

3.5 Hectares

10 Superlots

1 or 2 Developers

ORANGA DEVELOPMENT OPPORTUNITY 2024



Oranga Development
YOU'RE ON THE RISE



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Welcome to Oranga Development

The Oranga Development is a large-scale urban development project, encompassing over 20Ha of development area.

Ageing social housing will be redeveloped to deliver 1300 new quality homes, as a mix of affordable market homes and quality social homes, as well as improved infrastructure and amenity to be delivered by 2028

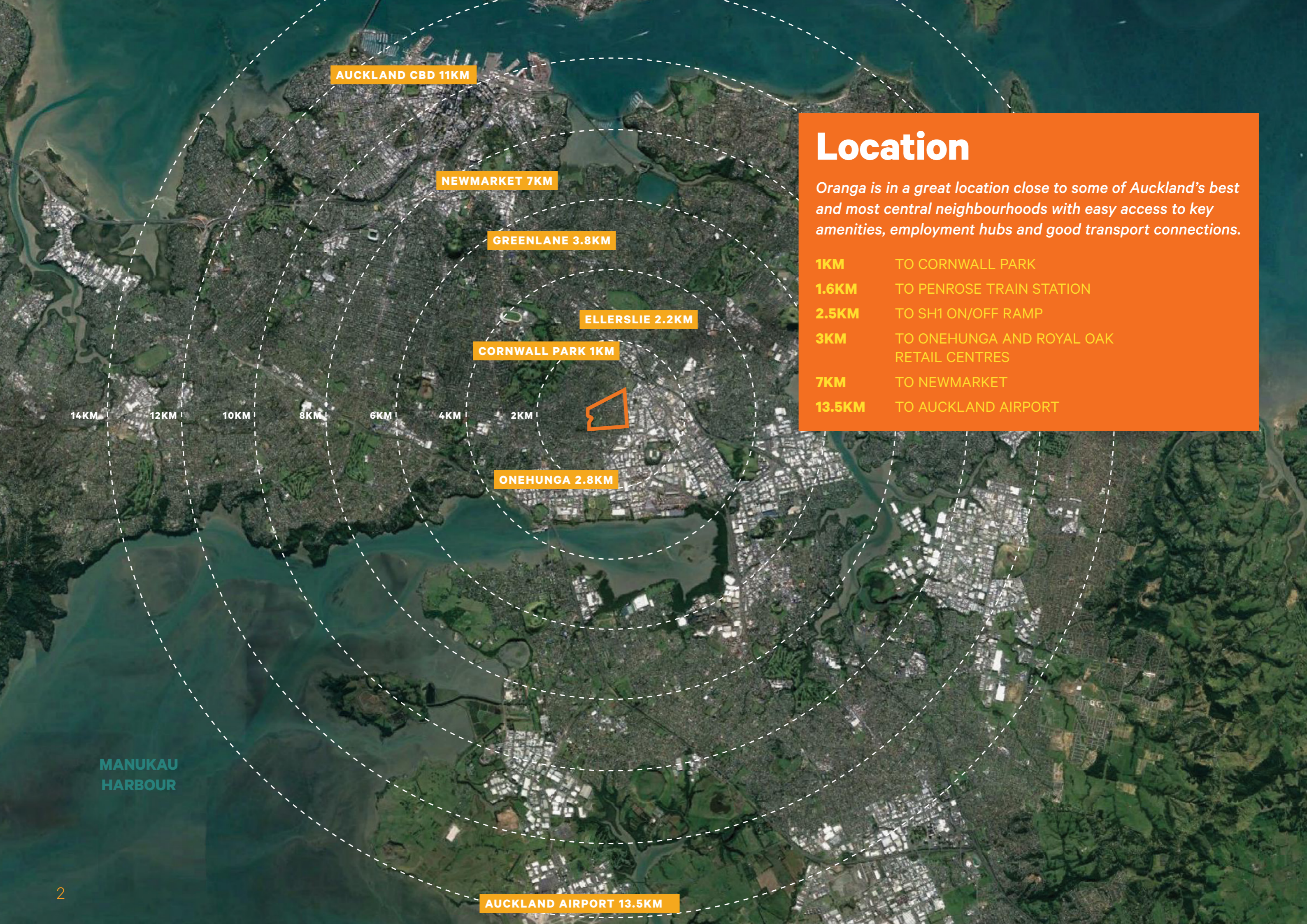
But the Oranga Development isn't just about building new homes. It's also about making the most of our neighbourhoods.

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 improve wellbeing in Oranga with parks, public spaces, green space, walking paths and underground infrastructure.

We're excited to work with our partners to create greater housing options and amenities that will make Auckland an even better place to live.



Simplicity Living, Oranga



Location

Oranga is in a great location close to some of Auckland's best and most central neighbourhoods with easy access to key amenities, employment hubs and good transport connections.

- 1KM** TO CORNWALL PARK
- 1.6KM** TO PENROSE TRAIN STATION
- 2.5KM** TO SH1 ON/OFF RAMP
- 3KM** TO ONEHUNGA AND ROYAL OAK RETAIL CENTRES
- 7KM** TO NEWMARKET
- 13.5KM** TO AUCKLAND AIRPORT

MANUKAU
HARBOUR

Site Masterplan



The Offer

 10 Superlots	 3.5 Hectares	 Available December 2024
  TWO Packages	 Developed by 1 or 2 developers	

We invite you to submit a development proposal for one or both packages.

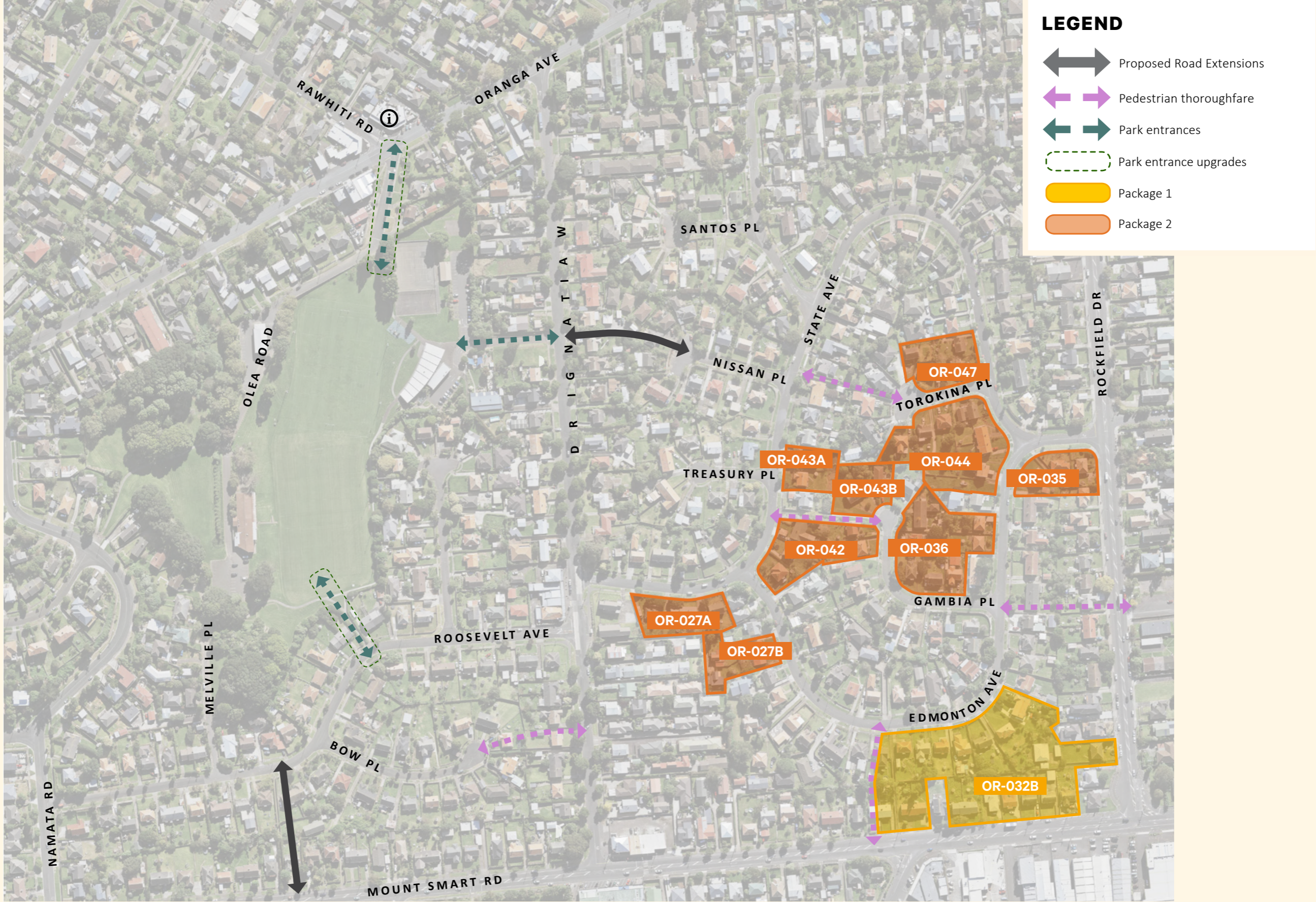
Kāinga Ora welcomes offers considering two scenarios:

- One aligned with the indicative yield and affordable components
- The second, your proposed alternative which considers:
 1. Yield
 2. Typology
 3. Tenure
 4. Affordable delivery - either per lot or as a whole for one package or both packages, with variance accounted for at superlot level
 - **Package 1:** indicative affordable mix expected is 110 units
 - **Package 2:** indicative affordable mix expected is 35 units

We encourage collaboration with Kāinga Ora to ensure an incorporated design outcome is achieved across the superlot package.

Package 1	Lot #	Area (m2)	Indicative Yield	Indicative Typology	Zoning	Handover Date
	OR-032B	13,471	118	Walkup & Terrace mix	MHU	Feb 26
Package 2	Lot #	Area (m2)	Indicative Yield	Indicative Typology	Zoning	Handover Date
	OR-027A	2,110	15	Walkup & Terrace mix	MHU	Aug 25 – Dec 25
	OR-027B	1,732	6	Walkup & Terrace mix	MHU	Aug 25 – Dec 25
	OR-035	2,020	21	Walkup & Terrace mix	MHU	Dec 24
	OR-036	4,436	27	Walkup & Terrace mix	MHU	Dec 24
	OR-047	2,166	8	Walkup & Terrace mix	MHS	Dec 24
	OR-042	3,122	18	Walkup & Terrace mix	MHU	Aug 25 – Dec 25
	OR-043A	1,383	9	Walkup & Terrace mix	MHU	Aug 25 – Dec 25
	OR-043B	1,713	9	Walkup & Terrace mix	MHU	Aug 25 – Dec 25
	OR-044	5,043	31	Walkup & Terrace mix	Part MHS, Part MHU	Aug 25 – Dec 25
TOTAL (Total Package 2)		23,725	144			

Superlot Plan





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 social 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.



Key Outcomes

Kāinga Ora is taking a holistic approach to masterplanning the Oranga Development to ensure neighbourhoods have a strong sense of place, are well connected and provide a wide range of homes for a diverse community.

A choice of new housing

Oranga Development will deliver around 1,300 new, warm, dry, healthy homes, offering the community a mix of social, market and more affordable homes. Development is ongoing and well into Stage 4, with construction moving ahead at pace.

New, sustainable infrastructure

The Oranga community is benefiting from improved infrastructure that will support the area’s growth for the next 50 years or more. Streetscaping is complete. This includes close to 11km of new and undergrounded power lines and telecom cables, 9km of new footpaths and 5km of new water main pipes.

Enhanced local amenities

The public space around the local shops on Waitangi Road has been upgraded, with new, wider footpaths, improved landscaping and native trees planted, new seating benches, bins and bike racks. The key entrance to Fergusson Domain will also be upgraded for better visibility, safety and access.



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 bari.mio@kaingaora.govt.nz.

Amenity

Good access to public green space.

Within Oranga, Fergusson Domain offers a high quality open space with good facilities, and feels safe and welcoming around the Community Centre and facilities. Maungakiekie (Cornwall Park) is a 12 minute walk for local residents.

Oranga is also well served by four local commercial centres including:

- Mount Smart Road, around the corner of Waitangi Road
- Mount Smart Road, around the corner of Felix Street
- Oranga Avenue and Rawhiti Road
- Waitangi Road and Roosevelt Avenue.

The local centre at the junction of Oranga Avenue and Rawhiti Road is particularly vibrant and well used.

Three schools in the area including Oranga Primary, Te Papapa School and One Tree Hill College are all within the development area.



New Infrastructure delivered so far

10.5 KM
Power & telecomms
cables underground

100
New streetlights

16,400 M²
Concrete for footpaths,
driveways and kerbs



8,650 M
New footpaths

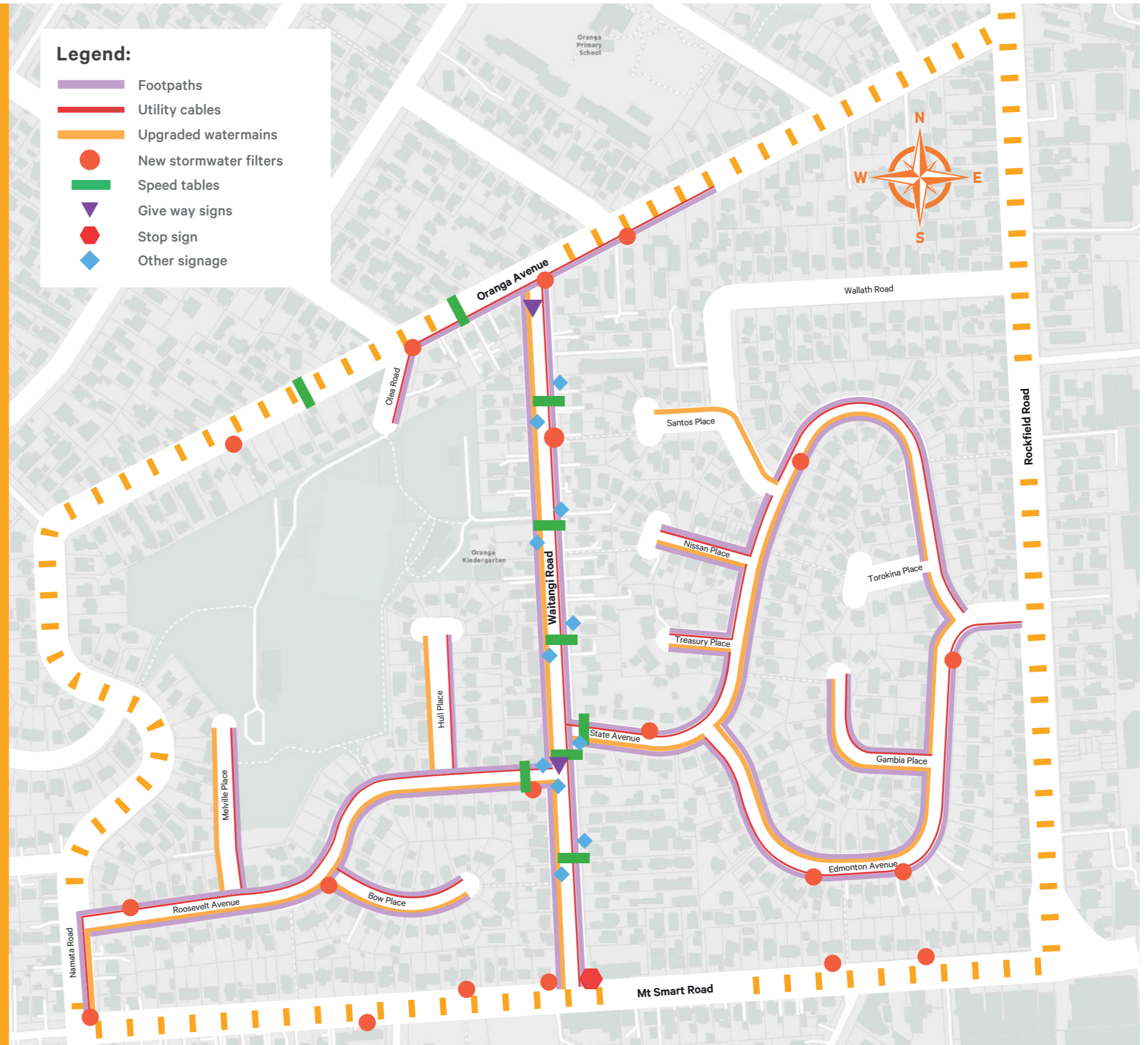


232 M
Stormwater
pipes laid

320
New underground
power & communications



4,900 M
Watermain
pipes



Oranga Construction Update

Approximately 65% of the existing old social houses that are past their best have been removed, making way for more new homes for Oranga.

280 new homes are now complete, with the 300th new home milestone expected in a few months. The infrastructure upgrade and streetscaping work is now complete. This includes close to 11km of new and undergrounded powerlines and telecom cables, 9km of new footpaths and 5km of new watermain pipes. The public space around the local shops on Waitangi Road has also been upgraded, with new, wider footpaths, improved landscaping and native trees planted, new seating benches, bins and bike racks.

Stage 1

Stage 1 is complete. 26 existing houses have been removed to make way for 51 new homes for Kāinga Ora customers.

Stage 2

76 new homes have been completed. Construction of the remaining 74 new homes will continue until 2025.

Stage 3

154 new homes completed, 19 social homes and 135 market and affordable homes, including Oranga's first Long-Term Rental homes, on State Avenue. Construction for Stage 3 continues until early 2025.

Stage 4

Removal of existing homes is underway, with land remediation on target to be completed by the end of May 2024. Construction of market homes is due to begin in early 2025.



Affordable Homes

Kāinga Ora is continuously seeking innovative methods to make housing costs more affordable and deliver pathways to home ownership and security of tenure.

A number of Affordable Home schemes have been delivered throughout the Large Scale Projects including:

- Affordable homes for sale, where houses are priced on or below the latest KiwiBuild price points
- Build to Rent
- Shared Equity Schemes
- Rent to Buy

Kāinga Ora also welcomes new innovations on Affordable Home schemes. Contact the team if you have affordable initiatives that you would like to discuss.



Marketing Support For Builder/Developer Partners

We will provide extensive marketing support to builder and developer partners. Once you have products to sell, you are invited to contribute to a marketing fund. Through experience gained at Hobsonville Point, we've found that pooling resources creates more impact.



Place-based Marketing

Kāinga Ora focuses marketing efforts on place first. The Oranga Development has its own website and Facebook page, as well as ongoing press and online advertising support.



Oranga Development Website

The Oranga Development website is a great resource for homebuyers and the community. It includes development background and news, homes for sale, information about how to buy and community stories.



Information Centre

The Oranga Development information centre at 34 Oranga Avenue provides a place for people to come and learn more about the development, the types of homes that will be available for sale and how to buy them.

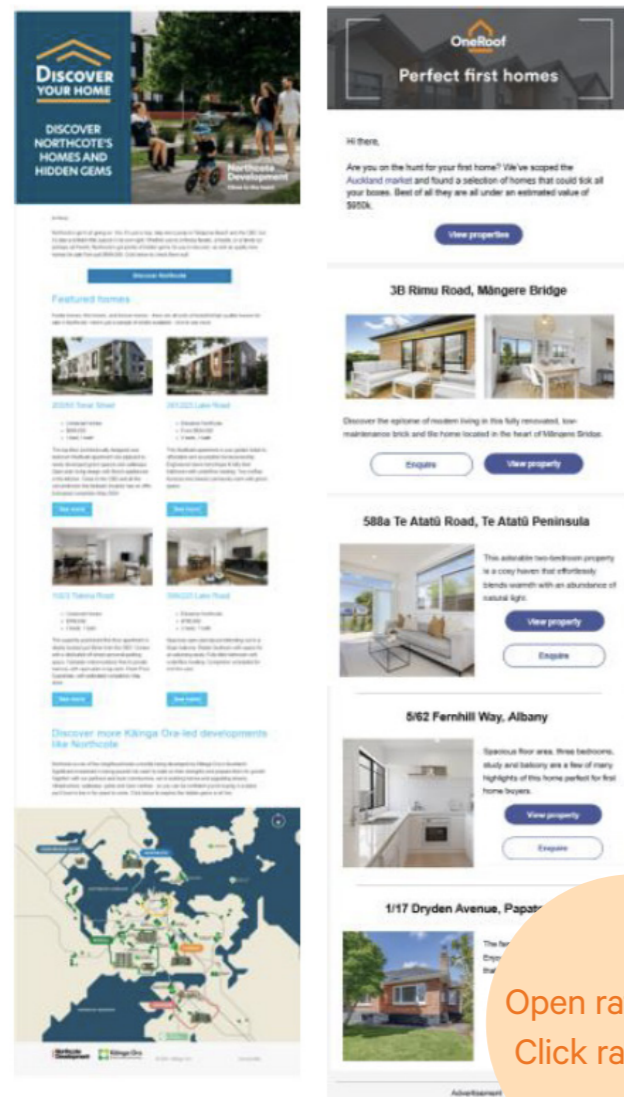
Discover Your Home Campaign

Sales Campaign results

The 8-week 'Discover your Home' sales campaign was about going on a quest to discover your perfect home. Through real-life buyer stories and engaging pieces on local amenity, we could show engaged audiences how buyers are navigating through the journey of home ownership in the LSP's.

eDMs

There were 3 x eDM's planned. 1 OneRoof eDM & 2 to the Oranga development database. For the first development eDM, Over 200 people clicked through to the featured listings.

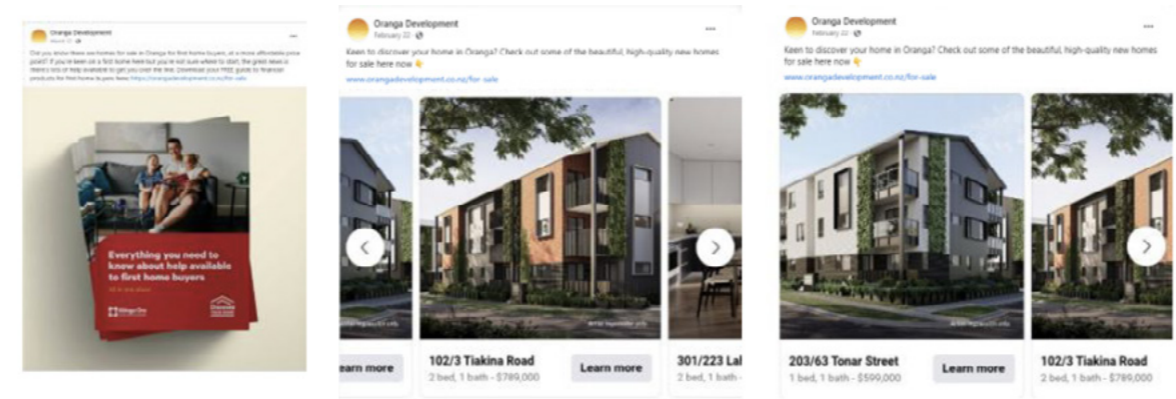


Open rate: 42.61%
Click rate: 3.60%

Media Channels

Facebook, Guide download, Google Display Network (GDN), OneRoof, TradeMe and realEstate.co.nz, OneRoof eDM and development database eDM's, Herald Press ad and radio.

Facebook

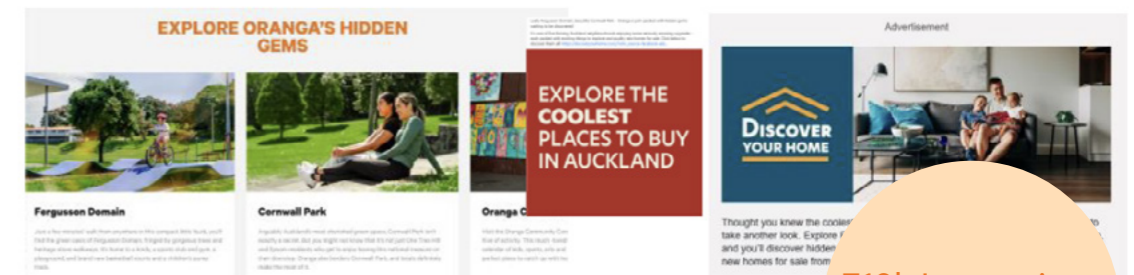


473k Impressions
7257 Clicks

Press Ad



Digital ads – Google, TradeMe, RealEstate.co.nz & OneRoof



710k Impressions
9882 Clicks

Radio



How to respond

Respondents are invited to submit a proposal for one or more of the superlot packages described in the offer. Interested parties will be required to submit a detailed proposal, as outlined below, for the selected packages.

1. Review due diligence info

There is a large amount of information, including the Response Form, available online to inform your submission. We look forward to receiving your submission, and we encourage you to be thorough in your response.

DUE DILIGENCE ROOM ONLINE:

oranga-im.co.nz/oranga-stage-5

2. Complete the attached Response Form

Alternatively, you are welcome to submit a development proposal, in your own format. The proposal must still address the criteria / questions set out in the Response Form.

3. Complete and sign Term Sheet

You must sign and include all proposed conditions in this TS. The Kāinga Ora evaluation panel will compare the terms received between developers, and will fast track the overall TS sign up process.

SELECTION PROCESS

This IM is issued on **20th May 2024**.

Closing date for proposals is **1st July 2024**.

The final purchaser selection is expected to be made by **30th July 2024**.

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:

PACKAGE 1	PACKAGE 2	
35%	50%	Price and Commercial
35%	20%	Affordable criteria e.g. BTR, intergenerational
15%	15%	Willingness to work with Mana Whenua and demonstrate how proposed development recognises the importance of Te Tiriti o Waitangi and its principles
15%	15%	Design quality
Pass/Fail	Pass/Fail	Track record of delivering quality projects with similar typologies in the proposal

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 provide 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 in Oranga. 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:

1. Reject all or any IM response and not award and not accept the highest-priced, or any, response;
2. Call and/or re-advertise for IM responses or revisit any prior IM process;
3. Waive any irregularities or informalities in the process;
4. Amend the closing date, the acceptance date, or any other date in the IM document;
5. Amend this IM and any associated documents by the issuance of a written Notice to Respondents Tenders (NTRT) notice;
6. Seek clarification of any IM response;
7. Suspend or cancel (in whole or in part) this process;
8. Consider or reject any alternative response;
9. Deal separately with any of the divisible elements of any 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 time, 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 IM or as an outcome of the IM evaluations.



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YOU'RE ON THE RISE