



DOIA21/22090637

s 9(2)(a)

Dear s 9(2)(a)

Thank you for your email on 19 September 2021 requesting the following information under the Official Information Act 1982 (the Act):

*Give me the communications/meetings/information between your representatives and people purporting to act on behalf of Taranaki Whānui from either PNBST or TWL or commercial/development companies regarding our RFT land:*

- 1) timeframe: from the date of the MOU between Taranaki Whānui, i.e. 1 Feb 2019*
- 2) issue: the HUD information related to the right of first refusal processes linked to this MOU;*

We have identified 49 unique email chains in scope of your request. These emails, including attachments, are released to you with some information withheld under the following sections of the Act:

Section of Act	Reason
9(2)(a)	To protect the privacy of natural persons
9(2)(h)	To maintain legal professional privilege

This is summarised in the attached document schedule.

Note that some attachments have not been included where they have already been released, such as the Memorandum of Understanding or duplicated attachments.

In terms of section 9(1) of the Act, I am satisfied that, in the circumstances, the decision to withhold information under section 9 of the Act is not outweighed by other considerations that render it desirable to make the information available in the public interest.

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 [www.ombudsman.parliament.nz](http://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.

Yours sincerely

**Matt Fraser**  
**Manager Land Acquisition and Development**

## Document schedule

Number	Date	Subject	Section of the Act applied
1	Undated	Mt Crawford – Status Update	N/A
2	18 August 2021	Fwd: Mural being painted over at Mt Crawford	9(2)(a)
3	29 July 2021	RE: Buchanan, Graeme - Mt Crawford questions DOIA20/21070592	9(2)(a)
4	20 July 2021	Re: Incident - Mt Crawford Occupiers - earthworks activity on site	9(2)(a)
5	8 July 2021	Mt Crawford - Geotech	N/A
6	6 July 2021	RE: Mt Crawford - Geotech Testing	9(2)(a)
7	5 July 2021	Mt Crawford - Geotechnical Testing	9(2)(a)
8	5 July 2021	RE: Mt Crawford - Geotech Testing	9(2)(a)
9	1 July 2021	Re: Review of Mt Crawford	9(2)(a)
10	1 July 2021	Re: WWL query regarding Mt Crawford Development	9(2)(a)
11	30 June 2021	Fwd: Mt Crawford - Geotech Testing	9(2)(a)
12	29 June 2021	Fwd: Mt Crawford - Geotech Testing	9(2)(a)
13	28 June 2021	RE: Mt Crawford - Geotech Testing	9(2)(a)
14	17 May 2021	FW: [COMMERCIAL]RE: Pre-application meeting with Scope Planning (Stephanie Blick)	9(2)(a)
15	3 May 2021	RE: List of Valuers- Mt Crawford	9(2)(a)
16	21 April 2021	Re: Mt Crawford - Valuation date	9(2)(a) 9(2)(h)
17	18 April 2021	Mt Crawford	N/A
18	1 April 2021	Re: Updates - Mt Crawford	9(2)(a)
19	22 February 2021	RE: New Fibre Request – Awaiting consent 00292747 - Mt Crawford	9(2)(a)
20	3 February 2021	2021-01-28 - Instruction to Valuers Mt Crawford West Prison Area 4 East Prison Area 5	N/A
21	2 December 2020	RE: Aro - Financial Model	9(2)(a)
22	19 November 2020	Re: Mount Crawford -Costs of due diligence on Mount Crawford	9(2)(a)
23	10 November 2020	FW: LINZ - land at Watts Peninsula - Notice of disposal	9(2)(a)
24	4 November 2020	Mt Crawford – Plan	N/A
25	29 October 2020	Re: Initial Valuation Discussion- Mt Crawford	9(2)(a)
26	16 October 2020	MOU -can you provide me a copy of teh redacted version you released ? See from you -rgs lisle	N/A
27	9 October 2020	RE: Costs concerning evaluation of Mt Crawford	9(2)(a)
28	7 October 2020	Mt Crawford - Scope	9(2)(a)
29	24 September 2020	Re: Mt Crawford	9(2)(a)

Number	Date	Subject	Section of the Act applied
30	23 September 2020	RE: Mt Crawford	9(2)(a)
31	21 September 2020	Re: Mt Crawford – Update	9(2)(a)
32	9 September 2020	Mt Crawford - Scope	N/A
33	7 August 2020	RE: Mt Crawford - Miramar Peninsula - Fast Track potential	9(2)(a)
34	2 August 2020	Re: Mt Crawford	9(2)(a)
35	1 August 2020	Re: Mt Crawford	9(2)(a)
36	16 July 2020	RE: Mt Crawford - housing feasibility decision	9(2)(a)
37	16 July 2020	RE: Mt Crawford - Miramar Peninsula [UNCLASSIFIED]	9(2)(a)
38	Undated	Accepted: Mt Crawford – Disposal timeframes	N/A
39	1 April 2020	RE: Mt Crawford - Colliers Valuation-Information provided	9(2)(a)
40	27 March 2020	Mt Crawford – Documents	N/A
41	9 March 2020	RE: Te Motu Kairangi / Watts Peninsula Reserve Establishment	9(2)(a)
42	9 March 2020	RE: Mt Crawford - Miramar Peninsula [UNCLASSIFIED]	9(2)(a)
43	Undated	Accepted: Mt Crawford	N/A
44	5 August 2019	Re: Mt Crawford Draft Valuation Report [IN-CONFIDENCE:RELEASE EXTERNAL]	9(2)(a)
45	3 April 2019	Fwd: Shelly Bay & Mt Crawford	9(2)(a)
46	27 February 2019	Fwd: BID	9(2)(a)
47	12 February 2019	MOU -Mt Crawford	9(2)(a)
48	4 February 2019	FW: Mt Crawford DA	9(2)(a)
49	4 February 2019	RE: FW: Mt Crawford MOU - signed by HUD [IN-CONFIDENCE:RELEASE EXTERNAL]	9(2)(a)

[illegible]



**From:** Earl Hope-Pearson  
**To:** [Lisle Mcerlane](#); [Phillip Stroud](#)  
**Cc:** [jamie.tuuta@xtra.co.nz](mailto:jamie.tuuta@xtra.co.nz)  
**Subject:** Fwd: Mural being painted over at Mt Crawford  
**Date:** Wednesday, 18 August 2021 8:52:15 AM

---

Lisle/ Phil

As below, I am unaware of what the mural is on the Prison or why we receipted the below request for confirmation.

In respect of the project total, can we please have a meeting to discuss next steps and direction from here in light of the events on site and current timeframes for any consenting process and commercials.

Nga mihi

Earl

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**From:** Richard Gibson <[rgibson@egmontdixon.com](mailto:rgibson@egmontdixon.com)>  
**Sent:** Wednesday, August 18, 2021 8:32:51 AM  
**To:** William Melville <[William.Melville@wcc.govt.nz](mailto:William.Melville@wcc.govt.nz)>  
**Cc:** Earl Hope-Pearson <[ehopepearson@egmontdixon.com](mailto:ehopepearson@egmontdixon.com)>  
**Subject:** RE: Mural being painted over at Mt Crawford

Kia ora William,

This is not part of any works from us

Kind regards,

RICHIE GIBSON  
DEVELOPMENT COORDINATOR  
s 9(2)(a)



[LEVEL 4, NEC HOUSE, 40 TARANAKI STREET](#)

---

**From:** William Melville <[William.Melville@wcc.govt.nz](mailto:William.Melville@wcc.govt.nz)>  
**Sent:** Monday, 16 August 2021 4:31 PM  
**To:** Richard Gibson <[rgibson@egmontdixon.com](mailto:rgibson@egmontdixon.com)>  
**Subject:** Mural being painted over at Mt Crawford

Hi Richie

Sorry to reach out to you but we have been contacted by a councillor asking about a mural that has been painted over at Mt Crawford prison.

Do you know if this is part of the works you are doing up there or whether it is a member of the public?

Any intel I can give back to the councillor would be appreciated even if it is that ED aren't aware of it.

Thanks in advance.

Nga mihi

Will Melville

Sent from my iPhone

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Official Information Act 1982

**From:** Earl Hope-Pearson  
**To:** [Phillip Stroud](#)  
**Cc:** [lisle\\_mcerlane@ascendcapital.co.nz](mailto:lisle_mcerlane@ascendcapital.co.nz)  
**Subject:** RE: Buchanan, Graeme - Mt Crawford questions DOIA20/21070592  
**Date:** Thursday, 29 July 2021 8:45:27 PM  
**Attachments:** [image002.png](#)  
[711195.001 RE 20190128 Master - Desktop Site Analysis - Former Mount Cra....pdf](#)

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Kia Ora Phil

Please refer the initial assessment completed by Calibre pages 20 to 24. No major issues have been identified as part of this assessment; noting a requirement for a formal traffic assessment to be undertaken.

Once we have confirmed the development quantum following completion of site due diligence a formal traffic assessment will be completed.

Nga mihi

EARL HOPE-PEARSON  
DEVELOPMENT DIRECTOR  
M s 9(2)(a)



---

**From:** Phillip Stroud <[Phillip.Stroud@hud.govt.nz](mailto:Phillip.Stroud@hud.govt.nz)>  
**Sent:** Thursday, 29 July 2021 3:19 PM  
**To:** Earl Hope-Pearson <[ehopepearson@egmontdixon.com](mailto:ehopepearson@egmontdixon.com)>  
**Subject:** FW: Buchanan, Graeme - Mt Crawford questions DOIA20/21070592

Do we have anything about traffic assessment ? See below request.

Nga mihi

**Phil Stroud**

Acting Team Leader  
Te Tuapapa Kura Kainga – Ministry of Housing and Urban Development

DDI +64 4 831 6056 | Mobile s 9(2)(a)

Out of Scope

A large, solid grey rectangular area that covers the bottom half of the page, indicating that the content has been redacted.

**From:** Earl Hope-Pearson  
**To:** [Phillip Stroud](#)  
**Cc:** [lisle\\_mcerlane](#); [Jamie Tuuta](#)  
**Subject:** Re: Incident - Mt Crawford Occupiers - earthworks activity on site  
**Date:** Tuesday, 20 July 2021 2:11:54 PM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)  
[image005.png](#)

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Phil

We have not been on site since the occupation established itself and have nothing to add.

I am not aware of any other works on site by the occupiers or other and will revert to Taranaki Whanui.

Nga mihi

Earl

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**From:** Phillip Stroud <Phillip.Stroud@hud.govt.nz>  
**Sent:** Tuesday, July 20, 2021 1:31:22 PM  
**To:** Earl Hope-Pearson <ehopepearson@egmontdixon.com>  
**Cc:** lisle\_mcerlane <lisle\_mcerlane@ascendcapital.co.nz>; Jamie Tuuta <jamie.tuuta@xtra.co.nz>  
**Subject:** FW: Incident - Mt Crawford Occupiers - earthworks activity on site

Hi Earl

See the latest below from LINZ regarding the Mt Crawford site. In an earlier email the following was mentioned. Do you have anything to add regarding your activities on Site?

*I have just spoke with ??? on the phone about an unfolding event in relation the new occupiers at the Mt Crawford Prison. I spoke with Colliers at 10am, who had spoken with the farm leasee who informed us that the occupiers have an excavator on site at Mt Crawford and are undertaking "extensive earthworks". At this stage I cannot confirm the extent of the works and if in fact they are extensive or not.*

Note the email advice below about safety requirements if at site.

Nga mihi

**Phil Stroud**

Acting Team Leader

Te Tāpapa Kura Kainga – Ministry of Housing and Urban Development

DDI +64 4 831 6056 | Mobile **s 9(2)(a)**

Out of Scope

**From:** Earl Hope-Pearson  
**To:** [Phillip Stroud](#); [Lisle Mcerlane](#); [jamie.tuuta@xtra.co.nz](mailto:jamie.tuuta@xtra.co.nz)  
**Subject:** Mt Crawford - Geotech  
**Date:** Thursday, 8 July 2021 6:33:38 AM

---

Kia Ora All

I have had a verbal report back from the Geotech Engineer that the ground conditions at Mt Crawford are suitable for the proposed form of development and no surprises have been identified.

Next week the geotech activities move to test pits we have a number of test pits to complete.

I am seeking also for contamination testing at the same time so we should by completion of reporting have all aspects of the feasibility and assessment complete

Phil has the valuer been instructed? I have not seen any valuation brief or pack. We would like to see this before it goes to qualify any of the information or assumptions provided and made.

Nga mihi

Earl

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Official Information Act 1982

**From:** Andy Pomfret  
**To:** David Hunter; Earl Hope-Pearson; lisle\_mcerlane@ascendcapital.co.nz  
**Cc:** Phillip Stroud; Trish Gavin  
**Subject:** RE: Mt Crawford - Geotech Testing  
**Date:** Tuesday, 6 July 2021 2:18:52 PM  
**Attachments:** image001.png  
image002.png  
image003.png  
image004.png  
image005.png  
image006.png  
image007.png  
image009.png

Hi David

Yes, they are graffitiing the prison walls with some derogatory comments about The Wellington Company  
A community security car did stop by earlier in the day but didn't stop them and drove off

Regards  
Andy



**Andy Pomfret | Senior Geotechnical Engineer**  
Unit 6 Level 1 114 St George's Bay Rd, Parnell, Auckland 1052  
Mob: 9(2)(a) Ph: +64 9 977 0460  
[www.initia.co.nz](http://www.initia.co.nz) [apomfret@initia.co.nz](mailto:apomfret@initia.co.nz)

**From:** David Hunter <DHunter@linz.govt.nz>

**Sent:** Tuesday, 6 July 2021 2:06 PM

**To:** Andy Pomfret <APomfret@initia.co.nz>; Earl Hope-Pearson <ehopepearson@egmontdixon.com>; lisle\_mcerlane@ascendcapital.co.nz

**Cc:** Phillip Stroud <phillip.stroud@hud.govt.nz>; Trish Gavin <tgavin@linz.govt.nz>

**Subject:** RE: Mt Crawford - Geotech Testing

Hi Andy,

Thanks for confirming

In regards to the guys writing slogans, are they graffitiing the Prison walls? I will raise it with the property management team

Regards,

**David Hunter**

Senior Portfolio Manager  
Land and Property Wellington

[dhunter@linz.govt.nz](mailto:dhunter@linz.govt.nz) | DDI 04 831 1668



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**From:** Andy Pomfret <APomfret@initia.co.nz>

**Sent:** Tuesday, 6 July 2021 1:46 p.m.

**To:** David Hunter <DHunter@linz.govt.nz>; Earl Hope-Pearson <ehopepearson@egmontdixon.com>; lisle\_mcerlane@ascendcapital.co.nz

**Cc:** Phillip Stroud <phillip.stroud@hud.govt.nz>; Trish Gavin <tgavin@linz.govt.nz>

**Subject:** RE: Mt Crawford - Geotech Testing

Hi David

Thanks for the information we can add this to our investigation plan

Our nearest borehole (BH) is approximately 100m to the south west of the most western part of the possible Pa site as shown on your plan

The test locations are typically very close to the road on in the central area of the site

There are a few guys hanging around the site but they aren't really hassling the geologist or drilling crew just appear to be writing slogans on the walls

Regards

Andy



**Andy Pomfret | Senior Geotechnical Engineer**  
Unit 6 Level 1 114 St George's Bay Rd, Parnell, Auckland 1052  
Mob: 9(2)(a) Ph: +64 9 977 0460  
[www.initia.co.nz](http://www.initia.co.nz) [apomfret@initia.co.nz](mailto:apomfret@initia.co.nz)

**From:** David Hunter <DHunter@linz.govt.nz>

**Sent:** Tuesday, 6 July 2021 4:21 PM

**To:** Earl Hope-Pearson <ehopepearson@egmontdixon.com>; lisle\_mcerlane@ascendcapital.co.nz

**Cc:** Phillip Stroud <phillip.stroud@hud.govt.nz>; Trish Gavin <tgavin@linz.govt.nz>; Andy Pomfret <APomfret@initia.co.nz>

**Subject:** RE: Mt Crawford - Geotech Testing

Kia ora Tim and Earl,

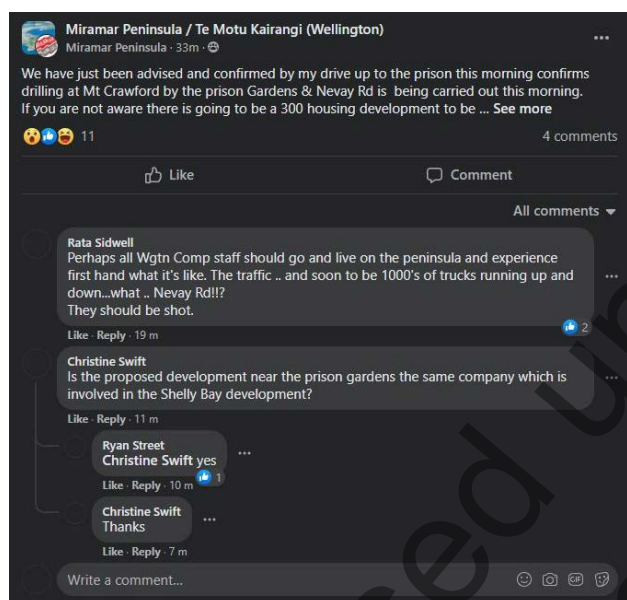
I understand that the access for Geotech investigation relates only to the Prison land. However as an FYI, you may be aware that there is a potential Pa site encroaching on Area 5 (shown below), we wouldn't want drilling around this location until further investigations are carried out

I have also attached a Facebook post regarding the drilling, LINZ has not issued a media statement regarding this

Let me know if you would like to discuss



[https://www.facebook.com/Miramar-Peninsula-173150896069016/?hc\\_ref=ARTTug5UR8xqTBY7mLwZNW1wO9bA00yQbqAT4KwpO26OHF3pTjz6CwIWditL8Lzas&fref=nf&\\_tn\\_ =kC-R](https://www.facebook.com/Miramar-Peninsula-173150896069016/?hc_ref=ARTTug5UR8xqTBY7mLwZNW1wO9bA00yQbqAT4KwpO26OHF3pTjz6CwIWditL8Lzas&fref=nf&_tn_ =kC-R)



**David Hunter**  
Senior Portfolio Manager  
Land and Property Wellington  
[dhunter@linz.govt.nz](mailto:dhunter@linz.govt.nz) | DDI 04 831 1668



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**From:** Earl Hope-Pearson <[ehopepearson@emountdixon.com](mailto:ehopepearson@emountdixon.com)>  
**Sent:** Friday, 2 July 2021 9:41 a.m.  
**To:** David Hunter <[DHunter@linz.govt.nz](mailto:DHunter@linz.govt.nz)>  
**Cc:** Phillip Stroud <[phillip.stroud@hud.govt.nz](mailto:phillip.stroud@hud.govt.nz)>; Trish Gavin <[tgavin@linz.govt.nz](mailto:tgavin@linz.govt.nz)>; Lisle Mcerlane <[lisle\\_mcerlane@ascendcapital.co.nz](mailto:lisle_mcerlane@ascendcapital.co.nz)>; Andy Pomfret <[APomfret@initia.co.nz](mailto:APomfret@initia.co.nz)>  
**Subject:** RE: Mt Crawford - Geotech Testing

Kia Ora David

Apologies for the delay in coming back to you, the letter is being confirmed by Taranaki Whanui Limited Chairperson today

Communications as follows

Regards

Earl

Mt Crawford Prison – Geotechnical Assessments

Geotechnical works will be undertaken on the Mt Crawford Prison site over the coming weeks

The works will involve undertaking soil samples via hand and machine augers



The works will be isolated to discrete locations across the Prison site and will take approximately five days to complete; commencing 5 July 2021

The works will be undertaken between the hours of 7 30am to 5pm and will be supervised by a geotechnical engineer

The works will be undertaken in accordance with strict health and safety criteria and all work areas will be isolated whilst the works are being completed

If you have any issues please do not hesitate to contact

RICHIE GIBSON  
DEVELOPMENT COORDINATOR

s 9(2)(a)  
[rgibson@egmontdixon.com](mailto:rgibson@egmontdixon.com)

EARL HOPE-PEARSON  
DEVELOPMENT DIRECTOR  
Ms 9(2)(a)



**From:** David Hunter <[DHunter@linz.govt.nz](mailto:DHunter@linz.govt.nz)>  
**Sent:** Wednesday, 30 June 2021 2:39 PM  
**To:** Earl Hope-Pearson <[ehopepearson@egmontdixon.com](mailto:ehopepearson@egmontdixon.com)>  
**Cc:** Phillip Stroud <[phillip.stroud@hud.govt.nz](mailto:phillip.stroud@hud.govt.nz)>; Trish Gavin <[tgavin@linz.govt.nz](mailto:tgavin@linz.govt.nz)>; [lisle\\_mcerlane@ascendcapital.co.nz](mailto:lisle_mcerlane@ascendcapital.co.nz)  
**Subject:** RE: Mt Crawford - Geotech Testing

Kia ora Earl,

I understand that the access letter has been sent to you for signing

It has been requested that we prepare some comms regarding the below planned works especially for the immediate residents. Are you able to provide further information on the extent of the work being carried out? i.e. is it proposed that there will be drill rigs on site? What the noise level will be etc? Any information on the specific location of the works?

Nga mihi,

**David Hunter**  
Senior Portfolio Manager  
Land and Property Wellington  
[dhunter@linz.govt.nz](mailto:dhunter@linz.govt.nz) | DDI 04 831 1668



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**From:** Earl Hope-Pearson <[ehopepearson@egmontdixon.com](mailto:ehopepearson@egmontdixon.com)>  
**Sent:** Tuesday, 29 June 2021 1:01 p.m.  
**To:** David Hunter <[DHunter@linz.govt.nz](mailto:DHunter@linz.govt.nz)>  
**Cc:** Phillip Stroud <[phillip.stroud@hud.govt.nz](mailto:phillip.stroud@hud.govt.nz)>; Trish Gavin <[tgavin@linz.govt.nz](mailto:tgavin@linz.govt.nz)>; [lisle\\_mcerlane@ascendcapital.co.nz](mailto:lisle_mcerlane@ascendcapital.co.nz)  
**Subject:** Re: Mt Crawford - Geotech Testing

Thank you!

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**From:** David Hunter <[DHunter@linz.govt.nz](mailto:DHunter@linz.govt.nz)>  
**Sent:** Tuesday, June 29, 2021 11:12:14 AM  
**To:** Earl Hope-Pearson <[ehopepearson@egmontdixon.com](mailto:ehopepearson@egmontdixon.com)>  
**Cc:** Phillip Stroud <[phillip.stroud@hud.govt.nz](mailto:phillip.stroud@hud.govt.nz)>; Trish Gavin <[tgavin@linz.govt.nz](mailto:tgavin@linz.govt.nz)>; [lisle\\_mcerlane@ascendcapital.co.nz](mailto:lisle_mcerlane@ascendcapital.co.nz) <[lisle\\_mcerlane@ascendcapital.co.nz](mailto:lisle_mcerlane@ascendcapital.co.nz)>  
**Subject:** RE: Mt Crawford - Geotech Testing

Kia ora

You should be contacted by Colliers today to confirm the below

Nga mihi,

**David Hunter**  
Senior Portfolio Manager  
Land and Property Wellington  
[dhunter@linz.govt.nz](mailto:dhunter@linz.govt.nz) | DDI 04 831 1668



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**From:** Earl Hope-Pearson <[ehopepearson@egmontdixon.com](mailto:ehopepearson@egmontdixon.com)>  
**Sent:** Tuesday, 29 June 2021 10:11 a m  
**To:** David Hunter <[DHunter@linz.govt.nz](mailto:DHunter@linz.govt.nz)>  
**Cc:** Phillip Stroud <[phillip.stroud@hud.govt.nz](mailto:phillip.stroud@hud.govt.nz)>; Trish Gavin <[tgavin@linz.govt.nz](mailto:tgavin@linz.govt.nz)>; [lisle\\_mcerlane@ascendcapital.co.nz](mailto:lisle_mcerlane@ascendcapital.co.nz)  
**Subject:** Re: Mt Crawford - Geotech Testing

Thanks David

I have a window for this week/ early next. Any assurance so we can gain access which will not need any one on site - can be accessed already would be appreciated

Nga mihi

Earl

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**From:** David Hunter <[DHunter@linz.govt.nz](mailto:DHunter@linz.govt.nz)>  
**Sent:** Tuesday, June 29, 2021 9:15:46 AM  
**To:** Earl Hope-Pearson <[ehopepearson@egmontdixon.com](mailto:ehopepearson@egmontdixon.com)>  
**Cc:** Phillip Stroud <[phillip.stroud@hud.govt.nz](mailto:phillip.stroud@hud.govt.nz)>; Trish Gavin <[tgavin@linz.govt.nz](mailto:tgavin@linz.govt.nz)>; [lisle\\_mcerlane@ascendcapital.co.nz](mailto:lisle_mcerlane@ascendcapital.co.nz) <[lisle\\_mcerlane@ascendcapital.co.nz](mailto:lisle_mcerlane@ascendcapital.co.nz)>  
**Subject:** RE: Mt Crawford - Geotech Testing

Morena Earl,

Thanks for the below, I have raised this and the property management team will be in touch

Nga mihi,

**David Hunter**  
Senior Portfolio Manager  
Land and Property Wellington  
[dhunter@linz.govt.nz](mailto:dhunter@linz.govt.nz) | DDI 04 831 1668



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**From:** Earl Hope-Pearson <[ehopepearson@egmontdixon.com](mailto:ehopepearson@egmontdixon.com)>  
**Sent:** Tuesday, 29 June 2021 8:56 a m  
**To:** David Hunter <[DHunter@linz.govt.nz](mailto:DHunter@linz.govt.nz)>; [lisle\\_mcerlane@ascendcapital.co.nz](mailto:lisle_mcerlane@ascendcapital.co.nz)  
**Cc:** Phillip Stroud <[phillip.stroud@hud.govt.nz](mailto:phillip.stroud@hud.govt.nz)>; Trish Gavin <[tgavin@linz.govt.nz](mailto:tgavin@linz.govt.nz)>  
**Subject:** Re: Mt Crawford - Geotech Testing

Kia Ora David

Just the surrounding landholdings

Nga mihi

Earl

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**From:** David Hunter <[DHunter@linz.govt.nz](mailto:DHunter@linz.govt.nz)>  
**Sent:** Monday, June 28, 2021 4:47:57 PM  
**To:** [lisle\\_mcerlane@ascendcapital.co.nz](mailto:lisle_mcerlane@ascendcapital.co.nz) <[lisle\\_mcerlane@ascendcapital.co.nz](mailto:lisle_mcerlane@ascendcapital.co.nz)>  
**Cc:** Phillip Stroud <[phillip.stroud@hud.govt.nz](mailto:phillip.stroud@hud.govt.nz)>; Earl Hope-Pearson <[ehopepearson@egmontdixon.com](mailto:ehopepearson@egmontdixon.com)>; Trish Gavin <[tgavin@linz.govt.nz](mailto:tgavin@linz.govt.nz)>  
**Subject:** Re: Mt Crawford - Geotech Testing

Kia ora Lisle,

I will raise this with our property management team. Could you please confirm if access is required inside the prison structures or just the surrounding land?

Nga mihi,

**David Hunter**  
Senior Portfolio Manager  
Land and Property Wellington  
[dhunter@linz.govt.nz](mailto:dhunter@linz.govt.nz) | DDI 04 831 1668



Wellington Office, Level 7, Radio New Zealand House, 155 The Terrace  
PO Box 5501, Wellington 6145, New Zealand  
[www.linz.govt.nz](http://www.linz.govt.nz) | [data.linz.govt.nz](http://data.linz.govt.nz)



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[lisle\\_mcerlane@ascendcapital.co.nz](mailto:lisle_mcerlane@ascendcapital.co.nz) <[lisle\\_mcerlane@ascendcapital.co.nz](mailto:lisle_mcerlane@ascendcapital.co.nz)>

**Sent:** Monday, 28 June 2021 4:34 p m  
**To:** David Hunter <[DHunter@linz.govt.nz](mailto:DHunter@linz.govt.nz)>; 'Earl Hope-Pearson' <[ehopepearson@egmontdixon.com](mailto:ehopepearson@egmontdixon.com)>  
**Cc:** 'Phillip Stroud' <[Phillip.Stroud@hud.govt.nz](mailto:Phillip.Stroud@hud.govt.nz)>

**Subject:** FW: Mt Crawford - Geotech Testing

Kia ora David,

On behalf of Taranaki Whanui could I ask that Earl be provided this access as part of the land due diligence being completed pursuant to the MOU we have with MHUD to explore the opportunities at Mount Crawford

See from you

Rgs lisle

s 9(2)(a)

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**From:** Earl Hope-Pearson <[ehopepearson@egmontdixon.com](mailto:ehopepearson@egmontdixon.com)>

**Sent:** Monday, 28 June 2021 2:14 PM

**To:** [lisle\\_mcerlane@ascendcapital.co.nz](mailto:lisle_mcerlane@ascendcapital.co.nz); Phillip Stroud <[phillip\\_stroud@hud.govt.nz](mailto:phillip_stroud@hud.govt.nz)>

**Subject:** Mt Crawford - Geotech Testing

Lisle/ Phil

My Geotech engineers have a window to undertake the Geotech testing at Mt Crawford end of the week/ early next week

Can we get approvals from LINZ for these works to be undertaken, we have completed the desk top and site investigation works, his will to provide a further level of detail and definition

Nga mihi

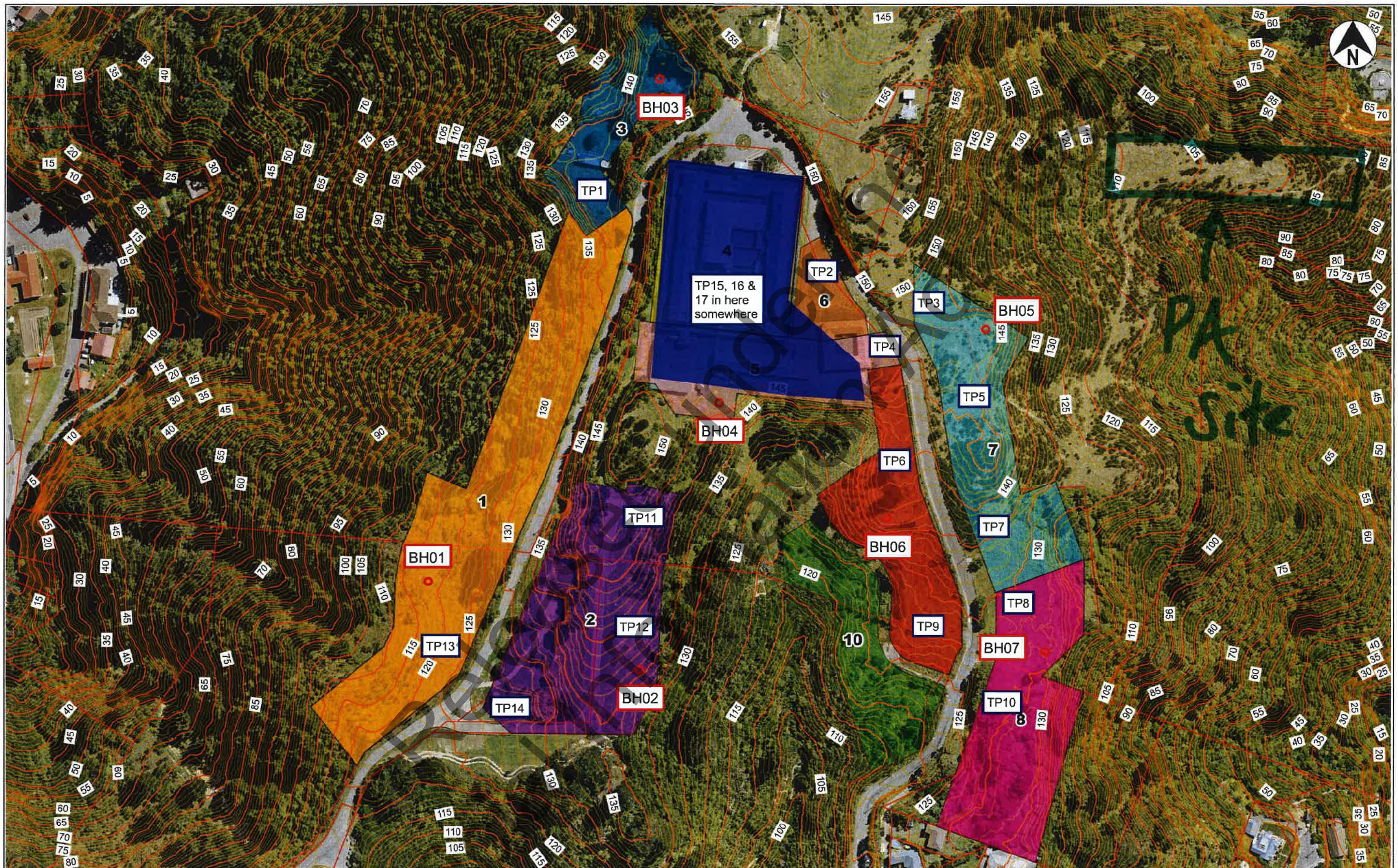
EARL HOPE-PEARSON  
DEVELOPMENT DIRECTOR  
Ms 9(2)(a)



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**From:** Earl Hope-Pearson  
**To:** [Richard Gibson](#); [Andrew Klahn](#); [Andy Pomfret](#)  
**Cc:** [lisle\\_mcerlane@ascendcapital.co.nz](mailto:lisle_mcerlane@ascendcapital.co.nz); [Kirsty Tamanui](#); [Phillip Stroud](#)  
**Subject:** Mt Crawford - Geotechnical Testing  
**Date:** Monday, 5 July 2021 11:18:34 AM  
**Attachments:** [FOA\\_MtCrawford\\_05-07-2021\\_Final.docx](#)  
[Mt Crawford Site Investigation Plan 02072021.pdf](#)

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All

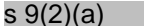
Further to works commencing today on site, attached FAQs for the works being undertaken – this is for contextual purposes only.

In terms of the works being completed on site, any questions are to be referred to Richard (as copied – in the first instance) or myself.

- The works are being undertaken on Crown land.
- We have all of the required permissions, approvals and consents to undertake the works.
- The works are being completed for Taranaki Whanui Limited (Taranaki Whanui) Ministry of Housing Urban Development (MHUD).
- The works are investigative only and part of Taranaki Whanui/ MHUD site due diligence.
- The works are not being completed for any other party.

Nga mihi

Earl

EARL HOPE-PEARSON  
DEVELOPMENT DIRECTOR  
Ms 9(2)(a) 



Taranaki Whanui Limited (**TARANAKI WHANUI**) and the Ministry of Housing Urban Development (**MHUD**), are undertaking geotechnical investigative works on Mt Crawford landholdings owned by Crown and subject to Right of First Refusal to TARANAKI WHANUI.

The geotechnical works will include:

1. The drilling of bore holes
2. The digging of test pits

The scope of works are detailed in Schedule 1 Initial Geotechnical Engineers Test Plan.

The works will be undertaken from 05 July through to the 09 July 2021.

The works are part of ("TWL") and ("MHUD") due diligence works

The following provides a high-level overview of any Frequently Asked Questions ("FAQs") that may be asked.

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Official Information Act 1982

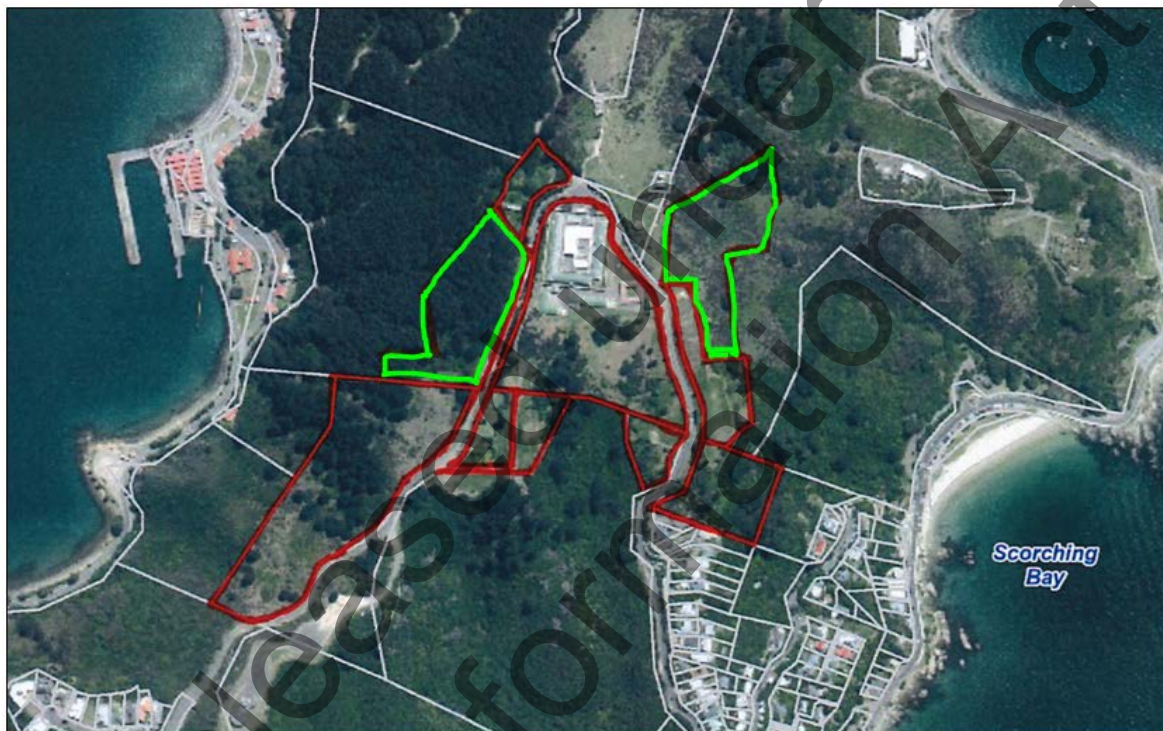
## Frequently Asked Questions - Mt Crawford Opportunity.

### Q1. Where is this land located?

**A1.** The Mt Crawford Site subject to the HUD/ TARANAKI WHANUI MOU is Corrections Land and Defence land.

The Corrections land is located at 6, 7 and 20 Main Road and 209-234 Nevay Road, Miramar, Wellington. The legal titles of this land are 760897, 760898, WN46B/923, WN46B/926 and WN46B/927. The former corrections land is outlined in RED on the aerial photograph below.

The Defence Land known as the 'East Prison site' and the 'West Prison site' forms part of the land legally described as 'Part Section 2 and Part Section 3 Watts Peninsula District held pursuant to Proclamation 55, New Zealand Gazette 1886, page 694'. This is outlined in GREEN on the aerial photograph below;







*Above: An aerial view of the Mt Crawford prison.*

**Q3. Who is involved in the Memorandum of Understanding?**

**A3.** The signatories to this Memorandum of Understanding are

1. TARANAKI WHANUI LIMITED (TWL) (Acting on behalf of Port Nicholson Block Settlement Trust).
2. The Ministry of Housing Urban Development (HUD) acting on behalf of the Crown.

**Q4: Who is Taranaki Whanui?**

**A4:** TARANAKI WHANUI was established in August 2008 to receive and manage the settlement package for Taranaki Whānui ki Te Upoko o Te Ika. The Port Nicholson Block (Taranaki Whānui ki Te Upoko o Te Ika) Claims Settlement Act 2009 came into force on 2 September 2009. TARANAKI WHANUI's commercial arm Taranaki Whanui Limited (TWL) is responsible for the commercial transactions of TARANAKI WHANUI.

TWL are TARANAKI WHANUI commercial arm responsible for the management of TARANAKI WHANUI commercial assets.

**Q5: Who is HUD?**

**A5:** HUD is responsible for the 'Land for Housing Programme' within the KiwiBuild unit. It is tasked with freeing up vacant and under-utilised Crown land or private land for purchase and contracting with developers to build housing, including KiwiBuild homes.

**Q6. What stage of investigation is this at?**

**A6.** Very early stages. Essentially, TARANAKI WHANUI have a Right of First Refusal over the site. The site had already been identified for disposal and has been through the Crown disposal process, so the “offer back” (Right of First Refusal) to TARANAKI WHANUI was coming up.

TARANAKI WHANUI (working on behalf of the Port Nicholson Block Settlement Trust) has proactively engaged with HUD (Crown) as its Treaty partner to explore partnership opportunity to develop the Mt Crawford site for the purposes of housing.

TARANAKI WHANUI & HUD have entered a ‘Memorandum of Understanding’ (MOU) over the site. A ‘due diligence’ exercise will be undertaken to determine whether the Site has development potential to meet the Crown’s Housing Requirements and TWL’s own objectives.

**Q7. Do we have ‘right of first refusal’ (RFR)?**

**A7.** YES. TARANAKI WHANUI via its Treaty of Waitangi Deed of Settlement have a Right of First Refusal (RFR) over the Mt Crawford site and the wider Crown landholdings located on the Miramar Peninsula.

**Q8. What is Taranaki Whanui considering the land use for under its ‘first right of refusal’?**

**A8.** Amongst other options, affordable housing under the KiwiBuild programme. KiwiBuild is a government supported programme with the intention to build 100,000 affordable homes in New Zealand over the next ten years – 50% off them in Auckland. The purpose of KiwiBuild is to increase home ownership of New Zealanders, which data suggests has dropped from 75% to 63% since 1991. Purchasers need to meet eligibility criteria in order to be able to purchase KiwiBuild properties.

KiwiBuild homes are priced at or below the KiwiBuild price cap for the Wellington region. They are offered for sale in the first instance to Crown nominated purchasers who have been approved by the KiwiBuild Unit for entry on the KiwiBuild register.

**Q9. How will this benefit Taranaki Whanui membership?**

**A9.** The site presents a significant development opportunity for housing and affordable housing as well as a potential opportunity to enhance key cultural and historical attributes of the site, which are extremely important to Taranaki Whānui ki Te Upoko o Te Ika.

**Q10. What about the heritage and cultural aspects of this land?**

**A10.** Preservation of cultural and historic aspects of the site are top of mind, and we will be working with our members and a number of stakeholders on that aspect.

**Q11. WHAT ARE THE BENEFITS OF HUD AND TARANAKI WHANUI WORKING TOGETHER ON THIS?**

**A11:** The site is subject to an RFR and TARANAKI WHANUI upon offer back doesn't have an obligation to deliver any affordable housing on site. Given the housing crises for many Wellingtonians, including our own members, TARANAKI WHANUI have however chosen to work with Crown to find solutions to deliver KiwiBuild as part of an overall development proposal for the site.

The development potential is significant, it's an ideal location for housing and for KiwiBuild. The delivery of KiwiBuild will ensure housing will be accessible for people who qualify for KiwiBuild whilst providing much needed new housing for Wellington.

**Q12. WHY IS HUD WORKING WITH TARANAKI WHANUI?**

**A12.** The Crown and TARANAKI WHANUI are Treaty Partners. The Mt Crawford site has an RFR over it, which requires the Crown to provide an offer back to TARANAKI WHANUI. TARANAKI WHANUI via its commercial arm (Taranaki Whanui Limited) have elected to work with Crown to explore potential development opportunities on the site for housing purposes.

The MOU agreed to between HUD and TWL demonstrates how the Crown and Iwi as Treaty partners can work together to help deliver housing outcomes for its members and the wider community in a proactive manner.

**Q13. IS THIS BEING DONE ANY WHERE ELSE IN NEW ZEALAND?**

**A13.** YES. HUD is undertaking a number of development initiatives in partnership with Iwi and other commercial developers across New Zealand.

**Q14. What are the next steps? What are the timeframes you're working to?**

**A14.** HUD and TWL will have the due diligence work completed over the coming months. At that point, the parties will confirm the process for the acquisition of the site under HUD's Crown land for housing programme.

**Q15. HOW WILL WE BE UPDATED ON PROGRESS?**

**A15.** TWL and its advisors will provide monthly updates via its board reporting process to PNBST elected members.

**Q16. WILL COMMUNITY BE CONSULTED?**

**A16:** Yes, HUD and TWL will consult and engage with community on any development proposal when appropriate or required to do so.

**Q17. WHAT ABOUT THE REST OF THE MIRAMAR PENINSULA?**

**A17.** No decisions have been made on the wider development of Miramar Peninsula at this stage. The remaining Crown lands remain in Crown ownership and are subject to the same RFR provisions as the Mt Crawford site.

**Q18: HOW MANY UNITS WILL BE KIWIBUILD?**

**A18:** As part of the commercial terms to be developed between HUD and TARANAKI WHANUI a percentage of units developed on the site will be for the purposes of affordable housing, being KiwiBuild. The details of this will form part of the due diligence works being undertaken.

**Q19: THERE IS AN EXISTING DEVELOPMENT PLAN FOR THE SITE ISN'T THERE? IS THAT WHAT WILL BE DEVELOPED?**

**A19:** TARANAKI WHANUI in collaboration with The Wellington Company Limited undertook some initial planning work in 2016. These works were undertaken as an initial assessment and planning works by TARANAKI WHANUI of its RFR rights.

**Q20. IS THIS LINKED TO SHELLY BAY?**

**A20.** The development of Mt Crawford is a separate development proposal to Shelly Bay.

**Q21. WHAT IF THE DUE DILIGENCE PROCESS FINDS THAT NO HOUSING CAN BE DEVELOPED THAT IS SUITABLE FOR KIWIBUILD?**

**A21.** The Mt Crawford site will still be subject to an RFR to TARANAKI WHANUI and will be returned back into the disposal process and offered back to TARANAKI WHANUI. TARANAKI WHANUI will determine at this stage whether or not to acquire the site.

**Q22. WHAT WILL HAPPEN TO THE PRISON?**

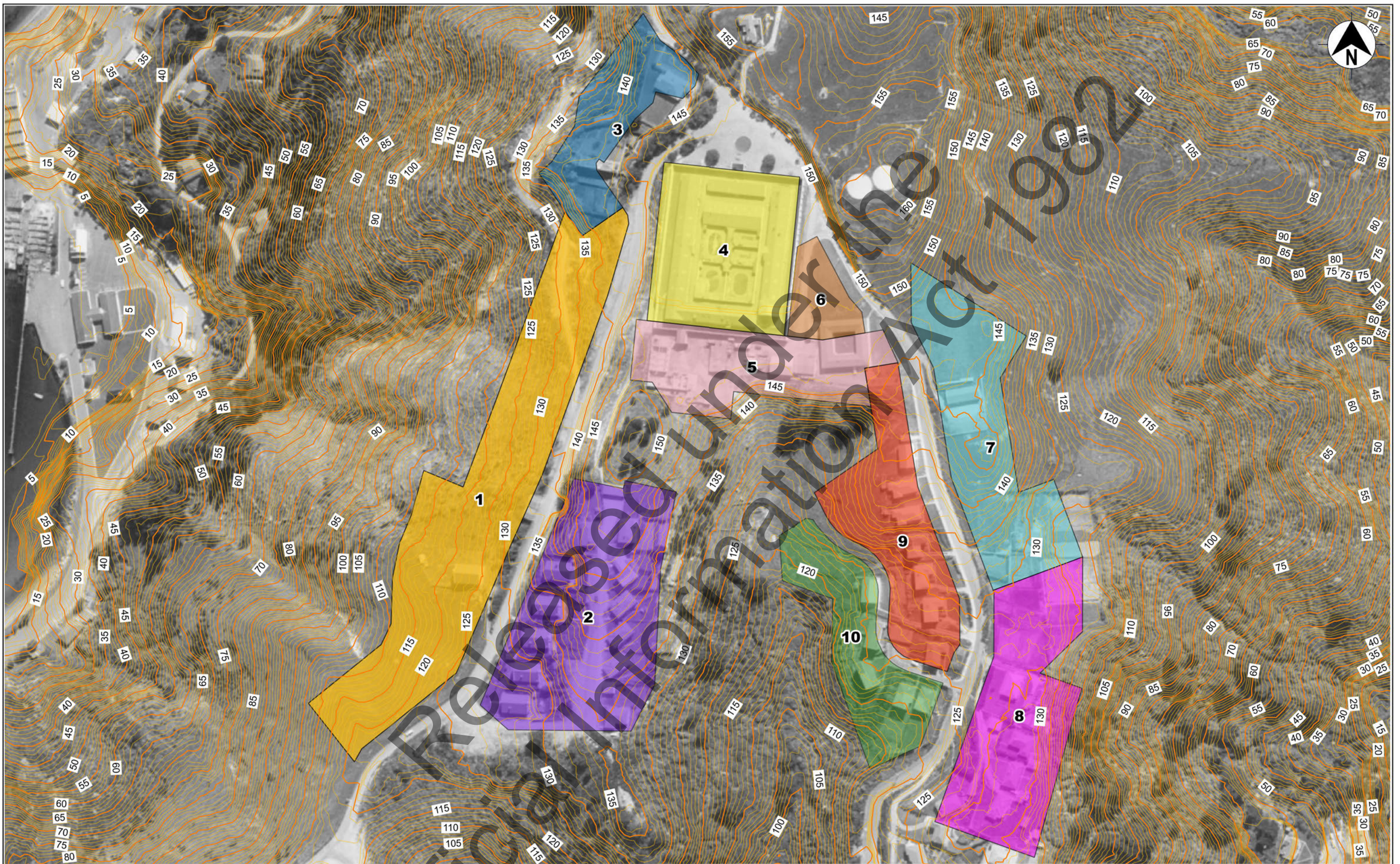
**A22.** No decisions have been made as to what will happen to the existing Mt Crawford prison, this will form part of the due diligence process and HUD/ TWL will engage with Heritage New Zealand Pouhere Taonga over any proposal.

**Q23. WILL A RESOURCE CONSENT BE REQUIRED TO DEVELOP THE SITE?**

**A23.** Any development on the site will require a resource consent. The exact nature of the consent and consenting process will form part of the due diligence process.

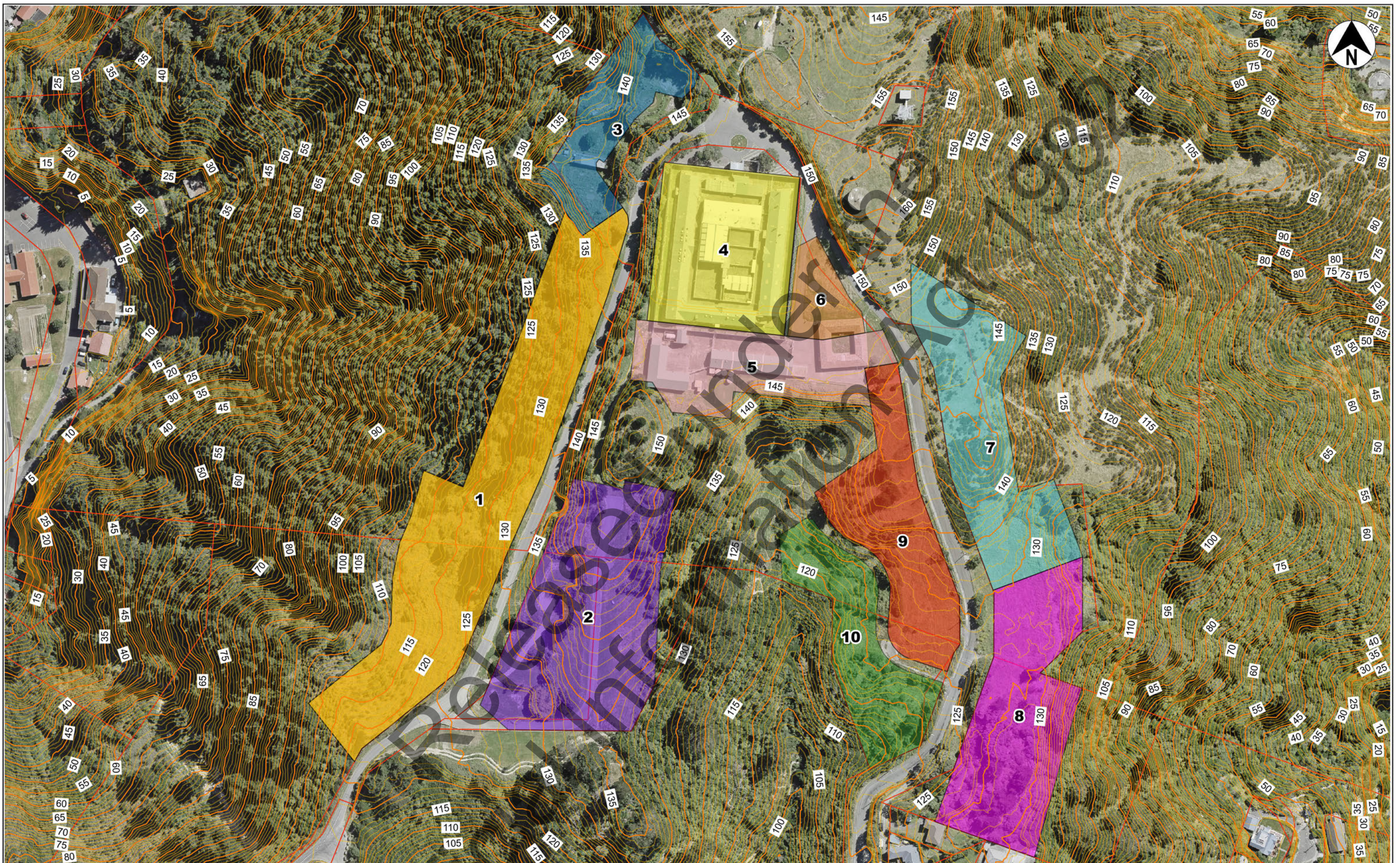
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			<div>0 25 50 75 m</div> <div>NOTES: 1. Contours and 1969 aerial imagery sourced from Land Information New Zealand with use in accordance with the Creative Commons Attribution 4.0 International licence.</div>			 <div>           Unit 13, 114 St Georges Bay Road            Parnell            Auckland, 1052            Phone: +64 9 977 0460            Email: enquiries@initia.co.nz         </div>		TARANAKI WHANUI LIMITED		MT CRAWFORD HOUSING DEVELOPMENT GEOTECHNICAL FEASIBILITY STUDY PRELIMINARY PRECINCT LAYOUT 1969 AERIAL IMAGE			Project No: P-000857	
A	2020-10-13	Site plan	MDH	MDH	ADP	Scale: 1:2000		Size: A3		Figure Number: 857-02			Revision: A	
Rev	Date	Description	Designed	Drawn	Checked									





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**From:** Pye, Sean  
**To:** [Earl Hope-Pearson](#); [Andy Pomfret](#); [Richard Gibson](#)  
**Cc:** [Phillip Stroud](#); [Kirsty Tamanui](#); [Lisle Mcerlane](#)  
**Subject:** RE: Mt Crawford - Geotech Testing  
**Date:** Monday, 5 July 2021 9:38:53 AM  
**Attachments:** [image003.png](#)  
[image004.png](#)  
[image005.png](#)  
[image006.png](#)  
[image007.png](#)

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Hi Earl,

Mt Crawford Community Gardens

Patty Zais

s 9(2)(a)

Grazing Permit

Henri

s 9(2)(a)

#### Sean Pye

Corporate Solutions

Dir +64 4 495 0564 | Mob s 9(2)(a)

Main +64 4 473 7910

Level 8, Cornerstone House, 36 Customhouse Quay | W llington, 6011 | N w Zealand

PO Box 1748 | Wellington, 6140 | New Zealand



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**From:** Earl Hope-Pearson <[earlhopepearson@egmontdixon.com](mailto:earlhopepearson@egmontdixon.com)>

**Sent:** Sunday, 4 July 2021 8:43 AM

**To:** Pye, Sean <[Sean.Pye@colliers.com](mailto:Sean.Pye@colliers.com)>; Andy Pomfret <[APomfret@initia.co.nz](mailto:APomfret@initia.co.nz)>; Richard Gibson <[rgibson@egmontdixon.com](mailto:rgibson@egmontdixon.com)>

**Cc:** Phillip Stroud <[phillip.stroud@hud.govt.nz](mailto:phillip.stroud@hud.govt.nz)>; Kirsty Tamanui <[kirsty@portnicholson.org.nz](mailto:kirsty@portnicholson.org.nz)>; Lisle Mcerlane <[lisle\\_mcerlane@ascendcapital.co.nz](mailto:lisle_mcerlane@ascendcapital.co.nz)>

**Subject:** Fwd: Mt Crawford - Geotech Testing

K a Ora Sean

Apologies for the delay this email was stuck in my outbox.

As attached and signed by the Trust.

Techs will be on site AM tomorrow marking out.

Nga mihi

Earl

Get [Outlook for iOS](#)

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**From:** [lisle\\_mcerlane@ascendcapital.co.nz](mailto:lisle_mcerlane@ascendcapital.co.nz) <[lisle\\_mcerlane@ascendcapital.co.nz](mailto:lisle_mcerlane@ascendcapital.co.nz)>  
**Sent:** Friday, July 2, 2021 1:12:32 PM  
**To:** 'David Hunter' <[DHunter@linz.govt.nz](mailto:DHunter@linz.govt.nz)>  
**Cc:** Earl Hope-Pearson <[ehopepearson@egmontdixon.com](mailto:ehopepearson@egmontdixon.com)>; '+Toarangitira Pomare' <[toapom@xtra.co.nz](mailto:toapom@xtra.co.nz)>; Kirsty Tamanui <[kirsty@portnicholson.org.nz](mailto:kirsty@portnicholson.org.nz)>  
**Subject:** FW: Mt Crawford - Geotech Testing

---

**From:** Kirsty Tamanui <[kirsty@portnicholson.org.nz](mailto:kirsty@portnicholson.org.nz)>  
**Sent:** Friday, 2 July 2021 1:09 PM  
**To:** [lisle\\_mcerlane@ascendcapital.co.nz](mailto:lisle_mcerlane@ascendcapital.co.nz); '+Toarangitira Pomare' <[toapom@xtra.co.nz](mailto:toapom@xtra.co.nz)>  
**Cc:** 'Earl Hope-Pearson' <[ehopepearson@egmontdixon.com](mailto:ehopepearson@egmontdixon.com)>  
**Subject:** RE: Mt Crawford - Geotech Testing

any problems with opening the attached, please advise.



Nga mihi,

Kirsty Tamanui | Kaiwhakahaere Matua, Pakihi me nga Mahi | General Manager, Business & Operations

Taranaki Whānui ki te Upoko o te Ika a Maui | Port Nicholson Block Settlement Trust  
Tramway Building, Level 3, 13 Thorndon Quay, Wellington, 6011

Tauwaea : +64 4 472 872 | s 9(2)(a)

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received

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Rules impacting real estate agency work, incorporated in the Anti-Money Laundering legislation, apply in New Zealand from 1 January 2019. This means that before we can engage in real estate agency work we will need to collect identity information from our vendor and landlord clients

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Released under the  
Official Information Act 1982

Our Ref: 2837531

30 June 2021

Egmont Dixon Limited  
L4, 40 Taranaki Street  
Te Aro  
Wellington 6011

By email: [ehopepearson@egmontdixon.com](mailto:ehopepearson@egmontdixon.com)

Dear Earl,

**Re: Access onto Crown owned Land administered by LINZ to undertake Geotechnical Testing and Assessing on Mt Crawford Prison, Wellington, being LINZ 2837531.**

Consent is granted by LINZ for *Egmont Dixon Limited* to enter on to Crown owned Land being part Section 4 SO 477035 being LINZ property 2837531 (the Land), as shown in yellow on the attached plan, for the purpose of Geotechnical Testing and Assessing.

Consent to access the Land to undertake the activity is granted to *Egmont Dixon Limited* subject to the following conditions:

1. *Egmont Dixon Limited* is permitted onto the Land between 5 July 2021 to 9 July 2021;
2. *Egmont Dixon Limited* has the right to access the Land on foot, with motorised vehicles with or without machinery for the purpose of the activity and in terms of the period of time permitted;
3. *Egmont Dixon Limited* must familiarise itself with all hazards on the Land and take all reasonably practicable steps to ensure the health and safety of all persons entering the Land and will ensure that all persons that access the land will sign the attached release of liability, waiver of claims, assumption of risks and indemnity discharge and return to Colliers International at PO Box 1748, Wellington 6140 prior to accessing the Land;
4. *Egmont Dixon Limited* has non-exclusive access over any roadways or tracks on the Land;
5. *Egmont Dixon Limited* must display appropriate visible signage in the areas where the activity is taking place notifying the public that there is hazardous activity on the Land and warning members of the public accessing the Land;
6. *Egmont Dixon Limited* and its contractors shall ensure compliance, at all times and at their own cost, with all statutes, regulations, ordinances and by-laws for the activity on the Land, including but not limited to complying with the provisions of the Health and Safety at Work Act 2015;

7. *Egmont Dixon Limited* must not cause unnecessary damage to the Land during the course of its activity, must not deposit any dangerous, unsightly matter on the Land and must keep any environmental disturbance to a minimum;
8. *Egmont Dixon Limited* must leave the Land in no worse condition that it was in before the activity took place;
9. *Egmont Dixon Limited* agrees that the activity undertaken on the Land is undertaken at their sole risk and *Egmont Dixon Limited* releases to the full extent permitted by law the Crown (LINZ) and its employees and agents from all claims and demands of any kind and from all liability which may arise in respect of any accident, damage or injury occurring to any person or property on or about the Land in accordance with the attached Deed of Indemnity;
10. *Egmont Dixon Limited* agrees to comply with all statutory and regulatory consents required to undertake the activity;
11. *Egmont Dixon Limited* to be undertaken on this Land is to be at no cost to LINZ now or in the future;
12. *Egmont Dixon Limited* is advised that Wellington Prison buildings are seismically non-compliant (below 33%) against current building code standards; and
13. *Egmont Dixon Limited* shall reimburse LINZ for the cost incurred in assessing the site for, and repairing any damage following *Egmont Dixon Limited* activities.
14. *Egmont Dixon Limited* must notify Colliers prior to going on site;

Please indicate your acceptance of these conditions by signing the copy of this letter and returning it to Colliers, PO Box 1748, Wellington 6140 or by email to [sean.pye@colliers.com](mailto:sean.pye@colliers.com)

Should you have any queries regarding the above, please do not hesitate to contact Sean Pye at Colliers on 021 220 1023.

Yours faithfully



Lara Mead  
Portfolio Manager  
Crown Property

**We/I accept for and on behalf of *Egmont Dixon Limited* and its contractors and  
We/I accept the above conditions**



.....  
Signed by the Applicant

2 July 2021

.....  
Date

## DEED OF INDEMNITY

**Access onto Crown owned Land administered by LINZ to conduct geotechnical testing and assessing on Mt Crawford Prison, Wellington, being LINZ 2837531.**

**DEED of INDEMNITY** dated this 30 June 2021

**TO**

**HER MAJESTY THE QUEEN** in right of New Zealand acting by and through the Chief Executive of Land Information New Zealand (LINZ)

### **BACKGROUND:**

LINZ is permitting *Egmont Dixon Limited* to enter on to Crown owned Land administered by LINZ being Part Section 4 SO 477035, LINZ property 2837531 to undertake training exercises on the conditions attached in the letter dated 30 June 2021.

LINZ requires Egmont Dixon Limited to provide an indemnity on the terms below:

### **OPERATIVE PART:**

*Egmont Dixon Limited* indemnifies LINZ at all times against any liability, whether criminal or civil, indirect or direct losses, damages or costs and expenses (including reasonable legal costs) suffered or incurred by LINZ from any claim (including death or injury to a person), demand, action or suit, due to *Egmont Dixon Limited* negligence or wilful default (including any negligence, wilful default of any employee, contractor, agent) in connection with the activity on Crown owned Land or as a result of any failure of *Egmont Dixon Limited* to comply with the conditions attached to the Consent granted by LINZ on the 30 June 2021.

This **Deed of Indemnity** takes effect on the 30 June 2021.

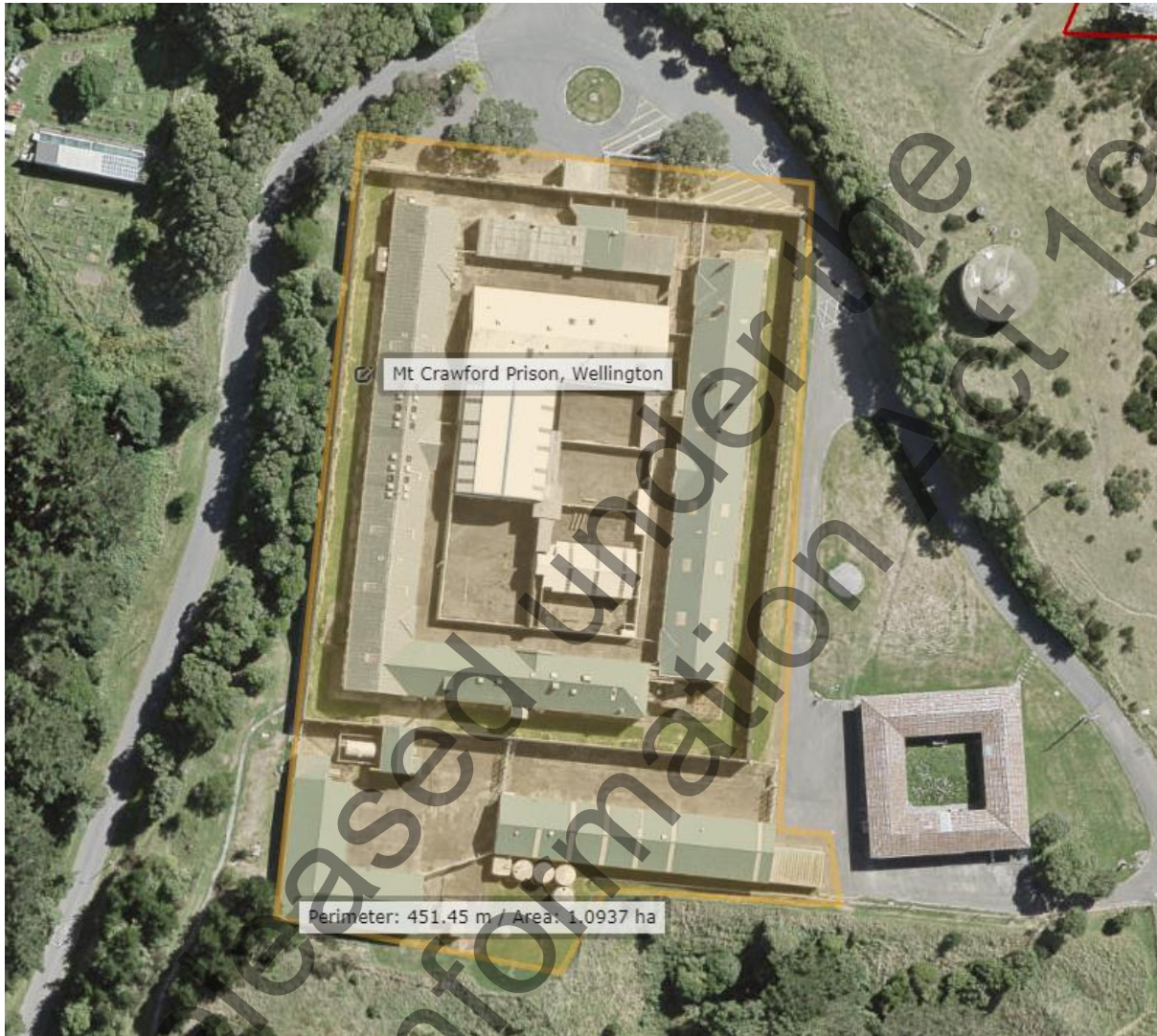
**Signed for and on behalf of *Egmont Dixon Limited* as acceptance and agreement to the above indemnity**

  
.....  
Signed by

2 July 2021  
.....  
Date:



Plan below – Outlined and shaded in yellow





## RELEASE OF LIABILITY, WAIVER OF CLAIMS, ASSUMPTION OF RISKS AND INDEMNITY DISCHARGE

*Please read carefully before agreeing to this waiver, release and liability assumption of risks and indemnity discharge.*

I understand that any entry on to the Wellington Prison grounds and buildings involves access to or contact with buildings that are seismically non-compliant (below 33%) against current building code standards and there is asbestos present and that I am aware of the hazards involved (which include but are not limited to the above).

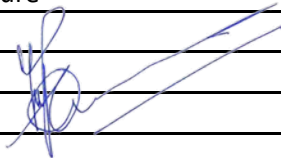
I HEREBY WAIVE, RELEASE AND DISCHARGE from any and all liability for the death disability, personal injury and all other foreseeable risks, claims or actions of any kind (including negligence) whatever and however occurring which may arise, at any time from or in connection with, directly or indirectly, my entry into any area or building located on the grounds of Wellington Prison, Her Majesty the Queen (being the Crown) acting by and through Land Information New Zealand (and including the Commissioner of Crown Lands) and all other respective officers, employees, independent contractors or representatives.

I HEREBY INDEMNIFY AND HOLD HARMLESS Her Majesty the Queen being the Crown acting by and through Land Information New Zealand or the persons mentioned above from any and all liabilities, claims or actions (including negligence) whatever and however caused which may arise at any time, as a result of or in connection with, directly or indirectly my accessing of the land and buildings of Wellington Prison.

This Release shall be effective and binding upon my heirs next of kin, executors, administrators, assigns and representatives in the event of my death or incapacity.

I confirm that I have read, understand and voluntarily sign this Release of Liability, Waiver of Claim, Assumption of Risks and Indemnity Discharge Form and explicitly agree to its content.

I confirm that all persons entering the site have read and understood the Asbestos Management Plan (includes Asbestos Management Survey) & Structural Condition Assessment Report and understand the restricted areas where access is not allowed.

Date	Print Name in full	Signature
2 July 2021	TOARANGATIRA POMARE	

**From:** Earl Hope-Pearson  
**To:** [Phillip Stroud](#); [David Hunter \(DHunter@linz.govt.nz\)](#)  
**Cc:** [Jonathan Underhill](#)  
**Subject:** Re: Review of Mt Crawford  
**Date:** Thursday, 1 July 2021 3:44:06 PM  
**Attachments:** [image001.png](#)

---

Phil

Reads well to me.

Nga

Get [Outlook for iOS](#)

---

**From:** Phillip Stroud <Phillip.Stroud@hud.govt.nz>  
**Sent:** Thursday, July 1, 2021 3:22:25 PM  
**To:** David Hunter (DHunter@linz.govt.nz) <DHunter@linz.govt.nz>; Earl Hope-Pearson <ehopepearson@egmontdixon.com>  
**Cc:** Jonathan Underhill <Jonathan.Underhill@hud.govt.nz>  
**Subject:** FW: Re: Review of Mt Crawford

Hi Guys

We have received another request from a RNZ report, Harry Lock. Can you please review HUD's draft response prepared by Jonathan Underhill below. Can you please provide your acceptance, amendments and comments by the end of tomorrow?

**From:** Harry Lock <[Harry.Lock@rnz.co.nz](#)>  
**Sent:** Thursday, 1 July 2021 12:05 pm  
**To:** Media <[media@hud.govt.nz](#)>  
**Subject:** Review on Mount Crawford

*Kia ora*

*I was wondering if you might be able to provide some answers on the land at Mount Crawford?*

- I understand work is being done on assessing the viability of land at Mount Crawford?*
- What stage are talks at?*
- Has any developer been assigned to the development?*
- Who are the parties involved in these discussions?*
- To your knowledge, who does the land currently belong to?*

*Could you provide answers either by the end of the week, or early next week?*

*Many thanks,  
Harry*

Nga mihi

**Phil Stroud**

Acting Team Leader

Te Tuapapa Kura Kainga – Ministry of Housing and Urban Development

DDI +64 4 831 6056 | Mobile s 9(2)(a)

---

**From:** Jonathan Underhill <Jonathan.Underhill@hud.govt.nz>

**RNZ Media Enquiry – 1 July (Due Friday 2 July / Mon 5 July)**

**Q1. I understand work is being done on assessing the viability of land at Mount Crawford?**

Yes - There are still a range of issues being investigated as part of detailed due diligence activities including (but not limited to) understanding the:

- legal constraints and regulatory requirements;
- Site conditions for example: infrastructure limitations including water supply, geotechnical status, transportation including public services;
- Local government and neighbourhood environment.

**Q2. What stage are talks at?**

No firm plans have been developed for the Mount Crawford site. Taranaki Whanui (working on behalf of the Port Nicholson Block Settlement Trust) has proactively engaged with Te Tuapapa Kura Kainga - the Ministry of Housing and Urban Development (for the Crown) as its Treaty partner to explore a partnership opportunity to develop the Mt Crawford site. Current discussions are focussed on the continued investigation of the site's housing potential, as agreed in the Memorandum of Understanding (MOU) between (the Ministry) and Taranaki Whanui Limited.

**Q3. Has any developer been assigned to the development?**

No developer has been assigned. It is too early in the process.

**Q4. Who are the parties involved in these discussions?**

Discussion for the site include a partnership and working relationship between, Taranaki Whanui Limited, Te Tuapapa Kura Kainga – Ministry of housing and Urban Development, and Land Information New Zealand (LINZ) who are collectively looking at the viability of the Mt Crawford site.

**Q5. To your knowledge, who does the land currently belong to?**

As previously stated, in the case of Mt Crawford, there is surplus Corrections and Defence land which is subject to a right of first refusal in favour of Port Nicholson Block Settlement Trust (Taranaki Whanui Limited). Land Information New Zealand is responsible for the site and the disposal process of the Crown land.

[You can find out more information about the Mt Crawford Opportunity on the Port Nicholson Block Settlement Trust website.](#)

**Jonathan Underhill**

Media Lead

[jonathan.underhill@hud.govt.nz](mailto:jonathan.underhill@hud.govt.nz) | Mobile s 9(2)(a)

[www.hud.govt.nz](http://www.hud.govt.nz) | Level 7, 7 Waterloo Quay, Wellington 6011

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**From:** Earl Hope-Pearson  
**To:** [Sheryl Barker](#)  
**Cc:** [Colin McElwain](#); [Lisle Mcerlane](#); [Phillip Stroud](#)  
**Subject:** Re: WWL query regarding Mt Crawford Development  
**Date:** Thursday, 1 July 2021 10:28:32 AM

---

Sheryl

I need to get consent from my clients for this.

Nga

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---

**From:** Sheryl Barker <[sheryl.barker@cuttriss.co.nz](mailto:sheryl.barker@cuttriss.co.nz)>  
**Sent:** Wednesday, June 30, 2021 10:08:14 AM  
**To:** Earl Hope-Pearson <[ehopepearson@egmontdixon.com](mailto:ehopepearson@egmontdixon.com)>  
**Cc:** Colin McElwain <[Colin@cuttriss.co.nz](mailto:Colin@cuttriss.co.nz)>  
**Subject:** WWL query regarding Mt Crawford Development

Hi Earl

I have been contacted by an agent for the Wellington Water Land Development team, who has been brought in to comment on/review the Shelly Bay application

They know I was involved back in my Council days in some scoping for Shelly Bay and that we (Cuttriss) have been involved in the Mt Crawford scoping and had a few questions.

The first was if we under our plans we were looking at taking the wastewater down to Shelly Bay, what were our water plans and could I give them an indication of the number of units proposed under the Mt Crawford proposal

I noted that under wider development scoping/planning by WWL and WCC for Wellington City, wastewater from Mt Crawford was anticipated to be directed to Shelly Bay and a new/renewed wastewater pumping system; and that scoping for Mt Crawford has been undertaken on this basis.

Are you comfortable that I give them an indication of the number of units currently being looked at for Mt Crawford and water servicing scoping proposals?

Cheers  
Sheryl

Sheryl Barker | Senior Engineer  
Cuttriss Consultants Limited  
Email: [sheryl.barker@cuttriss.co.nz](mailto:sheryl.barker@cuttriss.co.nz)  
DDI 04 550 8072  
Mobile 021 922 9222  
Web <http://www.cuttriss.co.nz>

[Facebook](#) | [Instagram](#) | [LinkedIn](#)

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PLEASE NOTE: My standard working week is Monday to Thursday – If you email on a Friday I will do my best to respond / attend to on the following Monday.

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Official Information Act 1982

**From:** Earl Hope-Pearson  
**To:** [Lisle Mcerlane](#); [Phillip Stroud](#)  
**Subject:** Fwd: Mt Crawford - Geotech Testing  
**Date:** Wednesday, 30 June 2021 4:35:35 PM  
**Attachments:** [image012.png](#)  
[image013.png](#)  
[image014.png](#)  
[image015.png](#)  
[image016.png](#)  
[image003.png](#)  
[image004.png](#)  
[image005.png](#)  
[image006.png](#)  
[image007.png](#)  
[Egmont Dixon Access Letter signed by LINZ.pdf](#)

---

Lisle

Can you please sign it.

Regards

Earl

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---

**From:** Pye, Sean <Sean.Pye@colliers.com>  
**Sent:** Wednesday, June 30, 2021 2:25:00 PM  
**To:** Earl Hope-Pearson <ehopepearson@egmontdixon.com>  
**Cc:** Lisle Mcerlane <lisle\_mcerlane@ascendcapital.co.nz>; Andy Pomfret <APomfret@initia.co.nz>  
**Subject:** RE: Mt Crawford - Geotech Testing

Good Afternoon Earl,

Please see the attached access letter for Mt Crawford.

Can you please arrange for this to be signed and returned to me?

Can you please notify me when techs are going to be onsite, so we can liaise with our security monitoring company?

Many Thanks,

**Sean Pye**

Corporate Solutions

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**From:** Earl Hope-Pearson <ehopepearson@egmontdixon.com>

**Sent:** Tuesday, 29 June 2021 4:05 PM

**To:** Pye, Sean <Sean.Pye@colliers.com>

**Cc:** Lisle Mcerlane <lisle\_mcerlane@ascendcapital.co.nz>; Andy Pomfret <APomfret@initia.co.nz>

**Subject:** Re: Mt Crawford - Geotech Testing

Hi Sean

Access will be needed from the 5th July for one week.

Nga mihi

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---

**From:** Pye, Sean <Sean.Pye@colliers.com>

**Sent:** Tuesday, June 29, 2021 3:20:50 PM

**To:** Earl Hope-Pearson <ehopepearson@egmontdixon.com>

**Subject:** RE: Mt Crawford - Geotech Testing

Good Afternoon Earl,

Colliers act as property managers on behalf of Land Information New Zealand.

We can arrange for an access letter to be granted for the onsite assessment/testing. Can you please advise when your techs are planning to attend site?

Thanks,

**Sean Pye**

Corporate Solutions

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Main +64 4 473 7910

Level 8, Cornerstone House, 36 Customhouse Quay | Wellington, 6011 | New Zealand

PO Box 1748 | Wellington, 6140 | New Zealand





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**From:** Earl Hope-Pearson <[ehopepearson@egmontdixon.com](mailto:ehopepearson@egmontdixon.com)>  
**Sent:** Tuesday, 29 June 2021 8:56 a.m.  
**To:** David Hunter <[DHunter@linz.govt.nz](mailto:DHunter@linz.govt.nz)>; [lisle\\_mcerlane@ascendcapital.co.nz](mailto:lisle_mcerlane@ascendcapital.co.nz)  
**Cc:** Phillip Stroud <[phillip.stroud@hud.govt.nz](mailto:phillip.stroud@hud.govt.nz)>; Trish Gavin <[tgavin@linz.govt.nz](mailto:tgavin@linz.govt.nz)>  
**Subject:** Re: Mt Crawford - Geotech Testing

Kia Ora David

Just the surrounding landholdings.

Nga mihi

Earl

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---

**From:** David Hunter <[DHunter@linz.govt.nz](mailto:DHunter@linz.govt.nz)>  
**Sent:** Monday, June 28, 2021 4:43:57 PM  
**To:** [lisle\\_mcerlane@ascendcapital.co.nz](mailto:lisle_mcerlane@ascendcapital.co.nz) <[lisle\\_mcerlane@ascendcapital.co.nz](mailto:lisle_mcerlane@ascendcapital.co.nz)>  
**Cc:** Phillip Stroud <[phillip.stroud@hud.govt.nz](mailto:phillip.stroud@hud.govt.nz)>; Earl Hope-Pearson <[ehopepearson@egmontdixon.com](mailto:ehopepearson@egmontdixon.com)>; Trish Gavin <[tgavin@linz.govt.nz](mailto:tgavin@linz.govt.nz)>  
**Subject:** RE: Mt Crawford - Geotech Testing

Kia ora Lisle,

I will raise this with our property management team. Could you please confirm if access is required inside the prison structures or just the surrounding land?

Nga mihi,

**David Hunter**  
Senior Portfolio Manager  
Land and Property Wellington

[dhunter@linz.govt.nz](mailto:dhunter@linz.govt.nz) | DDI 04 831 1668



---

[lisle\\_mcerlane@ascendcapital.co.nz](mailto:lisle_mcerlane@ascendcapital.co.nz) <[lisle\\_mcerlane@ascendcapital.co.nz](mailto:lisle_mcerlane@ascendcapital.co.nz)>

**Sent:** Monday, 28 June 2021 4:34 p.m.

**To:** David Hunter <[DHunter@linz.govt.nz](mailto:DHunter@linz.govt.nz)>; 'Earl Hope-Pearson' <[ehopepearson@egmontdixon.com](mailto:ehopepearson@egmontdixon.com)>

**Cc:** 'Phillip Stroud' <[Phillip.Stroud@hud.govt.nz](mailto:Phillip.Stroud@hud.govt.nz)>

**Subject:** FW: Mt Crawford - Geotech Testing

Kia ora David,

On behalf of Taranaki Whanui could I ask that Earl be provided this access as part of the land due diligence being completed pursuant to the MOU we have with MHUD to explore the opportunities at Mount Crawford.

See from you.

Rgs lisle

s 9(2)(a)

---

**From:** Earl Hope-Pearson <[ehopepearson@egmontdixon.com](mailto:ehopepearson@egmontdixon.com)>

**Sent:** Monday, 28 June 2021 2:14 PM

**To:** [lisle\\_mcerlane@ascendcapital.co.nz](mailto:lisle_mcerlane@ascendcapital.co.nz); Phillip Stroud <[phillip.stroud@hud.govt.nz](mailto:phillip.stroud@hud.govt.nz)>

**Subject:** Mt Crawford - Geotech Testing

Lisle/ Phil

My Geotech engineers have a window to undertake the Geotech testing at Mt Crawford end of the week/ early next week.

Can we get approvals from LINZ for these works to be undertaken, we have completed the desk top and site investigation works this will be to provide a further level of detail and definition.

Nga mihi

EARL HOPE-PEARSON  
DEVELOPMENT DIRECTOR  
Ms 9(2)(a)



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Rules impacting real estate agency work, incorporated in the Anti-Money Laundering legislation, apply in New Zealand from 1 January 2019. This means that before we can engage in real estate agency work we will need to collect identity information from our vendor and landlord clients

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Please let us know if you no longer wish to receive marketing material and other property information from us - send an email to our Chief Privacy Officer at [UnsubscribeNewZealand@colliers.com](mailto:UnsubscribeNewZealand@colliers.com) If possible, please include the name of the property and/or Colliers publication that you most recently received

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**From:** Earl Hope-Pearson  
**To:** [David Hunter](#)  
**Cc:** [Phillip Stroud](#); [Trish Gavin](#); [lisle\\_mcerlane@ascendcapital.co.nz](mailto:lisle_mcerlane@ascendcapital.co.nz)  
**Subject:** Re: Mt Crawford - Geotech Testing  
**Date:** Tuesday, 29 June 2021 1:00:53 PM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)  
[image005.png](#)

---

Thank you!

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**From:** David Hunter <DHunter@linz.govt.nz>  
**Sent:** Tuesday, June 29, 2021 11:12:14 AM  
**To:** Earl Hope-Pearson <ehopepearson@egmontdixon.com>  
**Cc:** Phillip Stroud <phillip.stroud@hud.govt.nz>; Trish Gavin <tgavin@linz.govt.nz>;  
lisle\_mcerlane@ascendcapital.co.nz <lisle\_mcerlane@ascendcapital.co.nz>  
**Subject:** RE: Mt Crawford - Geotech Testing

Kia ora

You should be contacted by Colliers today to confirm the below.

Nga mihi,

**David Hunter**  
Senior Portfolio Manager  
Land and Property Wellington

[dhunter@linz.govt.nz](mailto:dhunter@linz.govt.nz) | DDI 04 831 1668



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---

**From:** Earl Hope-Pearson <ehopepearson@egmontdixon.com>  
**Sent:** Tuesday, 29 June 2021 10:11 a.m.  
**To:** David Hunter <DHunter@linz.govt.nz>  
**Cc:** Phillip Stroud <phillip.stroud@hud.govt.nz>; Trish Gavin <tgavin@linz.govt.nz>;  
lisle\_mcerlane@ascendcapital.co.nz  
**Subject:** Re: Mt Crawford - Geotech Testing

Thanks David

I have a window for this week/ early next. Any assurance so we can gain access which will not need any one on site - can be accessed already would be appreciated.

Nga mihi

Earl

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---

**From:** David Hunter <[DHunter@linz.govt.nz](mailto:DHunter@linz.govt.nz)>

**Sent:** Tuesday, June 29, 2021 9:15:46 AM

**To:** Earl Hope-Pearson <[ehopepearson@egmontdixon.com](mailto:ehopepearson@egmontdixon.com)>

**Cc:** Phillip Stroud <[phillip.stroud@hud.govt.nz](mailto:phillip.stroud@hud.govt.nz)>; Trish Gavin <[tgavin@linz.govt.nz](mailto:tgavin@linz.govt.nz)>;  
[lisle\\_mcerlane@ascendcapital.co.nz](mailto:lisle_mcerlane@ascendcapital.co.nz) <[lisle\\_mcerlane@ascendcapital.co.nz](mailto:lisle_mcerlane@ascendcapital.co.nz)>

**Subject:** RE: Mt Crawford - Geotech Testing

Morena Earl,

Thanks for the below, I have raised this and the property management team will be in touch

Nga mihi,

**David Hunter**

Senior Portfolio Manager

Land and Property Wellington

[dhunter@linz.govt.nz](mailto:dhunter@linz.govt.nz) | DDI 04 831 1668



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---

**From:** Earl Hope-Pearson <[ehopepearson@egmontdixon.com](mailto:ehopepearson@egmontdixon.com)>

**Sent:** Tuesday, 29 June 2021 8:56 a.m.

**To:** David Hunter <[DHunter@linz.govt.nz](mailto:DHunter@linz.govt.nz)>; [lisle\\_mcerlane@ascendcapital.co.nz](mailto:lisle_mcerlane@ascendcapital.co.nz)

**Cc:** Phillip Stroud <[phillip.stroud@hud.govt.nz](mailto:phillip.stroud@hud.govt.nz)>; Trish Gavin <[tgavin@linz.govt.nz](mailto:tgavin@linz.govt.nz)>

**Subject:** Re: Mt Crawford - Geotech Testing

Kia Ora David

Just the surrounding landholdings.

Nga mihi

Earl

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**From:** David Hunter <[DHunter@linz.govt.nz](mailto:DHunter@linz.govt.nz)>  
**Sent:** Monday, June 28, 2021 4:43:57 PM  
**To:** [lisle\\_mcerlane@ascendcapital.co.nz](mailto:lisle_mcerlane@ascendcapital.co.nz) <[lisle\\_mcerlane@ascendcapital.co.nz](mailto:lisle_mcerlane@ascendcapital.co.nz)>  
**Cc:** Phillip Stroud <[phillip.stroud@hud.govt.nz](mailto:phillip.stroud@hud.govt.nz)>; Earl Hope-Pearson <[ehopepearson@egmontdixon.com](mailto:ehopepearson@egmontdixon.com)>; Trish Gavin <[tgavin@linz.govt.nz](mailto:tgavin@linz.govt.nz)>  
**Subject:** RE: Mt Crawford - Geotech Testing

Kia ora Lisle,

I will raise this with our property management team. Could you please confirm if access is required inside the prison structures or just the surrounding land?

Nga mihi,

**David Hunter**  
Senior Portfolio Manager  
Land and Property Wellington

[dhunter@linz.govt.nz](mailto:dhunter@linz.govt.nz) | DDI 04 831 1668



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**From:** [lisle\\_mcerlane@ascendcapital.co.nz](mailto:lisle_mcerlane@ascendcapital.co.nz) <[lisle\\_mcerlane@ascendcapital.co.nz](mailto:lisle_mcerlane@ascendcapital.co.nz)>  
**Sent:** Monday, 28 June 2021 4:34 p.m.  
**To:** David Hunter <[DHunter@linz.govt.nz](mailto:DHunter@linz.govt.nz)>; 'Earl Hope-Pearson' <[ehopepearson@egmontdixon.com](mailto:ehopepearson@egmontdixon.com)>  
**Cc:** 'Phillip Stroud' <[Phillip.Stroud@hud.govt.nz](mailto:Phillip.Stroud@hud.govt.nz)>  
**Subject:** FW: Mt Crawford - Geotech Testing

Kia ora David,

On behalf of Taranaki Whanui could I ask that Earl be provided this access as part of the land due diligence being completed pursuant to the MOU we have with MHUD to explore the opportunities at Mount Crawford.

See from you.

Rgs lisle

s 9(2)(a)

---

**From:** Earl Hope-Pearson <[ehopepearson@egmontdixon.com](mailto:ehopepearson@egmontdixon.com)>

**Sent:** Monday, 28 June 2021 2:14 PM

**To:** [lisle\\_mcerlane@ascendcapital.co.nz](mailto:lisle_mcerlane@ascendcapital.co.nz); Phillip Stroud <[phillip.stroud@hud.govt.nz](mailto:phillip.stroud@hud.govt.nz)>

**Subject:** Mt Crawford - Geotech Testing

Lisle/ Phil

My Geotech engineers have a window to undertake the Geotech testing at Mt Crawford end of the week/ early next week.

Can we get approvals from LINZ for these works to be undertaken, we have completed the desk top and site investigation works this will be to provide a further level of detail and definition.

Nga mihi

EARL HOPE-PEARSON  
DEVELOPMENT DIRECTOR  
M s 9(2)(a)



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**From:** lisle\_mcerlane@ascendcapital.co.nz  
**To:** "David Hunter"  
**Cc:** Phillip Stroud; "Earl Hope-Pearson"; "Trish Gavin"  
**Subject:** RE: Mt Crawford - Geotech Testing  
**Date:** Monday, 28 June 2021 4:46:05 PM  
**Attachments:** [image002.png](#)  
[image003.png](#)  
[image004.png](#)  
[image005.png](#)  
[image006.png](#)

---

Kia ora David,

Appreciate the prompt response and will let Earl revert directly on the access required.

Rgs lisle

s 9(2)(a)

---

**From:** David Hunter <DHunter@linz.govt.nz>  
**Sent:** Monday, 28 June 2021 4:44 PM  
**To:** lisle\_mcerlane@ascendcapital.co.nz  
**Cc:** 'Phillip Stroud' <Phillip.Stroud@hud.govt.nz>; 'Earl Hope-Pearson' <ehopepearson@egmontdixon.com>; Trish Gavin <trish.gavin@linz.govt.nz>  
**Subject:** RE: Mt Crawford - Geotech Testing

Kia ora Lisle,

I will raise this with our property management team. Could you please confirm if access is required inside the prison structures or just the surrounding land?

Nga mihi,

**David Hunter**  
Senior Portfolio Manager  
Land and Property Wellington  
[dhunter@linz.govt.nz](mailto:dhunter@linz.govt.nz) | DDI 04 831 1668



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**From:** [lisle\\_mcerlane@ascendcapital.co.nz](mailto:lisle_mcerlane@ascendcapital.co.nz) <[lisle\\_mcerlane@ascendcapital.co.nz](mailto:lisle_mcerlane@ascendcapital.co.nz)>  
**Sent:** Monday, 28 June 2021 4:34 p.m.  
**To:** David Hunter <[DHunter@linz.govt.nz](mailto:DHunter@linz.govt.nz)>; 'Earl Hope-Pearson' <[ehopepearson@egmontdixon.com](mailto:ehopepearson@egmontdixon.com)>  
**Cc:** 'Phillip Stroud' <[Phillip.Stroud@hud.govt.nz](mailto:Phillip.Stroud@hud.govt.nz)>  
**Subject:** FW: Mt Crawford - Geotech Testing

Kia ora David,

On behalf of Taranaki Whanui could I ask that Earl be provided this access as part of the land due diligence being completed pursuant to the MOU we have with MHUD to explore the opportunities at Mount Crawford.

See from you.

Rgs lisle

s 9(2)(a)

---

**From:** Earl Hope-Pearson <[ehopepearson@egmontdixon.com](mailto:ehopepearson@egmontdixon.com)>

**Sent:** Monday, 28 June 2021 2:14 PM

**To:** [lisle\\_mcerlane@ascendcapital.co.nz](mailto:lisle_mcerlane@ascendcapital.co.nz); Phillip Stroud <[phillip.stroud@hud.govt.nz](mailto:phillip.stroud@hud.govt.nz)>

**Subject:** Mt Crawford - Geotech Testing

Lisle/ Phil

My Geotech engineers have a window to undertake the Geotech testing at Mt Crawford end of the week/ early next week.

Can we get approvals from LINZ for these works to be undertaken, we have completed the desk top and site investigation works this will be to provide a further level of detail and definition.

Nga mihi

EARL HOPE-PEARSON  
DEVELOPMENT DIRECTOR  
M s 9(2)(a)



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**From:** Earl Hope-Pearson  
**To:** [Phillip Stroud](#); [lisle\\_mcerlane@ascendcapital.co.nz](mailto:lisle_mcerlane@ascendcapital.co.nz)  
**Subject:** FW: [COMMERCIAL]RE: Pre-application meeting with Scope Planning (Stephanie Blick)  
**Date:** Monday, 17 May 2021 8:12:44 PM

---

Phil

In terms of fast tracking Mt Crawford my very efficient planner has taken the initiative to arrange a pre application meeting directly with the EPA with out consulting prior.

I am conscious we have been speaking to the EPA directly so not wanting to cut across this.

Please advise if MHUD wish to use your existing channel or we proceed as per below.

Nga mihi

EARL HOPE-PEARSON  
DEVELOPMENT DIRECTOR  
M s 9(2)(a)



Out of Scope

**From:** Earl Hope-Pearson  
**To:** [Phillip Stroud](#)  
**Subject:** RE: List of Valuers- Mt Crawford  
**Date:** Monday, 3 May 2021 1:26:11 PM  
**Attachments:** [image003.png](#)  
[RE List of Valuers- Mt Crawford.msg](#)

---

Hi Phil

I responded as attached, I have spoken to Bill Bunt and I believe he would be available to undertake these works.

William Bunt | Director  
CBRE Limited | Valuation & Advisory Services  
Level 12, Harbour Tower | 2 Hunter Street | P O Box 5053 | Wellington, New Zealand  
M s 9(2)(a)  
bill.bunt@cbre.co.nz | <http://www.cbre.co.nz>  
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I have said someone may be in touch.

Nga mihi

EARL HOPE-PEARSON  
DEVELOPMENT DIRECTOR  
M s 9(2)(a)



---

**From:** Phillip Stroud <[Phillip.Stroud@hud.govt.nz](mailto:Phillip.Stroud@hud.govt.nz)>  
**Sent:** Monday, 3 May 2021 11:24 AM  
**To:** Earl Hope-Pearson <[ehopepearson@egmontdixon.com](mailto:ehopepearson@egmontdixon.com)>  
**Subject:** FW: List of Valuers- Mt Crawford  
**Importance:** High

Any comment? See below

Nga mihi

**Phil Stroud**  
Development Manager  
Te Tāpapa Kura Kainga – Ministry of Housing and Urban Development  
DDI +64 4 831 6056 | Mobile s 9(2)(a)

---

**From:** Phillip Stroud <[Phillip.Stroud@hud.govt.nz](mailto:Phillip.Stroud@hud.govt.nz)>  
**Sent:** Thursday, 22 April 2021 12:11 PM



**To:** Earl Hope-Pearson <[ehopepearson@egmontdixon.com](mailto:ehopepearson@egmontdixon.com)>

**Subject:** Fwd: List of Valuers- Mt Crawford

Any particular people in these firm you think would understand the local market?

Nga mihi

**Phil Stroud**

Development Manager

Te Tuapapa Kura Kainga – Ministry of Housing and Urban Development

DDI [+64 4 831 6056](tel:+6448316056) | Mobile [\*\*s 9\(2\)\(a\)\*\*](tel:s9(2)(a))

---

**From:** Sumeet Gupta <[Sumeet.Gupta@hud.govt.nz](mailto:Sumeet.Gupta@hud.govt.nz)>

**Sent:** Thursday, April 22, 2021 12:00:37 PM

**To:** Phillip Stroud <[Phillip.Stroud@hud.govt.nz](mailto:Phillip.Stroud@hud.govt.nz)>

**Subject:** List of Valuers- Mt Crawford

Hi Phil

Please find below the list of Valuers in the panel. If they have any other in particular, we can check with Procurement in regards to that

1. Telfer Young
2. Beca
3. PWC
4. Colliers
5. JLL
6. QV
7. WSP
8. CBRE
9. Opteon NZ Limited
10. AON New Zealand Limited

Regards

**Sumeet Gupta**

Project Advisor

Land Acquisition & Development

Place-based Policy and Programmes

[sumeet.gupta@hud.govt.nz](mailto:sumeet.gupta@hud.govt.nz) | Mobile [\*\*s 9\(2\)\(a\)\*\*](tel:s9(2)(a))

Level 4, 45 Queen Street

Auckland Policy Office, New Zealand 1010

[www.hud.govt.nz](http://www.hud.govt.nz)

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Official Information Act 1982

**From:** Earl Hope-Pearson  
**To:** [Phillip Stroud](#)  
**Subject:** RE: List of Valuers- Mt Crawford  
**Attachments:** [image002.jpg](#)  
[image003.png](#)

---

Hi Phil

The only one on the list is CBRE – Bill Bunt (Preferred), I am surprised Darroch is not on the list – Ken Blucher.

I would be happy with Ken or nominee.

Regards

EARL HOPE-PEARSON  
DEVELOPMENT DIRECTOR  
Ms 9(2)(a)



---

**From:** Phillip Stroud <[Phillip.Stroud@hud.govt.nz](mailto:Phillip.Stroud@hud.govt.nz)>  
**Sent:** Thursday, 22 April 2021 12:11 PM  
**To:** Earl Hope-Pearson <[ehopepearson@egmontdixon.com](mailto:ehopepearson@egmontdixon.com)>  
**Subject:** Fwd: List of Valuers- Mt Crawford

Any particular people in the e firm you think would understand the local market?  
Nga mihi

**Phil Stroud**

Development Manager

Te Tuapapa Kura Kainga – Ministry of Housing and Urban Development

DDI [+64 4 831 6056](#) Mobile [s 9\(2\)\(a\)](#)

---

**From:** Sumeet Gupta <[Sumeet.Gupta@hud.govt.nz](mailto:Sumeet.Gupta@hud.govt.nz)>  
**Sent:** Thursday, April 22, 2021 12:00:37 PM  
**To:** Phillip Stroud <[Phillip.Stroud@hud.govt.nz](mailto:Phillip.Stroud@hud.govt.nz)>  
**Subject:** List of Valuers- Mt Crawford

Hi Phil

Please find below the list of Valuers in the panel. If they have any other in particular, we can check with Procurement in regards to that

1. Telfer Young
2. Beca
3. PWC

4. Colliers
5. JLL
6. QV
7. WSP
8. CBRE
9. Opteon NZ Limited
10. AON New Zealand Limited

Regards

**Sumeet Gupta**

Project Advisor

Land Acquisition & Development

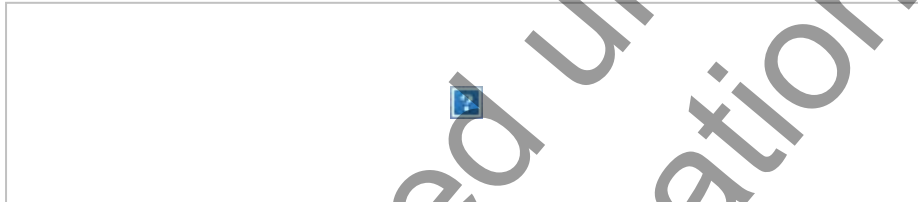
Place-based Policy and Programmes

[sumeet.gupta@hud.govt.nz](mailto:sumeet.gupta@hud.govt.nz) | Mobile s 9(2)(a)

Level 7, 45 Queen Street

Auckland Policy Office, New Zealand 1010

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**From:** Earl Hope-Pearson  
**To:** [Phillip Stroud](#)  
**Cc:** [jamie.tuuta@xtra.co.nz](mailto:jamie.tuuta@xtra.co.nz); [lisle\\_mcerlane](#)  
**Subject:** Re: Mt Crawford - Valuation date  
**Date:** Wednesday, 21 April 2021 5:59:24 PM  
**Attachments:** [image009.png](#)  
[image010.png](#)  
[image011.png](#)  
[image012.png](#)

---

Kia Ora Phil

That is incorrect as we have effected notices to LINZ to acquire properties as DSPs and the date of valuation is the date the interest was registered.

The MOU was signed between PNBST / Crown gives effect to a notice and intention to transact.

LINZ need to think very carefully about this as the precedent has been set.

A discussion tomorrow would be good.

Nga mihi

Earl

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---

**From:** Phillip Stroud <[Phillip.Stroud@hud.govt.nz](mailto:Phillip.Stroud@hud.govt.nz)>  
**Sent:** Wednesday, April 21, 2021 4:37:31 PM  
**To:** Earl Hope-Pearson <[ehopepearson@egmontdixon.com](mailto:ehopepearson@egmontdixon.com)>  
**Cc:** [jamie.tuuta@xtra.co.nz](mailto:jamie.tuuta@xtra.co.nz) <[jamie.tuuta@xtra.co.nz](mailto:jamie.tuuta@xtra.co.nz)>; [lisle\\_mcerlane](#) <[lisle\\_mcerlane@ascendcapital.co.nz](mailto:lisle_mcerlane@ascendcapital.co.nz)>  
**Subject:** Mt Crawford - Valuation date

Hi Earl

I finally have a response from LINZ about the valuation date question you have asked. Below is a summary of the legal advice they received,

s 9(2)(h)

[Redacted text block]

s 9(2)(h)

Can discuss tomorrow.

Nga mihi

**Phillip Stroud** ([he/him](#))

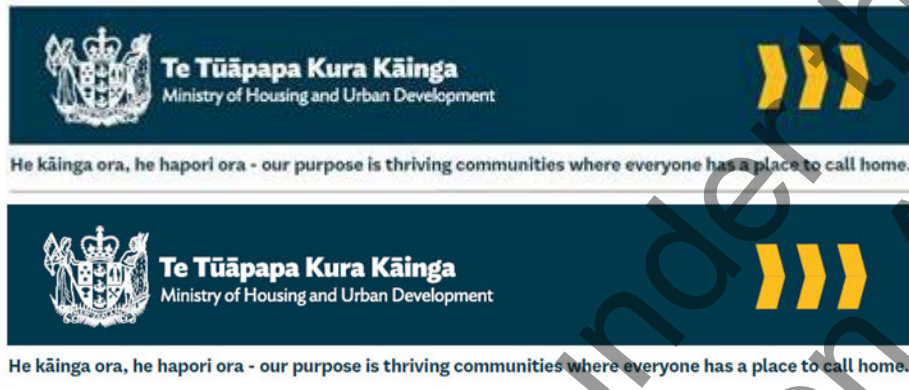
Development Manager | Land Acquisition and Development  
Place-based Policy and Programmes

[phillip.stroud@hud.govt.nz](mailto:phillip.stroud@hud.govt.nz) | Phone: +64 4 831 6056 | Mobile: s 9(2)(a)



[www.hud.govt.nz](http://www.hud.govt.nz) | Level 8, 7 Waterloo

Quay, Wellington



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**From:** Earl Hope-Pearson  
**To:** [Phillip Stroud](#); [Lisle Mcerlane](#)  
**Subject:** Mt Crawford  
**Date:** Sunday, 18 April 2021 3:20:35 PM

---

Phil

Can we please catch up next week re Mt Crawford:

Current status of due diligence works - complete  
Feasibility - status update  
Programme - proposed development programme  
Fast track consenting  
Valuation methodology - LINZ status update

I also think it might be prudent to programme a fortnightly meeting with all parties on key actions to push this project along.

Nga mihi

Earl

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**From:** Earl Hope-Pearson  
**To:** [Phillip Stroud](#)  
**Cc:** [jamie.tuuta@xtra.co.nz](#); [Lisle Mcerlane](#); [lan@twc.co.nz](#)  
**Subject:** Re: Updates - <sup>Out of Scope</sup> Mt Crawford  
**Date:** Thursday, 1 April 2021 8:37:02 AM

---

Phil

Thanks for the update.

Nga mihi

Earl

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---

**From:** Phillip Stroud <Phillip.Stroud@hud.govt.nz>  
**Sent:** Thursday, April 1, 2021 8:31 AM  
**To:** Earl Hope-Pearson  
**Cc:** [jamie.tuuta@xtra.co.nz](#); [Lisle Mcerlane](#); [lan@twc.co.nz](#)  
**Subject:** RE: Updates - <sup>Out of Scope</sup> Mt Crawford

Hi Earl

Fast track – June/July 2021 to allow time for application process and panel consideration before the July 2022 deadline.

Nga mihi

**Phil Stroud**

Development Manager  
Te Tuapapa Kura Kainga – Ministry of Housing and Urban Development

DDI +64 4 831 6056 | Mobile <sup>s 9(2)(a)</sup>

---

**From:** Earl Hope-Pearson <ehopepearson@egmontdixon.com>  
**Sent:** Wednesday, 31 March 2021 4:50 AM  
**To:** Phillip Stroud <Phillip.Stroud@hud.govt.nz>  
**Cc:** [jamie.tuuta@xtra.co.nz](#); [Lisle Mcerlane](#) <[lisle\\_mcerlane@ascendcapital.co.nz](#)>; [lan@twc.co.nz](#)  
**Subject:** Updates - <sup>Out of Scope</sup> Mt Crawford

Kia Ora Phil

Out of Scope

---

In respect of Mt Crawford and the recent announcements by Crown on housing a meeting re this project would be good. I am conscious the window on fast tracking the consent is closing.

Would you have any time Wednesday or Thursday next week?

Nga mihi

Earl

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**From:** Earl Hope-Pearson  
**To:** [Phillip Stroud](#)  
**Subject:** RE: New Fibre Request – Awaiting consent 00292747 - Mt Crawford  
**Date:** Monday, 22 February 2021 8:06:47 AM

---

Phil

Our engineers would have spoken to Chorus around supply only being what capacity existed and could provisioning be provided, which was confirmed.

Regards

EARL HOPE-PEARSON  
DEVELOPMENT DIRECTOR  
Ms 9(2)(a)



---

**From:** Phillip Stroud <Phillip.Stroud@hud.govt.nz>  
**Sent:** Monday, 22 February 2021 8:02 AM  
**To:** Earl Hope-Pearson <ehopepearson@egmontdixon.com>  
**Subject:** FW: New Fibre Request – Awaiting consent 00292747 - Mt Crawford

Hi Earl

Do you know anything about this? I would have thought you would have request replacement fibre at MT Crawford?

Nga mihi

**Phil Stroud**

Development Manager  
Te Tuapapa Kura Kāinga – Ministry of Housing and Urban Development

DDI 64 4 831 056 | Mobile Ms 9(2)(a)

---

Out of Scope





**From:** Earl Hope-Pearson  
**To:** [Phillip Stroud](#); [lisle\\_mcerlane@ascendcapital.co.nz](mailto:lisle_mcerlane@ascendcapital.co.nz)  
**Subject:** 2021-01-28 - Instruction to Valuers Mt Crawford West Prison Area 4 East Prison Area 5  
**Date:** Wednesday, 3 February 2021 7:03:16 AM  
**Attachments:** [2021-01-28 - Instruction to Valuers Mt Crawford West Prison Area 4 East Prison Area 5.docx](#)

---

Phil

[Subject to Lisle inputs]

Further to the email sent as attached my comments.

As discussed the timing [date stamp] is critical in valuation process.

The date at which Taranaki Whanui confirmed its MOU with the Crown-MHUD, this is the date at which the clock stopped and the valuation process should be taken from.

If it is not then why would Iwi/ Maori engage with the Crown on projects where there will be a significant public benefit.

The process is not unfamiliar to Crown-LINZ and is used in a number of other applications where Iwi formally register and interest and are awaiting on Crown. This situation is no different and Crown should apply the same principles – I do not think anyone would expect anything less from its partner.

Happy to discuss.

Nga mihi

Earl

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## Current Market Valuation – Mt Crawford Prison Site & Watts Peninsula, Wellington

### Scope

We require the Valuation to be split into two parts. One part covering the former Department of Corrections land and one part covering the former Ministry of Defence land. The two parts are described as below.

The date at which the valuation is to be assessed is [Lisle to confirm date of MHUD MOU]

### Mt Crawford Prison – the former Department of Corrections land

Address: 6, 7 and 20 Main Road, 209 Nevay Road, Maupuia and 212 Nevay Road, Karaka Bays, Wellington City

<b>Owner:</b>	Her Majesty the Queen for Justice Purposes
<b>Legal Description:</b>	<p>A. Part Lot 4 Block XII DP 858  B. Section 1 SO 24508 and Part Lot 1 DP 4741  C. Part Section 3 Watts Peninsula District  D. Section 1, 3 SO 477035  E. Section 4, 6-7 SO 477035  (refer area edged green in the marked-up plan below)</p>
<b>Title:</b>	<p>A. WN46B/923  B. WN46B/926  C. WN46B/927  D. 760897  E. 760898</p>
<b>Areas:</b>	<p>A. 1.0901 ha more or less  B. 0.4527 ha more or less  C. 0.5084 ha more or less  D. 4.4182 ha more or less  E. 5.2328 ha more or less</p>
<b>Interests:</b>	<p><b>All titles subject to</b>  8302482.1 Port Nicholson Block (Taranaki Whānui ki te Upoko o Te Ika) RFR Memorial  11519861.1 Caveat by Mau Whenua Incorporated and Kingi Morgan</p> <p><b>Area D</b>  Apputnant hereto is a right of way created by Transfer 411135</p> <p><b>Area E</b>  Subject to a right of way over part Section 4 SO 477035 marked B on SO 477035 created by Transfer 5269266.  Subject to a telecommunications protection corridor easement over part Section 6 SO 477035 marked H on SO 477035 created by Transfer 5269266.4  Subject to a right (in gross) to convey water over part Section 4 SO 477035 marked B on SO 477035 in favour of Wellington City Council created by Easement Instrument 8555690.1  Subject to a right (in gross) to convey gas over part Section 4 SO 477035 marked A, B, C, D, E, F and G SO 477035 in favour of Powerco Limited created by Easement Instrument 9293197.1</p>

## Watts Peninsula – the former Ministry of Defence land

Address: Main Road and Nevay Road, Maupuia

<b>Owner:</b>	Her Majesty the Queen for construction of Defence Works at Watts, Peninsula, Wellington
<b>Legal Description:</b>	Area 4 - Part Section 100 SO Plan 528811 (formerly Part of Part Section 3 Watts Peninsula District) Area 5 - Part Section 100 SO Plan 528811 (formerly Part Section 2 Watts Peninsula District) (refer area edged orange in the marked-up plan below)
<b>Title:</b>	Held in part proc 55 (NZ Gazette 1886 page 694)
<b>Area:</b>	Area 4 - 1.1110 ha (subject to survey) Area 5 - 1.9100 ha (subject to survey)
<b>Interests:</b>	11519861.1 Caveat by Mau Whenua Incorporated and Kingi Morgan

Part of Areas 4 and 5 are to be set apart for Road and Utility Purposes (refer areas highlighted yellow in the marked-up plan below). The transfer pursuant to Section 50 of the Public Works Act 1981 is currently under action. The land to be transferred is now shown as Sections 10, 11 and 12 on SO 528811.

Most of the land is zoned Open Space B in the Wellington City Council's District Plan and designated K1, Wellington Prison. Part Lot 4 Block XII DP 858 is zoned Outer Residential. ~~We have applied for the designation to be updated.~~

We require the valuation to be based on the assumption that the land at Main and Nevay Roads, Maupuia, Wellington is available for immediate sale and all legislative and District Plan requirements to do so have been and are to be met.

Commented [EH1]: This is irrelevant, the current designation is K1





## Principles of Valuation

This valuation is requested for the assessment of the current market value for disposal in accordance with Part 3 of the Public Works Act 1981. The sale of this property will be subject to Section 52 of the Public Works Act 1981.

## Timeframes

The valuation date to be used is the date the valuers meet on site to inspect the land.

The valuation reports are to be prepared within 15 working days of the valuation date, with each valuer issuing a copy of their report to their client and the other agency's valuer.

## Valuation Reports

The valuer's report shall contain the following information, and be in accordance with the International Valuation standards and current edition of the Australia and New Zealand Valuation and Property Standards:

- an executive summary, containing a summary of:
  - the valuation, which must include a lower and upper range;
  - the key valuation parameters;
  - the key variables affecting value; and
  - a detailed description and a clear statement of the land value;
- a copy of the scope of work;
- a list of the agreed assumptions and input arising from the valuer's pre-valuation meeting;
- a clear statement as to any impact of any disclosed encumbrances on the land (if any);
- details of the valuer's assessment of the highest and best use of the property, subject to any agreed conforming scheme;
- comment on the rationale of likely purchasers of the land;

- a clear identification of the key variables which have a material impact on the valuation;
- full details of the comparable block land sale valuation method and the residual hypothetical development value, and
- appendices setting out:
  - a statement of the valuation methodology and policies; and
  - relevant market and sales information.

The report must comply with the minimum requirements set out in the International Valuation Standards Bases of Value including the definition of Market Value, High and Best Use and other relevant standards.

### Valuers should comply with:

- The relevant International Valuation Standards.
- The relevant Australia and New Zealand Valuation Guidance Note(s)  
[https://www.property.org.nz/Category?Action=View&Category\\_id=1127](https://www.property.org.nz/Category?Action=View&Category_id=1127)
- Land Information New Zealand (LINZ) is committed to ensuring the health and safety of contractors and consultants who undertake work on behalf of LINZ. This is achieved by complying with the requirements of the Health and Safety at Work Act 2015 and all relevant legislation. Please ensure that you practice good health and safety whilst working for LINZ. If an incident, or near miss does occur on your inspection and/or there is a hazard on the property please report it to LINZ so that LINZ is aware and appropriate steps can be taken to prevent any further risk.
- We have attached a list of known hazards and Health and Safety Induction for Waiheke Peninsula.
- Please provide us with your Hazard Plan or Site Safety Plan prior to conducting any work on site. This should contain a register of hazards and associated risks and how you intend to eliminate or control the risks identified so far as is reasonably practicable.
- The Valuer when undertaking this valuation must take reasonable care for their own health and safety and also take reasonable care that their acts or omissions do not adversely affect the health and safety of other persons. They must immediately report to LINZ, any incident or near miss that may have occurred, or hazard they may have discovered when undertaking the specified work.

In accepting this instruction, the Valuer(s) agree(s) that they have been made aware and understand the requirements of LINZ and will do everything reasonably practicable to ensure their health and safety when undertaking this valuation. A copy of the LINZ Health and Safety Policy is a tache for your reference.

The property has one lease in place. The Lease is to the Mount Crawford Community Gardens Trust/Board. A copy of the lease is enclosed. No rent is charged under the lease.

A demolition of buildings estimate, building seismic assessment and asbestos reports have been undertaken. Should you require any further information, please let us know. Copies of the reports are enclosed.

An electronic copy of the Current Market Valuation is sufficient, a hard copy is not required.

Land Information New Zealand  
 P O Box 5501  
 Wellington 6145  
 Attention Trish Green

Ministry Housing & Urban Development  
 P O Box 82  
 Wellington 6140  
 Attention Philip Stroud

Please use the reference: NaPALIS ID 2837531 - Mt Crawford

As the cost is to be paid by each agency, please delete the applicable invoice address as per above.

## Enclosures

1. Records of Title
2. Proc 55
3. Caveats
4. SO 528811 – Road Encroachments
5. Land Matters Aerial Plan
6. Wellington City Council District Plan Map 13
7. Demolition of Buildings Estimate
8. Building Seismic Assessments
9. Asbestos Management Survey
10. Asbestos Management Plan
11. Licence to Occupy – Mount Crawford Gardens Trust
12. Expenditure 2020
13. Heritage NZ Assessment and draft Covenant
14. MHUD Development Plan - to be attached
15. MHUD Development Costs - to be attached
16. List of known hazards and Safety Induction for Watts Peninsula
17. LINZ Health and Safety Policy
18. Planning assessment
- 47-19. [Phil I will go through what files you have given me to determine any that are relevant and should be included]

Commented [EH2]: This is irrelevant – the valuation of the land is on an as is basis.

Commented [EH3]: What is this?

Commented [EH4]: What is this?

Commented [EH5]: This is required.



**From:** lisle\_mcerlane@ascendcapital.co.nz  
**To:** ["Earl Hope-Pearson"; Phillip Stroud](#)  
**Subject:** RE: Aro - Financial Model  
**Date:** Wednesday, 2 December 2020 2:55:21 PM

---

I am available to catch up on this and Mount Crawford tomorrow as only meeting so far is at 3 pm

---

**From:** Earl Hope-Pearson <ehopepearson@egmontdixon.com>  
**Sent:** Sunday, 29 November 2020 7:41 PM  
**To:** Phillip Stroud <Phillip.Stroud@hud.govt.nz>  
**Cc:** william@twc.co.nz; lisle\_mcerlane <lisle\_mcerlane@ascendcapital.co.nz>  
**Subject:** Aro - Financial Model

Phil

Apologies for the delay – as attached financial feasibility/ budget.

I need to have TWC check the IRR of 80.1% it seems abit to high.

As per our meeting last week.

- No revenue from the site applied to the model.
- No allowance for any DC's offst due to Crown ownership of the land we will be seeking this – can you confirm do Kainga Ora pay DC's?
- Costs on land distributed as per the table within the IRR model to reflect the proposed staging.
- No allowance for any clawback on land – this has been removed totally.
- The DM for fee the GP has been kept at 6%, this is to reflect the role TWC via Miro are playing in the development (total).
- All other costs including financing for project delivery have been kept as is – this is a cost to the project and must form part of the budget; unless Crown wish to fund "happy to discuss".

Any question happy to discuss.

Regards

Earl

EARL HOPE-PEARSON  
DEVELOPMENT DIRECTOR  
Ms 9(2)(a)



**From:** Lisle McErlane  
**To:** [Phillip Stroud](#)  
**Cc:** [Earl Hope-Pearson](#); [Willy Makea](#); [Fiona Coughlan](#)  
**Subject:** Re: Mount Crawford -Costs of due diligence on Mount Crawford  
**Date:** Thursday, 19 November 2020 9:51:45 AM  
**Attachments:** [image001.png](#)  
[image002.png](#)

---

Hi Phil,

Thank you for this and no we do not want the MOU to terminate so we will just sit on this for now and as an fyi it is well below the 200k limit so not worries on that front.

rgs lisle  
s 9(2)(a)

On Thu, 19 Nov 2020 at 09:18, Phillip Stroud <[Phillip.Stroud@hud.govt.nz](mailto:Phillip.Stroud@hud.govt.nz)> wrote:

Hi Lisle

I am assuming we are still will within the \$200k cap. Can you provide an update on the shared cost?

Just want to confirm that you are not wanting the MOU to be terminated. Please see below an extract from the MOU which clarifies that TWL may recover 50% of the shared cost at the end of the term.

Happy to discuss.

## **10 COSTS AND INTELLECTUAL PROPERTY**

### **10.1 Except where:**

- (a) the parties enter into a development agreement for the Site, or
  - (b) a party assigns this MOU without the prior written consent of the other,
- at the end of the Term, HUD will meet an equal share of TWL's actual costs for all professional reports and documents obtained by TWL relating to the development opportunity and prepared as a result of this MOU, where those reports and documents are co-addressed and assignable to HUD (*the Costs*).

### **10.2 TWL may recover the Costs (including GST) from HUD at the end of the Term. The Costs will be capped to \$100,000.00 (being a 50% share of costs to a maximum of**

\$200,000.00). For the avoidance of doubt, the Costs represent the maximum liability of HUD to TWL under this MOU.

10.3 This clause 10 is binding on the parties.

Nga mihi

**Phil Stroud**

Development Manager

Te Tuapapa Kura Kainga – Ministry of Housing and Urban Development

DDI +64 4 831 6056| Mobile s 9(2)(a)

---

**From:** lisle\_mcerlane <[lisle\\_mcerlane@asc.ndcapital.co.nz](mailto:lisle_mcerlane@asc.ndcapital.co.nz)>  
**Sent:** Wednesday, 18 November 2020 4:23 PM  
**To:** Phillip Stroud <[Phillip.Stroud@hud.govt.nz](mailto:Phillip.Stroud@hud.govt.nz)>  
**Cc:** 'Earl Hope-Pearson' <[ehopepearson@egmontdixon.com](mailto:ehopepearson@egmontdixon.com)>; Willy Makea' <[willy@portnicholson.org.nz](mailto:willy@portnicholson.org.nz)>  
**Subject:** Mount Crawford -Costs of due diligence on Mount Crawford

Kia ora Phil,

We are looking to recoup 50% of the costs of the due diligence work on Mount Crawford, as per our MOU with you

Could you advise how we should go about this as I have copied in Earl who has provided all costs to us which we have met and Willy who runs our finances so once we have your response we can activate this process.

See from you.

Rgs lisle

s 9(2)(a)

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**From:** Earl Hope-Pearson  
**To:** [Phillip Stroud](#)  
**Cc:** ["lisle\\_mcerlane"](#)  
**Subject:** FW: LINZ - land at Watts Peninsula - Notice of disposal  
**Date:** Tuesday, 10 November 2020 2:41:34 PM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)  
[image005.png](#)  
[SO 528811\\_T.pdf](#)  
[20201106 Watts Peninsula Notice to PNBST.pdf](#)

---

Phil

As discussed please refer to the attached and email below.

The road has not been legalised and therefore not in title.

I would recommend this action is put on hold immediately until we reconcile the requirements of Council and Road.

Regards

Earl

---

**From:** Lisle McErlane <[lisle\\_mcerlane@ascendcapital.co.nz](mailto:lisle_mcerlane@ascendcapital.co.nz)>  
**Sent:** Friday, 6 November 2020 3:56 PM  
**To:** Bruce Costain <[costain@brookfields.co.nz](mailto:costain@brookfields.co.nz)>; Earl Hope Pearson <[ehopepearson@egmontdixon.com](mailto:ehopepearson@egmontdixon.com)>; Kirsty Tamanui <[kirsty@portnicholson.org.nz](mailto:kirsty@portnicholson.org.nz)>  
**Subject:** Fwd: LINZ - land at Watts Peninsula - Notice of disposal

Earl - no doubt this is the land we found out about in our meeting this week with Phil - I do not recall them ever advising us

----- Forwarded message -----

From: **Gareth Nicholl** <[GNicholl@properlygroup.co.nz](mailto:GNicholl@properlygroup.co.nz)>  
Date: Fri 6 Nov 2020 at 14:29  
Subject: LINZ - land at Watts Peninsula - Notice of disposal  
To: [kirsty@portnicholson.org.nz](mailto:kirsty@portnicholson.org.nz) <[kirsty@portnicholson.org.nz](mailto:kirsty@portnicholson.org.nz)>  
Cc: [toapom@xtra.co.nz](mailto:toapom@xtra.co.nz) <[toapom@xtra.co.nz](mailto:toapom@xtra.co.nz)>, [lisle\\_mcerlane@ascendcapital.co.nz](mailto:lisle_mcerlane@ascendcapital.co.nz) <[lisle\\_mcerlane@ascendcapital.co.nz](mailto:lisle_mcerlane@ascendcapital.co.nz)>, [wayne@fomana.co.nz](mailto:wayne@fomana.co.nz) <[wayne@fomana.co.nz](mailto:wayne@fomana.co.nz)>, David Hunter <[DHunter@linz.govt.nz](mailto:DHunter@linz.govt.nz)>

Kia ora Kirsty

I am acting for Land Information New Zealand regarding the sale of land at Watts Peninsula to Wellington City Council for a public work. I understand David Hunter from LINZ has been in contact with PNBST regarding this matter.

Attached is a notice of disposal to PNBST, together with a copy of the survey plan. The

agreement can be found at this link, which is limited to your email address: [PDF 20200624 ASP fully signed.pdf](#) If you wish to share the link with other email addresses please let me know.

Can you please confirm receipt of this email and attachments?

Please let me know if you require hard copies to be posted.

Nga mihi

**Gareth Nicholl**

Senior Property Consultant



Mobile: s 9(2)(a)

Reception: 06 834 1232

**Level 1, 6 Albion St, Napier 4110**

**PO Box 49, Napier 4140**

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6 November 2020

Our Reference: 714633

**The Property Group Limited**

Napier Office  
PO Box 49 Napier 4140  
Level 1  
6 Albion Street  
Napier South 4110

The Trustees of the Port Nicholson Block Settlement Trust  
c/- Kirsty Tamanui – Interim Business Operations Manager  
1-3 Thorndon Quay  
**Wellington**

By email: [kirsty@portnicholson.org.nz](mailto:kirsty@portnicholson.org.nz)

Tēnā koutou

**Land Information New Zealand: Watts Peninsula – disposal of land to Wellington City Council**

The Property Group Limited is acting for Land Information New Zealand regarding the disposal of land at Main and Nevay Roads, Maupuia.

The purpose of this letter is to provide notice of disposal in accordance with Section 112 Port Nicholson Block (Taranaki Whānui ki Te Upoko o Te Ika) Claims Settlement Act 2009 (the Act).

Wellington City Council (Council) require part of the land for public works. Agreement has been reached with Council, a copy of which is enclosed. The details are set out below:

**Address:** Main and Nevay Roads, Maupuia.

**Legal Description:** Sections 10 to 13 SO 528811, being parts of Part Sections 2 and 3 Watts Peninsula District, comprised in Proclamation 55. A copy of SO 528811 is attached.

**Encumbrances:** Easements in Transfer 5269266.3 in favour of Chorus New Zealand Limited. Caveat 11645986.1 in favour of Mau Whenua Incorporated and Kingi Morgan. Easements in EI 8591064.1 in favour of Council.

**Area:** 6130m<sup>2</sup> more or less being Sections 10, 12 and 13 SO 528811 required for Road.  
479m<sup>2</sup> more or less being Section 11 SO 528811 required for Utility Purposes.

**Purchaser:** Wellington City Council.

**Compliance with Section  
93 of the Act**

As required under section 93(a) of the Act, this disposal to Council complies with Section 104 of the Act, being a disposal pursuant to section 50 of the Public Works Act 1981. The agreement contains an acknowledgement that Council will become the RFR landowner in accordance with section 104(2) of the Act.

The proposed settlement date is 4 December 2020, which complies with the minimum timeframe to provide this notice as required under Section 112(2) of the Act.

Please contact me if you have any queries regarding this notice, or if you require further information.

Nāku noa, nā



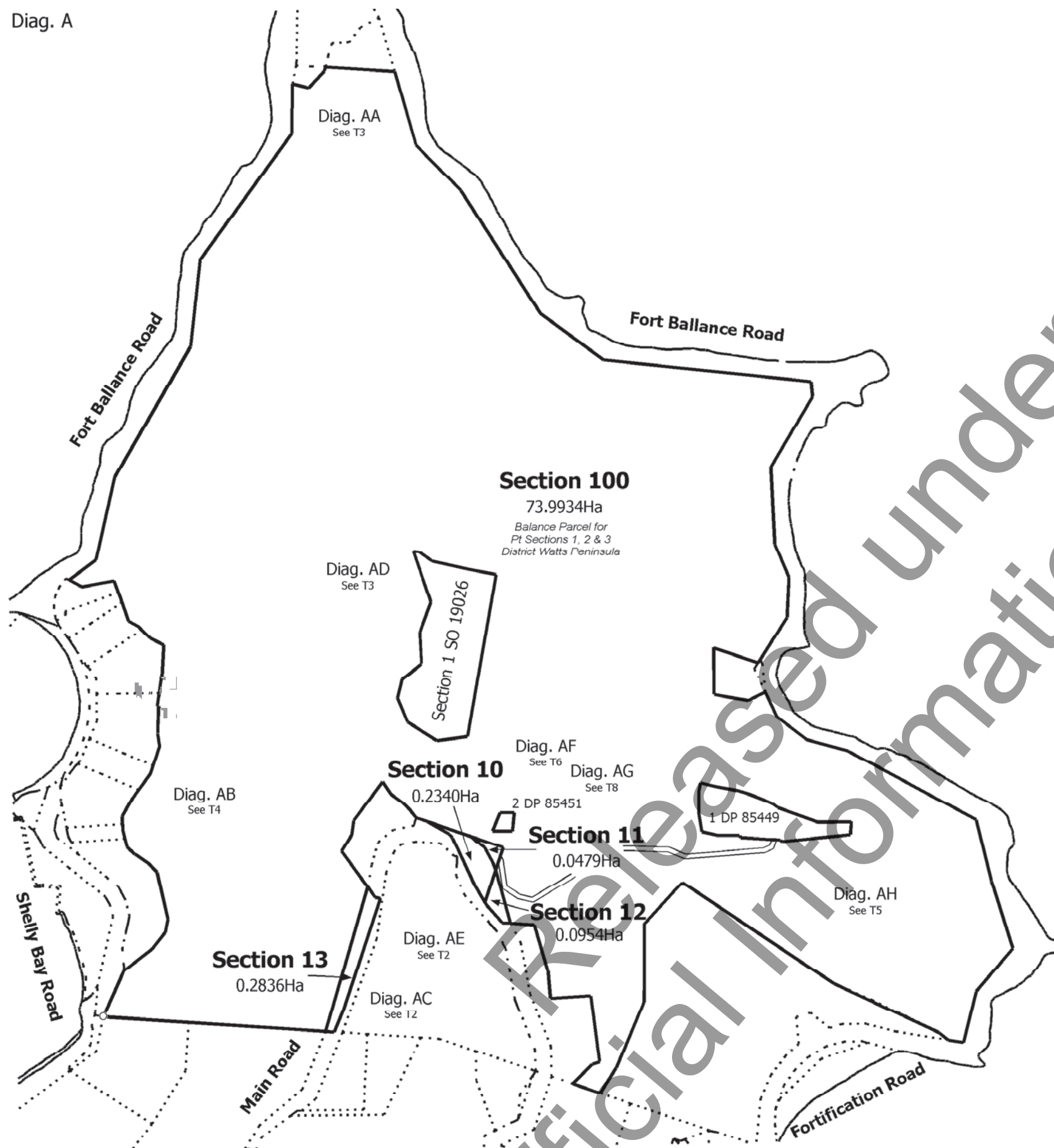
**Gareth Nicholl**  
Senior Property Consultant

06 833 6451 / s 9(2)(a) [REDACTED]  
gnicholl@propertygroup.co.nz

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Official Information Act 1982



Diag. A



T 1/8

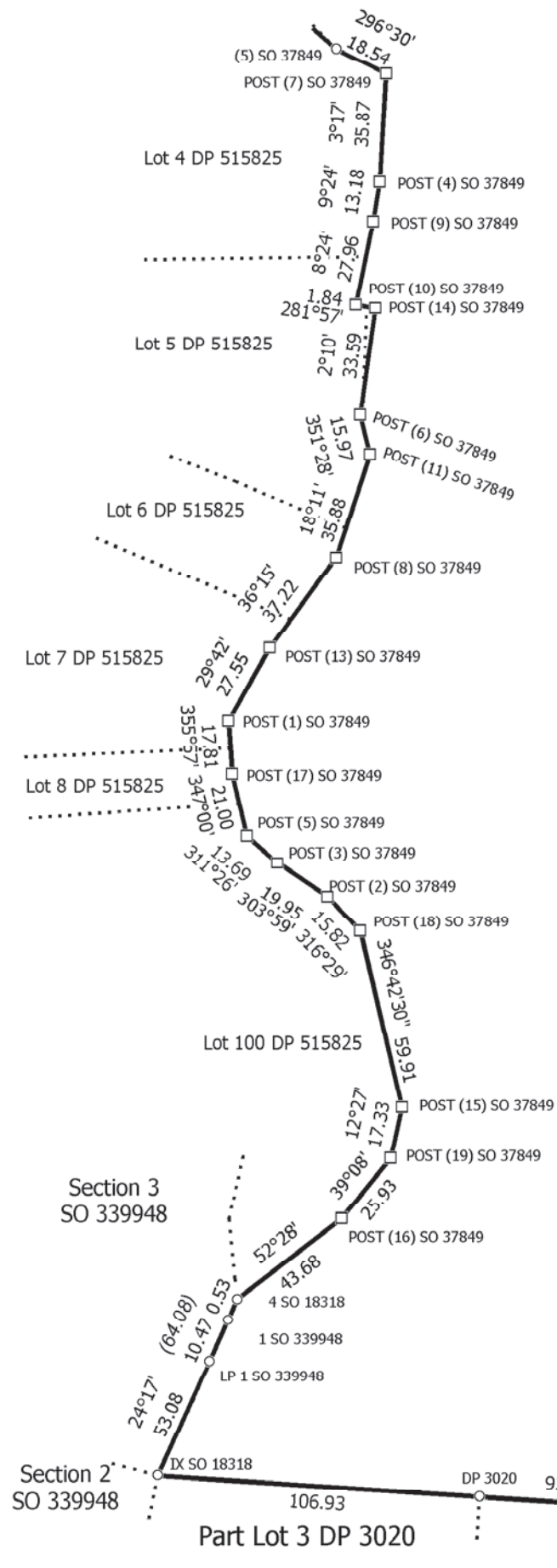
Land District: Wellington	SECTIONS 10-13 & 100	Surveyor: Mark Andrew Roberts Firm: Wigley & Roberts Ltd	CSD Plan SO 528811
Digitally Generated Plan Generated on: 17/07/2020 09:26am Page 1 of 8			



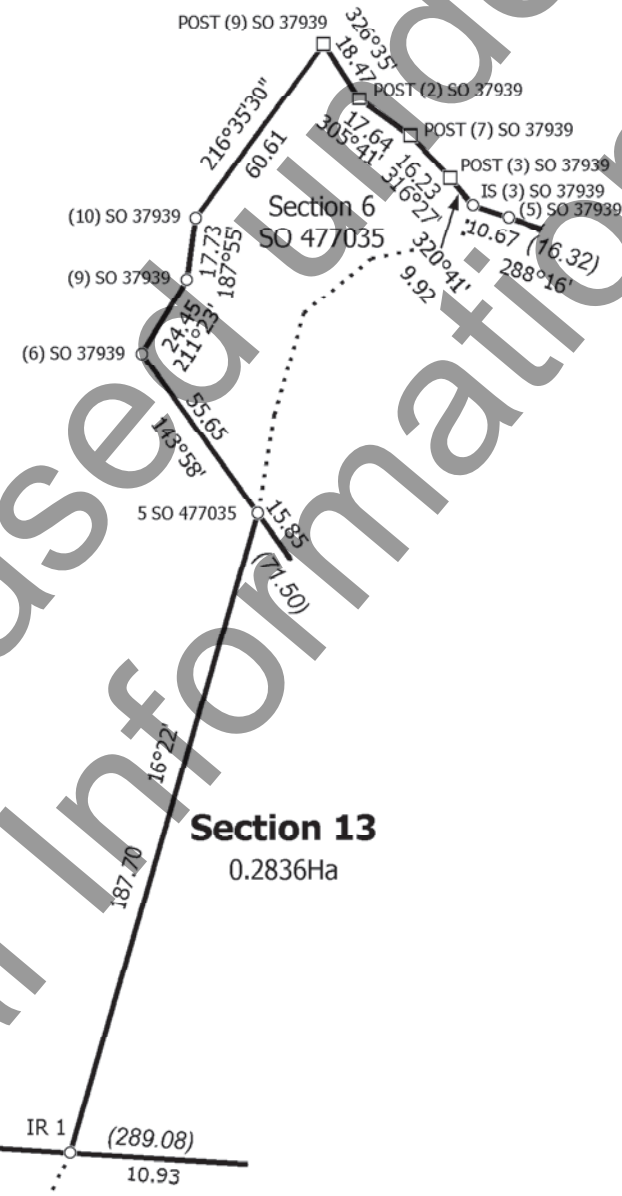




Diag. AB



**Section 100**  
73.9934Ha  
Balance Parcel for  
Pt Sections 1, 2 & 3  
District Watts Peninsula



Land District: Wellington

Digitally Generated Plan  
Generated on: 17/07/2020 09:26am Page 4 of 8

SECTIONS 10-13 & 100

Surveyor: Mark Andrew Roberts  
Firm: Wigley & Roberts Ltd

CSD Plan  
SO 528811

T 4/8



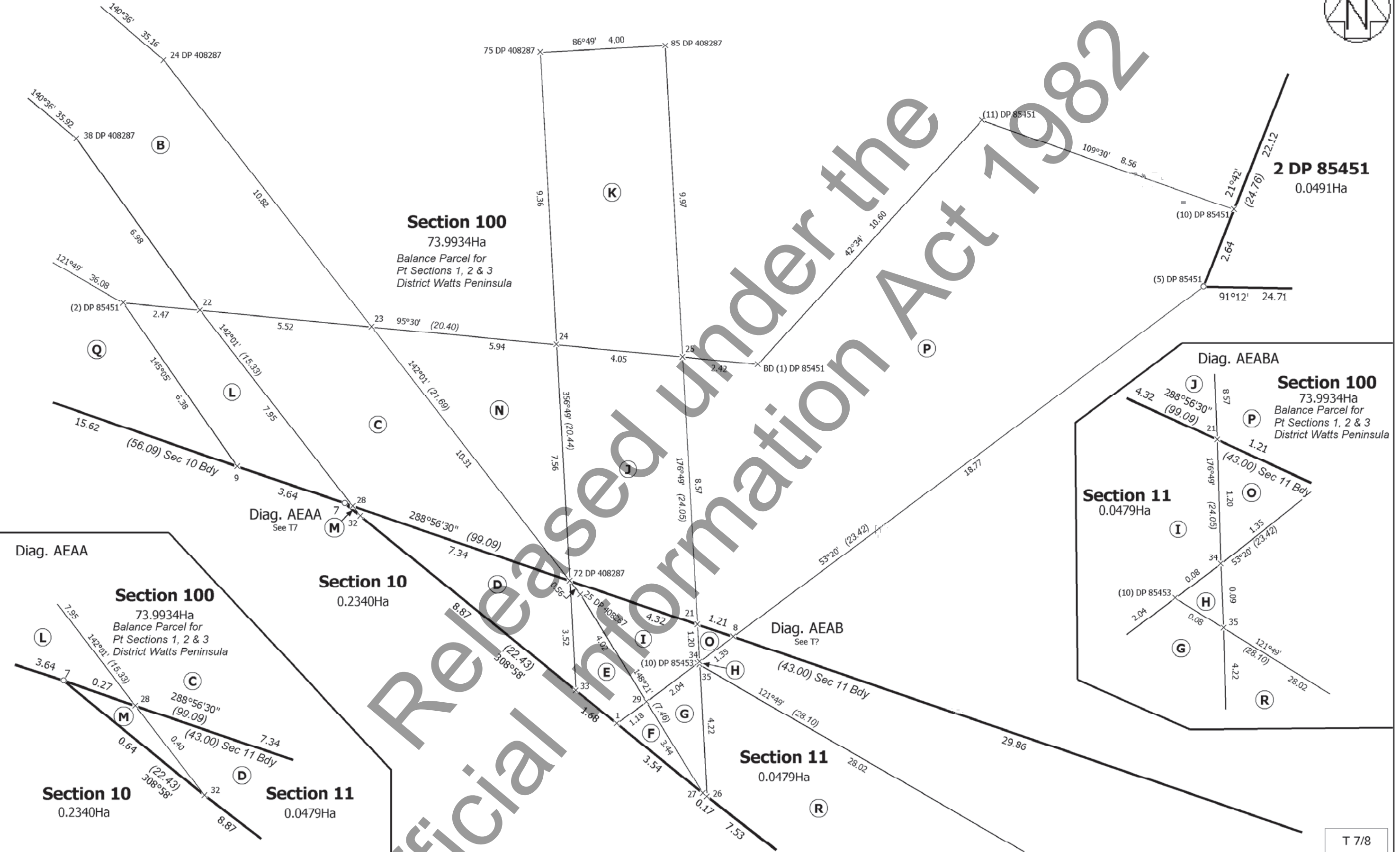




CSD Plan  
SO 528811

78

Diag. AEA



Diag. AEAA

**Section 100**

73.9934Ha  
Balance Parcel for  
Pt Sections 1, 2 & 3  
District Watts Peninsula

**Section 10**

0.2340Ha

**Section 10**

0.2340Ha

**Section 11**

0.0479Ha

Diag. AEABA

**Section 100**

73.9934Ha  
Balance Parcel for  
Pt Sections 1, 2 & 3  
District Watts Peninsula

**Section 11**

0.0479Ha

Diag. AEAB

See T7

**Section 11**

0.0479Ha

T 7/8

Land District: Wellington

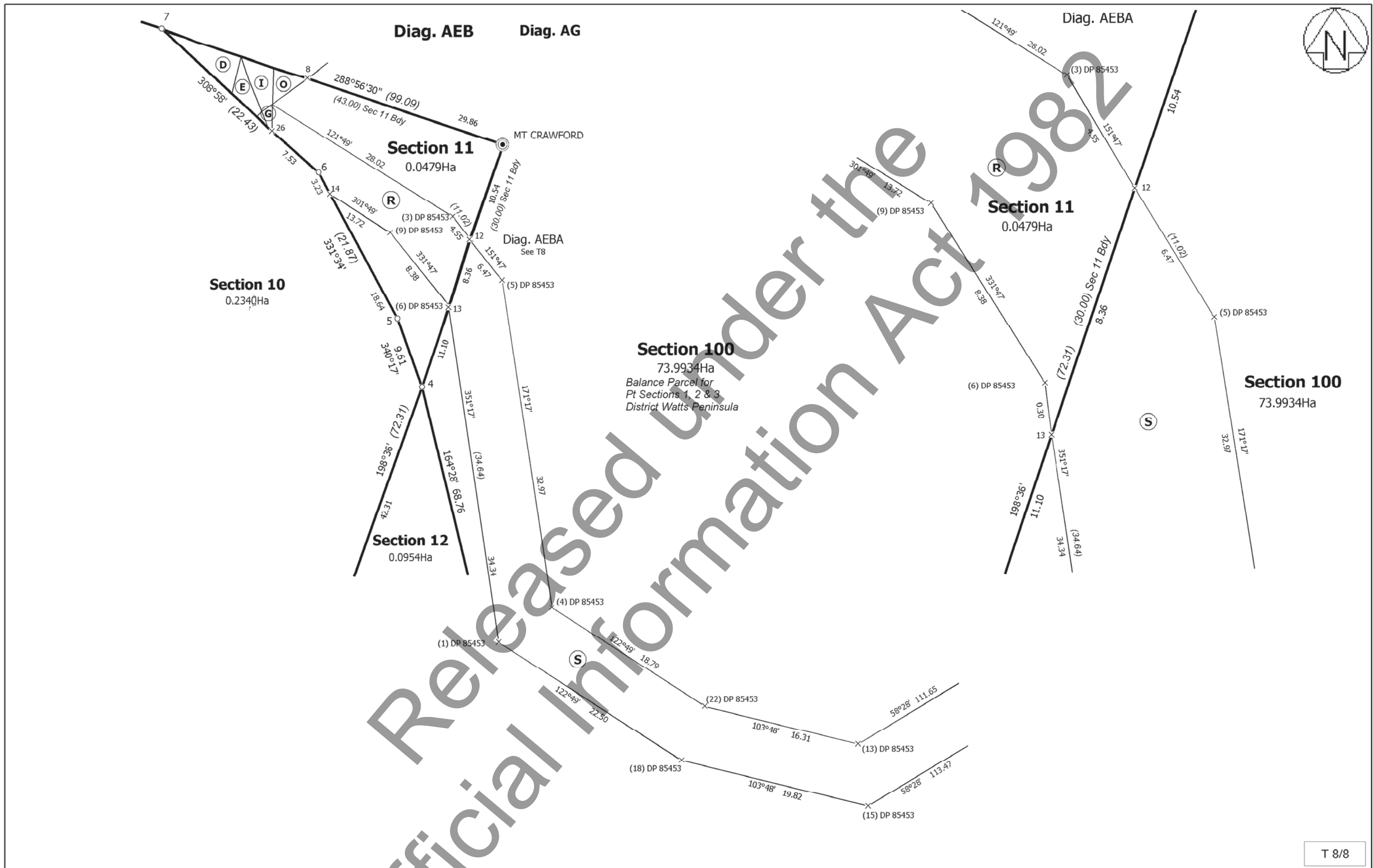
SECTIONS 10-13 & 100

Surveyor: Mark Andrew Roberts  
Firm: Wigley & Roberts Ltd

CSD Plan  
SO 528811

Digitally Generated Plan  
Generated on: 17/07/2020 09:26am Page 7 of 8





Land District: Wellington	SECTIONS 10-13 & 100	Surveyor: Mark Andrew Roberts Firm: Wigley & Roberts Ltd	CSD Plan SO 528811
Digitally Generated Plan Generated on: 17/07/2020 09:26am Page 8 of 8			

T 8/8



**From:** Earl Hope-Pearson  
**To:** [David Hunter](#); [Lisle Mcerlane](#); [Phillip Stroud](#)  
**Subject:** My Crawford - Plan  
**Date:** Wednesday, 4 November 2020 12:38:12 PM

---

Kia Ora David

Further to our hui yesterday could we urgently please receipt a copy of the plan with the WCC acquisition.

Ideally in a DWG format would be great.

Nga mihi

Earl

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Official Information Act 1982

**From:** Lisle McErlane  
**To:** [Earl Hope-Pearson](#); [Phillip Stroud](#)  
**Subject:** Re: Initial Valuation Discussion- Mt Crawford  
**Date:** Thursday, 29 October 2020 8:46:33 PM

---

can do

On Thu, 29 Oct 2020 at 20:38, Earl Hope-Pearson <[ehopepearson@egmontdixon.com](mailto:ehopepearson@egmontdixon.com)> wrote:

Late Monday? 4pm

Get [Outlook for iOS](#)

---

**From:** Phillip Stroud <[Phillip.Stroud@hud.govt.nz](mailto:Phillip.Stroud@hud.govt.nz)>  
**Sent:** Thursday, October 29, 2020 4:55:02 PM  
**To:** Earl Hope-Pearson <[ehopepearson@egmontdixon.com](mailto:ehopepearson@egmontdixon.com)>  
**Subject:** RE: Initial Valuation Discussion- Mt Crawford

Hi Earl

I cannot make it Wednesday as I am in Auckland. Is there another day that suits?

Nga mihi

**Phil Stroud**

Development Manager

DDI +64 4 831 6056 Mobile s 9(2)(c)

-----Original Appointment-----

**From:** Earl Hope-Pearson <[ehopepearson@egmontdixon.com](mailto:ehopepearson@egmontdixon.com)>  
**Sent:** Thursday, 29 October 2020 10:04 AM  
**To:** Phillip Stroud  
**Subject:** New Time Proposed: Initial Valuation Discussion- Mt Crawford  
**When:** Tuesday 3 November 2020 3:30 PM-4:30 PM (UTC+12:00) Auckland, Wellington.  
**Where:** Linz (155 The Terrace, Wellington City Wellington)

Phil

Can we please push this meeting to Wednesday; I have to be in Tokoroa on Tuesday an appointment that I had forgotten about that was not in my calender.

Nga mihi

Earl

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**From:** lisle\_mcerlane  
**To:** [Phillip Stroud](#)  
**Subject:** MOU -can you provide me a copy of teh redacted version you released ? See from you -rgs lisle  
**Date:** Friday, 16 October 2020 12:34:41 PM

---

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**From:** Willy Makea  
**To:** "Earl Hope-Pearson"  
**Cc:** [lisle\\_mcerlane](#); [Phillip Stroud](#)  
**Subject:** RE: Costs concerning evaluation of Mt Crawford  
**Date:** Friday, 9 October 2020 11:30:18 AM  
**Attachments:** [Taranaki Whanui Limited - Account Transactions.pdf](#)

---

Kia ora Earl

Please see attached transaction report for the costs we have incurred for Mount Crawford.  
Can you please confirm the Egmont Dixon invoices that I have coded to Mount Crawford in the attached report (total of 15,327.50 exc GST). Note the \$39k invoice in this report is from Cuttriss Consultants.

Nga mihi

Willy Makea | Putea Pae Whakahaere | Finance Manager



Level 3  
Tramways Building  
1-3 Thorndon Quay  
Wellington 6011  
PO Box 12164  
Wellington 6144

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---

**From:** [lisle\\_mcerlane](mailto:lisle_mcerlane@ascendcapital.co.nz) <lisle\_mcerlane@ascendcapital.co.nz>  
**Sent:** Friday 9 October 2020 11:18 AM  
**To:** Willy Makea <willy@portnicholson.org.nz>  
**Cc:** 'Earl Hope-Pearson' <ehopepearson@egmontdixon.com>; 'Phillip Stroud' <Phillip.Stroud@hud.govt.nz>  
**Subject:** Costs concerning evaluation of Mt Crawford

Hi Willy,

If you could agree the total we have spent on this project with Earl and then seek reimbursement of half with from Phil as per the MOU.

Rgs lisle  
s 9(2)(a)

# Professional Fees Transactions

Taranaki Whānui Limited

For the period 1 April 2020 to 31 March 2021

Entity is Mount Crawford.

DATE	SOURCE	DESCRIPTION	REFERENCE	DEBIT	CREDIT	RUNNING BALANCE	GROSS	GST
<b>Professional Fees</b>								
30 Apr 2020	Payable Invoice	Egmont Dixon - Due diligence - Mount Crawford	INV2334	7,000.00	-	7,000.00	8,050.00	1,050.00
30 Apr 2020	Payable Invoice	Egmont Dixon - Mount Crawford - development management fees for April 2020	INV2336	2,550.00	-	9,550.00	2,932.50	382.50
31 May 2020	Payable Invoice	Egmont Dixon - Mount Crawford - development management fees for May 2020	INV2476	1,275.00	-	10,825.00	1,466.25	191.25
31 May 2020	Payable Invoice	Egmont Dixon - Mount Crawford - development management fees for May 2020	INV2447	1,190.00	-	12,015.00	1,368.50	178.50
26 Jun 2020	Payable Invoice	Egmont Dixon - Mount Crawford - development management fees for June 2020	INV2563	382.50	-	12,397.50	439.88	57.38
31 Jul 2020	Payable Invoice	Egmont Dixon - Mount Crawford - development management fees for July 2020	INV2599	380.00	-	12,777.50	437.00	57.00
31 Aug 2020	Payable Invoice	Cuttriss Consultants Ltd - Mt Crawford - topological survey	20208312	39,374.80	-	52,152.30	45,281.02	5,906.22
25 Sep 2020	Payable Invoice	Egmont Dixon - Mount Crawford - development management fees for September 2020	INV2781	2,550.00	-	54,702.30	2,932.50	382.50
<b>Total Professional Fees</b>				<b>54,702.30</b>	<b>-</b>	<b>54,702.30</b>	<b>62,907.65</b>	<b>8,205.35</b>
<b>Total</b>				<b>54,702.30</b>	<b>-</b>	<b>54,702.30</b>	<b>62,907.65</b>	<b>8,205.35</b>

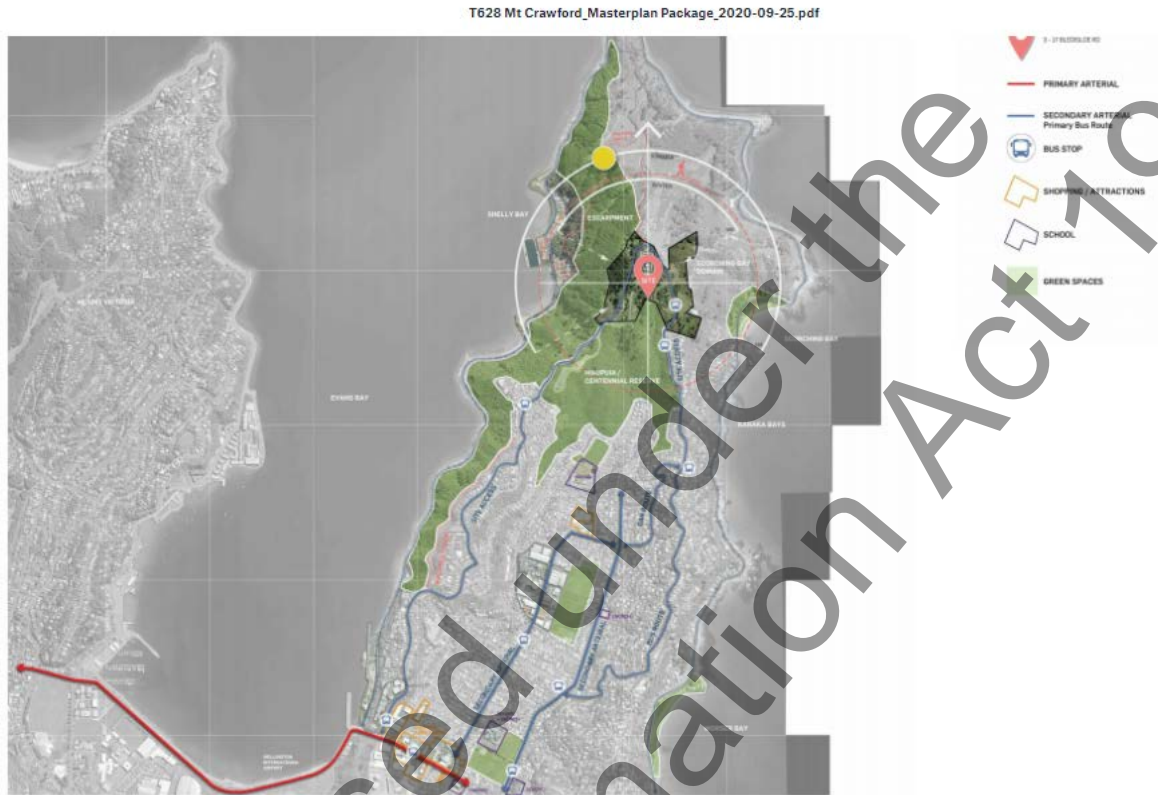
**From:** Earl Hope-Pearson  
**To:** [Phillip Stroud](#); [lisle\\_mcerlane](#)  
**Subject:** Mt Crawford - Scope  
**Date:** Wednesday, 7 October 2020 12:58:24 PM  
**Attachments:** [image001.png](#)

---

Phil

The scope of proposed MOU in the context of the Peninsula total.

Area highlighted – shaded area.



Nga mihi

Earl

---

**From:** Phillip Stroud <[Phillip.Stroud@ud.govt.nz](mailto:Phillip.Stroud@ud.govt.nz)>  
**Sent:** Wednesday, 7 October 2020 12:44 PM  
**To:** [lisle\\_mcerlane](#) <[lisle\\_mcerlane@ascendcapital.co.nz](mailto:lisle_mcerlane@ascendcapital.co.nz)>; Earl Hope-Pearson <[ehopepearson@egmontdixon.com](mailto:ehopepearson@egmontdixon.com)>  
**Subject:** Land on old Wellington prison site 'too sacred' for housing - Mau Whenua

I assume you have seen this?

Land on old Wellington prison site 'too sacred' for housing - Mau Whenua

<https://www.nz.co.nz/news/national/427778/land-on-old-wellington-prison-site-too-sacred-for-housing-mau-whenua>

Phil Stroud  
Development Manager  
Ministry of Housing & Urban Development  
Phone: s 9(2)(a)

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**From:** Lisle McErlane  
**To:** [David Hunter](#)  
**Cc:** [Earl Hope-Pearson](#); [Phillip Stroud](#)  
**Subject:** Re: Mt Crawford  
**Date:** Thursday, 24 September 2020 1:00:01 PM  
**Attachments:** [image001.png](#)  
[image013.png](#)  
[image014.png](#)  
[image015.png](#)  
[image016.png](#)  
[image017.png](#)  
[image019.png](#)  
[image002.png](#)  
[image006.png](#)  
[image007.png](#)  
[image008.png](#)  
[image009.png](#)  
[image010.png](#)  
[image011.png](#)  
[image012.png](#)

Kia Ora David,

Appreciate the rapid response could you provide email for Trish so we can advise her of the areas to be visited.

See from you.

rgs lisle  
s 9(2)(a)

On Wed, 23 Sep 2020 at 19:14, David Hunter <[DHunter@linz.govt.nz](mailto:DHunter@linz.govt.nz)> wrote:

Kia ora Lisle,

Trish from our property management team will be in touch regarding the access request. It is likely she will require further information such as areas that need to be accessed, activities to be carried out etc. However, she will be in contact to discuss.

Nga mihi

**David Hunter**

Senior Portfolio Manager

Land and Property Wellington

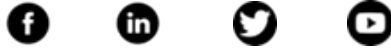
[dhunter@linz.govt.nz](mailto:dhunter@linz.govt.nz) | DDI 04 831 1668



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**From:** lisle\_mcerlane <[lisle\\_mcerlane@ascendcapital.co.nz](mailto:lisle_mcerlane@ascendcapital.co.nz)>  
**Sent:** Wednesday, 23 September 2020 5:27 p.m.  
**To:** David Hunter <[DHunter@linz.govt.nz](mailto:DHunter@linz.govt.nz)>; 'Earl Hope-Pearson' <[ehopepearson@egmontdixon.com](mailto:ehopepearson@egmontdixon.com)>  
**Cc:** 'Phillip Stroud' <[Phillip.Stroud@hud.govt.nz](mailto:Phillip.Stroud@hud.govt.nz)>  
**Subject:** RE: Mt Crawford

Kia Ora David,

A while since we have chatted but Earl has asked that we, as the partners to this project, seek your consent to Earl and a team of 4 others from his team be provided with access to Mount Crawford around 2.30 pm on Wednesday 30 September next week in order to advance the evaluation being conducted with MHUD.

Look forward to hearing from you and trust all is well in these altered times.

Rgs lisle

s 9(2)(a)

---

**From:** David Hunter <[DHunter@linz.govt.nz](mailto:DHunter@linz.govt.nz)>  
**Sent:** Friday, 31 July 2020 5:09 PM  
**To:** Earl Hope-Pearson <[ehopepearson@egmontdixon.com](mailto:ehopepearson@egmontdixon.com)>  
**Cc:** lisle\_mcerlane <[lisle\\_mcerlane@ascendcapital.co.nz](mailto:lisle_mcerlane@ascendcapital.co.nz)>; Phillip Stroud <[Phillip.Stroud@hud.govt.nz](mailto:Phillip.Stroud@hud.govt.nz)>; Bray, Naomi <[Naomi.Bray@colliers.com](mailto:Naomi.Bray@colliers.com)>  
**Subject:** RE: Mt Crawford

Thanks Earl,

I was under the impression that you may of required access yesterday hence my previous email.

I've attached the draft access letter, this will likely need to be completed by the company carrying out your topographical survey. To complete this, we will require name of the company carrying out the work.

Could also advise a suitable day that you are planning the fly over? Two days' notice in advance would be suitable to ensure our property management team has all items organised, such as notice to tenants etc.

Please provide a copy of CAA approval to fly within a restricted zone once it is issued and before your planned flight.

I will be on leave next week from 12pm on Tuesday. If you would like to provide this information after this time, could please send all details to Naomi cc'd into this email.

Regards,

**David Hunter**  
Senior Portfolio Manager

Land and Property Wellington

[dhunter@linz.govt.nz](mailto:dhunter@linz.govt.nz) | DDI 04 831 1668



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**From:** Earl Hope-Pearson <[ehopepearson@egmontdixon.com](mailto:ehopepearson@egmontdixon.com)>

**Sent:** Thursday, 30 July 2020 5:21 p.m.

**To:** David Hunter <[DHunter@linz.govt.nz](mailto:DHunter@linz.govt.nz)>

**Cc:** lisle\_mcerlane <[lisle\\_mcerlane@ascendcapital.co.nz](mailto:lisle_mcerlane@ascendcapital.co.nz)>; Phillip Stroud

<[Phillip.Stroud@hud.govt.nz](mailto:Phillip.Stroud@hud.govt.nz)>; Bray, Naomi <[Naomi.Bray@colliers.com](mailto:Naomi.Bray@colliers.com)>  
**Subject:** RE: Mt Crawford

Hi David

I have only just receipted your email.

Any approvals required i.e. REAA will be confirmed in advance.

If you can confirm a access letter for the drone flyover as well as access to begin topographical survey it would be greatly appreciated.

Regards

Earl

---

**From:** David Hunter <[DHunter@linz.govt.nz](mailto:DHunter@linz.govt.nz)>  
**Sent:** Thursday, 30 July 2020 4:27 PM  
**To:** Earl Hope-Pearson <[ehopepearson@egmontdixon.com](mailto:ehopepearson@egmontdixon.com)>  
**Cc:** lisle\_mcerlane <[lisle\\_mcerlane@ascendcapital.co.nz](mailto:lisle_mcerlane@ascendcapital.co.nz)>; Phillip Stroud <[Phillip.Stroud@hud.govt.nz](mailto:Phillip.Stroud@hud.govt.nz)>; Bray, Naomi <[Naomi.Bray@colliers.com](mailto:Naomi.Bray@colliers.com)>  
**Subject:** RE: Mt Crawford

Hi Earl,

Further to the below,

I haven't received confirmation on the below, this is a requirement for LINZ allowing you to fly a drone over the land

We have a draft access letter ready to go with other conditions for access, please let me know if you are still proposing to fly a drone over areas 4 & 5 Watts Peninsula and Mt Crawford?

Regards,

**David Hunter**

Senior Portfolio Manager

Land and Property Wellington

[dhunter@linz.govt.nz](mailto:dhunter@linz.govt.nz) | DDI 04 831 1668



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---

**From:** David Hunter

**Sent:** Thursday, 30 July 2020 9:03 a.m

**To:** Earl Hope-Pearson <[ehopepearson@egmontdixon.com](mailto:ehopepearson@egmontdixon.com)>

**Cc:** lisle\_mcerlane <[lisle\\_mcerlane@ascendcapital.co.nz](mailto:lisle_mcerlane@ascendcapital.co.nz)>; Phillip Stroud  
<[Phillip.Stroud@hud.govt.nz](mailto:Phillip.Stroud@hud.govt.nz)>; Bray Naomi <[Naomi.Bray@colliers.com](mailto:Naomi.Bray@colliers.com)>

**Subject:** RE: Mt Crawford

Morning Earl,

Thanks for your email,

I have forwarded your request to Colliers that will manage the permission requirements to fly a drone over the land.

Could you confirm that the pilot has received correct approvals to fly within a control zone and within 4km of an airport?



Regards,

**David Hunter**  
Senior Portfolio Manager

Land and Property Wellington

[dhunter@linz.govt.nz](mailto:dhunter@linz.govt.nz) | DDI 04 831 1668



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PO Box 5501, Wellington 6145, New Zealand

[www.linz.govt.nz](http://www.linz.govt.nz) | [data.linz.govt.nz](http://data.linz.govt.nz)



**From:** Earl Hope-Pearson <[ehopepearson@egmontdixon.com](mailto:ehopepearson@egmontdixon.com)>  
**Sent:** Wednesday 29 July 2020 6:28 p.m.  
**To:** Phillip Stroud <[Phillip.Stroud@hud.govt.nz](mailto:Phillip.Stroud@hud.govt.nz)>; David Hunter <[DHunter@linz.govt.nz](mailto:DHunter@linz.govt.nz)>  
**Cc:** lisle\_mcerlane <[lisle\\_mcerlane@scendcapital.co.nz](mailto:lisle_mcerlane@scendcapital.co.nz)>  
**Subject:** Re: Mt Crawford

Kia Ora All

We will have a drone on site tomorrow working on the topographical survey.

I assume no parties have any objection to this?

No access at this time will be required.

Nga mihi

Earl Hope - Pearson

Egmont Dixon

Development Director

s 9(2)(a)

---

**From:** Phillip Stroud <[Phillip.Stroud@hud.govt.nz](mailto:Phillip.Stroud@hud.govt.nz)>  
**Sent:** Wednesday, July 29, 2020 11:53:57 AM  
**To:** David Hunter <[DHunter@linz.govt.nz](mailto:DHunter@linz.govt.nz)>  
**Cc:** Earl Hope-Pearson <[ehopepearson@egmontdixon.com](mailto:ehopepearson@egmontdixon.com)>; lisle\_mcerlane <[lisle\\_mcerlane@ascendcapital.co.nz](mailto:lisle_mcerlane@ascendcapital.co.nz)>  
**Subject:** Mt Crawford

Hi David

I have had a meeting with Lisle and Earl representing PNBST discussing Mt Crawford site due diligence. As you are aware covid19 has had an impact but they are keen to complete their due diligence. They have developed three development options which they are currently refining. It is likely they will require access to the site for geotech investigations and topographic survey.

They will be providing an update report revised programme showing what they have completed and what activities are still to be completed. They have assured me that they should complete this by the end of September.

Nga mihi

**Phil Stroud**

Development Manager

DDI +64 4 831 6056 | Mobile s 9(2)(a)

---

**From:** Phillip Stroud  
**Sent:** Tuesday, 2 June 2020 4:09 PM  
**To:** David Hunter <[DHunter@linz.govt.nz](mailto:DHunter@linz.govt.nz)>  
**Subject:** RE: Miramar Peninsula

Hi David

I have confirmation regarding the Mt Crawford due diligence process.

“Due to COVID19 we are essentially two months behind schedule. It is unlikely we will be in a position now to be complete before 11/10/2020.

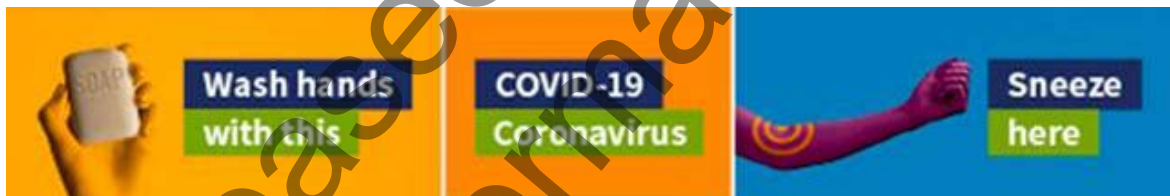
Apologies for this and any inconvenience this may have caused the various parties.”

Nga mihi

**Phil Stroud**

Development Manager

DDI +64 4 831 6056| Mobile s 9(2)(a)



Out of Scope

**From:** Earl Hope-Pearson  
**To:** [David Hunter](#); [lisle\\_mcerlane](#)  
**Cc:** [Phillip Stroud](#)  
**Subject:** RE: Mt Crawford  
**Date:** Wednesday, 23 September 2020 8:52:10 PM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)  
[image005.png](#)  
[image006.png](#)  
[image007.png](#)  
[image008.png](#)  
[image009.png](#)  
[image010.png](#)  
[image012.png](#)

Kia ora David

If Trish can please call me direct to organise – s 9(2)(a)

Further to Lisle request for access any information you can provide on any on site contamination/asbestos etc would be greatly appreciated.

Nga mihi

Earl

---

**From:** David Hunter <DHunter@linz.govt.nz>  
**Sent:** Wednesday, 23 September 2020 7:14 PM  
**To:** [lisle\\_mcerlane](#) <[lisle\\_mcerlane@ascendcapital.co.nz](#)>; Earl Hope-Pearson <[ehopepearson@egmontdixon.com](#)>  
**Cc:** 'Phillip Stroud' <[Phillip.Stroud@hud.govt.nz](#)>  
**Subject:** RE: Mt Crawford

Kia ora Lisle,

Trish from our property management team will be in touch regarding the access request. It is likely she will require further information such as areas that need to be accessed, activities to be carried out etc. However, she will be in contact to discuss

Nga mihi

**David Hunter**  
Senior Portfolio Manager  
Land and Property Wellington  
[dhunter@linz.govt.nz](#) | DDI 04 831 1668



Wellington Office, Level 7, Radio New Zealand House, 155 The Terrace  
PO Box 5501, Wellington 6145, New Zealand  
[www.linz.govt.nz](#) | [data.linz.govt.nz](#)





**From:** lisle\_mcerlane <lisle\_mcerlane@ascendcapital.co.nz>  
**Sent:** Wednesday, 23 September 2020 5:27 p.m.  
**To:** David Hunter <DHunter@linz.govt.nz>; 'Earl Hope-Pearson' <ehopepearson@egmontdixon.com>  
**Cc:** 'Phillip Stroud' <Phillip.Stroud@hud.govt.nz>  
**Subject:** RE: Mt Crawford

Kia Ora David,

A while since we have chatted but Earl has asked that we, as the partners to this project, seek your consent to Earl and a team of 4 others from his team be provided with access to Mount Crawford around 2.30 pm on Wednesday 30 September next week in order to advance the evaluation being conducted with MHUD.

Look forward to hearing from you and trust all is well in these altered times.

Rgs lisle  
s 9(2)(a)

---

**From:** David Hunter <[DHunter@linz.govt.nz](mailto:DHunter@linz.govt.nz)>  
**Sent:** Friday, 31 July 2020 5:09 PM  
**To:** Earl Hope-Pearson <[ehopepearson@egmontdixon.com](mailto:ehopepearson@egmontdixon.com)>  
**Cc:** lisle\_mcerlane <[lisle\\_mcerlane@ascendcapital.co.nz](mailto:lisle_mcerlane@ascendcapital.co.nz)>; Phillip Stroud <[Phillip.Stroud@hud.govt.nz](mailto:Phillip.Stroud@hud.govt.nz)>;  
Bray, Naomi <[Naomi.Bray@colliers.com](mailto:Naomi.Bray@colliers.com)>  
**Subject:** RE: Mt Crawford

Thanks Earl,

I was under the impression that you may of required access yesterday hence my previous email.

I've attached the draft access letter, this will likely need to be completed by the company carrying out your topographical survey. To complete this, we will require name of the company carrying out the work.

Could also advise a suitable day that you are planning the fly over? Two days' notice in advance would be suitable to ensure our property management team has all items organised, such as notice to tenants etc.

Please provide a copy of CAA approval to fly within a restricted zone once it is issued and before your planned flight.

I will be on leave next week from 12pm on Tuesday. If you would like to provide this information after this time, could please send all details to Naomi cc'd into this email.

Regards,

**David Hunter**  
Senior Portfolio Manager  
Land and Property Wellington  
[dhunter@linz.govt.nz](mailto:dhunter@linz.govt.nz) | DDI 04 831 1668



---

**From:** Earl Hope-Pearson <[ehopepearson@egmontdixon.com](mailto:ehopepearson@egmontdixon.com)>

**Sent:** Thursday, 30 July 2020 5:21 p.m.

**To:** David Hunter <[DHunter@linz.govt.nz](mailto:DHunter@linz.govt.nz)>

**Cc:** lisle\_mcerlane <[lisle\\_mcerlane@ascendcapital.co.nz](mailto:lisle_mcerlane@ascendcapital.co.nz)>; Phillip Stroud <[Phillip.Stroud@hud.govt.nz](mailto:Phillip.Stroud@hud.govt.nz)>;  
Bray, Naomi <[Naomi.Bray@colliers.com](mailto:Naomi.Bray@colliers.com)>

**Subject:** RE: Mt Crawford

Hi David

I have only just receipted your email.

Any approvals required i.e. REAA will be confirmed in advance.

If you can confirm a access letter for the drone flyover as well as access to begin topographical survey it would be greatly appreciated.

Regards

Earl

---

**From:** David Hunter <[DHunter@linz.govt.nz](mailto:DHunter@linz.govt.nz)>

**Sent:** Thursday, 30 July 2020 4:27 PM

**To:** Earl Hope-Pearson <[ehopepearson@egmontdixon.com](mailto:ehopepearson@egmontdixon.com)>

**Cc:** lisle\_mcerlane <[lisle\\_mcerlane@ascendcapital.co.nz](mailto:lisle_mcerlane@ascendcapital.co.nz)>; Phillip Stroud <[Phillip.Stroud@hud.govt.nz](mailto:Phillip.Stroud@hud.govt.nz)>;  
Bray, Naomi <[Naomi.Bray@colliers.com](mailto:Naomi.Bray@colliers.com)>

**Subject:** RE: Mt Crawford

Hi Earl,

Further to the below

I haven't received confirmation on the below, this is a requirement for LINZ allowing you to fly a drone over the land

We have a draft access letter ready to go with other conditions for access, please let me know if you are still proposing to fly a drone over areas 4 & 5 Watts Peninsula and Mt Crawford?

Regards,

**David Hunter**

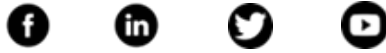
Senior Portfolio Manager

Land and Property Wellington

[dhunter@linz.govt.nz](mailto:dhunter@linz.govt.nz) | DDI 04 831 1668



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---

**From:** David Hunter

**Sent:** Thursday, 30 July 2020 9:03 a.m.

**To:** Earl Hope-Pearson <[ehopepearson@egmontdixon.com](mailto:ehopepearson@egmontdixon.com)>

**Cc:** lisle\_mcerlane <[lisle\\_mcerlane@ascendcapital.co.nz](mailto:lisle_mcerlane@ascendcapital.co.nz)>; Phillip Stroud <[Phillip.Stroud@hud.govt.nz](mailto:Phillip.Stroud@hud.govt.nz)>;  
Bray, Naomi <[Naomi.Bray@colliers.com](mailto:Naomi.Bray@colliers.com)>

**Subject:** RE: Mt Crawford

Morning Earl,

Thanks for your email,

I have forwarded your request to Colliers that will manage the permission requirements to fly a drone over the land.

Could you confirm that the pilot has received correct approvals to fly within control zone and within 4km of an airport?

Regards,

**David Hunter**

Senior Portfolio Manager

Land and Property Wellington

[dhunter@linz.govt.nz](mailto:dhunter@linz.govt.nz) | DDI 04 831 1668



Land Information  
New Zealand  
Teitū te whenua

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PO Box 5501, Wellington 1145, New Zealand  
[www.linz.govt.nz](http://www.linz.govt.nz) | [info@linz.govt.nz](mailto:info@linz.govt.nz)



---

**From:** Earl Hope-Pearson <[ehopepearson@egmontdixon.com](mailto:ehopepearson@egmontdixon.com)>

**Sent:** Wednesday, 29 July 2020 6:28 p.m.

**To:** Phillip Stroud <[Phillip.Stroud@hud.govt.nz](mailto:Phillip.Stroud@hud.govt.nz)>; David Hunter <[DHunter@linz.govt.nz](mailto:DHunter@linz.govt.nz)>

**Cc:** lisle\_mcerlane <[lisle\\_mcerlane@ascendcapital.co.nz](mailto:lisle_mcerlane@ascendcapital.co.nz)>

**Subject:** Re: Mt Crawford

Kia Ora All

We will have a drone on site tomorrow working on the topographical survey.

I assume no parties have any objection to this?

No access at this time will be required.

Nga mihi

Earl Hope - Pearson  
Egmont Dixon  
Development Director  
s 9(2)(a)

---

**From:** Phillip Stroud <[Phillip.Stroud@hud.govt.nz](mailto:Phillip.Stroud@hud.govt.nz)>  
**Sent:** Wednesday, July 29, 2020 11:53:57 AM  
**To:** David Hunter <[DHunter@linz.govt.nz](mailto:DHunter@linz.govt.nz)>  
**Cc:** Earl Hope-Pearson <[ehopepearson@egmontdixon.com](mailto:ehopepearson@egmontdixon.com)>; lisle\_mcerlane <[lisle\\_mcerlane@ascendcapital.co.nz](mailto:lisle_mcerlane@ascendcapital.co.nz)>  
**Subject:** Mt Crawford

Hi David

I have had a meeting with Lisle and Earl representing PNBST discussing Mt Crawford site due diligence. As you are aware covid19 has had an impact but they are keen to complete their due diligence. They have developed three development options which they are currently refining. It is likely they will require access to the site for geotec investigations and topographic survey.

They will be providing an update report/ revised programme showing what they have completed and what activities are still to be completed. They have assured me that they should complete this by the end of September.

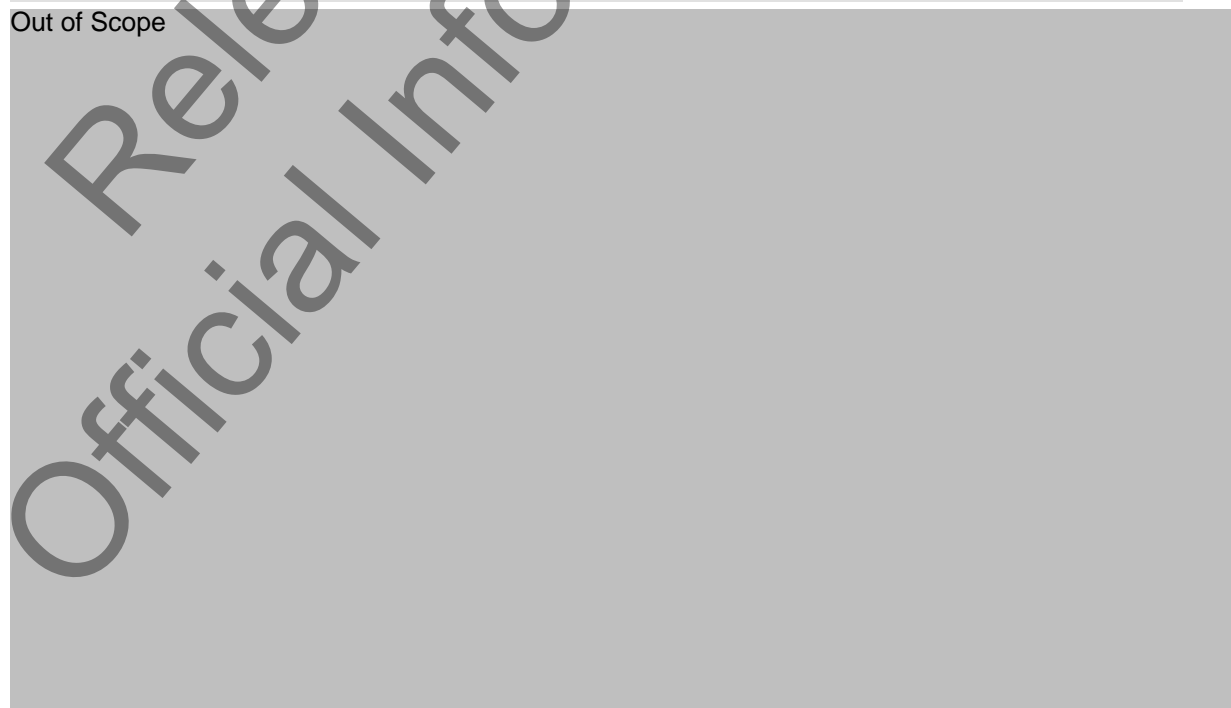
Nga mihi

**Phil Stroud**  
Development Manager

DDI +64 4 831 6056 | Mobile s 9(2)(a)

---

Out of Scope





**From:** Earl Hope-Pearson  
**To:** [Phillip Stroud](#); [lisle\\_mcerlane](#)  
**Subject:** Re: Mt Crawford - Update  
**Date:** Monday, 21 September 2020 9:55:28 PM

---

Thanks

I will copy yourself and Lisle into all communications.

Regards

Earl

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---

**From:** Phillip Stroud <Phillip.Stroud@hud.govt.nz>  
**Sent:** Monday, September 21, 2020 6:42:27 AM  
**To:** Earl Hope-Pearson <ehopepearson@egmontdixon.com>; [lisle\\_mcerlane](#) <[lisle\\_mcerlane@ascendcapital.co.nz](#)>  
**Subject:** Re: Mt Crawford - Update

Yes, go ahead.

Phil Stroud  
Development Manager  
Ministry of Housing & Urban Development  
Phone: s 9(2)(a)

---

**From:** Earl Hope-Pearson <ehopepearson@egmontdixon.com>  
**Sent:** Sunday, September 20, 2020 5:45:55 PM  
**To:** [lisle\\_mcerlane](#) <[lisle\\_mcerlane@ascendcapital.co.nz](#)>; Phillip Stroud <Phillip.Stroud@hud.govt.nz>  
**Subject:** RE: Mt Crawford - Update

Hi Phil

Are you okay for me to contact David Hunter this week to organise a site visit to Mt Crawford.

As to seek additional information inputs on the site not already disclosed?

Regards

Earl

---

**From:** Earl Hope-Pearson  
**Sent:** Tuesday, 15 September 2020 7:39 AM  
**To:** [lisle\\_mcerlane](#) <[lisle\\_mcerlane@ascendcapital.co.nz](#)>; Phillip Stroud <Phillip.Stroud@hud.govt.nz>  
**Subject:** Mt Crawford - Update

Lisle, Phil

Just an update on how our works on Mt Crawford are progressing.

The survey site information – a full 12d model of Mt Crawford has been completed, this was provided to the Master Planners/ Architects yesterday to begin the detailed Master Plan overlay.

Master Planning - This process will be four phase process:

1. Master Planner – overlay
2. Review – Urban design and landscape
3. Finalise
4. Costings/ engineering check

Geotech (site specific) - The engineers are identifying the key point locations for Geotech (this action is behind – due to Auckland lock down (the Geotech engineer is Auckland based) and the time taken to complete the modelling.

Infrastructure services – the engineers have been liaising with all service utility operators on the current and required servicing of the site. We have a pretty clear picture of what the on site requirements are and these will be costed as part of the civils pricing schedule.

Demolition – I require access to the existing prison site for demolition pricing and testing (asbestos); unless this has already been done. At the minimum we need pricing.

Other requirements - As part of the fast tracking consent process, there will be some further input requirements to accompany the first stage application. This includes a high level market demand/ needs assessment. I think it would be beneficial to demonstrate the level of need and the fact this makes good economic sense to do in line with the legislation.

Engagement – As part of the fast tracking process we will need to engage with key stakeholders (so we can say we have ticked the box), we will need to identify whom this is to include.

Final report – Once all of the inputs are completed the final report/ feasibility can be prepared which will draw on much of what has been completed to date.

I am hoping we will have all of the above completed in September – the modelling has taken a lot longer than anticipated however we have an extremely good understanding of the biggest risk to development being the engineering.

Any questions happy to discuss.

Regards

Earl Hop – Pearson  
Development Director

## Disclaimer

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expressed in this message are not necessarily those of the Ministry of Housing and Urban Development.

Released under the  
Official Information Act 1982

**From:** Earl Hope-Pearson  
**To:** [Phillip Stroud](#); [lisle\\_mcerlane](#)  
**Subject:** Mt Crawford - Scope  
**Date:** Wednesday, 9 September 2020 1:12:37 PM

---

Phil

Can you please confirm the highlighted “yellow” area is this within scope or not.

Regards

Earl



Released under the  
Official Information Act 1982

**From:** lisle\_mcerlane  
**To:** [Phillip Stroud](#); "Earl Hope-Pearson"  
**Cc:** [Matt Fraser](#)  
**Subject:** RE: Mt Crawford - Miramar Peninsula - Fast Track potential  
**Date:** Friday, 7 August 2020 2:37:03 PM  
**Attachments:** [image007.png](#)  
[image008.png](#)

---

Not sure about others but I have a window that day of 1230 to 230 if that is of any help

---

**From:** Phillip Stroud <[Phillip.Stroud@hud.govt.nz](mailto:Phillip.Stroud@hud.govt.nz)>  
**Sent:** Friday, 7 August 2020 1:14 PM  
**To:** Earl Hope-Pearson <[ehopepearson@egmontdixon.com](mailto:ehopepearson@egmontdixon.com)>; lisle\_mcerlane <[lisle\\_mcerlane@ascendcapital.co.nz](mailto:lisle_mcerlane@ascendcapital.co.nz)>  
**Cc:** Matt Fraser <[Matt.Fraser@hud.govt.nz](mailto:Matt.Fraser@hud.govt.nz)>  
**Subject:** Re: Mt Crawford - Miramar Peninsula - Fast Track potential

What date and time work for your team? I have someone from MfE but wanting to align dairies.

Phil Stroud  
Development Manager  
Ministry of Housing & Urban Development  
Phone: s 9(2)(a)

---

**From:** Earl Hope-Pearson <[ehopepearson@egmontdixon.com](mailto:ehopepearson@egmontdixon.com)>  
**Sent:** Wednesday, July 29, 2020 6:28:24 PM  
**To:** Phillip Stroud <[Phillip.Stroud@hud.govt.nz](mailto:Phillip.Stroud@hud.govt.nz)>; lisle\_mcerlane <[lisle\\_mcerlane@ascendcapital.co.nz](mailto:lisle_mcerlane@ascendcapital.co.nz)>  
**Cc:** Matt Fraser <[Matt.Fraser@hud.govt.nz](mailto:Matt.Fraser@hud.govt.nz)>  
**Subject:** Re: Mt Crawford - Miramar Peninsula - Fast Track potential

Phil

We believe we would qualify under the FTC process

We would appreciate a meeting between your advisor, MFE and our planning team including RMA lawyer.

Nga mihi

Earl Hope-Pearson  
Egmont Dixon  
Development Director  
s 9(2)(a)

---

**From:** Phillip Stroud <[Phillip.Stroud@hud.govt.nz](mailto:Phillip.Stroud@hud.govt.nz)>  
**Sent:** Wednesday, July 29, 2020 11:15:41 AM  
**To:** lisle\_mcerlane <[lisle\\_mcerlane@ascendcapital.co.nz](mailto:lisle_mcerlane@ascendcapital.co.nz)>; Earl Hope-Pearson <[ehopepearson@egmontdixon.com](mailto:ehopepearson@egmontdixon.com)>  
**Cc:** Matt Fraser <[Matt.Fraser@hud.govt.nz](mailto:Matt.Fraser@hud.govt.nz)>  
**Subject:** Mt Crawford - Miramar Peninsula - Fast Track potential

Hi Lisle/Earl

Can you please confirm if you consider that you have a feasible residential development options after



considering the information below?

Following up on from our meeting yesterday and my response in the email below, I point your planning advisor to Clause 18 of the COVID-19 Recovery (Fast-track Consenting) Act 2020.

<http://www.legislation.govt.nz/act/public/2020/0035/latest/LMS345539.html>

My non-planner understanding is as the residential activity is not permitted under the current plan zone, this would mean that any residential building would be considered a prohibited activity and therefore not covered by the Fast Track.

I could arrange a meeting with an appropriate MfE person if your planner needs further clarification.

Assuming your planner comes to a similar conclusion this may change your current development feasible options. This would all have to be fed into a final valuation as relevant background information.

Nga mihi

**Phil Stroud**

Development Manager

DDI +64 4 831 6056 | Mobile s 9(2)(a)

---

**From:** Phillip Stroud

**Sent:** Tuesday, 2 June 2020 4:06 PM

**To:** 'Earl Hope-Pearson' <[ehopepearson@egmontdixon.com](mailto:ehopepearson@egmontdixon.com)>

**Cc:** lisle\_mcerlane <[lisle\\_mcerlane@ascendcapital.co.nz](mailto:lisle_mcerlane@ascendcapital.co.nz)>; Matt Fraser <[Matt.Fraser@hud.govt.nz](mailto:Matt.Fraser@hud.govt.nz)>

**Subject:** RE: Mt Crawford - Miramar Peninsula [UNCLASSIFIED]

Hi Earl

Thanks for the update and noted the justifiable two month delay. I will pass this onto LINZ.

Regarding the other questions see my comment in red below. I wouldn't bank on any fast track processes for the Mt Crawford site in the current local political environment. Don't forget the RFR process with Iwi purchasing and waiting for a more suitable time may be another option.

Nga mihi

**Phil Stroud**

Development Manager

DDI +64 4 831 6056 | Mobile s 9(2)(a)



---

**From:** Earl Hope-Pearson <[ehopepearson@egmontdixon.com](mailto:ehopepearson@egmontdixon.com)>

**Sent:** Sunday, 31 May 2020 9:57 AM

**To:** Phillip Stroud <[Phillip.Stroud@hud.govt.nz](mailto:Phillip.Stroud@hud.govt.nz)>

**Cc:** lisle\_mcerlane <[lisle\\_mcerlane@ascendcapital.co.nz](mailto:lisle_mcerlane@ascendcapital.co.nz)>

**Subject:** RE: Mt Crawford - Miramar Peninsula [UNCLASSIFIED]

Phil

Apologies for the delay in responding.

Due to COVID19 we are essentially two months behind schedule. It is unlikely we will be in a position now to be complete before 11/10/2020.

Apologies for this and any inconvenience this may have caused the various parties.

Further to the above we would like some direction from Crown on the fast tracking process for consents as confirmed by Minister Parker today and what actions would need to be required. This would feed directly into my feasibility assessment. **My understanding is that the fast-track RMA process only covers projects that can get a consent without a plan change. This site would require a plan change as the current zoning doesn't allow for residential development. The fast-track RMA legislation will name a number of the projects in the first tranche and outline a process for further projects to follow (Order in Council). Both processes will save time for consents that require any public notification. Some part of the Mt Crawford could fall into this category if it can start within 1 to 2 years.**

If the site is designated or identified for housing, then it would require the required consents to enable it to be developed for such a purpose. Currently the site does not have the underlying land use to enable such an activity to occur. **If HUD purchased the site it would be obtained for 'state housing purpose' but this doesn't override the RMA process. You are correct it will need a plan change to change the zoning.**

Based on my email above post completion of the aforementioned works the site will be in a position (shovel ready) to be developed within 6 to 12 months. **Not likely to be resolved in the next 6 months so will be well outside the currently CIP (shovel ready) process.**

Can you please confirm.

Regards

Earl

---

**From:** Phillip Stroud <[Phillip.Stroud@hud.govt.nz](mailto:Phillip.Stroud@hud.govt.nz)>

**Sent:** Thursday 21 May 2020 1:39 PM

**To:** Earl Hipp Pearson <[ehopepearson@egmontdixon.com](mailto:ehopepearson@egmontdixon.com)>

**Cc:** lisle\_mcerlane <[lisle\\_mcerlane@ascendcapital.co.nz](mailto:lisle_mcerlane@ascendcapital.co.nz)>

**Subject:** FW: Mt Crawford - Miramar Peninsula [UNCLASSIFIED]

**Importance:** High

Hi Earl

I need an update on the progress on Mt Crawford for LINZ by the end of today if possible. They have the attached memo but that was provided before lockdown. What was completed before lockdown has been and what is the revised programme now following lockdown?

Nga mihi

**Phil Stroud**

Development Manager



**From:** Earl Hope-Pearson <[ehopepearson@egmontdixon.com](mailto:ehopepearson@egmontdixon.com)>

**Sent:** Tuesday, 10 March 2020 7:29 AM

**To:** Phillip Stroud <[Phillip.Stroud@hud.govt.nz](mailto:Phillip.Stroud@hud.govt.nz)>; lisle\_mcerlane <[lisle\\_mcerlane@ascendcapital.co.nz](mailto:lisle_mcerlane@ascendcapital.co.nz)>

**Subject:** RE: Mt Crawford - Miramar Peninsula [UNCLASSIFIED]

Phil

Further to your email as attached memo update and programme.

Happy to discuss.

Regards

Earl

---

**From:** Phillip Stroud <[Phillip.Stroud@hud.govt.nz](mailto:Phillip.Stroud@hud.govt.nz)>

**Sent:** Monday, 9 March 2020 10:03 AM

**To:** lisle\_mcerlane <[lisle\\_mcerlane@ascendcapital.co.nz](mailto:lisle_mcerlane@ascendcapital.co.nz)>; Declan Millin ([declanmillin@hotmail.com](mailto:declanmillin@hotmail.com)) <[declanmillin@hotmail.com](mailto:declanmillin@hotmail.com)>

**Cc:** Earl Hope-Pearson <[ehopepearson@egmontdixon.com](mailto:ehopepearson@egmontdixon.com)>

**Subject:** RE: Mt Crawford - Miramar Peninsula [UNCLASSIFIED]

Hi Guys

I am keen to get programme outlining what additional financial analysis and due diligence activities are planned of for the next six months to help determine the site's viability. Remember we have a

As I have mentioned before, we need to be making reasonable progress towards deciding if the site can be successfully developed and we need to be providing LINZ with evidence that we are trying to make reasonable progress.

Regarding the email below from WCC, I have asked LINZ what the story is about the DOC land. I want to try and remove the road block that WCC put up with the aim to provide certainty about the long-term future of the Mt Crawford Site.

Nga mihi

**Phil Stroud**

Development Manager

---

**From:** Moana Mackey <[Moana.Mackey@wcc.govt.nz](mailto:Moana.Mackey@wcc.govt.nz)>  
**Sent:** Friday, 6 March 2020 11:10 AM  
**To:** Phillip Stroud <[Phillip.Stroud@hud.govt.nz](mailto:Phillip.Stroud@hud.govt.nz)>  
**Cc:** David Chick <[David.Chick@wcc.govt.nz](mailto:David.Chick@wcc.govt.nz)>; Declan Millin ([declanmillin@hotmail.com](mailto:declanmillin@hotmail.com)) <[declanmillin@hotmail.com](mailto:declanmillin@hotmail.com)>; lisle\_mcerlane <[lisle\\_mcerlane@ascendcapital.co.nz](mailto:lisle_mcerlane@ascendcapital.co.nz)>  
**Subject:** RE: Mt Crawford - Miramar Peninsula [UNCLASSIFIED]

Hi Phil

Thanks for getting back in touch. Time flies...!

In terms of the land transfer from LINZ to DoC things were progressing in 2019 but unfortunately have now slowed right down again so we're still waiting for progress on that front. Until we know exactly what is happening with that part of the peninsula we can't progress our Te Motu Kairangi master-planning.

We are however progressing our Planning for Growth programme of work and are going out for consultation (pending Council approval on 25 March) in April-May for 6 weeks on a draft spatial plan for the city and Miramar is one of our focus suburbs in that piece of work. This will lead into a full District Plan review which I imagine would be of interest to you guys. Happy to provide a briefing on Planning for Growth and the opportunities if that would be of use?

Moana

**Moana Mackey**

Acting Chief City Planner | Wellington City Council

P +6448038317 | M +649(2)(a) [REDACTED] | F [REDACTED]

E [Moana.Mackey@wcc.govt.nz](mailto:Moana.Mackey@wcc.govt.nz) | W [Wellington.govt.nz](http://Wellington.govt.nz) | [REDACTED] [REDACTED] [REDACTED]

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**From:** Phillip Stroud [<mailto:Phillip.Stroud@hud.govt.nz>]  
**Sent:** Tuesday, 25 February 2020 4:59 PM  
**To:** Moana Mackey  
**Cc:** David Chick; Declan Millin ([declanmillin@hotmail.com](mailto:declanmillin@hotmail.com)); lisle\_mcerlane  
**Subject:** RE: Mt Crawford - Miramar Peninsula [UNCLASSIFIED]

Hi Moana

I hope 2020 has been treating you well. It has been a while since our meeting back in March 2019 where we discussed land in disposal on Mt Crawford and the master planning of Miramar Peninsula. I have assumed you are still the right person to be contacting.

I note from our earlier email exchanges that you were expecting approval for the mastering planning

engagement back in April 2019 , but there has been an election in between, so keen to understand what the current programme is for the project and any public engagement. This assumes the master planning of Miramar Peninsula project is still progressing.

Happy for you to call me if that works for you.

Nga mihi

PHILLIP STROUD  
DEVELOPMENT MANAGER

Land for Housing  
Place-based Policy and Programmes

Ministry of Housing and Urban Development

[phillip.stroud@hud.govt.nz](mailto:phillip.stroud@hud.govt.nz) | Telephone s 9(2)(a) [www.hud.govt.nz](http://www.hud.govt.nz)



MINISTRY OF HOUSING  
AND URBAN DEVELOPMENT



---

**From:** Phil Stroud

**Sent:** Thursday, 2 May 2019 10:56 AM

**To:** 'Moana Mackey' <[Moana.Mackey@wcc.govt.nz](mailto:Moana.Mackey@wcc.govt.nz)>

**Cc:** 'David Chick' <[David.Chick@wcc.govt.nz](mailto:David.Chick@wcc.govt.nz)>; 'Declan Millin' ([declanmillin@hotmail.com](mailto:declanmillin@hotmail.com))' <[declanmillin@hotmail.com](mailto:declanmillin@hotmail.com)>; 'Earl Hope-Pearson' ([ehop\\_pearson@egmontdixon.com](mailto:ehop_pearson@egmontdixon.com))>; Kristina Ryan <[kristina.ryan@hud.govt.nz](mailto:kristina.ryan@hud.govt.nz)>

**Subject:** RE: Mt Crawford - Miramar Peninsula [UNCLASSIFIED]

Hi Moana

Just touching base to find out what the progress has been made?

Nga mihi

**PHIL STROUD**  
DEVELOPMENT MANAGER  
Land Supply  
Kiwibuild

Telephone: +64 (0)4 9 1 8776 | Mobile: s 9(2)(a)

---

**From:** Moana Mackey [<mailto:Moana.Mackey@wcc.govt.nz>]

**Sent:** Monday, 25 March 2019 1:56 p.m.

**To:** Phil Stroud

**Cc:** David Chick; Declan Millin ([declanmillin@hotmail.com](mailto:declanmillin@hotmail.com)); Earl Hope-Pearson

**Subject:** RE: Mt Crawford - Miramar Peninsula [UNCLASSIFIED]



Hi Phil

Apologies for the delay in responding. Our Planning for Growth team are currently putting together a paper which will include our proposed engagement approach in key parts of the city, including the Miramar peninsula, which we can share with you once it's been to ELT. At this stage it's scheduled in for the 8<sup>th</sup> of April.

Please also find attached a link to the example prospectus for Te Motu Kairangi – this is merely an example of what masterplanning the peninsula could look like. I also attach a link to a story Stuff did on the prospectus last year.

I'll be in touch soon.

Moana

<https://wellington.govt.nz/~media/your-council/projects/files/te-motu-kairangi-miramar-peninsula-framework.pdf>  
<https://www.stuff.co.nz/dominion-post/news/106098148/prison-to-five-star-hotel-wellington-dreams-big>

Moana Mackey

Chief Advisor to the Chief City Planner | | Wellington City Council  
P +6448038317 | M +649(2)(a) | F  
E [Moana.Mackey@wcc.govt.nz](mailto:Moana.Mackey@wcc.govt.nz) | W [Wellington.govt.nz](http://Wellington.govt.nz) | | |

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**From:** Phil Stroud [<mailto:Phillip.Stroud@kiwibuild.govt.nz>]  
**Sent:** Tuesday, 19 March 2019 3:54 PM  
**To:** Moana Mackey  
**Cc:** David Chick; Declan Millin ([declanmillin@hotmail.com](mailto:declanmillin@hotmail.com)); Earl Hope-Pearson  
**Subject:** Mt Crawford - Miramar Peninsula [UNCLASSIFIED]

Kia ora Moana

Further to our (Land for Housing part of Kiwibuild within HUD and PNBST) meeting with David and yourself on the 31 January 2019, we are keen to understand what planning activities or material you can share with us relating to Miramar Peninsula

At the meeting we discussed the Crown's (Ministry of Housing and Urban Development) interest in land that is in disposal at the Mt Crawford Prison location and the Council's activities relating to the master planning/structure planning relating to the Miramar Peninsula. Land for Housing team is currently working with PNBST to undertake due diligence activities to determine the housing potential of the land in disposal.

As was mentioned Council are about to start public consultation (in April) on the future planning requirements for eastern Wellington. As agreed we would be keen to be involved in any preliminary planning work that relates to the Watt's Peninsula area.

As mentioned we are keen to be involved as we have interest in a number of different location in eastern Wellington area.

Look forward to see how we can help by working together.

Nga mihi

**PHILLIP STROUD**  
DEVELOPMENT MANAGER, LAND SUPPLY

Kiwibuild  
Ministry of Housing and Urban Development

[phillip.stroud@kiwibuild.govt.nz](mailto:phillip.stroud@kiwibuild.govt.nz) Telephone: +64 4 901 8776 | Mobile: s 9(2)(a)  
Address: 147 Lambton Quay, Wellington 6011, New Zealand  
[www.kiwibuild.govt.nz](http://www.kiwibuild.govt.nz)

[www.govt.nz](http://www.govt.nz) - your guide to finding and using New Zealand government services

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**From:** Earl Hope-Pearson  
**To:** [David Hunter](#); [Phillip Stroud](#); [Lisle Mcerlane](#); [Bray, Naomi](#)  
**Cc:** [Colin McElwain](#)  
**Subject:** Re: Mt Crawford  
**Date:** Sunday, 2 August 2020 11:34:42 AM

---

David

Further no CAA approval is required as we are operating under their limits.

Regards

Earl Hope - Pearson  
Egmont Dixon  
Development Director  
s 9(2)(a)

---

**From:** Earl Hope-Pearson <ehopepearson@egmontdixon.com>  
**Sent:** Sunday, August 2, 2020 11:30:24 AM  
**To:** David Hunter <DHunter@linz.govt.nz>; Phillip Stroud <Phillip.Stroud@hud.govt.nz>; Lisle Mcerlane <lisle\_mcerlane@ascendcapital.co.nz>; Bray, Naomi <Naomi.Bray@colliers.com>  
**Cc:** Colin McElwain <Colin@cuttriss.co.nz>  
**Subject:** Mt Crawford

David

As attached

Regards

Earl Hope - Pearson  
Egmont Dixon  
Development Director  
s 9(2)(a)

Ref: 2837531 & 3341340

27 July 2020

Colliers International  
P O Box 1748  
Wellington 6140  
Attention: Dan Haines

Email: dan.haines@colliers.com

Dear Dan

**Re: Access onto Crown owned Land administered by LINZ to undertake Topographical Survey by Drone on Part Sections 2 & 3 Watts Peninsula District, being LINZ 2837531 & West & East Prison Areas 3341340.**

Consent is granted by LINZ for Cuttriss Consultants Ltd to enter on to Crown owned Land being Part Sections 2 & 3 Watts Peninsula District, being LINZ property 2837531 & 3341340 (the Land), as shown in yellow, West Prison Area 4 – 1.39 ha & East Prison Area 5 – 1.91 ha on the attached plan, for the purpose of Topographical Survey by Drone (the activity).

Consent to access the Land to undertake the activity is granted to Cuttriss Consultants Ltd subject to the following conditions:

1. Cuttriss Consultants Ltd is permitted onto the Land between the period of 30 July 2020 and 31 August 2020.
2. Cuttriss Consultants Ltd is not permitted to access the Land on any public holidays and on weekends;
3. Cuttriss Consultants Ltd has the right to access the Land on foot, with motorised vehicle with or without machinery for the purpose of the activity and in terms of the period of time permitted;
4. Cuttriss Consultants Ltd must familiarise itself with all hazards on the Land and take all practicable steps to ensure the health and safety of all persons entering the Land;
5. Cuttriss Consultants Ltd must ensure that the activity complies with the Civil Aviation Rules part 101;
6. Cuttriss Consultants Ltd must ensure that the drone does not fly higher than 120 metres above ground level;
7. Cuttriss Consultants Ltd accepts that LINZ reserves the right to access and use of aerial video or photography taken of the Land



8. Cuttriss Consultants Ltd accepts that, without limiting any other rights and remedies available to LINZ, at any time and for any reason, LINZ may immediately suspend or cancel access under this authority;
9. Cuttriss Consultants Ltd and its contractors shall ensure compliance, at all times and at their own cost, with all statutes, regulations, ordinances and by-laws for the activity on the Land, including but not limited to complying with the provisions of the Health and Safety at Work Act 2015;
10. Cuttriss Consultants Ltd must not cause unnecessary damage to the Land during the course of its activity, must not deposit any dangerous, unsightly matter on the Land and must keep any environmental disturbance to a minimum;
11. Cuttriss Consultants Ltd must have a minimum cover of \$1,000,000 public liability insurance;
12. In consideration of LINZ allowing Cuttriss Consultants Ltd onto the Land and to undertake the activity, Cuttriss Consultants Ltd indemnifies LINZ at all times against any liability, whether criminal or civil, indirect or direct losses, damages or costs and expenses (including reasonable legal costs) arising from any claim (including death or injury to a person), demand, action or suit, due to Cuttriss Consultants Ltd negligence or wilful default (including any negligence, wilful default of any employee, contractor, agent) in connection with the activity on the Land or as a result of any failure of Cuttriss Consultants Ltd to comply with the conditions in this letter;
13. Cuttriss Consultants Ltd agrees to comply with all statutory and regulatory consents required to undertake the activity;
14. Cuttriss Consultants Ltd agrees to provide access and use of aerial video or photography taken of the Land to LINZ as a condition of approval;
15. That the activity to be undertaken on this Land is to be at no cost to LINZ now or in the future.

Please indicate your acceptance of these conditions by signing the copy of this letter and returning it to Colliers International, P O Box 1748, Wellington 6140 or by email to [dan.haines@colliers.com](mailto:dan.haines@colliers.com) or by fax: 04 473 7910.

Should you have any queries regarding the above, please do not hesitate to contact Dan Haines at Colliers International on 04 473 7910.

Yours faithfully

Trish Gavin  
Portfolio Manager  
Crown Property

**We/I act for and on behalf of Cuttriss Consultants Ltd and its contractors and  
We/I accept the above conditions**



.....  
Signed by the Applicant

27 July 2020

Released under the  
Official Information Act 1982

# Plan



Release of Information 1982

**From:** Earl Hope-Pearson  
**To:** [David Hunter](#)  
**Cc:** [lisle\\_mcerlane](#); [Phillip Stroud](#); [Bray, Naomi](#)  
**Subject:** Re: Mt Crawford  
**Date:** Saturday, 1 August 2020 8:43:41 AM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)  
[image005.png](#)  
[image006.png](#)  
[image008.png](#)  
[image010.png](#)  
[image011.png](#)  
[image012.png](#)  
[image013.png](#)

Thanks David

I will have Cuttriss complete this over the weekend and send back.

There will be surveyors working in public road Monday any access to sites can be worked through once approval is being confirmed.

Please note it has been extremely difficult getting survey in post COVID-19 lockdowns due to work programmes being pushed out so I would appreciate LINZ cooperation

Happy to discuss.

Nga mihi

Earl

Earl Hope - Pearson  
Egmont Dixon  
Development Director  
s 9(2)(a)

---

**From:** David Hunter <DHunte@linz.govt.nz>  
**Sent:** Friday, July 31, 2020 5:08:44 PM  
**To:** Earl Hope-Pearson <ehopepearson@egmontdixon.com>  
**Cc:** [lisle\\_mcerlane](#) <[lisle\\_mcerlane@asmindapital.co.nz](#)>; [Phillip Stroud](#) <[Phillip.Stroud@hud.govt.nz](#)>; [Bray, Naomi](#) <[Naomi.Bray@colliers.com](#)>  
**Subject:** RE: Mt Crawford

Thanks Earl,

I was under the impression that you may of required access yesterday hence my previous email.

I've attached the draft access letter, this will likely need to be completed by the company carrying out your topographical survey. To complete this, we will require name of the company carrying out the work.

Could also advise a suitable day that you are planning the fly over? Two days' notice in advance would be suitable to ensure our property management team has all items organised, such as notice to tenants etc.

Please provide a copy of CAA approval to fly within a restricted zone once it is issued and before your planned flight.

I will be on leave next week from 12pm on Tuesday. If you would like to provide this information after

this time, could please send all details to Naomi cc'd into this email.

Regards,

**David Hunter**

Senior Portfolio Manager  
Land and Property Wellington

[dhunter@linz.govt.nz](mailto:dhunter@linz.govt.nz) | DDI 04 831 1668



Wellington Office, Level 7, Radio New Zealand House, 155 The Terrace  
PO Box 5501, Wellington 6145, New Zealand  
[www.linz.govt.nz](http://www.linz.govt.nz) | [data.linz.govt.nz](http://data.linz.govt.nz)



---

**From:** Earl Hope-Pearson <[ehopepearson@egmontdixon.com](mailto:ehopepearson@egmontdixon.com)>

**Sent:** Thursday, 30 July 2020 5:21 p.m.

**To:** David Hunter <[DHunter@linz.govt.nz](mailto:DHunter@linz.govt.nz)>

**Cc:** lisle\_mcerlane <[lisle\\_mcerlane@ascendcapital.co.nz](mailto:lisle_mcerlane@ascendcapital.co.nz)>; Phillip Stroud <[Phillip.Stroud@hud.govt.nz](mailto:Phillip.Stroud@hud.govt.nz)>;  
Bray, Naomi <[Naomi.Bray@colliers.com](mailto:Naomi.Bray@colliers.com)>

**Subject:** RE: Mt Crawford

Hi David

I have only just receipted your email.

Any approvals required i.e. REAA will be confirmed in advance.

If you can confirm a access letter for the drone fly over as well as access to begin topographical survey it would be greatly appreciated.

Regards

Earl

---

**From:** David Hunter <[DHunter@linz.govt.nz](mailto:DHunter@linz.govt.nz)>

**Sent:** Thursday, 30 July 2020 4:27 PM

**To:** Earl Hope-Pearson <[ehopepearson@egmontdixon.com](mailto:ehopepearson@egmontdixon.com)>

**Cc:** lisle\_mcerlane <[lisle\\_mcerlane@ascendcapital.co.nz](mailto:lisle_mcerlane@ascendcapital.co.nz)>; Phillip Stroud <[Phillip.Stroud@hud.govt.nz](mailto:Phillip.Stroud@hud.govt.nz)>;  
Bray, Naomi <[Naomi.Bray@colliers.com](mailto:Naomi.Bray@colliers.com)>

**Subject:** RE: Mt Crawford

Hi Earl,

Further to the below,

I haven't received confirmation on the below, this is a requirement for LINZ allowing you to fly a drone



over the land.

We have a draft access letter ready to go with other conditions for access, please let me know if you are still proposing to fly a drone over areas 4 & 5 Watts Peninsula and Mt Crawford?

Regards,

**David Hunter**

Senior Portfolio Manager

Land and Property Wellington

[dhunter@linz.govt.nz](mailto:dhunter@linz.govt.nz) | DDI 04 831 1668



Wellington Office, Level 7, Radio New Zealand House, 155 The Terrace  
PO Box 5501, Wellington 6145, New Zealand  
[www.linz.govt.nz](http://www.linz.govt.nz) | [data.linz.govt.nz](http://data.linz.govt.nz)



---

**From:** David Hunter

**Sent:** Thursday, 30 July 2020 9:03 a.m.

**To:** Earl Hope-Pearson <[ehopepearson@egmontdixon.com](mailto:ehopepearson@egmontdixon.com)>

**Cc:** lisle\_mcerlane <[lisle\\_mcerlane@asce\\_dcapiital.co.nz](mailto:lisle_mcerlane@asce_dcapiital.co.nz)>; Phillip Stroud <[Phillip.Stroud@hud.govt.nz](mailto:Phillip.Stroud@hud.govt.nz)>;  
Bray, Naomi <[Naomi.Bray@colliers.com](mailto:Naomi.Bray@colliers.com)>

**Subject:** RE: Mt Crawford

Morning Earl,

Thanks for your email,

I have forwarded your request to Colliers that will manage the permission requirements to fly a drone over the land.

Could you confirm that the pilot has received correct approvals to fly within a control zone and within 4km of an airport?

Regards,

**David Hunter**

Senior Portfolio Manager

Land and Property Wellington

[dhunter@linz.govt.nz](mailto:dhunter@linz.govt.nz) | DDI 04 831 1668

---

Wellington Office, Level 7, Radio New Zealand House, 155 The Terrace



---

**From:** Earl Hope-Pearson <[ehopepearson@egmontdixon.com](mailto:ehopepearson@egmontdixon.com)>

**Sent:** Wednesday, 29 July 2020 6:28 p.m.

**To:** Phillip Stroud <[Phillip.Stroud@hud.govt.nz](mailto:Phillip.Stroud@hud.govt.nz)>; David Hunter <[DHunter@linz.govt.nz](mailto:DHunter@linz.govt.nz)>

**Cc:** lisle\_mcerlane <[lisle\\_mcerlane@ascendcapital.co.nz](mailto:lisle_mcerlane@ascendcapital.co.nz)>

**Subject:** Re: Mt Crawford

Kia Ora All

We will have a drone on site tomorrow working on the topographical survey.

I assume no parties have any objection to this?

No access at this time will be required.

Nga mihi

Earl Hope - Pearson  
Egmont Dixon  
Development Director  
s 9(2)(a)

---

**From:** Phillip Stroud <[Phillip.Stroud@hud.govt.nz](mailto:Phillip.Stroud@hud.govt.nz)>

**Sent:** Wednesday, July 29, 2020 11:53:57 AM

**To:** David Hunter <[DHunter@linz.govt.nz](mailto:DHunter@linz.govt.nz)>

**Cc:** Earl Hope-Pearson <[ehopepearson@egmontdixon.com](mailto:ehopepearson@egmontdixon.com)>; lisle\_mcerlane <[lisle\\_mcerlane@ascendcapital.co.nz](mailto:lisle_mcerlane@ascendcapital.co.nz)>

**Subject:** Mt Crawford

Hi David

I have had a meeting with Lisle and Earl representing PNBST discussing Mt Crawford site due diligence. As you are aware covid19 has had an impact but they are keen to complete their due diligence. They have developed three development options which they are currently refining. It is likely they will require access to the site for geotechnical investigations and topographic survey.

They will be providing an update report/ revised programme showing what they have completed and what activities are still to be completed. They have assured me that they should complete this by the end of September.

Nga mihi

**Phil Stroud**

Development Manager

Out of Scope

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Official Information Act 1982

**From:** lisle\_mcerlane  
**To:** [Phillip Stroud](#)  
**Cc:** "Earl Hope-Pearson"; "David Hunter"; [Matt Fraser](#)  
**Subject:** RE: Mt Crawford - housing feasibility decision  
**Date:** Thursday, 16 July 2020 2:04:08 PM

---

Hi Phil,

Sounds good to me and look forward to the meeting invite.

As also discussed we will get you some documentation early next week to consider on Victoria Street project.

Rgs lisle

s 9(2)(a)

---

**From:** Phillip Stroud <[Phillip.Stroud@hud.govt.nz](mailto:Phillip.Stroud@hud.govt.nz)>  
**Sent:** Thursday, 16 July 2020 2:01 PM  
**To:** lisle\_mcerlane <[lisle\\_mcerlane@ascendcapital.co.nz](mailto:lisle_mcerlane@ascendcapital.co.nz)>  
**Cc:** Earl Hope-Pearson <[ehopepearson@egmontdixon.com](mailto:ehopepearson@egmontdixon.com)> David Hunter (DHunter@linz.govt.nz) <[DHunter@linz.govt.nz](mailto:DHunter@linz.govt.nz)>; Matt Fraser <[Matt.Fraser@hud.govt.nz](mailto:Matt.Fraser@hud.govt.nz)>  
**Subject:** Mt Crawford - housing feasibility decision

Hi Lisle

Thanks for catching up earlier and reaffirming the commitment to progress a decision on the potential housing opportunity at Mt Crawford.

As you are aware there is pressure on the Crown to act within a reasonable timeframe when deciding to advance through each stage of the disposal process. The Mt Crawford site consists of two parcels sitting at different stages of LINZ's managed disposal process.

I acknowledge that you have been undertaking your due diligence and this was affected by Covid 19 as highlighted by Earl earlier. Even with the impact of Covid 19 on the development viability there is strong need to advance the feasibility decision as the MOU was signed in February 2019.

As you suggest I am keen that we meet next week once Earl returns from leave to re-affirm the decision timetable. My aim would be that we have a decision by late September. This should provide your advisers time to complete their assessment of the Covid 19 impact on the market.

I will send a meeting appointment for you and Earl.

Nga mihi

PHILLIP STROUD  
DEVELOPMENT MANAGER

Land for Housing  
Place-based Policy and Programmes

Ministry of Housing and Urban Development

[phillip.stroud@hud.govt.nz](mailto:phillip.stroud@hud.govt.nz) | Telephone s 9(2)(a) [www.hud.govt.nz](http://www.hud.govt.nz)



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**From:** lisle\_mcerlane  
**To:** [Phillip Stroud](#); "Earl Hope-Pearson"  
**Cc:** [Matt Fraser](#)  
**Subject:** RE: Mt Crawford - Miramar Peninsula [UNCLASSIFIED]  
**Date:** Thursday, 16 July 2020 1:03:57 PM  
**Attachments:** [image008.png](#)  
[image009.png](#)

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Hi Phil,

Good to catch up this morning and as I indicated Earl, who is copied, has in accordance with our MOU been conducting due diligence work on the land at Mount Crawford.

As Earl is away this week I cannot provide a detailed report, which we could obtain from Earl next week but I feel good progress is being made. Clearly we should sit down sooner than later and work out where to from here in terms of the development potential and direction.

As also indicated we are looking at our ability to advance separately if our discussions do not see us reach agreement as to the way forward.

LINZ should I think take comfort from the fact we are advancing in accordance with the MOU and we would be happy to provide such confirmation as they might require.

Yell out if you need anything more.

Rgs lisle  
s 9(2)(a)

---

**From:** Phillip Stroud <Phillip.Stroud@hud.govt.nz>  
**Sent:** Tuesday, 2 June 2020 4:06 PM  
**To:** Earl Hope-Pearson <ehopepearson@egmontdixon.com>  
**Cc:** lisle\_mcerlane <lisle\_mcerlane@ascendcapital.co.nz>; Matt Fraser <Matt.Fraser@hud.govt.nz>  
**Subject:** RE: Mt Crawford - Miramar Peninsula [UNCLASSIFIED]

Hi Earl

Thanks for the update and noted the justifiable two month delay. I will pass this onto LINZ.

Regarding the other questions see my comment in red below. I wouldn't bank on any fast track processes for the Mt Crawford site in the current local political environment. Don't forget the RFR process with Iwi purchasing and waiting for a more suitable time may be another option.

Nga mihi

**Phil Stroud**  
Development Manager

DDI +64 4 831 6056 | Mobile s 9(2)(a)



**From:** Earl Hope-Pearson <[ehopepearson@egmontdixon.com](mailto:ehopepearson@egmontdixon.com)>  
**Sent:** Sunday, 31 May 2020 9:57 AM  
**To:** Phillip Stroud <[Phillip.Stroud@hud.govt.nz](mailto:Phillip.Stroud@hud.govt.nz)>  
**Cc:** lisle\_mcerlane <[lisle\\_mcerlane@ascendcapital.co.nz](mailto:lisle_mcerlane@ascendcapital.co.nz)>  
**Subject:** RE: Mt Crawford - Miramar Peninsula [UNCLASSIFIED]

Phil

Apologies for the delay in responding.

Due to COVID19 we are essentially two months behind schedule. It is unlikely we will be in a position now to be complete before 11/10/2020.

Apologies for this and any inconvenience this may have caused the various parties.

Further to the above we would like some direction from Crown on the fast tracking process for consents as confirmed by Minister Parker today and what actions would need to be required. This would feed directly into my feasibility assessment. My understanding is that the fast-track RMA process only covers projects that can get a consent without a plan change. This site would require a plan change as the current zoning doesn't allow for residential development. The fast-track RMA legislation will name a number of the projects in the first tranche and outline a process for further projects to follow (Order in Council). Both processes will save time for consent that require any public notification. Some part of the Mt Crawford could fall into this category if it can start within 1 to 2 years.

If the site is designated or identified for housing, then it would require the required consents to enable it to be developed for such a purpose. Currently the site does not have the underlying land use to enable such an activity to occur. If HUD purchased the site it would be obtained for 'state housing purpose' but this doesn't override the RMA process. You are correct it will need a plan change to change the zoning.

Based on my email above post completion of the aforementioned works the site will be in a position (shovel ready) to be developed within 6 to 12 months. Not likely to be resolved in the next 6 months so will be well outside the currently CIP (shovel ready) process.

Can you please confirm.

Regards

Earl

---

**From:** Phillip Stroud <[Phillip.Stroud@hud.govt.nz](mailto:Phillip.Stroud@hud.govt.nz)>  
**Sent:** Thursday, 21 May 2020 1:39 PM  
**To:** Earl Hope-Pearson <[ehopepearson@egmontdixon.com](mailto:ehopepearson@egmontdixon.com)>  
**Cc:** lisle\_mcerlane <[lisle\\_mcerlane@ascendcapital.co.nz](mailto:lisle_mcerlane@ascendcapital.co.nz)>  
**Subject:** W: Mt Crawford - Miramar Peninsula [UNCLASSIFIED]  
**Importance:** High

Hi Earl

I need an update on the progress on Mt Crawford for LINZ by the end of today if possible. They have the attached memo but that was provided before lockdown. What was completed before lockdown has been and what is the revised programme now following lockdown?

Nga mihi

**Phil Stroud**

Development Manager

DDI +64 4 831 6056 | Mobile s 9(2)(a)



**From:** Earl Hope-Pearson <[ehopepearson@egmontdixon.com](mailto:ehopepearson@egmontdixon.com)>

**Sent:** Tuesday, 10 March 2020 7:29 AM

**To:** Phillip Stroud <[Phillip.Stroud@hud.govt.nz](mailto:Phillip.Stroud@hud.govt.nz)>; lisle\_mcerlane <[lisle\\_mcerlane@ascendcapital.co.nz](mailto:lisle_mcerlane@ascendcapital.co.nz)>

**Subject:** RE: Mt Crawford - Miramar Peninsula [UNCLASSIFIED]

Phil

Further to your email as attached memo update and programme.

Happy to discuss.

Regards

Earl

**From:** Phillip Stroud <[Phillip.Stroud@hud.govt.nz](mailto:Phillip.Stroud@hud.govt.nz)>

**Sent:** Monday, 9 March 2020 10:03 AM

**To:** lisle\_mcerlane <[lisle\\_mcerlane@ascendcapital.co.nz](mailto:lisle_mcerlane@ascendcapital.co.nz)>; Declan Millin ([declanmillin@hotmail.com](mailto:declanmillin@hotmail.com)) <[declanmillin@hotmail.com](mailto:declanmillin@hotmail.com)>

**Cc:** Earl Hope-Pearson <[ehopepearson@egmontdixon.com](mailto:ehopepearson@egmontdixon.com)>

**Subject:** RE: Mt Crawford - Miramar Peninsula [UNCLASSIFIED]

Hi Guys

I am keen to get a programme outlining what additional financial analysis and due diligence activities are planned for the next six months to help determine the site's viability. Remember we have a

As I have mentioned before, we need to be making reasonable progress towards deciding if the site can be successfully developed and we need to be providing LINZ with evidence that we are trying to make reasonable progress.

Regarding the email below from WCC, I have asked LINZ what the story is about the DOC land. I want to try and remove the road-block that WCC put up with the aim to provide certainty about the long-term future of the Mt Crawford Site.

Nga mihi

**Phil Stroud**

Development Manager

DDI +64 4 831 6056 | Mobile s 9(2)(a)

---

**From:** Moana Mackey <[Moana.Mackey@wcc.govt.nz](mailto:Moana.Mackey@wcc.govt.nz)>  
**Sent:** Friday, 6 March 2020 11:10 AM  
**To:** Phillip Stroud <[Phillip.Stroud@hud.govt.nz](mailto:Phillip.Stroud@hud.govt.nz)>  
**Cc:** David Chick <[David.Chick@wcc.govt.nz](mailto:David.Chick@wcc.govt.nz)>; Declan Millin ([declanmillin@hotmail.com](mailto:declanmillin@hotmail.com)) <[declanmillin@hotmail.com](mailto:declanmillin@hotmail.com)>; lisle\_mcerlane <[lisle\\_mcerlane@ascendcapital.co.nz](mailto:lisle_mcerlane@ascendcapital.co.nz)>  
**Subject:** RE: Mt Crawford - Miramar Peninsula [UNCLASSIFIED]

Hi Phil

Thanks for getting back in touch. Time flies...!

In terms of the land transfer from LINZ to DoC things were progressing in 2019 but unfortunately have now slowed right down again so we're still waiting for progress on that front. Until we know exactly what is happening with that part of the peninsula we can't progress our Te Motu Kairangi master-planning.

We are however progressing our Planning for Growth programme of work and are going out for consultation (pending Council approval on 25 March) in April-May for 6 weeks on a draft spatial plan for the city and Miramar is one of our focus suburbs in that piece of work. This will lead into a full District Plan review which I imagine would be of interest to you guys. Happy to provide a briefing on Planning for Growth and the opportunities if that would be of use?

Moana

**Moana Mackey**

Acting Chief City Planner | | Wellington City Council

P +6448038317 | M s 9(2)(a) | F

E [Moana.Mackey@wcc.govt.nz](mailto:Moana.Mackey@wcc.govt.nz) | W [Wellington.govt.nz](http://Wellington.govt.nz) |   

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---

**From:** Phillip Stroud [<mailto:Phillip.Stroud@hud.govt.nz>]  
**Sent:** Tuesday, 25 February 2020 4:59 PM  
**To:** Moana Mackey  
**Cc:** David Chick; Declan Millin ([declanmillin@hotmail.com](mailto:declanmillin@hotmail.com)); lisle\_mcerlane  
**Subject:** RE: Mt Crawford - Miramar Peninsula [UNCLASSIFIED]

Hi Moana

I hope 2020 has been treating you well. It has been a while since our meeting back in March 2019

where we discussed land in disposal on Mt Crawford and the master planning of Miramar Peninsula. I have assumed you are still the right person to be contacting.

I note from our earlier email exchanges that you were expecting approval for the master planning engagement back in April 2019, but there has been an election in between, so keen to understand what the current programme is for the project and any public engagement. This assumes the master planning of Miramar Peninsula project is still progressing.

Happy for you to call me if that works for you.

Nga mihi

PHILLIP STROUD  
DEVELOPMENT MANAGER

Land for Housing  
Place-based Policy and Programmes

Ministry of Housing and Urban Development

[phillip.stroud@hud.govt.nz](mailto:phillip.stroud@hud.govt.nz) | Telephone: s 9(2)(a) [www.hud.govt.nz](http://www.hud.govt.nz)



MINISTRY OF HOUSING  
AND URBAN DEVELOPMENT



---

**From:** Phil Stroud

**Sent:** Thursday, 2 May 2019 10:56 AM

**To:** 'Moana Mackey' <[Moana.Mackey@wcc.govt.nz](mailto:Moana.Mackey@wcc.govt.nz)>

**Cc:** 'David Chick' <[David.Chick@wcc.govt.nz](mailto:David.Chick@wcc.govt.nz)>; 'Declan Millin' ([declanmillin@hotmail.com](mailto:declanmillin@hotmail.com)) <[declanmillin@hotmail.com](mailto:declanmillin@hotmail.com)>; 'Earl Hope Pearson' <[ehopepearson@egmontdixon.com](mailto:ehopepearson@egmontdixon.com)>; Kristina Ryan <[kristina.ryan@hud.govt.nz](mailto:kristina.ryan@hud.govt.nz)>

**Subject:** RE: Mt Crawford - Miramar Peninsula [UNCLASSIFIED]

Hi Moana

Just touching base to find out what the progress has been made?

Nga mihi

**PHIL STROUD**  
DEVELOPMENT MANAGER  
Land Supply  
Kiwibuild

Telephone: +64 (0)4 901 8776 | Mobile: s 9(2)(a)



**From:** Moana Mackey [<mailto:Moana.Mackey@wcc.govt.nz>]  
**Sent:** Monday, 25 March 2019 1:56 p.m.  
**To:** Phil Stroud  
**Cc:** David Chick; Declan Millin ([declanmillin@hotmail.com](mailto:declanmillin@hotmail.com)); Earl Hope-Pearson  
**Subject:** RE: Mt Crawford - Miramar Peninsula [UNCLASSIFIED]

Hi Phil

Apologies for the delay in responding. Our Planning for Growth team are currently putting together a paper which will include our proposed engagement approach in key parts of the city, including the Miramar peninsula, which we can share with you once it's been to ELT. At this stage it's scheduled in for the 8<sup>th</sup> of April.

Please also find attached a link to the example prospectus for Te Motu Kairangi - this is merely an example of what masterplanning the peninsula could look like. I also attach a link to a story Stuff did on the prospectus last year.

I'll be in touch soon.

Moana

<https://wellington.govt.nz/~media/your-council/projects/files/te-motu-kairangi-miramar-peninsula-framework.pdf>  
<https://www.stuff.co.nz/dominion-post/news/106098148/prison-to-fives-ar-hotel-wellington-dreams-big>

Moana Mackey

Chief Advisor to the Chief City Planner | | Wellington City Council  
P +6448038317 | M +649(2)(a) | F +6448038317  
E [Moana.Mackey@wcc.govt.nz](mailto:Moana.Mackey@wcc.govt.nz) | W [Wellington.govt.nz](http://Wellington.govt.nz) | [ ] [ ] [ ]

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---

**From:** Phil Stroud [<mailto:Phil.Stroud@kiwibuild.govt.nz>]  
**Sent:** Tuesday, 19 March 2019 3:54 PM  
**To:** Moana Mackey  
**Cc:** David Chick; Declan Millin ([declanmillin@hotmail.com](mailto:declanmillin@hotmail.com)); Earl Hope-Pearson  
**Subject:** Mt Crawford - Miramar Peninsula [UNCLASSIFIED]

Kia ora Moana

Further to our (Land for Housing part of Kiwibuild within HUD and PNBST) meeting with David and yourself on the 31 January 2019, we are keen to understand what planning activities or material you can share with us relating to Miramar Peninsula

At the meeting we discussed the Crown's (Ministry of Housing and Urban Development) interest in land

that is in disposal at the Mt Crawford Prison location and the Council's activities relating to the master planning/structure planning relating to the Miramar Peninsula. Land for Housing team is currently working with PNBST to undertake due diligence activities to determine the housing potential of the land in disposal.

As was mentioned Council are about to start public consultation (in April) on the future planning requirements for eastern Wellington. As agreed we would be keen to be involved in any preliminary planning work that relates to the Watt's Peninsula area.

As mentioned we are keen to be involved as we have interest in a number of different location in eastern Wellington area.

Look forward to see how we can help by working together.

Nga mihi

**PHILLIP STROUD**

DEVELOPMENT MANAGER, LAND SUPPLY

Kiwibuild

Ministry of Housing and Urban Development

[phillip.stroud@kiwibuild.govt.nz](mailto:phillip.stroud@kiwibuild.govt.nz) Telephone: +64 4 901 8776 | Mobile: s 9(2) a)

Address: 147 Lambton Quay, Wellington 6011, New Zealand

[www.kiwibuild.govt.nz](http://www.kiwibuild.govt.nz)

[www.govt.nz](http://www.govt.nz) - your guide to finding and using New Zealand government services

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DATE	9 March 2020
TO	Phil Shroud
FROM	Earl Hope - Pearson
CC	Lisle McErlane

## MT CRAWFORD DUE DILIGENCE WORKS.

Phil

Please find attached updated programme for the completion of the due diligence works for Mt Crawford.

Now that we have some direction from Wellington City Council on the site and proposed plans for confirming the wider site requirements (Watts Peninsula) we can now begin a high-level development financial feasibility assessment of development scenarios and options for the Mt Crawford site.

These works will predicate any formal consultant engagement to check and confirm value alignment with LINZ's valuation receipted 2019.

From this point the Parties (Kainga Ora and Taranaki Whānui) can confirm the feasibility of proceeding with the required investment to validate any proposed development on the site.

Key milestones and deliverables over the next 6 months in advance of any development agreement or commercials being confirmed (subject to the aforementioned high-level development financial feasibility assessment being confirmed) is detailed in Table 1 – Mt Crawford Project Due Diligence.

Task Mode	Task Name	Duration	Start	Finish	Predecessors	Resource Names
Manually Scheduled	Confirmation of DD Budgets with consultants, reconfirm/ Partners	5 days	Fri 13/03/20	Thu 19/03/20	5	ED/ Project Partners
Manually Scheduled	Development Financial Feasibility - Based on LINZ Valuation pre engagement of Consultants	19 days	Mon 9/03/20	Thu 2/04/20		ED
Manually Scheduled	Engage	1 day	Mon 6/04/20	Mon 6/04/20	14	ED
Manually Scheduled	Consultant Inputs	50 days	Tue 7/04/20	Mon 15/06/20	15	As confirmed
Manually Scheduled	Review	20 days	Tue 16/06/20	Mon 13/07/20	16	ED/ TWC

Manually Scheduled	Final Feasibility Report/ Options Analysis	20 days	Tue 14/07/20	Mon 10/08/20	17	ED/ TWC
Manually Scheduled	Presentation of Findings	1 day	Tue 11/08/20	Tue 11/08/20	18	ED/ TWC

Table 1 - Mt Crawford Project Due Diligence

If you have any questions happy to discuss.

Yours sincerely

**EGMONT DIXON LTD**

Earl Hope-Pearson

**Development Director**

Released under the  
Official Information Act 1982



**From:** [lisle\\_mcerlane](#)  
**To:** [Phillip Stroud](#)  
**Subject:** Accepted: Mt Crawford - Disposal timeframes

---

Released under the  
Official Information Act 1982

**From:** Earl Hope-Pearson  
**To:** [Phillip Stroud](mailto:Phillip.Stroud@hud.govt.nz)  
**Subject:** RE: Mt Crawford - Colliers Valuation- Information provided  
**Date:** Wednesday, 1 April 2020 4:03:12 PM  
**Attachments:** [image003.png](#)

---

Hi Phil

It was referenced in the Valuation report – on second reading it may be the following:

Coffey – Geotech

Engeo – contamination report.

Regards

Earl

---

**From:** Phillip Stroud <[Phillip.Stroud@hud.govt.nz](mailto:Phillip.Stroud@hud.govt.nz)>  
**Sent:** Wednesday, 1 April 2020 3:09 PM  
**To:** Earl Hope-Pearson <[ehopepearson@egmontdixon.com](mailto:ehopepearson@egmontdixon.com)>  
**Subject:** RE: Mt Crawford - Colliers Valuation- Information provided

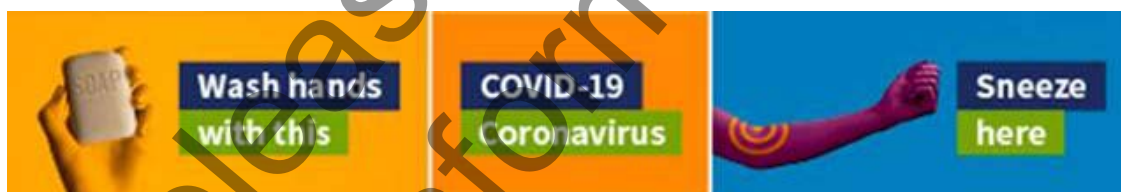
Hi Earl

Where was the ENGEO Geotech report reference? This may help us or LINZ find it.

Nga mihi

**Phil Stroud**  
Development Manager

DDI +64 4 831 6056 | Mobile [s 9\(2\)\(a\)](#)



---

**From:** Earl Hope-Pearson <[ehopepearson@egmontdixon.com](mailto:ehopepearson@egmontdixon.com)>  
**Sent:** Wednesday, 1 April 2020 1:43 PM  
**To:** Phillip Stroud <[Phillip.Stroud@hud.govt.nz](mailto:Phillip.Stroud@hud.govt.nz)>  
**Subject:** RE: Mt Crawford - Colliers Valuation- Information provided

Phil

Thanks for the files and I accept all of the conditions detailed in your email.

I note the files provided did not include the ENGEO Geotech report, can you please provide this. This will assist in confirming what we are having to deal with in terms of in ground conditions for structures.

Regards

Earl

**From:** Phillip Stroud <[Phillip.Stroud@hud.govt.nz](mailto:Phillip.Stroud@hud.govt.nz)>  
**Sent:** Monday, 30 March 2020 5:52 PM  
**To:** Earl Hope-Pearson <[ehopepearson@egmontdixon.com](mailto:ehopepearson@egmontdixon.com)>  
**Subject:** FW: Mt Crawford - Colliers Valuation- Information provided

Hi Earl

As request the reports from LINZ.

**Disclaimer:**

Please find attached the documents and reports which were obtained by HUD for the limited purpose, namely whether, at first glance, the land appears to HUD it could have sufficient development potential to be considered for acquisition and development as part of the Land for Housing programme.

The documents are provided to you in confidence and strictly upon the basis that neither the Crown nor the person who provided the document/report gives any assurance whatever to anyone about the currency, truth, accuracy or completeness of any document/report. In addition that:

- they will not be updated;
- they must not be relied upon by you or any other recipient in any way or for any purpose; and
- you and any other recipient must itself make all the enquiries and satisfy itself as to all and any matters relevant in connection with the land.

The disclaimer, condition or assumption contained in the document/report remains in full force and effect.

Can you please ensure that these documents are kept safe and secure and are not copied or distributed other than in confidence and then only to persons who have a bona fide need to see them. Please also ensure that any such person is subject to the same receipt conditions as Taranaki Whānui Limited.

If you don't accept these conditions, please inform HUD without reading or copying them.

Nga mihi

**Phil Stroud**

Development Manager

DDI +64 4 831 6056 | Mobile § 9(2)(a)



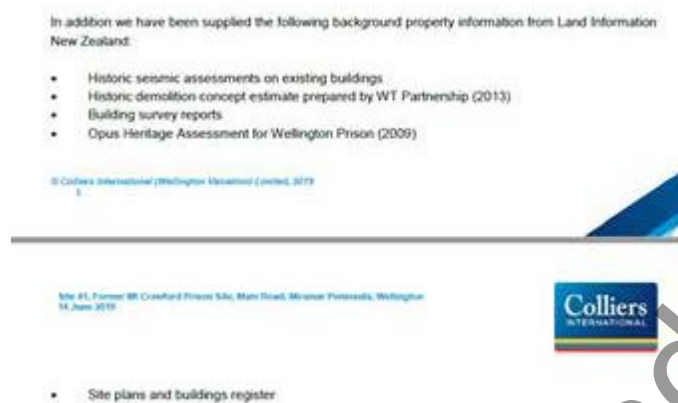
Out of Scope

**From:** Earl Hope-Pearson  
**To:** [Phillip Stroud](#)  
**Subject:** Mt Crawford - Documents  
**Date:** Friday, 27 March 2020 1:28:16 PM

---

Hi Phil

Further to our discussion can you please provide access to the following documents that the Crown has commissioned for Mt Crawford.



Regards

Earl

Released under the Official Information Act 1982

**From:** Earl Hope-Pearson  
**To:** [lisle\\_mcerlane](#); [Phillip Stroud](#)  
**Cc:** ["Kirsty Tamanui"](#); ["Jamie Tuuta"](#); ["Kara Dentice"](#); [kim.skelton@solas.nz](mailto:kim.skelton@solas.nz)  
**Subject:** RE: Te Motu Kairangi / Watts Peninsula Reserve Establishment  
**Date:** Monday, 9 March 2020 5:37:31 PM

---

Phil

Can you also confirm have WCC sought to acquire any of the landholdings from LINZ under the PWA – I am aware from discussions had last year there were some pretty significant chunks proposed to be taken for roading and parking – no doubt for the proposed reserve.

Nga mihi

Earl

---

**From:** lisle\_mcerlane <lisle\_mcerlane@ascendcapital.co.nz>  
**Sent:** Monday, 9 March 2020 5:34 PM  
**To:** 'Phillip Stroud' <Phillip.Stroud@hud.govt.nz>; Earl Hope-Pearson <ehopepearson@egmontdixon.com>  
**Cc:** 'Kirsty Tamanui' <kirsty@portnicholson.org.nz>; 'Jamie Tuuta' <jamie.tuuta@xtra.co.nz>; 'Kara Dentice' <kara.dentice@gmail.com>; kim.skelton@solas.nz  
**Subject:** FW: Te Motu Kairangi / Watts Peninsula Reserve Establishment

Hi Phil and Earl,

We had a broad ranging discussion today with the folk below and Mount Crawford came up and we tabled the attached their own screen shot as they had an odd view around what had or was happening in respect of Mount Crawford.

Also we indicated we were happy for them to indicate to WCC that matters around Watts had come to a halt whilst they engaged with us. We thought this only fair on WCC, who will no doubt be a bit frustrated.

Rgs lisle  
s 9(2)(a)

Out of Scope





# Wellington Prison - Mt Crawford - (ex Corrections)

Property status: CAC Completed

Te tūnga: Kua oti ngā whakawāteatanga Whakahaere Karauna

Add to My Listings



## Property information *Ngā tino mōhiotanga*

Information current at 02/08/2017

### Ownership and Legal Description

Land holding crown agency	LINZ
NaPALIS ID	2837531
Parcel ID	7550274, 7550271, 7550273, 7550270, 7550283, 4047029, 4047694, 3807472, 4030928
Legal description	Pt Lot 1 DP 4741, Pt Lot 1 DP 4741 Section 1 SO 24508, Pt Lot 4 Blk XII DP 858, Section 1 SO 37939 and Pt Lot 1 DP 8458
Computer Freehold Register	760897, 760898, WN46B/923, WN46B/926, WN46B/927
Legislation property is administered under	Public Works Act 1981

### Location and site attributes

Address	Nevay Road Wellington
Regional Council	Wellington Regional Council
Territorial authority	Wellington City Council
Land area	11.7000 ha (117000 m2)
Land use	Open space
Zoning	Reserve
Designations	Public works

**From:** lisle\_mcerlane  
**To:** [Phillip Stroud](#); "[Declan Millin](#)"  
**Cc:** "[Earl Hope-Pearson](#)"; "[Kirsty Tamanui](#)"; [jamie.tuuta@xtra.co.nz](mailto:jamie.tuuta@xtra.co.nz)  
**Subject:** RE: Mt Crawford - Miramar Peninsula [UNCLASSIFIED]  
**Date:** Monday, 9 March 2020 10:14:12 AM  
**Attachments:** [image002.png](#)  
[image003.png](#)

---

Hi Phil,

Thank you for this, as great minds think alike, as I have just been on the phone to Earl about this so we should have a program and some analysis following from him.

I am a little surprised about the WCC position, as we see Mount Crawford as clearly coming back to us should our arrangement fall over with Watts Peninsula being a separate discussion, which I can confirm we are following up and will keep you posted, as we like you are mystified about what LINZ and WCC are doing but intend to find out.

Rgs lisle

---

**From:** Phillip Stroud <[Phillip.Stroud@hud.govt.nz](mailto:Phillip.Stroud@hud.govt.nz)>  
**Sent:** Monday, 9 March 2020 10:03 AM  
**To:** lisle\_mcerlane <[lisle\\_mcerlane@ascendcapital.co.nz](mailto:lisle_mcerlane@ascendcapital.co.nz)>; Declan Millin ([declanmillin@hotmail.com](mailto:declanmillin@hotmail.com)) <[declanmillin@hotmail.com](mailto:declanmillin@hotmail.com)>  
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**Subject:** RE: Mt Crawford - Miramar Peninsula [UNCLASSIFIED]

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**Phil Stroud**

Development Manager

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**Cc:** David Chick <[David.Chick@wcc.govt.nz](mailto:David.Chick@wcc.govt.nz)>; Declan Millin ([declanmillin@hotmail.com](mailto:declanmillin@hotmail.com))

<[declanmillin@hotmail.com](mailto:declanmillin@hotmail.com)>; lisle\_mcerlane <[lisle\\_mcerlane@ascendcapital.co.nz](mailto:lisle_mcerlane@ascendcapital.co.nz)>

**Subject:** RE: Mt Crawford - Miramar Peninsula [UNCLASSIFIED]

Hi Phil

Thanks for getting back in touch. Time flies...!

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We are however progressing our Planning for Growth programme of work and are going out for consultation (pending Council approval on 25 March) in April-May for 6 weeks on a draft spatial plan for the city and Miramar is one of our focus suburbs in that piece of work. This will lead into a full District Plan review which I imagine would be of interest to you guys. Happy to provide a briefing on Planning for Growth and the opportunities if that would be of use?

Moana

**Moana Mackey**

Acting Chief City Planner | | Wellington City Council

P +6448038317 | M +649(2)(a) | F

E [Moana.Mackey@wcc.govt.nz](mailto:Moana.Mackey@wcc.govt.nz) | W [Wellington.govt.nz](http://Wellington.govt.nz) |  

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**Absolutely Positively  
Wellington City Council**

Me Heke Ki Pōneke

---

**From:** Phillip Stroud [<mailto:Phillip.Stroud@hud.govt.nz>]

**Sent:** Tuesday, 25 February 2020 4:59 PM

**To:** Moana Mackey

**Cc:** David Chick; Declan Millin ([declanmillin@hotmail.com](mailto:declanmillin@hotmail.com)); lisle\_mcerlane

**Subject:** RE: Mt Crawford - Miramar Peninsula [UNCLASSIFIED]

Hi Moana

I hope 2020 has been treating you well. It has been a while since our meeting back in March 2019 where we discussed land in disposal on Mt Crawford and the master planning of Miramar Peninsula. I have assumed you are still the right person to be contacting.

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Happy for you to call me if that works for you.

Nga mihi

PHILLIP STROUD  
DEVELOPMENT MANAGER

Land for Housing  
Place-based Policy and Programmes

Ministry of Housing and Urban Development

[phillip.stroud@hud.govt.nz](mailto:phillip.stroud@hud.govt.nz) | Telephone s 9(2)(a) [www.hud.govt.nz](http://www.hud.govt.nz)



MINISTRY OF HOUSING  
AND URBAN DEVELOPMENT



---

**From:** Phil Stroud

**Sent:** Thursday, 2 May 2019 10:56 AM

**To:** 'Moana Mackey' <[Moana.Mackey@wcc.govt.nz](mailto:Moana.Mackey@wcc.govt.nz)>

**Cc:** 'David Chick' <[David.Chick@wcc.govt.nz](mailto:David.Chick@wcc.govt.nz)>; 'Declan Millin ([declanmillin@hotmail.com](mailto:declanmillin@hotmail.com))' <[declanmillin@hotmail.com](mailto:declanmillin@hotmail.com)>; 'Earl Hope-Pearson' <[ehopepearson@egmontdixon.com](mailto:ehopepearson@egmontdixon.com)>; Kristina Ryan <[kristina.ryan@hud.govt.nz](mailto:kristina.ryan@hud.govt.nz)>

**Subject:** RE: Mt Crawford - Mirama Peninsula [UNCLASSIFIED]

Hi Moana

Just touching base to find out what the progress has been made?

Nga mihi

**PHILIP STROUD**  
DEVELOPMENT MANAGER  
Land Supply  
Kiwibuild

Telephone: +64 (0)4 904 8776 | Mobile: s 9(2)(a)

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**From:** Moana Mackey [<mailto:Moana.Mackey@wcc.govt.nz>]

**Sent:** Monday, 25 March 2019 1:56 p.m.

**To:** Phil Stroud

**Cc:** David Chick; Declan Millin ([declanmillin@hotmail.com](mailto:declanmillin@hotmail.com)); Earl Hope-Pearson

**Subject:** RE: Mt Crawford - Miramar Peninsula [UNCLASSIFIED]



Hi Phil

Apologies for the delay in responding. Our Planning for Growth team are currently putting together a paper which will include our proposed engagement approach in key parts of the city, including the Miramar peninsula, which we can share with you once it's been to ELT. At this stage it's scheduled in for the 8<sup>th</sup> of April.

Please also find attached a link to the example prospectus for Te Motu Kairangi – this is merely an example of what masterplanning the peninsula could look like. I also attach a link to a story Stuff did on the prospectus last year.

I'll be in touch soon.

Moana

<https://wellington.govt.nz/~media/your-council/projects/files/te-motu-kairangi-miramar-peninsula-framework.pdf>

<https://www.stuff.co.nz/dominion-post/news/106098148/prison-to-fivestar-hotel-wellington-dreams-big>

Moana Mackey

Chief Advisor to the Chief City Planner | Wellington City Council

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E [Moana.Mackey@wcc.govt.nz](mailto:Moana.Mackey@wcc.govt.nz) | W [Wellington.govt.nz](https://www.wellington.govt.nz) |  

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**Absolutely Positively  
Wellington City Council**

Me Heke Ki Pōneke

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**From:** Phil Stroud [<mailto:Phillip.Stroud@kiwibuild.govt.nz>]

**Sent:** Tuesday, 19 March 2019 3:54 PM

**To:** Moana Mackey

**Cc:** David Chick; Declan Millin ([declanmillin@hotmail.com](mailto:declanmillin@hotmail.com)); Earl Hope-Pearson

**Subject:** Mt Crawford Miramar Peninsula [UNCLASSIFIED]

Kia ora Moana

Further to our (Land for Housing part of Kiwibuild within HUD and PNBST) meeting with David and yourself on the 31 January 2019, we are keen to understand what planning activities or material you can share with us relating to Miramar Peninsula

At the meeting we discussed the Crown's (Ministry of Housing and Urban Development) interest in land that is in disposal at the Mt Crawford Prison location and the Council's activities relating to the master planning/structure planning relating to the Miramar Peninsula. Land for Housing team is currently working with PNBST to undertake due diligence activities to determine the housing



potential of the land in disposal.

As was mentioned Council are about to start public consultation (in April) on the future planning requirements for eastern Wellington. As agreed we would be keen to be involved in any preliminary planning work that relates to the Watt's Peninsula area.

As mentioned we are keen to be involved as we have interest in a number of different location in eastern Wellington area.

Look forward to see how we can help by working together.

Nga mihi

**PHILLIP STROUD**  
DEVELOPMENT MANAGER, LAND SUPPLY

Kiwibuild  
Ministry of Housing and Urban Development

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[www.govt.nz](http://www.govt.nz) - your guide to finding and using New Zealand government services

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**From:** [lisle\\_mcerlane](#)  
**To:** [Phillip Stroud](#)  
**Subject:** Accepted: Mt Crawford

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Official Information Act 1982

**From:** Earl Hope-Pearson  
**To:** [Phil Stroud](#); [Declan Millin](#)  
**Subject:** Re: Mt Crawford Draft Valuation Report [IN-CONFIDENCE:RELEASE EXTERNAL]  
**Date:** Monday, 5 August 2019 9:37:33 PM  
**Attachments:** [image005.png](#)

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Phil

I sat in a meeting on Wednesday night where the likelihood of any development on Open Space B was addressed by Andy Foster - probability NIL!

Any ability to achieve such an outcome should not be hypothesised on by Colliers. This is evidenced in the latest Shelly Bay debacle.

The highest and best use needs to be on the basis of the current planning settings I can provide this from one of our planners if needed.

Happy to discuss and apologies for missing the hui last week.

Regards

Earl Hope - Pearson  
Egmont Dixon  
Development Director  
s 9(2)(a)

---

**From:** Phil Stroud <[Phillip.Stroud@kiwibuild.govt.nz](mailto:Phillip.Stroud@kiwibuild.govt.nz)>  
**Sent:** Monday, August 5, 2019 11:56 AM  
**To:** Declan Millin  
**Cc:** Earl Hope-Pearson  
**Subject:** RE: Mt Crawford Draft Valuation Report [IN-CONFIDENCE:RELEASE EXTERNAL]

Hi guys

Here is the initial feedback form the valuer regarding Mt Crawford for us to consider.

*In preparing the valuation the approach has been to estimate a conservative total yield which would have a good chance of success with appropriate allowance and engagement with stakeholders. This is a considered a more reliable approach than seeking to be more optimistic on the yield but then apply a low probability of achieving the change. Our adopted 'base yield' of 175 dwellings over the Open Space land is significantly lower than previous proposals for the site, this is intentional and seeks to minimise the public resistance to such a development and prepare a proposal that has good chance of success.*

*This is obviously a subjective assessment and it goes hand in hand with the scale and ultimate masterplan features which is why we have considered sensitivities on the chance of change and the yield.*

*Ultimately our adopted 70% probability could be further 'tested' by commissioning expert planning advice as initially mentioned from the outset. Historically the cost to commission these have been in the order of \$6,000 and I would expect at least 4 weeks would be needed for this to be turned around.*

*In terms of the heritage covenant, yes I acknowledge this applies to the identified land however the retention of buildings is targeted to the specific 'areas of interest' outlined in red. It contemplates further development of this land but requires consultation prior to demolition and development agreement being prepared.*

*In terms of our yield of this area, we have allowed 82 dwellings based on 40% coverage of the main site excluding the area of interest (1.4342 ha compared with a total land area of 3.8867ha for the covenanted land area). There remains potential to 'place' this yield in sympathy with retained heritage buildings, but if further buildings or structures were to be identified parts of the land to the south could potentially be utilised to accommodate some of these units also.*

Happy to discuss and agree the next step forward.

Nga mihi

Phil Stroud

Development Manager Land and Supply, KiwiBuild

Tele: +64 04 901 8776 | Mobile: s 9(2)(a)

---

**From:** Phil Stroud

**Sent:** Wednesday, 24 July 2019 6:18 p.m.

**To:** Declan Millin

**Cc:** 'Earl Hope-Pearson'

**Subject:** FW: Mt Crawford Draft Valuation Report [IN-CONFIDENCE:RELEASE EXTERNAL]

Hi Declan



Finally have a draft valuation for Mt Crawford.

Fyi and comments. How does \$13.6mil work?

Nga mihi

Phil Stroud

Development Manager - Land Supply, Kiwibuild

Tele: +64 04 901 8776 | Mobi: s 9(2)(a)

Out of Scope

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**From:** Earl Hope-Pearson  
**To:** [Phil Stroud](#); ["Declan Millin"](#); [lisle\\_mcerlane](#)  
**Subject:** Fwd: Shelly Bay & Mt Crawford  
**Date:** Wednesday, 3 April 2019 5:27:11 AM

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Phil

As below you were not copied into this email and the matter of Mt Crawford was raised by Council at a meeting we had re Shelly Bay.

We can discuss further today when we meet.

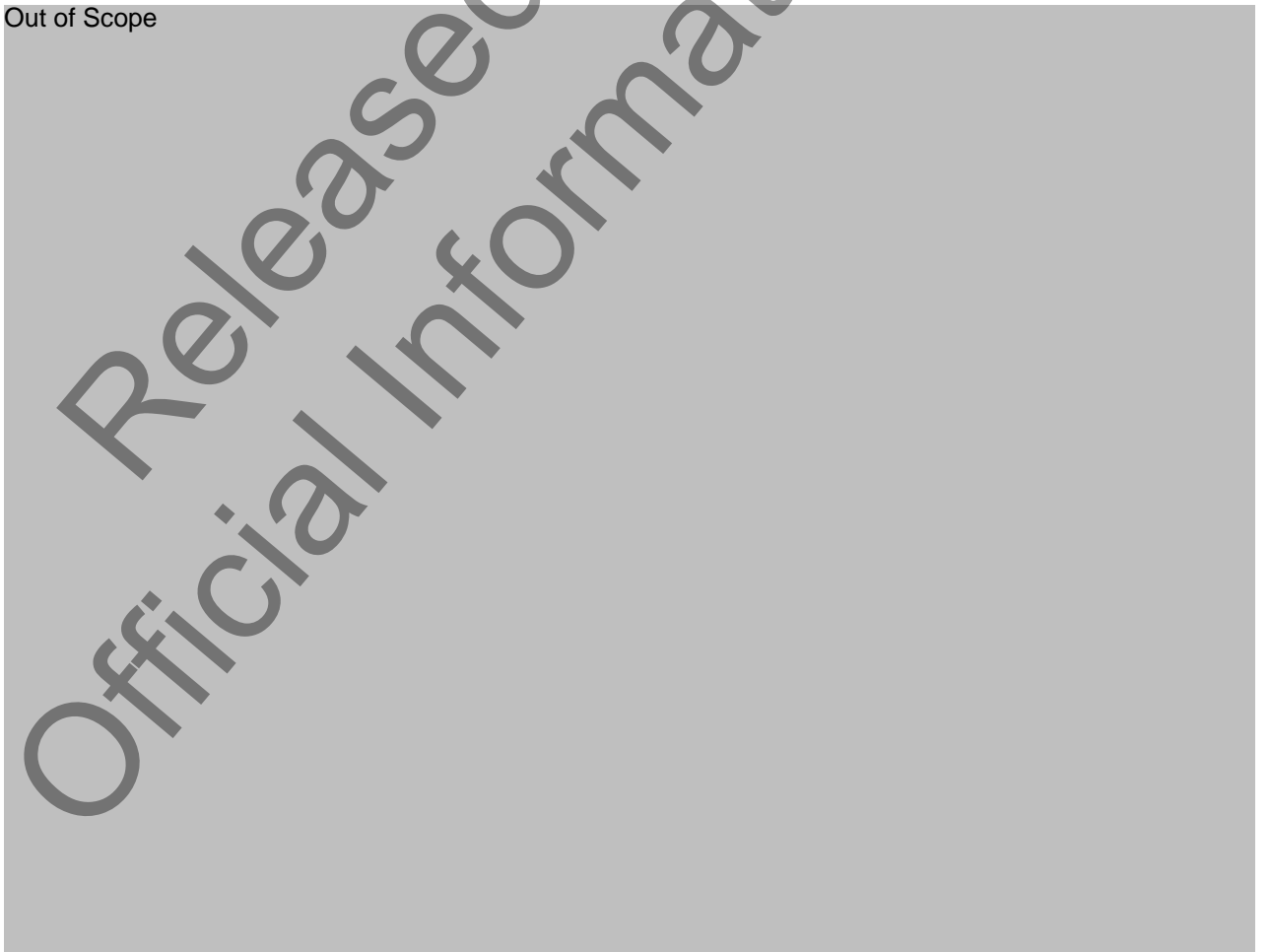
There is significant interest as you are well aware in this site and an interest from Council as to process around consultation and engagement with community.

Regards

Earl Hope - Pearson  
Egmont Dixon  
Development Director  
s 9(2)(a)

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Out of Scope



**From:** Earl Hope-Pearson  
**To:** [Phil Stroud](#); ["Declan Millin"](#); [lisle\\_mcerlane](#)  
**Cc:** [lan@twc.co.nz](#); [Chamanthie Sinhalage](#); [Anna Gilhooly](#)  
**Subject:** Fwd: BID  
**Date:** Wednesday, 27 February 2019 7:32:21 AM

---

All

As below from TWCs PR person re MBID this is targeted at both Shelly Bay and most notably Mt Crawford.

Phil it might be worthwhile giving your comms people a heads up.

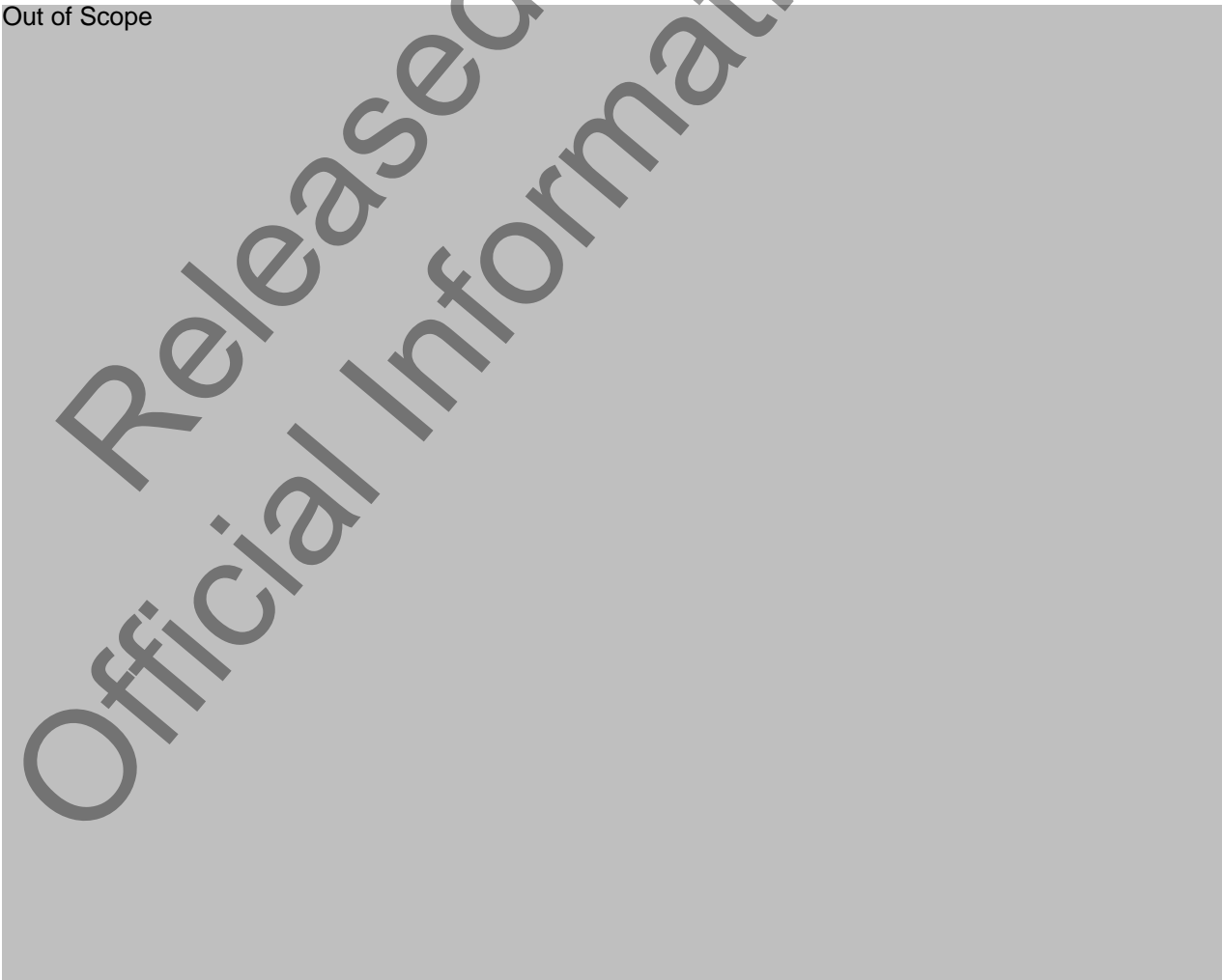
I am out of action today with a stomach bug but available on mobile

Regards

Earl Hope - Pearson  
Egmont Dixon  
Development Director  
s 9(2)(a)

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Out of Scope



**From:** lisle\_mcerlane  
**To:** ["Declan Millin"; Phil Stroud](#)  
**Cc:** ["Earl Hope-Pearson"](#)  
**Subject:** MOU -Mount Crawford  
**Date:** Tuesday, 12 February 2019 10:16:01 AM

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Hi Declan and Phil,

I spoke with Neville the former chair and he said the MOU we are looking at was executed.

We however do not have a copy of the executed copy so wondered if we should just confirm with David Chick at WCC.

See from you.

Rgs lisle  
s 9(2)(a)

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**From:** Earl Hope-Pearson  
**To:** [Phil Stroud](#); [Lisle McErlane](#); [Declan Millin](#)  
**Subject:** FW: Mt Crawford DA  
**Date:** Monday, 4 February 2019 1:29:03 PM  
**Attachments:** [MtCrawford\\_DevelopmentAgreement\\_EHP\\_19-11-2018 \(AutoRecovered\).pdf](#)  
[MtCrawford\\_DevelopmentAgreement\\_EHP\\_19-11-2018 \(AutoRecovered\).docx](#)

---

Kia Ora Phil

As attached DA agreement proposed for HNZPT.

Note we have not forwarded this onto HNZPT as yet.

Nga

EARL HOPE-PEARSON  
DEVELOPMENT DIRECTOR  
M s 9(2)(a)



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## **MT CRAWFORD HERITAGE COVENANT**

**BETWEEN** **PORT NICHOLSON BLOCK SETTLEMENT TRUST (PNBST)**

**AND** **MINISTRY OF HOUSING URBAN DEVELOPMENT (HUD)**

**AND** **HERITAGE NEW ZEALAND POUHERE TAONGA (HNZPT)**

## **DEVELOPMENT AGREEMENT**

### **BACKGROUND**

- A. Port Nicholson Block Settlement Trust ("PNBST") was established in August 2008 to receive and manage the settlement package for Taranaki Whānui ki Te Upoko o Te Ika.

As part of the settlement PNBST has a exclusive first right of refusal overall surplus Crown land holdings within the Taranaki Whānui ki Te Upoko o Te Ika takiwa.

The Crown have confirmed the site will be offered back to PNBST via the RFR process. The transfer of The Site, subject to agreements being reached between the parties will be transferred with a Heritage Covenant in place.

PNBST has confirmed it is in agreement with a Heritage Covenant being placed over The Site, subject to HNZPT agreeing to enter into a DA confirming the future use of the Site and Area of Interest to be confirmed between the Parties.

- B. Heritage New Zealand Pouhere Taonga is an autonomous Crown Entity under the Crown Entities Act 2004 a Body Corporate under the provisions of the Heritage New Zealand Pouhere Taonga Act 2014 has identified the Mt Crawford prison site ("Site") as a place of significant heritage value

HNZPT have identified structures within the Site of significant heritage value being the buildings known as the Wellington Prison (former) original cell block, north and eastern wall section (including the wall chute) and sally port/ entrance building wall, located at Nevay Road, Miramar Peninsula, Wellington ("The Area of Interest").

HNZPT in protecting the long-term heritage value of The Area of Interest are seeking to place a heritage covenant over The Site and have engaged with PNBST over the proposal and have agreed to entering into an agreement with PNBST that will define the basis of its requirements over The Area of Interest via a Development Agreement (DA)

Please refer to Schedule 1 - The Site.

Please refer to Schedule 2 - The Area of Interest.

Please refer to Schedule 3 - Draft Heritage Covenant.

- C. The Ministry of Housing and Urban Development (HUD) was formed on 1 October 2018, and brings together functions from the Ministry of Business, Innovation and Employment and Ministry of Social Development, along with the monitoring of Housing New Zealand and Tāmaki Redevelopment Company function from Treasury.

HUD were approached by PNBST to discuss the potential of partnering and utilising HUD's Land for Housing Programme (LfH) to enable PNBST to redevelop the site for housing.

HUD have confirmed an interest in the site and a partnership with PNBST which is being confirmed via a Memorandum of Understanding (MOU) between the parties. The MOU will set out the process for HUD and PNBST engaging in the transfer of the property.

On the basis of this arrangement, HUD become a key stakeholder in this DA.

(Together, the **Parties**)

- D. The Heritage Covenant proposed will cover the entire Site. HNZPT interest in the Site is limited to the heritage buildings and structures located within the Area of Interest.
- E. The Parties agree in confirming a Heritage Covenant over the Site, HNZPT will allow for the subdivision and redevelopment of the site, with the Heritage Covenant being applied only to the Area of Interest.
- F. PNBST/ HUD agree to exploring development options for the Area of Interest that will give regard to the heritage values as identified within the draft covenant document. HNZPT recognise that the integration of the Heritage Assets within the Area of Interest will require some form of modification to allow for adaptive reuse to occur.
- G. The parties have agreed, in good faith, to a way forward that:
  - (i) Provides the required protection mechanisms to allow for the retention of heritage within the Area of Interest most notably the Heritage Assets as defined within this agreement.
  - (j) Allows PNBST/ HUD certainty of HNZPT's approval.
  - (iii) Establishes a process to allow PNBST and HUD an opportunity to ensure the integration of heritage in any final master plan proposal, whilst ensuring whatever is developed is commercially feasible in the immediacy and long term.
- H. The Parties acknowledge that the outcome of the DA process could include:
  - (i) Retention and adaptive reuse of the Heritage Assets within the Area of Interest in their entirety as part of the full redevelopment of the Area of Interest and Site.
  - (ii) The partial demolition of the Heritage Assets within the Area of Interest for adaptive reuse as part of the full redevelopment of the Area of Interest and Site.
  - (iii) The full or removal removal of the Heritage Assets if it is not feasible or practical to retain or reuse the Heritage Assets
- I. This Agreement records the agreements reached.

## **Agreement**

1 The parties all acknowledge that:

- (a) Mt Crawford is a site of significant cultural, social and heritage significance to Te Atiawa Taranaki Whanui and community.
- (b) The site forms a significant part of PNBST settlement and is a scheduled RFR property with no current heritage designations or listings.
- (c) HNZPT wishes to place a heritage covenant over the site, HNZPT's interest is restricted to the Heritage Assets being the former Wellington Prison original cell

block, north and eastern wall section (including the wall chute) and sally port/ entrance building wall, located at Nevay Road, Miramar Peninsula, Wellington.

- (d) HUD following an approach from PNBST have an interest in the site for the purposes of social and affordable housing delivery through the HUD's Land for Housing Programme (LfH). This will be confirmed via a MOU between the parties.
- (e) The future use of the Heritage Assets within the Area of Interest will form part of a total area wide development strategy and plan for the Site and will require some form of modification to allow their adaptive reuse as part of any plan.
- (f) All parties acknowledge and agree any solution must be commercially feasible and should in no way disadvantage the future user without the appropriate recognition.

**2** The parties all agree to the following way forward:

- (a) That Parties agree to a Heritage Covenant being placed over the Site; subject to:
  - (i) The Heritage Covenant is confirmed in parallel with the development agreement.
  - (ii) The Development Agreement will be the overarching agreement between the parties.
  - (iii) HNZPT in applying the Heritage Covenant to the Area of Interest will consent to the adaptive reuse of the heritage structures within the Area of Interest. Which may include:
    - a. Retention in full with minor modifications.
    - b. Partial demolition and modification of external and internal spaces or elements.
  - (iv) PNBST/ HUD will develop a Proposal for the Area of Interest for HNZPT approval.
  - (v) The Proposal will include:
    - a. A site wide master plan.
    - b. A site plans and perspectives for the Area of Interest.
    - c. Perspectives of the Heritage Assets and proposal for these Assets.
    - d. Proposal for adaptive reuse of heritage assets within the Area of Interest.
    - e. A heritage assessment.
    - f. Any other reports as mutually agreed necessary to support the proposal.
  - (vi) HNZPT will approve the subdivision of the site, namely the Area of Interest onto its own title and will release the encumbrance from the balance of the site.
  - (vii) PNBST/ HUD will not act unreasonably in exploring options for the adaptive reuse of the heritage assets within the Area of Interest nor will HNZPT unreasonably withhold giving its approval.

- (viii) Upon confirming the development proposal, HNZPT will provide all of the required approvals to the subdivision and redevelopment of the site.
- (ix) The Parties will work collaboratively to deliver the development within the Area of Interest.
- (b) To facilitate this, PNBST/ HUD will, by letter, request HNZPT's written approval to its Proposal.
- (c) HNZPT will within [10 working days] give its written approval to the Proposal. If HNZPT do not give written approval to the proposal the matter will be deferred to an independent nominated party to deliberate.
- 3 The Parties record that the process agreed above is intended to provide PNBST/ HUD with sufficient certainty in respect of its Proposal for the site and HNZPT's interest in the Site and the Area of Interest.
- 4 The Parties agree to not make any public statements regarding the agreement being reached or other without consulting with one another first.
- 5 PNBST/ HUD or its agent will be responsible for all stakeholder engagement in regards to the proposal and may or may not require the assistance of HNZPT in any engagement undertaken and these parties will not unreasonably abstain from such engagement.
- 6 The parties will meet their own costs in respect of giving effect to completing this agreement and any assessment of the proposal any peer review or other works required, unless otherwise agreed.
- 7 Each party will nominate a primary representative for all dealings in respect of the works proposed,
- 8 The Parties agree to do all things reasonably necessary, and as soon as reasonably practicable, to give effect to the matters agreed.

Signed by and/or for:

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**Port Nicholson Block Settlement Trust**

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**The Ministry Housing Urban Development**

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**Heritage New Zealand Pouhere Taonga**

### Schedule 1 – The Site

*An estate in fee simple comprising part of that area contained in Sec 4 SO 477035, Certificate of Title 760898, Wellington Land District.*

The extent of the parcel is shaded blue and outlined in white.





## Schedule 2 – The Area of Interest

The building known as the Wellington Prison (Former) original cell block, north and eastern wall section (including coffin chute) and sally port/entrance building and wall, located at Nevay Road, Miramar Peninsula, Wellington.

The extent of the building is outlined in red.



**Schedule 3 -**

**HERITAGE COVENANT UNDER THE HERITAGE NEW ZEALAND POUHERE**

**TAONGA ACT 2014**

**WELLINGTON PRISON (FORMER)**

THIS DEED is made the day of 2018

BETWEEN HERITAGE NEW ZEALAND POUHERE TAONGA, a body corporate under the provisions of the Heritage New Zealand Pouhere Taonga Act 2014 (hereinafter called 'Heritage New Zealand')

of the one part

AND HER MAJESTY THE QUEEN ACTING BY AND THROUGH LAND INFORMATION NEW ZEALAND

(hereinafter called 'the Owners')

of the other part

**WHEREAS**

- (i) The Owner is registered as proprietor of the land described in the First Schedule to this Covenant (hereinafter called 'the land') and upon which the Wellington Prison (Former), described in the Second Schedule to this Covenant (hereinafter called 'the building'), is erected.

(ii)

The building's heritage status is derived from its:

a) architectural values:

The building's design was supervised by John Mair, an important Government Architect responsible for most New Zealand government buildings between 1923 and 1941.

Furthermore, the building's original cell block has architectural value as an example of an institutional application of the Imperial Baroque style. This facility's design was influenced by Bert Dallard, Controller-General of Prisons, and his desire to move beyond Victorian-era penal philosophy.

b) historic values:

The building is an important and highly-visible part of the broader Te Motu Kairangi/Miramar Peninsula heritage area - an area of national significance for its complex and interconnected Māori, military and penal history. The building has historic importance because it was part of Wellington's main men's prison until 1967 and was in consistent use between 1926 and 2012. As such, the building is also linked to the stories of a number of famous and infamous inhabitants, including those executed by capital punishment for murder, and World War II conscientious objectors, such as Archie Barrington.

c) social values:

The building was the temporary home of thousands of men, the workplace of warders and other professional staff, and a place visited by a great many family, friends and others. Therefore, it played a significant social role for a great many people from various walks of life. The building also has social value because it is indicative of changing governmental and societal views of crime and criminals, including aspects such as prison labour and capital punishment.

- (iii) Heritage New Zealand considers and is satisfied that the building should be protected, conserved and maintained as a historic place.
- (iv) Heritage New Zealand and the Owners agree to enter into a heritage covenant in respect of the land and the building pursuant to the Heritage New Zealand Pouhere Taonga Act 2014.

NOW THEREFORE THIS DEED WITNESSES AND THE PARTIES AGREE AND COVENANT WITH EACH OTHER AS FOLLOWS:

- 1 THE Owners agree not to do or permit anything, or to undertake or permit any activity that in the reasonable opinion of Heritage New Zealand will affect the heritage values of the building or will be detrimental to the retention, conservation or preservation of the building without the prior consent of Heritage New Zealand in accordance with the provisions of this covenant.
- 2 THE Owners agree not to destroy, demolish or relocate or permit the destruction, demolition or relocation of exteriors identified in the Third Schedule except to the extent that damage or partial demolition is required as part of the repair and restoration of the building to achieve earthquake strengthening of the building. For clarity, clause 2 of this Deed does not apply to situations where damage or demolition of the building is otherwise required as a result of force majeure.
- 3 THE Owners agree not to destroy, demolish or relocate or permit the destruction, demolition or relocation of exteriors not identified in the Third Schedule without prior consultation with Heritage New Zealand.
- 4 THE Owners agree that any proposed addition or alteration to exteriors or the interiors identified in the Third Schedule will require the prior written consent of Heritage New Zealand, such consent not to be unreasonably withheld. Heritage New Zealand has discretion as to whether or not to grant the consent and may impose conditions when giving its consent. Heritage New Zealand will take into account the following factors when considering whether to grant its consent and on what conditions:
  - a) the extent to which the proposed works could potentially compromise the architectural integrity and heritage values of the building; and

- b) the degree of proposed loss of the culturally significant fabric of the building, including the incremental effect of any previously approved works; and
- c) the question of whether or not the proposed works could be reversed at a subsequent date; and
- d) the likely effect of the proposed works on the visual appearance of the building; and
- e) the extent to which the proposed works are deemed necessary to assist in the long-term conservation of the building; and
- f) the likely effect of the proposed works on the structural integrity and earthquake resistance of the building, including the incremental effect of any previously approved works; and
- g) relevant provisions of the ICOMOS New Zealand Charter for the Conservation of Places of Cultural Heritage Value 2010 (hereinafter called 'the Charter'), a copy of this Charter is attached to the Fourth Schedule to this Covenant.

5 THE Owners agree that any proposed addition or alteration to exteriors not identified in the Third Schedule will require prior consultation with Heritage New Zealand.

6 THE Owners agree that any proposed addition or alteration to interiors not identified in the Third Schedule will require the prior notification to Heritage New Zealand.

7 WHERE earthquake strengthening requires the demolition, destruction, or relocation of the exteriors or the interiors identified in the Third Schedule, the prior written consent of Heritage New Zealand under clause 2 above is not required provided that such works are carried out in a manner that preserves, as much as reasonably practicable, the heritage values of the building and the Owner gives Heritage New Zealand prior written notice of such works.

8 HERITAGE New Zealand agrees that, subject to the provisions of the Deed, the Owners may at their own discretion adapt the building for any purpose:

- a) that is a compatible use in terms of necessitating changes which require only a minimum impact to the historically significant fabric of the building, and landscape, or changes which are substantially reversible; and
- b) that complies with relevant provisions of the Resource Management Act 1991.

9 THE Owners will at their own expense make every reasonable endeavor to maintain the building in substantial repair and condition, having regard to its heritage significance. The

Owners further agree that all maintenance and conservation work undertaken on the exterior and interiors included in the Third Schedule shall be executed in a manner that is consistent with the provisions of the Charter.

10 HERITAGE New Zealand agrees that it may consider, on application by the Owners, providing specialist conservation advice on the restoration and maintenance work on the building.

11 THE Owners shall comply with the Heritage New Zealand Pouhere Taonga Act 2014.

12 THE Owners agree not to erect any additional building or structure on the land without the prior written consent of Heritage New Zealand, such consent not to be unreasonably withheld. Buildings or structures of a temporary nature erected for a maximum duration of twelve (12) calendar months at any particular time are exempt from this requirement. Heritage New Zealand will take into account the following factors when considering whether to grant its consent and on what conditions

- a) the likely impact of the building or structure and any ancillary services on the appearance of the existing building and its setting; and
- b) the likely effect of the proposed building or structure on views of the existing building from appropriate publicly accessible vantage points in the locality; and
- c) whether or not the architectural style, scale, building material and exterior decoration of the proposed additional building or structure are broadly compatible with the existing building; and
- d) whether or not the proposed building or structure is clearly ancillary in size, form and function to the existing building; and
- e) the desirability or otherwise of the proposed additional building or structure as a means of assisting in the long-term conservation of the existing building.

13 THE Owners agree not to effect any subdivision within the meaning of the Resource Management Act 1991 of the land without the prior written consent of Heritage New Zealand, irrespective of whether or not such subdivision fully complies with relevant provisions of that Act. Such consent shall not to be unreasonably withheld. Heritage New Zealand will take into account the following factors when considering whether to grant its consent and on what conditions and may impose reasonable conditions to deal with these matters:



- a) the probable effect of the subdivision proposal and associated works on the exterior and interiors included in the Third Schedule; and
- b) the desirability or otherwise of the subdivision proposal as a means of assisting in the long-term conservation of the building.

14 THE Owners will allow access to Heritage New Zealand, its servants, and agents, to inspect the land and the building at reasonable times and upon reasonable notice for the purpose of ensuring compliance with the provisions of this agreement.

15 THE Owners will notify Heritage New Zealand of any change of ownership or control of all or any part of the land, and will supply Heritage New Zealand with the name and address of the new owner or lessee.

16 THE Owners shall ensure that any sale or disposition of any of the land prior to registration of this Deed by the District Land Registrar, shall be expressly subject to the purchaser or transferee entering into a heritage covenant with Heritage New Zealand on the same terms and conditions as this deed. Any charge over the land granted by the Owners shall be made expressly subject to the terms of this Deed.

17 IN THE EVENT of the building or any part of it being damaged or destroyed from any cause whatever the Owner agree to notify Heritage New Zealand immediately. If the Owner determines, in consultation with Heritage New Zealand, that it is not practicable or desirable to repair, restore or reinstate the damage, or the owner is unable to obtain all necessary consents or permits for such restoration or reinstatement, the Owner shall advise Heritage New Zealand of its decision in that regard. Upon that advice, all obligations of Heritage New Zealand and the Owners under this Deed in respect of the building or part of the building so damaged or destroyed shall cease.

18 FOR the avoidance of doubt:

- a) the covenants contained in this Deed will bind the Owners and the Owners' heirs, executors, successors and assigns in perpetuity; and
- b) the Owners will not be personally liable for damages for any breach of covenant committed after he/she has parted with all interest in the land in respect of which such a breach occurs and, subject to the Owner having complied with clause 13, the Owner shall be released in full from any further liability under this Deed as from the date of sale of the land; and

- c) where there is more than one owner of the fee-simple title to the land, the covenants contained in this Deed will bind each owner jointly and severally; and
- d) where the owner is a company the covenants contained in this Deed will bind a receiver, liquidator, statutory manager or statutory receiver. Where the owner is a natural person this Deed will bind the Official Assignee. In either case this Deed binds a mortgagee in possession; and
- e) the reference to any Act or Charter in this Deed extends to and includes any amendment to or re-enactment of that Act or revision of that Charter; and
- f) any dispute which may arise between the Owners and Heritage New Zealand relating to the legal interpretation of this Deed may be resolved by referring the dispute to an arbitrator acceptable to both parties and appointed in accordance with the provisions of the Arbitration Act 1996 as from time to time amended or replaced, whose decision shall be final.

It is acknowledged that this covenant is entered into pursuant to the provisions of section 39 of the Heritage New Zealand Pouhere Taonga Act 2014.

Released under the Official Information Act 1982

EXECUTED by the Parties:

THE COMMON SEAL )

of HERITAGE NEW ZEALAND )

POUHERE TAONGA )

was hereunto )

affixed in the presence of: )

\_\_\_\_\_

Board Member

\_\_\_\_\_

Board Member

SIGNED BY )

)

\_\_\_\_\_

in the presence of: )

\_\_\_\_\_

Please print clearly below:

Name of Witness: \_\_\_\_\_

Address: \_\_\_\_\_

\_\_\_\_\_

SIGNED BY )

)

\_\_\_\_\_

in the presence of: )

\_\_\_\_\_

Please print clearly below:

Name of Witness:

\_\_\_\_\_

Address:

\_\_\_\_\_

\_\_\_\_\_

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## SCHEDULES

- 1 The land.
- 2 The building.
- 3 High heritage value exteriors and interiors identified for protection and conservation.
- 4 ICOMOS New Zealand Charter for the Conservation of Places of Cultural Heritage Value.

### FIRST SCHEDULE

*An estate in fee simple comprising part of that area contained in Sec 4 SO 477035, Certificate of Title 760898, Wellington Land District.*

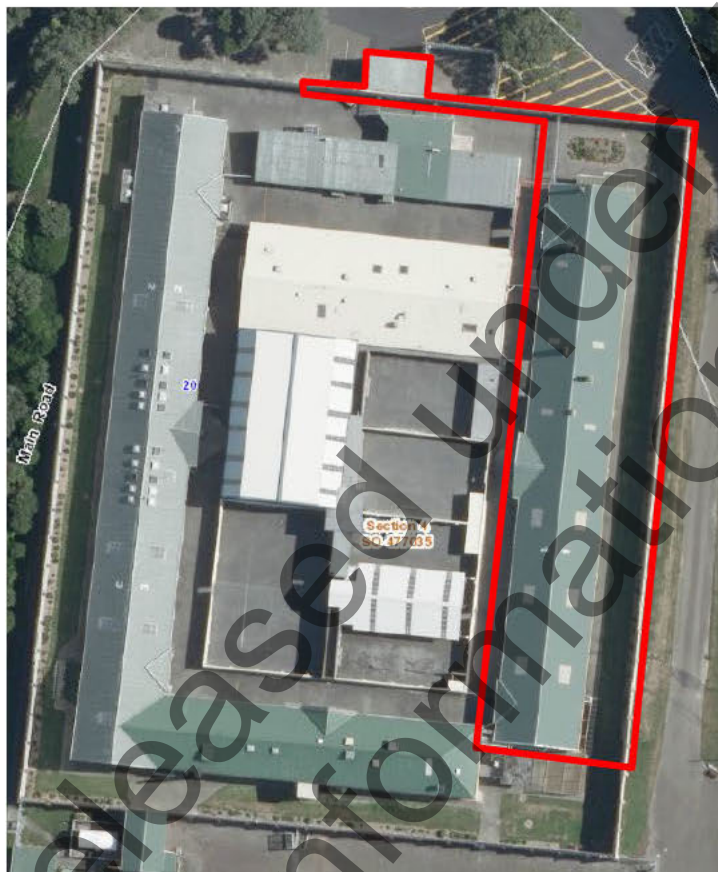
The extent of the parcel is shaded blue and outlined in white.



## SECOND SCHEDULE

The building known as the Wellington Prison (Former) original cell block, north and eastern wall section (including coffin chute) and sally port/entrance building and wall, located at Nevay Road, Miramar Peninsula, Wellington.

The extent of the building is outlined in red.



## THIRD SCHEDULE

The exteriors and interiors of the building identified as having high heritage value are:

- a) original prison building's entire exterior
- b) north and east wall section's entire exterior, including coffin chute
- c) interior of original prison building's prisoner hall and cell/southern section



- d) sally port/entrance building interior features: doorway through the prison wall and the surrounding wall (including the Government crest) and 'Wellington Prison' floor panel.

#### **FOURTH SCHEDULE**

ICOMOS New Zealand Charter for the Conservation of Places of cultural heritage value 2010.

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# ICOMOS New Zealand Charter

## for the Conservation of Places of Cultural Heritage Value

Revised 2010

### Preamble

New Zealand retains a unique assemblage of **places of cultural heritage value** relating to its indigenous and more recent peoples. These areas, **cultural landscapes** and features, buildings and **structures**, gardens, archaeological sites, traditional sites, monuments, and **sacred places** are treasures of distinctive value that have accrued meanings over time. New Zealand shares a general responsibility with the rest of humanity to safeguard its cultural heritage **places** for present and future generations. More specifically, the people of New Zealand have particular ways of perceiving, relating to, and conserving their cultural heritage **places**.

Following the spirit of the International Charter for the Conservation and Restoration of Monuments and Sites (the Venice Charter - 1964), this charter sets out principles to guide the **conservation of places of cultural heritage value** in New Zealand. It is a statement of professional principles for members of ICOMOS New Zealand.

This charter is also intended to guide all those involved in the various aspects of **conservation work**, including owners, guardians, managers, developers, planners, architects, engineers, craftspeople and those in the construction trades, heritage practitioners and advisors, and local and central government authorities. It offers guidance for communities, organisations, and individuals involved with the **conservation and management of cultural heritage places**.

This charter should be made an integral part of statutory or regulatory heritage management policies or plans, and should provide support for decision makers in statutory or regulatory processes.

Each article of this charter must be read in the light of all the others. Words in bold in the text are defined in the definitions section of this charter.

This revised charter was adopted by the New Zealand National Committee of the International Council on Monuments and Sites at its meeting on 4 September 2010.

### Purpose of conservation

#### 1. The purpose of conservation

The purpose of **conservation** is to care for places of **cultural heritage value**.

In general, such places:

- (i) have lasting values and can be appreciated in their own right;
- (ii) inform us about the past and the cultures of those who came before us;
- (iii) provide tangible evidence of the continuity between past, present, and future;
- (iv) underpin and reinforce community identity and relationships to ancestors and the land; and
- (v) provide a measure against which the achievements of the present can be compared.

It is the purpose of **conservation** to retain and reveal such values, and to support the ongoing meanings and functions of **places of cultural heritage value**, in the interests of present and future generations.

## Conservation principles

### 2. Understanding cultural heritage value

Conservation of a place should be based on an understanding and appreciation of all aspects of its **cultural heritage value**, both **tangible** and **intangible**. All available forms of knowledge and evidence provide the means of understanding a place and its **cultural heritage value** and **cultural heritage significance**. **Cultural heritage value** should be understood through consultation with **connected people**, systematic documentary and oral research, physical investigation and **recording** of the place, and other relevant methods.

All relevant **cultural heritage values** should be recognised, respected, and, where appropriate, revealed, including values which differ, conflict, or compete.

The policy for managing all aspects of a place, including its **conservation** and its **use**, and the implementation of the policy, must be based on an understanding of its **cultural heritage value**.

### 3. Indigenous cultural heritage

The indigenous cultural heritage of **tangata whenua** relates to **whanau**, **hapu**, and **iwi** groups. It shapes identity and enhances well-being, and it has particular cultural meanings and values for the present, and associations with those who have gone before. Indigenous cultural heritage brings with it responsibilities of guardianship and the practical application and passing on of associated knowledge, traditional skills, and practices.

The Treaty of Waitangi is the founding document of our nation. Article 2 of the Treaty recognises and guarantees the protection of **tino rangatiratanga**, and so empowers **kaitiakitanga** as customary trusteeship to be exercised by **tangata whenua**. This customary trusteeship is exercised over their **taonga**, such as sacred and traditional places, built heritage, traditional practices, and other cultural heritage resources. This obligation extends beyond current legal ownership wherever such cultural heritage exists.

Particular **matauranga**, or knowledge of cultural heritage meaning, value, and practice, is associated with places. **Matauranga** is sustained and transmitted through oral, written, and physical forms determined by **tangata whenua**. The **conservation** of such places is therefore conditional on decisions made in associated **tangata whenua** communities, and should proceed only in this context. In particular, protocols of access, authority, ritual, and practice are determined at a local level and should be respected.

### 4. Planning for conservation

**Conservation** should be subject to prior documented assessment and planning.

All **conservation work** should be based on a **conservation plan** which identifies the **cultural heritage value** and **cultural heritage significance** of the place, the **conservation policies**, and the extent of the recommended works.

The **conservation plan** should give the highest priority to the **authenticity** and **integrity** of the place.

Other guiding documents such as, but not limited to, management plans, cyclical **maintenance plans**, specifications for **conservation work**, interpretation plans, risk mitigation plans, or emergency plans should be guided by a **conservation plan**.



## 5. Respect for surviving evidence and knowledge

Conservation maintains and reveals the **authenticity** and **integrity** of a **place**, and involves the least possible loss of **fabric** or evidence of **cultural heritage value**. Respect for all forms of knowledge and existing evidence, of both **tangible** and **intangible values**, is essential to the **authenticity** and **integrity** of the **place**.

Conservation recognises the evidence of time and the contributions of all periods. The conservation of a **place** should identify and respect all aspects of its **cultural heritage value** without unwarranted emphasis on any one value at the expense of others.

The removal or obscuring of any physical evidence of any period or activity should be minimised, and should be explicitly justified where it does occur. The **fabric** of a particular period or activity may be obscured or removed if assessment shows that its removal would not diminish the **cultural heritage value** of the **place**.

In **conservation**, evidence of the functions and intangible meanings of **places** of **cultural heritage value** should be respected.

## 6. Minimum intervention

Work undertaken at a **place** of **cultural heritage value** should involve the least degree of **intervention** consistent with **conservation** and the principles of this charter.

**Intervention** should be the minimum necessary to ensure the retention of **tangible** and **intangible values** and the continuation of **uses** integral to those values. The removal of **fabric** or the alteration of features and spaces that have **cultural heritage value** should be avoided.

## 7. Physical investigation

Physical investigation of a **place** provides primary evidence that cannot be gained from any other source. Physical investigation should be carried out according to currently accepted professional standards, and should be documented through systematic **recording**.

Invasive investigation of **fabric** of any period should be carried out only where knowledge may be significantly extended, or where it is necessary to establish the existence of **fabric** of **cultural heritage value**, or where it is necessary for **conservation** work, or where such **fabric** is about to be damaged or destroyed or made inaccessible. The extent of invasive investigation should minimise the disturbance of significant **fabric**.

## 8. Use

The conservation of a **place** of **cultural heritage value** is usually facilitated by the **place** serving a useful purpose.

Where the **use** of a **place** is integral to its **cultural heritage value**, that **use** should be retained.

Where a change of **use** is proposed, the new **use** should be compatible with the **cultural heritage value** of the **place**, and should have little or no adverse effect on the **cultural heritage value**.

## 9. Setting

Where the **setting** of a **place** is integral to its **cultural heritage value**, that **setting** should be conserved with the **place** itself. If the **setting** no longer contributes to the **cultural heritage value** of the **place**, and if **reconstruction** of the **setting** can be justified, any **reconstruction** of the **setting** should be based on an understanding of all aspects of the **cultural heritage value** of the **place**.

## 10. Relocation

The on-going association of a **structure** or feature of **cultural heritage value** with its location, site, curtilage, and **setting** is essential to its **authenticity** and **integrity**. Therefore, a **structure** or feature of **cultural heritage value** should remain on its original site.

Relocation of a **structure** or feature of **cultural heritage value**, where its removal is required in order to clear its site for a different purpose or construction, or where its removal is required to enable its **use** on a different site, is not a desirable outcome and is not a **conservation** process.

In exceptional circumstances, a **structure** of **cultural heritage value** may be relocated if its current site is in imminent danger, and if all other means of retaining the **structure** in its current location have been exhausted. In this event, the new location should provide a **setting** compatible with the **cultural heritage value** of the **structure**.

## 11. Documentation and archiving

The **cultural heritage value** and **cultural heritage significance** of a **place**, and all aspects of its **conservation**, should be fully documented to ensure that this information is available to present and future generations.

**Documentation** includes information about all changes to the **place** and any decisions made during the **conservation** process.

**Documentation** should be carried out to archival standards to maximise the longevity of the record, and should be placed in an appropriate archival repository.

**Documentation** should be made available to **connected people** and other interested parties. Where reasons for confidentiality exist, such as security, privacy, or cultural appropriateness, some information may not always be publicly accessible.

## 12. Recording

Evidence provided by the **fabric** of a **place** should be identified and understood through systematic research, **recording**, and analysis.

**Recording** is an essential part of the physical investigation of a **place**. It informs and guides the **conservation** process and its planning. Systematic **recording** should occur prior to, during, and following any intervention. It should include the **recording** of new evidence revealed, and any **fabric** obscured or removed.

**Recording** of the changes to a **place** should continue throughout its life.



### 13. Fixtures, fittings, and contents

Fixtures, fittings, and contents that are integral to the cultural heritage value of a place should be retained and conserved with the place. Such fixtures, fittings, and contents may include carving, painting, weaving, stained glass, wallpaper, surface decoration, works of art, equipment and machinery, furniture, and personal belongings.

Conservation of any such material should involve specialist conservation expertise appropriate to the material. Where it is necessary to remove any such material, it should be recorded, retained, and protected, until such time as it can be reinstated.

## Conservation processes and practice

### 14. Conservation plans

A conservation plan, based on the principles of this charter, should:

- (i) be based on a comprehensive understanding of the cultural heritage value of the place and assessment of its cultural heritage significance;
- (ii) include an assessment of the fabric of the place, and its condition;
- (iii) give the highest priority to the authenticity and integrity of the place;
- (iv) include the entirety of the place, including the setting;
- (v) be prepared by objective professionals in appropriate disciplines;
- (vi) consider the needs, abilities, and resources of connected people;
- (vii) not be influenced by prior expectations of change or development;
- (viii) specify conservation policies to guide decision making and to guide any work to be undertaken;
- (ix) make recommendations for the conservation of the place; and
- (x) be regularly revised and kept up to date.

### 15. Conservation projects

Conservation projects should include the following:

- (i) consultation with interested parties and connected people, continuing throughout the project;
- (ii) opportunities for interested parties and connected people to contribute to and participate in the project;
- (iii) research into documentary and oral history, using all relevant sources and repositories of knowledge;
- (iv) physical investigation of the place as appropriate;
- (v) use of all appropriate methods of recording, such as written, drawn, and photographic;
- (vi) the preparation of a conservation plan which meets the principles of this charter;
- (vii) guidance on appropriate use of the place;
- (viii) the implementation of any planned conservation work;
- (ix) the documentation of the conservation work as it proceeds; and
- (x) where appropriate, the deposit of all records in an archival repository.

A conservation project must not be commenced until any required statutory authorisation has been granted.



## 16. Professional, trade, and craft skills

All aspects of conservation work should be planned, directed, supervised, and undertaken by people with appropriate conservation training and experience directly relevant to the project.

All conservation disciplines, arts, crafts, trades, and traditional skills and practices that are relevant to the project should be applied and promoted.

## 17. Degrees of intervention for conservation purposes

Following research, recording, assessment, and planning, intervention for conservation purposes may include, in increasing degrees of intervention:

- (i) preservation, through stabilisation, maintenance, or repair;
- (ii) restoration, through reassembly, reinstatement, or removal;
- (iii) reconstruction; and
- (iv) adaptation.

In many conservation projects a range of processes may be utilised. Where appropriate, conservation processes may be applied to individual parts or components of a place of cultural heritage value.

The extent of any intervention for conservation purposes should be guided by the cultural heritage value of a place and the policies for its management as identified in a conservation plan. Any intervention which would reduce or compromise cultural heritage value is undesirable and should not occur.

Preference should be given to the least degree of intervention, consistent with this charter.

Re-creation, meaning the conjectural reconstruction of a structure or place; replication, meaning to make a copy of an existing or former structure or place; or the construction of generalised representations of typical features or structures, are not conservation processes and are outside the scope of this charter.

## 18. Preservation

Preservation of a place involves as little intervention as possible, to ensure its long-term survival and the continuation of its cultural heritage value.

Preservation processes should not obscure or remove the patina of age, particularly where it contributes to the authenticity and integrity of the place, or where it contributes to the structural stability of materials.

### i. Stabilisation

Processes of decay should be slowed by providing treatment or support.

### ii. Maintenance

A place of cultural heritage value should be maintained regularly. Maintenance should be carried out according to a plan or work programme.

### iii. Repair

Repair of a place of cultural heritage value should utilise matching or similar materials. Where it is necessary to employ new materials, they should be distinguishable by experts, and should be documented.

Traditional methods and materials should be given preference in **conservation** work.

**Repair** of a technically higher standard than that achieved with the existing materials or construction practices may be justified only where the stability or life expectancy of the site or material is increased, where the new material is compatible with the old, and where the **cultural heritage value** is not diminished.

## 19. Restoration

The process of **restoration** typically involves **reassembly** and **reinstatement**, and may involve the removal of accretions that detract from the **cultural heritage value** of a **place**.

**Restoration** is based on respect for existing **fabric**, and on the identification and analysis of all available evidence, so that the **cultural heritage value** of a **place** is recovered or revealed. **Restoration** should be carried out only if the **cultural heritage value** of the **place** is recovered or revealed by the process.

**Restoration** does not involve conjecture.

### i. Reassembly and reinstatement

**Reassembly** uses existing material and, through the process of **reinstatement**, returns it to its former position. **Reassembly** is more likely to involve work on part of a **place** rather than the whole **place**.

### ii. Removal

Occasionally, existing **fabric** may need to be permanently removed from a **place**. This may be for reasons of advanced decay, or loss of structural **integrity**, or because particular **fabric** has been identified in a **conservation plan** as detracting from the **cultural heritage value** of the **place**.

The **fabric** removed should be systematically **recorded** before and during its removal. In some cases it may be appropriate to store, on a long-term basis, material of evidential value that has been removed.

## 20. Reconstruction

**Reconstruction** is distinguished from **restoration** by the introduction of new material to replace material that has been lost.

**Reconstruction** is appropriate if it is essential to the function, **integrity**, **intangible value**, or understanding of a **place**, if sufficient physical and documentary evidence exists to minimise conjecture, and if surviving **cultural heritage value** is preserved.

Reconstructed elements should not usually constitute the majority of a **place** or **structure**.

## 21. Adaptation

The **conservation** of a **place** of **cultural heritage value** is usually facilitated by the **place** serving a useful purpose. Proposals for **adaptation** of a **place** may arise from maintaining its continuing use, or from a proposed change of use.



Alterations and additions may be acceptable where they are necessary for a **compatible use** of the **place**. Any change should be the minimum necessary, should be substantially reversible, and should have little or no adverse effect on the **cultural heritage value** of the **place**.

Any alterations or additions should be compatible with the original form and **fabric** of the **place**, and should avoid inappropriate or incompatible contrasts of form, scale, mass, colour, and material. **Adaptation** should not dominate or substantially obscure the original form and **fabric**, and should not adversely affect the **setting** of a **place of cultural heritage value**. New work should complement the original form and **fabric**.

## 22. Non-intervention

In some circumstances, assessment of the **cultural heritage value** of a **place** may show that it is not desirable to undertake any **conservation intervention** at that time. This approach may be appropriate where undisturbed constancy of **intangible values**, such as the spiritual associations of a sacred **place**, may be more important than its physical attributes.

## 23. Interpretation

Interpretation actively enhances public understanding of all aspects of **places of cultural heritage value** and their **conservation**. Relevant cultural protocols are integral to that understanding, and should be identified and observed.

Where appropriate, interpretation should assist the understanding of **tangible and intangible values** of a **place** which may not be readily perceived, such as the sequence of construction and change, and the meanings and associations of the **place for connected people**.

Any interpretation should respect the **cultural heritage value** of a **place**. Interpretation methods should be appropriate to the **place**. Physical **interventions** for interpretation purposes should not detract from the experience of the **place**, and should not have an adverse effect on its **tangible or intangible values**.

## 24. Risk mitigation

**Places of cultural heritage value** may be vulnerable to natural disasters such as flood, storm, or earthquake; or to humanly induced threats and risks such as those arising from earthworks, subdivision and development, buildings works, or wilful damage or neglect. In order to safeguard **cultural heritage value**, planning for risk mitigation and emergency management is necessary.

Potential risks to any **place of cultural heritage value** should be assessed. Where appropriate, a risk mitigation plan, an emergency plan, and/or a protection plan should be prepared, and implemented as far as possible, with reference to a conservation plan.

## Definitions

For the purposes of this charter:

**Adaptation** means the process(es) of modifying a **place** for a **compatible use** while retaining its **cultural heritage value**. **Adaptation** processes include alteration and addition.

**Authenticity** means the credibility or truthfulness of the surviving evidence and knowledge of the **cultural heritage value** of a **place**. Relevant evidence includes form and design, substance and **fabric**, technology and craftsmanship, location and surroundings, context and **setting**, **use** and function, traditions, spiritual essence, and sense of place, and includes **tangible** and **intangible values**. Assessment of **authenticity** is based on identification and analysis of relevant evidence and knowledge, and respect for its cultural context.

**Compatible use** means a **use** which is consistent with the **cultural heritage value** of a **place**, and which has little or no adverse impact on its **authenticity** and **integrity**.

**Connected people** means any groups, organisations, or individuals having a sense of association with or responsibility for a **place** of **cultural heritage value**.

**Conservation** means all the processes of understanding and caring for a **place** so as to safeguard its **cultural heritage value**. **Conservation** is based on respect for the existing **fabric**, associations, meanings, and **use** of the **place**. It requires a cautious approach of doing as much work as necessary but as little as possible, and retaining **authenticity** and **integrity**, to ensure that the **place** and its values are passed on to future generations.

**Conservation plan** means an objective report which documents the history, **fabric**, and **cultural heritage value** of a **place**, assesses its **cultural heritage significance**, describes the condition of the **place**, outlines **conservation** policies for managing the **place**, and makes recommendations for the **conservation** of the **place**.

**Contents** means moveable objects, collections, chattels, documents, works of art, and ephemera that are not fixed or fitted to a **place**, and which have been assessed as being integral to its **cultural heritage value**.

**Cultural heritage significance** means the **cultural heritage value** of a **place** relative to other similar or comparable **places**, recognising the particular cultural context of the **place**.

**Cultural heritage value/s** means possessing aesthetic, archaeological, architectural, commemorative, functional, historical, landscape, monumental, scientific, social, spiritual, symbolic, technological, traditional, or other **tangible** or **intangible values**, associated with human activity.

**Cultural landscapes** means an area possessing **cultural heritage value** arising from the relationships between people and the environment. **Cultural landscapes** may have been designed, such as gardens, or may have evolved from human settlement and land use over time, resulting in a diversity of distinctive landscapes in different areas. Associative **cultural landscapes**, such as sacred mountains, may lack **tangible** cultural elements but may have strong **intangible** cultural or spiritual associations.

**Documentation** means collecting, recording, keeping, and managing information about a **place** and its **cultural heritage value**, including information about its history, **fabric**, and meaning; information about decisions taken; and information about physical changes and **interventions** made to the **place**.



**Fabric** means all the physical material of a **place**, including subsurface material, **structures**, and interior and exterior surfaces including the patina of age; and including fixtures and fittings, and gardens and plantings.

**Hapu** means a section of a large tribe of the **tangata whenua**.

**Intangible value** means the abstract **cultural heritage value** of the meanings or associations of a **place**, including commemorative, historical, social, spiritual, symbolic, or traditional values.

**Integrity** means the wholeness or intactness of a **place**, including its meaning and sense of **place**, and all the **tangible** and **intangible** attributes and elements necessary to express its **cultural heritage value**.

**Intervention** means any activity that causes disturbance of or alteration to a **place** or its **fabric**. **Intervention** includes archaeological excavation, invasive investigation of built **structures**, and any **intervention** for conservation purposes.

**Iwi** means a tribe of the **tangata whenua**.

**Kaitiakitanga** means the duty of customary trusteeship, stewardship, guardianship, and protection of land, resources, or **taonga**.

**Maintenance** means regular and on-going protective care of a **place** to prevent deterioration and to retain its **cultural heritage value**.

**Matauranga** means traditional or cultural knowledge of the **tangata whenua**.

**Non-intervention** means to choose not to undertake any activity that causes disturbance of or alteration to a **place** or its **fabric**.

**Place** means any land having **cultural heritage value** in New Zealand, including areas; **cultural landscapes**; buildings, **structures**, and monuments; groups of buildings, **structures**, or monuments; gardens and plantings; archaeological sites and features; traditional sites; sacred **places**; townscape and streetscape; and settlements. **Place** may also include land covered by water, and any body of water. **Place** includes the **setting** of any such **place**.

**Preservation** means to maintain a **place** with as little change as possible.

**Reassembly** means to put existing but disarticulated parts of a **structure** back together.

**Reconstruction** means to build again as closely as possible to a documented earlier form, using new materials.

**Recording** means the process of capturing information and creating an archival record of the **fabric** and **setting** of a **place**, including its configuration, condition, use, and change over time.

**Reinstatement** means to put material components of a **place**, including the products of reassembly, back in position.

**Repair** means to make good decayed or damaged **fabric** using identical, closely similar, or otherwise appropriate material.

**Restoration** means to return a **place** to a known earlier form, by **reassembly** and **reinstatement**, and/or by removal of elements that detract from its **cultural heritage value**.

**Setting** means the area around and/or adjacent to a **place** of **cultural heritage value** that is integral to its function, meaning, and relationships. **Setting** includes the **structures**, outbuildings, features, gardens, curtilage, airspace, and accessways forming the spatial context of the **place** or used

in association with the **place**. **Setting** also includes **cultural landscapes**, townscapes, and streetscapes; perspectives, views, and viewshafts to and from a **place**; and relationships with other **places** which contribute to the **cultural heritage value** of the **place**. **Setting** may extend beyond the area defined by legal title, and may include a buffer zone necessary for the long-term protection of the **cultural heritage value** of the **place**.

**Stabilisation** means the arrest or slowing of the processes of decay.

**Structure** means any building, standing remains, equipment, device, or other facility made by people and which is fixed to the land.

**Tangata whenua** means generally the original indigenous inhabitants of the land; and means specifically the people exercising **kaitiaki tangata** over particular land, resources, or **taonga**.

**Tangible value** means the physically observable **cultural heritage value** of a **place**, including archaeological, architectural, landscape, monumental, scientific, or technological values.

**Taonga** means anything highly prized for its cultural, economic, historical, spiritual, or traditional value, including land and natural and cultural resources.

**Tino rangatiratanga** means the exercise of full chieftainship, authority, and responsibility.

**Use** means the functions of a **place**, and the activities and practices that may occur at the **place**. The functions, activities, and practices may in themselves be of **cultural heritage value**.

**Whanau** means an extended family which is part of a hapu or iwi.

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This revised text replaces the 1993 and 1995 versions and should be referenced as the ICOMOS New Zealand Charter for the Conservation of Places of Cultural Heritage Value (ICOMOS New Zealand Charter 2010).

This revision incorporates changes in conservation philosophy and best practice since 1993 and is the only version of the ICOMOS New Zealand Charter approved by ICOMOS New Zealand (Inc.) for use.

Copies of this charter may be obtained from  
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Auckland 1142,  
New Zealand.



**From:** lisle\_mcerlane  
**To:** ["Renee De Lisle"; Phil Stroud](#)  
**Cc:** ["Earl Hope-Pearson"; "Ian Cassels"; "Rasbeer Gill"; "Kirsty Tamanui"; "Willy Makea"](#)  
**Subject:** RE: FW: Mt Crawford MOU - signed by HUD [IN-CONFIDENCE:RELEASE EXTERNAL]  
**Date:** Monday, 4 February 2019 7:46:55 AM  
**Attachments:** [image001.png](#)  
[image002.png](#)

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Hi Renee,

Could you provide me with a copy signed by both parties as I do not seem to have a copy.

See from you.

Rgs lisle  
s 9(2)(a)

Out of Scope

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Official Information Act 1982