



30 July 2025

HUD2025-007236

s 9(2)(a)

Tēnā koe s 9(2)(a)

On 3 June 2025, Te Tūāpapa Kura Kāinga – Ministry of Housing and Urban Development (the Ministry) received your request for the information under the Official Information Act 1982 (the Act) related to:

1/ Toitū Tairāwhiti, (which is made up of the CEs of the four iwi of Te Tairāwhiti, Ngāti Porou, Rongowhakaata, Ngai Tamanuhiri and Te Aitanga a Mahaki); and also

2/ Toitū Tairāwhiti Housing Limited (TTHL) and its subsidiaries, including Maru Ora Limited and Toitū Tairāwhiti Builtsmart Limited.

For request 1, information you requested related to Crown Funding and Financial Allocations, Purpose of Funding and Deliverables, Funding Formula and Allocation Criteria, Contractual Recognition of Iwi Groups, Accountability, Monitoring, and Audit, and Financial Reporting.

For request 2, information you requested related to Crown Funding and Financial Allocations, Purpose and Use of Funding, Outputs and Deliverables to Date, Funding Formula and Distribution Criteria, Contractual Recognition of Iwi Groups, Accountability and Oversight by the Crown, and Financial Reporting.

The scope of information in your request also includes "...Crown documents or communications" and "...internal communications...". The Ministry has investigated and found that the total amount of email correspondence is substantial and cannot be made available without substantial collation and research. This part of the request is therefore refused under section 18(f) of the Act.

On 30 June 2025, the Ministry contacted you noting it was necessary to extend the time limit for the decision to be made to 28 July 2025. This was because your request necessitated a search through a large quantity of information and meeting the original time limit would unreasonably interfere with our operations and consultations were necessary with other agencies as such that a proper response cannot reasonably be made within the original time limit.

On 28 July 2025, the Ministry notified you that we had decided to grant your request, however we were still working to finalise the documents to provide to you.

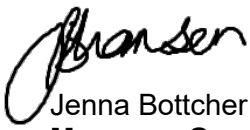
The Ministry has decided to provide you with direct answers to your questions, and this is attached to this letter as an Annex. If there is anything that you wish to have further explanation of, please contact us.

The documents that have been considered in this response and have been the sources for the answers provided have been collated and are currently being consulted on. We anticipate these documents will be provided to in a couple of weeks.

You have the right to seek an investigation and review of my response by the Ombudsman, in accordance with section 28(3) of the Act. The relevant details can be found on the Ombudsman's website at: www.ombudsman.parliament.nz.

As part of our ongoing commitment to openness and transparency, the Ministry proactively releases information and documents that may be of interest to the public. As such, this response, with your personal details removed, may be published on our website.

Nāku noa, nā



Jenna Bottcher Hansen

Manager, Government Services

Te Tūāpapa Kura Kāinga – Ministry of Housing and Urban Development

Annex to HUD2025-007236

This summary provides answers to the queries set out in your Official Information Act (OIA) request regarding Crown funding and activities related to Toitū Tairāwhiti Housing Limited (TTHL), including Maru Ora and its subsidiaries.

Key Sections and Highlights

1. Crown Funding and Financial Allocations

- Total Crown funding allocated: \$188,320,605 (as of June 2025)
- Funding provided by: Te Tūāpapa Kura Kāinga (HUD) and Te Puni Kōkiri (TPK)
- Projects funded through Maru Ora, TTHL, including, Cabin funding and GST support.

2. Purpose of Funding and Deliverables

- Funding supports construction, infrastructure, capability, and management.
- Deliverables include housing units, infrastructure, and reporting milestones.

3. Funding Formula and Allocation Criteria

- Criteria: housing deprivation, delivery readiness, whenua Māori, and regional alignment.
- Te Tairāwhiti identified as a priority region due to high housing need and Māori population.

4. Contractual Recognition of Iwi Groups

- A Kawenata outlines partnership principles and iwi-led delivery responsibilities.
- TTHL accountable for project delivery and alignment with whānau aspirations.

5. Accountability, Monitoring, and Audit

- Programme Governance Group (PGG) established for oversight.
- Includes Crown appointee and independent members.
- GST oversight funding provided to support compliance.

6. Financial Reporting

- Most recent financial reports are pending classification.
- Audited statements to be provided when available.

1. Crown Funding and Financial Allocations

- *The total amount of Crown funding allocated to Toitū Tairāwhiti (including Maru Ora) since its establishment.*
- *The dates on which each funding allocation was approved and disbursed.*
- *The government departments, agencies, or Crown entities that provided the funding.*

The total Crown funding allocated to Toitū Tairāwhiti Housing Limited (including Maru Ora) since its establishment amounts to **\$188,320,605**.

This funding has been provided by Te Tūāpapa Kura Kāinga – Ministry of Housing and Urban Development (HUD) and Te Puni Kōkiri – Ministry for Māori Development (TPK), and is summarised below:

- A. Maru Ora – \$9,108,000 (Project completed)**
 - Funding granted to support the development of 23 homes and infrastructure sites.
 - Approved July 2021.
 - Jointly funded by HUD and TPK.
- B. Maru Ora: Toitū Whakatohea Project – \$14,619,605 (Project completed)**
 - Funding granted to support the development of 28 homes and 20 infrastructure sites.
 - December 2021 approved.
 - Jointly funded by HUD and TPK.
- C. TTHL – 150 Homes: \$55,000,000**
 - Funding granted to support the development of 150 home infrastructure sites.
 - Approved May 2022.
 - Project still underway and due to reach full completion of the development.
- D. TTHL Cabins: \$15,000,000 (Project completed)**
 - Funding granted to assist with transportation and installation of cabins to whanau impacted and displaced following cyclone Gabrielle weather event.
 - May 2023 Approved.
- E. TTHL – 75 Homes: \$34,990,000**
 - Funding granted to assist with the development of a further 75 homes and associated infrastructure sites.
 - November 2023 approved.
 - Project is currently underway.
- F. GST Support: \$10,853,000 (completed)**
 - To assist the continued momentum of housing delivery by providing funding to meet GST compliance initially not included in previous funding for TTHL for the first four projects listed as A, B and C.
 - March 2025 approved.
- G. TTHL – 150 Homes: \$48,750,000**
 - April 2025 approved.
 - Project underway.

2. Purpose of Funding and Deliverables

- *The stated objectives, intended outcomes, and performance indicators associated with each funding allocation.*
- ***Copies** of funding agreements, contracts, memoranda of understanding (MOUs), or deeds outlining the agreed use of the funds.*
- ***A list of** projects, initiatives, or programmes funded through these arrangements (completed, active, or upcoming).*
- *For each individual funding contract, please provide a summary of outputs or deliverables achieved to date, including any status reports, milestone tracking, or completion records submitted to the Crown.*
- *Where applicable, provide details of any outputs, deliverables, or outcomes achieved by individual iwi groups or entities involved in the delivery of activities under these contracts. This includes any reporting received by the Crown from iwi or other records held that relate to iwi-led delivery.*

Funding agreements specify the use of funds for construction, infrastructure, capability development, and management. TTHL is responsible for ensuring that all funding is used in accordance with the terms of the agreements. Any unused or misallocated funds are subject to repayment to the Crown.

Deliverables include:

- Completion of housing units
- Infrastructure development
- Capability building within TTHL
- Reporting and milestone tracking.

Where applicable, iwi-led delivery outcomes are documented through reporting mechanisms and are held by the Crown.

3. Funding Formula and Allocation Criteria

- *The funding formula, methodology, or decision-making criteria used to allocate funding to Toitū Tairāwhiti.*
- *Whether funding allocations were based on factors such as population size, regional need, scope of work, or other considerations.*
- *Any internal policy documents or communications that describe how funding levels were determined.*

To determine Whai Kāinga Whai Oranga priority areas for initial investment, funding decisions were informed by:

- Housing deprivation
- Delivery partner readiness
- Concentrations of whenua Māori
- Alignment with place-based investment strategies.

HUD and TPK identified five key regions in New Zealand that fit the criteria for initial investment and Te Tairāwhiti was one of the five regions.

At the National Iwi Chairs Forum in 2021, Te Tairāwhiti was chosen as one of the regions who were ready to take a collective iwi prototype proposal forward. It was also chosen due to an immediate and acute need within the Tairāwhiti region and was identified as a priority region due to:

- High housing register per capita (at the time 588 eligible applicants as of December 2021)
- Significant Māori population experiencing housing stress (Māori in Gisborne made up over 52% of the population – with nearly 20% living in severely crowded or crowded housing)
- Low Māori home ownership rates (for Māori across the region was 31% compared to nearly 65% for non-Māori).

The National Iwi Chairs forum also recognised TTHL as an iwi ready partner with the government resulting in HUD signing a Programme Delivery Partnership Agreement (PDPA) with TTHL to accelerate housing for whānau Māori. (More information can be found on HUD's website at: <https://www.hud.govt.nz/news/toitu-tairawhiti-the-second-whai-kainga-whai-oranga-prototype>)

4. Contractual Recognition of Iwi Groups

- *Whether the contracts or funding agreements between the Crown and Toitū Tairāwhiti explicitly recognise the role, interests, or responsibilities of the participating iwi.*
- *Any clauses or schedules that define governance roles, representation, or iwi-led decision-making in relation to the funded activities.*

The Crown and TTHL entered into a Kawenata, a legally binding agreement that outlines partnership principles and acknowledges the importance of iwi-led housing solutions.

Key provisions include:

- TTHL's responsibility for project delivery
- Recognition of iwi leadership and decision-making
- Commitment to uphold the mana of iwi Rangatira
- Delivery aligned with whānau aspirations and legal standards.

By partnering together to develop, test and embrace iwi-led housing delivery, via a prototype, through a high-trust model (the Toitū Tairāwhiti Prototype), the Crown provided grant funding to TTHL, with TTHL being responsible for the activities and matters carried out as part of the Toitū Tairāwhiti Prototype. It is also acknowledged that TTHL staff are not able to undermine the mana of a Rangatira of an iwi.

As mentioned, the delivery will be in a high priority place-based region, based on housing deprivation, delivery partner readiness, concentrations of whenua Māori (including general land owned by Māori/iwi) and alignment with place-based focus areas and other Government investment.

The responsibilities of TTHL include:

- ensuring that its project arrangements best meet the needs and aspirations of the whānau who will be provided with a home to rent and to buy as part of this programme
- all aspects of project delivery, including how it structures and documents those project arrangements provided that it must do so in a way that is prudent, complies with relevant laws and satisfies the standards described in this Agreement.

5. Accountability, Monitoring, and Audit

- *The specific accountability, reporting, and performance monitoring mechanisms used to ensure proper use of public funding.*
- *Whether any audits, evaluations, or independent reviews have been undertaken to assess the use of funds. If so, please provide copies or summaries.*
- *Any issues raised in the course of monitoring or audits, and what actions (if any) were taken.*
- *Confirmation of whether any performance reviews, monitoring reports, or audits are required before new or additional funding is released.*

To best manage accountability, monitoring and auditing (if any) a Programme Governance Group (PGG) was established to oversee the programme also including a crown appointee comprising of:

- TTHL Managing Director
- Independent member
- Crown-appointed member with housing expertise.

The PGG is responsible for:

- Monitoring progress and performance
- Reviewing budgets and invoices
- Ensuring compliance with funding agreements.

The Crown Appointed Member:

- a) will be the “human face” of the Crown on the PGG and is entitled to report directly to the Crown on any matters in relation to this Agreement
- b) is entitled to receive all TTHL Board of Director Meeting packs and attend the meetings of the board of TTHL as an observer if they wish
- c) may be replaced at any time by HUD and TPK acting unanimously
- d) does not have the ability to bind the Crown under this Agreement.

It is also the responsibility of TTHL to ensure that the PGG is provided with all information in relation to the Programme to ensure that the PGG can undertake the following:

- a) monitoring, and reporting to TTHL, through the Managing Director and Senior Management of TTHL, on the Programmes general progress and performance, including in relation to each Project Site
- b) confirming annual operational
- c) confirming the use of Received Funds is in accordance with clauses within the PDPA
- d) reviewing all invoices paid by TTHL each month.

From inception to completion, TTHL and the Crown agencies continue to regularly review the progress of current funded development.

Where the Crown or TTHL has any concerns with how the PGG is performing its role as contemplated by this Agreement and the PGG Terms of Reference, then either party may raise this with the other party through the Key Contacts and the parties will look to address this in accordance with the principles set out in the Kawenata.

While formal audits have not yet been required, HUD identified a GST oversight issue and provided additional funding to support compliance.

6. Financial Reporting

- *The most recent audited annual financial statements or accounts for Toitū Tairāwhiti.*
- *If full audited accounts are unavailable, please provide the most recent available financial reports or summaries.*

As various projects remain to be underway the most recent financial reports for TTHL are currently withheld under sections 9(2)(b)(ii), 9(2)(i), and 9(2)(j) of the OIA. These sections are to ensure that the commercial position of the person who supplied or who is the subject of the information is not unreasonably prejudiced, ensures that the Crown or any public service agency or organisation can carry out commercial activities, and that the Crown or any public service agency or organization can carry on commercial negotiations.