



**HOBSONVILLE POINT**

Moments away, a world apart.

**Harrier Point Hobsonville Point  
Proposal Submission Requirements**

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

- a. Please provide offer for either Superblock 1, Superblock 2 or both Superblock 1 and 2.
- b. Please indicate if you want to purchase the carpark site and if so provide offer for this including ownership model ie long term holder or intention to onsell.
- c. Please provide a detailed programme timeframe for each superlot including design phases, resource consents, EPAs and building consents submission dates, construction start and finish dates, and marketing dates. Please take into consideration the dates the superlots will be handed over to build partners, as shown in the Superlot Plans in the due diligence page.
- d. Please familiarise yourself with the Development Agreement template. The General Terms set out in the development agreement template are largely fixed and not negotiable. If you are not able to agree to any of the conditions set out in the General Terms, please talk to us prior to submitting your proposal.
- e. Please include any additional terms for the offer in the Term Sheet.

**Reference documents:**

- Superlot Plans
  - Anticipated development milestone dates
  - Draft Development Agreement
  - Construction Plus Programme Information Sheet.
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**2. Design & Innovation**

- a) Please include in your proposal a yield table for each superlot.
- b) Please provide bulk and location plans, elevations and architectural precedent images for each superlot, taking into consideration the reference plan provided and the Hobsonville Point design guidelines
- c) Please confirm that all dwellings will meet Homestar 6 criteria.
- d) Where the carpark sites forms part of your offer please provide bulk and location plans, elevations and architectural precedent images in accordance with the essential outcomes.

**Reference documents:**

- Reference Plan
- Hobsonville Point design guidelines and Sunderland CDP
- Carpark Essential Outcomes



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### **3. Performance, Track Record & Experience**

- a) Please identify and include information on three residential projects that you have underway or completed in the past 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.
- b) Where applicable please provide any information on previous projects that would showcase your ability to deliver a carpark or commercial building.

### **4. 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. Provide an example where you have relevant experience of engagement with Maori in terms of urban development and the protection of taonga Maori including whenua, moana, awa, and sites of cultural significance;;
  - c. Demonstrate how your business and/or projects have contributed to the growing capability and capacity of Maori (skills and employment)
  - d. Please explain how you wish to engage/ encourage participation of Mana Whenua and Maori in your proposed development project.
  - e. Does your business have Maori shareholders, formal Joint Venture partnerships with Maori, or Māori Directors? If so, please provide details.
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