

HARRIER POINT

AN OPPORTUNITY TO DEVELOP HOBSONVILLE
POINT'S FINEST SITES



HOBSONVILLE POINT
Moments away, a world apart.



INTRODUCTION

From a decommissioned military base to a thriving new community, Hobsonville Point has come a long way since the first of its homes were completed 10 years ago. Development activity has passed the halfway mark and Hobsonville Point is now home to more than 6,500 people of an eventual 11,000.

During that time, Kāinga Ora (and formerly HLC) and its build partners has delivered some world class amenities, most notably the 5km Te Ara Manawa Hobsonville Point coastal walkway and the first stage of Catalina Bay, a vibrant waterfront precinct which combines retail, hospitality, commercial and residential uses with open public space, public art and a ferry service taking commuters to, and bringing daytrippers from, downtown Auckland.

Now the last, and one of the finest, blocks of land is being brought to the market. Harrier Point is the home of Te Kanohi O Te Manu (The Eye of the Bird), the 10m high interactive sculpture pictured on the front cover of this document which is fashioned from corten steel. Harrier Point was chosen for the sculpture because the elevated, waterfront land offers excellent views eastward over the Waitematā to the city.

The sites that are the subject of this offer are not only close to the water; they're just a short stroll from Harrier Point to the neighbouring precinct of Catalina Bay, Hobsonville Point's hospitality hub, and south to the peaceful expanse of the 11ha Te Onekiritea Park.

We look forward to working with you to develop this premium land.

- The Hobsonville Point Development Team

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 Team is helping to provide more homes, more quickly to growth areas by managing urban development projects on under-utilised Government owned land, to deliver well-planned neighbourhoods and enable thriving communities.



CONTENTS

WELCOME TO HOBSONVILLE POINT __2

WHO LIVES AT HOBSONVILLE POINT __3

 THE OFFER __4

 DEVELOPMENT BLOCKS __6

 RESIDENTIAL PRECEDENTS __9

 CAR PARKING BUILDING OPTION __10

 LOCATION __12

 AMENITY __14

 MASTERPLAN __18

 INFRASTRUCTURE DELIVERY __19

PLANNING AND CONSENTING FRAMEWORK __20

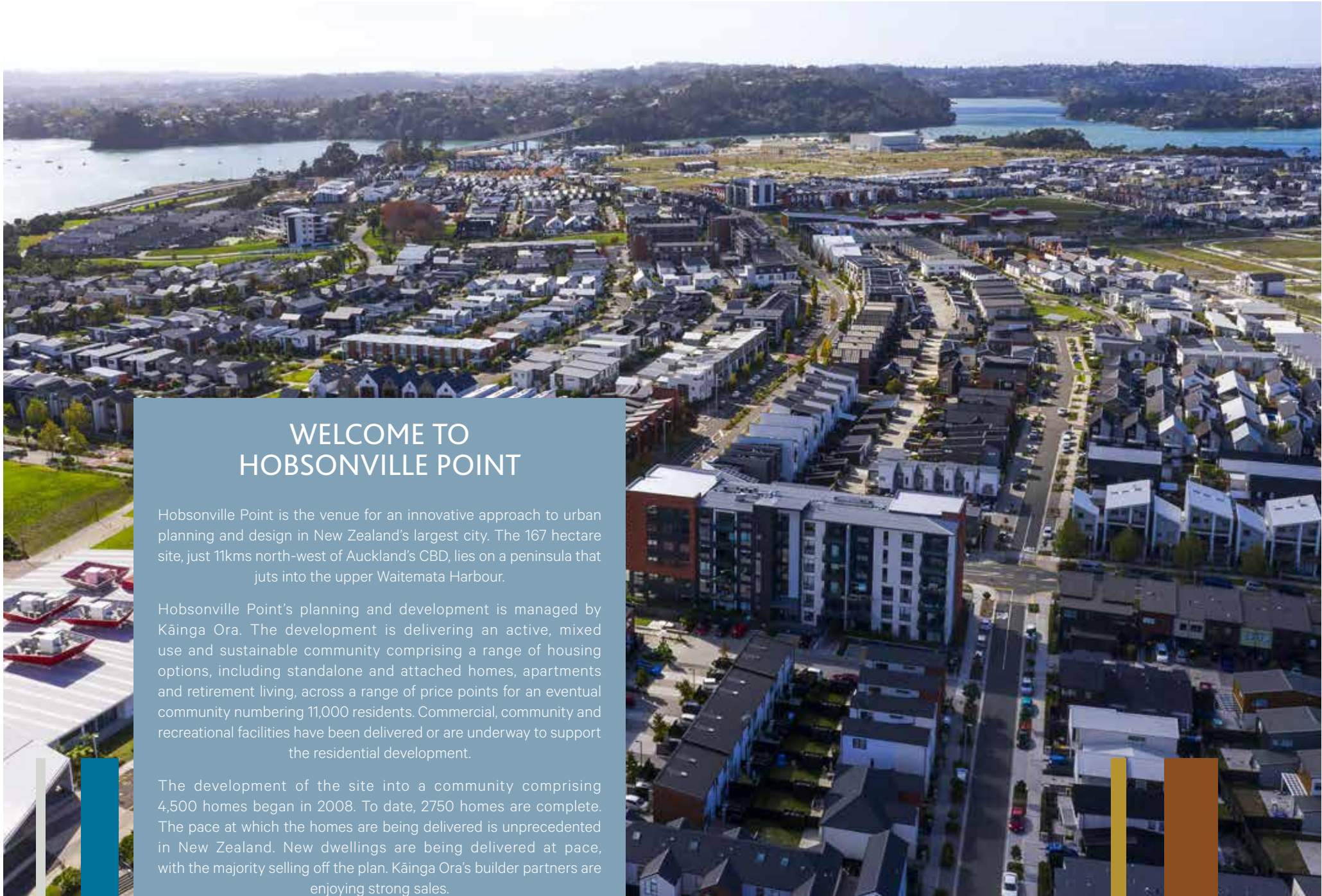
PARTNERING AND WORKING WITH MĀORI __21

 MARKETING SUPPORT __22

 INFORMATION CENTRE __23

 HOW TO RESPOND __24

GENERAL POLICIES DISCLAIMER __25



WELCOME TO HOBSONVILLE POINT

Hobsonville Point is the venue for an innovative approach to urban planning and design in New Zealand's largest city. The 167 hectare site, just 11kms north-west of Auckland's CBD, lies on a peninsula that juts into the upper Waitemata Harbour.

Hobsonville Point's planning and development is managed by Kāinga Ora. The development is delivering an active, mixed use and sustainable community comprising a range of housing options, including standalone and attached homes, apartments and retirement living, across a range of price points for an eventual community numbering 11,000 residents. Commercial, community and recreational facilities have been delivered or are underway to support the residential development.

The development of the site into a community comprising 4,500 homes began in 2008. To date, 2750 homes are complete. The pace at which the homes are being delivered is unprecedented in New Zealand. New dwellings are being delivered at pace, with the majority selling off the plan. Kāinga Ora's builder partners are enjoying strong sales.



WHO LIVES AT HOBSONVILLE POINT?

Residents now number over 6,500. First home buyers, families and empty nesters are all well represented. Half of all buyers come from the north shore, a quarter from West Auckland and the remainder from either central Auckland, elsewhere in New Zealand or overseas.

Hobsonville Point has broad appeal. A range of amenities including brand new, built-for-purpose Early Learning Centre and primary and secondary schools makes the township particularly attractive to families. A variety of dwelling types including terraced homes, low maintenance apartments, large stand-alone homes, work from home options, and retirement living in a 'village within a village' environment means Hobsonville Point's appeal continues to grow across all age and socio-economic brackets.



THE OFFER

Harrier Point is a prime block of elevated land on Hobsonville Point's eastern coast being sold as two superlots with a yield of 250 homes in total. Buy and develop one or both.

Kāinga Ora is pleased to present an exciting opportunity for our development partners to purchase and develop the final premium block of land in Hobsonville Point. The land overlooks native bush and enjoys lovely views across the Waitematā to Beach Haven.

Adjacent to the superlots is Harrier Point Park which offers a great vantage point from which to enjoy the harbour. From the park you can see the Sky Tower, and further if you climb to the viewing platform within Te Kanohi o Te Manu (The Eye of the Bird). Also on Harrier Point's doorstep is the 11ha Te Onekiritea Park with an attractive coastal path and off-leash dog area.

As well as being blessed with natural amenity, your buyers will have close access to the built amenity of the Catalina Bay waterfront. Harrier Point residents will be able to stroll to a growing number of cafes, bars and restaurants, including the popular Little Creatures restaurant and microbrewery in Sunderland Hangar.

Catalina Bay is also the home of the Hobsonville Point Farmers Market and the departure point for the ferry service to downtown Auckland. The second stage of development is currently underway and will further enhance the already excellent amenity offered on the waterfront.

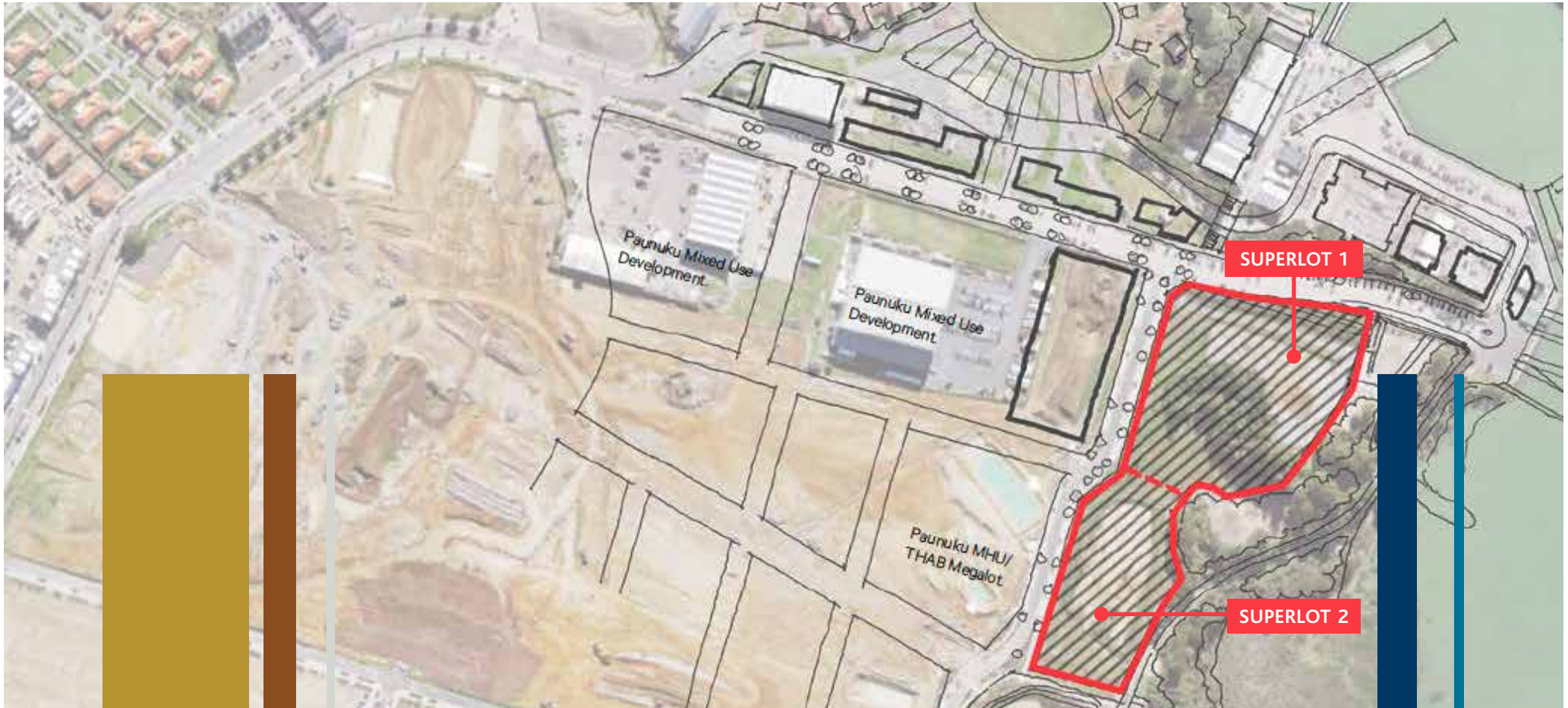
SUMMARY

Respondents are invited to submit a development proposal for one or both of the Harrier Point superlots described in the offer:

	Superlot 1 = 13,362 m ²	
	Superlot 2 = 7,699 m ²	
	Supporting an overall yield of 250 homes	
	All homes to achieve a 6 Homestar rating	
	Homes to comply with Hobsonville Point Design Guidelines and subject to approval by the Hobsonville Point design review panel.	
	Handover of superlots will take place in Oct 2023.	

HARRIER POINT
AN OPPORTUNITY TO DEVELOP HOBSONVILLE POINT'S FINEST SITES





DEVELOPMENT BLOCKS

Two blocks available to purchase
- north and south

Elevated land

Views of the Waitematā Harbour
and bush headland

Five minutes walk to Catalina Bay, restaurants
bars, Farmers Market and ferry wharf

CONCEPT PLAN: APARTMENTS AND TERRACES



Key:



Apartments

Terraces

Yield Table

North Block	
Apartments	152
Terraces	8
TOTAL	160
Carparks	
Basement	158
Visitor	11
TOTAL	169

South Block	
Apartments	83
Terraces	8
TOTAL	91
Carparks	
Basement	90
Visitor	7
TOTAL	97

OVERALL TOTALS	
Apartments	235
Terraces	16
TOTAL	251

Basement Carparks	248
Visitor Carparks	17



Proposed Carpark

Development

Lines drawn are indicative only.

Harrier Point has commanding water views and a premium location.

RESIDENTIAL PRECEDENTS



CAR PARKING BUILDING OPTION

This site, owned by Kāinga Ora and opposite Harrier Point, is intended for a car parking building to cater for demand from Catalina Bay and the surrounding areas. It could also incorporate car parking for the Harrier Point apartments. The development team see that real synergies could be created with one developer across Superlot 1 and the carpark site and have included this land as an option in the IM on this basis.

For more information contact the development team.



CAR PARKING PRECEDENTS





LOCATION



Hobsonville Point is situated within the Auckland Region at the northern reaches of the Waitematā Harbour. It lies 11 kilometres north-west of the CBD, roughly halfway between Albany and Westgate on State Highway 18 (SH18).

It is well connected to the CBD and the town centres, beaches and forests of the wider region via the urban motorway network. From the city it can be reached via the northwestern motorway (SH16) and Hobsonville Road, or the northern motorway (SH1) and Upper Harbour motorway (SH18). The airport and other parts of South Auckland can be reached in under 30 minutes by car via the northwestern (SH16) and southwestern motorways (SH20) which are linked by the Waterview Connection.

A regular commuter ferry service takes passengers to and from Hobsonville Point into the CBD. Buses also run to Albany, Westgate, Takapuna and the central city.



AMENITY

Hobsonville Point has been masterplanned as a medium density suburb which provides everything its growing community needs to thrive. Smaller private sections are offset by lots of public space. Support for healthy and active lifestyles and homes catering for all 'ages and stages' are features of Hobsonville Point. Neighbourhoods are designed to be easy and safe to walk or cycle around and have been planned and built to promote community interaction. Each neighbourhood within Hobsonville Point has close and easy access to shops, parks, schools and public transport.

HOBSONVILLE POINT OFFERS A VERY HIGH LEVEL OF AMENITY TO RESIDENTS, INCLUDING THESE HIGHLIGHTS:



CATALINA BAY

This waterfront mixed use precinct is the commercial and hospitality hub for Hobsonville Point. Home to the popular Catalina Bay Farmers Market, Fabric Caf , and Little Creatures Microbrewery in the giant repurposed Sunderland Hangar, this precinct is undergoing its second phase of development now. Master developers Willis Bond will further enhance the area with 82 luxury waterfront apartments designed by Architectus.



SCHOOLS AND EARLY LEARNING

Hobsonville Point is home to two new state schools, Hobsonville Point Primary and Hobsonville Point Secondary School, both with excellent facilities and achievement levels. Hobsonville Point Early Learning Centre, run by the Northern Auckland Kindergarten Association, caters for children from six months of age, and there is also a privately-owned Bear Park daycare centre in the historic Mill house.



FERRY SERVICE

The ferry service connects Hobsonville Point to downtown Auckland several times a day, seven days a week from the ferry wharf at Catalina Bay.



TE ARA MANAWA COASTAL WALKWAY AND DIDSBURY ART TRAIL

Te Ara Manawa is a 5km, almost flat, looping track that hugs the peninsula's shoreline. It passes through several neighbourhoods and the waterfront at Catalina Bay as well as peaceful stands of native bush. With opportunities for rest, exercise, play, picnics, history, harbourside views and art appreciation, it delivers an experience that is unique to Hobsonville Point.

The Didsbury Art Trail guides art and history lovers around 10 public works of art and other points of interest such as heritage buildings within Hobsonville Point.

PARKS AND PLAYGROUNDS



Harrier Point Park has a stunning harbour view. It is the home of Te Kanohi o Te Manu (The Eye of the Bird): a massive, 10m high corten steel sculpture of a pied shag, as well as a bucket swing, flying fox, barbecue facilities and an exercise area.



Te Onekiritea Point is 10.7 hectares of waterfront reserve, the coastal edge of which is included in Te Ara Manawa (the coastal walkway). The land, which will be vested to Auckland Council, has a fenced, off-leash dog park.



Each neighbourhood has its own pocket parks and the Catalina precinct has a children's water park.



The Rifle Range is an outdoor amphitheatre and stage where community events such as open air concerts are held.



Hobsonville Point Park on Buckley Avenue was the first of the township's parks to be delivered. The park includes a sculptural playground, inspired by the seed pods found along the coastline.

MASTERPLAN

The overarching vision for the Hobsonville Point development is to build a strong community by setting new benchmarks for high quality, accessible urban development with an environmentally responsible focus.

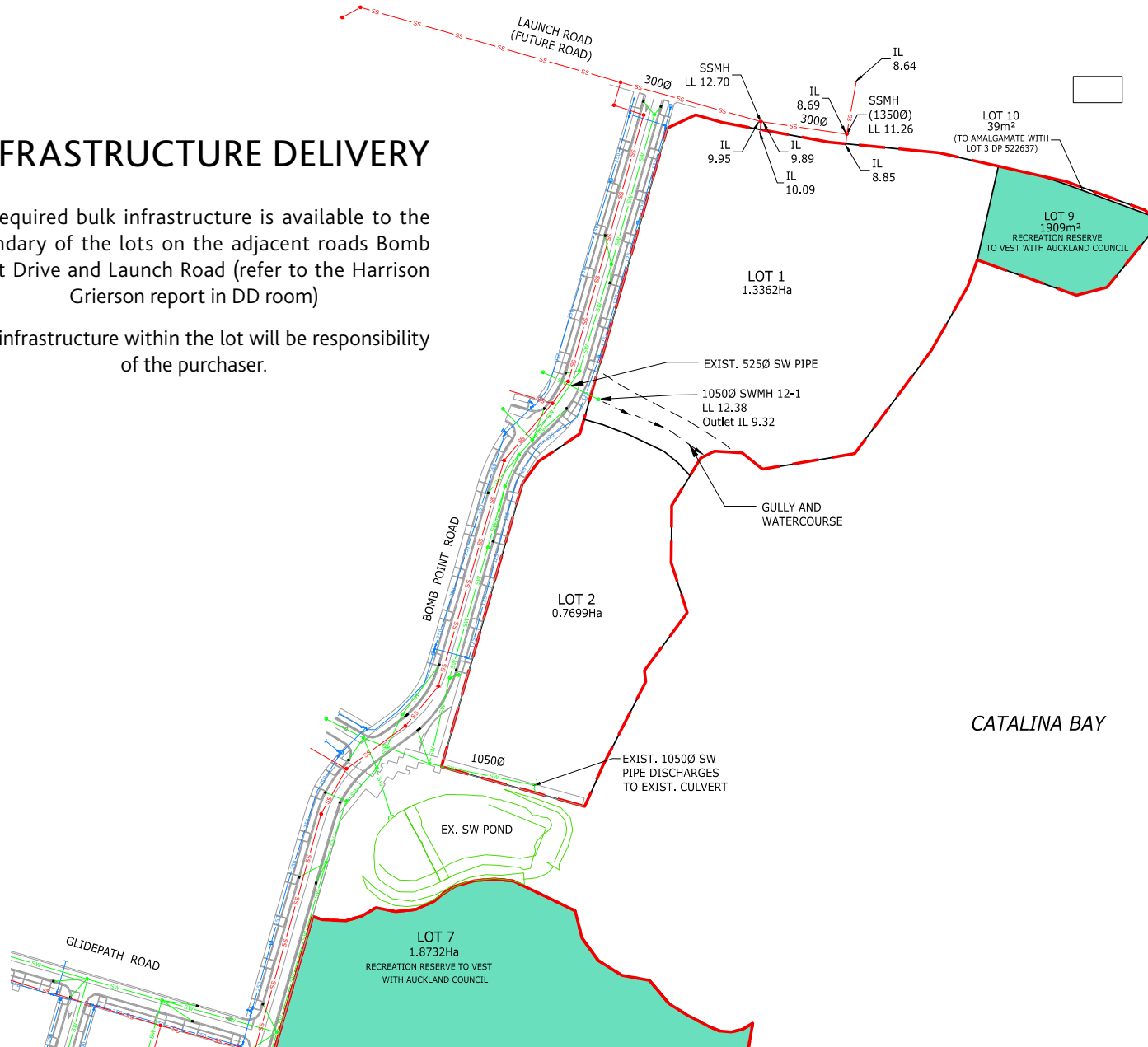




INFRASTRUCTURE DELIVERY

All required bulk infrastructure is available to the boundary of the lots on the adjacent roads Bomb Point Drive and Launch Road (refer to the Harrison Grierson report in DD room)

Any infrastructure within the lot will be responsibility of the purchaser.



HARRIER POINT

NOTES

- COORDINATES ARE IN TERMS NZGD2000, MT EDEN CIRCUIT.
- BOUNDARIES SHOWN ON THIS PLAN HAVE BEEN ADOPTED FROM APPROVED SURVEY PLANS AND HAVE NOT BEEN SURVEYED. A BOUNDARY DEFINITION SURVEY SHOULD BE CARRIED OUT TO ESTABLISH EXACT BOUNDARY POSITIONS ON SITE.
- ALL EASEMENTS, COVENANTS AND OTHER LEGAL INSTRUMENTS ASSOCIATED WITH THIS SITE MAY NOT BE SHOWN ON THIS PLAN. AN INVESTIGATION OF THE MOST CURRENT LEGAL RECORDS SHOULD BE UNDERTAKEN PRIOR TO DESIGN AND CONSTRUCTION COMMENCING.
- THESE NOTES ARE AN INTEGRAL PART OF THIS PLAN SET 133377-RC09 TO RC11.
- THIS PLAN IS ISSUED FOR A SPECIFIC PROJECT AND MAY NOT BE ALTERED OR USED FOR ANY OTHER PURPOSE WITHOUT THE PRIOR WRITTEN CONSENT OF HARRISON GRIERSON.
- LEGAL DESCRIPTION:
STAGE 1: SEE TABLE
COMPRISED IN: RT 786139
TOTAL AREA: 4.2852 ha
STAGE 2: LOT 5 HG SCHEME PLAN 1030-133377-RC08
COMPRISED IN: RT (YET TO ISSUE)
TOTAL AREA: 12.8303 ha
- THIS PLAN HAS BEEN PREPARED FOR RESOURCE CONSENT PURPOSES ONLY. NO DETAILED DESIGN SHOULD BE UNDERTAKEN UTILISING THIS DATA.
- ALL DIMENSIONS SHOWN ARE FOR THE TOTAL BOUNDARY OF EACH INDIVIDUAL LOT.
- FUTURE INTERNAL BOUNDARIES ARE INDICATIVE ONLY.

LEGEND

- SS — EXIST. SANITARY SEWER
- SW — EXIST. STORMWATER
- 125 — EXIST. WATERMAIN
- — STAGE BOUNDARY

PLANNING AND CONSENTING FRAMEWORK

Harrier Point is located within the Sunderland Precinct of Hobsonville Point. This precinct is covered by the Sunderland Comprehensive Development Plan (CDP).

Under the Unitary Plan, Harrier Point is zoned as Terrace Housing and Apartment Building (THAB) Zone and is identified as Sub-Precinct C (Sunderland).

Plans for all dwellings within Hobsonville Point are submitted to a Design Review Panel prior to being lodged for resource consent. This process is also designed to reduce delays in obtaining resource consents. Following approval, the building consent is lodged and the project can then proceed. This process ensures that all issues are identified and addressed early on, making for a seamless consenting process.

A copy of the Sunderland CDP (which includes the design guidelines) and review of planning framework is available online in the Due Diligence room.





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 and 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**

Tupara Morrison
Tupara.Morrison@kaingaora.govt.nz

MARKETING SUPPORT

Kāinga Ora provides extensive communications and marketing support to our builder and developer partners. We have been communicating with residents for over 10 years and have built strong brand awareness for Hobsonville Point.

PLACE-BASED MARKETING

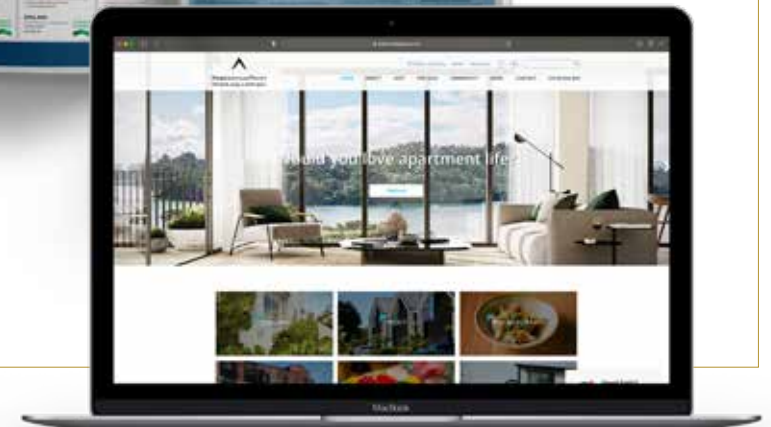
We focus marketing efforts on place first and product second. The scale of our developments gives us considerable impact across all forms of media, including traditional print and broadcast media as well as through online channels.

Hobsonville Point has its own website, Facebook page and annual magazine called Point Life which is distributed Auckland-wide to over 60,000 households, as well as ongoing press and online advertising support. Hobsonville Point's promise to homebuyers is 'moments away, a world apart'. The marketing taps into nostalgia for the safe, green and friendly neighbourhoods many Aucklanders grew up in, where you can enjoy a great lifestyle and still stay connected to the city for employment or entertainment. Hobsonville Point is a high amenity neighbourhood with its own thriving hospitality hub at Catalina Bay and one of the city's best coastal walkways. The history of the area as a defence base lends character and the township has developed a strong sense of place.



PRODUCT MARKETING

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



HOW TO RESPOND

Respondents are invited to submit a detailed proposal including a completed term sheet for the Harrier Point superlot/s described in the offer. Your proposal should address the requirements outlined in the Harrier Point Response Form and achieve at least the minimum price, if not higher. If the respondent's proposal is unsuccessful due to price, design or track record the superlot/s will be taken out to the market for a formal market process. If the respondents choose they can submit a revised proposal as part of the market process.

There is a large amount of information, including the detailed 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 submission, and we encourage you to be thorough in your response.

DUE DILIGENCE ROOM ONLINE:

<https://udd-itp.co.nz/harrier-point-im>

SELECTION PROCESS

This IM is issued on **Wednesday 22 December 2021**.

The closing date for submission is **4pm Friday, 11th March 2022**.

Evaluation and shortlist of developers will be selected **Friday, 25th March 2022**.

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**

PRICE AND COMMERCIAL TERMS IN ACCORDANCE WITH KĀINGA ORA EXPECTATIONS

*SUPERLOT 1: MINIMUM \$1500 PSQM
SUPERLOT 2: MINIMUM \$1700 PSQM*

WILLINGNESS TO WORK WITH MANA WHENUA AND DEMONSTRATE HOW PROPOSED DEVELOPMENT RECOGNISES THE IMPORTANCE OF TE TIRITI O WAITANGI AND ITS PRINCIPLES

PROPOSED DEVELOPMENT DEMONSTRATES QUALITY DESIGN AND HOW IT RESPONDS TO THE HOBSONVILLE POINT VISION AND MASTERPLAN, GUIDELINES AND TE ARANGA PRINCIPLES

TRACK RECORD OF DELIVERING QUALITY PROJECTS WITH SIMILAR TYPOLOGIES, AND CAN DEMONSTRATE ABILITY TO DELIVER ON TIME OR CAPABILITY TO DO SO

6 HOMESTAR PASS/FAIL

GENERAL POLICIES DISCLAIMER

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.

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.

1. 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.
2. This document does not form part of any contract in respect of the sale of the subject property.
3. 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.
4. 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.
5. All plans and maps are indicative only.
6. 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 Harrier Point. 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

