



EGMONT
DIXON

REQUEST FOR TENDER

TE RAUĀ - 45 Kitchener St, Wairoa

OCT 2022



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1. KEY DATES

Release Date:	13 th Oct 2022
Deadline For Questions:	26 th Oct 2022
Site Visit	Vacant site – free access to visit at any time
Deadline For Proposals:	13 th Nov 2022
Notification Of Proposal Outcome:	20 th Jan 2023
Proposal Submitted To:	glogan@egmontdixon.com and jzimmerman@egmontdixon.com
Validity Period	3 Months
Contact:	James Zimmerman 027 665 4594 or Gerard Logan 021 302 292

2. THIS PROJECT AND WHO WE ARE

2.1 SUMMARY OF TĀTAU TĀTAU O TE WAIROA DELIVERY MODEL

Tātau Tātau o Te Wairoa is what is generally described as Post-Treaty Settlement Governance Entity. It is made up of four distinct parts which work together to deliver on a common vision and strategy aimed at improving the wellbeing of its registered beneficiaries, ngā iwi and hapū o Te Wairoa. The entity comprises of:

- A corporate trustee which is a company that acts as the trustee of a trust.
- A charitable trust that delivers charitable activities.
- A commercial company.

Our vision and journey of mana motuhake revolve around building a strong foundation for whānau to flourish into the future. We have two key strategies that work together to accelerate our social and economic development, Horticulture and Housing. Homes are needed to address both the growing health and social disparities, and to support the development of our horticulture industry and workforce.

[More information can be found here.](#)

2.2 EGMONT DIXON (DEVELOPMENT & PROJECT MANAGERS)

- Offering end-to-end delivery mechanisms for property projects. Their expertise they offer a range of disciplines from Development Management, Project Management, Planning, and Consultancy & Advisory across these disciplines.



- Working with a broad range of clients from Iwi & hapū entities, private institutions, government, local government, developers, corporate, and non-government organisations (NGO's).
- Their team is highly experienced in understanding client needs and requirements and applying risk management strategies to ensure any potential risks to the client and/or project are mitigated at the outset.

2.3 TE RAUĀ PROJECT

Te Rauā is the cornerstone residential development for Tātau Tātau O Te Wairoa (TToTW), the first in a series they hope to build on urban and rural Māori land either owned by (TToTW) or by Kāhui (iwi and hapū entities).

Guided by the four Pou of Mana Māori, Tāngata, Taiao and Te Pātaka, their vision is to create a safe and affordable living environment for a wide range of whānau and kaumātua households that promotes intergenerational wellbeing and whānau ora.

At the heart of the development is an innovative kaumātua housing solution, Tokotoko, that allows pākeke to live well in the community. This includes a large, supported living whare and smaller standalone homes offering a continuum of housing support that keeps pākeke well and connected to whānau.

Around their kaumātua are family homes, mostly three and four bedrooms on separate lots. These are connected through a scheme plan that encourages whānau activities across ages and with the environment.

The development programme is focused on affordable rental housing but, over time, the TToTW Board hopes to create pathways to home ownership via rent to own shared home ownership initiatives.

Te Rauā presents an opportunity to partner with TToTW, to deliver a project that directly aligns with the Government's Māori housing policy objectives, and targets those most in need in our community. We hope that Te Rauā will set a benchmark for future affordable housing projects in Wairoa, and for Māori-led mixed housing developments in other rohe.

3. THE OPPORTUNITY

3.1 DESCRIPTION

Egmont Dixon are requesting tenders on behalf of Tātau Tātau o Te Wairoa from experienced house builders to help be part of delivering this cornerstone project in Wairoa. We are also interested in onsite builds if these are deemed to be more feasible.

Tātau Tātau o Te Wairoa are keen to partner with organisations to be able to deliver affordable, warm, dry, quality housing in a sustainable fashion that meets the needs of their users.

Te Rauā will be built on a 3.3 ha site acquired by Tātau Commercial Limited Partnership in May 2021. The land was blessed in early November 2021. The project will deliver up to 56 affordable housing units, including 30 whānau houses (two to five bedroom) on separate lots. At the heart of the development will be Tokotoko pākeke village which will provide safe and affordable housing for 26 kaumātua households.

The site is located at 45 Kitchener Street, Wairoa. It occupies an area located within the Residential Zone of the Wairoa District Plan. The site is generally described as flat land, with a slight fall towards the abutting site to the north (41 Kitchener Street).

This project is seeking turn-key solutions for on or off-site manufactured units for the 43 sites. These will be made up of;

TYOLOGY	SIZE	NO. REQUIRED
Studio & Single-Bedroom accessible units	50-60m2	6 units
Two-bedroom accessible units	65~75m2	11 units
Three-bedroom units	95~100m2	16 units
Four- or five-bedroom units	120-130m2	10 units

NOTE: the Tokotoko Kaumatua building is outside the scope of this tender and will be a separate stage.

3.2 PART OR WHOLE

Tenders may elect to tender for the whole project or parts of the project. Please ensure it is made clear in the response form which site(s) are being tendered for.

3.3 INDICATIVE TYPOLOGIES, AS REFERENCE ONLY

Please find included in the appendix documents **example** typologies for a 1 to 4-bedroom home.

It is not expected that a supplier's plans will be the same as the examples within this RFT, but the respondent plans may be assessed against what the market is providing.



1 INDICATIVE 1BR TYPE
SCALE @ A3 - 1:100 | SCALE @ A1 - DOUBLE SCALE



INDICATIVE 3D IMPRESSION



3 INDICATIVE 2BR TYPE
SCALE @ A3 - 1:100 | SCALE @ A1 - DOUBLE SCALE



INDICATIVE 3D IMPRESSION



INDICATIVE 3BR TYPE
SCALE @ A3 - 1:100 | SCALE @ A1 - DOUBLE SCALE



INDICATIVE 3D IMPRESSION



INDICATIVE 4BR TYPE
SCALE @ A3 - 1:100 (SCALE @ A1 - DOUBLE SCALE)



INDICATIVE 4BR TYPE (MARKET)
SCALE @ A3 - 1:100 (SCALE @ A1 - DOUBLE SCALE)



INDICATIVE 3D IMPRESSION

4. SCOPE

4.1 This RFT is to deliver a turnkey housing option which means you will be responsible for the completing the architectural design and engineering along with the building consents, construction, and compliance. The basic requirements you will be responsible are for the:

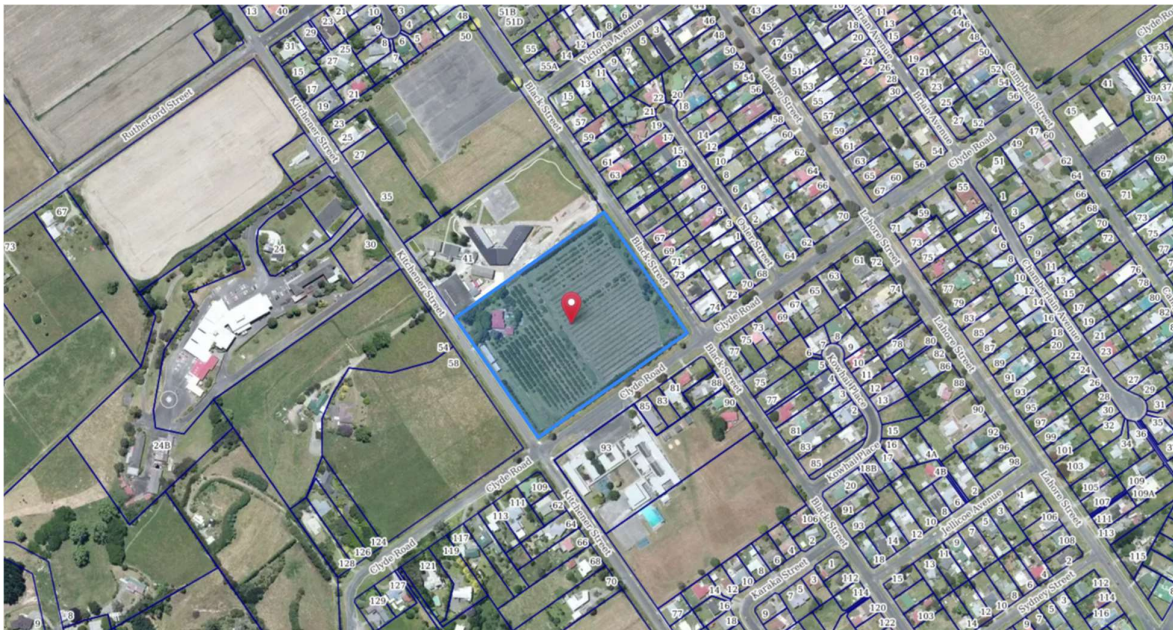
- Design
 - Note that the single and 2bedroom typologies are to meet 'Universal Design' standards including: one bathroom that can accommodate a wheelchair and doorways wide enough for wheelchair access.
- Consent
- Construction of the house
- Connection to utilities
- Hard and Soft Landscaping

- This includes driveways, paths, decks, ramps, fencing, shed, carport, bins, letterboxes and washing lines
- Appliances, floor covering and curtains and blinds
 - Appliances to be included are: Freestanding stove, dishwasher, laundry tub.
 - All other appliances excluded.

Essentially, the house will be ready for the new owners to move in once CCC, and PC has been issued.

4.2 The site location is 45 Kitchener Street, Wairoa and a masterplan has been developed for this site. See below for the site location. Assumptions for the site are as follows:

- Infrastructure and civil works will be a separate contract and stage of the project and will be completed prior to house building by others – you do not need to allow for this.
- Services will be to the site boundary, tenderer to allow for all site to boundary connections
- Tenderer shall include all landscaping within the site boundaries



5. SOCIAL AND SUSTAINABLE OUTCOMES

TTOW aspirations are ambitious and wide-reaching, encompassing economic, social, cultural, and environmental goals. These form the core themes, or strategic pou, which are integrated across our planning processes.

Tātau Tātau's Kaupapa is to:

- Responsibly manage our asset base for intergenerational benefits



- Ownership of decisions that lead to positive change
- Partner with people that contribute to the development of whānau, hapū and iwi
- Utilise our collective of kāhui for greater impact.

Therefore, it is expected that Tātau Tātau's partners will commit to:

- demonstrating their commitment to invest the time and effort to develop a fulfilling relationship with Tātau Tātau
- have the interests of our people at the centre of the relationship with us
- have a positive outlook for Tātau Tātau, our people, and the rohe
- actions that will have a positive impact on Tātau Tātau, our people and the communities and the environment in which we live and work
- services and product that will lead to innovation and ground-breaking solutions that advance our aspirations
- to operate in a socially, culturally, and environmentally sustainable manner.

These values are embedded in the procurement process and is a priority for Tātau Tātau.

We expect any contracted and affiliated suppliers to work closely with us to ensure we jointly deliver social and sustainable outcomes on our projects.

Please respond in detail on how you as a tenderer will enable and ensure that these social and sustainable outcomes will be monitored and achieved throughout the project.

6. WHAT WE REQUIRE FROM YOU

- 6.1** For this project, we would like you to supply a turnkey tender for an elected part or whole of the project to be delivered or constructed on-site at 45 Kitchener Street.
- 6.2** Your price is to be all inclusive as per 4.1 of the project scope and to include the specification allowances.

7. DOCUMENTS SUPPLIED BY US

- Concept Masterplan by Design Group Stapleton Elliot (including example typology plans and layouts)
- Geotech Report
- Scheme Plan of Subdivision
- Pricing Template
- Draft Contract – for review of tags only. **This is not an invitation to enter contract.**
- RFT Respondent Template

8. DOCUMENTS REQUIRED TO BE SUPPLIED BY YOU

- Completed Tender Response Form
- Completed Cost Schedule
- Completed Conditions on Tendering Form
- Programme to complete the works with an estimated start date in the second quarter of 2023.



9. RFT TERMS AND CONDITIONS

9.1 You shall have:

- a) Demonstrable experience of your product installation in NZ over 12-24 months
- b) A product already consented by local authorities
- c) A price per unit (delivered and connected)
- d) Health & Safety qualification's / ability (i.e. Site Safe and Mates in Construction accreditations)
- e) Acknowledgement and acceptance of ED Terms.

Of particular importance to Tātau Tātau O Te Wairoa is;

- Timely completion of project
- Having a positive social impact during the contracted program of works and when creating a lasting legacy for the broader community
- Iwi/rōpū Māori engagement and collaboration
- A quality outcome to support a thriving community
- Health, safety and wellbeing of all those involved in the project
- Collaboration between all parties to obtain great outcomes
- Innovative and/or efficient project delivery.

9.2 Alternative Tenders.

- To encourage innovation and efficiency through the tender process, we will consider any alternative tenders.
- Alternative tenders shall be submitted as a separate tender clearly identified as an alternative tender and must be accompanied by a conforming tender.
- Tenderers must specify how an alternative tender differs from the outputs specified in the Tender and demonstrate how better value for money can be obtained through the alternative.
- We reserve the right to reject any alternative tender, regardless of the outcome of the evaluation.
- Tenderers are required to submit full technical details of their alternative tender including engineering design reports and calculations, specifications, drawings, and producer statements.
- The tenderer will be responsible for obtaining all statutory approvals required for alternative proposals.
- Any alternative proposal must provide for at least the equivalent or better product provided by the conforming proposal.



10. OPTIONAL EVALUATION PROCESS AND DUE DILLIGENCE

In addition to the above, we may undertake the following process and due diligence in relation to shortlisted Respondents. The findings will be taken into account in the evaluation process. Should we decide to undertake any of these we will give shortlisted Respondents reasonable notice.

- Reference check the Respondent organisation and named personnel
- Other checks against the Respondent e.g. Companies Office
- Interview Respondents
- Request Respondents make a presentation.

Regards,

A handwritten signature in blue ink, appearing to read 'G. Logan'.

Gerard Logan

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A handwritten signature in blue ink, appearing to read 'J. Zimmerman'.

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