



9 July 2020

DOIA19/20060430



Dear 

Thank you for your email dated 13 June 2020 requesting the following information under the Official Information Act 1982 (the Act):

All correspondence between Ian Cassels or Earl Hope Pearson of The Wellington Company and the Ministry of Housing in relation to the "Monark" development in King Street, Mt Cook between 1 January, 2020 - 12 June, 2020.

In total two emails, one with an attachment, were found to be within scope of your request. All three documents are released to you with some information withheld under section 9(2)(ba)(i) of the Act. This is to protect information which is subject to an obligation of confidence and would be likely to prejudice the supply of similar information in future. Some text is also withheld under section 9(2)(h) of the Act to maintain legal privilege. Lastly, mobile phone numbers are withheld under section 9(2)(a) to protect the privacy of individuals. This information is summarised in the document scheduled at Annex 1.

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.

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 for Housing Programme

Annex 1: Document schedule

Documents released – DOIA19/20060430			
Ref	Date	Title	Section of the Act applied
1	5 March 2020	Email from Earl Hope-Pearson to Ian Reid and Trudy Whitlow: FW: Big Future Limited to [withheld] – Unit 508, Monark on King Street, Wellington [KS-KSNational.FID434688] This email includes an attachment which is a letter from Stephens Lawyers to Jenny Samson at Kensington Swan, dated 5 March 2020	9(2)(a) 9(2)(h)
2	30 March 2020	Email from Earl Hope-Pearson to Phillip Stroud: <i>[subject is out of scope of this request]</i>	9(2)(a) 9(2)(ba)(i)

From: Earl Hope-Pearson <ehopepearson@egmontdixon.com>
Sent: Thursday, 5 March 2020 10:59 PM
To: Ian Reid <Ian.Reid@kaingaora.govt.nz>; Trudy Whitlow <Trudy.Whitlow@hud.govt.nz>
Cc: ian@twc.co.nz; Rakesh Champaneri <Rakesh.Champaneri@twc.co.nz>
Subject: FW: Big Future Limited to s 9(2)(a) - Unit 508, Monark on King Street, Wellington [KS-KSNational.FID434688]

Trudy, Ian

We have receipted the attached from a KiwiBuild solicitors purchaser.

I would like guidance from KiwiBuild as to how this matter should be dealt with.

My preference is if released from the sale we are given the opportunity to revert to market.

We are being asked to go through a full process again, more marketing, more legal etc. I note if we reject this request it is likely it may end up on your Ministers desk and I do not feel we should have wear the burden of this.

If you could please advise it would be greatly appreciated.

Regards

Earl

From: Rakesh Champaneri <Rakesh.Champaneri@twc.co.nz>
Sent: Thursday, 5 March 2020 9:40 AM
To: Earl Hope-Pearson <ehopepearson@egmontdixon.com>
Subject: FW: Big Future Limited to s 9(2)(a) - Unit 508, Monark on King Street, Wellington [KS-KSNational.FID434688]

See attached letter.

Regards,

Rakesh Champaneri
Residential Sales Manager
The Wellington Company Asset Management Limited



Level 12, BNZ Trust House, 50 Manners Street, Wellington PO Box 24 379, Manners Street, Wellington
Show Suite: 93 Customhouse Quay, Wellington.
T. 04 802 4291

M. s 9(2)(a)
E. rakesh.champaneri@twc.co.nz
W. www.thewellingtoncompany.co.nz

From: Connor Morris <connor.morris@twc.co.nz>
Sent: Thursday, 5 March 2020 9:13 AM
To: Rakesh Champaneri <Rakesh.Champaneri@twc.co.nz>
Subject: FW: Big Future Limited to s 9(2)(a) Unit 508, Monark on King Street, Wellington [KS-KSNational.FID434688]

Please see below.

Connor Morris
Residential Sales Assistant
The Wellington Company Asset Management Limited



Level 12, BNZ Trust House, 50 Manners Street, Wellington PO Box 24 379, Manners Street, Wellington
Office: Level 2, 40 Taranaki Street, Wellington
T. 04 802 4291
M. s 9(2)(a)
E. connor.morris@twc.co.nz
W. www.thewellingtoncompany.co.nz

From: Michelle Quek <michelle.quek@slaw.co.nz>
Sent: Thursday, 5 March 2020 9:08 AM
To: Jenny Samson <jenny.samson@kensingtonswan.com>
Cc: s 9(2)(a) Connor Morris
<connor.morris@twc.co.nz>
Subject: Big Future Limited to s 9(2)(a) - Unit 508, Monark on King Street, Wellington [KS-KSNational.FID434688]

Hi Jenny,

Please kindly see our letter attached.

Regards,

Michelle Quek | Associate | Stephens Lawyers Limited
ddi 04 915 9583 | mobile s 9(2)(a) | office 04 472 9632 | fax 04 472 9686 | international code +64

90 The Terrace, Level 8, Wellington, New Zealand | PO Box 10966, Wellington 6143 | DX SP23531, Wellington | www.stephenslawyers.co.nz

This message contains information which is confidential and may be subject to legal privilege. If you are not the intended recipient, you must not peruse, use, disseminate, distribute or copy this message. If you have received this message in error, please notify us immediately and destroy the original message. Thank you.

5 March 2020

Kensington Swan
PO Box 10246
WELLINGTON 6143

Attention: Jenny Samson

And by email to jenny.samson@kensingtonswan.com

Dear Jenny

BIG FUTURE LIMITED TO s 9(2)(a) – UNIT 508, MONARK ON KING STREET

Our client Purchaser seeks to cancel the above contract by mutual agreement with the Vendor. The cancellation, if agreed to by the Vendor, would be on the basis that neither party has any claim against the other, and that our client's deposit of \$50,000 is returned to our client together with interest accrued.

s 9(2)(h)

We note there was significant interest in the Monark KiwiBuild apartments at the time of the ballot and we believe this is likely to still be the case should Unit 508 be made available. Please could you seek your client's instructions and advise if they would agree to our client's request. We thank the Vendor in advance for their consideration.

Yours faithfully
STEPHENS LAWYERS LIMITED



Michelle Quek
Associate
DDI: 04 915 9583
E-mail: michelle.quek@slaw.co.nz

Out of Scope

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

Sent: Monday, 30 March 2020 1:31 PM

To: Phillip Stroud <Phillip.Stroud@hud.govt.nz>

Cc: 'Ian Cassels' <Ian@twc.co.nz>; lisle_mcerlane <lisle_mcerlane@ascendcapital.co.nz>

Subject:  Out of Scope

Out of Scope

Out of Scope

Existing Programmes – Monark King Street

There are a number of projects Government are directly involved in that will likely stall or not progress as a direct result of COVID 19. One such project is Monark – King Street (Monark).

s 9(2)(ba)(i)

The following provides an overview:

Monark – King Street 93 new homes - s 9(2)(b)(ii)


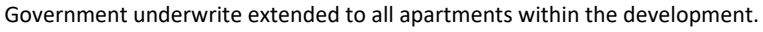
Partnership – Crown, Developer and Iwi partnership (Already in contract)

When – Effective now, due diligence currently underway this could be accelerated into a full-blown development project effective now.

All contracts for construction delivery can be given effect.

Jobs – 50 to 100 jobs (staged)

What do we need –

- Funding
 -  s 9(2)(ba)(i)
 - 
 - Government underwrite extended to all apartments within the development.

Out of Scope



Out of Scope

Regards

Earl Hope – Pearson

Development Director

s 9(2)(a)