



AURANGA DEVELOPMENT OPPORTUNITY (DRURY)

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 Auranga Development

Auranga will be a purpose-built community consisting of 84.6 hectares of Special Housing Area land plus a further 83 hectares of land recently approved by Auckland Council. Over the next ten years, the Auranga development will deliver around 2,650 new homes to the wider South Auckland region. Kāinga Ora is developing 2.5 hectares in Auranga.

Kāinga Ora will work alongside key development partners to offer a mix of state, affordable and market homes in Auranga. But the development isn't just about building new homes, it's about creating a strong, vibrant and inclusive community for state home customers, first home buyers and families in the private market.

As well as warm, dry, healthy homes, the Auranga Development will deliver better infrastructure and key amenities. The long-term plan is to develop a new town centre, better public transport, commercial and retail precincts, community service areas, a retirement village and schools.



The Offer

Kāinga Ora is pleased to present an opportunity for development partners to purchase and develop lots in the Auranga Development. Respondents are invited to submit a proposal for one or more of the lot bundles described in the offer.

Site Summary

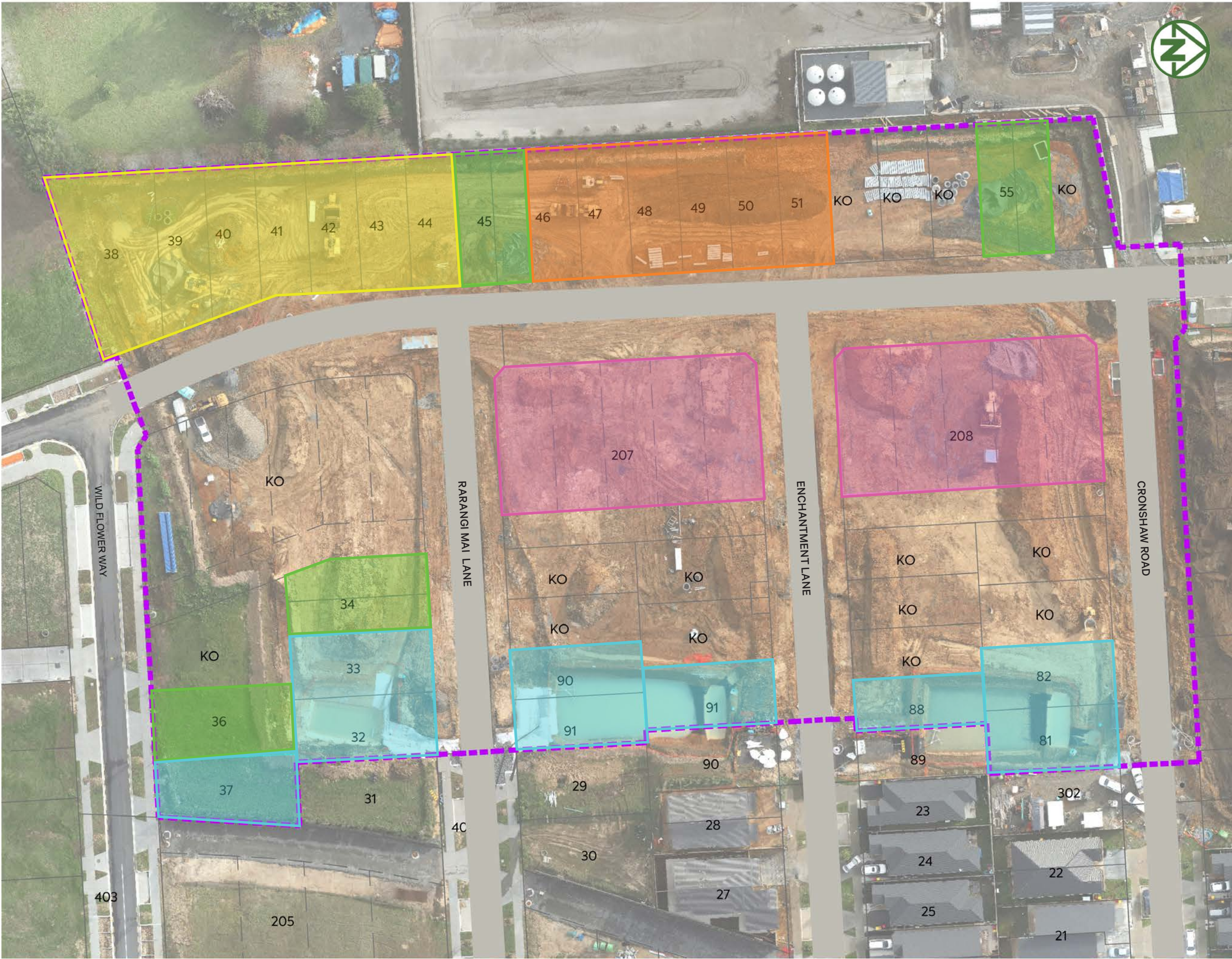
- Auranga is a 43 lot subdivision that will enable 70 houses being 24 State, 20 Affordable and 26 Market
- Bundle One has received Resource Consent
- 40% of homes to be KiwiBuild/Affordable housing
- KiwiBuild typology criteria with a mix of one, two and three-bedroom homes
- All new homes to achieve Homestar 6 rating
- Homes to comply with the Kāinga Ora Design Guidelines which can be viewed at www.kaingaora.govt.nz/publications/design-guidelines/
- Sites are zoned Mixed Housing Urban
- Handover of sites expected to be Q2, 2023 or earlier by mutual agreement

Interested parties will be required to complete a response form and provide associated evidence to support their response.

Kāinga Ora will welcome prospective buyers who:

- Demonstrate relevant and recent experience building terraces, duplexes or standalone homes
- Demonstrate an ability to deliver affordable homes, such as KiwiBuild, Build to Rent, shared equity and smaller homes
- Deliver a mix of bedrooms and price points
- Meet the programme criteria
- Confirm their proposed resourcing and management team
- Prove good stakeholder engagement practices, particularly working within an existing community
- Willingness to partner and work with iwi.

Bundle	Lot No.	Superlot Area (m ²)	Proposed Yield	Proposed Typology	Zoning for Dwellings	Affordable Preference
1	34, 36, 45, 55	1562 m ²	8	Duplex	Mixed Housing Urban	KiwiBuild
2	38-44	2243 m ²	7	Standalone	Mixed Housing Urban	Market
3	46-51	1560 m ²	6	Standalone	Mixed Housing Urban	Market
4	32, 33, 37, 90, 91, 91, 82, 81, 88	3977 m ²	9	Standalone	Mixed Housing Urban	Market
5	207, 208	2807 m ²	16	Terraced house or Duplex	Mixed Housing Urban	KiwiBuild / Market
TOTAL		12,149 m²	46	-	-	-



Superlot Bundles

LEGEND:

- BUNDLE 1
- BUNDLE 2
- BUNDLE 3
- BUNDLE 4
- BUNDLE 5

Auranga Development Site





Location

Auranga is located at 121 Bremner Road in the Karaka Drury area - one of Auckland's highest growth areas. It lies on the inner reaches of Manukau Harbour's Pahurehure Inlet, just west of Drury Village and within easy reach of Auckland's airports and the CBD.

In the coming years, Auranga will benefit from significant infrastructure and community amenity upgrades led by both public and private investors. New infrastructure and amenities will include electric trains, and increased State Highway 1 capacity between Papakura and the Bombay Hills, plus improvements to State Highway 2 and a new southern route via an upgraded Mill Road corridor.

As Auckland grows, Auranga will be ideally located and serviced to grow with it.



The Vision

The overarching development vision in Auranga is to create a community with a strong sense of belonging. Designed to bring people together, Auranga will be a neighbourhood with a network of smart, connected walkways, cycleways and pedestrian-friendly streets.

Auranga will also be a place that offers plenty of open space for children to play safely, explore and run free. This semi-rural, classic Kiwi outdoor atmosphere will be balanced with high quality community amenity including a central village centre, parks and playgrounds, coastal walks, a new primary school and a retirement village.

Warm, welcoming, and well designed - The Auranga Development will offer people brand new homes and a tight knit community for all stages of life.

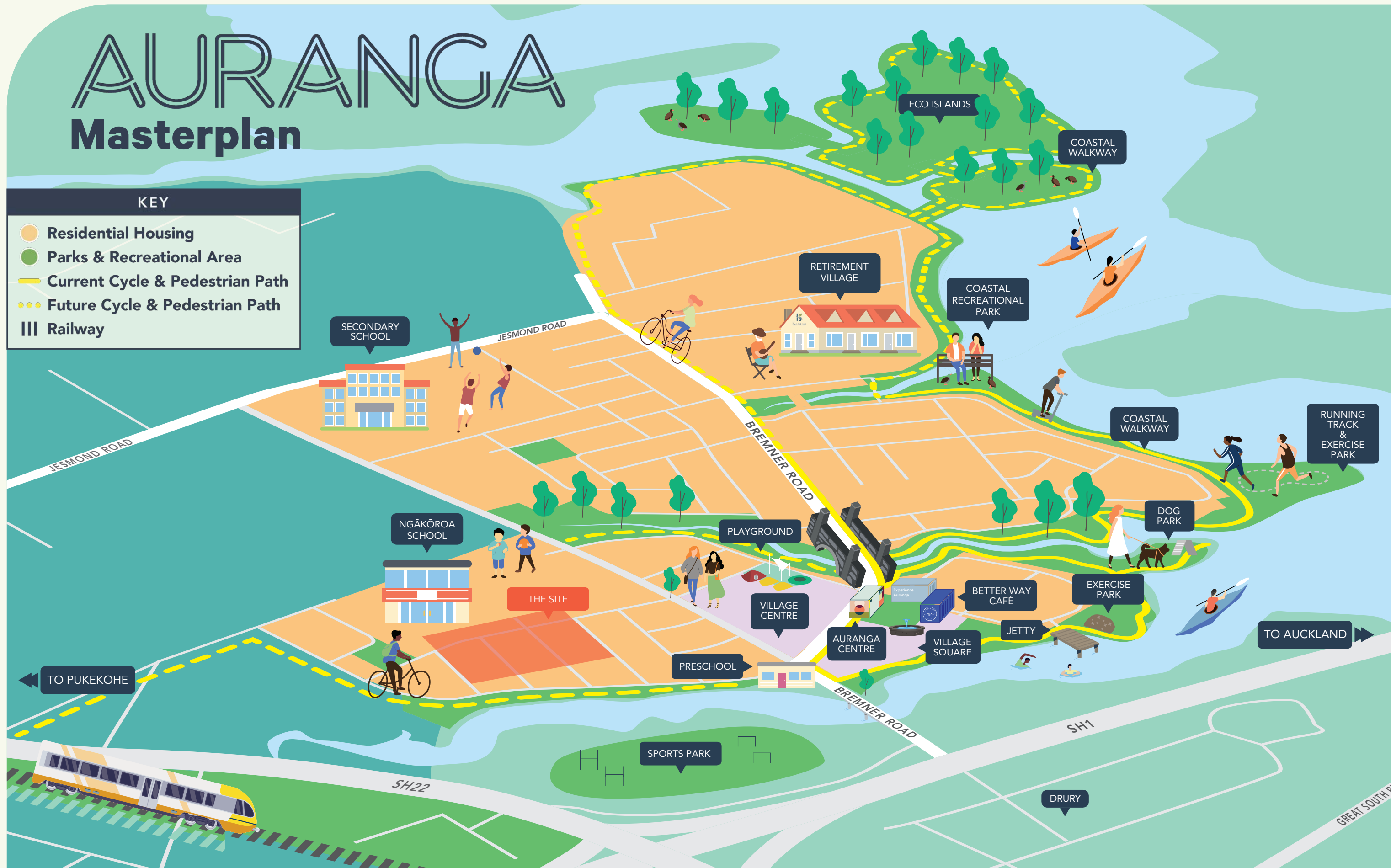


AURANGA

Masterplan

KEY

- Residential Housing
- Parks & Recreational Area
- Current Cycle & Pedestrian Path
- Future Cycle & Pedestrian Path
- Railway



Affordable Homes

Kāinga Ora is overseeing innovative design and construction methods that will deliver affordable housing. Affordable housing options should achieve Kāinga Ora's objectives and deliver pathways to homeownership and security of tenure, as well as creating a balanced community.

There is an expectation that there will be a mix of one, two, and three bedroom homes, homes sold at or below the Kiwibuild price points of:

- One bedroom = \$550,000
- Two bedrooms = \$760,000
- Three bedrooms = \$860,000





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 bari.mio@kaingaora.govt.nz.

How to respond

Respondents are invited to submit a proposal for one or more of the lot bundles described in the offer. Interested parties will be required to submit a detailed proposal, as outlined below, for selected bundles.

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 lots you are interested in. We look forward to receiving your submission, and we encourage you to be thorough in your response.

DUE DILIGENCE ROOM ONLINE:

kaingaora-im.co.nz/auranga-im

SELECTION PROCESS

Kāinga Ora will welcome prospective buyers who can provide the following information to support their Proposal:

1. Proposed development scheme (bulk and location, typology mix, number of KiwiBuild homes and a brief description of the proposal).
2. Offer (including land price).
3. Indication of feasibility study that delivers a mix of bedroom types and price points.
4. Proposed construction methodology.
5. Profile of the purchaser including similar past and existing projects, which includes the construction of terraces, duplexes or standalone homes.
6. Can confirm their proposed resourcing and management team.
7. Can prove good stakeholder engagement practices, particularly working within an existing community.
8. Willingness to partner and work with iwi.

Evaluation Criteria

The proposals received will be assessed based on price and non-price attributes including experience, design, programme and affordability.

The proposed evaluation criteria and weighting is as follows:

40%	Price and Commercial
30%	Track record of delivering quality projects with similar typologies in the proposal and delivering at pace
10%	Ability to deliver affordable homes
10%	Willingness to work with mana whenua and demonstrate how proposed development recognises the importance of Te Tiriti o Waitangi and its principles
10%	Proposed development demonstrates quality design and how it responds to the Kāinga Ora Principles
Pass/Fail	6 Homestar rating

SELECTION PROCESS

This IM is issued on **Monday 14th November 2022.**

The closing date for submission is **Friday 23rd December 2022.**

The final purchaser selection is expected to be made in **mid February 2023.**

CONTACT

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

SUBMISSION

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

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 provides 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 at Auranga. 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.