



**A residential
development opportunity
5kms from the CBD**





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 houses 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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Welcome to Northcote Development

The Northcote Development is a large scale urban development project providing around 1,500 homes over the next five years. As well as much-needed homes, Northcote residents will see improved infrastructure and new amenity, including a network of new and upgraded parks connected by a new greenway. The project is integrated with Panuku Development Auckland's redevelopment of the Northcote town centre.

Around 470 new state houses will be built – an additional 170 state houses over and above replacement of existing state homes. Around 1,030 new homes will be delivered to the market, a good proportion of which will be priced in more affordable price ranges.

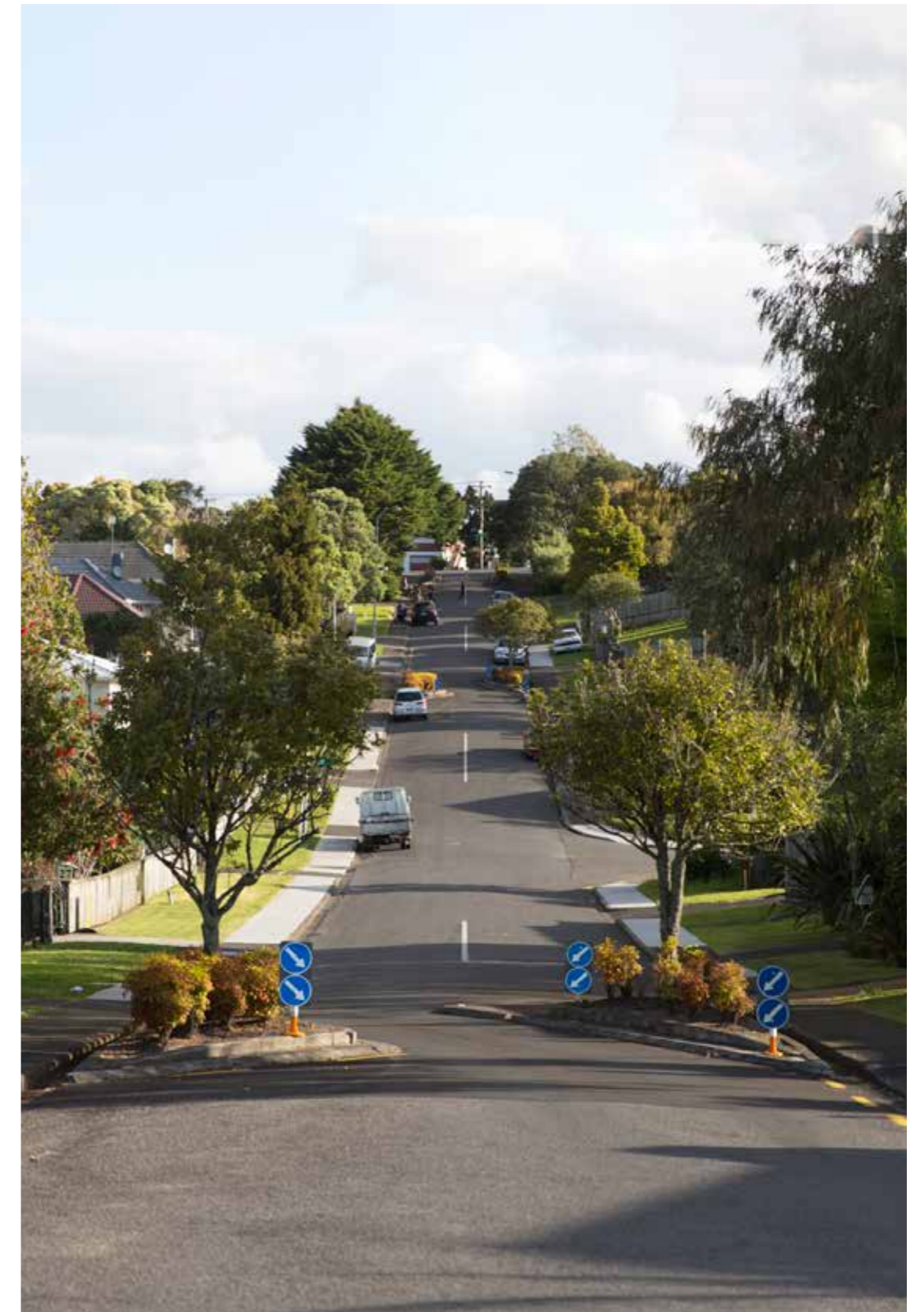
Northcote Development is expected to take around a total of seven years.

The local community has been waiting for this development for some time and is now seeing it come to life.

Highlights include a significant upgrade of the town centre and a new greenway along the route of the Awataha Stream.

The greenway will link Lake Road to the town centre, giving residents a pedestrian and cycle-friendly path through the neighbourhood.

The Northcote Development is being managed by Kāinga Ora, bringing expertise gained from developing Hobsonville Point to the project.



The Offer

Stage 4C comprising three superlots

Kāinga Ora is pleased to offer for sale, by Registration of Interest, three superlots within the Northcote Development area. Covering a total of 12,019m², prospective purchasers may respond on one or more of these superlots.

These three superlots form part of Stage 4 of the development. This part of the site is considered to be the most valuable land in the Northcote Development and the requirements by Kāinga Ora reflect that, along with the anticipated land purchase price of over \$1,500/m² excluding GST. Approximately 1,500 dwellings are expected in the Northcote Development. This is five times the total number of dwellings previously in the area. This density uplift is achievable through the zoning, with most of it being in the Terrace Housing and Apartment Buildings zone. It is anticipated that a yield range of 74 to 104 dwellings is achievable within these three superlots, providing a mix of bedroom types.

Superlot No.	Superlot Area (m ²)*	Proposed Yield Range	Proposed Typology	Zoning	Expected Superlot Handover Date	Expected House Complete Date
N1	2,970	12 - 32	Terraces or walk-ups / apartments	THAB	Feb / Mar 2021	Feb / Mar 2022
N6A	8,028	50 - 60	Mix of terraces and walk-ups / apartments	THAB	Feb / Mar 2021	May / Jun 2022
N7	1,021	12	Walk-ups	THAB	Feb / Mar 2021	Feb / Mar 2022
TOTAL	12,019	74 - 104				

* land areas are approximate and subject to title

The sale of the superlots will follow a two phase process with the first phase being a Registration of Interest. Interested parties will be required to complete a response form and provide associated evidence to support their response. Kāinga Ora welcomes responses from all interested parties including mana whenua and mataawaka entities. Kāinga Ora will welcome prospective buyers who:

- can demonstrate relevant and recent experience in building terraces and walk-up apartments
- can demonstrate affordable innovation (such as built to rent, shared equity, smaller homes and offsite manufacture)
- can deliver a mix of bedroom types and price points
- have the ability to meet the programme
- are able to confirm their proposed resourcing and management team
- can prove good stakeholder engagement practices, particularly working within an existing community.
- if successful, are willing to participate in a series of workshops to understand our ways of working with mana whenua and mataawaka.

The selection criteria for Phase

1 will be the following:

Relevant & recent experience	20%
Programme and ability to meet project milestones	20%
Track record in delivering affordable innovation	20%
Appropriate resourcing and management team	20%
Evidence of good health and safety practices and procedures & experience working in close proximity to an existing community	20%

Only those successful respondents from Phase 1 will be asked to proceed to Phase 2, where a full proposal will be requested, including, but not limited to, land purchase price, bulk and location/concept plans, programme and commercial terms.

Site Plan



Superlot layouts are indicative only and provide an example of what could be achieved. Kāinga Ora welcomes alternative layouts.





Location

Northcote is situated on the northern shores of Waitematā Harbour, 5km northwest of Auckland city centre. The suburb includes the peninsula of Northcote Point and the northern approaches to the Auckland Harbour Bridge.

Northcote is surrounded by the suburbs of Birkenhead, Hillcrest and Takapuna to the west and north, and the waters of Shoal Bay, an arm of the Waitematā, to the south and east. State Highway 1 stretches along the waterfront of Shoal Bay, heading north from the bridge towards Albany.

The Development Area

The Northcote Development area is comprised of approximately 23 hectares of land and encompasses the Northcote town centre, Onepoto Primary and Northcote Intermediate schools.

The precinct is within a 10-minute drive of Takapuna with its popular beach and shopping village and upmarket bars and restaurants. Both Takapuna and the Wairau Valley are important and growing employment hubs for Northcote residents.

Masterplan

The delivery of the masterplan is staged over a seven-year period. Construction of Stage 1, which focused on replacing state homes, was completed in 2017. The final stage is expected to be completed in 2024.

Work is underway in Stages 2 and 3 and construction of homes is progressing, with the first homes in Stage 2 complete. Stage 4, of which the superlots that comprise this offer form a part, is again focused on replacing and augmenting the state housing stock and also providing affordable and sub-median priced homes to the market.

Masterplan Concept

The masterplan for the development is structured around a number of placemaking concepts that, together with the urban design and development principles, have informed the masterplan's proposed key interventions.

The principal organising and placemaking proposal of the masterplan is the greenway; a linear open space containing a revitalised Awataha stream, following its route as it traverses Northcote on its way to the Waitematā Harbour. The greenway links Greenslade Reserve, the Northcote town centre and the two schools. At its intersection with Fraser Avenue the greenway park splits into two parts – one continues on to rejoin Lake Road and the other follows the path of the stream to the boundary of Hato Petera Kura.

The masterplan contains a number of improved and new parks and open spaces, most of which are connected to the greenway. These spaces will have a strong community focus and are intended to act, in part, as a space where existing and new Northcote residents can come together. In some instances the green spaces will remain a constant (albeit improved) in a changing built environment, helping to anchor the neighbourhood and reduce the impact of the changes brought about by the development project.

As part of delivering a safe, walkable neighbourhood, the masterplan proposes improvements to physical connectivity into and within Northcote. The proposals include new and improved roads and community streets and laneways, as well as new and improved pedestrian and cycle connections. The masterplan proposes a significant number of new streets within Northcote. The new streets provide additional street frontage, thereby allowing the development of a greater number of homes, at a greater density than would be possible otherwise. Existing streets will be improved through enhanced street planting and wider footpaths where possible.

Northcote Intermediate and Onepoto Primary Schools are located at the geographic centre of the neighbourhood, and their success is fundamental to the success of the development project. Not only will successful schools be of significant benefit to the existing community, they will help attract new homeowners to Northcote. The masterplan seeks to ensure that both the Intermediate and Primary are the schools of choice for the community of Northcote. Amenity in most growing neighbourhoods includes a range of quality accessible early childhood facilities. Establishing whether space is available on one of the school sites for an additional early childhood education facility is the next step in the feasibility work for a centre.

Density on amenity is a key organising concept within the masterplan, delivering apartments along high quality public transport routes, on green open spaces (including the greenway) and adjoining the town centre.

New homes in Northcote will predominantly be attached house typologies, including traditional multi-level and three-storey walk-up apartment buildings. To meet identified and forecast local housing needs the masterplan prioritises family homes on the lots to be retained by Kāinga Ora with smaller homes in an apartment typology. For those lots with housing for sale on the open market, the emphasis is on two and three-bedroom terraced homes and apartments to meet identified and forecast market demand.

On the western side of Lake Road, open market housing is for the most part clustered in a single area around the intersection of Kaka Street and Potter Avenue. On the eastern side of Lake Road the open market housing is more evenly distributed throughout the neighbourhood.



Indicative only

The Vision

The Northcote Development is one of several large suburban regeneration projects planned or underway across Auckland, under the banner of the Auckland Housing Programme. The programme was established by the government with the aim of delivering more quality homes, more quickly to Auckland. The planned 30,000 homes are a mix of state housing for Aucklanders who need housing assistance, affordable homes for first home buyers and homes for the general housing market.

Suburbs are selected for development because great opportunity and great need co-exists. They typically have good and improving transport links to the city, a good level of amenity such as schools, parks and sportsgrounds, and an engaged community who is keen to see their suburb enhanced. Of the suburbs selected so far, Northcote is the closest to the CBD.

The land is made available to developer partners by selecting appropriate Kāinga Ora sites. In selected sites, old and tired state houses are removed and replaced with new, warm, healthy homes. By using the Kāinga Ora land more efficiently we are able to increase the amount of housing available to Kiwis in need, and provide more homes to the market.

Although Auckland needs more houses urgently, speed of delivery must not be achieved at the expense of quality. The programme is delivering warm, weathertight, energy and water-efficient homes designed for today's lifestyles. A range of housing types and sizes caters for the variety of families that make up our communities, including the growing number of one and two-person households.

The vision for Northcote is to increase the supply and choice of new, high-quality housing, and to support and strengthen the Northcote community as it grows.

As well as addressing Auckland's need for more homes, each project brings benefits to the community. These benefits vary depending on the scale of the project, the area's infrastructure and amenity needs, and what the residents tell us would be most beneficial for their neighbourhood. (Each project is carried out with the input and involvement of the neighbourhood it is located in).

What the Northcote Development, and all Auckland Housing Programme projects, seek to achieve is to reinvent contemporary suburban density in Auckland, creating suburbs that are familiar, equitable, inclusive and desirable – suburbs that support and enable a thriving, healthy, resilient community.

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 achieving 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.

About the Neighbourhood

Northcote has a strong community spirit, aided by the many families that have lived in the area for a long time. The ethnic makeup of the suburb of Northcote differs from the Northcote Development area.

Within Northcote 66% of residents identify themselves as of European heritage, 24% Asian and Māori and Pasifika residents make up 7% of the population each. In the development area, 41% of residents identify themselves as of Pasifika, followed by European (27%), Asian (21%) and Māori (17%).

Who lives in the development area?

The neighbourhood is a diverse, complex community with a number of key differences to the wider Northcote area and to Auckland generally.

The people living in the immediate Northcote development area are youthful, predominantly Pasifika and Māori. While there is turnover in rental properties, there are also a number of families well settled in the local area (40% of people in the immediate neighbourhood have lived in their home for five years or more, and of these, a number have lived in Northcote for at least 30 years). It is not uncommon for local teachers to know three generations of the same family.





Cricket at Greenslade Reserve.

Amenity

With Takapuna and the CBD so easily accessible, the Northcote Development offers a city-fringe lifestyle which also puts residents close to some of Auckland's best parks and beaches. The area has established parks sporting and recreational facilities and is just 3.5kms to Takapuna Beach. The website northshorecity.govt.nz lists over 90 parks and reserves in Northcote and its neighbouring suburb, Birkenhead. Northcote borders some of Auckland's largest areas of native bush.

Northcote has good transport links, with further improvements planned for buses. SkyPath will offer residents a walking or cycling connection across the harbour bridge.

The suburb is home to six schools – Northcote Primary, Onepoto Primary, St Mary's School, Northcote Intermediate, Northcote College and Hato Petera College – and a major tertiary education provider. Onepoto School, located within the Northcote Development, is the subject of a \$19.5m rebuild due to begin in 2020.

AUT's North Campus is located on Akoranga Drive, Northcote, and is shared by the University's Faculty of Health and Environmental Sciences (including the Sport and Recreation division) and School of Education.

North Shore Hospital, in neighbouring Takapuna, is a nine-minute drive.

Northcote's community facilities include a library, community centre, early learning centre and contemporary art gallery.

The Northcote Development will redevelop part of Northcote into a more vibrant, urban neighbourhood. Old state housing will be replaced by a variety of new, high-quality apartments and

houses, all within a short walk of Northcote town centre. Streets and parks will be upgraded and the community will enjoy a key piece of new amenity in Te Ara Awataha, the greenway. The town centre upgrade being led by Panuku Development Auckland will transform the experience of shopping and dining locally.



Akoranga busway station.



Town centre upgrade.



Greenslade Reserve wetland view.



Greenslade Reserve southern terraces view.



Te Ara Awataha

Over the next five years many of Northcote's reserves will be linked by a new greenway, creating a network of public spaces in a green 'corridor' designed to make it easy, pleasant and safe for people to move around the neighbourhood.

Te Ara Awataha, is a significant greenway connecting the community to local destinations, including the schools, town centre, public transport stops and recreation spaces, and access the wider city cycle network. Northcote's new greenway follows the path of the former Awataha Stream to the sea and will also provide for the movement and cleaning of stormwater.

The Northcote community has embraced the idea of a safe walking and cycling connection since 2004. The long-discussed idea of connecting Northcote's open spaces will start becoming a reality.

Te Ara Awataha will be created in stages through a partnership between Kāinga Ora, Panuku Development Auckland and mana whenua. Each part of the greenway is being shaped with the schools, community groups and others who care for the asset; and will include path and planting enhancements, playful artistic and educational elements; and ways to hold, move and treat stormwater. As the project evolves, the community will be kept informed about progress and opportunities to be involved in its creation.

Town Centre Upgrade

Over the next decade Northcote's town centre will be completely renewed in a large scale project being managed by Panuku Development Auckland. New shops, eateries, gathering spaces, laneways, offices and apartments are all part of the masterplan.

Panuku has released a benchmark masterplan for the new town centre and says work will begin in 2021 and take 7-10 years. The town centre will be redeveloped in stages so that it can continue to provide for the community throughout this period. The development of the greenway will also create a green and pleasant way to get from the neighbouring streets to the town centre on foot or by bike.

The Town Centre Benchmark Masterplan

The Northcote Town Centre Benchmark Masterplan is underpinned by urban design and Te Aranga design principles, delivering a lively and welcoming Northcote with community, culture and business at the heart. It promotes a comprehensive, staged development with new buildings that are fit for their 21st Century business purposes. It aims to build on the best of the key characteristics of the Centre that the community value – pedestrian areas, the elm tree on Pearn Place, the alignments of key streets, a public realm with flexibility to adapt to accommodate large community events and festivals and most importantly its human scale and activity.

The new Northcote will have a greater mix of housing types delivering over 2,000 new homes, with up to 750 of these within the Town Centre in apartment blocks up to eight stories tall. It will have a new multi-purpose community facility, which will include a library, connected to a new town square.

There will be a network of pedestrian priority streets and lanes, framed by high quality buildings, with a vibrant mix of uses including community, retail, commercial and residential. This street network will provide excellent connection to the local community and its recreation spaces, including Greenslade Reserve, Cadness Reserve and Te Ara Awataha – the new greenway.

You can view the Town Centre Benchmark Masterplan at northcotedevelopment.co.nz/about-us/town-centre-plans/



Affordable Homes

Across the Northcote Development, Kāinga Ora is seeing 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 4C, which the superlots that are the subject of this offer form part of, it is expected that a minimum of 25% of homes will be delivered as affordable. If more than one superlot is being purchased then this percentage could be spread across those superlots in different configurations.

Within that 25%, there is an expectation that there will be a mix of 1 and 2 bedrooms, built and sold at or below the KiwiBuild pricepoints of:

- 1 bedroom = \$500,000
- 2 bedroom = \$600,000

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. If, for example, a single superlot is being purchased, Kāinga Ora is open to it being delivered, either in part or in full, as long-term rental properties.



Marketing support

Kāinga Ora's urban development team provides extensive communications and marketing support to builder and developer partners working within the Northcote Development neighbourhoods. We have been communicating with Northcote residents for two years. Our developer/builder partners 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. Builder partners have not experienced downturns in the market to the same degree at Hobsonville Point as elsewhere over the last eight years of house sales.

Place-based Marketing

Kāinga Ora focuses marketing efforts on place first and product second. The scale of the Auckland Housing Programme 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 Northcote Development has its own website, Facebook page and magazine, Everyday Northcote, as well as ongoing press and online advertising support.

Information Centre

The Information Centre in the Northcote town centre car park provides 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 centre hosts regular information days which are well attended.

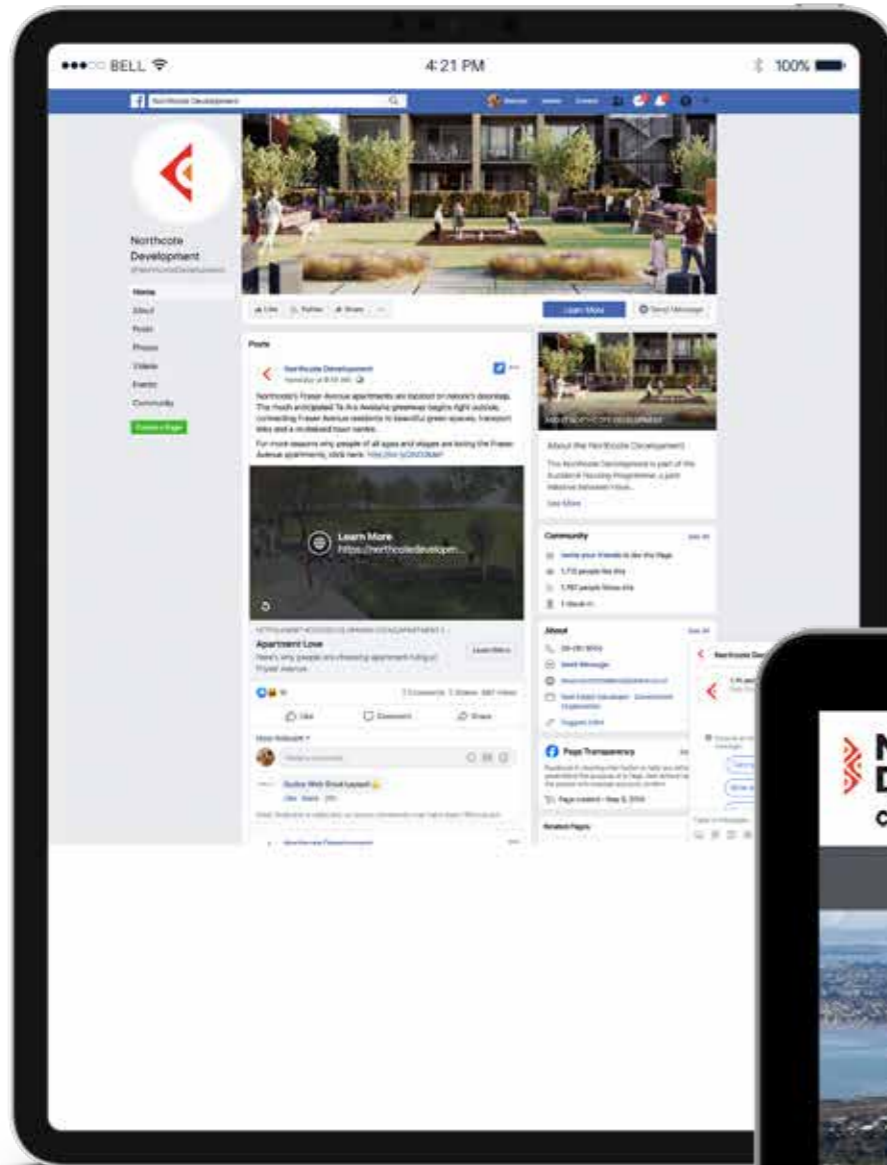
Product Marketing

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 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.

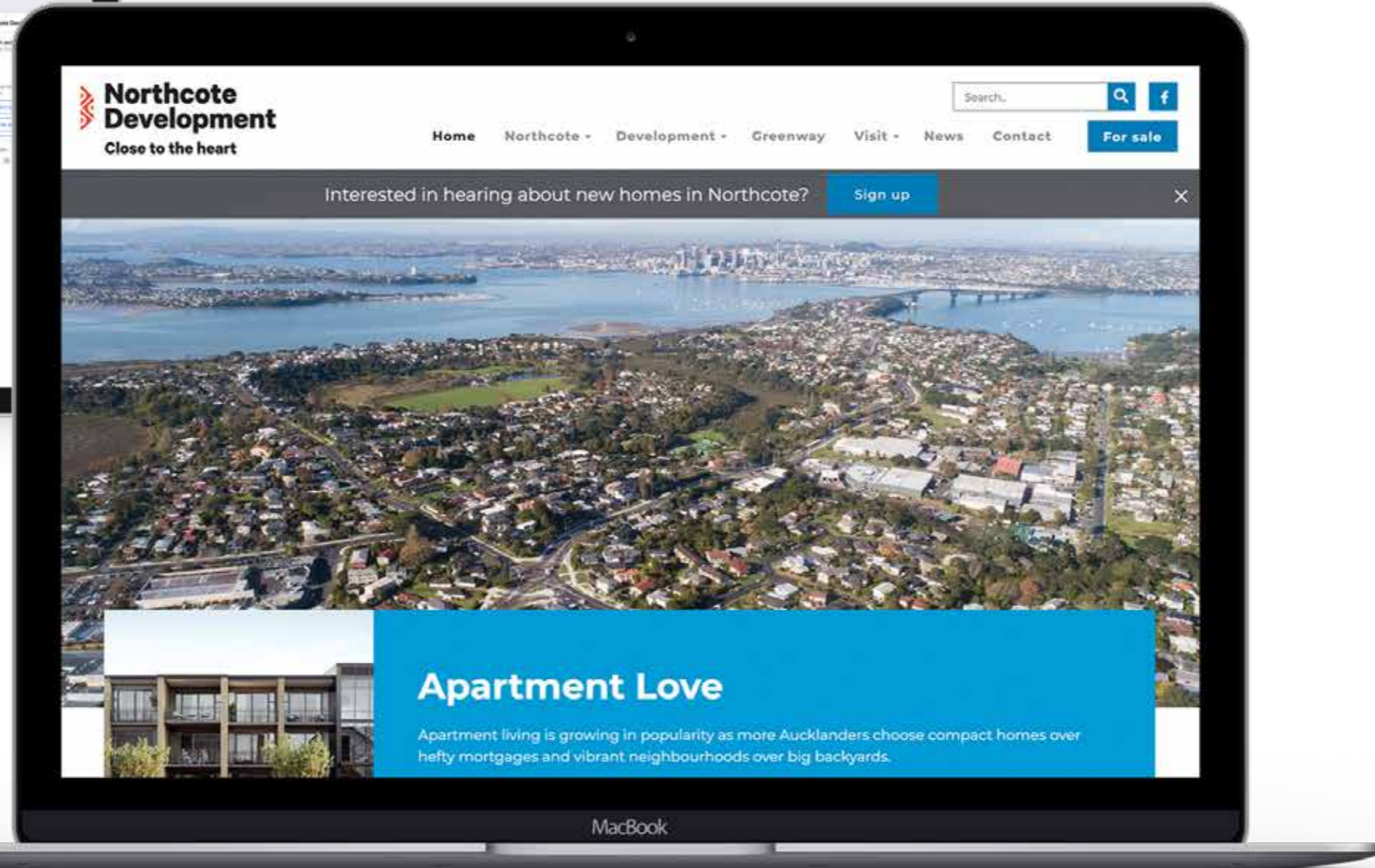
**Closer than
you thought you
could afford**

**Northcote
Development**
Close to the heart





Northcote Development Facebook page



Northcote Development website

Retail and editorial Press ads which ran in NZ Herald Homes for Fraser Avenue in the Northcote Development.

1. Your client might not have given much thought to preparing their home for the marketing photos or making it ready for the subsequent potential purchasers to view.


As an agent, do you say something to the client and risk losing the instruction because you sound 'unenthusiastic' about the property, or do you just get on with it and try and make the best out of a bad job knowing that the result might not be as good as it could be.

2. The other dilemma you'll face as an agent is that you're selling someone else's property. To make a great job of the marketing will cost a lot of money - in some cases where professional photos are taken it would be easy to spend \$350 to \$500 or more - vat, if glossy brochures are used too, that could be another \$1,500.

Given that your share of the selling price is relatively small compared to that of your client, do you spend that money yourself or ask the client to pay - especially keeping in mind that your client could change their mind about moving at any time? Or to lesser effect do you take the photos yourself and hope they're good enough, and print the details on your colour laser printer?

It's a curious thing that the vast majority of people will comb their hair, and dress for a portrait photo (the men will do this too), but they will be seen regarded to presenting their homes attractively for their property photos. For a professional portrait photographer was an invaluable investment in their real estate. For a professional photographer, most people will heavily criticize a badly-taken portrait of them but will readily accept a bad property photo even though it's possibly in quality could have a massive negative impact on their selling price!

www.hello-photo.co.uk



Maybe if you have been trying to sell your property without much success this article will help you to understand one of the reasons that you have not met with the success you had hoped for. Or if you are about to sell a property, hopefully you will give some thought not only to the pre-selling of your home for marketing purposes, but to some of the marketing skills that you might look for in the estate agent you choose to act for you.



Closer than you thought you could afford

Northcote Development
Close to the heart

kiwibuild

Northcote Development is now selling new, high quality apartments just 15 minutes from the city centre.

Studio apartments from \$370,000
1-bedroom from \$470,000
2-bedroom from \$550,000
3-bedroom from \$650,000

Visit the on-site display suite at 38 Fraser Avenue, Northcote. Open from 8 August and by appointment.
fraseravenue.co.nz

The first of the homes to be released off the plan in the Northcote Development are part of the new 'Fraser Avenue' neighborhood being developed by NZ Living. Fraser Avenue is made up of 302 quality apartments in three storey buildings around a village green. The homes are being sold on the open market and to eligible Kiwibuild buyers.


Northcote is not only close to the city, it will provide a welcoming community of new homes and easy access to some of the best parks, beaches and all the attractions the West Coast has to offer. The Northern busway makes getting to the city quick and hassle-free. Homeowners will also enjoy being close to the Northcote Town Centre via a new Greenway, to make it easy and pleasant for people to move around the neighborhood.

NZ Living is committed to building solid, durable, long lasting buildings that require minimal maintenance. Fraser Avenue provides spacious apartments in a great location at a fabulous price.

Apartment to suit many types of households

Fraser Avenue is made up of 302 apartments, ranging in size from studio to 3-bedrooms. The apartments are located in five buildings of three storeys each, arranged around a village green. They are designed to welcome in the sun and light and built in durable materials that need very little maintenance.

fraseravenue.co.nz



38 Fraser Avenue
B104 1-bedroom, 57m² - \$475,000

38 Fraser Avenue
A204 2-bedroom, 75m² - \$600,000


38 Fraser Avenue
C106 3-bedroom, 98m² - \$625,000

Visit the Information Centre

Find out more about the homes for sale and the great changes coming to Northcote as part of the development at the Northcote Development Information Centre in the Northcote town centre car park. Open Wednesday to Saturday, 9am - 4pm.
northcotedevelopment.co.nz

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New homes offer city-fringe lifestyle.

A new development in Northcote is designed to make quality housing in a central location more accessible to Aucklanders.

The first of the homes to be released off the plan in the Northcote Development are priced from \$370,000 and located a 15-minute drive from the CBD, off peak. These homes are being sold on the open market and to Kiwibuild buyers.

Fraser Avenue is 400 metres or a five minute walk from the nearest bus stop on Lake Road and from there it's a hassle-free trip into the CBD via the Northern Busway.

Register online today at fraseravenue.co.nz to receive information about upcoming events and the opening of the on-site display at Fraser Avenue.

Apartment to suit many types of households

Fraser Avenue is at the heart of the new Northcote development, but still so close to the city. You'll be just a few minutes' drive or cycle from Takapuna, which means easy access to walking, beach walks and the growing number of cool cafes and restaurants in the main street. Northcote sits between Takapuna and the city, offering pocket parks, sports grounds and daily reserves.

Near beach, parks and Takapuna and Glenfield retail

Northcote is at the heart of the new Northcote development, but still so close to the city. You'll be just a few minutes' drive or cycle from Takapuna, which means easy access to walking, beach walks and the growing number of cool cafes and restaurants in the main street. Northcote sits between Takapuna and the city, offering pocket parks, sports grounds and daily reserves.

Takapuna beach in winter

New walkway will link parks and town centre

There is a new walkway/cycleway planned for Northcote which will provide a handy and pleasant way for residents to get around the neighbourhood. The Auckland Greenway Project is being designed with focus from the community and local council will get underway this year. The greenway is a park-like 'corridor' which will connect the neighbourhood directly to the parks and town centre, and will also give people a place to meet, play or exercise.

Schools' Edge portion of the Greenway

Northcote Development
Close to the heart

Visit the Information Centre

Find out more about the homes for sale and the great changes coming to Northcote as part of the development at the Northcote Development Information Centre in the Northcote town centre car park. Open Wednesday to Saturday, 9am - 4pm.
northcotedevelopment.co.nz



118 HENDERSON HIGHWAY
FOR SALE OR LEASE

Single building with ten bays and completely renovated. High profile asset that sits on a large site. Large front area and a back area of 2750 sq ft in a developed area featuring excellent signage potential. Contact to view & inspect the site and to see the other tenants on your mortgage. Long term lease. Suitable for a variety of uses. \$1,250,000

103 MARION STREET - FOR LEASE

Dynamic redevelopment at Le Cordon Rouge Commercial, corner of Le Cordon Rouge & Marion St. Full time machine shop in the last year with new leasehold. Excellent location. This site is expected to grow, given the street's proximity to the waterfront. Free street parking & street parking is built & controlled by the council. Lettings have started & are planned for the next 12 months. New HVAC air conditioning systems. Suburban car park for 100 cars. \$750,000

88/89 BRADFORD STREET
FOR LEASE

Two units for lease featuring dockside parking - can be combined 3070 sq ft with 1 year old improvements or 7910 sq ft with a kitchen that will create new office. Low low operating costs due to complete replacement associated to the building so far. Easy access to State St, bus, or other services.

VACANT LAND

MONEY CRICK LAND
FOR SALE

270 acres of stunning development land available from Mar. Close to Fraser Road in Northcote. The site offers a magnificent view across the water to the city. Suitable for single family development. Contact to view & inspect the site. \$1,250,000

COMMERCIAL REAL ESTATE

Sales success

The recent release of 102 apartments in the Fraser Avenue development by NZ Living was very successful. In an extremely subdued market, with the average apartment project achieving one sale per project per month, Fraser Avenue achieved 66 sales within eight weeks.



Fraser Avenue was a collaborative approach between Kāinga Ora, NZ Living and Colliers to target homebuyers with KiwiBuild and open market product. Two events were held in the lead up to release day: a Northcote Development Information Day hosted by Kāinga Ora and a Fraser Avenue Information Evening a month later, hosted by NZ Living. These events, alongside good use of press advertising, Facebook and the Northcote Development and KiwiBuild databases, resulted in a high level of interest. Buyers arrived at the Fraser Avenue display suite on launch day ready to sign contracts. To date 91% of those who have signed contracts are owner/occupier first homebuyers and 51% of buyers are in the 21-30 age bracket.

Results

Northcote Development Information Day

- 135 registrations (eight of which went to contract)

Fraser Avenue Information Evening

- 186 attendees (37 of which went to contract)

Northcote Development Information Centre

- Seven contracts

KiwiBuild database

- 15 contracts

Sales launch at Fraser Avenue Display Suite

- 101 appointments (over four days)
- 44 conditional contracts (over four days)
- 57 unconditional contracts, nine conditional contracts; total of 66 sales (within eight weeks of launch).

How to respond

Respondents are invited to submit Registrations of Interest (Phase 1) for one or more of the three superlots described in the offer. It is intended that a shortlist of respondents will be selected to enter into Phase 2 and asked to provide a detailed proposal.

To complete a Registration of Interest, respondents are asked to complete an online response form and attach relevant information to support their response. The selection criteria and weighting for Phase 1 will be the following:

Relevant and recent experience	20%
Programme and ability to meet project milestones	20%
Track record in delivering affordable innovation	20%
Appropriate resourcing and management team	20%
Evidence of good stakeholder engagement practices and experience working in close proximity to an existing community	20%

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

The closing date for Registrations of Interest is:

4PM on Tuesday 28 January 2020



Selection Process

- A shortlist will be selected in **mid February 2020**
- Prospective purchaser/s will be invited to proceed with detailed proposals (Phase 2) by **late February 2020**
- The final purchaser/s selection is expected to be made in **early April 2020**

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7. All plans and maps are indicative only.

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