Aorere FAQ

Stage 2 Superlot Sales 2023





Aorere

- **470** new homes
- 4 new public streets
- 1 new public pocket park
- 139 existing homes to be removed
 - Relocation
 - Deconstruction
 - Demolition
- Proposed house mix
 - 40% public homes
 - 30% affordable homes
 - 30% market homes











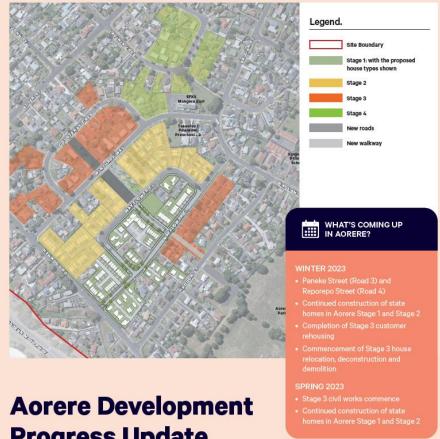


Aorere Masterplan

- The Aorere Masterplan shows a four stage development over more than 9 Hectares.
- 139 existing public houses will be removed, either through relocation, deconstruction or soft strip or demolition with a high diversion from landfill. These houses will be replaced by 470 new warm, dry homes.
- Four new public streets will contribute to an accessible neighbourhood, and enable residents to access the nearby Aorere Park. A new pocket park will be provided in the neighbourhood for green space and amenity for the residents.
- The houses in Aorere will be 40% new public houses, 30% affordable and 30% market.
- Regular newsletters and information on the neighbourhood can be found on https://mangeredevelopment.co.nz/neighbourhood/aorere/







Progress Update

The total number of new homes to be delivered in the Aorere neighbourhood. over the next 5 years, is around 470. These new homes will be made up of state housing and market homes.

The market homes will include a range of more affordable housing, including KiwiBuild.

We are currently working on Stages 1 and 2.

We're also planning the next stages of development. And that means we're talking through the relocation process with our existing state housing customers who may be impacted by these future stages.



Stage 1

113 proposed homes 34 public | 79 market

- · Customer rehousing complete, 33 houses removed
- 15 public houses delivered to date
- Further public houses under construction, with the last public housing to be delivered July 2024.
- Two new roads completed and vested to council, Paneke Street (Road 1) and Reporepo Street (Road 4)

Stage 3

141 proposed homes 68 public | 73 market

- Customer rehousing complete, 40 customers relocated. Houses are currently being removed via relocation, deconstruction and demolition
- Detailed infrastructure design by Piritahi underway
- Public house construction to commence 2025, final houses estimated to be completed Feb 2027





120 proposed homes 54 public | 66 market

- Customer rehousing complete, 37 houses removed
- Public house construction underway completed by October 2024.
- Paneke Street (Road 2) complete and awaiting vesting to council, creating a link between Mayflower Close and Winthrop Way with indented parking and rain gardens.
- Traffic calming measures on Henwood Road and Mayflower Close (speedhumps) complete

Stage 4

97 proposed homes 52 public | 45 market

- Briefing underway
- 24 customers to be relocated
- Paneke Park planned to be delivered
- Public house construction to start October 2025, estimated completion May 2027

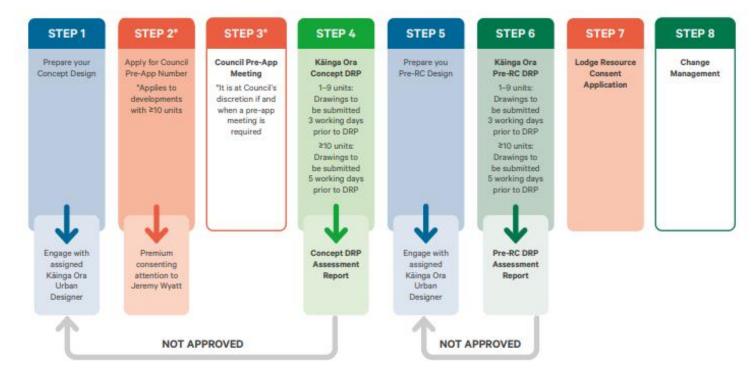


Design Review Process and Design Review Panel (DRP)

Every development is reviewed by the Kāinga Ora DRP, a panel made up of three independent urban design experts. **The first review occurs at concept design, another at developed design.** Additional reviews may be required at either stage.

Further details around the design review process, principles and design objectives can be found at https://kaingaora.govt.nz/assets/Publications/Design-Guidelines/Design-Review-Panels-Terms-of-Reference.pdf

Design Review Process





AO-016 3 Level Walkups/Apartments

AO-016 desired height is 3-levels as it is adjacent to the Aorere Pocket Park and Spine Road, which has great amenity values and outlook for higher density developments.
The higher density projects will provide more presence at this 'local destination' as a marker building as suggested in the Aorere Design Guidelines.
There is also an opportunity for a café/commercial space at the corner interfacing the Aorere Pocket Park to maximise social interactions and sense of community.
The buildings on AO-016 will respond to the Spine Road and Aorere Pocket Park with well-considered façade treatments and composition.
AO-016 has a Totara Tree on site to be retained.



Land Sales Process

28 SEPTEMBER 8 SEPTEMBER 18-29 SEPTEMBER 17 NOVEMBER 1 DECEMBER Panel Notification **Stage 1** Registration of Meetings Stage 2 Submission Purchaser Selection Interest •The ITP Panel is Respondents Respondents who Developers interested •The Kainga Ora interested in one or in submitting a stage notified of Aorere have registered Evaluation more of the superlots interest will be Superlot Sales. Due 2 detailed proposal Panel evaluate Stage diligence information complete the Stage 1 contacted to schedule complete the Stage 2 2 responses and on https://mangere-Registration of a meeting with the **Detailed Proposal** contact all Stage 2 im.co.nz/aorere/ Land Sales respondents with the Interest Response Response Form by 4pm 17 Nov Form by 4pm 8 Sep and Development outcome. Teams for feedback on Stage 1 Response

Evaluation Criteria

Weighting	Criteria
40%	Land price offer and commercial terms
15%	Track record of delivering quality projects with similar typologies and ability to deliver at pace, willingness to work in or experience working in partnerships and in complex developments with multiple stakeholders
15%	Proposed development design, quality and innovation. Response to the Mangere masterplan and design outcomes
15%	Design principles of and ability to deliver the KiwiBuild and/or affordable homes component, and how these homes fit within the development
15%	Demonstrate a commitment to enhance Māori outcomes and demonstrate how the proposed development recognises the importance of Te Tiriti o Waitangi and its principles
Pass/Fail	6 Homestar Rating

Affordable Options

- <u>KiwiBuild</u>
- Build to Rent
- Shared Equity
- Rent to Buy
- Kāinga Ora Home Ownerhsip Products
- Community Housing Providers





Land Sales Process



https://mangere-im.co.nz/aorere/ is the online source for due diligence information.

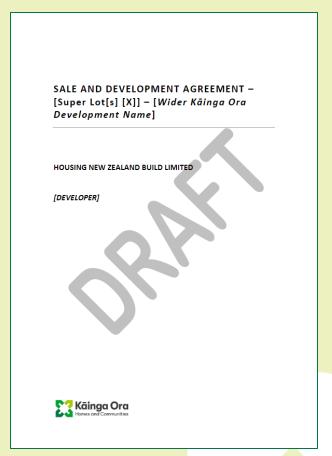
Legal, Design and Technical Documents are available to download.

Programme timing for the two-stage sales process is detailed.

	TERM SHEET FOR
	SALE AND DEVELOPMENT AGREEMENT -
	[NAME] DEVELOPMENT – [STAGE #] SUPER LOTS
Date:	202 <mark>[x]</mark>
	heet is to set out a summary of the key commercial terms that will form the basis of a Sale and Developm (1s) described in this Term Sheet.
Negotiation provision no other legally bindii this Term Sheet shou Template, noting not clause references in the ensure you set out a f capitalised terms use; in this Term Sheet "A development apportu	rstend: of the time and expense required to negotions this document, the Confidentiality and Development Agrees of the time and expense required to negotions this document, the Confidentiality and Development Agrees of bits Term Sheet will be shorting: of bits area. I developed the control of the Confidentiality of the new to the confidentiality of the new to the developing terms of the Agrees it Term Sheet correspond to the closules in the Agreement Templote. (If required, please refer to those closes if the Term Sheet have the meaning given to them in the Agreement Templote unless otherwise specifics.) in this Term Sheet have the meaning given to them in the Agreement Templote unless otherwise specifics, in this Term Sheet have the meaning given to them in the Agreement Templote unless otherwise specifics, in this Term Sheet have the meaning given to them in the Agreement Templote unless otherwise specifics, in the Term Sheet have the meaning given to them in the Agreement Templote unless otherwise specifics, in this Term Sheet have the meaning given to them in the Agreement Templote unless otherwise specifics in the Term Sheet have the meaning given to them in the Agreement Templote unless otherwise specifics in the Term Sheet have the meaning given to them in the Agreement Templote unless otherwise specifics in the Term Sheet have the meaning given to them in the Agreement Templote unless otherwise and the Agreement Templote unless the Sheet T
 the requested details there are different op the whole clause/wor 	tions for you to consider within a clause; or ding is optional and you need to consider whether to include it or amend it, based on the circumstances. liheet, please check for all square brackets to ensure you have considered the relevant option and ensure tha
the requested details there are different op the whole clause/wor Before finalising this Term square brackets have been	need to be inserted; tions for you to consider within a clause; or ding is optional and you need to consider whether to include it or amend it, based on the circumstances. linest, please check for all square brackets to ensure you have considered the relevant option and ensure the
the requested details there are different op the whole clouse/wor Sefore finalising this Term. equare brackets have been Parties Housing New Zealand Build Limited Limited	rever to be inserted: Timp is optional and you need to consider within a closuse; or Timp is optional and you need to consider whether to include it or amend it, based on the circumstances. These, please check for all square brackets to ensure you have considered the relevant option and ensure the elekted. HNZ Build is a wholly owned subsidiary of Käinga Ora-Homes and Communities (established under the Käinga Ora-Homes and Communities Act 2019 and, as a result, its a Cown entity for the purposes of the Crown
the requested details there and different ap the whole clause/wor Sefore finalising this Term. requare brackets have been Parties Housing New Zealand Build Limited ("HNZ Build"):	rever to be inversed: Took propose to consider within a closus; or form fing is optional and you need to consider whether to include it or amend it, based on the circumstances. These, please check for all square brackets to ensure you have considered the relevant option and ensure the deleted. HNZ Build is a wiholly owned subsidiary of Kälinga Ora-Homes and Communities (established under the Kälinga Ora-Homes and Communities Act 2019) and, as a result, is a Crown entity for the purposes of the Crown Entities Act 2004. Name: []
the requested details there are different to the are and different to the whole cleared with the whole cleared with the whole cleared with the second to the	rever to be inversed: The provided within a classe; or some free provided in the consider within a classe; or some free provided within a classe; or some free provided in the consider whether to include it or amend it, based on the circumstances. These please check for all square brackets to ensure you have considered the relevant option and ensure the deleted. HNZ Build is a wholly owned subsidiary of Käinga Ora-Homes and Communities (established under the Käinga Ora-Homes and Communities (established under the Käinga Ora-Homes and Communities Act 2019) and, as a result, is a Crown entity for the purposes of the Crown Entities Act 2004. Name: [] Company number: []

Term Sheet Template

This template is available to download within the Legal Documents folder on https://mangere-im.co.nz/aorere/



Development Agreement (DA) Template

This template is available to download within the Legal Documents folder on https://mangere-im.co.nz/aorere/

Following Developer Partner selection, term sheet will be agreed and the Development Agreement signed.