Kāinga Ora
Homes and Communities

ORANGA DEVELOPMENT OPPORTUNITY

SUPERLOT OR-069

Oranga Development
YOU'RE ON THE RISE



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Welcome to Oranga Development

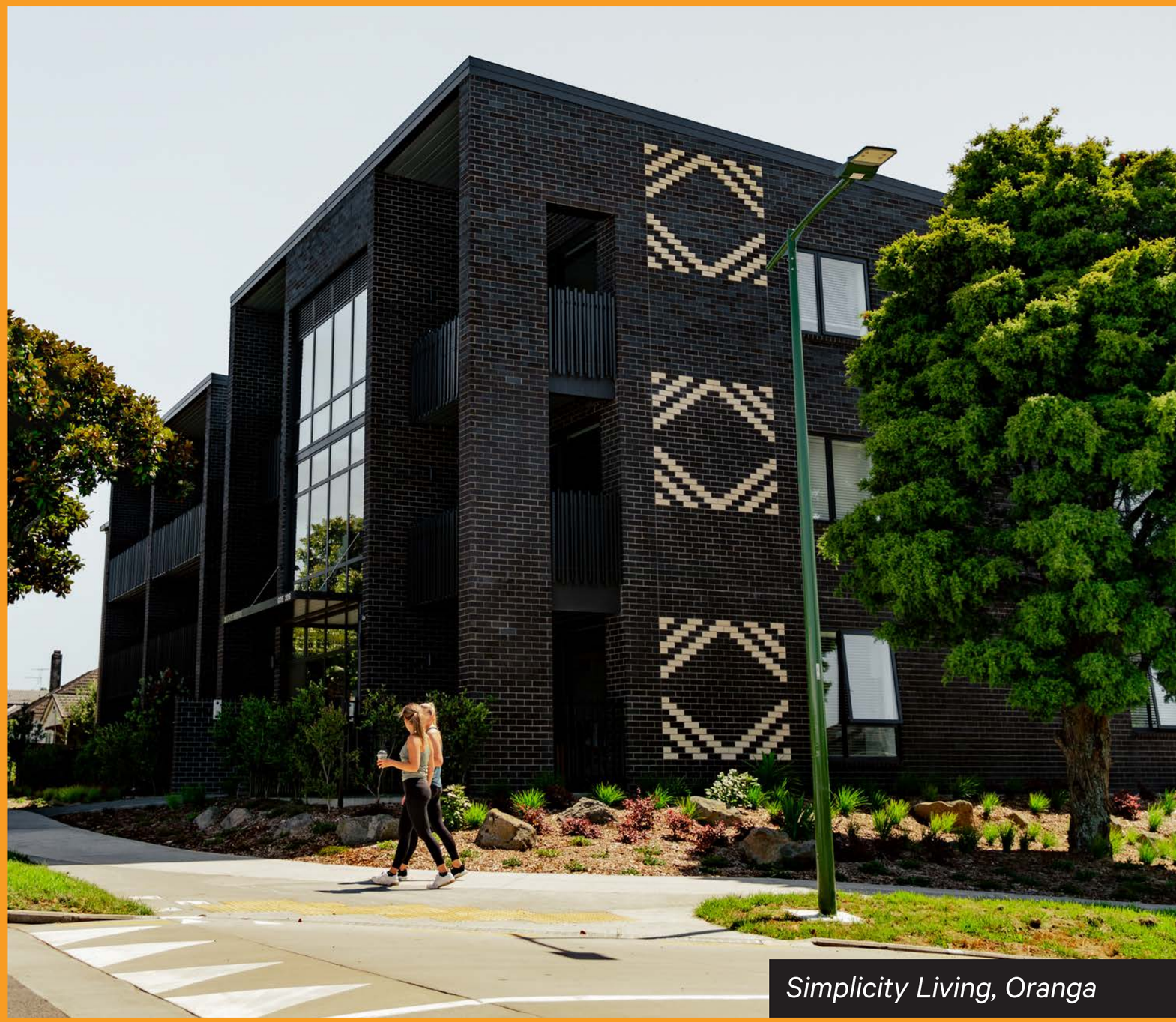
The Oranga Development is a large-scale urban development project, encompassing over 20Ha of development area.

Ageing social housing will be redeveloped to deliver 1300 new quality homes, as a mix of affordable market homes and quality social homes, as well as improved infrastructure and amenity to be delivered by 2028

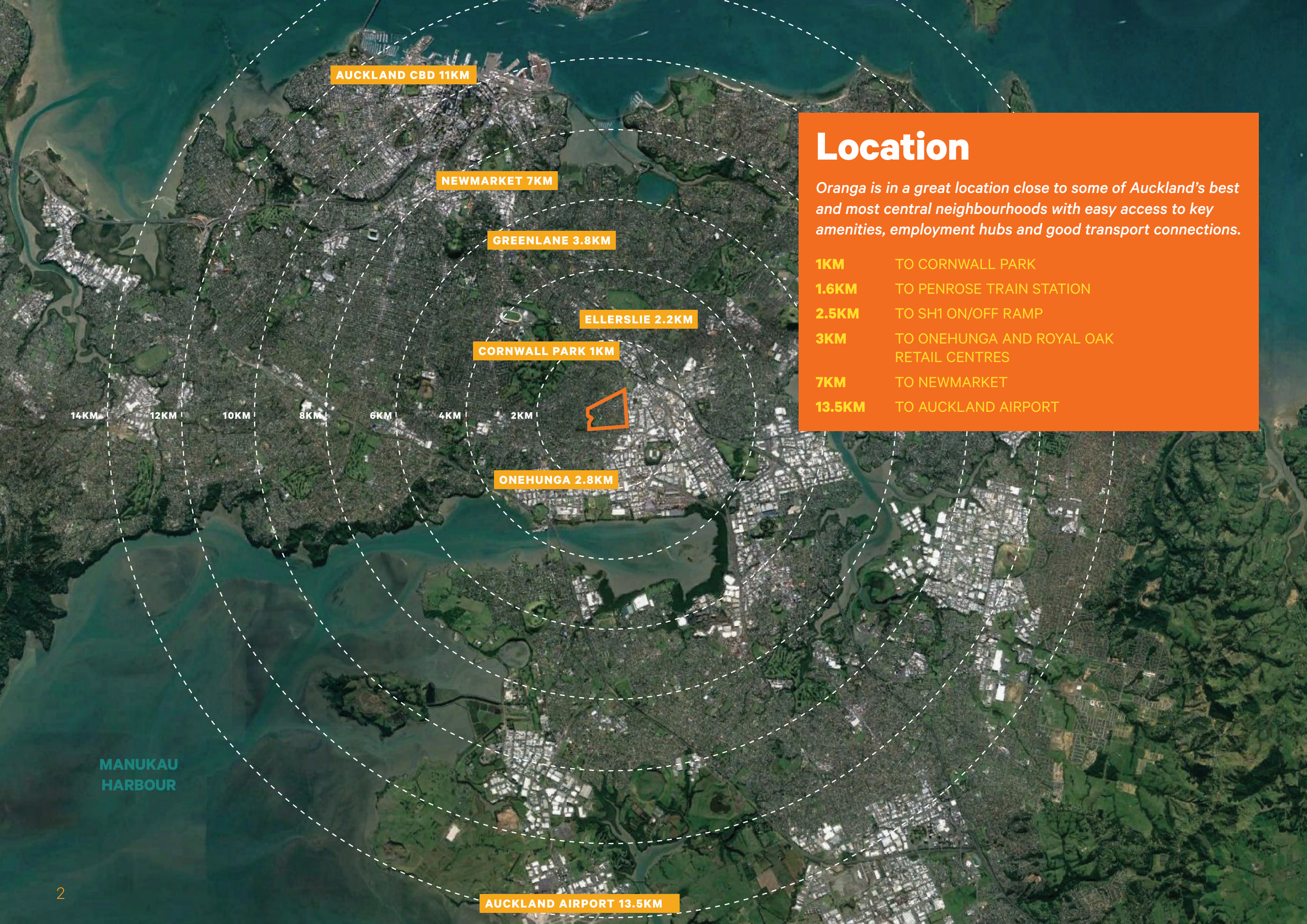
But the Oranga Development isn't just about building new homes. it's also about making the most of our neighbourhoods.

Kāinga Ora is taking a holistic approach to creating an inclusive urban environment. We're working with partners like Auckland Council, Auckland Transport and mana whenua to improve wellbeing in Oranga with parks, public spaces, green space, walking paths and underground infrastructure.

We're excited to work with our partners to create greater housing options and amenities that will make Auckland an even better place to live.



Simplicity Living, Oranga



Location

Oranga is in a great location close to some of Auckland's best and most central neighbourhoods with easy access to key amenities, employment hubs and good transport connections.

1KM	TO CORNWALL PARK
1.6KM	TO PENROSE TRAIN STATION
2.5KM	TO SH1 ON/OFF RAMP
3KM	TO ONEHUNGA AND ROYAL OAK RETAIL CENTRES
7KM	TO NEWMARKET
13.5KM	TO AUCKLAND AIRPORT

The Offer

Kāinga Ora is pleased to present an opportunity for development partners to purchase and develop superlot OR-069 in the Oranga Development. Respondents are invited to submit a development proposal for the superlot described in the offer.

Summary:

- 1 superlot zoned MHS (Mixed Housing Suburban)
- Total area of 6,246m^2 approximately
- Supporting a yield of 20-40 homes
- Homes to comply with the Kāinga Ora Design Guidelines which can be viewed at **kaingaora.govt.nz/publications/design-guidelines/**
- Inviting Land Purchase Price offers of over $1,500 per m^2
- Handover of sites – available now

Kāinga ora will welcome prospective buyers who:

- Demonstrate relevant and recent experience building residential developments?
- Proven stakeholder engagement practices, particularly working within an existing community.
- Proven record of working and/or engaging with mana whenua.

Lot #	Area (m2)	Indicative Yield	Indicative Typology	Zoning	Handover Date
OR-069	6,246	20-40	A mixture of terrace, duplex and / or detached homes	MHS	Available now

Superlot Plan



Yield Test

Option 1

Legend

- Two Storey Typology
- Communial Bin Store
- Overland Flow Path
- Indicative Superlot Boundary
- Existing Waster Water Pipe

Notes

- Gross Site Area 6,239m2
- 2 Bed 2 Storey Terraces - 23 Units
- 4 Bed 2 Storey Duplex/Terraces - 10 Units
- Total Units - 33
- Total Bedrooms - 86
- Car Parks - 40 + 10 Garages
- Car Parking Ratio - 1.5:1
- Trees on berm and scheduled tree along Oranga Ave forntage retained

Disclaimer:
This bulk and location drawing is indicative only and has been prepared for preliminary design purposes. It does not represent a final or approved design. The layout is subject to further investigation and refinement, including (but not limited to) planning requirements, geotechnical conditions, infrastructure servicing constraints, arboricultural considerations and council consent.

N 1:500 @A3



Yield Test

Option 2

Legend

- Two Storey Typology
- Three Story Typology
- Communal Bin Store
- Overland Flow Path
- Indicative Superlot Boundary
- Existing Waster Water Pipe

Notes

- Gross Site Area 6,239m2
- 2 Bed 2 Storey Terraces - 16 Units
- 3 Bed 3 Storey Terraces - 24 Units
- Total Units - 40
- Total Bedrooms - 108
- Car Parks - 50
- Car Parking Ratio - 1.3:1
- Trees on berm and scheduled tree along Oranga Ave frontage retained
- Indicative layout includes minor HIRB and height infringements

Disclaimer:

This bulk and location drawing is indicative only and has been prepared for preliminary design purposes. It does not represent a final or approved design. The layout is subject to further investigation and refinement, including (but not limited to) planning requirements, geotechnical conditions, infrastructure servicing constraints, arboricultural considerations and council consent.

N 1:500 @A3





About Kāinga Ora

The goal of Kāinga Ora 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 social 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.

Kāinga Ora
Homes and Communities

Key Outcomes

Kāinga Ora is taking a holistic approach to masterplanning the Oranga Development to ensure neighbourhoods have a strong sense of place, are well connected and provide a wide range of homes for a diverse community.

A choice of new housing
Oranga Development will deliver around 1,300 new, warm, dry, healthy homes, offering the community a mix of social, market and more affordable homes. Development is ongoing and well into Stage 4, with construction moving ahead.

New, sustainable infrastructure
The Oranga community is benefiting from improved infrastructure that will support the area's growth for the next 50 years or more. Streetscaping is complete. This includes close to 11km of new and undergrounded power lines and telecom cables, 9km of new footpaths and 5km of new water main pipes.

Enhanced local amenities
The public space around the local shops on Waitangi Road has been upgraded, with new, wider footpaths, improved landscaping and native trees planted, new seating benches, bins and bike racks. The key entrance to Fergusson Domain will also be upgraded for better visibility, safety and access.



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 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 **jp.tepuia@kaingaora.govt.nz.**

Amenity

Good access to public green space.

Within Oranga, Fergusson Domain offers high quality open space and a well utilised Community Centre. Maungakiekie (Cornwall Park) is a two minute drive or 12 minute walk for local residents.

Oranga is also well served by four local commercial centres including:

- Mount Smart Road, around the corner of Waitangi Road
- Mount Smart Road, around the corner of Felix Street
- Oranga Avenue and Rawhiti Road
- Waitangi Road and Roosevelt Avenue.

The local centre at the junction of Oranga Avenue and Rawhiti Road is particularly vibrant and well used.

Three schools in the area including Oranga Primary, Te Papapa School and One Tree Hill College are all within the development area.









New Infrastructure delivered so far

10.5 KM
Power & telecomms cables undergrounded

100
New streetlights

16,400M²
Concrete for footpaths, driveways and kerbs

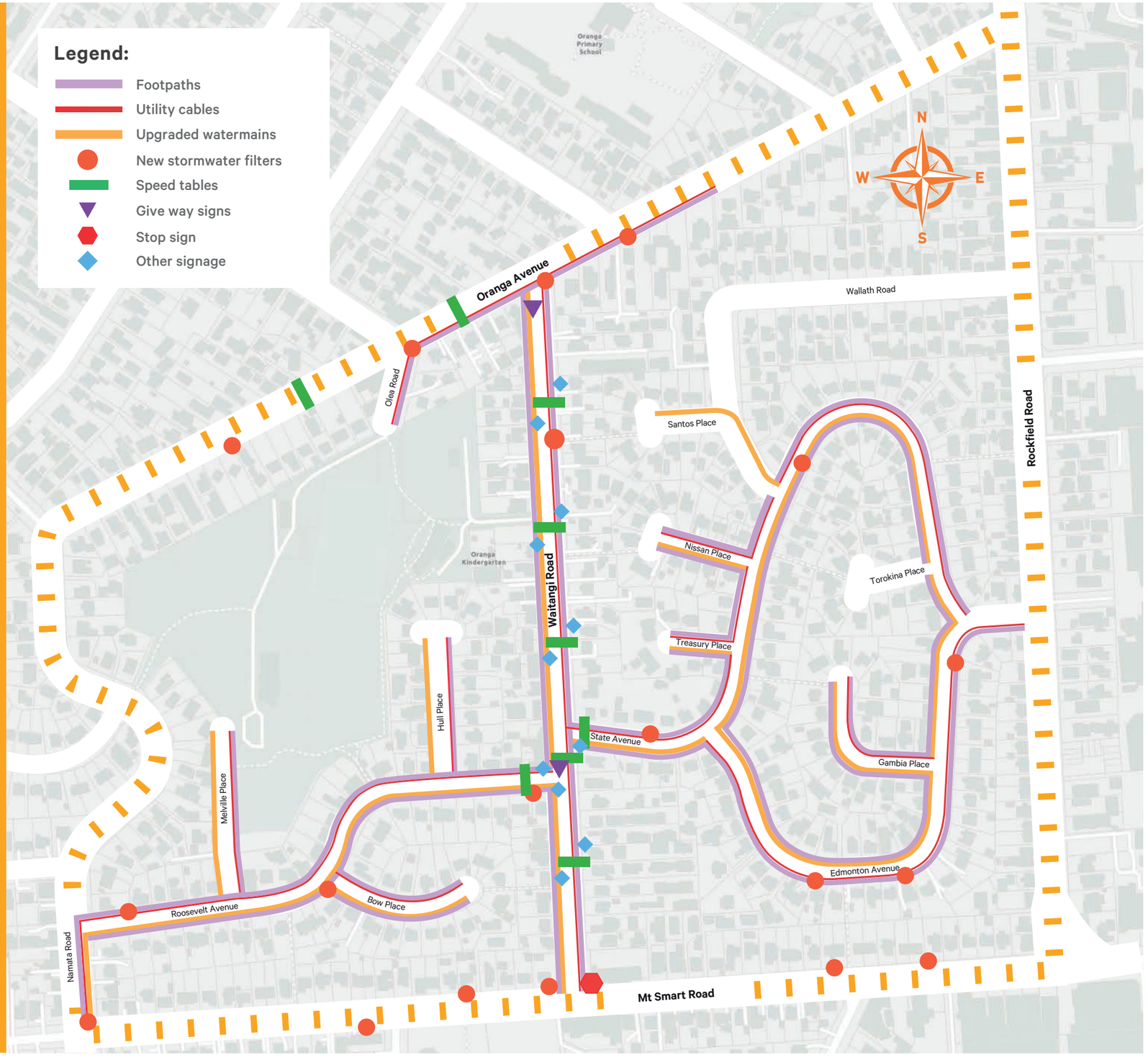
232 M
Stormwater pipes laid

8,650M
New footpaths

320
New underground power & communications

4,900M
Watermain pipes

852
Plants



Marketing Support For Builder/Developer Partners

We will provide extensive marketing support to builder and developer partners. Once you have products to sell, you are invited to contribute to a marketing fund. Through experience gained across our Large Scale Projects, we've found that pooling resources creates more impact.



Place-based Marketing

Kāinga Ora focuses marketing efforts on place first. The Oranga Development has its own website and Facebook page, as well as ongoing press and online advertising support.



Oranga Development Website

The Oranga Development website is a great resource for homebuyers and the community. It includes development background and news, homes for sale, information about how to buy and community stories.

How to respond

Respondents are invited to submit a proposal for the superlot described in the offer. Interested parties will be required to submit a proposal, as outlined below, for the superlot.

1. Review due diligence info

There is a large amount of information, including the Response Form, available online to inform your submission. We look forward to receiving your submission, and we encourage you to be thorough in your response.

2. Complete the Response Form

3. Complete and sign Terms Sheet

CONTACT

Questions in relation to the IM and response must be made directly to **Claire.Laybourne@kaingaora.govt.nz**

SUBMISSION

Respondents are to email their proposals on or before the closing date to **landsales.UDD@kaingaora.govt.nz**

The selection criteria and weighting will be the following:

60%	Land price offer and commercial terms
10%	Track record of delivering quality projects with similar typologies and ability to deliver to programme
20%	Proposed development design, quality and innovation. Response to the Roskill masterplan and Kāinga Ora and Waikōwhai design guidelines
10%	Partnering & working with Māori

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 Oranga. 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.

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