



DEVELOPMENT OPPORTUNITY: MANGERE TE ARARATA A



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 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.



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WELCOME TO MANGERE DEVELOPMENT

The suburb offers excellent lifestyle opportunities for people at all stages of life, from young professionals to families and retirees. It's 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.

All of this is located just 20 minutes from the Auckland city centre. It's also conveniently located close to several major employment hubs, two universities, Middlemore Hospital, and Auckland Airport.

The development happening in Mangere over the next 15-20 years includes new houses, renovated neighbourhoods and upgraded amenities and infrastructure. It will bring more people and investment in the area. As the suburb grows and changes over the coming years, we'll work with the community to protect the things that make Mangere unique.



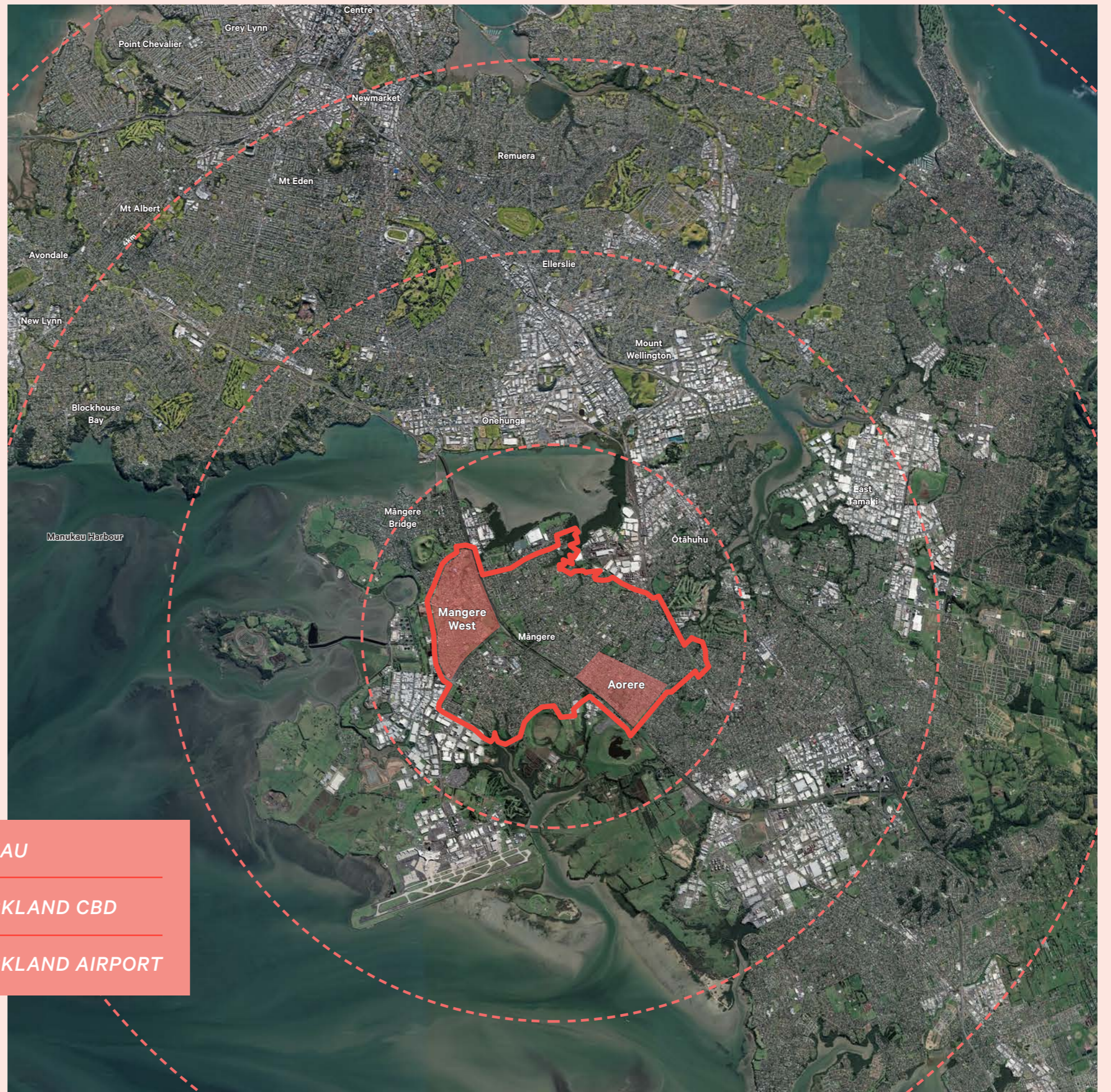
LOCATION

Te Ararata A(Mangere West) 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



THE OFFER – TE ARARATA A

Kāinga Ora is pleased to present an opportunity to purchase and develop one or more of the superlots available in Te Ararata A, a neighbourhood in the Mangere development.

SUMMARY:

- » Seven market superlots.
- » Total area of 22,353m² (2.23 Ha approx).
- » Supporting a yield of approximately 168 homes.
- » Homes to comply with the Kāinga Ora Design Guidelines which can be viewed at www.kaingaora.govt.nz/publications/design-guidelines
- » Sites are zoned in the Auckland Unitary Plan as Residential – Mixed Housing Urban Zone.
- » All sites are ready for immediate handover.

| Superlot No. | Superlot Area (m ²) | Proposed Yield Range | Proposed Typology | Zoning |
|--------------|---------------------------------|----------------------|--------------------|--------|
| MWA-013 | 3,996 | 42 | Apartment/walk-ups | MHU |
| MWA-017 | 6,861 | 42 | Apartment/walk-ups | MHU |
| MWA-019 | 2,526 | 21 | Apartment/walk-ups | MHU |
| MWA-055 | 2,416 | 18 | Terraces | MHU |
| MWA-062 | 1,895 | 12 | Terraces | MHU |
| MWA-065 | 638 | 3 | Terraces | MHU |
| MWA-067 | 4,021 | 30 | Terraces | MHU |

SITE PLAN



THE VISION

MORE HOMES, GREAT NEIGHBOURHOODS The Mangere Development will deliver new warm, healthy homes – more social housing for those in need 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.

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.





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 **Patrick.Gemmell@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 Te Ararata A. 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:

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.

