**Oranga** **Response Form and Proposal Submission Requirements**

***Instructions to Respondents:***

Please respond to the questions below and return your response to us in the form of one Adobe PDF document (i.e. all attachments behind their corresponding question) by email to [landsales.udd@kaingaora.govt.nz](mailto:landsales.udd@kaingaora.govt.nz)

The proposals received will be assessed based on price and non-price attributes

**1.** **Performance, Track Record & Experience**

**a.** Please identify and include information on three projects that you have underway or completed in the past 3 to 5 years that demonstrate the successful delivery of quality projects with similar typologies in the proposal. Please include for each example: concept plans, renders or elevation/architectural plans, yield, mix of typologies, bedroom mix, price points and high-level programme (please outline baseline start and finish dates and actual dates highlighting reasons for any variance).

**2.** **Design &Programme**

**a.** Please provide drawings in accordance with the **Superlot Yield Study Drawing Requirements** document in the data room for each superlot you are interested in. All drawings should take into consideration the [Oranga] vision and the requirements of the masterplan and design guidelines.

**b.** Please provide a high-level programme for each superlot from design to sales.

**c.** Please include in your proposal a yield table for each superlot.

**3.** **Delivery of Housing Options**

**a.** If you are to deliver housing options within the development (e.g. build to rent, shared equity, community housing, intergenerational homes), please provide details of those options and provide examples of relevant developments where it has been, or will be, implemented.

**b.** If relevant, please include in your proposal your anticipated housing option component including %, number, typology and bedroom mix of delivered units.

**4.** **Land Price Offer and Commercial Terms**

For each superlot, please include;

**a.** Land purchase price;

**b.** Payment terms;

**c.** Purchaser conditions;

**d.** Completed term sheet with proposed milestones and settlement terms.

**5.** **Partnering and Working with Māori**

**a.** Provide a statement of your understanding of the role of Mana Whenua and Māori in relation to urban development and how this is reflected in your proposal;

**b.** Does your business have Maori shareholders, formal Joint Venture partnerships, or Māori Directors? If so, please provide details. **Are you partnering and working with Maori as part of this proposal? If so, please provide details.**

***Conditions***

Kāinga Ora reserves the right to:

1. Reject all or any developer response and not award and not accept the highest-priced, or any, response;

2. Call and/or re-advertise for developer responses or revisit any prior superlot sales process;

3. Waive any irregularities or informalities in the process;

4. Amend the closing date, the acceptance date, or any other date in the superlot sales process;

5. Amend this process and any associated documents by the issuance of a written Notice to Respondents Tenders (NTRT) notice;

6. Seek clarification of any developer response;

7. Suspend or cancel (in whole or in part) this process;

8. Consider or reject any alternative developer response;

9. Deal separately with any of the divisible elements of any developer 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 me, 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 sales process or as an outcome of the response evaluations.