



**A residential
development
opportunity**



About Kāinga Ora

On 1st of October 2019 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.

Getting homes built quickly and well does not fully express our purpose. Our goal is to create great places to live. That means adding to the urban environment in a way that is socially, economically and environmentally sustainable for the people who call those communities home.

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Introduction

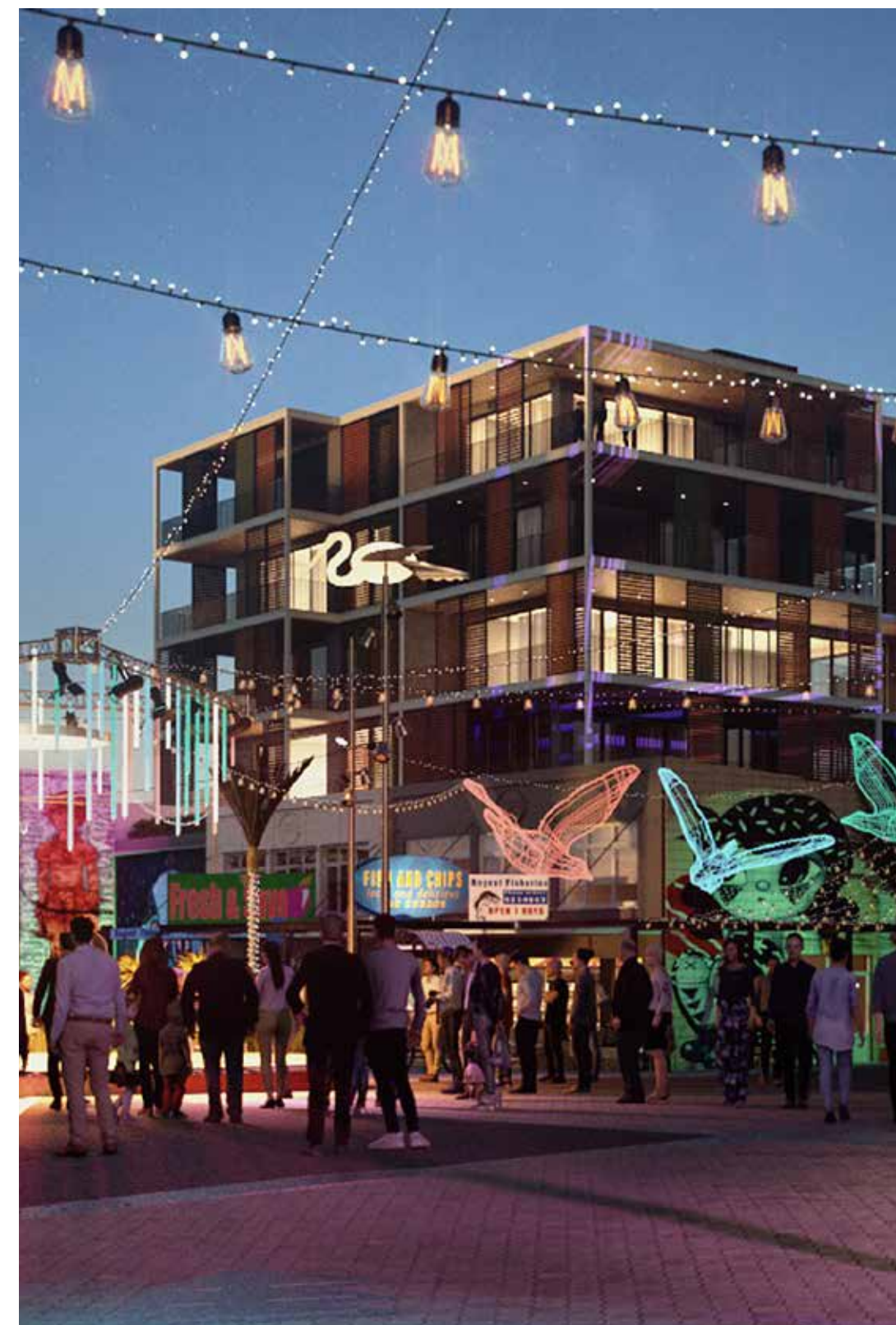
The Tāmaki regeneration programme will see around 2,500 old state houses redeveloped over the course of 25 years into around 10,500 new state, affordable and private market houses, as well as deliver enhanced local amenity and improved infrastructure.

The Tāmaki regeneration will create a thriving, attractive, sustainable and self-reliant community where the future looks brighter for the residents of Glen Innes, Panmure and Point England.

Tāmaki Regeneration Company (TRC) is leading the regeneration programme within that area.

It's happening right now; schools, amenities, playgrounds – an entirely new community evolving from Tāmaki's rich history – will bring a new prosperity, energy and spirit to the community. It is opening doors for thousands of young Kiwis and creating training, employment and business pathways for the community to prosper.

This new standard in urban regeneration will create a modern multicultural community, surrounded by world-class amenities with easy access to the CBD and Auckland's beaches, parks and amenities. With efficient transport connections already in place, Tāmaki is unlocking potential like no other district in the region.



The Offer

Kāinga Ora is pleased to offer for sale by Registration of Interest Stages 1 and 2 of the Armein site located in Panmure. Covering a total land area of approximately 7,163m² to be developed for Market and State Homes.

The site forms part of the Armein Road site, formerly occupied by five blocks of pensioner housing. The three blocks previously occupying the site in question have been demolished, and a sub-division to form Stage 1 (4,787m²) and Stage 2 (2,376m²) is being carried out. Stage 2 is designated as a 'Leadership Project' as designated by the Masterplan.

It is well situated for development, located close to the Panmure town centre and the rail station and only 11kms from Auckland Central. The area is well served by open space with the sites having significant sea views across the Tāmaki Estuary.

The Unitary Plan zoning for the site is Mixed Housing Urban (MHU). With this zoning, there is an opportunity to build at a medium density.

Stage	Superlot No.	Superlot Area (m ²)	Proposed Yield Range	Proposed Typology	Zoning	Expected Superlot Handover Date	Expected House Complete Date
1	TK-PA-002	4,787	30	Terraces	MHU	Oct 2020	Dec 2021
2	TK-PA-003	2,376	30	Walk-ups / apartments	MHU	Apr 2021	Dec 2022
TOTAL		7,163	60				

Siteplan



indicative only

Tāmaki Regeneration and Kāinga Ora

TRC has been mandated by its shareholders, the New Zealand Government and Auckland Council, to have overall responsibility for the Tāmaki Regeneration Programme. TRC owns all state housing land within the suburbs of Glen Innes, Panmure and Point England. In late 2018, HLC, now Kāinga Ora, was appointed as the “master developer” for the purposes of assisting TRC to achieve its regeneration objectives. The roles are as follows.

Tāmaki Regeneration Company:

- Lead engagement with the Tāmaki community, iwi, and stakeholders.
- Rehouse tenants from existing homes by an agreed vacant possession date.
- Hand over the land to Kāinga Ora.
- Determine the number and typology of state homes to be delivered in a development.
- Manage the handover of completed state homes and buy them back from the Builder Partner, at the agreed price.
- Manage the placement of new tenants into the new home and ongoing tenancy management.

Kāinga Ora:

- Land development – earthworks and civils construction – including associated consents and engineering plan approvals.
- Responsible for all commercial arrangements with Builder Partners: Term Sheet, Development Agreement, sale of the land, development management including contracting for and management of state home construction.

Strategic priorities for Tāmaki

Regeneration:

Strategic priorities include social transformation, economic development, placemaking and housing resources. This can be achieved through a great number of planned initiatives from supporting Tāmaki residents to gain employment, strengthening the local economy, creating safe and connected neighbourhoods and optimising the use of land and existing housing stock to support social and economic results.

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 mana whenua and mataawaka entities to support Māori housing outcomes.

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 our treaty partners, ngā mana whenua o te motu, in developing an engagement approach across our development precincts to help facilitate the implementation of environmental, social, cultural and economic outcomes for Māori. Kāinga Ora acknowledges the authentic role of mana whenua and has formalised individual relationships with mana whenua entities. Therefore, commercial development opportunities will also continue to be explored through these avenues.

Kāinga Ora's special focus on supporting mana whenua aspirations also includes iwi asset holding companies and iwi subsidiaries (property).



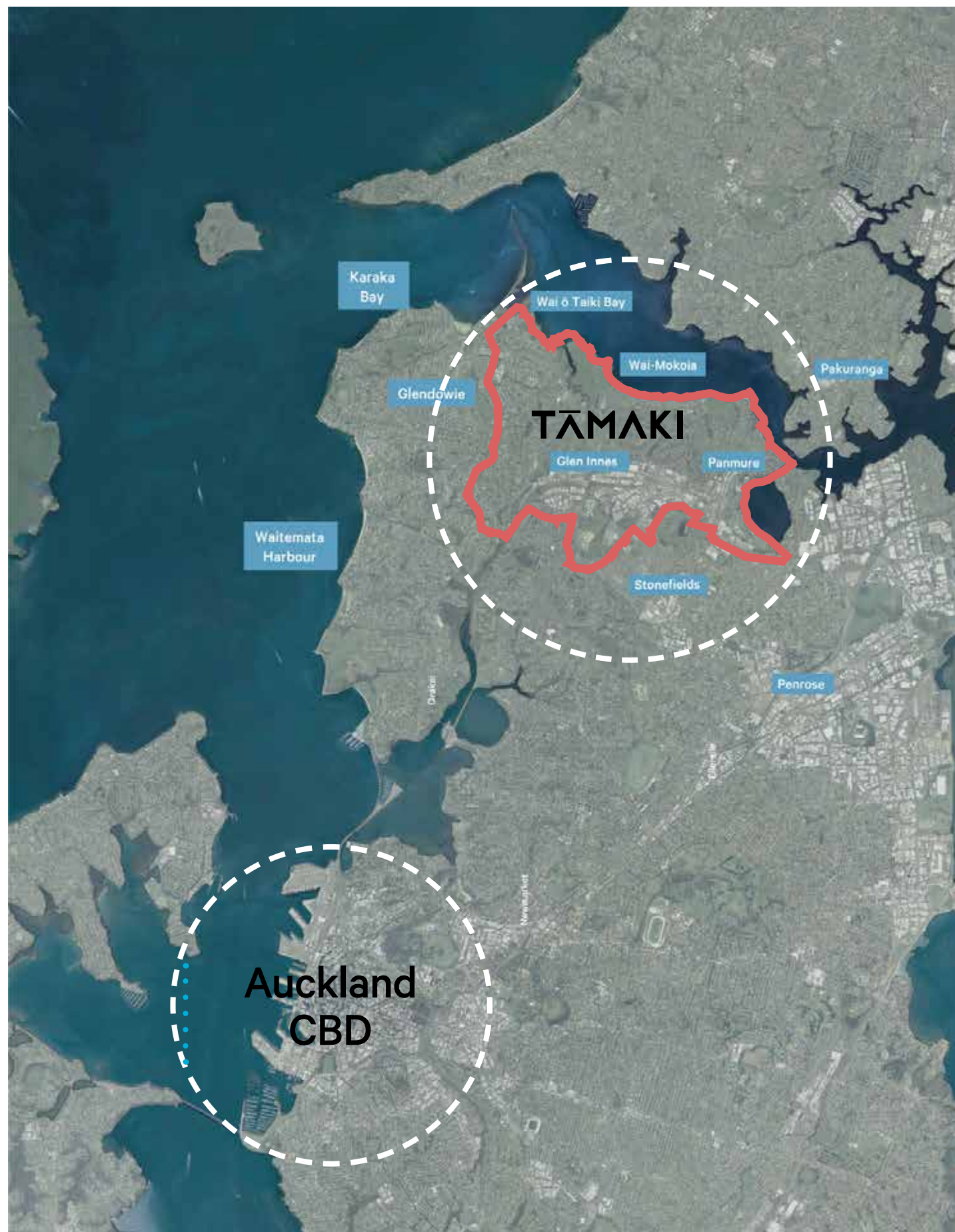
We recognise that our development precincts comprise a number of mataawaka groups and entities representing the various tribes of Aotearoa. It is important for Respondents to understand our commitment to working with our treaty partners, mana whenua and mataawaka respectively and, where appropriate, 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 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 sarah.chapman@kaingaora.govt.nz.



Location

Tāmaki consists of the suburbs of Glen Innes, Panmure and Point England. Together, they form a community with a shared vision of prosperity and success.

Tāmaki is known for its stunning natural environment, a culturally diverse community, a young population and close proximity to the Auckland CBD. With strong public transport infrastructure and significant land ownership opportunities, Tāmaki is shaping the future of our city.

The boundary of the Tāmaki precinct was set by the TRC shareholders, the New Zealand Government and Auckland Council. It includes significant areas of state housing, but also incorporates key links to employment and amenity, particularly along the rail corridor and the coast.

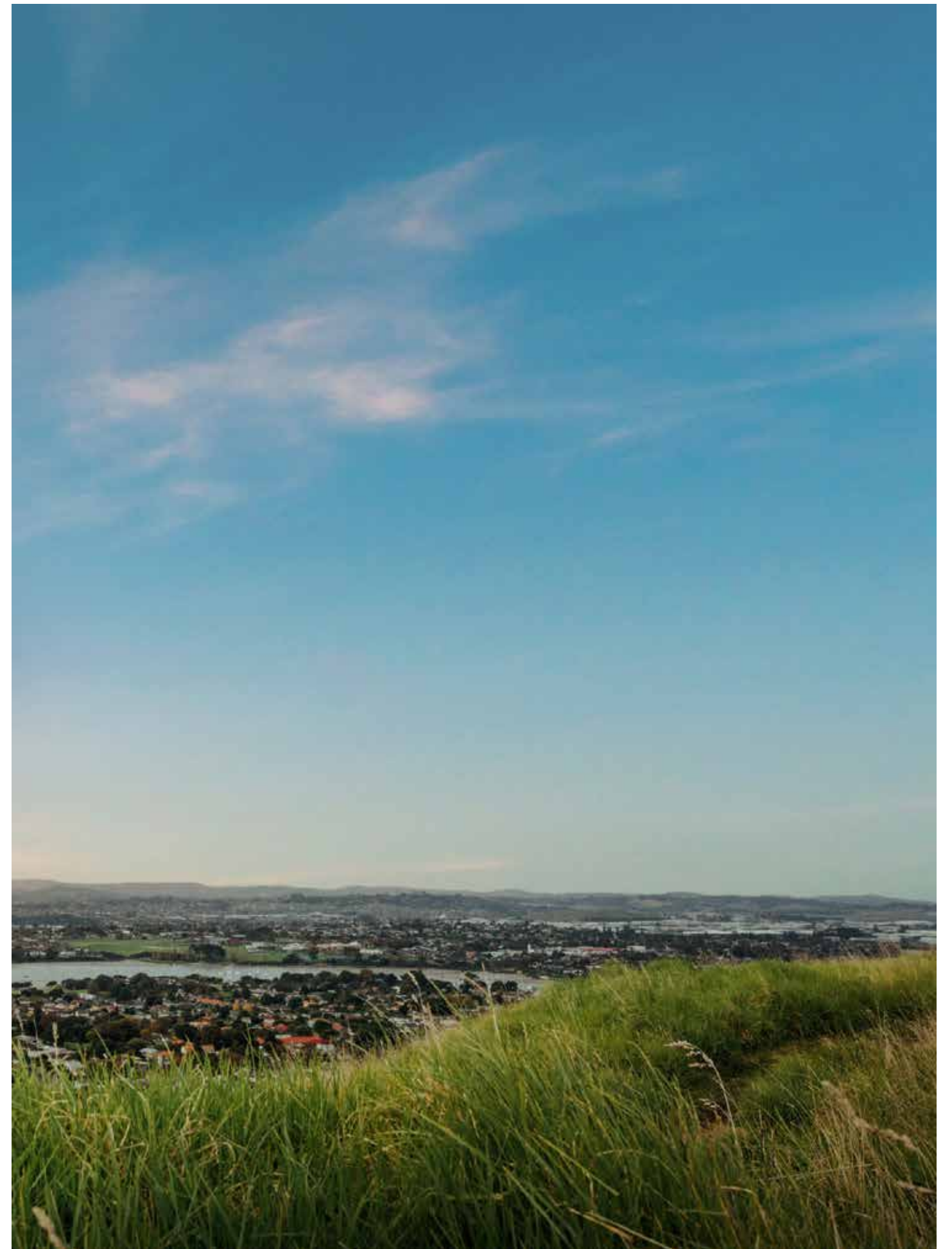
The Land and Built Environment

The Tāmaki area is characterised by an outstanding natural environment including Maungarei and the Tāmaki estuary, reflecting the significant cultural history of the rohe (area).

Tāmaki is also well connected with strong public transport infrastructure surrounded by significant areas of employment, including two town centres and a commercial precinct.

While Tāmaki has a large amount of open space, it is not equitably distributed across the neighbourhoods. We'll be looking at open space across Tāmaki as a whole and repurposing/upgrading some areas so that all neighbourhoods have access to high quality parks and open spaces.

Tāmaki is well served with a kura kaupapa, 10 primary schools and one secondary school.





Vision

Inclusive Tāmaki.

A place where everyone can flourish and prosper in an inclusive, affordable and vibrant community.

Masterplan

In Tāmaki, regeneration is about more than building houses, it's about building communities. The masterplan proposes an aspirational long-term strategy and pathway for transformational change, guiding the development of Tāmaki into the future.

Our masterplan builds on Tāmaki's strong foundation and rich history, reflects the collective aspirations and priorities of the Tāmaki community, and extends the significant body of work undertaken by TRC and its predecessors over several years.

Guided by the overarching vision for an inclusive Tāmaki, the masterplan's 14 key moves collectively deliver the regeneration outcomes sought for Tāmaki, addressing social, economic and housing opportunities for the area.

Key moves

1. Celebrating Tāmaki with the Tāmaki Loop
2. Unlocking density
3. Promoting leadership projects
4. Meeting diverse housing needs
5. Enabling a modal shift to walking, cycling and public transport
6. Access to public transport
7. Creating a network of living streets
8. A Tāmaki-unique way-finding strategy
9. Developing vibrant open spaces
10. A culturally-inspired landscape
11. Supporting local employment and social infrastructure
12. Future-proofing a strong education strategy
13. Reflecting the social housing history
14. Supporting the health and wellbeing of the community

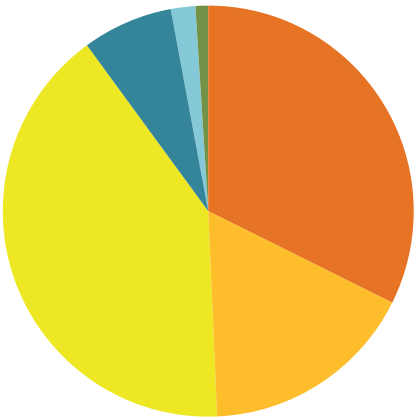


About the Community

Tāmaki is home to approximately 20,000 people, which is projected to increase to approximately 60,000 by 2043.

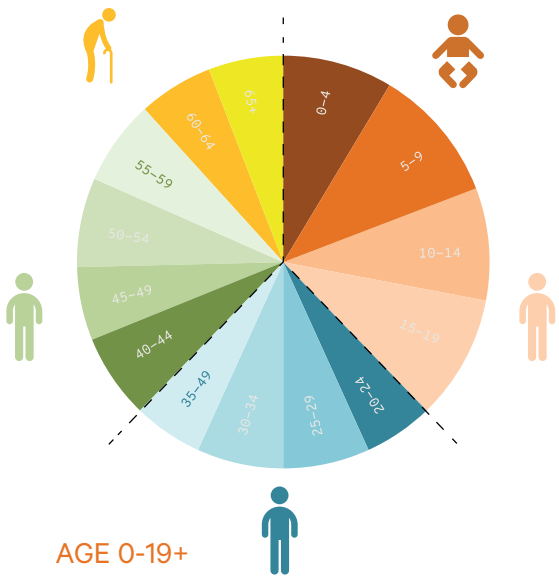
The population of Tāmaki is both young and diverse. 56% of the population are under the age of 39, with a mix of people from Maori, Pacific, Asian and European ethnicities.

The population of Tāmaki will increase over the lifetime of the regeneration programme. Providing new and improved infrastructure, homes and community facilities will help to attract new residents and enhance living conditions for the existing community.



- 12% Asian
- 1% 'MELAA'
- 1% Other
- 30% European
- 45% Pacific Islanders
- 22% Maori

*(MELAA = Middle Eastern, Latin American and African)



- AGE 0-19+
28%
- AGE 20-39
28%
- AGE 40-65+
44%

Source: Tāmaki Reference Plan
V0.16, Tāmaki Regeneration
Company Ltd. July 2016



Amenity

People-centred urban design takes full advantage of Tāmaki's stunning water vistas and lush green open spaces, celebrating the region's rich cultural history. This includes improving access to public transport and supporting more active transport options like walking and cycling, helping to promote happier and healthier lifestyles.

Improving public transport

Tāmaki is already well-connected, conveniently located on the rail corridor and just 15 minutes away from the city centre. With an improved public transport network, there'll be faster and more convenient access to bus and rapid transit rail services, easily linking Tāmaki residents to the places they want to go. Panmure already has a great modern transport hub, and plans are underway for one in Glen Innes. Plans to bring public transport closer to town centres are currently underway. Improvements to walking and cycling trails are in progress, making it even easier for residents to get to the people and places they love.



Upgrading reserves and parks

Tāmaki sits on the banks of the Tāmaki Estuary and has several nature reserves. Gradually, communities will reconnect with the land through the creation of vibrant open spaces and natural environment enhancements. Waterway restoration will create a network of boardwalks and upgraded lighting on pathways forms the right conditions for spaces people can enjoy.

Tāmaki Loop

The Tāmaki Loop will be a shared pedestrian and cycle route that links Panmure to Glen Innes. With input from mana whenua and the wider community, it'll weave together the cultural, physical and social strengths of the whakapapa of Tāmaki. Not only will the Tāmaki Loop encourage healthy living, but it'll also breathe new life into community events.



Tenure and Typologies

Kāinga Ora and TRC start from the position that all development projects should be approximately one third market homes, one third affordable homes and one third state homes. Kāinga Ora is open to discussion to alternative approaches.

Market homes:

The typology and price point of the market homes is for the Builder Partner to determine, however a scheme plan is available for the Stage 1 area, online in the DD room, prepared by Construkt Architects showing a 27 unit, 3-storey development, which maximises the sites' zoning.

Affordable homes:

Given the location of the site, and likely typologies of homes to be built, it is not thought appropriate to require affordable homes in this instance.

State homes:

TRC requires a distribution of state homes across the site, rather than grouped together. However, it is recognised that some "Clustering" may be appropriate, given TRC's requirements. TRC also look for a "Blind Tenure" approach, where it is not obviously apparent which homes are state, and which are market. TRC would be looking for approximately one third of the homes.

Mixed Tenure and Blind Tenure

Mixed tenure refers to an integrated mix of state and private market housing. Blind tenure is a design principle where it is not possible to differentiate externally between a home that is used for state housing and a private home owner-occupier, both in the short and long term.

How to Respond

Respondents are invited to submit registrations of interest for both of the superlots described in the offer. It is intended that a shortlist of respondents will be selected to enter into detailed discussions with Kāinga Ora. In selecting the shortlist, Kāinga Ora will have regard to:

- Bulk and location plan showing site layout, yield, typology mix (number of bedrooms, building height, etc)
- Number of State Homes
- Estimate of State Home build cost
- Land price
- Deposit amount
- Settlement / payment terms
- Build timeframe
- Any conditions of purchase e.g. finance, board approval.

The closing date for Registrations of Interest is 13th March 2020.

Selection process

Relevant and recent experience	15%
Programme and ability to meet project milestones	20%
Pricing	40%
Appropriate resourcing and management team	15%
Evidence of good stakeholder engagement practices and experience working in close proximity to an existing community	10%
If successful, are willing to participate in a series of workshops to understand our ways of working with mana whenua and mataawaka.	Yes/No

- Prospective purchasers will be invited to submit detailed proposals by **15th May 2020.**
- Following reaching agreement on design / development and key commercial terms, Kāinga Ora will require TRC Board approval.
- Assuming approval is obtained, a Term Sheet would be signed by both parties followed by negotiation and signing of a Development Agreement.
- Please refer to the Design Guidelines, the design review and approval process included within the due diligence room.

CONTACT

Questions in relation to the IM and response should be made directly to **procurement-UDD@kaingaora.govt.nz**

SUBMISSION

Respondents are to email their Registrations of Interest on or before the closing date, for more information head to **hlc.co.nz/tamaki-im**

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5. No structural survey has been made and no undertaking is given about such matters.
6. 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
7. Building Act 1991, Health and Safety Act 1992, Evacuation of Buildings Regulations 1992 and Disabled Persons Community Welfare Act 1975. No undertaking is made that the property complies with this legislation.
8. 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 Tāmaki. 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 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.

