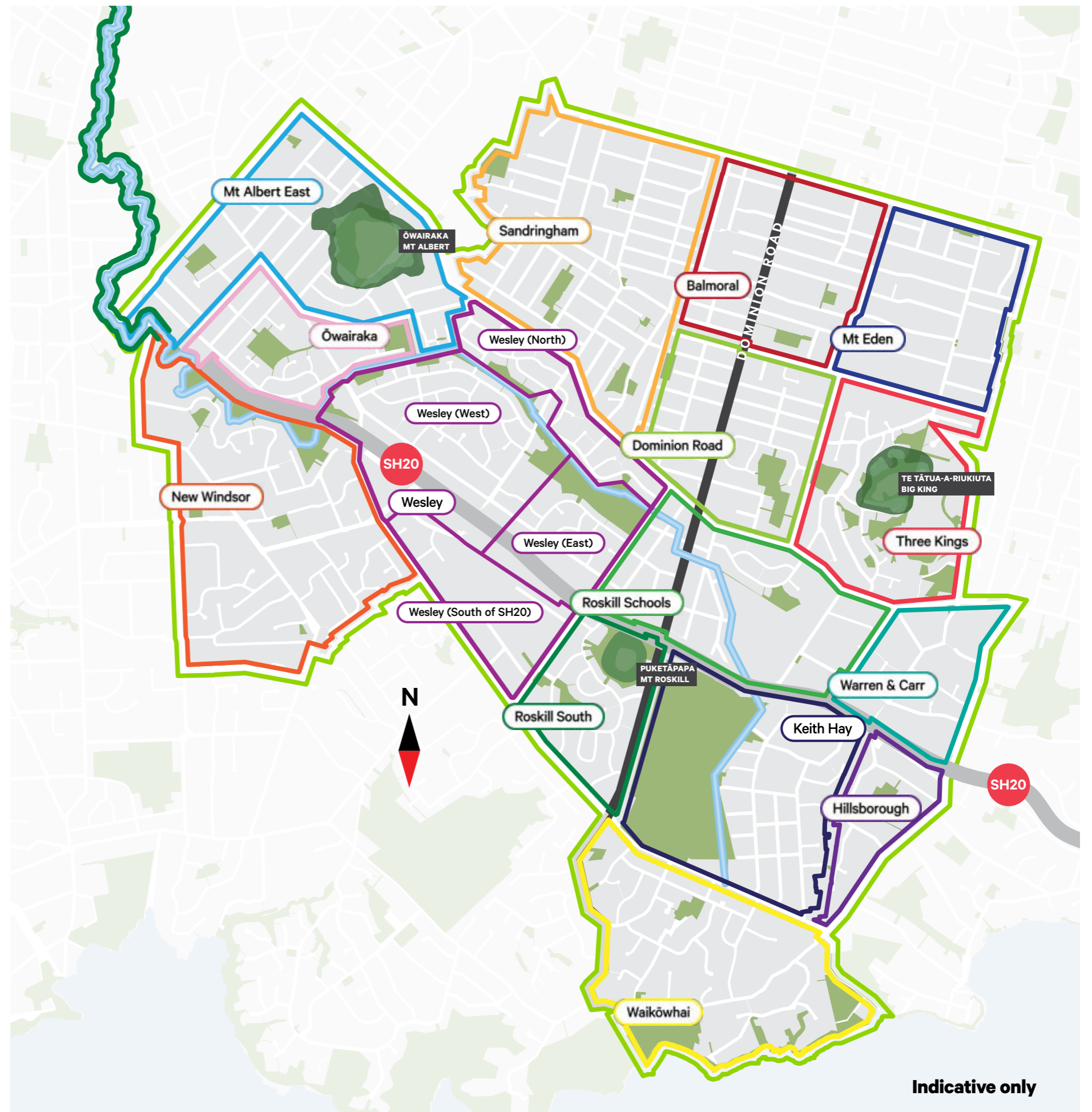
Manukau Harbour

## NEIGHBOURHOODS

The Roskill South and Waikōwhai neighbourhoods are part of the wider Roskill Development, an 18 neighbourhood masterplanned urban regeneration project. The precinct is 165 hectares in area and is currently home to approximately 71,000 people. The concentration of social housing within the neighbourhoods will decrease and the overall density will increase as the social/affordable/market housing mix is delivered.

The neighbourhood development projects range in scale from Balmoral, which will see around 100 new homes delivered, to Wesley which will see over 6,000.

Work is currently underway in Roskill South, Ōwairaka, Waikōwhai and Wesley neighbourhoods. The remaining 14 neighbourhoods are planned future developments.



# THE OFFER - ROSKILL SOUTH

Kāinga Ora is pleased to present an opportunity for development partners to purchase and develop superlots in the Roskill South Development. Respondents are invited to submit a development proposal for one or more of the superlots described in the offer.

## SUMMARY

- » Six market superlots zoned Residential Mixed Housing Urban (volcanic viewshaft height overlay 9m)
- » Total area of 15,804m<sup>2</sup> (1.58Ha) approximately
- » Supporting a yield of approximately 91 homes
- » Homes to comply with the Kainga Ora Design Guidelines which can be viewed at: [kaingaora.govt.nz/assets/Publications/Design-Guidelines/Taone-Ora-Urban-Design-Guidelines.pdf](https://kaingaora.govt.nz/assets/Publications/Design-Guidelines/Taone-Ora-Urban-Design-Guidelines.pdf)
- » Roskill South Design Guidelines available in the Due Diligence room online
- » All sites ready for immediate handover
- » Kāinga Ora encourages the delivery of Build to Rent (BTR) with secure tenure, intergenerational homes or other affordable options, but there are no minimum requirements for affordable housing

- » All sales are GST exclusive
- » Kāinga Ora don't complete any further physical works within the superlots other than what's stated in the Development Agreement
- » Build partner to provide a completed Term Sheet with proposed milestones and settlement terms with submission

Superlot	Superlot Area (m <sup>2</sup> )	Target Yield	Proposed Typology	Zoning
RS-15J	1,064	4	Duplex / Terraces	Mixed Housing Urban
RS-036C	4,188	25	Stand Alone / Terraces	Mixed Housing Urban
* RS-001B	2,796	17	Duplex / Terraces	Mixed Housing Urban
RS-003B	1,867	13	Duplex / Terraces	Mixed Housing Urban
* RS-022	2,955	14	Duplex / Terraces	Mixed Housing Urban
RS-006A	2,934	18	Duplex / Terraces	Mixed Housing Urban

\* Pōhutukawa and kōwhai trees to be retained

# SITE PLAN: ROSKILL SOUTH



# ROSKILL SOUTH DEVELOPMENT CONSTRUCTION PROGRESS:

*269 existing homes being developed into approx 970 new homes. All civil works in the Roskill South neighbourhood are complete with house construction well underway in all four stages.*

## » Stage 1

This stage will deliver approx 81 social homes including 69 BAU social homes  
- 127 new social homes completed and tenanted

## » Stage 2

This stage will deliver approx 300 social and market homes  
- All 59 new social homes completed and tenanted  
- 67 market and affordable homes completed with 177 under construction

## » Stage 3

This stage will deliver approx 370 social and market homes  
- 92 new social houses completed  
- 50 market and affordable homes completed  
- 70 new homes under construction for Q3 completion with 95 in the consenting phase

## » Stage 4

This stage will deliver approx 145 social and market homes  
- 28 new social houses  
- 8 homes under construction with a further 20 to commence this month  
- Superlots with a yield of 73 homes ready for development

## » Amenity

- Freeland Avenue character street completed  
- MOE Walkway into May Road School  
- New Park cnr Howell/Burnett to be vested to council Q2 2024  
- Freeland Reserve upgrade complete  
- New signalled intersection Youth/Dominion Rd  
- 4 larger walkways completed, connecting the inner community to Richardson and Dominion Roads



# THE OFFER - WAIKŌWHAI

Kāinga Ora is pleased to present an opportunity for development partners to purchase and develop superlots in the Waikōwhai neighbourhood.

Respondents are invited to submit a development proposal for one or more of the superlots described in the offer.

## SUMMARY

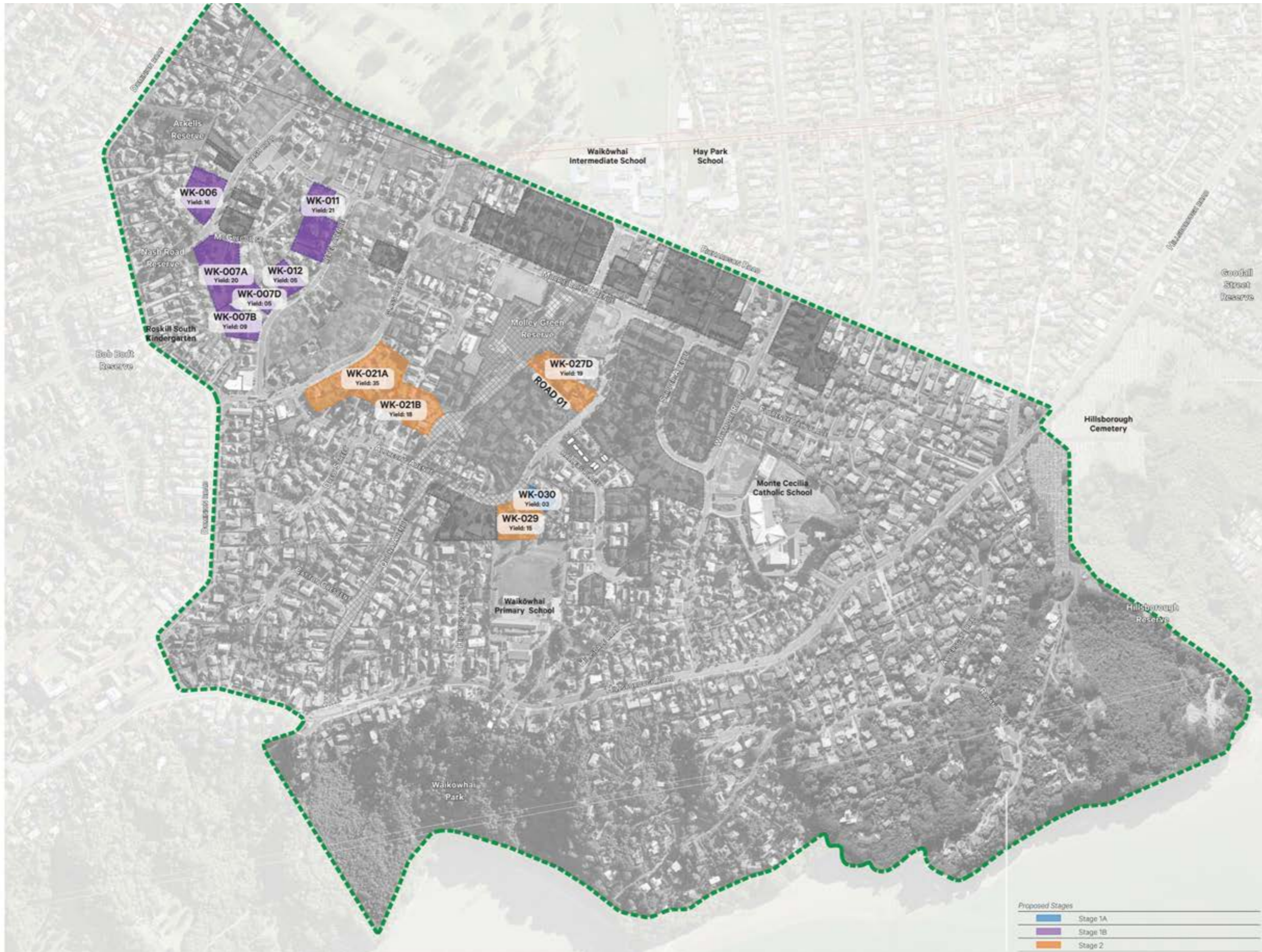
- » 11 superlots zoned MHU (Mixed Housing Urban)
- » Total area of 39,333m<sup>2</sup> (3.93Ha) approximately
- » Supporting a yield of approximately 173 homes
- » Kāinga Ora encourages the delivery of Build to Rent (BTR) with secure tenure, intergenerational homes or other affordable options, but there are no minimum requirements for affordable housing
- » Homes to comply with the Kainga Ora Design Guidelines which can be viewed at: [kaingaora.govt.nz/assets/Publications/Design-Guidelines/Taone-Ora-Urban-Design-Guidelines.pdf](https://kaingaora.govt.nz/assets/Publications/Design-Guidelines/Taone-Ora-Urban-Design-Guidelines.pdf)
- » Waikowhai Design Guidelines available in the Due Diligence room online
- » Stage 1 superlots ready for immediate handover, stage 2 will be ready early 2025
- » Existing trees within superlots to be retained where possible

- » All sales are GST exclusive
- » Kāinga Ora don't complete any further physical works within the superlots other than what's stated in the Development Agreement
- » Build partner to provide a complete Term Sheet with proposed milestones and settlement terms

Superlot	Stage	Superlot Area (m <sup>2</sup> )	Target Yield	Proposed Typology	Zoning
WK-030	1	887	3	Stand Alone	Mixed Housing Urban
WK-006	1	3,554	16	Duplex / Terraces	Mixed Housing Urban
WK-007A	1	6,037	27	Duplex / Terraces	Mixed Housing Urban
WK-007B	1	2,350	9	Stand Alone / Terraces	Mixed Housing Urban
WK-007D	1	1,053	5	Stand Alone / Terraces	Mixed Housing Urban
WK-011	1	4,922	21	Stand Alone / Terraces	Mixed Housing Urban
WK-012	1	1,607	5	Duplex / Terraces	Mixed Housing Urban
WK-021A	2	8,185	35	Stand Alone / Terraces	Mixed Housing Urban
*WK-021B	2	3,844	18	Duplex / Terraces	Mixed Housing Urban
WK-027D	2	3,662	19	Stand Alone / Walkup Apartment	Mixed Housing Urban
WK-029	2	3,236	15	Stand Alone / Terraces	Mixed Housing Urban

\* WK-021B includes a transformer on the southern boundary

# SITE PLAN: WAIKŌWHAI



# WAIKŌWHAI DEVELOPMENT CONSTRUCTION PROGRESS:

328 existing homes being developed into approx 1,200 new homes across 6 stages.

## » Stage 1

This stage will deliver approx 120 social and market homes

- All land remediation is complete
- 9 new social homes delivered, 8 more due for completion Q3 2024
- Delivery of approximately 79 new market homes with 20 already in the planning stages

## » Stage 2

This stage will deliver approx 175 social and market homes

- Land remediation well underway
- Yield of 135 homes
- 27 social homes in the planning stage
- First of 40 market homes due to commence construction in 2025
- Amenity upgrades well underway

## » Stage 3

This stage will deliver approx 101 social and market homes

- Design to commence Q3 2024

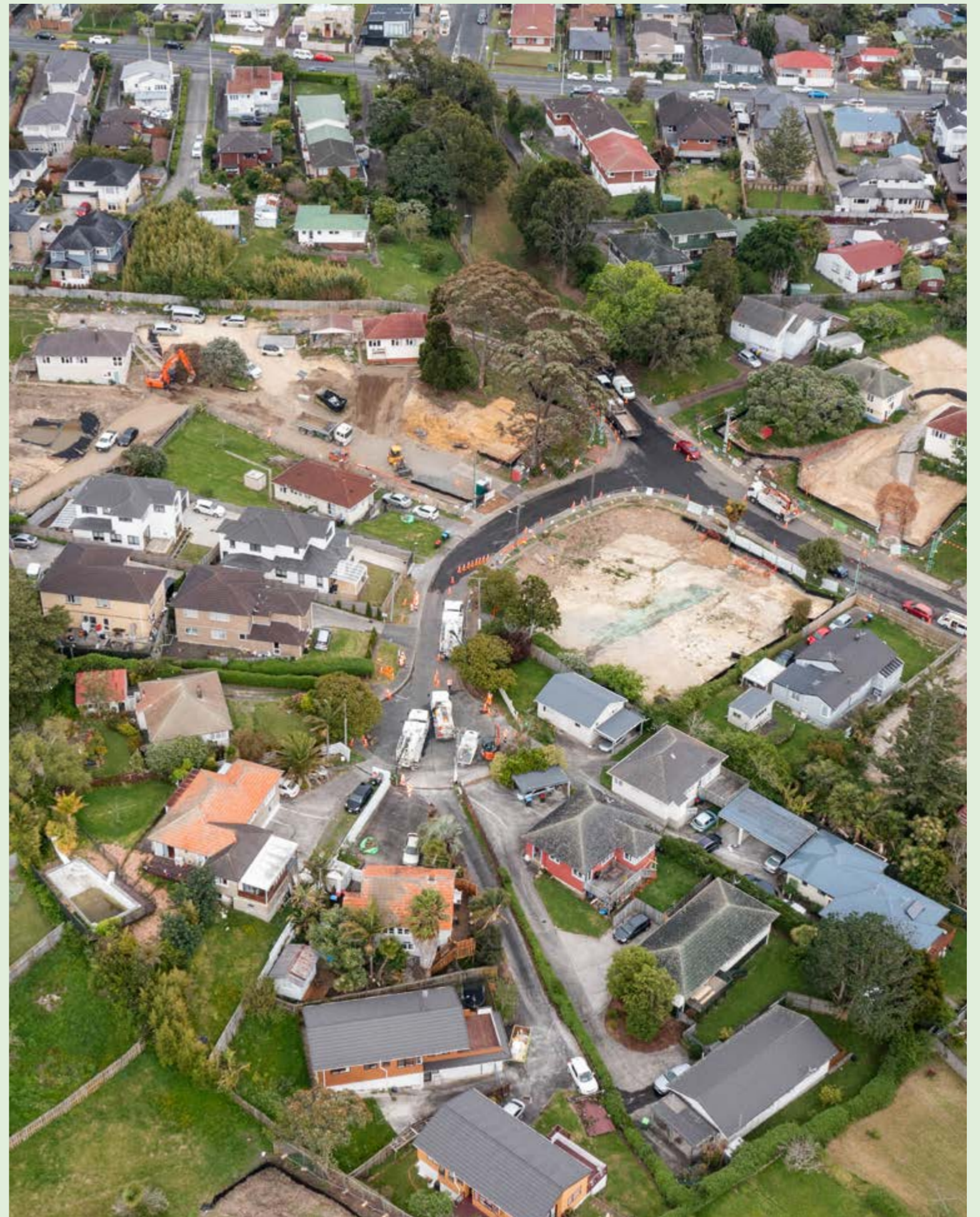
## » Stage 4

This stage will delivery approx 358 social and market homes

- Design commencing in Q3 2024

## » Amenity

- Midway through the upgrade to Molley Green Reserve and Albrecht Basin. Due for completion in Q4 2024
- Waste water complete
- Stream daylighting complete
- Streetscape upgrade construction underway (new road and Molley Green Place)
- New playground design underway
- New basketball courts, walkways, toilets, BBQ are and pump track also included in upgrade



# THE VISION

## More homes, great neighbourhoods

Kāinga Ora is delivering new warm, healthy homes to the city’s residents – more social housing for those in need; more homes for first home buyers; and a greater supply of homes on the market.

Developments are underway in Northcote, Roskill South, Ōwairaka, Oranga, Mangere and Waikōwhai. 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; and they will lead to innovation in the home construction market by creating a significant pipeline of work for our builder/developer partners.

⋮ *Kāinga Ora’s vision for the developments is to increase the supply and choice of new, high-quality housing, and to support and strengthen the communities as they grow.*



# KEY OUTCOMES

*Kāinga Ora is taking a holistic approach to masterplanning the Roskill 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 housing.**

High quality, compact neighbourhoods offer the community a choice of healthy, attractive housing.

## **Provision of sustainable infrastructure.**

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

## **Well connected transport choices.**

Mt Roskill's neighbourhoods encourage walking and cycling and are well serviced by public transport.

## **Quality, resilient community infrastructure.**

Mt Roskill 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 Mt Roskill, including the maunga, wai and wetlands, are 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.**

Mt Roskill's natural, cultural and built heritage is celebrated.

## **Enabled employment opportunities.**

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

## **Vital and viable centres.**

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





## **WHY ROSKILL SOUTH?**

### **Close to the city and airport**

At only 8 kms from the CBD, Roskill South is well located for commuters. The area has good and improving transport links. Easy access to motorways, bus routes and new cycle lanes allow residents transport options. Roskill South is a relatively close 9.5kms from Auckland Airport, a key employment hub.

### **Well served by schools**

Roskill South is home to May Road Primary School. Three other schools; Mt Roskill Grammar, Mt Roskill Intermediate, and Mt Roskill Primary School are all within close proximity to the development area. Roskill South is zoned for Roskill Grammar. The Ministry of Education has just announced a \$9m investment in May Road Primary School and 15 new and upgraded classrooms.

### **Sought after suburb**

Judging by online enquiry and traffic to our Info Centre, Roskill South is clearly on the radar of interested home buyers. This is borne out with our current builder partners achieving excellent sales with the last release of terrace houses, duplexes and stand alone homes. All these are selling off the plans.

# INFRASTRUCTURE AND AMENITY: ROSKILL SOUTH

## Large scale infrastructure upgrades

The Auckland Housing Programme offers a rare opportunity because it allows Kāinga Ora's urban development team to plan a 15+ year staged programme of work. 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 works collaboratively with Auckland Council, Auckland Transport, the Ministry of Education and other agencies to 'renovate' the Roskill Development neighbourhoods. A wide range of infrastructure and amenity projects will be led by Kāinga Ora. Others will be co-led or advocated for on behalf of the communities we're working in.

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

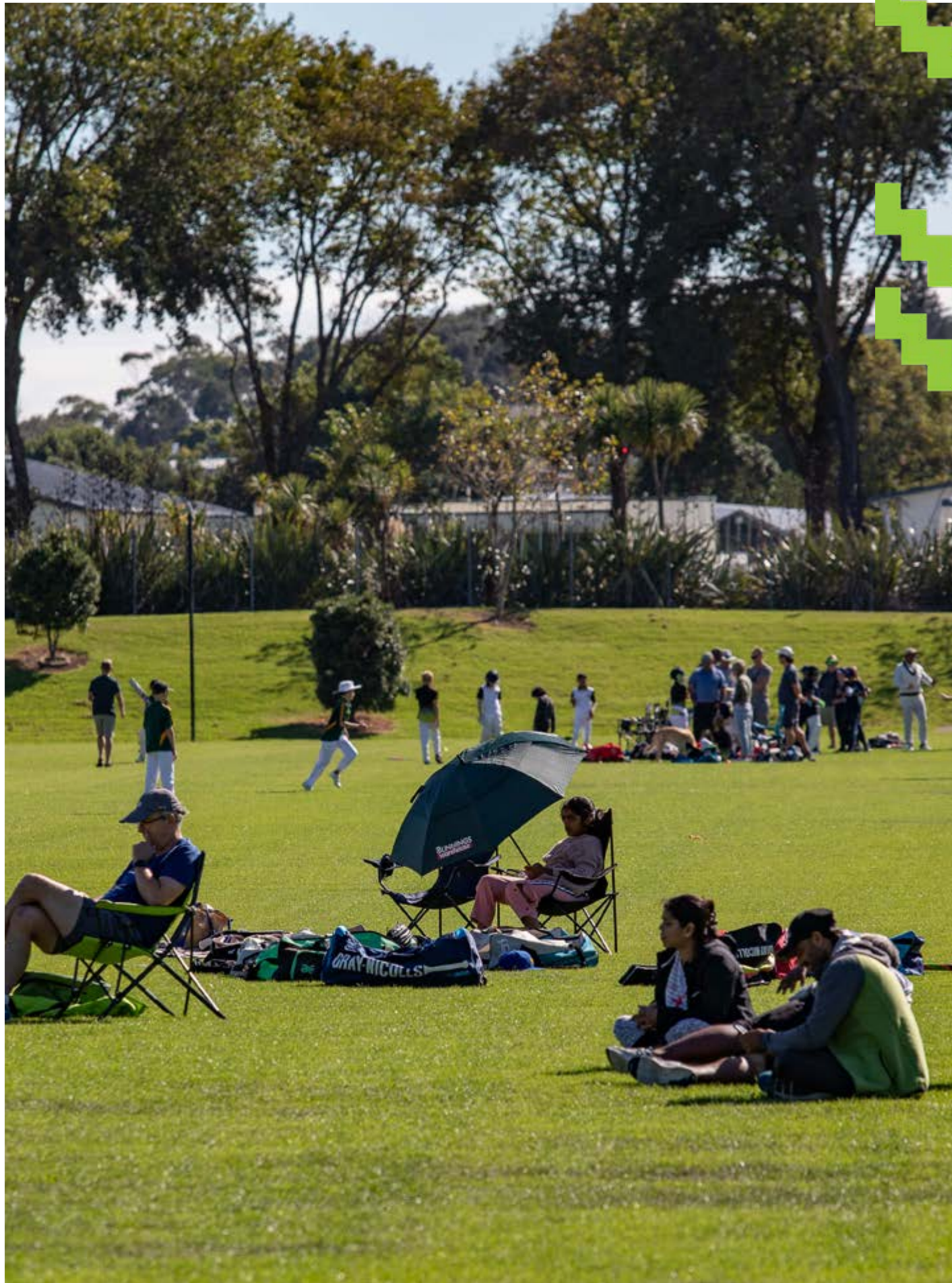
## Natural amenity will be further enhanced

Mt Roskill has wonderful areas of natural environment, including the maunga, Puketapapa/Mount Roskill, popular with residents and visitors alike.

Te Auaunga/Oakley Creek is the centrepiece of the Roskill Development's natural environment. The restoration of Auckland's longest urban stream and the walkways and parks alongside it is transforming Roskill into a greener, healthier, more connected suburb.

In partnership with Auckland Council, the rejuvenation of Freeland Reserve in Roskill South has been completed and includes new walkways, amenity and daylighting the stream to better deal with stormwater. A new park will be created within the development on the corner of Howell Crescent and Burnett Avenue.





## **WHY WAIKŌWHAI?**

Waikōwhai is a little known treasure. Less than 30 minutes from the CBD, this harbour suburb is a place where you can escape the city, but be in Mt Eden within 15 minutes.

Home to the largest block of native forest in Auckland City, Waikōwhai is a haven blessed with tranquil bushwalks, hidden bays and virtually untouched beaches. With four schools, two kindergartens, local shops and parks all within a close walk, it's also made for families.

Over the next 10 years, as part of the Roskill Development, Waikōwhai will change to incorporate new streetscapes, cycle lanes and upgraded shops and parks. This work includes a visionary new design concept for Molley Green Reserve which includes a restored Te Auaunga (Oakley Creek), an upgraded playground, new stormwater infrastructure and new pathways.

Waikōwhai will also see 1,200 new high quality homes built. These changes will provide a greater choice of homes in a more sustainable, affordable and beautiful neighbourhood.



## ***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.

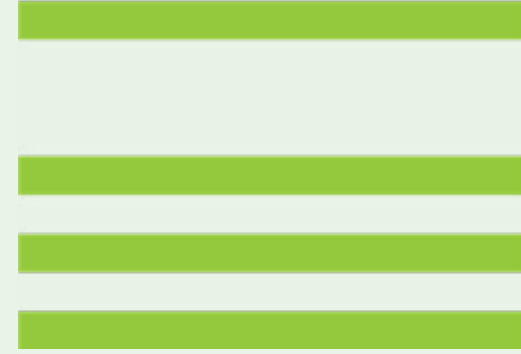
We recognise that our development precincts comprise a number of mataawaka groups and entities. It is important for Respondents to understand our commitment to working with our Treaty partners, mana whenua and mataawaka respectively and, where appropriate, commit to supporting the implementation of effective 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 **Patrick.Gemmell@kaingaora.govt.nz**



## **HOUSING OPTIONS**

*Kāinga Ora is committed to delivering a range of housing typologies and tenures across the Roskill Development and encourages the delivery of intergenerational homes or other affordable options.*

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.



# 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 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 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.*

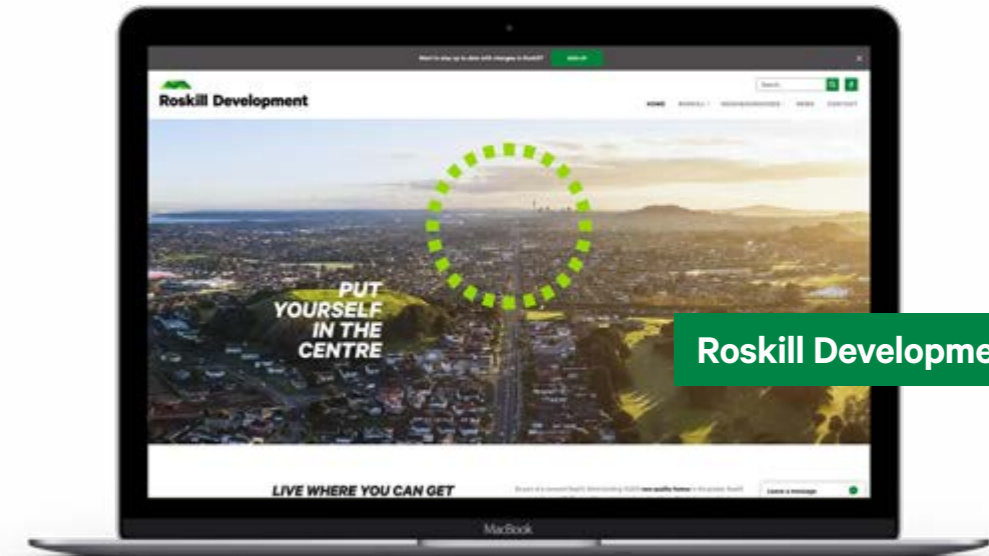
## Place-based Marketing

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

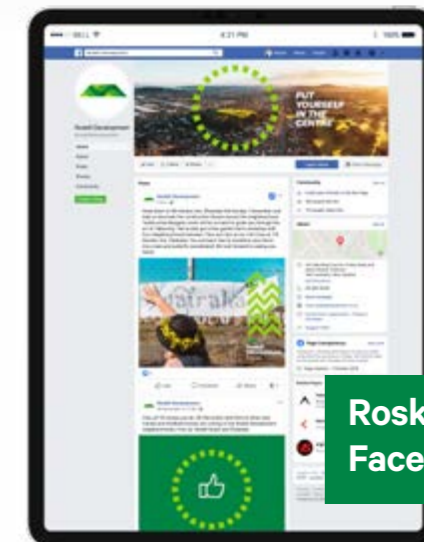
The Roskill Development's brand promise to homebuyers is to live centrally where you can get around Auckland and access a great lifestyle with ease. Public transport, parks, beaches, Te Auaunga (Oakley Creek) walkway and a thriving food scene are all within easy reach of these neighbourhoods.

## 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.



Roskill Development website



Roskill Development Facebook page

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





## Information Centres

Two information centres are operating in the Roskill Development already, with more to come as the development moves in to other neighbourhoods.

The information centre at 142 May Road serves the wider Roskill community and the smaller information cube at 80 Hendon Avenue serves the Ōwairaka community.

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



Ōwairaka



# HOW TO RESPOND

*Respondents are invited to submit Registrations of Interest for one or more of the 17 superlots described in the offer.*

Interested parties are required to submit Registrations of Interest for the selected superlots addressing the questions outlined in the **Roskill South and Waikowhai Response Form and Proposal Submission Requirements** document available from the Sole Agents below.

The closing date for Registrations of Interest is:  
**4pm, Wednesday 10 July 2024 (NZST).**

This Information Memorandum provides preliminary information in summary form to assist parties with their initial assessment of the property and for them to assess whether or not to move into more substantive due diligence investigations, including (but not limited to) considering the information in the data room and obtaining any independent advice. A library of due diligence information is available on request.

Please direct any questions to Bayleys Real Estate.  
We look forward to receiving your submission

## Contact

For further information, please contact the Sole Agents.

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## Disclaimer

The contents of this document do not form part of any contract. This document has been compiled using information provided by third parties, and Bayleys and the Vendor accept no responsibility for its accuracy or completeness. In all cases, interested parties should conduct their own verification of the information in this document, as well as their own investigation and analysis of the properties described in it. All parties are urged to take legal advice before entering into any contract or agreement regarding the property described herein.

# 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 in Roskill South and Waikōwhai. 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.