

# 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



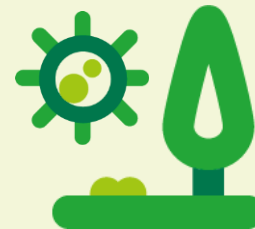
60%

MARKET AND AFFORDABLE HOMES



40%

PUBLIC HOMES



1

NEW POCKET PARK



4

NEW STREETS  
PANEKE STREET (3)  
REPOREPO STREET



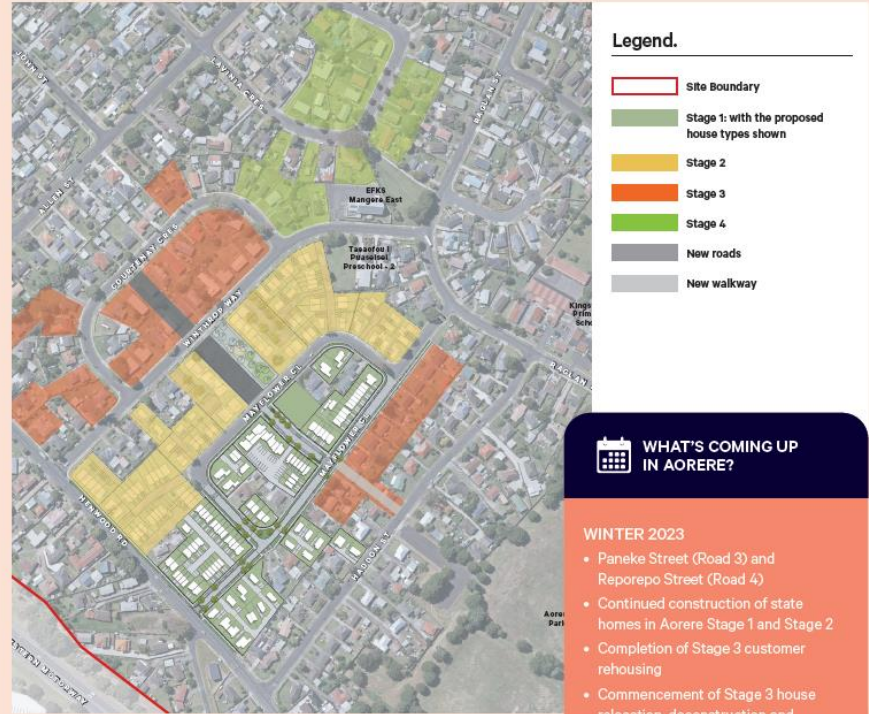
470

PROPOSED NEW 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/>



## Aorere Development 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 2

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 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



## Stage 4

97 proposed homes  
52 public | 45 market

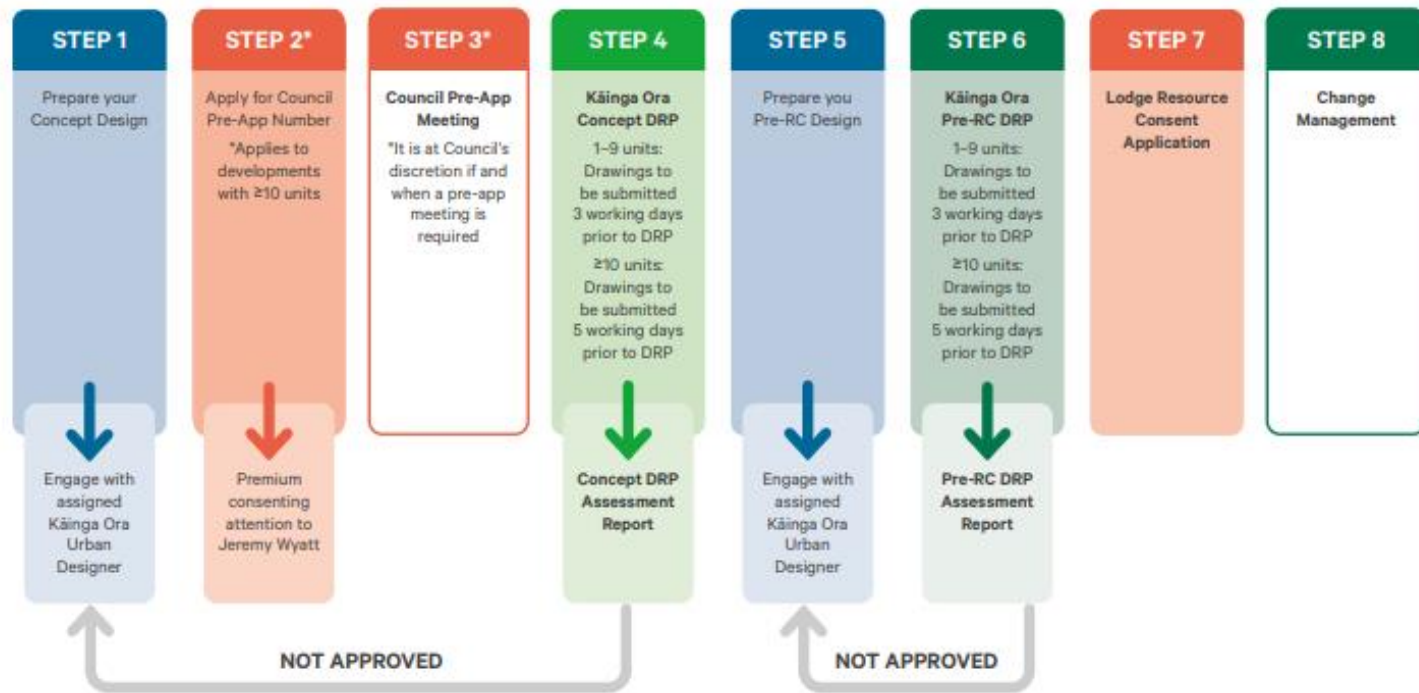
- Briefing underway
- 24 customers to be relocated
- Paneke Park planned to be delivered
- Public house construction to start October 2025, estimated completion May 2027

# 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



## 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

- [KiwiBuild](#)
- Build to Rent
- Shared Equity
- Rent to Buy
- [Kāinga Ora Home Ownership Products](#)
- Community Housing Providers





# Land Sales Process

The screenshot shows the 'Aorere Stage 2: A Residential Development Opportunity' page. It features an aerial view of the development area. The page includes a 'Summary' section with bullet points: 4 market superlots, total area of 12,127m<sup>2</sup> (1,214) approximately, supporting a total yield of approx. 66 homes, 50% of homes to be KiwiBuild affordable housing, and KiwiBuild typology to be a mix of 1, 2 and 3 bedrooms. It also lists 'How to Respond' and 'Selection Process' details, such as the closing date for registrations of interest being 4pm Friday 8 September 2023.

<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.

The screenshot shows a 'TERM SHEET FOR SALE AND DEVELOPMENT AGREEMENT' template. It includes a date field, a purpose statement, and a list of terms and conditions. A table titled 'Parties' is also visible, with columns for 'Housing New Zealand Build Limited ("HNZ Build")' and 'Developer'. The table contains fields for Name, Company number, and Developer's GST number.

## Term Sheet Template

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

The screenshot shows a 'SALE AND DEVELOPMENT AGREEMENT' template. It includes a title, a developer name field, and a large 'DRAFT' watermark. The Kāinga Ora logo is visible at the bottom.

## 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.