



# DEVELOPMENT OPPORTUNITIES:

## AORERE



**Mangere Development**  
Belong here



# 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.

The Kāinga Ora Urban Development 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.



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# WELCOME TO MANGERE DEVELOPMENT

*The Mangere Development is a large scale urban development project providing around 4,000 homes over the next 15+ years.*

The development is aimed at delivering more affordable market homes, better quality state homes and improved infrastructure and amenity. It is led by Kāinga Ora's urban development team, bringing expertise gained from developing Hobsonville Point.

The development will deliver warm, dry, healthy homes and better infrastructure and amenity to be shared by state house tenants; those climbing the homeownership ladder; and individuals and families in the private market.

The Mangere 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 renovate the things that improve wellbeing – parks, public spaces, green space, walking paths and underground infrastructure.

We are excited to work with partners to provide greater housing options and improved amenities that will make Auckland an even better place to live.





# LOCATION

Aorere is a neighbourhood within the suburb of Mangere, located 20 kilometres south of Auckland CBD. The neighbourhood is bounded by SH20, Massey Road, Buckland Road and Portage Road. It sits roughly equidistant between the Mangere town centre on Bader Drive and Hunter’s Plaza shopping centre in Papatoetoe. Locals have close access to SH20, Papatoetoe Train Station, Middlemore Train Station and employment hubs of Onehunga, Auckland Airport and Middlemore Hospital.

4KM

MANUKAU

>20KM

TO AUCKLAND CBD

4KM

TO AUCKLAND AIRPORT





## NEIGHBOURHOODS

### WHO LIVES IN THE DEVELOPMENT AREA?

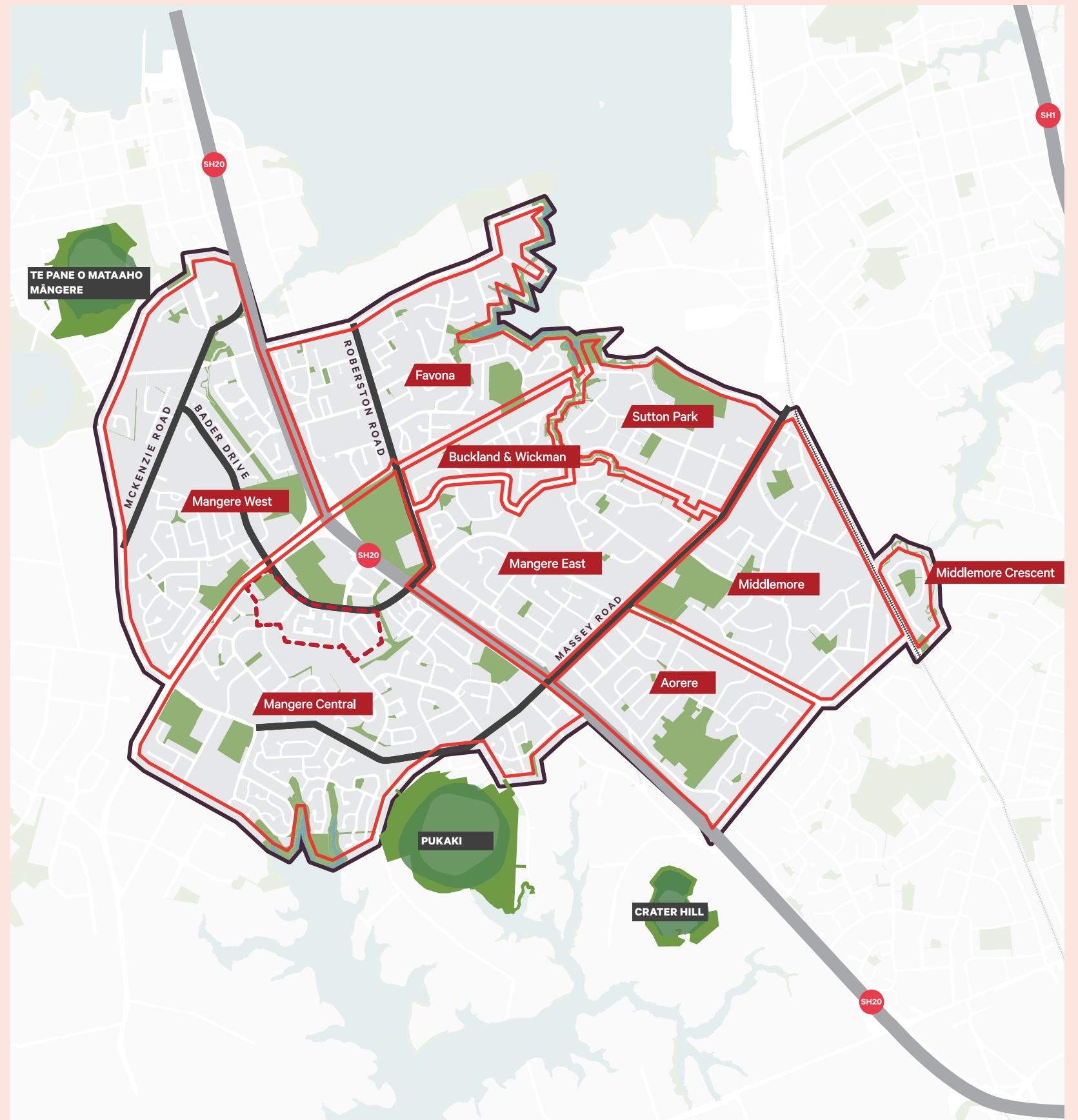
Mangere is culturally diverse with approximately one sixth of its population Māori and over one fifth of Auckland's Pacific people calling it home. Pacific people make up nearly sixty percent of Mangere's population. Although English is the most widely used language, Pacific languages are the most common first languages, with Te Reo Māori prevalent. Mangere is also very youthful, with over a quarter of its population under 15 years old, and over 13,000 students attending 27 schools.

### SMALL AND LARGE DEVELOPMENTS ACROSS MANGERE

The Mangere Development will occur within a precinct defined by Kāinga Ora which includes nine neighbourhoods within and around Mangere in south Auckland. The precinct is 176Ha in area and is currently home to approximately 66,400 people. The concentration of state housing within the neighbourhoods will decrease and the overall density will increase as the state/affordable/market housing mix is delivered.

The neighbourhood development projects range in scale from a few hundred new homes in some areas to over 3,700 in Mangere Central.

Work is currently underway on five neighbourhoods in Mangere, including the Mangere West and Aorere neighbourhoods. The remaining four neighbourhoods are planned future developments.





# THE VISION

## MORE HOMES, GREAT NEIGHBOURHOODS

The Mangere Development will deliver new warm, healthy homes – more state housing for those in need; more homes for first home buyers; and a greater supply of homes on the market. The development, however, is not just about numbers of homes. The project will create improved infrastructure, more connected neighbourhoods and better amenities; and lead to innovation in the home construction market by creating a significant pipeline of work for our builder/developer partners.

***Establish a neighbourhood with a strong sense of place and a connected community while increasing the number of Kāinga Ora homes and the number of homes available to affordable home buyers and tenants.***

We intend to achieve the vision by delivering improved street networks, better-quality public open space and well-designed homes. We will be investing in infrastructure to cater for a higher number of households in the area as a result of the Mangere Development, including a new stormwater network. New and improved crossings of SH20 will make for better walking and cycling connections between Aorere and Papatoetoe. Two key arterial intersections on Massey Road will be upgraded.





## MANGERE AMENITY

*Mangere is home to great schools, parks and playgrounds, recently improved cycleways and walkways, a thriving arts scene, and Te Pane-o-Mataoho (Mangere Mountain), which is undergoing major restoration.*

A number of key community facilities encourage community activity and cultural involvement, including the Moana-Nui-a Kiwa Leisure Centre, Mangere Arts Centre and the library, along with Te Wananga o Aotearoa's Mangere campus, and an emerging health hub. Churches and mosques also contribute to the diverse range of activities in Mangere Central.

### CLOSE TO EMPLOYMENT HUBS

Mangere is located just 20 minutes from the Auckland city centre, close to several major employment hubs, two universities and Auckland Airport. Middlemore Hospital is a key employer in Mangere and is highly accessible to public transport. Significant new and remedial construction work is planned for the hospital.





## WELL SERVED BY SCHOOLS

There are good schools in the Mangere Development area. Between them, the educational needs of primary, intermediate and high school students are catered for. Nearby schools are Kingsford Primary, Papatoetoe North School/Jean Batten School, Kedgley Intermediate and Aorere College.

Toddlers are well catered for between Aorere Kindergarten and Aorere Childcare Centre.



## NEW HOUSING, INFRASTRUCTURE AND AMENITY

All new homes built as part of the development are required to meet a Homestar 6 rating, lifting the quality of the area's housing stock significantly.

Kāinga Ora is committed to working with Auckland Council, Auckland Transport, the Ministry of Education and other agencies to 'renovate' the Mangere Development neighbourhoods. As well as underground infrastructure, Mangere will see streets, footpaths, berms and parks upgraded. Walking and cycling connections will be improved, making it easier to get around.







## 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 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 [jp.tepuia@kaingaora.govt.nz](mailto:jp.tepuia@kaingaora.govt.nz)



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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 Aorere. 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.

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## CONDITIONS

Kāinga Ora reserves the right to:

8. Reject all or any IM response and not award and not accept the highest-priced, or any, response;
9. Call and/or re-advertise for IM responses or revisit any prior IM process;
10. Waive any irregularities or informalities in the process;
11. Amend the closing date, the acceptance date, or any other date in the IM document;
12. Amend this IM and any associated documents by the issuance of a written Notice to Respondents Tenders (NTRT) notice;
13. Seek clarification of any IM response;
14. Suspend or cancel (in whole or in part) this process;
15. Consider or reject any alternative response;
16. Deal separately with any of the divisible elements of any response, unless the relevant response specifically states that those elements must be taken collectively;
17. 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;
18. Conduct a financial check on any respondent submitting a response;
19. 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.

