



# YOUR FINAL OPPORTUNITY IN ŌWAIRAKA

 **Kāinga Ora**  
Homes and Communities

**STAGE 4**  
**16 PREMIUM SUPERLOTS / 400 HOMES**

 **Roskill  
Development**  
Ōwairaka



## FOREWORD

The final stage of the transformation of Ōwairaka has arrived. The significant planning and investment going into the area is creating a neighbourhood where all residents can thrive. The Ōwairaka Development masterplan has prioritised inclusivity, sustainability and community wellbeing so that residents today and into the future have everything they need to enjoy a great lifestyle.

By Spring 2023 we will have completed the planned new infrastructure and amenities for this pretty pocket of Mt Albert, and locals and homebuyers will be able to see the results of the investment into new streetscapes, parks and walkways. The homes that are underway now will be occupied by their proud new owners and tenants, and marketing will have begun on the homes in Stage 4 on the sites which are the subject of this offer. In just two short years from now the transformation will be evident for all to see and the appeal of this boutique neighbourhood, just 8kms from the CBD, will become even greater.

Be part of this success story. We look forward to working with you to complete the transformation of Ōwairaka.

THE ŌWAIRAKA PROJECT TEAM

## 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.
- » Kāinga Ora’s Urban Development team is helping to provide more homes, more quickly to growth areas by managing urban regeneration projects on under-utilised Government-owned land.

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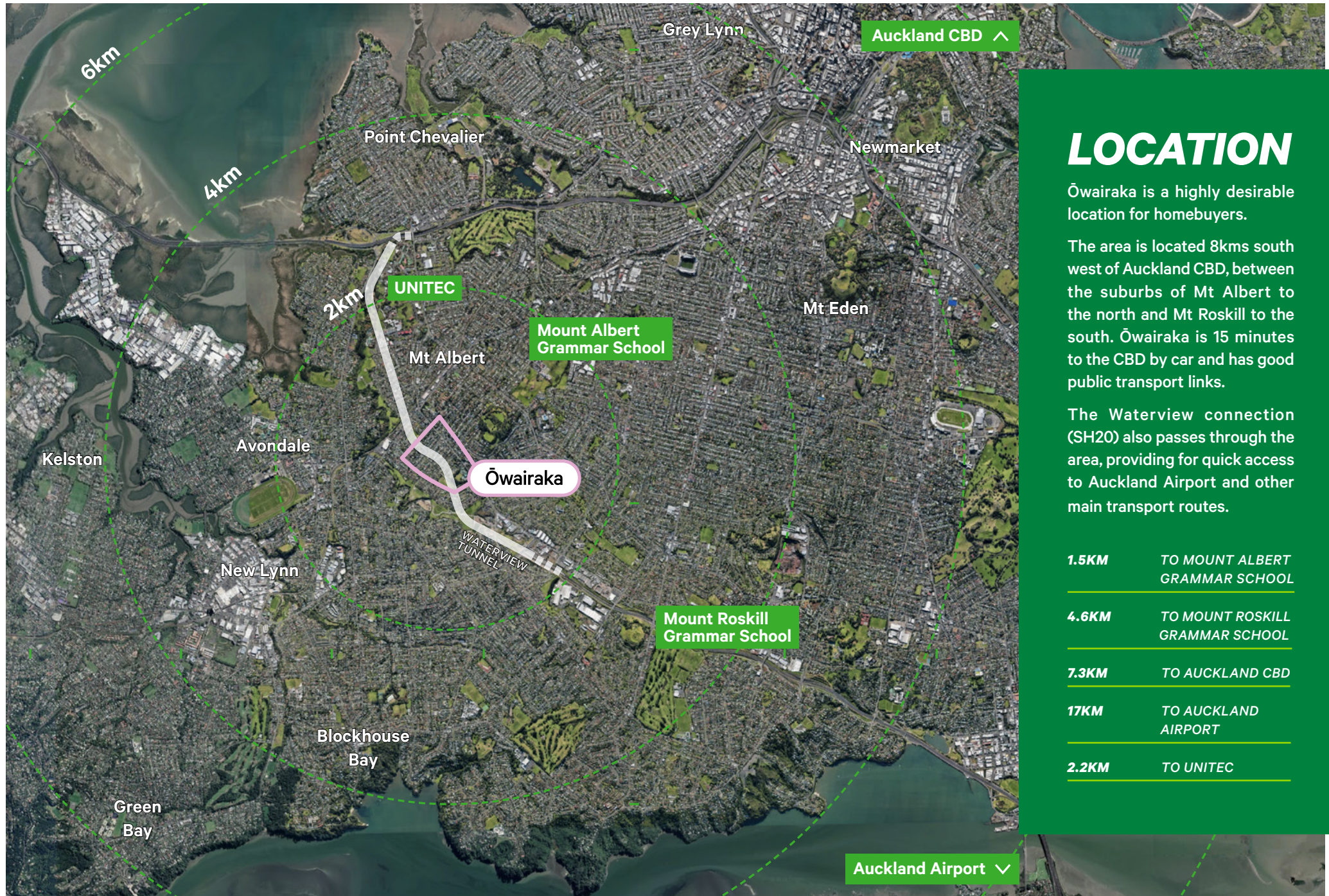
## THE VISION

Ōwairaka, a much-loved suburb between Mt Albert and Mt Roskill, is becoming a more vibrant, more urban neighbourhood. As part of the wider Roskill Development, around 200 of the area's old state houses are making way for around 1,100 new apartments and homes, bringing a fresh vibe to the streets. The Ōwairaka Development, which began in 2018, is delivering higher quality and more affordable market homes and state homes, within a neighbourhood where the community can thrive.

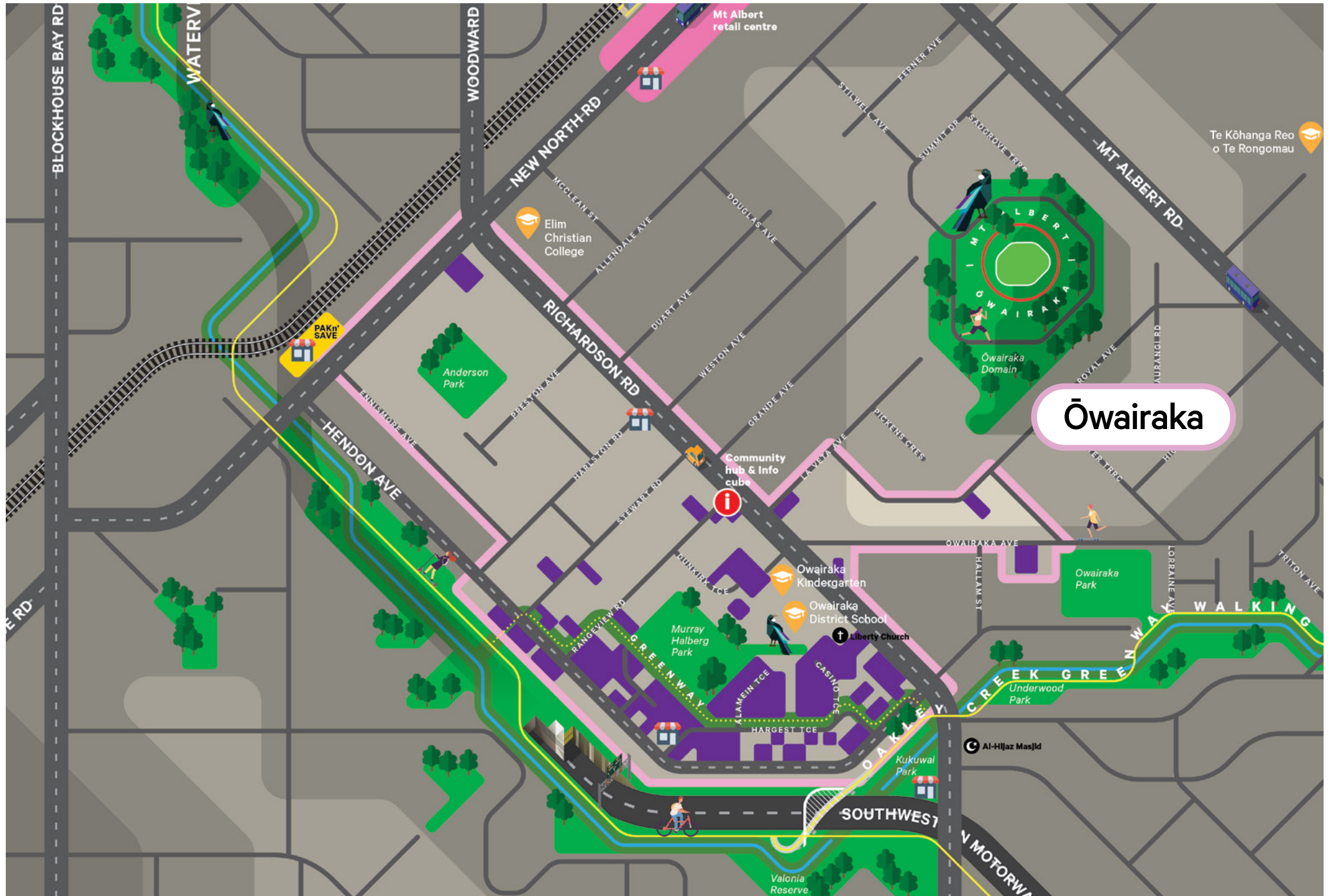


At only 8kms from the CBD, and with significant investment going into parks, public spaces, green space, roading and services, Ōwairaka residents will enjoy a neighbourhood that supports their wellbeing and lifestyle. With the release of Stage 4, our final superlots in the Ōwairaka Development, we are looking forward to working with our partners to complete the vision and create a neighbourhood that everyone is proud of.

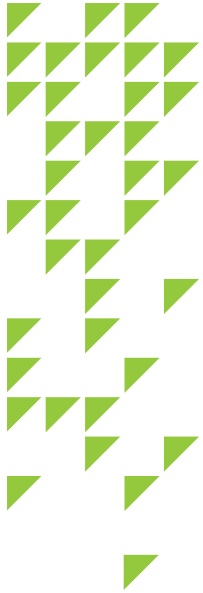












At Chinoiserie - one of Ōwairaka's many eateries.



Te Whitinga 'the crossing' links Alan Wood Reserve with Kukuwai Park.

Ōwairaka offers an excellent lifestyle, with an easy commute, great schools, fantastic parks and playgrounds, and a diverse array of eateries representing cuisine from many parts of the globe. With so much amenity at its doorstep, and the benefits investment by Kāinga Ora and partners is bringing to Ōwairaka, the appeal of the neighbourhood will continue to rise.



A path which is part of the beautiful Te Auaunga walkway.



Te Auaunga, also known as Oakley Creek, one of Auckland's longest urban streams.



# THE OFFER

Kāinga Ora is pleased to offer for sale the final 16 Superlots within the Ōwairaka Development, grouped into 6 clusters to enable the construction of 400 new homes.

We invite you to submit a development proposal for one or part of a cluster.



TOTAL LAND AREA  
**3.95 Ha**



TOTAL HOMES  
**400**

MINIMUM  
AFFORDABLE MIX

**50%**

**PURCHASE PRICE**

from \$1,400 /m<sup>2</sup> plus GST,  
except where 70% or more  
KiwiBuild homes are proposed  
within a superlot

GOING, GOING...

**STAGE 4**

OUT OF 4

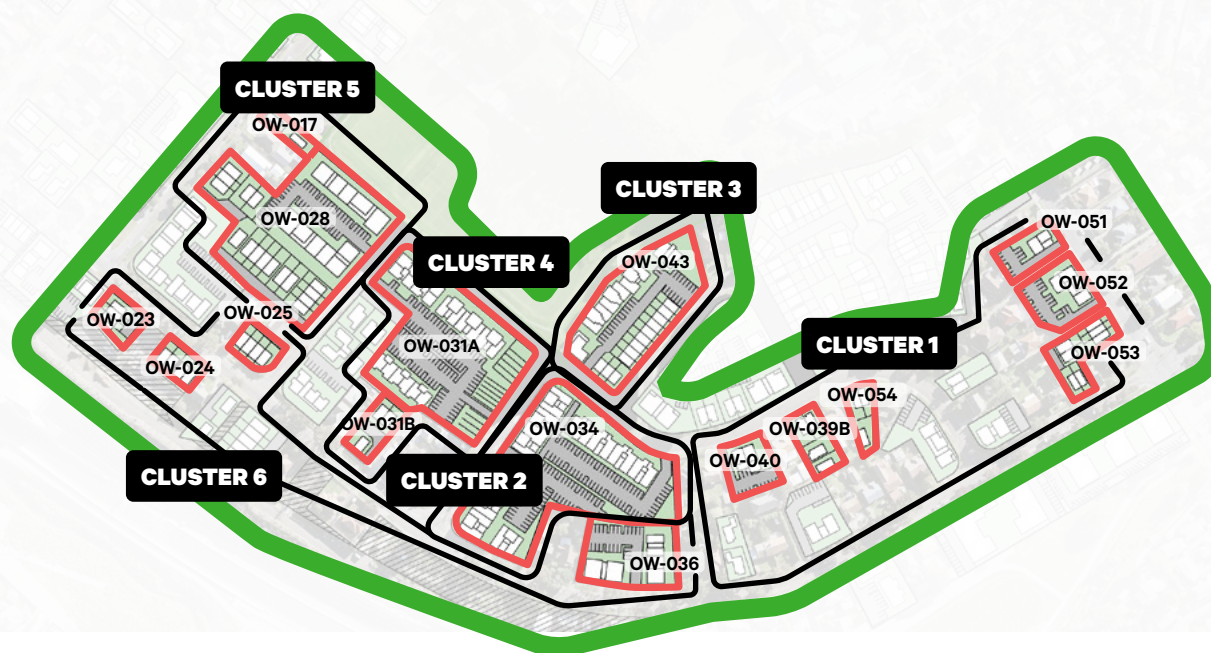


**16 SUPERLOTS**  
GROUPED INTO  
**6 CLUSTERS**

MUST MEET  
KĀINGA ORA'S  
**DESIGN  
GUIDELINES**



CERTIFIED  
**6 HOMESTAR**





# THE DETAIL

Further detail about each cluster for sale, as well as neighbourhood wide information, are available in our **DUE DILIGENCE ROOM** at: <https://roskill-im.co.nz/Ōwairaka-stage-4-im>

**This contains the following information:**

- » Superlot plans
- » Preliminary bulk & location plans relevant to OW-017, 028, 031A, 034, 036, 043 only
- » Superlot key moves plan
- » Neighbourhood infrastructure report
- » Oakley Creek Stormwater Management Plan
- » Site wide Soil Management Plan
- » Stage 4 Flood Assessment Report
- » Anticipated development milestone dates, including estimated interim & final handover dates from Kāinga Ora to developers
- » Kāinga Ora design guidelines
- » Draft development agreement and Terms Sheet (to be provided on 5 November 2021)
- » Construction Plus Programme info sheet
- » Ōwairaka Proposal Submission Requirements.

## CLUSTER 1

SUPERLOT	EXPECTED TYPOLOGY	% AFFORDABLE	EXPECTED YIELD	LAND AREA
OW-039	Freestanding/ duplexes	50%	4	893m <sup>2</sup>
OW-040	Apartments	50%	15	1,000m <sup>2</sup>
OW-054	Freestanding/ duplexes	50%	3	603m <sup>2</sup>
OW-051	Apartments	50%	10	845m <sup>2</sup>
OW-052	Apartments	50%	20	1,424m <sup>2</sup>
OW-053	Freestanding/ duplexes	50%	7	1,117m <sup>2</sup>
<b>Total</b>			<b>59</b>	<b>5,882m<sup>2</sup></b>

## CLUSTER 2

SUPERLOT	EXPECTED TYPOLOGY	% AFFORDABLE	EXPECTED YIELD	LAND AREA
OW-034	Apartments	70%	120	8,475m <sup>2</sup>

## CLUSTER 3

SUPERLOT	EXPECTED TYPOLOGY	% AFFORDABLE	EXPECTED YIELD	LAND AREA
OW-043	Apartments, terraced houses	100%	43	4,573m <sup>2</sup>

## CLUSTER 4

SUPERLOT	EXPECTED TYPOLOGY	% AFFORDABLE	EXPECTED YIELD	LAND AREA
OW-031A	Apartments	50%	75	7,196m <sup>2</sup>
OW-031B	Freestanding/ duplexes	50%	3	766m <sup>2</sup>
<b>Total</b>			<b>78</b>	<b>7,962m<sup>2</sup></b>

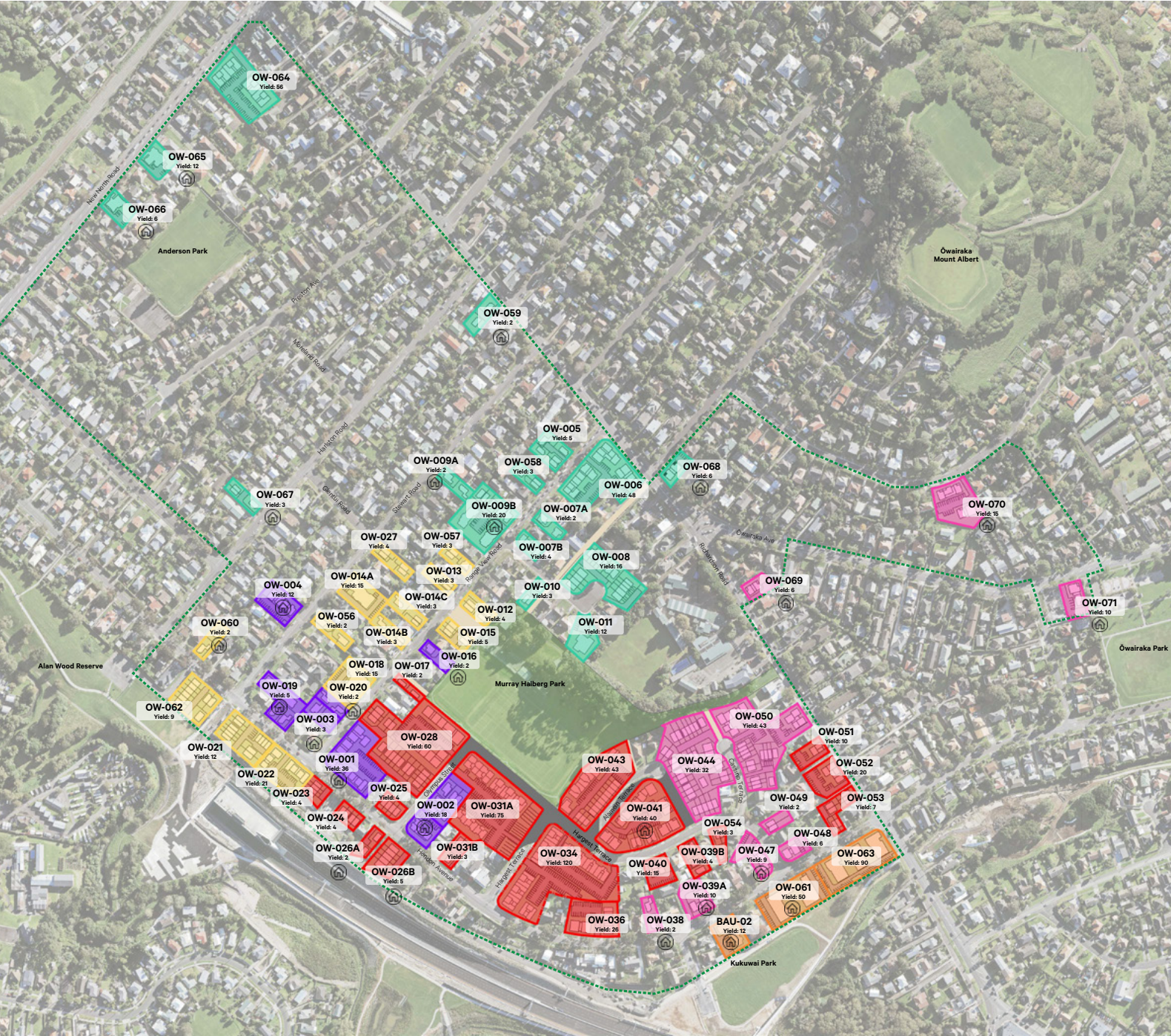
## CLUSTER 5

SUPERLOT	EXPECTED TYPOLOGY	% AFFORDABLE	EXPECTED YIELD	LAND AREA
OW-017	Freestanding	50%	2	371m <sup>2</sup>
OW-028	Apartments, terraced houses	50%	60	7,926m <sup>2</sup>
<b>Total</b>			<b>62</b>	<b>8,297m<sup>2</sup></b>

## CLUSTER 6

SUPERLOT	EXPECTED TYPOLOGY	% AFFORDABLE	EXPECTED YIELD	LAND AREA
OW-023	Terraced houses	50%	4	687m <sup>2</sup>
OW-024	Terraced houses	50%	4	619m <sup>2</sup>
OW-025	Terraced houses	50%	4	629m <sup>2</sup>
OW-036	Apartments	50%	26	2,362m <sup>2</sup>
<b>Total</b>			<b>38</b>	<b>4,297m<sup>2</sup></b>





# SUPERLOT PLAN

**Legend.**

Neighbourhood Boundary (Indicative)

Superlot Boundaries

Proposed Kāinga Ora Superlot

New Vested Road

Widened/Proposed Pedestrian Link

NZTA Land

Stage 1A

Stage 1B

Stage 2A

Stage 2B

Stage 3

Stage 4

Total Yield by Stage

Stage	Existing Homes	Proposed State	Proposed Market	Proposed Total
01A	16	78	0	78
01B	12	50	90	140
02A	28	2	99	101
02B	45	51	149	200
3	38	52	83	135
4	86	47	400	447
Totals	225	280	821	1101



# KĀINGA ORA- LED UPGRADES

Kāinga Ora is working closely with Piritahi to deliver improved infrastructure and amenities to Ōwairaka to support a thriving, growing community.

**New streetscapes**

**5kms of new stormwater pipes**  
(COMPLETE Q1 2022)

**New greenways**  
(COMPLETE Q3 2023)

**New parkside road and amenities**  
(Q3 2023)

**Overhead services undergrounding**  
(Q3 2022)



# 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 4, 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 other innovative housing scheme such as long term rentals, shared equity scheme, and rent to buy. If more than two superlots are 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 bedroom homes.

## **For KiwiBuild homes, the price points are:**

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

(KiwiBuild typology criteria TBC)





# PARTNERING & 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 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 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 provides extensive communications and marketing support to our builder and developer partners. We have been communicating with residents in Ōwairaka for over two years. Once you have homes ready to sell, you will be 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

We focus marketing efforts on place first and product second. The scale of our developments gives us considerable impact across all forms of media, including 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 promise to homebuyers is to live centrally where you can 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.

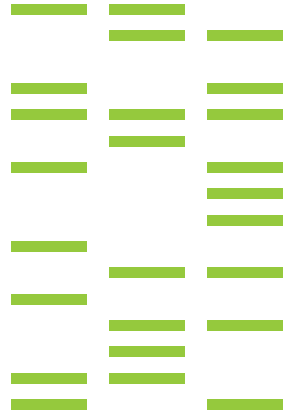


## PRODUCT MARKETING

Kāinga Ora promotes homes for sale via press ads in *NZ Herald* Homes and content in the wider print and broadcast media, and through Facebook. We run regular digital campaigns online with a targeted call to action, e.g. visit the developer's display suite. We have a dedicated real estate listings section on the OneRoof platform, called Our New Auckland.







## INFORMATION CENTRES

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

The information centre at 142 May Road serves the Roskill South community and those interested in the wider Roskill Development and the information cube at 93 Richardson Road serves the Ōwairaka community.

The information cube sits alongside our community house within the Ōwairaka community hub which will soon include a café, food trucks and lawn area for all to enjoy.

**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 one (preferred) or part of a cluster 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 Ōwairaka Response Form. All proposals must be accompanied by a signed Term Sheet.*

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

## DUE DILIGENCE ROOM ONLINE:

<https://roskill-im.co.nz/Ōwairaka-stage-4-im>

## SELECTION PROCESS

This IM is issued on **Wednesday, 10th November 2021**

The closing date for submission is **4pm Wednesday, 15th December 2021**

Evaluation and shortlist of developers will be selected **20th December, 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**

<b>30%</b>	<b>PRICE AND COMMERCIAL TERMS IN ACCORDANCE WITH KĀINGA ORA EXPECTATIONS</b>
<b>30%</b>	<b>DEMONSTRATE HOW THE PROPOSED DEVELOPMENT DELIVERS AFFORDABLE HOMES</b>
<b>15%</b>	<b>WILLINGNESS TO WORK WITH MANA WHENUA AND DEMONSTRATE HOW PROPOSED DEVELOPMENT RECOGNISES THE IMPORTANCE OF TE TIRITI O WAITANGI AND ITS PRINCIPLES</b>
<b>15%</b>	<b>PROPOSED DEVELOPMENT DEMONSTRATES QUALITY DESIGN AND HOW IT RESPONDS TO THE ŌWAIRAKA VISION AND MASTERPLAN, GUIDELINES AND TE ARANGA PRINCIPLES</b>
<b>10%</b>	<b>TRACK RECORD OF DELIVERING QUALITY PROJECTS WITH SIMILAR TYPOLOGIES, AND CAN DEMONSTRATE ABILITY TO DELIVER ON TIME OR CAPABILITY TO DO SO</b>
<b>6 HOMESTAR</b>	<b>PASS/FAIL</b>



## GENERAL POLICIES DISCLAIMER

**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.

**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.

1. 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.
2. This document does not form part of any contract in respect of the sale of the subject property.
3. 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.
4. 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.
5. All plans and maps are indicative only.
6. 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 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.**

