



# 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 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 Mangere Development is a large scale urban development project providing around 10,000 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 Aorere neighbourhood. The remaining four neighbourhoods are planned future developments.



# THE OFFER – AORERE

*Kāinga Ora is pleased to present an opportunity to purchase and develop Stage 2 superlots in Aorere, a neighbourhood of the Mangere development.*

## STAGE 2 SUMMARY:

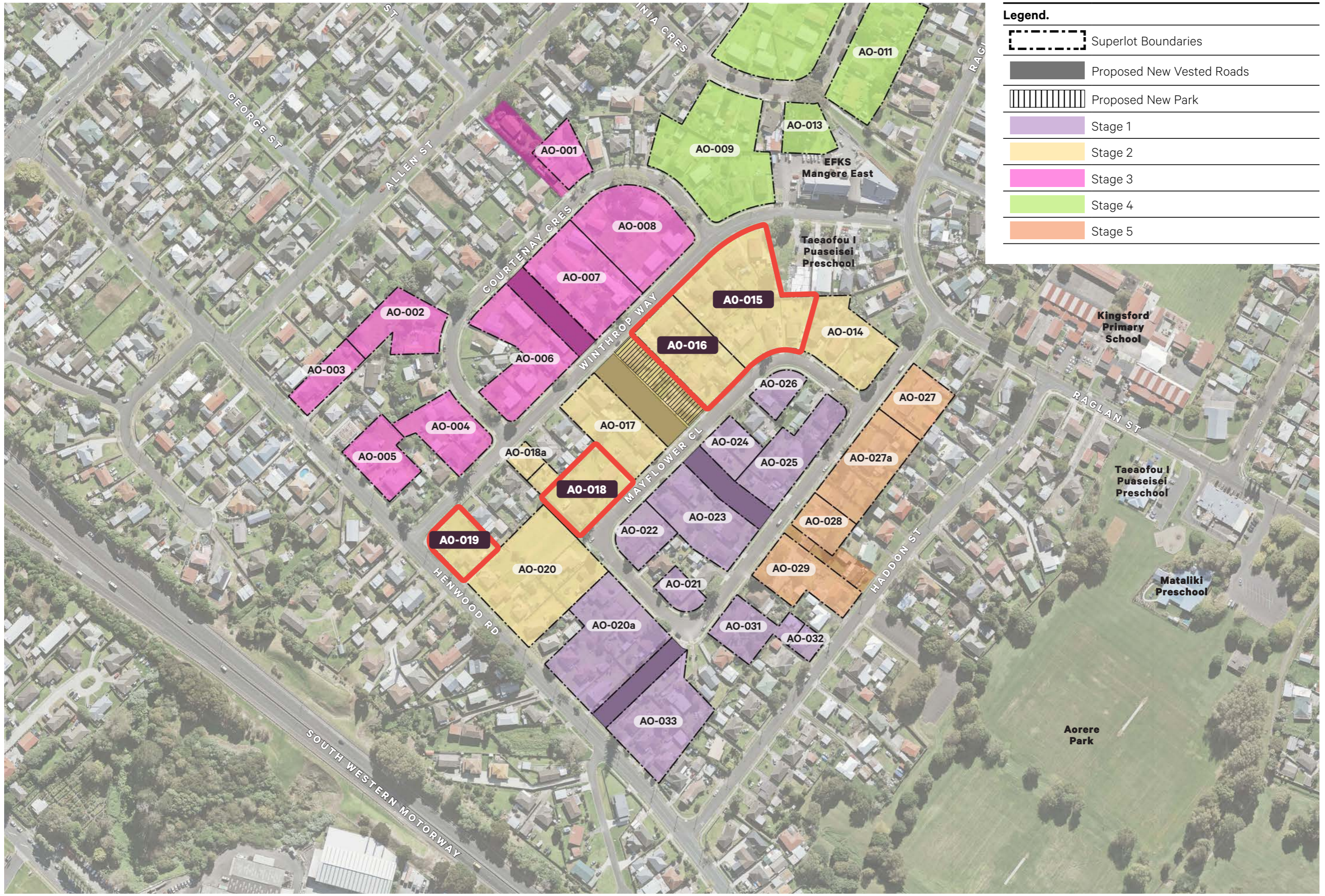
- » Four superlots, which make up all of Stage 2 market superlots.
- » Total area of 12,137m<sup>2</sup> (1.2 Ha approx).
- » Supporting a yield of approximately 66 homes.
- » 50 percent of homes to be KiwiBuild or meet affordable housing criteria.
- » At least 60% of homes must be typologies with three or more bedrooms.
- » Minimum Land Price expectation is \$915/m<sup>2</sup>.
- » All new homes to achieve 6 Homestar rating.
- » Homes to comply with the Kāinga Ora Design Guidelines which can be viewed at [www.kaingaora.govt.nz/publications/design-guidelines](http://www.kaingaora.govt.nz/publications/design-guidelines)
- » Sites are zoned in the Auckland Unitary Plan as Residential
  - Mixed Housing Suburban Zone.

## KĀINGA ORA WILL WELCOME PROSPECTIVE BUYERS WHO:

- » Demonstrate relevant and recent experience building terraces and walk-up apartments.
- » 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.
- » Proven record of working and/or engaging with mana whenua.

Superlot No.	Superlot Area (m <sup>2</sup> )	Proposed Yield	Proposed Typology	Levels	Zoning
AO-015	5,613	23	A mixture of terrace, duplex and / or detached homes	1 - 2	MHS
AO-016	3,003	30	Walk ups / Apartments	3	MHS
AO-018	2,138	8	A mixture of terrace, duplex and / or detached homes	1 - 2	MHS
AO-019	1,383	5	A mixture of terrace, duplex and / or detached homes	1 - 2	MHS

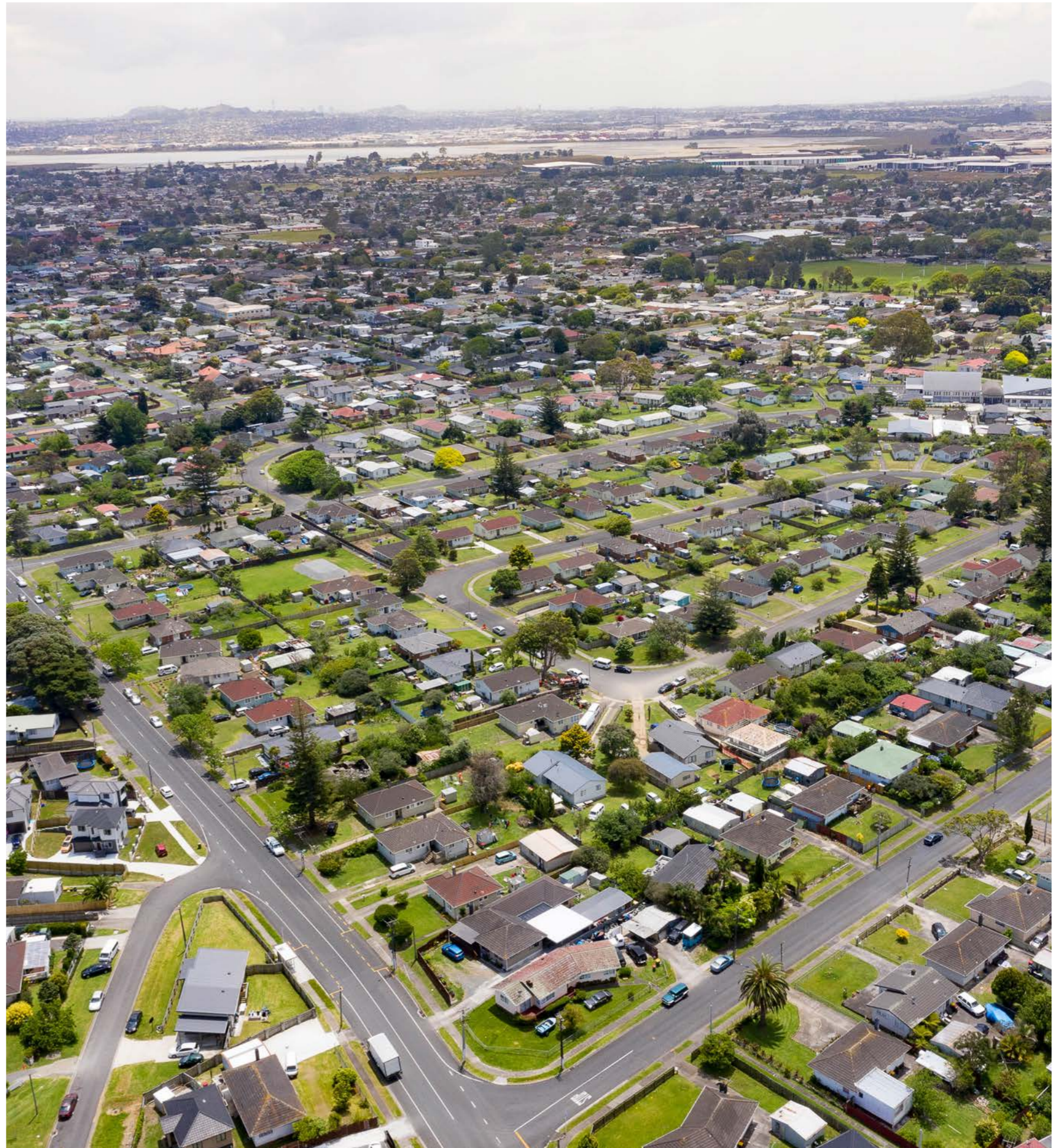






## AORERE DEVELOPMENT PROGRESS

- » Stage 1 Infrastructure works have been completed, with construction of state homes underway. Around 113 new homes will replace the approx. 33 old state houses (a mix of 34 new state houses and 79 market and affordable homes.)
- » Stage 2 civil works are under active construction by Piritahi with civils nearing completion. Around 120 new homes will replace the approx. 37 old state houses (a mix of 54 new state houses and 66 market and affordable homes.)
- » Stage 3, 4 and 5 planning underway. Around 238 new homes will replace the approx. 69 old state houses (a mix of 120 new state houses and 118 market and affordable homes.)





## 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 spaces 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.*

Mangere Central acts as a hub of community activity and cultural involvement. A number of key community facilities encourage this activity, 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.





## AFFORDABLE HOMES

*Across the Mangere Development, Kāinga Ora is seeing innovative design and construction methods that will deliver affordable housing. Affordable options should achieve Kāinga Ora's objectives of delivering pathways to home ownership and security of tenure, as well as creating a balanced community.*

In the superlots that are the subject of this offer, a minimum of 50% of homes will be delivered as affordable.

Within this 50% there is an expectation that 90% will be a mix of 2, 3, and 4 bedroom homes sold at or below the Kiwibuild price points of:

- » 1 bedroom = \$550,000
- » 2 bedroom = \$760,000
- » 3 bedroom = \$860,000
- » 4 bedroom = price point to be agreed

Kāinga Ora also encourages the delivery of modestly sized homes offered to the market as Build to Rent (BTR) with secure tenure, shared equity and rent to buy.

BTR units can be considered as affordable homes, subject to Kāinga Ora BTR policy. For example if a single superlot is being purchased, the lot could be delivered in part or full as BTR. If you are interested in delivering BTR or other affordable products, please get in touch with Kāinga Ora to discuss.





# MARKETING

## MARKETING SUPPORT FOR BUILDER/ DEVELOPER PARTNERS

Kāinga Ora's urban development team will provide extensive communications and marketing support to builder and developer partners working within the Mangere Development neighbourhoods. We have been communicating with Mangere residents for approximately two years. Once our developer/builder partners have product to sell they are invited to contribute to a marketing fund. Through experience gained at Hobsonville Point, we've found that pooling our resources creates more impact and everyone benefits.

## PLACE-BASED MARKETING

Kāinga Ora focuses marketing efforts on place first and product second. The scale of our developments Auckland-wide gives us considerable impact across all forms of media, including editorial and advertising in traditional print and broadcast media as well as through online channels. The Mangere Development has its own website, Facebook page and biannual magazine called Home Base which is delivered to 18,000 households, as well as ongoing press and online advertising support.

Mangere has a big, warm, wide-open heart. It's a great place to live because there's a strong sense of community. The Mangere Development's brand promise to homebuyers is to live in a place where you feel that sense of belonging.



Home Base Magazine

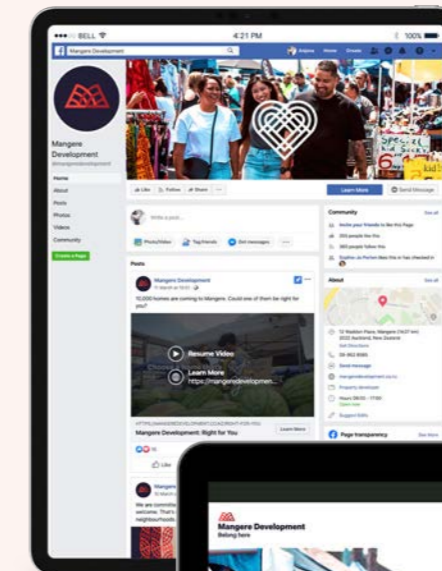


## INFORMATION CENTRE

The Mangere Development has an information centre at 12 Waddon Place, across the road from the Mangere town centre car park. The centre provides a place for people to come to learn more about the development and how it is changing the neighbourhood, the types of homes that will be available for sale and how to buy them. Staffed by locals who know their community well, the centre is designed to help not only the people who have the money to buy a home now, but those that could, with planning and access to financial information and resources, buy down the track. The centre holds regular Information Days which are well attended.



*The Mangere Development Information Centre provides a place for people to come and find out how to buy in the development area.*

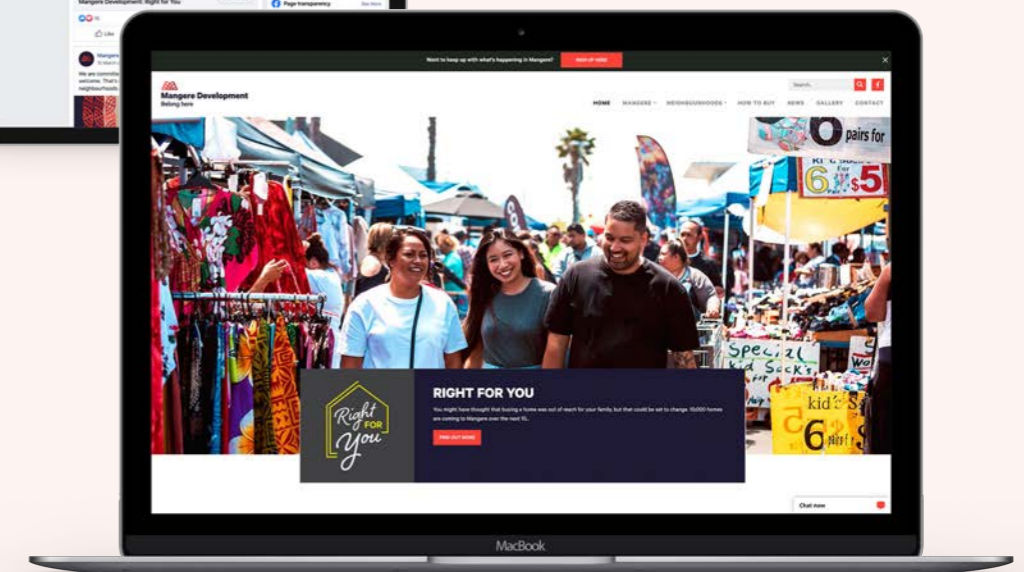


Mangere Development Facebook page



## PRODUCT MARKETING

Kāinga Ora promotes homes for sale via press ads in NZ Herald Homes and editorial/advertorial content in the wider print and broadcast media and through social channels such as Facebook. We run regular digital campaigns online with a targeted call to action, e.g. a visit to the developer's display suite. The Auckland Housing Programme has a dedicated real estate listings section on the OneRoof platform, called Our New Auckland.



Mangere Development website



# HOW TO RESPOND

*Respondents are invited to submit Registrations of Interest (Stage 1) for one or more of the superlots described in the offer. It is intended that a shortlist of respondents will be selected to enter into Stage 2 and asked to provide a detailed proposal.*

*To complete a Registration of Interest, respondents are asked to complete the Stage 1 response form.*

There is a large amount of information, including the Stage One Response Form, available online to inform your submission and we invite you to study that which is relevant to the superlot/s you are interested in. We look forward to receiving your registration of interest, and we encourage you to be thorough in your response.

## DUE DILIGENCE

<https://mangere-im.co.nz/aorere>

## SELECTION PROCESS

This IM is issued on **Monday 28 August 2023**

Closing date for registrations of interest is **Friday 8 September 2023**

Prospective purchaser/s will be invited to proceed with detailed proposals (Stage 2) by **Monday 2 October 2023**

Closing date for Stage 2 submission is **Friday 27 October 2023**

The final purchaser selection is expected to be made by **Friday 10 November 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**

## THE SELECTION CRITERIA AND WEIGHTING WILL BE THE FOLLOWING:

<b>40%</b>	Land price offer and commercial terms.
<b>15%</b>	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.
<b>15%</b>	Proposed development design, quality and innovation. Response to the Aorere masterplan and design guidelines.
<b>15%</b>	Design principles of and ability to deliver the KiwiBuild and/or affordable homes component, and how these homes fit within the development.
<b>15%</b>	Demonstrate commitment to enhance Māori outcomes and demonstrate how the proposed development recognises the importance of Te Tiriti o Waitangi and its principles
<b>PASS/FAIL</b>	6 Homestar rating



## 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 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.

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.

