

Land for Sale

Peace Avenue and Bernard Street, Mount Wellington



Land for sale

Kāinga Ora is pleased to present the opportunity for development partners to purchase and develop land at 15-23 Bernard Street and 5-7 Peace Avenue, Mt Wellington

Offer Summary

- The total land area is 5,826m²
- The site is zoned Mixed Housing – Suburban
- Up to 50% of homes developed for the site may be required to be KiwiBuild/affordable homes
- KiwiBuild typology criteria of a mix of 1, 2 and 3 bedroom homes
- All homes will be required to achieve a Homestar 6 rating
- A yield of 30+ 1, 2 and 3 bedroom homes to be achieved over the site
- Anticipated handover of sites by first quarter 2021
- Civil construction works anticipated to commence first quarter 2021, all homes completed within 2 years
- Kāinga Ora is seeking to achieve a land value in excess of \$1,000/m²





How to respond

Submit your offer based on the following weighting:

Price and agreement with Commercial Terms

40%

Delivering the affordable housing outcomes being sought

25%

Resourcing and management to meet the proposed timeframe

20%

*Willingness to work with Mana Whenua and Māori, and demonstrate how the proposed development recognises the importance of Maori perspectives, and Tiriti O Waitangi and its principles

15%

**Kāinga Ora acknowledges that some respondents may not yet have the understanding or operational ability to respond in a meaningful way to this criteria. In this case we encourage respondents to consider the criteria and think about how in the longer term you may be able to operate in this area.*

Further information on addressing this can be found via the online information link

To assist in your response, the following information is available online at <https://udd-itp.co.nz/mt-wellington-im>

- Location Plan
- Approved Resource Consent Plan BUN60331610
- Draft Term Sheet
- Draft Development Agreement
- General Policies Disclaimer and Conditions

The closing date for your offer is **4PM Thursday 21 January 2021.**

Should you have any queries, please do not hesitate to contact **procurement-UDD@kaingaora.govt.nz**

Your response is to be emailed on or before the closing date to **procurement-UDD@kaingaora.govt.nz**

The successful purchaser selection is expected by **mid February 2021.**

We look forward to receiving your response.

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 2015, 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 Peace Avenue and Bernard Street. 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.

