

ORMISTON TOWN CENTRE OPPORTUNITY – MEDICAL FACILITY AND/OR OFFICE DEVELOPMENT (LEASE/SALE)

*Medispace on behalf of Todd Property Group Ltd



EXPRESSIONS OF INTEREST (EOI)

RELEASE DATE: 28th January 2016

SUBMISSIONS CLOSE: 4pm 26th February 2016



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BACKGROUND

Ormiston Town Centre is to be New Zealand's newest and most innovative master-planned community and an inspired contemporary urban neighbourhood for 21st Century Auckland. A town centre like no other, and the first of its kind in New Zealand, Ormiston's unique metropolitan environment will bring together exciting retail, food and beverage, commercial, residential and community experiences to create the perfect balance for modern living.

Surrounded by the green spaces of south-east Auckland, Ormiston Town Centre will be situated across 19 hectares of viable mixed use commercial land in the heart of New Zealand's fastest growing suburban area. Ormiston Town Centre will be developed over eight years, with construction commencing in 2014, and will become one of New Zealand's largest developments.

- Ormiston is the fastest growing suburban area in NZ with a primary and secondary catchment population of 84,000 people and nearly 22,000 households within a five minute drive.
- Estimated 250,000 residents within a 15 minute drive.
- The Ormiston catchment is expected to exceed 125,000 people by 2031, the equivalent of a 50% increase in the population base of the primary and secondary catchment. Overall, the current catchment is a European and Asian orientated high income, highly employed and educated market. Ormiston's current catchment spends 93% of their retail expenditure elsewhere due to the lack of local retail destinations.

PURPOSE

Todd Property Group Ltd has lodged Resource Consent for two buildings (Medical and Office) on Ormiston Road, directly across the road from the future Ormiston Town Centre Shopping Centre. Todd Property Group Ltd is now seeking expressions of interest from business owners and providers who are interested in being involved in this commercial lease or sale opportunity at Ormiston Town Centre.

Todd Property Group Ltd are seeking parties who can participate in one or multiple options below –

• Medical Building –

- Head Tenant to take a lease over the whole building (including Ground Floor (GF) Retail) to provide Integrated Family Health Care services (IFHC)
- Head Tenant to take a lease over the upper floors (excluding GF Retail) to provide integrated family health care services
- Sub Tenants who are interested in being part of this model of care (collective/joint EOIs are encouraged)
- Pharmacy, Laboratory, Café and Optometrist (or similar uses) for the Ground Floor Retail
- Todd Property Group Ltd will also entertain sale opportunities (land or completed building)

• Office development opportunity –

- Head tenant to take a lease over the whole building
- Development opportunity to purchase land with Resource Consented Office building

The aim is to deliver an IFHC within the Medical Building. An IFHC should focus on developing a more effective and personalised efficient model of care primary health care system that provides services closer to home, makes Kiwis healthier and reducing pressure on hospitals while integrating and coordinating primary, secondary and community services. The approach should consider the expansion over time of services such as admission prevention, hospital-at-home, early supported discharge, and home rehabilitation services.

Todd Property Group Ltd will select providers based on responses to the Service Provision questions detailed in Appendix 2 and will then issue those selected a Request for Proposal (RFP). The RFP will request further detailed information required for evaluating providers.

Area Schedule

Medical Centre

	NLA m ² (subject to final design)	GFA m ² (subject to final design)
Ground Floor Retail	328	454
First Floor	1,305	1,450
Second Floor	711	790

Note: NLA calculated on 90% of GFA

Office Building

	NLA m ² (subject to final design)	GFA m ² (subject to final design)
Upper Ground	711	790
First Floor	766	851
Second Floor	766	851

Note: NLA calculated on 90% of GFA



HEALTHCARE TRENDS

New Zealand's health system faces major long term systemic pressures and challenges that include a growing and ageing population, an increase in patients with chronic conditions and multiple co-morbidities, health inequalities, workforce shortages and funding constraints. Nationally service usage trends show an increase in demand for acute services, with the number of inpatients within each DHB increasing. The acute demand is outstripping population growth.

There is a trend in New Zealand towards larger GP practices and Primary Care services with greater levels of capability and multidisciplinary service delivery, this reflects both the Ministry of Health (MoH) policy direction for Integrated Family Health Centres and the social changes that we are seeing within Primary Care. The existing service delivery model and capacity are challenged by:

- A higher proportion of elderly residents live in East Auckland compared with other CMDHB areas.
- An ageing population where the residents over 65 years of age are expected to more than double in the next 20 years. The population of over 75 years of age is expected to nearly triple. East Auckland has one of the largest populations of people over 65 years of age.
- A high bed day utilisation in secondary care by elderly residents. People over 65 years of age forms 11% of the East Auckland locality population but accounts for 54% of the total bed days.
- A growing demand for health services for older people.
- An increasing GP workload that is not sustainable in the long term.
- Unsustainable secondary care service demand growth and a constrained financial environment.
- Lack of integration of services.

There are a number of policy documents developed by government agencies that have an influence on the design and provision of Health Services eg. (MoH, CMDHB).

Ministry of Health

The New Zealand Public Health and Disability Act 2000 provides the context for the development of integrated health care services. Section 22(1) (b) defines that an objective of DHB's is to promote the integration of health services, especially primary and secondary health services.

The New Zealand Health Strategy sits alongside a number of other strategy documents that have been developed by the MoH. The purpose of these documents is to provide guidance in the organisation and funding of services to meet local needs, these include but are not limited to:

- New Zealand Health Strategy
- Health of Older People Strategy
- New Zealand Disability Strategy
- Primary Healthcare Strategy
- Maori Health Strategy
- Pacific Health and Disability Action Plan
- Guideline for Assessment Processes for Older People
- Guideline for Specialist Health Services for Older People

These documents provide overarching strategy for the service and provide a framework for the delivery and ongoing development of the service direction for Health Care providers in New Zealand in the delivery of Health and Disability Services.

The MoH "Better, Sooner, More Convenient" policy aims to reduce overall cost of health service delivery and make better use of community resources, while optimising the use of more expensive hospital services. This policy sets out its vision for an integrated health system (Integrated Family Health Centres) with patients at the centre, where care is delivered closer to home by trusted, motivated health professionals working together in an effective, and efficient manner.

The key principles of this policy included:

- Care being delivered closer to home.
- The need to integrate service delivery specifically between primary and secondary care.
- Bringing together multidisciplinary teams to provide better patient care.
- Enabling communities, management and health professionals to take responsibility for shared decisions.
- Encouraging the use of innovation to deliver new and existing services.

The establishment of integrated, well thought out primary care services and facilities in Ormiston Town Centre is key to providing better health outcomes to the wider Ormiston, Botany and Flatbush catchment area. Health services for those with long term conditions, older people and palliative care, together with prevention should be key priorities.

Given the overall direction of Health Services in New Zealand, new facilities should be built with generic spaces that could be used by a GP, Nurse or other Health Professional as opposed to a traditional model where one person has ownership of a room.

As services become more integrated, there is less focus on the ownership of a service and more focus on the level of integration, this may mean that a number of services may be employed/owned by another agency and working out of the same facility in a seamless way. Examples include the Community Health services which may be District Health Board (DHB) employees (which allows a critical mass and professional development activities) and the DHB leases space from the facility that could provide a hub for service delivery.

Todd Group acknowledges that 'Integrated Health Services' is not well defined in the medical literature. However, for the purposes of this EOI a working definition would be "... large centres housing general practitioner (GP) practices, specialists, radiology and laboratory testing as well as allied health professionals such as pharmacists, physiotherapists and dentists. Selected social services would also be offered." (http://hpm.org/en/Surveys/The_University_of_Auckland_-_New_Zealand/15/Integrated_Family_Health_Centres.html) accessed January 15th 2015

FLATBUSH DEMOGRAPHICS

Flatbush is located within the Eastern Locality of the Counties Manukau District Health Board (CMDHB). This includes Maraetai, Beachlands and Clevedon. The Eastern Locality represents approximately 30% of the CMDHB catchment population.

The projected population figures for CMDHB and the Eastern Locality (assuming standard mix of 30% of CMDHB total population) are represented in the table below:

YEAR	Total population CMDHB	Total Population Eastern Locality	Total Population +65 years CMDHB	Population +65 years Eastern Locality
2016	538,050	161,415	61,180	18,354
2021	580,480	174,144	74,040	22,212

The ethnic makeup of the Eastern Locality population (as described by CMDHB) is represented in the following table:

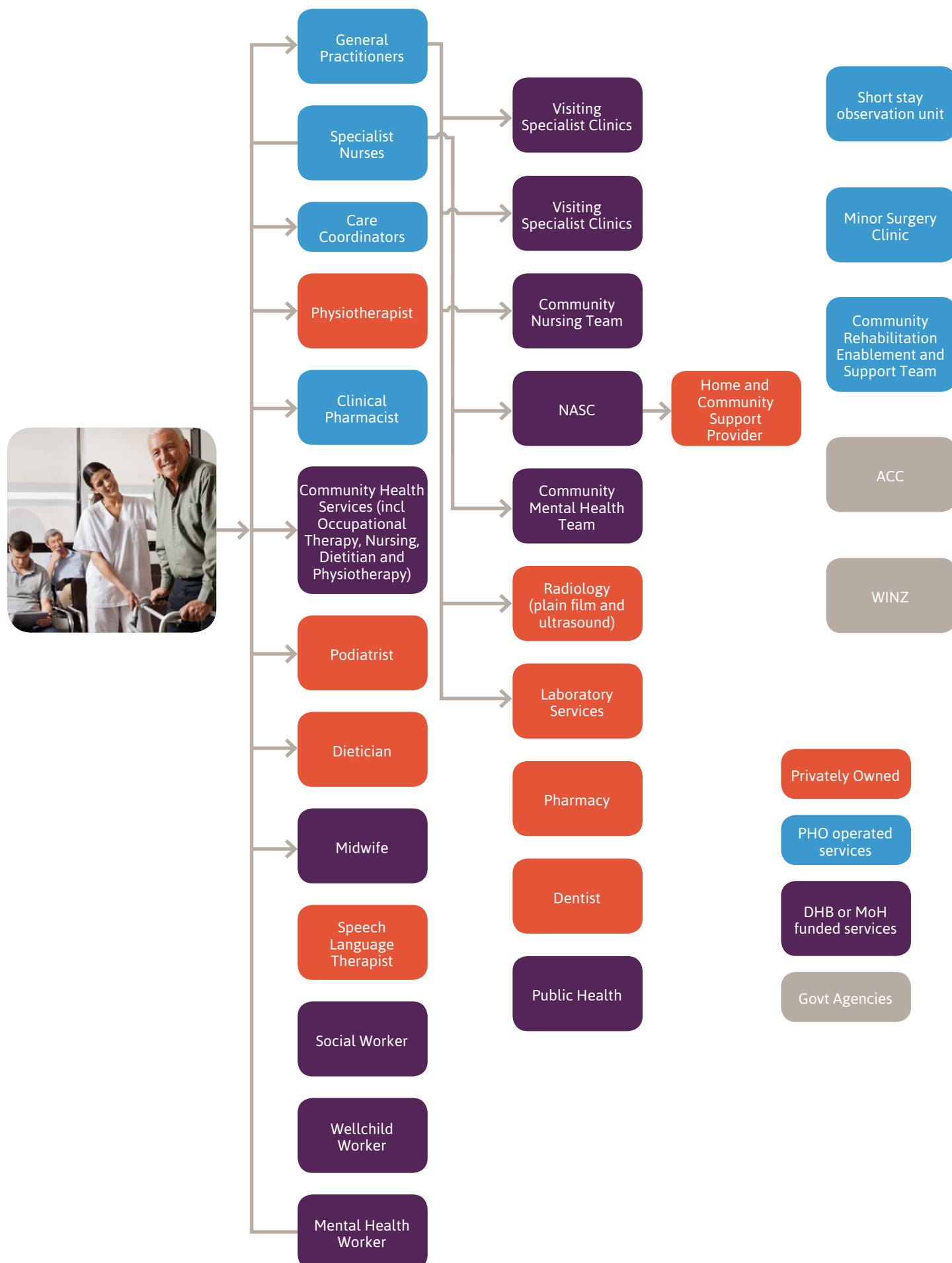
Ethnicity	Percentage of population
European other	51%
Maori	5%
Pacific	3%
Indian	9%
Other Asian	32%

The projected population is expected to have a significantly higher than average household income and a higher earning population base. The Eastern locality, though less socially deprived than other localities within the CMDHB geographical area, faces significant future growth in health care utilisation and costs.

The demographic trends in East Auckland include:

- People over the age of 65 make up an average of 11% of the Eastern Locality population, this population is expected to double over the next 20 years and the population over 75 to triple.
- Youth and people under 25 years account for 32% of the population.
- A significant Chinese and Indian community live in East Auckland. Over two thirds of CMDHB's Chinese residents and a third of CMDHB's Indian residents live in East Auckland, this population is expected to double in the next 20 years.
- A relatively low proportion of Maori and Pacific Island people (9% in East Auckland compared to 39% in Counties Manukau). This proportion is not expected to change significantly in the next 20 years.
- Locality residents have relatively higher earnings, are relatively educated, have low employment and low deprivation compared with other CMDHB areas.

Below details an example of the possible participants and relationships within the Orminston Medical Centre





ADDITIONAL INFORMATION

The internal fit out of the building will be designed around the successful applicants model of care and will be purpose built for them. Carparks will be available for tenants and construction of the Medical Centre is likely to start mid 2017 (subject to lease commitment) with a proposed completion date of mid 2018.

EXPRESSIONS OF INTEREST



EXPRESSIONS OF INTEREST SHOULD BE ADDRESSED TO:

Ormiston Medical Facility EOI
Medispace, 7 Waokauri Place, Mangere, Auckland
ormistonEOI@medispace.co.nz



ACCEPTANCE OF EOI TERMS AND CONDITIONS

By submitting a response the provider accepts that it is bound by the terms and conditions set out in this EOI.



STATUS OF EOI

Neither this EOI nor the EOI process shall create any contractual, equitable or other obligation on Todd Property Group Ltd or any right in favour of the submitting provider that is enforceable against Todd Property Group Ltd. In particular this EOI is not a contractual offer, this expression of interest in tenancing the medical centre and thus providing services is not an offer capable of acceptance by you.

Neither this EOI nor any response to it constitutes any legally binding obligation by any party.



EVALUATION OF EOI

Expressions of Interest will be evaluated by Medispace and Todd Property Group Ltd. Todd Property Group Ltd will make the final decision for the shortlist of respondents



REQUEST FOR ADDITIONAL INFORMATION

Any requests for additional information should be addressed to ormistonEOI@medispace.co.nz



TIMELINES

SUBMISSIONS CLOSE: 4pm 26th February 2016



CRITERIA

The following criteria will be used by Todd Property Group Ltd to identify interested parties for this development. There are no set standard requirements regarding the type of organisation or individuals who can express interest in being involved. However we encourage provider collaboration, and therefore the submission of collective/joint EOIs is encouraged.

Organisations need to consider their ability to work with and provide integrated family health care in line with both DHB and MoH strategy. Detailed information on how your organisation will meet the intent of this EOI are outlined in the Response Template in Appendix 2.

http://www.health.govt.nz/system/files/documents/publications/better-sooner-more-convenient-health-care_0.pdf

<http://www.countiesmanukau.health.nz/about-us/performance-and-planning/integrated-care/>

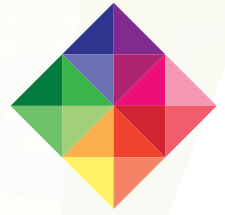
APPENDIX 1 - FORMAT OF RESPONSE

APPENDIX 1 - FORMAT OF RESPONSE

THE PROVIDER

Legal Name:	
Provider Type:	
Contact Person Name:	
Title:	
Email:	
Contact Phone:	
Physical Address of Provider:	
Postal Address of Provider:	
DECLARATION Having read and understood the EOI, I on behalf of the provider listed above agree to the terms and conditions of the EOI and warrant that all information contained in this response is accurate	Signature: Name: Title: Date:
QUESTIONS	
Are you interested in contracting as the head tenant for the whole Medical Centre or as part of a collective (please specify)?	
Are you interested in the office development opportunity?	
Is this EOI linked to any other EOI being submitted (please specify)?	
Conflicts of Interest	
Do you as a provider, or individuals within your organisation, have any actual or potential conflicts of interest related to this EOI?	
Service Provision	
Do you have experience in providing Integrated Family Health Care Services? Please describe your experience.	
What core services are you planning on providing on a regular basis in the Medical Centre?	
What additional selected services do you plan on providing in the future? And with what frequency?	
What hours are you proposing your core services be available?	
What hours are you proposing your additional selected services be available?	
What accreditation programmes are you involved in? and what date did you complete them?	
Are you currently a member of a PHO or affiliated with a PHO?	
Are you able to occupy and operate and provide Integrated Family Health Care services from mid-2017?	

APPENDIX 2 - ORMISTON OVERVIEW BROCHURE



Every day brighter

Introducing Ormiston Town Centre



Ormiston
town centre





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Every way more inspiring

Ormiston Town Centre is to be New Zealand's newest and most innovative master-planned community and an inspired contemporary urban neighbourhood for 21st Century Auckland.

A town centre like no other, and the first of its kind in New Zealand, Ormiston's unique metropolitan environment will bring together exciting retail, food and beverage, commercial, residential and community experiences to create the perfect balance for modern living.

This will be an impressive lifestyle destination with strong points of difference. It will prove to be as good as it looks in every way. Here, high quality design, housing, and recreational facilities will partner a superior retail experience, with unmatched food and beverage offerings. The convenient location will translate to a vibrant space to call home, to shop, to work, visit, raise a family and simply enjoy every day.

Surrounded by the green spaces of south-east Auckland, Ormiston Town Centre will be situated across 19 hectares of viable mixed use commercial land in the heart of New Zealand's fastest growing suburban area.

As a development partnership between master-plan specialists Todd Property Group Ltd and the Auckland Council,

Ormiston Town Centre will represent a significant investment in the realisation of the city's transformational project initiative for regeneration.

The result will be a town that is refreshingly different. A new precedent, the success of Ormiston is set to revolutionise the future of town centre development, based on a vision for lifestyle living that is also the Ormiston brand's driving proposition: every day brighter.

Ormiston Town Centre will be developed over eight years, with construction commencing in 2014, and will become one of New Zealand's largest developments.

For further details please see Section 8, Timeline.



Making every day brighter starts here

Todd Property Group is renowned for its commitment and expertise in the development and delivery of master-planned communities.

Under their direction, every aspect of the high-quality vision for Ormiston Town Centre as a compelling mixed-use retail environment and a fully-functioning community has been carefully considered.

Ormiston's range of features and benefits will provide residents, retailers, shoppers and visitors with a rewarding experience:

Unique residential offering

- Contemporary apartment and terrace housing
- Attractive pricing and location
- Convenience, easy access, transport links

Strong community focus

- Local schools, community centre, library
- Aquatic centre and proposed cinema
- Playgrounds, parks, green spaces and ponds
- Pedestrian and cycle pathways

Exceptional retail and commercial focus

- Modern contemporary architectural design
- 30,000sqm of retail space
- Pak'nSave supermarket, department store and speciality retailers
- A diverse high quality, food and beverage offering
- Business opportunities
- Transport links plus 2,500 car parks, approximately 1,500 of which are specifically for retail





Every indication of success

Ormiston Town Centre represents more than a new and highly desirable lifestyle destination. It will fill a gap in the market by meeting the needs of a rapidly expanding catchment area that currently lacks the necessary retail, residential and commercial facilities that the areas growing population demands:

84,000

Ormiston is the fastest growing suburban area in NZ with a primary and secondary catchment population of 84,000 people and nearly 22,000 households within a five minute drive.

250,000

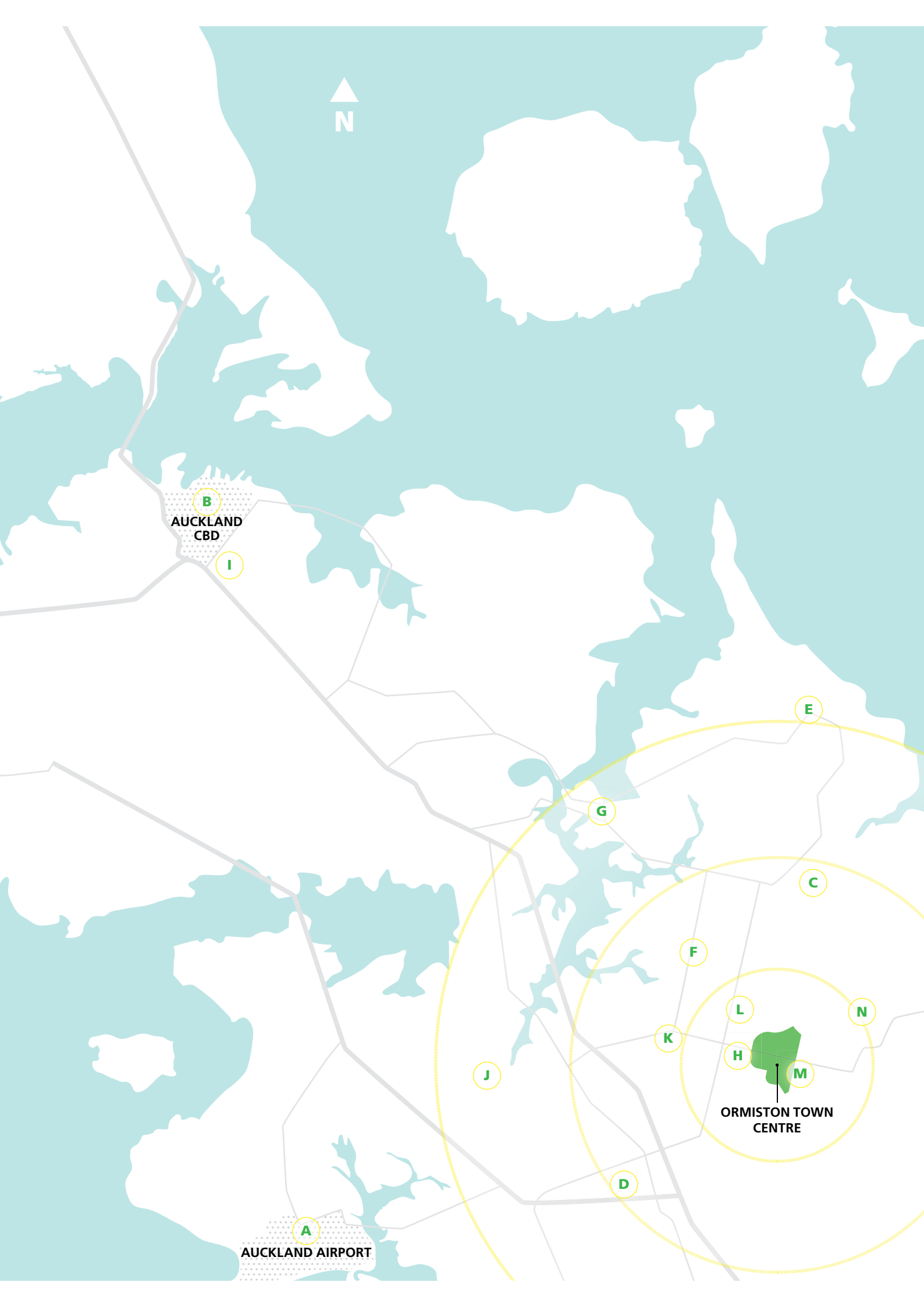
Estimated 250,000 residents within a 15 minute drive.

50% increase

The Ormiston catchment is expected to exceed 125,000 people by 2031, the equivalent of a 50% increase in the population base of the primary and secondary catchment.

Overall, the current catchment is a European and Asian orientated high income, highly employed and educated market.

Ormiston's current catchment spends 93% of their retail expenditure elsewhere due to the lack of local retail destinations.



B
AUCKLAND
CBD

I

A
AUCKLAND AIRPORT

E

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ORMISTON TOWN
CENTRE

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Key figures & drive times

Everywhere within reach

Ormiston Town Centre represents a unique metropolitan environment situated in south-east Auckland. This area is one of New Zealand's fastest growing suburban areas, within easy access of the airport, CBD, main centres and various other key destinations.

Drive times and distances

A	Auckland Airport	15.9km	20 mins
B	Auckland CBD	23.4km	25 mins
C	Dannemora	6.1km	09 mins
D	Manukau	7.6km	13 mins
E	Howick	10.8km	17 mins
F	East Tamaki	5.7km	09 mins
G	Pakuranga	11.6km	20 mins
H	Ormiston Hospital	1.0km	02 mins
I	Auckland City Hospital	21.4km	26 mins
J	Middlemore Hospital	9.3km	19 mins
K	East Tamaki Primary School	3.5km	07 mins
L	Sancta Maria College	4.1km	05 mins
M	Ormiston Senior College	0.2km	01 min
N	Mission Heights Primary School and Junior College	2.0km	03 mins

Ormiston's significant retail, commercial, community and hospitality offering is expected to service the town's 500 households and extended communities, meeting the needs of rapidly expanding catchment areas that currently lack the necessary retail facilities:

84,000

84,000 people in 22,000 households reside within a 5min drive

93,500

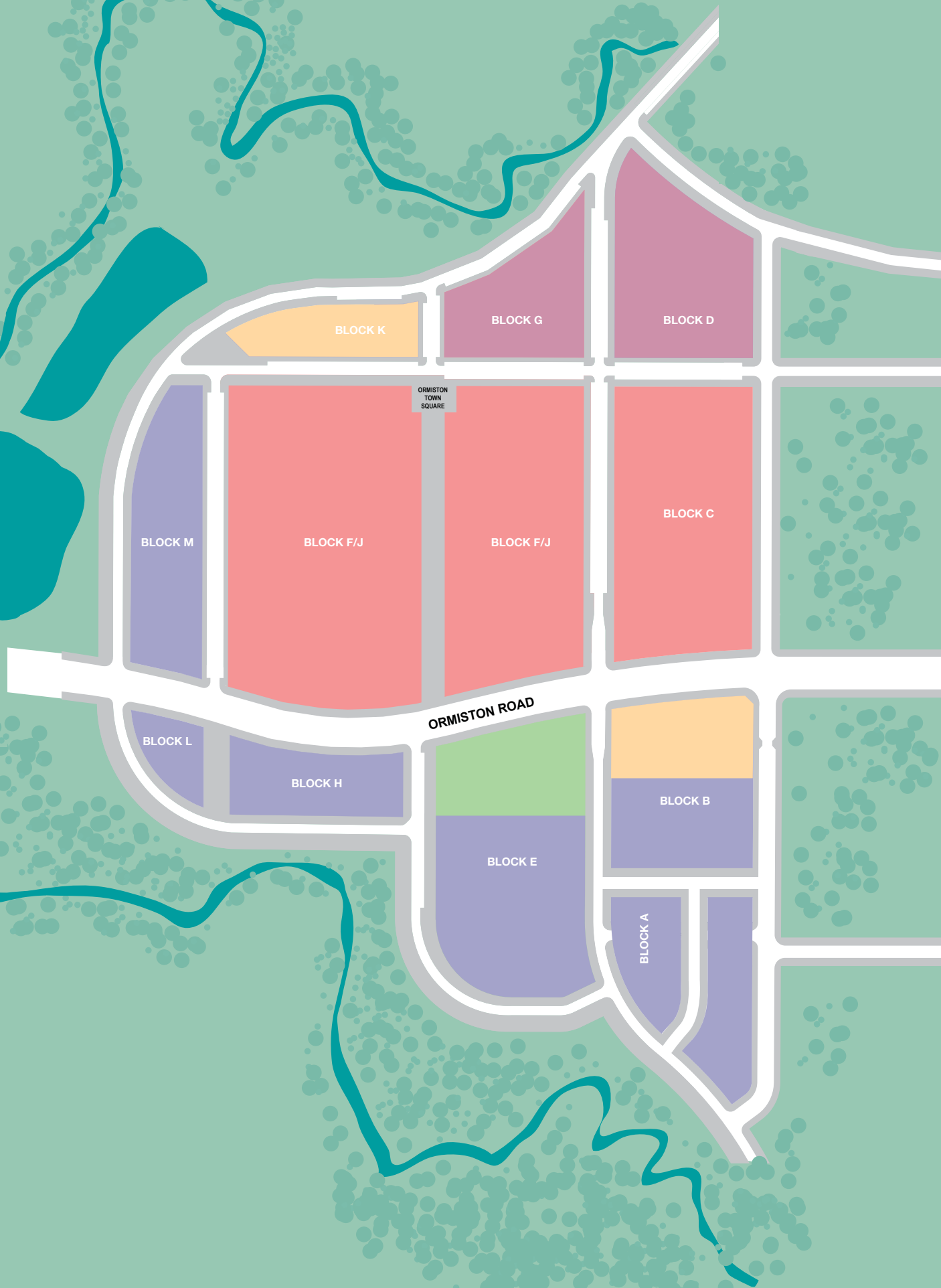
93,500 people in 24,000 households reside within a 10min drive

250,000

250,000 people in 73,000 households reside within a 15min drive



BARRY
CURTIS
PARK





Every angle, every outcome

As a master-planned development Ormiston’s strategic design incorporates key aspects fundamental to its success as a vibrant, sustainable community. Ormiston includes designated areas for residential, retail, commercial, mixed-use and community facilities, as well as green spaces and the ample surrounds of the stunning Barry Curtis Park. With careful consideration given to urban and landscape design Ormiston will be a compelling place to visit, work and call home.

Key areas

	Residential
	Commercial
	Mixed use
	Community facilities
	Retail

Land area

Block	A	5,744	Confirmed resource consent
Block	B	13,011	
Block	C	15,372	Confirmed resource consent
Block	D	9,422	
Block	E	16,162	
Block	G	6,039	
Block	H	4,700	
Block	F/J	45,494	
Block	K	3,686	
Block	L	1,837	
Block	M	7,755	
Total		129,222m ²	



The Ormiston Brand

Every great idea, every idea great

The development of the Ormiston brand platform has been driven by the core brand proposition: The Ormiston development brings together many aspects, delivers numerous benefits, and creates a positive impact in many ways.

This proposition is fittingly represented in the colourful and exciting design approach to the logo, designed around the concepts of light refraction, colour spectrum, faceted glass and kaleidoscopic patterns. This idea visually shows the many different parts of the Ormiston offering combining to form an engaging single entity. The byline, 'Every day brighter' further supports this exciting proposition, and forms the basis of the overall brand.

Together, the logo and byline form a feel-good idea that underpins a robust, versatile and accessible brand platform across all design elements, key messages, communications and marketing collateral.

With its high level of instant recognition and credible messages that resonate, the brand platform will present unlimited opportunities for audience engagement, creating the significant connect that builds successful, enduring relationships with key audiences.







Every expectation exceeded

Ormiston Town Centre will offer a pre-eminent destination shopping experience that sets it apart from traditional shopping centres.

Its unique blend of retail, shopping and professional services and the inspiring contemporary design of the retail environment will create a dynamic space, a lively atmosphere and compelling reasons to visit.

This Ormiston retail experience will go beyond fulfilling the needs and exceeding the expectations of residents and customers from the catchment area, and draw custom from the extended areas of the Auckland region.

The unique Ormiston retail offering will combine a range of big brand retailers, with leading New Zealand design brands, a department store, a Pak'nSave supermarket, and a number of smaller, independent shops and boutiques.

The impressive retail environment, which includes design influences from leading retail environments from all over the world, will feature three main elements. Together these elements will create and enhance the retail experience, both for shoppers and retailers, and best showcase Ormiston's unique combination of retail offerings and professional services:

1. Arcade

The Arcade will add its own unique flavour to the traditional concept of the formal mall. With its wide-space setting, expanse of natural light and a design influence reminiscent of European arcades, The Arcade will offer a contemporary and aesthetically engaging point of difference for Ormiston.

2. Laneways

The internal Laneways will provide a contrasting retail environment from the Arcade, with an energy, look, feel and retail experience influenced by other similar successful retail laneways. Bathed in natural light and surrounded by greenery, The Laneways will provide a stylish environment for smaller independent shops and boutiques not normally found in the traditional mall offering.

3. Big Roof

The unique Big Roof is the 'place maker' that defines Ormiston's retail space as an elegant and contemporary statement for 21st Century retail environment design. A modern take on the glass-roofed arcades of Europe, its glass and timber design takes its influence from nature, with strong geometric shapes creating a sense of identity, diversity, and timelessness. As well as being the unifying structure that ties together the two separate retail areas, the Big Roof will create and extend new opportunities, for example, a weekend marketplace.





Food & beverage at Ormiston

Every bit tastier

Ormiston's superior food and beverage offering will represent a key point of difference, significantly supporting Ormiston Town Centre's position as the lifestyle destination of choice.

Refreshingly different contemporary design, an organic-style 'natural' look and feel, and an exciting blend of food and beverage offerings will combine to deliver rewarding experiences across three separate environments.

The food hall, food arcade and pavilions will be inviting and vibrant places to dine, shop for fresh food, meet friends for coffee or lunch, or spend quality time with family.

1. Food Hall

The vast 500-seat food hall will follow the lines of a traditional food court, offering contemporary design, natural light and an indoor/outdoor split-space environment for an exceptionally inviting environment in which to relax and enjoy dishes, coffee and treats.

2. Food Arcade

The first of its kind in New Zealand, the food arcade will encapsulate the romance of European arcades and Australian metropolitan markets with stalls and covered kiosks offering fresh produce and tasty goods. Shoppers will browse the aisles, choose fruit, vegetables, wines or

delicacies, and take in the energy, sights and sounds of the food arcade's unique and lively atmosphere.

3. Pavilions

The pavilions will feature a number of stand-alone cafes, restaurants and bars and provide exceptional opportunities for entertainment, socialising and relaxation.

As a unique and compelling feature of the Ormiston experience, the food and beverage offering is expected to draw custom from the surrounding catchment and further afield, significantly contributing to Ormiston's success.



Commercial at Ormiston

Every opportunity available

Ormiston Town Centre represents an exciting new commercial opportunity for investors and businesses.

In the heart of south east Auckland, in one of New Zealand's fastest growing areas, this innovative mixed-use metropolitan development includes a commercial offering that brings together quality premises, stunning architectural design, attractive facilities and services, engaging natural surroundings and an excellent access network.

The result is a vibrant and desirable work environment and a highly compelling commercial proposition.

- Ancillary office space for small and medium enterprises (100sqm to 500sqm)
- Pre-lease commercial office space (500sqm +)
- Ormiston offers a total of 20,000sqm of commercial property with a range of leasing and purchasing opportunities of varying size and specification, suitable for both large and small format businesses, enterprises and operations.



Residential

Every way home

Supported by the significant investment of specialised master-planning, Ormiston Town Centre's residential offering represents a unique lifestyle opportunity for families, individuals and investors.

Ormiston Town Centre has been carefully designed in order to create a rewarding environment with a highly sustainable infrastructure that considers the current and future needs of its residents. It will offer compelling features and benefits and rational reasons to call Auckland's inspired new neighbourhood home.

Residents will enjoy life in a traditional urban village setting, and at the heart of an inviting community that offers unprecedented access to amazing facilities and the beauty of the surrounding countryside.

Affordable, high quality housing will include a diverse mix of contemporary design living. Ormiston will offer a choice of courtyard houses, terrace houses, zero lot houses, intergenerational houses, apartments and highly appealing work/live spaces. Homes clustered around green spaces and shared spaces will create neighbourhoods and provide an enhanced sense of community, society, safety and belonging.

Everything Ormiston residents will need, and everything a strong community requires, will be within easy reach. Ormiston's convenience and connectivity translates to a lattice of laneways and tree-lined, pedestrian-friendly streets offering expansive views of Barry Curtis Park. Its dedicated cycle ways, integrated public transport, bus facilities, and pedestrian networks will weave together the town centre, the residential neighbourhoods and open spaces, connecting families to friends, schools, shopping, a range of recreational facilities and cultural and public amenities, and to an all together better way of modern life.

Construction of Stage 1, Blocks A & B for 63 terraced houses will commence in the third quarter of 2015.









Ormiston Community

Every feature, every benefit

The robust infrastructure that supports Ormiston's strong community focus has been a key consideration in its development as a vibrant, thriving master-planned community.

As a mixed-use development Ormiston Town Centre and its surroundings offer the perfect balance for modern living. Designed to support the community's needs for today and tomorrow with a wide range of important features and facilities that are significant to everyday living and the unique Ormiston lifestyle:

- Schools
- Community centre
- Library
- Extensive retail offering
- Superior food and beverage offering
- Aquatics centre
- Cinema
- Playgrounds
- Parks, ponds and green spaces
- Pedestrian and cycle pathways

The Ormiston environment will encourage a sense of community belonging.

Surrounded by the green spaces of south-east Auckland, residents will have access to the Barry Curtis Park, playgrounds, cycleways, somewhere to sail a toy boat, and plenty of room to kick a ball and fly a kite. Shopping and dining will be refreshingly different, and Ormiston's educational and entertainment facilities will excite and inspire. It's the ideal place to raise a family and develop friendships that will last a lifetime.



Key partners

Ormiston Town Centre is being developed with the assistance, professional services and extensive expertise of a number of key partners:

Developer – Todd Property Group Ltd

Todd Property Group, owned by Wellington-based Todd Corporation, specialises in the development and execution of master-planned communities throughout NZ. www.toddproperty.co.nz

ACPL (Auckland Council Property Limited)

ACPL manages and facilitates property development predominantly focused on the housing market, and regeneration of town centres. ACPL works in conjunction with a significant number of private and other sectors on developments designed to drive successful outcomes for greater Auckland. www.acpl.co.nz

Auckland Council

As the local government representative, Auckland Council plays a key role in meeting regional, local and community needs by providing the necessary resources and infrastructure required to support growth, development and prosperity. www.aucklandcouncil.govt.nz

Town Planner – Barker & Associates Ltd

Barker & Associates is a planning consultancy firm that specialises in all aspects of urban and environmental planning including resource consent applications, notices of requirement and outline plans, and plan changes and submissions. www.barker.co.nz

Masterplanner – Brewer Davidson Architecture

Specialising in managing the documentation and construction of projects throughout NZ and Australia. Brewer Davidson's extensive experience extends to commercial building projects, retail fit-outs, urban design and master-planning. www.brewerdavidson.co.nz

Geotechnical Engineer – Coffey

Coffey provides geotechnical engineering services across Australia, NZ, Canada and the UK. Its services include ground improvement, site investigation and geotechnical interpretation. www.coffey.com

Retail Consultant – Colliers

The largest commercial property firm in Australasia, Colliers provides valuation, real estate management, project and building consultancy, tenant representation, research and consulting services, alongside its sales and leasing agency business. www.colliers.co.nz

Fire Safety Consultants – Crossfire

Crossfire provides specialist fire engineering and fire safety consulting services to the property and construction industry. www.xfire.co.nz

Civil Engineer Survey – Harrison Grierson

Harrison Grierson is one of Australasia's leading engineering and design consultancies, specialising in four key market sectors: land and buildings; water and the environment; utilities and transport. www.harrisingrierson.com

Structural –

Holmes Consulting Group

HCG is the largest specialist structural engineering consultancy in NZ and an affiliated business in San Francisco. HCG specialties include structural engineering, civil structures and low damage design. www.holmesgroup.com

Consulting Engineers – NDY

NDY is a leading firm of consulting engineers that delivers highly innovative and tailored solutions to clients from a wide range of markets including building, sustainability, health, transport, mission critical, defence, industry and utilities. www.ndy.com

Architects –

NH Architects and Jasmax

NH Architecture – NH is an award-winning Melbourne based design studio that engages in the complex nature of design through open debate and a collaborative environment. www.nharchitecture.net

Jasmax – A New Zealand design firm with offices in Auckland, Christchurch, Tauranga and Wellington, Jasmax's depth and breadth of work spans projects in the civic and community, commercial, hospitality, transport, retail, residential, and sports and recreation industries. www.jasmax.com

Branding Consultants –

Novo Strategic Advertising and Design

Novo is a full service brand strategy and creative communications agency. Novo provides the leading thinking and expertise behind some of NZ's most iconic brands. www.novo.co.nz

Traffic Engineer –

Opus International Consultants

Opus is a multi-disciplinary infrastructure consultancy that provides professional services for leading infrastructure projects for both the public and private sectors. www.opus.co.nz

Demographics –

Property Economics

Property Economics is one of NZ's leading firms of property market analytics and economic enquiry, specialising in tailored research services both to the private and public sectors. www.propertyeconomics.co.nz

Cost Consultant –

Rider Levett Bucknall

Rider Levett Bucknall is an independent, global property and construction practice that provides cost management, project management and advisory services across Asia, Oceania, Europe, Middle East, Africa and the Americas. www.rlb.com

Project Manager – RCP

RCP is a substantial construction industry specialist and has been providing NZ's property industry with superior project management and project programming services since 1996. www.rcp.co.nz

Urban Designer – Studio Pacific

A Wellington based architecture firm, Studio Pacific is at the forefront of sustainable design in NZ. Studio Pacific undertakes a large range of projects, from small individual furniture items to significant projects involving entire new towns. www.studiopacific.co.nz

Retail Demographics –

URBIS

Urbis is a professional consulting firm specialising in the use, development, investment and governance of property, cities and communities. Urbis has particular expertise in the built, economic and social environments and works closely alongside clients to achieve exceptional outcomes. www.urbis.com.au



Timeline

Ormiston Town Centre
will be developed over eight
years, with construction
commencing in 2014.



Q4 2014

Stage 1, Block C,
Pak'nSave Supermarket
construction commences



Q3 2015

Stage 1, Blocks A & B,
Construction of 63
terrace houses




Q4 2015

Stage 1, Pak'nSave
supermarket completed



2016

Stage 2, Blocks FJ retail
construction commences



2016–2022

Stage 3
Blocks D, G, L, M









www.ormistontown.co.nz



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