



Register your interest in building homes and developing land with HLC

The Opportunity

HLC will shortly be inviting builders and developers/housing providers to partner with us to help us meet our ambitious goals of bringing more, high quality homes to Aucklanders, more quickly. We have the mandate from Government and Housing New Zealand to manage multiple housing development projects across the city on underutilised Government land. We want to use our presence at the National Maori Housing Conference to let you know that this is coming up.

HLC is committed to the delivery or enablement of over 20,000 houses over the next 10-15 years in Auckland.

In order to achieve these ambitious targets, HLC is seeking to form partnerships with a variety of partners at a variety of scales. This includes both one-off sites and ongoing, fruitful partnerships where a steady pipeline of land or work can be provided at scale.

This is an exciting opportunity to participate in the transformation of Auckland's suburbs. We're enhancing – and in many cases, transforming – the neighbourhoods our children and children's children will call 'home' for decades to come.

We are particularly interested in relationships that might convert the increased business volumes and scale available through the AHP into more cost-effective and affordable housing.

HLC's history and our future plans are both based on collaborative private/public sector partnerships that deliver on both the project's and Auckland's goals. Through the AHP further opportunities arise to engage with the community housing and NGO sectors. We will engage in creative and more direct ways than a conventional development parcel/land sales approach, including funding and risk sharing if the circumstances warrant and it delivers the outcomes that Auckland needs, including innovation, affordability, pace and scale.

How The Partnerships Work

We are looking for interested parties to join either or both of two new groups: one for developers/housing providers who would like to acquire land and develop in accordance with a Development Agreement ("DA") with HLC; and one for builders who will build houses under construction agreements with HLC but who are not intending to acquire an interest in land.

New developers/housing provider partners and builder partners will join existing partner groups already working with HLC in Hobsonville Point. And like our existing partners, you will be invited to share in HLC's vision and goals for suburban regeneration and collaborate with us and each other in enhancing existing communities and providing homes.

Māori Housing Opportunities

HLC's mandate covers a significant area of Tāmaki Makaurau, Auckland. Our precincts are located across the traditional spaces of the various mana whenua groups that make up Tāmaki Makaurau, Auckland. We also recognise that the authentic cultural landscape of Auckland comprises various mataawaka (non-local iwi Māori) representing the various tribes of Ngā Hau e Wha Iwi Māori who reside in Auckland.

HLC is working with our 'Treaty Partners', Ngā manawhenua o Tāmaki Makaurau, on developing an engagement approach across our precincts to help facilitate the implementation of environmental, social, cultural and economic outcomes for Māori. HLC has individual relationships with mana whenua and therefore commercial development opportunities for Ngā Mana Whenua o Tāmaki Makaurau will also continue to be explored through these. The upcoming opportunities include iwi asset holding companies and iwi subsidiaries (property).

It will be important for respondents with aspirations to achieve Māori housing outcomes to understand HLC's commitment to working with its 'Treaty Partners' and where appropriate, commit to supporting the implementation of effective Māori housing outcomes which reflect this approach.

A priority for HLC is a pathway in the delivery of its housing developments to also support more Māori into homes and we welcome the private sector to partner with us to deliver this including:

- Pan-tribal entities
- Māori housing organisations
- Social housing providers with a Māori outcomes focus
- Māori owned building companies

Cultural innovation is key and models that accurately capture papakainga, multi-generational living, mātauranga Māori, kaupapa Māori and tikanga Māori design principles are encouraged to respond.

Community Housing Models

HLC wants to encourage forms of development which create and enhance communities. HLC welcomes engagement with Community Housing Providers (CHPs) and other groups in the community and NGO sectors.

HLC is interested in models which can allow Aucklanders to move along the housing spectrum, and provide security of tenure, such as shared equity, rent-to-own and long-term rentals. HLC will endeavour to partner with housing groups wishing to purchase land to develop such alternative forms of housing. Groups interested in purchasing land to develop collective models of urban housing are also encouraged to apply including cohousing, papakainga, Baugruppe, other forms of co-operatives and community land trusts.

Respondents are also encouraged to express their interest in undertaking developments which offer targeted solutions to housing or community needs including:

- Aged care
- Healthcare related, such as mental health facilities
- Key worker housing
- Housing for low or middle income earners
- Other developments which may produce positive social outcomes.

Contact

To learn more or register your interest in building homes and developing land with HLC, please contact TE POU Head of Māori Outcomes, Sarah Chapman. Email: sarah.chapman@hlc.co.nz.