



18 November 2021

DOIA21/22080621

s 9(2)(a)

Tēnā koe Ms s 9(2)(a)

Thank you for your email dated 31 August 2021 requesting the following information under the Official Information Act 1982 (the Act):

1. *November 2020: Documentation which refers to the PNBST representatives hui with HUD officials to discuss Te Puna Wai project*
2. *April 2021: Draft application on Te Puna Wai development submitted to HUD*
3. *June 2021: Final application on Te Puna Wai development submitted and follow up a correspondence about this application*

I respond to each part of your request separately:

1. *November 2020: Documentation which refers to the PNBST representatives hui with HUD officials to discuss Te Puna Wai project*

On 3 December 2020, Port Nicholson Block Settlement Trust (PNBST) representatives met with officials from Te Puni Kōkiri and Te Tūāpapa Kura Kāinga – Ministry of Housing and Urban Development (the Ministry) the Te Puna Wai project.

PNBST submitted a proposal to the Ministry which gave an overview of the project and the funding it had received, the contractual arrangements between the parties and the holding structure of the properties. It proposed a lease by the Ministry for an initial term of 12 months with Compass Housing to act as the Community Housing Provider.

Seven documents have been identified as in scope of this part of your request. They are released to you with some information withheld under the following sections of the Act:

Section of Act	Reason to withhold
9(2)(a)	To protect the privacy of natural persons, including that of deceased natural persons
9(2)(b)(ii)	To protect information where the making available of the information would be likely unreasonably to prejudice the commercial position of the person who supplied or who is the subject of the information

2. April 2021: Draft application on Te Puna Wai development submitted to HUD

The draft Application for Funding for Te Puna Wai is released to you with some financial information withheld under section 9(2)(b)(ii) of the Act, to protect information where the making available of the information would be likely unreasonably to prejudice the commercial position of the person who supplied or who is the subject of the information.

Four emails have been identified as in scope of this part of your request and are released to you with some information withheld under the following sections of the Act:

Section of Act	Reason to withhold
9(2)(a)	To protect the privacy of natural persons, including that of deceased natural persons
9(2)(ba)(i)	To protect information which is subject to an obligation of confidence or which any person has been or could be compelled to provide under the authority of any enactment, where the making available of the information would be likely to prejudice the supply of similar information, or information from the same source, and it is in the public interest that such information should continue to be supplied
9(2)(i)	To enable a Minister of the Crown or any public service agency or organisation holding the information to carry out, without prejudice or disadvantage, commercial activities

3. June 2021: Final application on Te Puna Wai development submitted and follow up correspondence about this application

The final Application for Funding is also released to you with some information withheld under section 9(2)(b)(ii).

Six emails have also been identified as in scope of this part of your request and are released to you with some information withheld under the following sections of the Act:

Section of Act	Reason to withhold
9(2)(a)	To protect the privacy of natural persons, including that of deceased natural persons
9(2)(ba)(i)	To protect information which is subject to an obligation of confidence or which any person has been or could be compelled to provide under the authority of any enactment, where the making available of the information would be likely to prejudice the supply of similar information, or information from the same source, and it is in the public interest that such information should continue to be supplied
9(2)(i)	To enable a Minister of the Crown or any public service agency or organisation holding the information to carry out, without prejudice or disadvantage, commercial activities

This information is summarised in the document schedule below.

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 this 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.

Nāku noa, nā

A handwritten signature in black ink, appearing to read 'Anne Shaw', with a stylized, cursive script.

Anne Shaw
Deputy Chief Executive
Housing Supply, Response and Partnerships

Document schedule

Part one: Documents in scope – DOIA21/22080621			
Ref	Date/Time	Subject	Sections of the Act applied
1.	20 November 2020 4:07 PM	FW: Te Puna Wai Catch-up	9(2)(a)
2.	23 November 2020 12:22 PM	RE: Te Puna Wai Catch-up	9(2)(a)
3.	3 December 2020 3:13 PM	RE: can we meet with TWC/ PNBST and you on Monday say at 3pm regards Bernadette	9(2)(a)
4.	3 December 2020 5:47 PM	RE: Compass and PNBST Catch-up with HUD and Maori Iwi Partnerships Team	9(2)(a)
5.	7 December 2020 12:19 PM	Te Puna Wai IRRS -open term contract dec2020 application	9(2)(a) 9(2)(b)(ii)
6.	7 December 2020 4:55 PM	2020 12 07 MHUD Kaumatua Units.pdf	9(2)(a)
7.	9 December 2020 5:32 PM	FW: Taranaki Whānui Limited Kaumātua Units, Wainuiomata	9(2)(a)

Part two: Documents in scope – DOIA21/22080621			
Ref	Date/Time	Subject	Sections of the Act applied
8	12 April 2021	[Draft] Application for Funding: Public Housing	9(2)(a) 9(2)(b)(ii)
9.	13 April 2021 1:53 PM	Te PuniWai application for Build to Lease	9(2)(a) 9(2)(ba)(i) 9(2)(i)
10.	23 April 2021 11:44 AM	Te Puna Wai conversation follow up.	9(2)(a)
11.	29 April 2021 5:20 PM	RE: Te PuniWai application for Build to Lease	9(2)(a)
12.	5 May 2021 3:40 PM	Draft Option	9(2)(ba)(i) 9(2)(i)

Part three: Documents in scope – DOIA21/22080621			
Ref	Date/Time	Subject	Sections of the Act applied
13.	14 June 2021	[Final] Application for Funding: Public Housing	9(2)(a) 9(2)(b)(ii)

14.	1 July 2021 6:17 PM	RE: Moohan Street - Discussion follow up	9(2)(a)
15.	5 July 2021 5:49 PM	RE: follow up information for Te Puni Wai application	9(2)(a)
16.	12 July 2021 8:13 AM	RE: TePuni Wai images	9(2)(a)
17.	16 July 2021 1:08 PM	updated option deed	9(2)(a) 9(2)(ba)(i) 9(2)(i)
18.	19 July 2021 4:39 PM	FW: Received - Updated submission for Te Puni Wai development	9(2)(a)
19.	20 July 2021 5:52 PM	RE: updated evaluation of Te Puna Wai development	9(2)(a)

From: Rachel Fleet
To: Christina Chase
Subject: FW: Te Puna Wai Catch-up
Date: Friday, 20 November 2020 4:06:00 PM
Attachments: [image002.png](#)
[image005.png](#)
[image006.png](#)
[image007.png](#)
[image008.png](#)
[image021.png](#)
[image023.png](#)
[image025.jpg](#)
[image001.png](#)
[image003.png](#)
[image004.png](#)
[image013.png](#)
[image016.jpg](#)
[image017.png](#)
[image018.png](#)
[image019.png](#)
[image020.jpg](#)
[image022.png](#)
[image024.png](#)
[image026.png](#)
[image027.jpg](#)

Hi Christina,

This is fine with me, assuming it works for you guys. We can take this through our usual process but will want to confer with your team before we come to any decisions. Happy weekend.

Rachel

Rachel Fleet

Business Development Manager | Housing Supply
Housing Supply, Response and Partnerships
Rachel.Fleet@hud.govt.nz | Mobile: s 9(2)(a)
www.hud.govt.nz | Level 6, 7 Waterloo Quay, Wellington 6011, New Zealand

From: Robert MacBeth <macbr@tpk.govt.nz>

Sent: Friday, 20 November 2020 3:25 PM

To: Rachel Fleet <Rachel.Fleet@hud.govt.nz>; Christina Chase <Christina.Chase@hud.govt.nz>; Phillip Stroud <Phillip.Stroud@hud.govt.nz>; Chris Wikaira <chris.wikaira@kaingaora.govt.nz>

Cc: Sharon Heslop <Sharon.Heslop@hud.govt.nz>; algah <algah@tpk.govt.nz>

Subject: RE: Te Puna Wai Catch-up

Kia ora koutou

Thanks for the meeting on Tuesday. For my own purpose I'll draft some file notes of our discussion too. We met with PNBST on Wednesday and this clarified a lot of things. Cutting to the chase, they expect that Compass will be in a position to finalise the application through to the normal process hopefully next week. We suggested that this should be accompanied by a letter from the PNBST Chair addressed to HUD explaining ownership, mandate (and we gained a sense of where potential misunderstandings may have arisen), the relationship with Compass and plans for long term social housing for kaumatua in need. We all agreed that given these much needed affordable rental homes are available for immediate tenancing, that this needs a quick resolution. On that basis, they readily agreed to our proposal for a round table meeting with yourselves and PNBST and Compass to provide an opportunity to address any questions or concerns you may have and to hopefully resolve things quickly. We offered, as Te Puni Kōkiri, to facilitate that meeting if you are agreeable.

Ngā mihi

Robert MacBeth

Māori Housing Network
National Office



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Waea Whakaahua F : 0800 875 329

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PO Box 3943, Wellington 6140, New Zealand

[Te Puni Kōkiri Website](#) [Kōkiri Magazine](#) [Facebook](#)

From: Rachel Fleet <Rachel.Fleet@hud.govt.nz>

Sent: Tuesday, 17 November 2020 5:10 pm

To: Christina Chase <Christina.Chase@hud.govt.nz>; Robert MacBeth <macbr@tpk.govt.nz>; Phillip Stroud <Phillip.Stroud@hud.govt.nz>; Chris Wikaira <chris.wikaira@kaingaora.govt.nz>

Cc: Sharon Heslop <Sharon.Heslop@hud.govt.nz>

Subject: RE: Te Puna Wai Catch-up

Kia ora koutou,

Thanks for your time just now. To recap:

- Robert is meeting with PNBST tomorrow. He will ask them for an update on the status of the project and will offer an in-person meeting with our cross-government agency team (the artists formerly known as the "Tiger Team"). The meeting can also involve Compass, if PNBST would like.
- Robert will report back to the group after the meeting.

Also, as background, attached is the letter Kararaina sent in October of last year (assuming my online Te Reo dictionary has that right).

I look forward to following-up.

Nga mihi nui,

Rachel

Rachel Fleet

Business Development Manager | Housing Supply
Housing Supply, Response and Partnerships
Rachel.Fleet@hud.govt.nz | Mobile: **s 9(2)(a)**
www.hud.govt.nz | Level 6, 7 Waterloo Quay, Wellington 6011, New Zealand

From: Rachel Fleet

Sent: Wednesday, 11 November 2020 4:46 PM

To: Chris Wikaira <chris.wikaira@kaingaora.govt.nz>; Robert MacBeth <macbr@tpk.govt.nz>; Phillip Stroud <Phillip.Stroud@hud.govt.nz>

Cc: Sharon Heslop <Sharon.Heslop@hud.govt.nz>

Subject: Te Puna Wai Catch-up

Kia ora Koutou,

As discussed on the MPP call today, I am wanting to catch-up with you all regarding the Te Puna Wai project. Earlier this week we were contacted by Compass Housing (the potential CHP on the project) and understand that the Wellington Company now has code compliance on the 11 Kaumatua units. Robert, I've just left you a voice mail message on this.

Before we progress any further discussions, we wanted to check-in with all of you to get your thoughts and perhaps request a joined-up meeting with Taranaki Whanui to understand their current/updated intentions with the site. They may put some pressure on us to tenant the units, since they have code compliance and are empty, but we do not yet have a proposal or sufficient clarity regarding the ownership structure of the land and the proposed operating structure for the project. In light of all of the issues in the press regarding Taranaki Whanui and some of the governance issues, we are proceeding with extra caution here.

Are you all free next week to discuss this? Please let me know your availability the following times:

Tuesday 17 November 9-12 or 3-4

Thursday 19 November 11-12 or 3-4

Look forward to following-up with you. If there is anyone else who needs to be included here, please let me know.

All the best,

Rachel

Rachel Fleet

Business Development Manager | Housing Supply
Housing Supply, Response and Partnerships
Rachel.Fleet@hud.govt.nz | Mobile: **s 9(2)(a)**
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From: [Rachel Fleet](#)
To: [Chris Wikaira](#); [macbr](#); [Christina Chase](#); [Phillip Stroud](#)
Cc: [Sharon Heslop](#); [algah](#); [Amos Kamo](#)
Subject: RE: Te Puna Wai Catch-up
Date: Monday, 23 November 2020 12:22:00 PM
Attachments: [image007.png](#)
[image013.png](#)
[image017.png](#)
[image019.jpg](#)
[image021.png](#)
[image022.png](#)
[image023.png](#)
[image024.png](#)
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[image003.png](#)
[image004.jpg](#)
[image005.png](#)
[image006.png](#)
[image009.png](#)
[image010.jpg](#)

Kia Ora Koutou,

Robert, thanks very much for the follow-up and update.

Yes, we are supportive of this approach. My team will lead the follow-up with Compass from the HUD side and will link in Christina's team in our decision-making and for the follow-up meeting with PNBST.

Let me and Christina know when would work for you all for a meeting. Shall we meet after we get the proposal or are they wanting to meet before? Either would be fine though ideally we could read through the details of the proposal first (so we understand the fundamentals) and use the meeting for the opportunity to ask any questions.

Look forward to following-up.

Nga mihi nui,

Rachel

Rachel Fleet

Business Development Manager | Housing Supply
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From: Chris Wikaira <Chris.Wikaira@kaingaora.govt.nz>

Sent: Friday, 20 November 2020 4:28 PM

To: [macbr](#) <macbr@tpk.govt.nz>; Rachel Fleet <Rachel.Fleet@hud.govt.nz>; Christina Chase <Christina.Chase@hud.govt.nz>; Phillip Stroud <Phillip.Stroud@hud.govt.nz>

Cc: Sharon Heslop <Sharon.Heslop@hud.govt.nz>; [algah](#) <algah@tpk.govt.nz>; Amos Kamo <Amos.Kamo@kaingaora.govt.nz>

Subject: RE: Te Puna Wai Catch-up

Ka pai Robert,

Thank you for that.

To keep everyone in the loop KO is waiting for some dates to meet with PNBST with Te Arawhiti to discuss options for progressing the Wood Street, Wainuiomata development.

Nga mihi

CW

From: Robert MacBeth <macbr@tpk.govt.nz>

Sent: Friday, 20 November 2020 3:25 PM

To: Rachel Fleet <Rachel.Fleet@hud.govt.nz>; Christina Chase <Christina.Chase@hud.govt.nz>; Phillip Stroud <Phillip.Stroud@hud.govt.nz>; Chris Wikaira <Chris.Wikaira@kaingaora.govt.nz>

Cc: Sharon Heslop <Sharon.Heslop@hud.govt.nz>; Helen Algar <algah@tpk.govt.nz>

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Robert MacBeth

Māori Housing Network

National Office



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[Facebook](#)

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Rachel

Rachel Fleet

Business Development Manager | Housing Supply

Housing Supply, Response and Partnerships

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Cc: Sharon Heslop <Sharon.Heslop@hud.govt.nz>

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Thursday 19 November 11-12 or 3-4

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All the best,

Rachel

Rachel Fleet

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From: [Robert MacBeth](#)
To: [Rachel Fleet](#); [Christina Chase](#); [Chris Wikaira](#); [Phillip Stroud](#); [William Barris](#)
Cc: [Sharon Heslop](#)
Subject: RE: can we meet with TWC/ PNBST and you on Monday say at 3pm regards Bernadette
Date: Thursday, 3 December 2020 3:12:59 PM
Attachments: [image002.png](#)
[image004.png](#)
[image006.png](#)
[image009.png](#)
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[image048.png](#)
[image049.jpg](#)

All good for me.

Robert MacBeth

Māori Housing Network

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From: Rachel Fleet <Rachel.Fleet@hud.govt.nz>

Sent: Thursday, 3 December 2020 3:01 pm

To: Robert MacBeth <macbr@tpk.govt.nz>; Christina Chase <Christina.Chase@hud.govt.nz>; Chris Wikaira <chris.wikaira@kaingaora.govt.nz>; Phillip Stroud <Phillip.Stroud@hud.govt.nz>; William Barris <William.Barris@hud.govt.nz>

Cc: Sharon Heslop <Sharon.Heslop@hud.govt.nz>

Subject: RE: can we meet with TWC/ PNBST and you on Monday say at 3pm regards Bernadette

Thanks all,

Christina, if you're available, could we do this at 3:30?

Will Barris is only available from 3 to 3:30 pm but he could meet separately with Bernadette before hand to answer her questions, then we could meet jointly at 3:30 for the follow-up discussion.

Robert, thanks for making yourself available on your holiday. If there's any possibility of getting something done before the holidays, we'd need to start soon, so would be hard to put this off another week.

Let me know if this would work for everyone.

All the best and thanks again,

Rachel

Rachel Fleet

Business Development Manager | Housing Supply

Housing Supply, Response and Partnerships

Rachel.Fleet@hud.govt.nz | Mobile: s 9(2)(a)

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From: Robert MacBeth <macbr@tpk.govt.nz>

Sent: Thursday, 3 December 2020 1:10 PM

To: Rachel Fleet <Rachel.Fleet@hud.govt.nz>; Christina Chase <Christina.Chase@hud.govt.nz>; Chris Wikaira <chris.wikaira@kaingaora.govt.nz>; Phillip Stroud <Phillip.Stroud@hud.govt.nz>; William Barris <William.Barris@hud.govt.nz>

Cc: Sharon Heslop <Sharon.Heslop@hud.govt.nz>

Subject: RE: can we meet with TWC/ PNBST and you on Monday say at 3pm regards Bernadette
Apologies I'd been meaning to set up that round table with PNBST. The chair is drafting a letter to clarify things and then we were going to meet as discussed so I'm happy that its happening. I understand from Bernadette that you are looking at a spot contract arrangement so that they can hopefully get the Kaumatua into the units before Christmas?

I'm technically on leave next week but could zoom in anytime on Monday. The rest of the week is a bit dodgy as I'll be in the bush!

Robert MacBeth

Māori Housing Network

National Office



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Te Puni Kōkiri Website Kōkiri Magazine Facebook

From: Rachel Fleet <Rachel.Fleet@hud.govt.nz>

Sent: Thursday, 3 December 2020 12:59 pm

To: Christina Chase <Christina.Chase@hud.govt.nz>; Chris Wikaira <chris.wikaira@kaingaora.govt.nz>; Robert MacBeth <macbr@tpk.govt.nz>; Phillip Stroud <Phillip.Stroud@hud.govt.nz>; William Barris <William.Barris@hud.govt.nz>

Cc: Sharon Heslop <Sharon.Heslop@hud.govt.nz>

Subject: FW: can we meet with TWC/ PNBST and you on Monday say at 3pm regards Bernadette

Kia ora koutou,

Would you available for a meeting with Compass and PNBST/The Wellington Company next week Monday at 3 pm? This is to discuss Te Puna Wai 11 units and next steps. Bernadette is here at 2 pm for another meeting. Also happy to have people participate via Teams. I usually work from home on a Monday but can come in if needed. We can also propose another date and time if this doesn't suit.

We are keen to get everyone across this so we can decide jointly how to progress. TWC and PNBST are aiming to get this sorted before Christmas (as units have CCC) so would be good to progress this ASAP.

Let me know if you would be available.

Cheers and thanks,

Rachel

Rachel Fleet

Business Development Manager Housing Supply

Housing Supply, Response and Partnerships

Rachel.Fleet@hud.govt.nz Mobile: s 9(2)(a)

www.hud.govt.nz Level 6, 7 Waterloo Quay, Wellington 6011, New Zealand

Graphical user interface, website Description automatically generated

From: Bernadette Pinnell <s 9(2)(a)>

Sent: Thursday, 3 December 2020 11:28 AM

To: Rachel Fleet <Rachel.Fleet@hud.govt.nz>

Subject: can we meet with TWC/ PNBST and you on Monday say at 3pm regards Bernadette

Dr. Bernadette Pinnell Msc. MURP

General Manager - Compass

Housing New Zealand



P: 0800-124-663

M: s 9(2)(a)

s 9(2)(a)

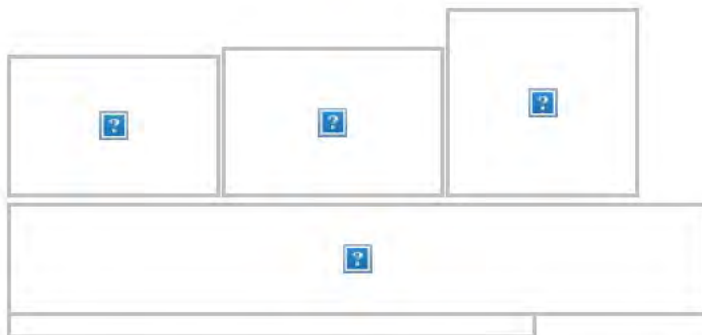
PO Box 78-394, Grey Lynn

Auckland 1245

www.compasshousing.org

Special Consultative Status with the United
Nations Economic and Social Council since
2016





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From: [Phillip Stroud](#)
To: [Rachel Fleet](#); [Christina Chase](#)
Subject: RE: Compass and PNBST Catch-up with HUD and Maori Iwi Partnerships Team
Date: Thursday, 3 December 2020 5:46:40 PM
Attachments: [image001.png](#)
[image003.png](#)
[image005.png](#)
[image007.jpg](#)
[image009.png](#)
[image010.png](#)
[image011.png](#)
[image012.jpg](#)

10am Monday?

Ngā mihi

Phil Stroud

Development Manager

Te Tūāpapa Kura Kāinga – Ministry of Housing and Urban Development

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

From: Rachel Fleet <Rachel.Fleet@hud.govt.nz>

Sent: Thursday, 3 December 2020 5:25 PM

To: Phillip Stroud <Phillip.Stroud@hud.govt.nz>; Christina Chase <Christina.Chase@hud.govt.nz>

Subject: RE: Compass and PNBST Catch-up with HUD and Maori Iwi Partnerships Team

Hi Phil,

Thanks for this. I'm on leave tomorrow (and just on my way out now) so would Monday work?

I bumped into Lisle and Earl this afternoon on their way out of HUD.

Look forward to catching-up Monday. If there's anything key to highlight, drop me a line.

Cheers,

Rachel

Rachel Fleet

Business Development Manager | Housing Supply

Housing Supply, Response and Partnerships

Rachel.Fleet@hud.govt.nz | Mobile: [s 9\(2\)\(a\)](#)

www.hud.govt.nz | Level 6, 7 Waterloo Quay, Wellington 6011, New Zealand

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

Sent: Thursday, 3 December 2020 5:15 PM

To: Rachel Fleet <Rachel.Fleet@hud.govt.nz>; Christina Chase <Christina.Chase@hud.govt.nz>

Subject: Re: Compass and PNBST Catch-up with HUD and Maori Iwi Partnerships Team

Hi

Something has come up so I can not make this at all that afternoon. I am not sure I am needed but happy to discuss with you separately tomorrow as I have to be in the office, if that helps.

Ngā mihi

Phil Stroud

Development Manager

Te Tūāpapa Kura Kāinga – Ministry of Housing and Urban Development

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

From: Rachel Fleet <Rachel.Fleet@hud.govt.nz>

Sent: Thursday, December 3, 2020 4:56:01 PM

To: Christina Chase <Christina.Chase@hud.govt.nz>; Chris Wikaira

<chris.wikaira@kaingaora.govt.nz>; Phillip Stroud <Phillip.Stroud@hud.govt.nz>; macbr

<macbr@tpk.govt.nz>; William Barris <William.Barris@hud.govt.nz>; Evan Hargis

<Evan.Hargis@hud.govt.nz>; [s 9\(2\)\(a\)](#)

<[s 9\(2\)\(a\)](#)>

Subject: Compass and PNBST Catch-up with HUD and Maori Iwi Partnerships Team

When: Monday, December 7, 2020 3:30 PM-4:30 PM.

Where: Microsoft Teams Meeting

Kia Ora Koutou,

We would welcome the opportunity to catch-up with you regarding the status of the Te Puna Wai project. Bernadette, please can you forward to the relevant participants at Port Nicholson Block Settlement Trust?

We can host you at our office at 7 Waterloo Quay. If you would like to participate in person, please come to our reception on Level 7 and sign-in at the Kiosk. I can come up and collect you and bring you to our meeting room. The sign-in process takes a few minutes, so please allow for this in your timing. We also welcome participation via Teams- link is provided below.

We look forward to meeting with you all on Monday.

Nga mihi nui,

Rachel

Microsoft Teams meeting

Join on your computer or mobile app

[Click here to join the meeting](#)

Join with a video conferencing device

[847795097@t.plcm.vc](tel:847795097@t.plcm.vc)

Video Conference ID: 139 035 988 4

[Alternate VTC dialing instructions](#)

Or call in (audio only)

[+64 4-280 7338-298868521](tel:+64-4-280-7338-298868521) New Zealand, Wellington

Phone Conference ID: 298 868 521#

[Find a local number](#) | [Reset PIN](#)

[Learn More](#) | [Meeting options](#)

From: [Bernadette Pinnell](#)
To: [William Barris](#); [Rachel Fleet](#)
Cc: [William Gorrie](#); lisle_mcerlane@ascendcapital.co.nz
Subject: Te Puna Wai IRRS -open term contract dec2020 application
Date: Monday, 7 December 2020 12:19:29 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.jpg](#)
[image006.png](#)
[image009.png](#)
[image010.jpg](#)
[image011.png](#)
[Te Puna Wai IRRS -open term contract dec2020 application.pdf](#)

Hi Will and Rachel

For our meeting today please find enclosed the proposal from Compass Housing

This document is not for circulation to other parties at this stage

Look forward to catching up

Regards

Bernadette

Dr. Bernadette Pinnell Msc. MURP
General Manager - Compass
Housing New Zealand



P: 0800-124-663

M: s 9(2)(a)

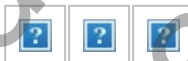
s 9(2)(a)

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Proposal

**Ministry of Housing and Urban Development for
Open Term Services Agreement
11 new purpose built Kaumatua Units
Moohan St Wainuiomata**



December 2020

1. **Overview of the Taranaki Whānui ki Te Upoko o Te Ika (Taranaki Whānui)**

Taranaki Whānui are those people who descend from one or more of the recognised tīpuna of:

- Te Ati Awa
- Taranaki
- Ngati Ruanui
- Ngati Tama
- Ngati Mutunga and
- Other iwi from the Taranaki area

The Port Nicholson Block Settlement Trust was established in August 2008 to receive and manage the Treaty settlement package for Taranaki Whānui ki Te Upoko o Te Ika.

As mana whenua of the Capital City of Aotearoa/New Zealand Taranaki Whānui vision is to ensure that its members maintain their place within the rohe their tīpuna occupied in 1840. The loss of years and the fragmentation of iwi and whānau over the decades has motivated them to restore the rightful place of their people within the Port Nicholson Block rohe.

2. **Overview of Social and Affordable Housing Development at Te Puni Wai**

The Port Nicholson Block Settlement Trust (PNBST) housing development at Wainuiomata, known as Te Puna Wai (TPW) is a strategic intent to return whānau to their whenua and creates a new model of iwi led social and affordable housing development on PNBST land for their members – uri.

The project was designed to accommodate kaumatua next to their whānau in an integrated contemporary papakainga setting. The design and construction of the units demonstrate innovation in the use of prefabrication and sustainability principles to provide warm, dry, well orientated, energy efficient homes; that will be low maintenance and cost efficient to manage for residents.

In delivering TPW, PNBST engaged The Wellington Company Limited (TWC), as its development agent, to deliver the TPW project. TWC were responsible for the full development delivery.

2.1 **Funding from Te Puni Kokori**

PNBST negotiated an infrastructure and housing grant from Te Puni Kokori (TPK) of s 9(2)(b)(ii) plus GST to provide the infrastructure to deliver 15 sites for sale, as affordable housing and s 9(2)(b)(ii) including GST to assist with the construction of eight social rental housing units.

PNBST in addition to the funding provided above, were provided s 9(2)(b)(ii) to undertake an affordable housing pilot via Te Ara Mauwhare to deliver 15 affordable homeownership opportunities for whānau. This was to be via a progressive homeownership programme.

1.2 PNBST Delivery of Housing

PNBST in delivering the TPW project, have completed the following:

- (a) 11 social housing rental units – Kaumatua Units
- (b) 19 affordable houses, which includes 6 whanau (to date) who have accessed the Taranaki Whanui progressive homeownership programme.
- (c) 18 additional fully serviced and building consented lots development ready for affordable housing delivery.
- (d) 39 further consented lots within Stage 1 of the development.

Please refer to Appendix 1 – Stage 1 TPW Master Plan .

In addition to the above PNBST are in the process of confirming Stage 2 and 3 consents of TPW with Hutt City Council, which will make available a further 120 lots for affordable and social housing delivery.

PNBST in delivering the TPW project have delivered and made available homes to whanau at a price point significantly less than market being s 9(2)(b)(ii) against current market values for similar product > s 9(2)(b) . They have a further 18 lots ready for delivery and have approved consents for the balance lots within Stage 1 and pending consents for stage 2 and 3 of the development, which could deliver a further 120 lots.

PNBST have exceeded the contracted outcomes confirmed with TPK, as set out below in Table 1.

Contract Requirements	TPK Contract	PNBST Deliverables
TPK Infrastructure Grant	15 fully serviced lots	47 fully serviced lots
TPK Capital Grant	8 social rental units	11 social rental units
TPK Te Ara Mauwhare	15 affordable houses	6 fully completed 9 sections + building consents fully development ready for programme delivery.

Table 1- Deliverables

3. Funding and Contractual Arrangements between TWC and PNBST

The development strategy was that PNBST would engage TWC to develop the units and would use funds from the sale of the shared equity and market housing, together with debt funding, to repay TWC. However, to date PNBST have not been able to source debt funding.

The land and property titles for the Kaumatua units are held in the name of Te Puna Wainuimata Limited (TPWL), which is an entity wholly owned by The Wellington Company.

The transaction value on completion of the 11 units is s 9(2)(b)(ii) . The parties have agreed a project funding plan as follows:

- TWC has borrowed s 9(2)(b)(ii) to fund the construction of the Kaumatua units.
- PNBST has equity in the project of s 9(2)(b)(ii).
- PNBST has cash flow to repay s 9(2)(b)(ii) to the TWC in early 2021.
- PNBST is progressing with debt funding of s 9(2)(b)(ii) to repay the balance of the cost of construction of the units to TWC.

4. Holding Structure

PNBST and TWC have agreed that the Kaumatua units will remain in the ownership of TPWL until PNBST is able to repay the balance of the monies owed to TWC.

Whilst the debt funding for the Kaumatua units is held by TWPL and TWC the Kaumatua units will remain in the ownership of TPWL.

PNBST have a contract in place recording the holding arrangement. The documentation also provides for the transfer of the Kaumatua units on the payment by PNBST of the s 9(2)(b)(ii) and finalisation of the debt finance.



5. Lease with Ministry of Housing and Urban Development (HUD)

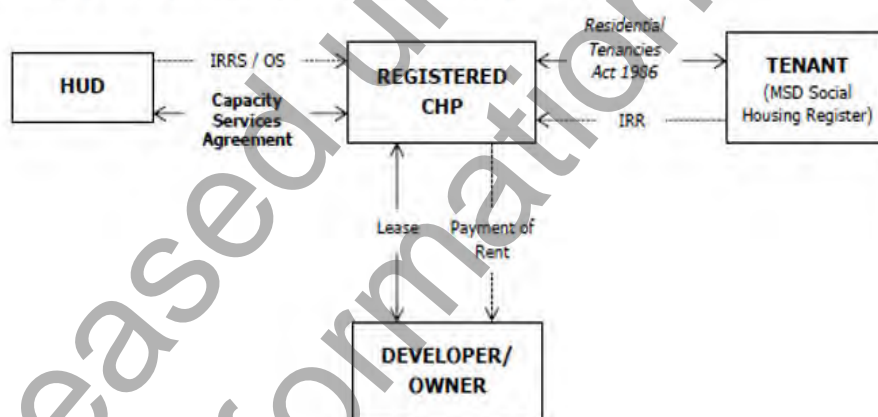
Whilst currently in the ownership of TPWL, it was the clear intent of all the parties, that the Kaumatua units would be made available for lease by HUD, under its Direct Leasing Model, this would ensure that the units would be available for social housing for 25 years.

The security of this lease would enable PNBST to gain funding to provide additional social and affordable housing for uri.

The application for this Direct Leasing process has been delayed, however the units are now complete and instead of leaving them empty whilst the Social Housing Register has been increasing in Wellington region with over 1500 people on the social housing register as of the latest data available in June 2020. (The Upper Hutt LGA has 164 people, Wellington LGA has 754 and Lower Hutt 584).

Compass Housing has agreed with TPWL and PNBST to lease the assets for social housing. On the condition that Compass Housing can confirm an 'Open Term Services Agreement with HUD'.

Standard model (CHP leasing from private developer / owner):



This Open Term Services Agreement enables HUD to procure from Compass Housing as a Community Housing Provider, properties for lease for eligible tenants (from the MSD housing register) on an "open term" basis. Compass Housing is bound to comply with the Tenancy and Property Management services specified for HUD.

Compass Housing will collect the income related rent (IRR) from tenants and HUD would provide an IRRS (supplement) payment to Compass fortnightly which would cover its management costs. Compass Housing will pay a weekly rent to TPWL. The Market Rent payable will be subject to an annual Market Rent Review process.

Each party: HUD and the Provider may terminate this Agreement for convenience, without needing a specific reason, by giving the other not less than 95 days' notice of termination.

4.1 An initial lease period of 12mths is sought, with a right of renewal.

The houses will be tenanted by kaumatua from PNBST who are deemed eligible for social housing by MSD. This eligibility means the tenants would qualify for the income rent related subsidy (IRRS) to assist them with paying rent.

4.2 The rental income expectation from TWC is $\$9(2)(b)(iii)$ per week. It is assumed that the rental costs relating to the properties include GST, on the basis that Residential Accommodation is GST exempt (i.e. no GST input credit is claimed).

4.3 Compass Housing will seek a fee for services via the Operating Supplement of 30% of the market rent to cover insurance, staff, vacancy risk and tenant arrears.



5. Alignment with Government Strategy

This opportunity is consistent with Government housing policy and in particular Associate Housing Minister Mahuta's Māori and Iwi Housing Innovation Framework for Action (MAIHI) agreed by cabinet in 2020.

The foundation of MAIHI is a set of kaupapa Māori principles (shown in Figure 1) which identify te Mauri o te whānau. This is the life force of the whānau at the centre to build strength and resilience from within. The remaining principles are equally and interchangeably applied to support whānau based on their needs.

Figure 1: Kaupapa Māori principles of the MAIHI Framework for Action

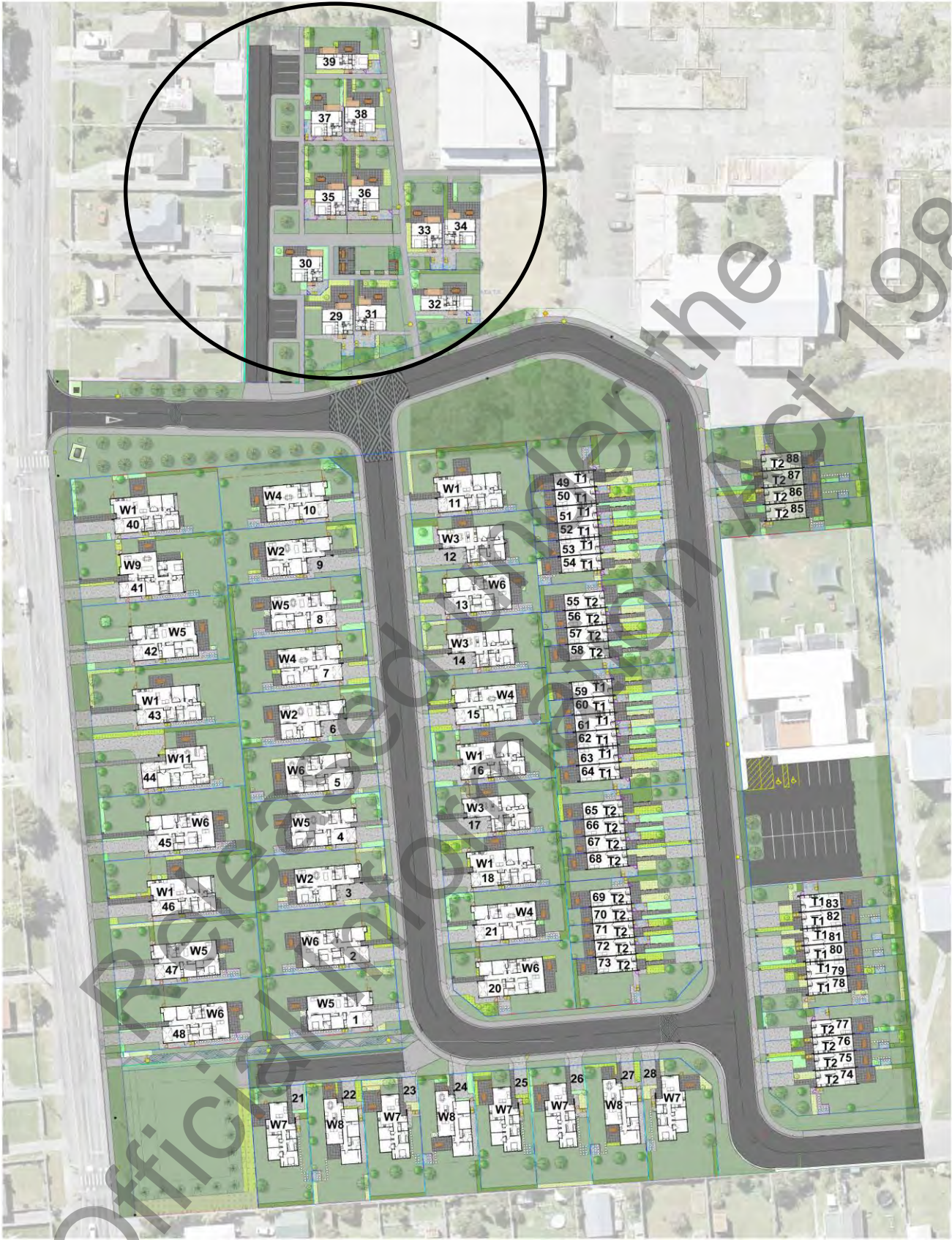


These principles connect to the kaupapa Māori approach of He Whare Āhuru He Oranga Tāngata and the Indigenous Approach to the Living Standards Framework. Considered together, the principles provide a far broader, multi-faceted and intergenerational view of wellbeing than the commonly considered view of housing underpinning economic wellbeing.

This project also connects and leverages the resources of several government agencies, including HUD, Te Puni Kōkiri and MSD in partnership with the private sector and not for profit Community Housing sector with outcomes that improve Māori and whānau wellbeing, which directly and indirectly relate to housing.

As noted by the Minister, the “MAIHI also provides a focus for development across relevant agencies that need to understand kaupapa Māori approaches, to work with Māori to deliver housing solutions for Māori by Māori”.

Appendix 1 site of the Kaumātua units



HO OD HOUSE OF ORANGE DESIGN <small>LIMITED</small>	TE PUNA WAI MOOHAN STREET WAINUIOMATA	0 5 10 15 20 25 30 35 40 45 50	MASTERPLAN	<small>NOTES: - READ IN CONJUNCTION WITH THE SURVEYORS AND ARCHITECTURAL DRAWINGS. - REFER ARCHITECTURAL PLANS FOR SITE DRAINAGE. - LANDSCAPE PLAN IS INDICATIVE. ALLOW TO CONFIRM LANDSCAPE POST BUILDING CONSTRUCTION. - FLOOR PLANS AND SITE PLANS INCLUDING BOUNDARIES FROM ARCHITECT'S SURVEYOR. WE DO NOT TAKE LIABILITY FOR ITS ACCURACY. VISIT SITE FEATURES ON SITE BEFORE CONSTRUCTION COMMENCES.</small>
		ORIGINAL SCALE (MM) SCALE 1:1,000 @ A3 REV. A DATE: 19/08/19 ISSUE: REVIEW		

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From: [Bernadette Pinnell](#)
To: [Rachel Fleet](#)
Subject: 2020 12 07 MHUD Kaumatua Units.pdf
Date: Monday, 7 December 2020 4:56:33 PM
Attachments: [2020 12 07 MHUD Kaumatua Units.pdf](#)

FYI
Regards Bernadette

Bernadette Pinnell PhD MURP
General Manager
Compass Housing Services NZ
PO Box 78-394 Grey Lynn
Auckland 1245
e: [REDACTED] s 9(2)(a)
Tel: +6421366732

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7 December 2020

William Barris
Manager, Contract Management
Housing Supply, Response and Partnerships
The Ministry of Housing and Urban Development
Level 8
The AON Centre
1 Willis Street
Wellington 6011

By email : william.barris@hud.govt.nz

Kia ora William

11 KAUMĀTUA UNITS AT MOOHAN STREET, WAINUIOMATA (the Kaumātua Units)

We are fortunate to have received assistance, as outlined in the application of Compass New Zealand for Income Related Rent Subsidy (IRRS) funding **attached** (the Application), for the delivery of social and affordable houses at Wainuiomata.

As outlined in the Application from Compass New Zealand we have delivered:

1. 13 social at market houses sold at a price of \$570,000 per house when the market price of those houses is circa \$650,000;
2. 4 shared equity houses with a further 2 expected to settle this year at an average price of \$470,000 per house when the market price is circa \$650,000;
3. a further 18 sections with infrastructure, which are consented and titled which we can sell once we have agreements for the construction of houses;
4. the Kaumātua Units, which subject to obtaining IRRS funding will house 11 Kaumātua.

We are proud of our efforts to address one of the primary issues facing our people and we are also grateful to Te Puni Kōkiri for the assistance they have provided to date, and our partners The Wellington Company who have taken all the funding and construction risk to enable the delivery of the houses referred to above including the Kaumātua Units.

We fully support the Application and look forward to your support in order to ensure the Kaumātua Units are occupied by our elderly.

Nga Mihi

A handwritten signature in blue ink, consisting of a stylized initial 'T' followed by a series of loops and a long horizontal stroke.

Toa Pomare
Director, Taranaki Whānui Limited

Released under the
Official Information Act 1982

From: [Rachel Fleet](#)
To: [William Barris](#)
Cc: [Evan Hargis](#); [Daniel Howe](#)
Subject: FW: Taranaki Whānui Limited | Kaumātua Units, Wainuiomata
Date: Wednesday, 9 December 2020 5:31:00 PM
Attachments: [image001.jpg](#)
[2020_12_07 MHUD Kaumatua Units.pdf](#)
[Te Puna Wai IRRS -open term contract dec2020 application.pdf](#)
[image002.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)
[image007.png](#)
[image008.png](#)
[image009.jpg](#)
[image010.jpg](#)
[image011.jpg](#)

Hi Will,

In terms of next steps here, how shall we get back to them? I think technically we (you?) need to reply to Bernadette's original e-mail to you as that's the official request (from the Registered CHP).

A few things:

- We need to ask for the draft lease to send to HUD legal.
- Do you also want the commercial terms in writing? It would be great to get some detail so I can pass along to my team in terms of understanding more of her cost structure, but at least the overall #s would be good. I think you had said \$325 rent, based on the appraisal. Was it 30% ("OS") for Compass on top of that?
- Can she send us/you the appraisal? I may have that in the file somewhere already- will double-check...
- If she had a draft application for us, that would be great but not sure where she's at...

LMK how you want to follow-up with her.

Cheers,

Rachel

Rachel Fleet

Business Development Manager | Housing Supply
Housing Supply, Response and Partnerships
Rachel.Fleet@hud.govt.nz | Mobile: **s 9(2)(a)**
www.hud.govt.nz | Level 6, 7 Waterloo Quay, Wellington 6011, New Zealand

From: lisle_mcerlane@ascendcapital.co.nz <lisle_mcerlane@ascendcapital.co.nz>

Sent: Monday, 7 December 2020 6:11 PM

To: Rachel Fleet <Rachel.Fleet@hud.govt.nz>; 'Bernadette Pinnell'

s 9(2)(a); 'William Gorrie' <william.gorrie@twc.co.nz>; macbr <macbr@tpk.govt.nz>; chistina.chase@hud.govt.nz; Chris Wikaira <chris.wikaira@kaingaora.govt.nz>; 'Kirsty Tamanui' <kirsty@portnicholson.org.nz>

Subject: FW: Taranaki Whānui Limited | Kaumātua Units, Wainuiomata

Kia ora All -the letter and the application being referred to today / any questions just ask and thank you all for your help -rgs lisle **s 9(2)(a)**

From: Taranaki Whānui Reception <Reception@portnicholson.org.nz>

Sent: Monday, 7 December 2020 2:53 PM

To: william.barris@hud.govt.nz

Subject: Taranaki Whānui Limited | Kaumātua Units, Wainuiomata

Kia ora William, please see **attached** correspondence from Toa Pomare, Taranaki Whānui Limited Chair.

Ngā mihi,

John Coffey, Chair | Taranaki Whānui ki te Upoko o te Ika a Maui | Port Nicholson Block Settlement Trust
Tramway Building, Level 3, 1-3 Thorndon Quay, Wellington, 6011
Tauwaea : +64 4 472 3872

Paetukutuku : www.pnbst.maori.nz | [Follow Us On Facebook!](#)

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The attachments titled *2020 12 07 MHUD Kaumatua Units* and *Te Puna Wai IRRS - open term contract dec2020 application* can be found on pages 19-20 and 10-17 respectively

Released under the
Official Information Act 1982



1 Project Description

Project Address: **Te Puni Wai Development- Moohan St Wainuiomata**

Summary of the project (including zoning):

[Click here to enter text \(expandable section\)](#)

Typology (size)	New Quantity Public Housing	(Demolished Qty Public Housing)	Net New Public Housing Units
Studio	Enter text.	Enter text.	Enter text.
1 Bedroom	11	0	11
2 Bedroom	0	0	0
3 Bedroom	Enter text.	Enter text.	Enter text.
4 Bedroom	Enter text.	Enter text.	Enter text.
5+ Bedroom	Enter text.	Enter text.	Enter text.

Intended cohort/client group:

Kaumātua from Taranaki Whānui ūri who are deemed eligible by MSD to be on the social housing register

Type of funding request (please tick below):

- ☒ Operating supplement
☐ Upfront funding (available in very limited circumstances)
☐ Combination of the above

(please refer to page 30-36 of this link [Public Housing Plan](#))

Build Type (please tick below):

- ☐ Build and Own (BO)
CHP designs, builds, owns, and operates then maintains the property.
- ** Please complete Appendix 1 if your organisation is developing a Public Housing project for the first time.**
- ☒ Build to Transfer (BT)
Development Partnership. For example, a developer designs to CHP specification. Progress payments made by CHP to Builder at agreed milestones. Ownership transferred to CHP on build completion.
- ☐ Turnkey purchase (TK)
CHP purchases design from set design plan. Ownership transferred to CHP on build completion.
- ☒ Build to Lease (BL)
Private Developer undertake entire build process. Dwelling is leased to CHP on completion.

Description of land and ownership (please include LINZ Record of Title identifier number):

The development is located on the former Wainuiomata College site located at 86 – 106 Moohan Street, Wainuiomata, Lower Hutt. The land is fee simple general title, 918534 - 918544 (Wellington) Legal Description held in the ownership of Taranaki Whanui Limited by Lowry Bay Sections Number 1 as the registered owner. The land is site is currently undergoing land and housing development works, which will be subdivided into individual fee simple lots. Stage 1 is the creation of 11 fee simple general title lots with the remainder of lots awaiting further subdivision at a later date.

Project start date

1/09/2019

construction end date:
COMPLETED

17/03/2021

Legislative Requirements:

- ☒ Please confirm (by ticking the check box) that the project complies with all relevant legislative requirements (including, but not limited to, health and safety regulations, the Health and Safety at Work Act 2015, the Building Act 2004, the Building Regulations 1992, and the Residential Tenancies Act 1986, and includes all supporting Regulations and amendments to those Acts) in managing the proposed projects.

2 Contact Information

Legal Name of CHP:

COMPASS HOUSING SERVICES CO. NEW ZEALAND LTD (Compass NZ) .

Date: 12/04/2021

Contact Person for this project:

Dr Bernadette Pinnell

Phone:

s 9(2)(a)

E-mail:

s 9(2)(a)

3 Organisation

Deliverability

Prior housing supply projects: List all prior new housing supply projects your organisation has led in the past five years, highlighting which (if any) projects have received Government funding. Please include the street addresses where the properties were built and whether the projects were delivered on time and on budget.

Region	Address	Size (Typology)	Date Completed	Reasons for delays/ cost over-runs
Auckland	Central Ave Papatoetoe	54 studios	1/11/2016	NA
Auckland	May Rd. Mangere East	36 studios	1/01/2017	NA

Auckland	Liverpool St CBD	73 high rise mixed tenure apartment 1 and 2 bedroom	1/09/2019	NA
Auckland	Waikumete Rd Glen Eden	90 high rise mixed tenure apartment 1 and 2 bedroom	1/12/2020	COVID 19
Whanganui	Victoria Ave CBD	26 apartment 1 and 2 bedroom	1/12/2020	COVID 19
Palmerston North	Church St CBD	46 apartment 1 and 2 bedroom	1/04/2021	COVID 19
Auckland	Clayburn Road Kelston	36 apartment 1 and 2 bedroom	1/05/2021	COVID 19
Nile St	Nelson	40 apartment 1 and 2 bedroom	1/09/2023	NA

Intentions: Please provide an outline of your organisation's current strategy for public housing supply/alignment with the current HUD Public Housing Plan and evidence that these could materialise (in terms of no of places/ locations/ typologies/ access to land) [link to the Public Housing Plan](#).

Compass Housing NZ Mission is that “ all people have the right to adequate and affordable shelter and to live in sustainable communities “.

Our Strategic Plan for 2020-2030 has an ambitious plan for growth in partnership with credible, financially sustainable partners to deliver high quality, well located properties throughout New Zealand.

Our target is to :

1. Develop and deliver 1,000 social and affordable rental housing options in regional NZ.
2. Develop and deliver 1,000 social and affordable rental housing options in urban areas of NZ.
3. Provide a comprehensive safety net for 'vulnerable' tenants whilst creating a bridging social capital framework for our 'opportunity' tenants who with support can 'get ahead' into employment, education/training, affordable housing and homeownership.
4. To develop an affordable housing model to deliver 500 new properties that can assist 30% of social housing tenants to transition out of social housing into affordable long term rental housing.
5. Work with iwi to enable an increase in Maori owned and led developments to facilitate improved social and economic outcomes.

These outcomes will be tracked and measured and contribute to future housing policy development and assist with the overall evaluation of HUD programmes.

In 2019 we established an office in Wellington to facilitate regional operations in the lower north Island from Wellington-north. We currently have operations in Whanganui and Palmerston North and this development is an important milestone in our Strategic Plan to work with iwi and The Wellington Company to address the need for high quality social housing.

Compass NZ is a dedicated social housing landlord and partners with social services organisations to deliver wrap around services to those tenants who need these types of services. Compass NZ has a services agreement with Compass Australia for the provision of financial, legal and ICT services including GreenTree which is our tenancy, property and financial management ICT system. This is a core component of our operating model particularly to ensure accurate record keeping, protecting confidentiality and privacy of data and timely reporting on tenant wellbeing, health and safety, risk management, financial management and regulatory compliance.

It is recognised internationally, that a key strength of Community Housing Providers is the industry's ability to respond to establish a trusting and reciprocal relationship based local characteristics and needs, drawing on local community resources and providing or facilitating a wide range of services to address tenants' needs and aspirations. There is a growing trend in NZ to creating a dependency narrative which categorises all tenants as reliant on government and services to 'get by'. However, our experience is that tenants need a 'hand up' i.e. with support they can and do, function independently. For example, our Tenant Advisory Group services provide active involvement in education and skills training, cultural expression via art, decision making, conflict resolution, cultural competency and employment initiatives which are aimed at creating self-determination. We believe that these opportunities which develop self-confidence and self-worth and indirectly break the intergenerational cycle of disadvantage.

4 Organisation

Deliverability

Portfolio: Please outline your organisation's current housing portfolio and details of Public Housing (in terms of no of places/ locations/ typologies split between owned and leased)

Roles and responsibilities: Describe the roles and responsibilities, including the relevant skills and track record of any major partners involved in the project (developers, builders, architects, asset managers, etc.)

The project is complete with the Wellington Company Ltd. as the delivery partner with iwi, Egmont Dixon Ltd. as the development managers for the project. These parties have a strong history of delivering on time and budget as illustrated below.

Organisational Delivery

Prior housing supply projects: List all prior new housing supply projects your organisation has led in the past five years, highlighting which (if any) projects have received Government funding. Please include the street addresses where the properties were built and whether the projects were delivered on time and on budget.

Region	Address	Size (Typology)	Date Completed	Reasons for delays/ cost over-runs
Wellington – Social Housing Unit	Te Aro Pa Trust – Evans Bay Parade	50 to 80m2	1/03/2016	Delivered on time and to budget - Delivered by Egmont Dixon on behalf of Te Aro Pa Trust by Te Tumu Kainga
Wellington - KiwiBuild	King Street, Mt Cook Wellington	50 to 60m2	In development	Nil
Lower Hutt - KiwiBuild	High Street, Lower Hutt	50 to 80m2	In development	Delays to commencement due to consenting and approval delays by Council
Hawkes Bay – Maori Housing Unit	Waiohiki – Tareha Papakaina SH 50 Taradale	90 to 140m2	1/03/2016	Delivered on time and to budget – Delivered by Egmont Dixon on behalf of the Tareha Whanau
Bay of Plenty – TPK/ MBIE	Kokohinau Marae - Kokohinau	80m2	20/05/2018	Delivered on time and to budget – Delivered by Egmont Dixon on behalf of the Kokohinau Marae Committee in response to the Edgecumbe floods

Asset Delivery

The Wellington Company (TWC) is currently delivering over 100 affordable and public housing units in Wellington, including the first KiwiBuild developments in Wellington and Lower Hutt. They have previously partnered with Wellington City Council on the affordable – Te Kainga development. Egmont Dixon also led the Pomare Redevelopment Project which is a mixed tenure regeneration project in Lower Hutt, as well as the delivery of a number of papakainga housing developments .

Commercial arrangements: Please discuss the status of any available commercial arrangements and any formal documentation on the project such as commitment letters, proposals, heads of terms, signed contracts. Please include copies of the supporting documentation.

The commercial arrangements between the parties are provided in [Appendix 2](#) attached to this proposal. [Click here to enter text \(expandable section\)](#)

Identified parcel of land: *If there is a conditional contract on the land could you please provide supporting evidence of this. The agreement for sale and purchase will outline the terms and conditions in relation to the contract, and expiry of the due diligence period. If this time has passed, please provide written confirmation of the new agreed dates between the respective solicitors.*

The project is located on land transferred from the Crown for the PNBST Treaty settlement 2009. It is located within the Te Puni Wai development on (part lot 1 DP20910, Wellington. The land is fee simple general title and is held by Lowry Bay Limited Partnership.(LBLP) is owned by PNBST, via its commercial holdings company Taranaki Whanui Limited. (TWL)

Project management and governance: *Please provide details of relevant property development and project management experience of senior management and individuals responsible for the governance and delivery of the project.*

This is not applicable as the assets are built and are owned by TWC. See documents attached in Appendix 2

Asset Management

The Community Housing Regulatory Authority (CHRA) is responsible for ensuring that all registered Community Housing Providers meet Performance Standards for property, asset and tenancy management. If your application is approved, you must inform CHRA of your project to disclose any new aspects that are material to the Performance Standards. Before moving to a commercial agreement, you must provide written confirmation that CHRA has assessed all new aspects that you have disclosed and confirmed your ongoing compliance with CHRA's Performance Standards.

Property Management, Maintenance and Tenancy Management

If the proposed arrangements for this project differ from your current model, please summarize these below, with full details to follow to CHRA.

This project will follow our established model. Local trades, electrician and plumbing will be engaged to provide urgent maintenance, initially these components will be under warranty contract to TWC.

Capacity and Capability

Please indicate if you are expanding into a new region or increasing your capacity and capability for this project and confirm that these changes have been provided to CHRA.

This project will complement our existing regional presence in the Whanganui- Manawatu Region. We are exploring other projects in the Wellington – Kapiti region.

5 Fit For Purpose

For all project types, please describe the following:

Overall Design: *An overall description of the project design and any amenities, unique features and/or materials used in this build, particularly any features that respond to specific tenant needs (e.g. accessibility). Please discuss what sets this project apart from standard materials and/or design and how your asset management plan is tailored to best support these e.g. what sets this project apart from standard materials and/or design.*

The building floor areas are approximately 46 - 47m² sitting on sites of between 134m² and 244m² in size together with the benefit of a shared community space of 1,420m. Each unit has 20m² of private open space.

The modular units are environmentally sustainable as they are constructed of R8 SIPs panels, thermally broken glass and internal ventilation system combined with thermally broken joinery these units are effectively passive energy efficient. The mode of construction also allows for the internal envelope to maximise the floor to underside of the roofing panel providing the full volume of the building envelope to be used within the living spaces and for internal storage.

The mixed tenure and intergenerational nature of the community is socially sustainable. It is likely that tenants will have whanau living locally. The site is located adjacent to a community facility and local kindergarten. The materials selected provide affordable well designed finishes, energy efficient fittings and fixtures have been used throughout the units; as well as low flow taps/ fittings, energy efficient hot water cylinders. The units are constructed from PIR Panel which has a R8 thermal rating, thermally broken glass and modular build construction methodology (manufactured kit parts) which provides for fast track construction and delivery. Insulation standard is up to NBS standard and additional heating is available from electric wall heaters. All apartments have cross ventilation from front and rear doors and a central air reticulation system to ensure fresh air circulates throughout the dwellings.

Technical Details: The number of units, the number of bedrooms for each unit, gross floor area (as per the CHP financial model), number of car parks. Plans and elevations of the proposed development, including landscape plan where applicable, is expected at a minimum.

Plans attached in Appendix 3 The development includes 11 standalone -one double bedroom, one bathroom units approximately 47sm², with 20m² open space . Each unit has a combined washer/ drier and dishwasher and courtyard with clothes lines and area for rubbish bins. Each unit has a nominated car park. There is a community garden area with seating, a pergola and planter boxes for vegetables and plants Landscape Plan attached in Appendix 3.)

Site and Building Design: A description of the building design and internal spaces. Site layout, orientation to sun, internal unit layout (Universal Design, Lifemark etc), private and communal open space, security and CPTED, private and communal storage, washing lines, garden and landscaping. If this is a new sub-division, please provide a plan and timeline for proposed services and facilities in the area.

The units have a low environmental impact, they are made from locally sourced and manufactured materials; that seek to provide a high performing living environment for its residents. They are fully compliant with the Healthy Homes Standard.



Social and Community: Project location in proximity to, and ability to access, town centres, supermarkets, health providers, schools, recreational facilities, parks, and public transport. Extent of CHP involvement and engagement with community; both existing and proposed.

The Te Puna Wai development is located at 86-106 Moohan St in the heart of Wainuiomata, and within close walking distance to the Wainuiomata Mall, public and private health clinics, schools (Kohanga on site) and public transport (buses). Over the past five years, Wainuiomata as a suburb (like much of Wellington) has experienced significant growth and is a popular community for trades and contractors and offers immediate employment opportunities. This development provides both 19 affordable home ownership via the Taranaki Whanui Progressive Home Ownership Programme and 11 additional social housing for Kaumatua. This development illustrates the intent of the Māori and Iwi Housing Innovation (MAHI) Framework. This project also connects and leverages the resources of several government agencies, including HUD, Te Puni Kōkiri and MSD in partnership with the private sector and the Community Housing sector with outcomes that improve Māori and whānau wellbeing.

Nature and the Environment: Sustainable initiatives such as building thermal performance (R values), reduced energy consumption or alternative energy sources, water efficient appliances, waste reduction and use of recycled or environmentally certified materials. Minimisation of site earthworks and landform modification; protection of established vegetation, habitats and waterways.

The units are environmentally sustainable as they are constructed of R8 SIPs panels, thermally broken glass and internal ventilation system combined with thermally broken joinery these units are effectively passive energy efficient. The mode of construction also allows for the internal envelope to maximise the floor to underside of the roofing panel providing the full volume of the building envelope to be used within the living spaces and for internal storage. The mixed tenure and intergenerational nature of the community is socially sustainable. Materials selected provide affordable well design finishes, energy efficient fittings and fixtures have been used throughout the units; as well as low flow taps/ fittings, energy efficient hot water cylinders. The units are constructed from PIR Panel which has a R8 thermal rating, thermally broken glass and modular build construction methodology (manufactured kit parts) which provides for fast track construction and delivery. Insulation standard is up to NBS standard and additional heating is available from electric wall heaters. All apartments have cross ventilation from front and rear doors and a central air reticulation system to ensure fresh air circulates throughout the dwellings

Affordability and Durability: Affordable to run, low maintenance, easily repairable, durable, or innovative design. Demonstrated efficiencies through 3rd party certification (such as Homestar, Passive House).

See above

6 Financial Viability

Funding request: Please describe your funding request, the funding breakdown (Bank, Cash, etc.), and equity contributed.

The development strategy was that PNBST would engage TWC to develop the units and would use funds from the sale of the shared equity and market housing together with debt funding to repay TWC. However, to date PNBST have not been able to source debt funding. The land and property titles for the Kaumatua units are held in the name of Te Puna Wainuiomata Limited (TPWL), which is an entity wholly owned by The Wellington Company.

The total cost of the 11 units are s 9(2)(b)(ii)

- The parties have agreed a project funding plan as follows: TWC has borrowed s 9(2)(b)(ii) to fund the construction of the Kaumatua units.
- PNBST has equity in the project of s 9(2)(b)(ii).
- PNBST has cash flow to repay s 9(2)(b)(ii) to the TWC in early 2021.
- PNBST is progressing with debt funding of s 9(2)(b)(ii) to repay the balance of the cost of construction of the units to TWC.

PNBST and TWC have agreed that the Kaumatua units will remain in the ownership of TPWL until PNBST is able to repay the balance of the monies owed to TWC.

Whilst the debt funding for the Kaumatua units is held by TWPL and TWC the Kaumatua units will remain in the ownership of TPWL.

PNBST have a contract in place recording the holding arrangement. The documentation also provides for the transfer of the Kaumatua units on the payment by PNBST of the s 9(2)(b)(ii) and finalisation of the debt finance.

Compass NZ will lease the properties from TPWL for 5 year lease with right of renewal.

.

Cost over-runs and project scope changes: Please describe your organisations strategy to mitigate any project cost over-runs and/or project scope increases and /or delays during the build process.

Project is complete. Click here to enter text (expandable section)

Project/Development plan: Please provide a project plan designed to guide the control and execution of a project, with realistic timelines including funding timing considerations:

- The amount, timing and use of each component of financing,
- The commercial arrangements and how funds flow between HUD, the CHP, major subcontractors and financiers.

Project is complete

Cashflow: If during the contract period (in the CHP Financial Model) there are negative cash-flows, please describe how you would manage/mitigate this situation.

Project is complete here to enter text (expandable section)

Capital replacements (bathrooms/kitchens, etc.): Please describe, by item, your plan around replacement of capital items (timing, funding, and lifecycle.)

Click here to enter text (expandable section)

Changes to financial circumstances: Please provide the details of any changes in your financial circumstances, since your last CHRA annual review or any significant events (e.g. litigation claims, disputes, changes in credit standing or ownership). Alternatively, please indicate if these changes have already been provided to the CHRA.

As a result of an increase in properties under management **Compass Housing NZ has improved its financial circumstances is tracking towards financial sustainability.**

Inflation Index – HUD uses the consumer price index for housing rentals published by Statistics New Zealand, quarterly, and the relevant regional price index will be applied on each annual Market Rent adjustment date; for the term of the contract:

Series Name	Series ID (CPIQ)
Actual Rentals for Housing – North Island	SE404101
Actual Rentals for Housing – Auckland	SE104101
Actual Rentals for Housing – Wellington	SE204101
Actual Rentals for Housing – South Island	SE704101
Actual Rentals for Housing – Canterbury	SE504101

7 Proposed Services Agreements

If funding is approved, HUD and providers will enter into a Relationship Agreement for the Provision of Housing and Housing Services (if this has not already been entered into, noting that this is only signed once with each provider) and a Services Agreement for each product/service purchased by HUD. A description of HUD's contracting framework, can be found via the following link: [Our contracting framework](#)

Please let us know in the text box below if there are any of the standard provisions in these Agreements which present an issue for you, or which you anticipate you may seek to be modified. If you do not signal any issues with the standard provisions which you may be seeking amendment of, you will be deemed to have accepted the standard terms and conditions in full.

Please note that one of the key principles of the contracting framework (as agreed between HUD and Community Housing Aotearoa) is that HUD would not individually negotiate the terms in the Agreement templates - this ensures that each of the providers is on a level playing field. On that basis, a request for substantial changes to the provisions of the standard Relationship Agreement or Services Agreements may result in your application not being accepted.

Click here to enter text (expandable section)

8 Declarations

By completing the details below, the applicant makes the following declarations about this application for project-specific funding to deliver new Public Housing supply ("the application"):

- We have read, understood and agree to the Terms and Conditions of applying for project-specific funding to deliver new Public Housing supply which are attached as Appendix 2;
- We confirm that the statements in the application are true and the information provided is complete and correct, and there have been no misleading statements or omissions of any relevant facts nor any misrepresentations made;
- We have secured all appropriate authorisations to submit the application, to make the statements and to provide the information in the application;
- We warrant that we have no actual, potential or perceived conflict of interest (except any already declared in the application) in submitting the application or entering into an agreement with HUD to carry out the project. Where a conflict of interest arises during the application or assessment process, we will report this immediately to the Manager Housing Supply at HUD via email to Public.Housing.Panel.Procurement@hud.govt.nz;
- We understand that the falsification of information, supply of misleading information, or the suppression of material information in the application, may result in the application being eliminated from the assessment process and may be grounds for termination of any agreement awarded as a result of this application process;
- We have notified the Regulator of any changes to existing policies, procedures or systems resulting from this project; and
- We consent to HUD undertaking due diligence including any third party checks as may be required to fully assess the application.

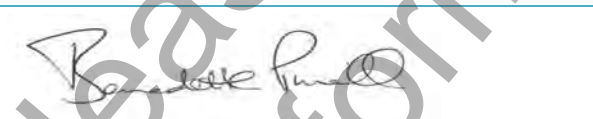
Full Name:

Dr. Bernadette Pinnell

Title / Position:

General Manager Compass Housing Services Co. NZ Ltd.

Signature:



Date:

13/04/2021

<u>Mandatory</u> documents at Application Stage (please tick)	Refer Section	Build & Own (BO)	Build to Transfer (BT)	Turnkey purchase (TK)	Build to Lease (BL)
Appendix 1 Excel 'CHP Financial Model' completed		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Appendix 2 Bank support - documentation confirming that the required financing will be available, for example by providing letters of support, pre-approval, indicative terms or commitment letters from financiers, as well as a timetable for completion of these documents.	4	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Appendix 3 Master/project plan (including delivery phases, configurations, titles, etc.)	6	<input type="checkbox"/>	<input type="checkbox"/>		
Appendix 4 Development plans (Site plans / Floor plans / Location Plans / Elevations/Landscaping / fittings and fixtures specification)		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Appendix 5 Roles, responsibilities and track record of key partners and major sub-contractors in this project	4	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Appendix 6 Biographies on CHP senior management and relevant experience to the project	4	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Appendix 7 Commercial arrangements and any formal documentation on the project	4	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Appendix 8 Copy of the relevant Record of Title(s) for the development site, which is no less than three months old.		<input type="checkbox"/>	<input type="checkbox"/>		
Appendix 9 Project funding plan (sources of funding) along with cash flow timings		<input type="checkbox"/>	<input type="checkbox"/>		
Appendix 10 Copy of Agreement for Sale and Purchase (fully executed)			<input type="checkbox"/>	<input type="checkbox"/>	
Appendix 11 Copy of Agreement to Lease or Deed/Memorandum of Lease					<input type="checkbox"/>
<u>Optional</u> documents (at Application stage) but Required Prior to Funding (please tick)	Refer Section	Build & Own (BO)	Build to Transfer (BT)	Turnkey purchase (TK)	Build to Lease (BL)
Building and resource consents and any copies of documents that support this (e.g. building consents, resource consents etc.)		<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Development plan indicating overall timing of the project (key dates and key milestones and dependencies, as applicable (e.g. Design development, consenting, civil/enabling works etc.))	6	<input type="checkbox"/>	<input type="checkbox"/>		
Detailed development costing, ensuring that all relevant and material costs are included (see Feasibility Model)	6	<input type="checkbox"/>	<input type="checkbox"/>		
Independent rental assessments supporting the rent levels used in the Feasibility Model		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Additional Information HUD may Request	Refer Section	Build & Own (BO)	Build to Transfer (BT)	Turnkey purchase (TK)	Build to Lease (BL)
Independent Quantity Surveyor's report		<input type="checkbox"/>	<input type="checkbox"/>		
Construction contract (suitable for the project)		<input type="checkbox"/>	<input type="checkbox"/>		
Valuation for build on an "as is", "as if complete" basis (if applicable)		<input type="checkbox"/>	<input type="checkbox"/>		

Appendix 1: Build and Own (BO) – questions (first development only)
Appendix 2: Terms and Conditions of this Application
Appendix 3: Value for Money Evaluation Process and Criteria

Appendix 2: Terms and Conditions of this Application

General

This contains the terms and conditions which apply to all Public Housing funding applications.

The terms and conditions are non-negotiable and do not require a response. Each applicant that submits an application for project-specific funding to deliver new Public Housing supply (each an "application") has confirmed by their signature on the application that they accept these terms and conditions without reservation or variation.

In preparing and submitting an application for Public Housing funding you must:

- Consider all risks, contingencies and other circumstances relating to the delivery of the project and include adequate provision in your application to manage such risks and contingencies;
- Document in your application all assumptions and qualifications made about the delivery of the project, including any assumption that HUD or a third party will deliver any aspect of the project or incur any cost related to the delivery of the project;
- If appropriate, obtain independent advice before submitting your application; and
- Satisfy yourself as to the correctness and sufficiency of your application, including the requested funding and the sustainability of the pricing.

Reliance by HUD

HUD may rely upon all statements made and information provided by you in an application and in correspondence or negotiations with HUD or its representatives (e.g. your application and follow-up correspondence and discussions). If your application is approved for funding, any such statements and information may be included in the Services Agreement with HUD.

You must ensure all information provided to HUD is true, accurate and complete. HUD is under no obligation to check your application for errors, omissions, or inaccuracies. You will notify HUD promptly upon becoming aware of any errors, omissions, or inaccuracies in your application or in any additional information provided by you.

Ownership and intellectual property

Ownership of the intellectual property rights in your application does not pass to HUD. However, in submitting your application, you grant HUD a non-exclusive, transferable, perpetual licence to use and disclose your application for the purpose of assessing and decision-making related to the Public Housing funding application process.

By submitting an application, you warrant that the provision of the information to HUD, and the use of it by HUD for the evaluation of the application and for any resulting negotiation, will not breach any third-party intellectual property rights.

Confidentiality

HUD is bound by the Official Information Act 1982 ("OIA"), the Privacy Act 1993, parliamentary and constitutional convention and any other obligations imposed by law. While HUD intends to treat information in your application as confidential to ensure fairness during the assessment and decision-making process, the information can be requested by third-parties and HUD must provide that information if required by law. If HUD receives an OIA request that relates to information in your application, where possible, HUD will consult with you and may ask you to confirm whether the information is considered by you to be confidential or still commercially sensitive, and if so, to explain why.

Use and disclosure of information

HUD will require you to provide certain information, including personal information, on application forms if you wish to apply for funding. If you do not provide all of the information that is required on an application form, HUD may be unable to process or otherwise progress your application.

HUD will generally only use personal information provided in the application process for the purposes of administering the Public Housing funding which includes assessing an application you have submitted, contracting, monitoring compliance and reporting.

HUD may use personal information provided by you through the application process for other reasons permitted under the Privacy Act 1993 (e.g. with your consent, for a directly related purpose, or where the law permits or requires it).

HUD may disclose your application and any related documents or information provided by you, to any person who is directly involved in the Public Housing funding application and assessment process on its behalf including any officers, employees, consultants, contractors and professional advisors of HUD or of any government agency. The disclosed information will only be used for the purpose of participating in the Public Housing funding application and assessment process, including assessment and ongoing monitoring, which will include carrying out due diligence. Due diligence may involve HUD disclosing information to another relevant agency in order to assess the application and verify the information contained in the application and accompanying documents.

HUD will generally not otherwise disclose personal information provided or collected through this application unless required or otherwise permitted by law. For example, we may seek your consent to undertake additional due diligence checks and request information from other relevant third parties. If your application is approved for funding, information provided in the application and any related documents may be used for the purpose of preparing any relevant Services Agreement(s) with HUD.

HUD is responsible under the Housing Restructuring and Tenancy Matters Act 1992 (HRTM Act) for:

- funding the provision of Public Housing and related services (Part 9 HRTM Act); and
- registering and regulating CHPs (Part 10 HRTM Act).

In carrying out these responsibilities, the accountable business units within HUD have agreed to an information sharing policy to improve the outcomes for tenants and to provide for compliance efficiencies. The information sharing policy is available via this link: [Information Sharing Protocol](#).

Limitation of advice

Any advice given by HUD, any other government agency, their officers, employees, advisors, or other representatives about the content of your application does not commit the decision-maker to make a decision about your application.

No binding legal relations

No contract or other legal obligations arise between HUD and any applicant out of, or in relation to, the application and assessment process, until a formal written contract (if any) is signed by both HUD and a successful applicant.

No process contract

The Public Housing funding application and assessment process does not legally oblige or otherwise commit HUD to proceed with that process or to assess any particular applicant's application or enter into any negotiations or contractual arrangements with any applicant. For the avoidance of doubt, this application and assessment process does not give rise to a process contract.

HUD's rights

HUD may on giving notice to you:

- amend, suspend, or cancel your application for Public Housing funding;
- make any material change to the Public Housing funding application process (including any change to the timeframes, requirements and evaluation approach) provided you are given a reasonable time within which to respond to the change.

HUD may:

- accept or reject any application, and waive irregularities or requirements in this application process where it considers it appropriate and reasonable to do so;
- decide not to enter into a Services Agreement with you in respect of this application.

In particular, HUD reserves the right not to proceed with any application:

- that is considered by HUD (in its sole discretion) to be unaffordable to HUD. This may be based on either, or both, the unaffordability of upfront funding or operating supplement;
- where HUD considers there is not sufficient demand from prospective tenants on the Public Housing Register;
- where HUD determines that future supply is sufficient to satisfy demand in a particular region.

Costs and expenses

HUD is not responsible for any costs or expenses incurred by any applicant in the preparation of this application and any follow-up correspondence and discussions.

Exclusion of liability

Neither HUD or any other government agency, nor their officers, employees, advisors, or other representatives will be liable (in contract or tort, including negligence, or otherwise) for any direct or indirect damage, expense, loss or cost (including legal costs) incurred or suffered by any applicant, its affiliates or other person in connection with this application and assessment process, including without limitation:

- The assessment process;
- The participation of any application;
- Any investigations of or by any applicant;
- Concluding any contract;
- The acceptance or rejection of any application; or
- Any information given or not given to any applicant(s).

By participating in this application and assessment process, each applicant waives any rights that it may have to make any claim against HUD. To the extent that legal relations between HUD and any applicant cannot be excluded as a matter of law, the liability of HUD is limited to \$1.

Nothing contained or implied in or arising out of HUD documentation or any other communications to any applicant shall be construed as legal, financial, or other advice of any kind. Whilst HUD has endeavored to ensure the integrity of such information it has not been independently verified and may not be updated. In particular, the 'CHP Financial Model' is provided to you strictly on the basis that it is for HUD internal assessment purposes only and must not be relied upon by you or any other recipient in any way or for any purpose. You must make your own independent financial assessment and due diligence and satisfy yourself as to all and any matters relevant to your project you are submitting this application in relation to.

Inducements

You must not directly or indirectly provide any form of inducement or reward to any officer, employee, advisor, or other representative of HUD or any other government agency in connection with this application and assessment process.

Governing law and jurisdiction

The Public Housing funding application and assessment process will be construed according to, and governed by, New Zealand law and you agree to submit to the exclusive jurisdiction of New Zealand courts in any dispute concerning your application.

Public statements

HUD and any other government agency, or any relevant Minister, may make public in whole or in part this application form including the following information:

- The name of the applicant(s);
- A high-level description of the proposed project;
- The total amount of funding and the period of time for which the funding has been approved; and
- The region to which the project relates.

HUD asks applicants not to release any media statement or other information relating to the submission or approval of any application to any public medium without prior agreement of HUD.

Appendix 1 MASTER PLAN



From: [Bernadette Pinnell](#)
To: [Rachel Fleet](#)
Subject: Te PuniWai application for Build to Lease
Date: Tuesday, 13 April 2021 1:53:09 PM
Attachments: [0054 Wainui Kaumatua unit addresses.pdf](#)
[2020 12 07 MHUD Kaumatua Units lettter of supportPNBST.pdf](#)
[13April2021 CHP-Lease-Model-v-3.0 Wainuimata Head Leasing OS \(002\).xlsx](#)
[Lease Agreement - TWCandCHNZ mar2021.pdf](#)
[Valuation - kautmatua units.msg](#)
[Application-for-TePuni Wai April 2021.docx](#)

Hi Rachel

Please find enclosed the application for Te PuniWai for review before we lodge via the procurement process

Regards

Bernadette

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BUILDING CONSENT

GRANTED
28/11/2019

HUTT CITY COUNCIL



s 9(2)(a)

s 9(2)(a)

s 9(2)(a)

s 9(2)(a)

s 9(2)(a)

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s 9(2)(a)

s 9(2)(a)

s 9(2)(a)

s 9(2)(a)

LOT 29

s 9(2)(a)

The following attachments are withheld in full under section 9(2)(ba)(i) and 9(2)(i):

- *Copy of 13April2021 CHP-Lease-Model-v-3.0 Wainuimata Head Leasing OS (002)*
- *Lease Agreement - TWCandCHNZ mar2021*
- *Valuation - kautmatua units*

The attachment titled *2020 12 07 MHUD Kaumatua Units letter of supportPNBST* has been provided to you on page 21 of document titled *Combined Part One Emails*

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Official Information Act 1982

From: [Sharon Heslop](#)
To: [Trudy Whitlow](#)
Cc: [Rachel Fleet](#)
Subject: Te Puna Wai conversation follow up.
Date: Friday, 23 April 2021 11:45:04 AM
Attachments: [2021-04-13 Application-for-TePuni Wai April 2021.docx](#)
[F01649052_918535.pdf.pdf](#)
[image001.png](#)
[image002.png](#)

Hi Trudy,

Following on from our discussion, I attach the application, received on 13/4/21, a sample title for one of the dwellings and a snip from the Companies Register. As you can see there are a number of errors regarding description of land and ownership within the application, which will require further correction and narrative within the revised application, once feedback is provided to the Applicant, Compass Housing (Dr. Bernadette Pinnell), this is scheduled to take place next week.

Please note the Application has been sent to the HSRP team and is not for wider dissemination outside of HUD.

TE PUNA WAINUIOMATA LIMITED (6867135) Registered

Last updated on 25 Aug 2020

To maintain this company [log on here](#)

[View previous names](#)

[View as Single Page](#) [Certificate of Incorporation](#) [Company Extract](#) [Print](#)

Company Summary	Addresses	Directors (1)	Shareholdings (2)	Documents (10)	PPSR Search	NZBN
Company number:	6867135					
NZBN:	9429046818560					
Incorporation Date:	25 Jun 2018					
Company Status:	Registered					
Entity type:	NZ Limited Company					
Constitution filed:	No					
AR filing month:	August, last filed on 25 Aug 2020					
Ultimate holding company	No					
Company addresses	Registered Office The Wellington Company, Level 12, 50 Manners Street, Te Aro, Wellington, 6011, New Zealand Address for service The Wellington Company, Level 12, 50 Manners Street, Te Aro, Wellington, 6011, New Zealand View all addresses					Additional NZBN Information Trading Name(s): Phone Number(s): Email Address(es): Website(s): No website Industry: E301140 House prefabricated - assembly, erection or installation View all NZBN details
Directors	Showing 1 of 1 directors Ian Bracken CASSELS 198 Sims Road, Rd 1, Otaki, 5581, New Zealand					
Company record link:	http://app.companiesoffice.govt.nz/co/6867135					

Kind regards

SHARON HESLOP

SENIOR COMMERCIAL ADVISOR-HOUSING SUPPLY

Housing Supply, Response and Partnerships

Ministry of Housing and Urban Development

sharon.heslop@hud.govt.nz | Phone +64 (4) 832 2448 | Mobile **s 9(2)(a)**

Level 6, 7WQ, 7 Waterloo Quay, Wellington 6011

PO Box 82, Wellington 6140, New Zealand

www.hud.govt.nz

From: [Rachel Fleet](#)
To: [Bernadette Pinnell](#)
Cc: [Public Housing Panel Procurement](#); [Daniel Howe](#); [Sharon Heslop](#); [Bethan Owens](#)
Subject: RE: Te PuniWai application for Build to Lease
Date: Thursday, 29 April 2021 5:19:00 PM
Attachments: [Evaluation Q&A Form - 86-106 Moohan Street, Wainuiomata.docx](#)

Hi Bernadette,

Thanks for sending this through and for your patience in receiving the feedback. Attached are the questions from our team. You'll see many relate to the details around the land ownership and the anticipated transfer to PNBST. There's also a few questions/changes requested on the spreadsheet.

We are happy to set up a time to go through this with you over the phone, to clarify any issues or further questions. Once we've spoken, please can you:

- Address each of the questions in the Q and A form and also ensure these are all reflected within the content of the revised Application for Funding
- Submit the Q and A form, together with the revised Application for Funding and the relevant background documents, to the Public Housing Panel Procurement address (copied above)

If you don't think a call is necessary, you're welcome to just make the changes and re-submit this. Let me know what you prefer and, if you'd like to have a call, when might suit to do that (some stage early next week would be ideal).

All the best,

Rachel

Rachel Fleet
Business Development Manager | Housing Supply
Housing Supply, Response and Partnerships
Rachel.Fleet@hud.govt.nz | Mobile: s 9(2)(a)
www.hud.govt.nz | Level 6, 7 Waterloo Quay, Wellington 6011, New Zealand

-----Original Message-----

From: Bernadette Pinnell <s 9(2)(a)>
Sent: Tuesday, 13 April 2021 1:47 PM
To: Rachel Fleet <Rachel.Fleet@hud.govt.nz>
Subject: Te PuniWai application for Build to Lease

Hi Rachel

Please find enclosed the application for Te PuniWai for review before we lodge via the procurement process
Regards Bernadette



Application for Funding Question form Public Housing

Contact Information

Legal Name of the CHP:

Compass Housing Services Co. NZ Ltd.

Date:

28/04/2021

Contact Person for this project:

Dr. Bernadette Pinnell

Phone:

s 9(2)(a)

E-mail:

s 9(2)(a)

Project address

Moohan St. Wainuiomata

6	FINANCIAL VIABILITY		
Ref	Questions	Response	Supporting information (if any)
1	The application and lease do not appear to address the anticipated transfer to PNBST. Would PNBST step into the existing lease agreement or is the intention for this to be renegotiated at this stage? If so are you able to share details of what that anticipated arrangement would be?		
2	The provided budgets include significant costs under headings "other contingency costs" and "other costs" (3 separate items). Please provide further details on what each of these budget items cover?		
3	Can you please provide a budget detailing the costings and lifecycles of the whiteware?		
4	Tenancy management costs appear high relative to benchmark costs - can you provide some additional detail on how this has been costed?		
5	The financial model currently has a rent sum of \$325 which does not reflect the PHP rent maxima. This needs to be adjusted to \$275		

	and a corresponding OS adjustment made to supplement the owners rent back to \$325. Please see attached form for reference.		
6	Please update application to note the term and OS% requested (resolution of 5 above will confirm the correct OS %).		
ABILITY TO DELIVER			
Ref	Questions	Response	Supporting information (if any)
1	<p>Please correct the description of land as outlined on page 2 of the application to more correctly reference the now separate titles each unit has and their fee simple ownership status to TPW Ltd.</p> <p>Please correct the detail within the 'Identified parcel of land' box on page 5 which states the land is owned by TWL.</p>		
2	Can a copy of the Deposited Plan 543486 please be included with the full application? This DP contains the individual lots for each unit plus the 1/11 share they all have in lot 104 (common parking and communal outdoor areas).		
3	Please include copies of Land Covenants 11702063.9 and 11702063.10 to Te Puna Wainuiomata Limited and Lowry Bay Limited Partnership respectively.		
4	<p>The draft agreement to lease between TPW and Compass has a number of areas where further details are required, such as:</p> <ul style="list-style-type: none"> the Third Schedule 10.1 property maintenance obligations. Fourth Schedule-missing any detail (fixtures and fittings)- the separate file 'appliances schedule' could potentially be used here. Lease sect 4.1-L'lord and Tenant to enter into a formal lease. 		

FIT FOR PURPOSE			
Ref	Questions	Response	Supporting information (if any)
1	Please provide reference to the approved BC plan number(s) in the application (which has already been received by HUD).		
2	Please provide a plan within the final application showing how parking will be allocated per unit. This is particularly important given the distance from the parking bays to some units.		
3	Please provide either a revised plan or descriptive narrative on which units now have ramp access and if they provide fully accessible access into the accompanying units .i.e. over the door threshold.		
4	Other observations re the designs have already been made in earlier feedback, please note the gross floor areas over framing have been calculated by HUD as 43m ² for both types, rather than the stated 46-47m ² in the application. This larger assessed area would only be over external cladding/outer walls, which is not consistent with how PH dwellings are measured.		
OTHER MATTERS			
Ref	Questions	Response	Supporting information (if any)
1	Please provide further detail on the agreement between TPWL and PNBST regarding the units remaining in the ownership of TPWL until repayment of the balance of monies owing re the project is made (this is mentioned on page 7). As the application is for a term of 5 years, with TPWL as the lessor to Compass (the Applicant), certainty on this relationship and expectations of timing is crucial to progressing this application.		
2	Please provide further details on the proposed selection process for the target cohort, being Kaumātua from Taranaki Whanui uri, from the social housing		

	register. Also note any past or future planned engagement with MSD on this.		
3	We would classify this as a "Build to Lease" only, not also "Build to Transfer." Please can you update the Build Type to reflect this?		

Mandatory documents at Proposal Stage (please tick below)

	Refer Section	Build & Own (BO)	Build to Transfer (BT)	Turnkey purchase (TK)	Build to Lease (BL)
Excel 'CHP Financial Model' completed		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bank support - documentation confirming that the required financing will be available, for example by providing letters of support, pre-approval, indicative terms or commitment letters from financiers, as well as a timetable for completion of these documents.	4	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Master/project plan (including delivery phases, configurations, titles, etc.)	6	<input type="checkbox"/>	<input type="checkbox"/>		
Development plans (Site plans / Floor plans/ Location Plans / Elevations/Landscaping)		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Roles, responsibilities and track record of key partners and major sub-contractors in this proposal	4	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Biographies on CHP senior management and relevant experience to the proposal	4	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Commercial arrangements and any formal documentation on the project	4	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Copy of the relevant computer register(s) confirming ownership and status of the land		<input type="checkbox"/>	<input type="checkbox"/>		
Project funding plan (sources of funding) along with cash flow timings		<input type="checkbox"/>	<input type="checkbox"/>		

Optional documents (at Proposal stage) but Required Prior to Funding (please tick below)

	Refer Section	Build & Own (BO)	Build to Transfer (BT)	Turnkey purchase (TK)	Build to Lease (BL)
Building and resource consents and any copies of documents that support this (e.g. building consents, resource consents etc.)		<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Copy of Agreement for Sale and Purchase			<input type="checkbox"/>	<input type="checkbox"/>	
Copy of Agreement to Lease or Deed/Memorandum of Lease					<input type="checkbox"/>
Development plan indicating overall timing of the project (key dates and key milestones and dependencies, as applicable (e.g. Design development, consenting, civil/enabling works etc.))	6	<input type="checkbox"/>	<input type="checkbox"/>		
Detailed development costing, ensuring that all relevant and material costs are included (see Feasibility Model)	6	<input type="checkbox"/>	<input type="checkbox"/>		
Independent rental assessments supporting the rent levels used in the Feasibility Model		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

From: [Bernadette Pinnell](#)
To: [Rachel Fleet](#); [Sharon Heslop](#)
Subject: Draft Option
Date: Wednesday, 5 May 2021 3:42:00 PM
Attachments: [WAINUI DRAFT OPTION .doc](#)
[2021_05_05 LTR A Chrisp TPW Kaumatua Unit.pdf](#)

Hi Rachel and Sharon

Here is the proposed letters and Deed for Te Puni Wai

Please review and let me know if there is anything else that your legal team ay require or need reworded to provide comfort to HUD

Regards

Bernadette

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Official Information Act 1982

5 May 2021

Andrew Crisp
Ministry of Housing and Urban Development
7 Waterloo Quay
Wellington

Kia ora Andrew

11 KAUMĀTUA UNITS AT MOOHAN STREET, WAINUIOMATA (the Units)

1. We can confirm we are completely supportive of the arrangement whereby the Units along with the land on which they are sighted are legally owned, managed and leased by Te Puna Wainuiomata Limited (TPWL) until such time as we exercise the option to have the Units and the land transferred back to us at which point, we would seek the assignment of the lease arrangement with Ministry of Housing and Urban Development (HUD) and Compass to ourselves.
2. We **attach** a copy of the option arrangement we have in place which will be executed simultaneously with the execution by TPWL of the lease with HUD and Compass.
3. On the matter of our financial capacity we provide last years annual report, which we trust will be sufficient for your purposes.
4. Should HUD require any further information from us concerning the arrangements as between ourselves and TPWL then we would be happy to furnish the same.

Nāku iti nei, na,



Toa Pomare
Chair, Taranaki Whānui Limited

Tramways Building
1-3 Thorndon Quay
Freeport 166974
Wellington 6144

Telephone: (04) 472 3872
Email: reception@portnicholson.org.nz
Website: www.pnbst.maori.nz

The document titled *WAINUI DRAFT OPTION* is withheld in full under sections 9(2)(ba)(i) and 9(2)(i) of the Act

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Official Information Act 1982



1 Project Description

Project Address: **Te Puni Wai Development- lots 29-39 Moohan St Wainuiomata**



Summary of the project (including zoning):

The Kaumātua village development was purposely designed to enable Taranaki Whānui Kaumātua to live independently, by living adjacent to whānau and to also have mokapuna's attending the kōhanga reo on the same site.

The adjacent affordable homes were subsidised by Taranaki Whānui and sold at a discounted price to uri. This is a significant project enabling iwi to return to their ancestral land where they first settled in the 1830s.

This project is part of a mixed-tenure development that includes affordable rentals, houses for sale under a shared equity scheme and households that qualify for the Government's First Home Grant. The project also has had financial support from Te Puni Kokori.

This papakāinga project presents all of the elements of the Government's Te Maihi o te Whare Māori – the Māori and Iwi Housing Innovation (MAIHI) Framework for Action, in particular:

Respond: Responding to immediate needs, focusing on reducing homelessness; increasing housing stock; co-designing place-based solutions with Māori in critical need; accelerating home ownership; and Māori-led community-based housing projects and papakāinga.

Review: Reviewing current Crown policies and programmes to identify and remove barriers (including regulatory); assessing interventions (to ensure no unintended negative consequences); and examining fully the systemic levers that have led to this crisis.

Reset: Fundamentally resetting systems and processes so that the housing system provides equitable solutions for Māori ie Māori are partnering in the design and implementation of solutions; Te Tiriti o Waitangi obligations and

settlements are upheld and injustices are not repeated; and a new contemporary Treaty partnership is established that enables Māori to lead their housing solutions in the future.

Commercial Overview

- PNBST through its Commercial entity Taranaki Whanui Limited (TWL) received a grant from Te Puni Kokiri (TPK) to assist with the funding for the construction of Kaumatua houses .
- TWL has outsourced the development and construction of 11 Kaumatua Units, to the Te Puni Wai Ltd.(TPW) in order that they could fulfill the TPK Requirements.
- TPW has agreed to hold the Kaumatua Units on behalf of TWL in order that the Kaumatua Units can be leased to Kaumatua.
- TPW will, as part of holding the Kaumatua Units lease the Kaumatua Units to Compass Housing Services Co. Ltd. in accordance with the Services Agreements from MHUD on a five year contract with a right of renewal.
- This application is to enable Compass Housing to receive funding for the lease between TPW and Compass Housing.

Typology (size)	New Quantity Public Housing	(Demolished City Public Housing)	Net New Public Housing Units
Studio	Enter text.	Enter text.	Enter text.
1 Bedroom	11	0	11
2 Bedroom	0	0	0
3 Bedroom	Enter text.	Enter text.	Enter text.
4 Bedroom	Enter text.	Enter text.	Enter text.
5+ Bedroom	Enter text.	Enter text.	Enter text.

Intended cohort/client group:

Kaumātua from Taranaki Whanui uri who are deemed eligible by MSD to be on the social housing register.

Type of funding request (please tick below):

- ☒ Operating supplement
- ☐ Upfront funding (available in very limited circumstances)
- ☐ Combination of the above

(please refer to page 30-36 of this link [Public Housing Plan](#))

Build Type (please tick below):

- ☐ Build and Own (BO)
CHP designs, builds, owns, and operates then maintains the property.
*** Please complete Appendix 1 if your organisation is developing a Public Housing project for the first time.*
- ☐ Build to Transfer (BT)
Development Partnership. For example, a developer designs to CHP specification. Progress payments made by CHP to Builder at agreed milestones. Ownership transferred to CHP on build completion.
- ☐ Turnkey purchase (TK)
CHP purchases design from set design plan. Ownership transferred to CHP on build completion.
- ☒ Build to Lease (BL)
Private Developer undertake entire build process. Dwelling is leased to CHP on completion.

Description of land and ownership (please include LINZ Record of Title identifier number):

The development is located on the former Wainuiomata College site located at Moohan Street, Wainuiomata, Lower Hutt. The land is fee simple general title, 918534 - 918544 (Wellington) held in the

ownership of Te Puni Wainuiomata Ltd (TPWL) as the registered owner. The plan for the site is land and housing subdivided into individual fee simple lots. Attached in Appendix 1.

As requested by MHUD the land covenant certification is included in Appendix 2.

Project start date

1/09/2019

construction end date:

17/03/2021

COMPLETED

Legislative Requirements:



Please confirm (by ticking the check box) that the project complies with all relevant legislative requirements (including, but not limited to, health and safety regulations, the Health and Safety at Work Act 2015, the Building Act 2004, the Building Regulations 1992, and the Residential Tenancies Act 1986, and includes all supporting Regulations and amendments to those Acts) in managing the proposed projects.

2 Contact Information

Legal Name of CHP:

COMPASS HOUSING SERVICES CO. NEW ZEALAND LTD (Compass.NZ)

Date: 14/06/2021

Contact Person for this project:

Dr Bernadette Pinnell

Phone:

s 9(2)(a)

E-mail:

s 9(2)(a)

3 Organisation

Deliverability

Prior housing supply projects: List all prior new housing supply projects your organisation has led in the past five years, highlighting which (if any) projects have received Government funding. Please include the street addresses where the properties were built and whether the projects were delivered on time and on budget.

Region	Address	Size (Typology)	Date Completed	Reasons for delays/ cost over-runs
Auckland	Central Ave Papatoetoe	54 studios	1/11/2016	NA
Auckland	May Rd. Mangere East	36 studios	1/01/2017	NA
Auckland	Liverpool St CBD	73 high rise mixed tenure apartment 1 and 2 bedroom	1/09/2019	NA
Auckland	Waikumete Rd Glen Eden	90 high rise mixed tenure apartment 1 and 2 bedroom	1/12/2020	COVID 19
Whanganui	Victoria Ave CBD	26 apartment 1 and 2 bedroom	1/12/2020	COVID 19
Palmerston North	Church St CBD	46 apartment 1 and 2 bedroom	10/05/2021	COVID 19
Auckland	Clayburn Road Kelston	36 apartment 1 and 2 bedroom	8/06/2021	COVID 19

Intentions: Please provide an outline of your organisation's current strategy for public housing supply/alignment with the current HUD Public Housing Plan and evidence that these could materialise (in terms of no of places/ locations/ typologies/ access to land) [link to the Public Housing Plan](#).

Compass Housing NZ Mission is that " all people have the right to adequate and affordable shelter and to live in sustainable communities ". Our Strategic Plan for 2020-2030 has an ambitious plan for growth in partnership with credible, financially sustainable partners to deliver high quality, well located properties throughout New Zealand. Our target is to :

1. Develop and deliver 1,000 social and affordable rental housing options in regional NZ.
2. Develop and deliver 1,000 social and affordable rental housing options in urban areas of NZ.
3. Provide a comprehensive safety net for 'vulnerable' tenants whilst creating a bridging social capital framework for our 'opportunity' tenants who with support can 'get ahead' into employment, education/training, affordable housing and homeownership.
4. To develop an affordable housing model to deliver 500 new properties that can assist 30% of social housing tenants to transition out of social housing into affordable long term rental housing.
5. Work with iwi to enable an increase in Maori owned and led developments to facilitate improved social and economic outcomes.

These outcomes will be tracked and measured and contribute to future housing policy development and assist with the overall evaluation of HUD programmes.

In 2019 we established an office in Wellington to facilitate regional operations in the lower north Island from Wellington-north. We currently have operations in Whanganui and Palmerston North and this development is an important milestone in our Strategic Plan to work with iwi and developers in the lower north island to address the need for high quality social housing, by iwi for iwi.

Compass NZ is a dedicated social housing landlord and partners with social services organisations to deliver wrap around services to those tenants who need these types of services. Compass NZ has a services agreement with Compass Australia for the provision of financial, legal and ICT services including GreenTree which is our tenancy, property and financial management ICT system. This is a core component of our operating model particularly to ensure accurate record keeping, protecting confidentiality and privacy of data and timely reporting on tenant wellbeing, health and safety, risk management, financial management and regulatory compliance.

It is recognised internationally, that a key strength of Community Housing Providers is the industry's ability to respond to establish a trusting and reciprocal relationship based local characteristics and needs, drawing on local community resources and providing or facilitating a wide range of services to address tenants' needs and aspirations. There is a growing trend in NZ to creating a dependency narrative which categorises all tenants as reliant on social services to 'get by'. However, our experience is that tenants need a 'hand up' i.e. with support they can and do, function independently. For example, our Tenant Advisory Group services provide active involvement in education and skills training, cultural expression via art, decision making, conflict resolution, cultural competency and employment initiatives which are aimed at creating self-determination. We believe that these opportunities which develop self-confidence and independence indirectly break the intergenerational cycle of disadvantage.

4 Organisation

Deliverability of Developer

Roles and responsibilities: Describe the roles and responsibilities, including the relevant skills and track record of any major partners involved in the project (developers, builders, architects, asset managers, etc.)

The project is complete, the Wellington Company Ltd. were the delivery partner with Egmont Dixon Ltd. as the development managers for the project. These parties have a strong history of delivering on time and budget as illustrated below.

Organisational Delivery

Prior housing supply projects: List all prior new housing supply projects your organisation has led in the past five years, highlighting which (if any) projects have received Government funding. Please include the street addresses where the properties were built and whether the projects were delivered on time and on budget.

Region	Address	Size (Typology)	Date Completed	Reasons for delays/ cost over-runs
Wellington – Social Housing Unit	Te Aro Pa Trust – Evans Bay Parade	50 to 80m2	1/03/2016	Delivered on time and to budget - Delivered by Egmont Dixon on behalf of Te Aro Pa Trust by Te Tumu Kainga
Wellington - KiwiBuild	King Street, Mt Cook Wellington	50 to 60m2	In development	Nil
Lower Hutt - KiwiBuild	High Street, Lower Hutt	50 to 80m2	In development	Delays to commencement due to consenting and approval delays by Council
Hawkes Bay – Maori Housing Unit	Waiohiki – Tareha Papakaina SH 50 Taradale	90 to 140m2	1/03/2016	Delivered on time and to budget – Delivered by Egmont Dixon on behalf of the Tareha Whanau

Bay of Plenty – TPK/ MBIE	Kokohinau Marae - Kokohinau	80m2	20/05/2018	Delivered on time and to budget – Delivered by Egmont Dixon on behalf of the Kokohinau Marae Committee in response to the Edgumbe floods
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Portfolio: Please outline your *organisation's* current housing portfolio and details of Public Housing (in terms of no of places/ locations/ typologies split between owned and leased)

Asset Delivery

The Wellington Company (TWC) is delivering over 100 affordable and public housing units in Wellington, including the first KiwiBuild developments in Wellington and Lower Hutt. They have previously partnered with Wellington City Council on the affordable Te Kainga development. Egmont Dixon also led the Pomare Redevelopment Project which is a mixed tenure regeneration project in Lower Hutt, as well as the delivery of a number of papakainga housing developments.

Commercial arrangements: Please discuss the status of any available commercial arrangements and any formal documentation on the project such as commitment letters, proposals, heads of terms, signed contracts. Please include copies of the supporting documentation.

The owner of the kaumatua houses is Lowry Bay no 1 Limited partnership owned 100% by PNBST, via PNBST's commercial holdings company, Taranaki Whanui Limited (TWL). The commercial arrangements between the parties are provided in Appendix 3, with a letter of support from the Chair of Taranaki Whanui Limited, (TWL) together with an option agreement between The Wellington Company and TWL, which will be executed if this transaction is approved by MHUD.

Identified parcel of land: If there is a conditional contract on the land could you please provide supporting evidence of this. The agreement for sale and purchase will outline the terms and conditions in relation to the contract, and expiry of the due diligence period. If this time has passed, please provide written confirmation of the new agreed dates between the respective solicitors.

The project is located on land transferred from the Crown for the PNBST Treaty settlement 2009. It is located within the Te Puni Wai development on (part lot 1 DP20910, Wellington. Lots 29 to 39, Lot 101, Lot 104, Lot 105 and Lot 201 being a subdivision of Part Lot 1 DP 20910.



Project management and governance: Please provide details of relevant property development and project management experience of senior management and individuals responsible for the governance and delivery of the project.

See above the assets are completed.

Asset Management

The Community Housing Regulatory Authority (CHRA) is responsible for ensuring that all registered Community Housing Providers meet Performance Standards for property, asset and tenancy management. If your application is approved, you must inform CHRA of your project to disclose any new aspects that are material to the Performance Standards. Before moving to a commercial agreement, you must provide written confirmation that CHRA has assessed all new aspects that you have disclosed and confirmed your ongoing compliance with CHRA's Performance Standards.

This project will follow the Compass asset management model. Local trades, electrician and plumbing will be engaged to provide urgent maintenance, initially these components will be under warranty. A local Compass staff member will be engaged to provide tenancy and property management services as well as community development services.

Capacity and Capability

Please indicate if you are expanding into a new region or increasing your capacity and capability for this project and confirm that these changes have been provided to CHRA.

This project will complement Compass Housing's existing regional presence in the Whanganui- Manawatu Region. We are in active negotiations with other parties in the Wellington – Kapiti region.

5 Fit For Purpose

For all project types, please describe the following:

Overall Design: An overall description of the project design and any amenities, unique features and/or materials used in this build, particularly any features that respond to specific tenant needs (e.g. accessibility). Please discuss what sets this project apart from standard materials and/or design and how your asset management plan is tailored to best support these e.g. what sets this project apart from standard materials and/or design.

The building floor areas are approximately 43m² sitting on sites of between 134m² and 244m² in size together with the benefit of a shared community space of 1,420m. Each unit has 20m² of private open space.

The modular units are environmentally sustainable as they are constructed of R8 SIPs panels, thermally broken glass and internal ventilation system combined with thermally broken joinery these units are effectively passive energy efficient. The mode of construction also allows for the internal envelope to maximise the floor to underside of the roofing panel providing the full volume of the building envelope to be used within the living spaces and for internal storage.

The mixed tenure and intergenerational nature of the community is socially sustainable. It is likely that tenants will have whanau living locally. The site is located adjacent to a community facility and local kindergarten. The materials selected provide affordable well designed finishes, energy efficient fittings and fixtures have been used throughout the units; as well as low flow taps/ fittings, energy efficient hot water cylinders. The units are constructed from PIR Panel which has a R8 thermal rating, thermally broken glass and modular build construction methodology (manufactured kit parts) which provides for fast track construction and delivery. Insulation standard is up to NBS standard and additional heating is available from electric wall heaters. All apartments have cross ventilation from front and rear doors and a central air reticulation system to ensure fresh air circulates throughout the dwellings.

Technical Details: The number of units, the number of bedrooms for each unit, gross floor area (as per the CHP financial model), number of car parks. Plans and elevations of the proposed development, including landscape plan where applicable, is expected at a minimum.

Plans attached The development includes 11 standalone -one double bedroom, one bathroom units approximately 47sm², with 20m² open space. Each unit has a combined washer/ drier, fridge- freezer and dishwasher and courtyard with clothes lines and area for rubbish bins. Each unit has a nominated car park. There is a community garden area with seating, a pergola and planter boxes for vegetables and plants Landscaping is complete. Each unit has a ramp and balustrade to assist those tenants who may have mobility issues.)

Site and Building Design: A description of the building design and internal spaces. Site layout, orientation to sun, internal unit layout (Universal Design, Lifemark etc), private and communal open space, security and CPTED, private and communal storage, washing lines, garden and landscaping. If this is a new sub-division, please provide a plan and timeline for proposed services and facilities in the area.

The units have a low environmental impact, they are made from locally sourced and manufactured materials; that seek to provide a high performing living environment for its residents. They are fully compliant with the Healthy Homes



Standard.

Social and Community: Project location in proximity to, and ability to access, town centres, supermarkets, health providers, schools, recreational facilities, parks, and public transport. Extent of CHP involvement and engagement with community; both existing and proposed.

The Te Puna Wai development is located at Moohan St in the heart of Wainuiomata, and within close walking distance to the Wainuiomata Mall, public and private health clinics, schools (Kohanga on site) and public transport (buses). Over the past five years, Wainuiomata as a suburb (like much of Wellington) has experienced significant growth and is a popular community for trades and contractors and offers immediate employment opportunities. This development provides both 19 affordable home ownership via the Taranaki Whānui Progressive Home Ownership Programme and 11 additional social housing for Kaumatua. This development illustrates the intent of the Māori and Iwi Housing Innovation (MAHI) Framework. This project also connects and leverages the resources of several government agencies, including HUD, Te Puni Kōkiri and MSD in partnership with the private sector and the Community Housing sector with outcomes that improve Māori and whānau wellbeing.

Nature and the Environment: Sustainable initiatives such as building thermal performance (R values), reduced energy consumption or alternative energy sources, water efficient appliances, waste reduction and use of recycled or environmentally certified materials. Minimisation of site earthworks and landform modification; protection of established vegetation, habitats and waterways.

The units are environmentally sustainable as they are constructed of R8 SIPs panels, thermally broken glass and internal ventilation system combined with thermally broken joinery these units are effectively passive energy efficient. The mode of construction also allows for the internal envelope to maximise the floor to underside of the roofing panel providing the full volume of the building envelope to be used within the living spaces and for internal storage. The mixed tenure and intergenerational nature of the community is socially sustainable. Materials selected provide affordable well design finishes, energy efficient fittings and fixtures have been used throughout the units; as well as low flow taps/ fittings, energy efficient hot water cylinders. The units are constructed from PIR Panel which has a R8 thermal rating, thermally broken glass and modular build construction methodology (manufactured kit parts) which provides for fast track construction and delivery. Insulation standard is up to NBS standard and additional heating is available from electric wall heaters. All apartments have cross ventilation from front and rear doors and a central air reticulation system to ensure fresh air circulates throughout the dwellings.

Affordability and Durability: Affordable to run, low maintenance, easily repairable, durable, or innovative design. Demonstrated efficiencies through 3rd party certification (such as Homestar, Passive House).

See above

6 Financial Viability

Funding request: Please describe your funding request, the funding breakdown (Bank, Cash, etc.), and equity contributed.

The development strategy was that PNBST would engage TWC to develop the units and would use funds from the sale of the shared equity and market housing together with debt funding to repay TWC. However, to date PNBST have not been able to source debt funding. The land and property titles for the Kaumatua units are held in the name of Te Puna Wainuiomata Limited (TPWL).

The total cost of the 11 units is **§ 9(2)(b)(ii)**

The parties agreed a project funding plan as follows:

- TWC borrowed **§ 9(2)(b)(ii)** to fund the construction of the Kaumatua units.
- PNBST has equity in the project of **§ 9(2)(b)(ii)**
- PNBST has cash flow to repay **§ 9(2)(b)(ii)** to the TWC in 2021.
- PNBST is progressing with debt funding of **§ 9(2)(b)(ii)** to repay the balance of the cost of construction of the units to TWC.

PNBST and TWC have agreed that the Kaumatua units will remain in the ownership of TPWL until PNBST is able to repay the balance of the monies owed to the TWC.

Whilst the debt funding for the Kaumatua units is held by TPWL and TWC the Kaumatua units will remain in the ownership of TPWL.

PNBST have a contract in place recording the holding arrangement. The documentation also provides for the transfer of the Kaumatua units on the payment by PNBST of the **§ 9(2)(b)(ii)** and finalisation of the debt finance.

Compass Housing NZ will lease the properties from TPWL for 5 year lease with right of renewal.

.

Cost over-runs and project scope changes: Please describe your organisations strategy to mitigate any project cost over-runs and/or project scope increases and /or delays during the build process.

Not relevant - project is complete Click here to enter text (expandable section)

Project/Development plan: Please provide a project plan designed to guide the control and execution of a project, with realistic timelines including funding timing considerations:

- The amount, timing and use of each component of financing,
- The commercial arrangements and how funds flow between HUD, the CHP, major subcontractors and financiers.

Project is complete

Cashflow: If during the contract period (in the CHP Financial Model) there are negative cash-flows, please describe how you would manage/mitigate this situation.

Project is complete Click here to enter text (expandable section)

Capital replacements (bathrooms/kitchens, etc.): Please describe, by item, your plan around replacement of capital items (timing, funding, and lifecycle.)

Click here to enter text (expandable section)

Changes to financial circumstances: Please provide the details of any changes in your financial circumstances, since your last CHRA annual review or any significant events (e.g. litigation claims, disputes, changes in credit standing or ownership). Alternatively, please indicate if these changes have already been provided to the CHRA.

As a result of an increase in properties under management Compass Housing NZ has improved its financial circumstances. There are no changes to the corporate structure

Inflation Index – HUD uses the consumer price index for housing rentals published by Statistics New Zealand, quarterly, and the relevant regional price index will be applied on each annual Market Rent adjustment date; for the term of the contract:

7 Proposed Services Agreements

If funding is approved, HUD and Compass Housing as a Community Housing Provider will enter into a Relationship Agreement for the Provision of Housing and Housing Services (noting that this is only signed once with each provider) and a Services Agreement for each product/service purchased by HUD. A description of HUD's contracting framework, can be found via the following link: [Our contracting framework](#)

Please let us know in the text box below if there are any of the standard provisions in these Agreements which present an issue for you, or which you anticipate you may seek to be modified. If you do not signal any issues with the standard provisions which you may be seeking amendment of, you will be deemed to have accepted the standard terms and conditions in full.

Please note that one of the key principles of the contracting framework (as agreed between HUD and Community Housing Aotearoa) is that HUD would not individually negotiate the terms in the Agreement templates - this ensures that each of the providers is on a level playing field. On that basis, a request for substantial changes to the provisions of the standard Relationship Agreement or Services Agreements may result in your application not being accepted.

8 Declarations

By completing the details below, the applicant makes the following declarations about this application for project-specific funding to deliver new Public Housing supply ("the application"):

- We have read, understood and agree to the Terms and Conditions of applying for project-specific funding to deliver new Public Housing supply which are attached as Appendix 2;
- We confirm that the statements in the application are true and the information provided is complete and correct, and there have been no misleading statements or omissions of any relevant facts nor any misrepresentations made;
- We have secured all appropriate authorisations to submit the application, to make the statements and to provide the information in the application;
- We warrant that we have no actual, potential or perceived conflict of interest (except any already declared in the application) in submitting the application or entering into an agreement with HUD to carry out the project. Where a conflict of interest arises during the application or assessment process, we will report this immediately to the Manager Housing Supply at HUD via email to Public_Housing_Panel_Procurement@hud.govt.nz;
- We understand that the falsification of information, supply of misleading information, or the suppression of material information in the application, may result in the application being eliminated from the assessment process and may be grounds for termination of any agreement awarded as a result of this application process;
- We have notified the Regulator of any changes to existing policies, procedures or systems resulting from this project; and
- We consent to HUD undertaking due diligence including any third party checks as may be required to fully assess the application.

Full Name: Dr. Bernadette Pinnell

Title / Position: General Manager Compass Housing Services Co. NZ Ltd.

Signature:

A handwritten signature in black ink, appearing to read "Benedicta Small", enclosed within a light blue rectangular border.

Date:

14/06/2021

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<u>Mandatory</u> documents at Application Stage (please tick)	Refer Section	Build & Own (BO)	Build to Transfer (BT)	Turnkey purchase (TK)	Build to Lease (BL)
Appendix 1 Excel 'CHP Financial Model' completed		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Appendix 2 Bank support - documentation confirming that the required financing will be available, for example by providing letters of support, pre-approval, indicative terms or commitment letters from financiers, as well as a timetable for completion of these documents.	4	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Appendix 3 Master/project plan (including delivery phases, configurations, titles, etc.)	6	<input type="checkbox"/>	<input type="checkbox"/>		
Appendix 4 Development plans (Site plans / Floor plans / Location Plans / Elevations/Landscaping / fittings and fixtures specification)		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Appendix 5 Roles, responsibilities and track record of key partners and major sub-contractors in this project	4	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Appendix 6 Biographies on CHP senior management and relevant experience to the project	4	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Appendix 7 Commercial arrangements and any formal documentation on the project	4	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Appendix 8 Copy of the relevant Record of Title(s) for the development site, which is no less than three months old.		<input type="checkbox"/>	<input type="checkbox"/>		
Appendix 9 Project funding plan (sources of funding) along with cash flow timings		<input type="checkbox"/>	<input type="checkbox"/>		
Appendix 10 Copy of Agreement for Sale and Purchase (fully executed)			<input type="checkbox"/>	<input type="checkbox"/>	
Appendix 11 Copy of Agreement to Lease or Deed/Memorandum of Lease					<input type="checkbox"/>
<u>Optional</u> documents (at Application stage) but Required Prior to Funding (please tick)					
Building and resource consents and any copies of documents that support this (e.g. building consents, resource consents etc.)		<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Development plan indicating overall timing of the project (key dates and key milestones and dependencies, as applicable (e.g. Design development, consenting, civil/enabling works etc.))	6	<input type="checkbox"/>	<input type="checkbox"/>		
Detailed development costing, ensuring that all relevant and material costs are included (see Feasibility Model)	6	<input type="checkbox"/>	<input type="checkbox"/>		
Independent rental assessments supporting the rent levels used in the Feasibility Model		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<u>Additional Information HUD may Request</u>					
Independent Quantity Surveyor's report		<input type="checkbox"/>	<input type="checkbox"/>		
Construction contract (suitable for the project)		<input type="checkbox"/>	<input type="checkbox"/>		
Valuation for build on an "as is", "as if complete" basis (if applicable)		<input type="checkbox"/>	<input type="checkbox"/>		

Appendix 1: Build and Own (BO) – questions (first development only)
Appendix 2: Terms and Conditions of this Application
Appendix 3: Value for Money Evaluation Process and Criteria

Appendix 1 MASTER PLAN



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From: [Daniel Howe](#)
To: [Bernadette Pinnell](#)
Cc: [Sharon Heslop](#); [Borko Sajevic](#); [Brett Smith](#)
Subject: RE: Moohan Street - Discussion follow up
Date: Thursday, 1 July 2021 6:16:00 pm
Attachments: [image001.png](#)
[image010.png](#)
[image012.png](#)
[image014.jpg](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.jpg](#)

Hi Bernadette,

Apologies there was a follow on question relating to the tenancy management: The application states 'A local Compass staff member will be engaged to provide tenancy and property management services as well as community development services'. As the units are now complete anticipated timings for the recruitment process and how this is linking in with the tenant selection process?

This was related to the discussion we had about keeping that letting period between contracting and tenancing as short as possible but don't think I fully captured that in the question below.

Thanks,
Daniel

From: Daniel Howe
Sent: Thursday, 1 July 2021 12:23 pm
To: Bernadette Pinnell <[REDACTED] s 9(2)(a)>
Cc: Sharon Heslop <Sharon.Heslop@hud.govt.nz>; Borko Sajevic <Borko.Sajevic@hud.govt.nz>; Brett Smith <Brett.Smith@hud.govt.nz>
Subject: Moohan Street - Discussion follow up
Hi Bernadette,

Thanks for you time on the phone just now – as discussed it would be great if we could get confirmation/additional information as below:

- Just confirming the intent would be for a further contract term to be negotiation between Taranaki Whanui Limited (TWL) and Compass following exercise of the option deed (draft of which was submitted with the application)?
- In relation to the option deed can you please supply a copy of the 2nd schedule being the 'Wainuiomata Deed'?
- On the matter of rental abatement contained within the draft Agreement to Lease we note that there is already vacancy allowance built into the capacity contracts between HUD and Compass. Can you confirm the reason for the abatement period being included?
- Please can you confirm the GST positions of the lessor and of lessee under the ATL? We understand these units were built with intention to sell however it is unclear whether this means Te Puna Wainuiomata Limited would be treating the lease as zero rated (we note the ATL is plus GST)
- As you mentioned over the phone can you provider a little more context regarding the process you have entered into with MSD regarding placement of the target cohort?
- The budget for repairs and maintenance is on the low side which is understandable given the short term lease and target cohort here however when compared with the obligations

noted in the ATL I am slightly concerned this may still be insufficient. As discussed, there is currently an additional contingency in the financial modelling which I suggest is realigned to the budget for R&M – if this is acceptable can you please resubmit the OS calculator on that basis?

- It will also need to be considered whether Compass would seek a right to terminate the lease in the event of a sale and if so that a corresponding right will need be included in the proposed capacity contract. If any sale would be subject to the lease this would likely be preferable from a supply perspective but happy to discuss.

As mentioned there is some concern regarding the land covenant which confirms Te Puna Wainuiomata Limited retains a right to sell the property, the provision of the deed noted above may clear this up but it appears not to address the treatment of the funds which have been provided by TWL into the project? Agree this may be best addressed outside of the application for the current lease arrangement as neither HUD nor Compass are direct parties to this contract but we are keen to address as part of wider considerations and noting the intention for longer term supply here on exercise of the option and the wider crown engagement here.

Just to confirm timelines, we are pushing for a panel date of 9 July but depending on scheduling and items above we would be looking at the following Friday at the latest. I'll look into those example projects you mentioned with regard to extension of 5 year capacity contracts as having the precedent would be really helpful here.

Let's catch up again tomorrow to confirm these points and lock in the timeframes going forward.

Regards,

Daniel Howe

Senior Commercial Advisor | Housing Supply

Housing Supply Response and Partnerships

daniel.howe@hud.govt.nz | Mobile: s 9(2)(a)

www.hud.govt.nz | Level 6, 7WQ, 7 Waterloo Quay, Wellington 6011

From: [Bernadette Pinnell](#)
To: [Daniel Howe](#)
Cc: [Sharon Heslop](#); [Borko Sajevic](#); [Brett Smith](#)
Subject: RE: follow up information for Te Puni Wai application
Date: Monday, 5 July 2021 5:50:58 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.jpg](#)
[image006.png](#)
[image020.png](#)
[image021.jpg](#)
[image022.png](#)
[image024.png](#)
[image026.png](#)
[image028.jpg](#)
[image030.png](#)
[image007.png](#)
[image008.png](#)
[image009.png](#)
[image010.png](#)
[image011.jpg](#)
[WAINUI DRAFT OPTION \(amended 5 July 2021\).doc](#)

Hi Daniel,

Thanks for your time today

Please find attached comments and see an amended Option deed in particular clause 4.3 which should answer both your questions below.

In effect – “The Grantors cannot sell to anyone else and so the equity cannot pass to anyone else.”

- The equity will be taken into account on the transfer to TWL from Ian and Caitlin. –
- TWL equity in the units is \$3,400,000. It will cost \$1,050,000 to have the titles all transferred to which is what led to the current arrangement.
- TWL are hoping to effect this transfer in the next 6 months. Hence the initial request for a 6mth lease, as previously stated if this does not transpire Compass Housing will be seeking an extension to the lease.

Hope this suffices

Let me know if there is any additional information required

Regards

Bernadette

Dr. Bernadette Pinnell Msc. MURP
General Manager -
Compass Housing New Zealand



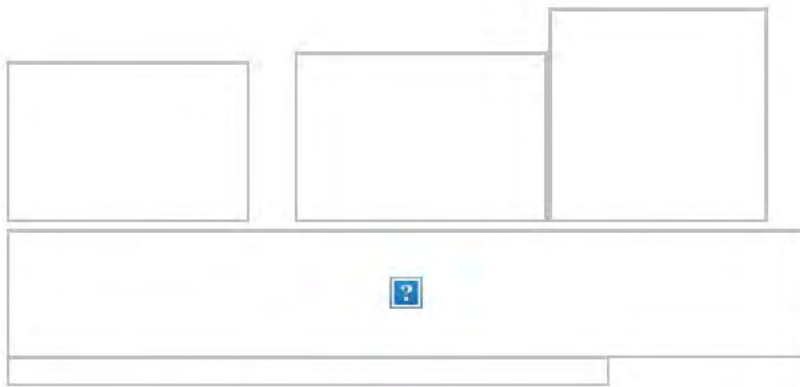
P: 0800-124-663

M: s 9(2)(a)

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www.compasshousingnz.org





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From: Daniel Howe <Daniel.Howe@hud.govt.nz>

Sent: Monday, 5 July 2021 1:00 PM

To: Bernadette Pinnell <BernadetteP@compasshousing.org>

Cc: Sharon Heslop <Sharon.Heslop@hud.govt.nz>; Borko Sajevis <Borko.Sajevis@hud.govt.nz>; Brett Smith <Brett.Smith@hud.govt.nz>

Subject: RE: follow up information for Te Puni Wai application

Thanks Bernadette, can you resend the info sheet with the images of the development? Looks like that attachment may have dropped off?

Sharon and I are just having a read of the updated information and will let you know if there's anything else we'd like to discuss. From me on a quick read it would be great if you could clarify further the points below:

- On point 3 in your letter – can you just add a bit more detail here? As noted the capacity contract already allows for 2 weeks of turnaround payment to support changing of tenants, this would appear to double up with the abatement of rent from TPW, we just need some details as to why the abatement is considered necessary in addition to the turnaround payment?
- On point 7 of your letter – noted the option only contemplates a sale of TPW to a member or to Lowry Bay Section One limited however this doesn't appear to prevent a sale prior to the option being exercise (subject to first right of refusal). Unless I've missed something in the Wainuiomata Deed?
- On point 8 of your letter – What I was meaning here was what happens to the equity TWL has contributed to TPW in the event the asset is sold prior to the option being exercised? I can see any where this is considered under either deed?

Let me know if a phone call on the points above would be of assistance?

Also just confirming we have now confirmed this for panel next Friday.

Thanks,

Daniel Howe

Senior Commercial Advisor | Housing Supply
Housing Supply Response and Partnerships
daniel.howe@hud.govt.nz | Mobile: s 9(2)(a)
www.hud.govt.nz | Level 6, 7WQ, 7 Waterloo Quay, Wellington 6011

From: Bernadette Pinnell <BernadetteP@compasshousing.org>

Sent: Friday, 2 July 2021 3:12 pm

To: Daniel Howe <Daniel.Howe@hud.govt.nz>

Cc: Sharon Heslop <Sharon.Heslop@hud.govt.nz>; Borko Sajevic <Borko.Sajevic@hud.govt.nz>;
Brett Smith <Brett.Smith@hud.govt.nz>

Subject: follow up information for Te Puni Wai application

Hi Daniel

Thanks for your call yesterday, please find attached the additional documentation

Let me know if you require any additional information

I also enclose an information sheet with some images of the development

Regards

Bernadette

Dr. Bernadette Pinnell Msc. MURP
General Manager -
Compass Housing New Zealand

P: 0800-124-663

M: s 9(2)(a)

PO Box 78-394, Grey Lynn
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From: [Bernadette Pinnell](#)
To: [Daniel Howe](#)
Subject: RE: TePuni Wai images
Date: Monday, 12 July 2021 8:13:10 am
Attachments: [image936519.png](#)
[image689989.png](#)
[image903524.png](#)
[image171882.png](#)
[image989005.png](#)
[image105471.png](#)
[image574370.png](#)
[image854731.png](#)
[image527547.png](#)
[image913637.png](#)

Hi Daniel

How did the evaluation of the Te Puni Wai project go on Friday ?

Regards

Bernadette

[Bernadette Pinnell](#)

General Manager - New Zealand

[Compass Housing Services Co \(New Zealand\) Ltd](#)

M: [s 9\(2\)\(a\)](#)

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From: Daniel Howe <Daniel.Howe@hud.govt.nz>

Sent: Friday, 9 July 2021 11:10 AM

To: Bernadette Pinnell <[s 9\(2\)\(a\)](#)>

Subject: RE: TePuni Wai images

Hi Bernadette,

It came through as a link but good to get a copy like this, wasn't sure if I'd be able to access the other one.

Thanks,
Daniel

From: Bernadette Pinnell <[s 9\(2\)\(a\)](#)>

Sent: Wednesday, 7 July 2021 5:46 pm

To: Daniel Howe <Daniel.Howe@hud.govt.nz>

Subject: TePuni Wai images

Hi Daniel
Did this go through earlier?
Regards
Bernadette

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Te Puni Wai Kaumātua Units Information Sheet

Te Puni Wai papākainga, situated in Wainuiomata, was developed by Taranaki Whānui ki Te Upoko o Te Ika (Port Nicholson Block Settlement Trust) in partnership with The Wellington Company to accommodate Taranaki Whānui uri.

The papakāinga currently consists of 19 whare, all owned by uri, and 11 kaumātua units which the Trust, through Compass Housing Services (Compass), will make available for eligible uri as social rentals.



PNBST through its Commercial entity Taranaki Whānui Limited (TWL) received a grant from Te Puni Kōkiri (TPK) to assist with the funding for the construction of these whare, which will be managed by Compass Housing, a not for profit community housing provider accredited by the Community Housing Regulator.



Rents for all the kaumātua units will be subsidised by the Ministry of Social Development (MSD), where eligible tenants will pay 25% of their benefit or ACC payments.

To qualify, all tenants need to be Taranaki Whānui members **and** need to be assessed by MSD to be eligible to be on the Social Housing Register.

Located together on the papakāinga, surrounding a small māra kai, these warm, dry, energy efficient one-bedroom whare have ramp access with low operating costs. These whare are suitable for a couple or single person household only.

For Further information on how to apply please contact

Compass Housing Services by email:- newzealand@compasshousing.org

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From: [Bernadette Pinnell](#)
To: [Daniel Howe](#)
Subject: updated option deed
Date: Friday, 16 July 2021 1:08:10 pm
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
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[image662956.png](#)
[image320892.png](#)
[image597638.png](#)
[image487676.png](#)
[WAINUI DRAFT OPTION \(003\)16JULY2021.doc](#)

Hi Daniel

As I mentioned this revised document clarifies that the entity is Lowry Bay Limited Partnership
not Lowry Bay Section One Limited as noted in the previous document

There are no other changes

Regards

Bernadette

Dr. Bernadette Pinnell Msc. MURP

**General Manager - Compass
Housing New Zealand**

P: 0800-124-663

M: **s 9(2)(a)**

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Bernadette Pinnell

General Manager - New Zealand

Compass Housing Services Co (New Zealand) Ltd



M: + s 9(2)(a)

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The document titled *WAINUI DRAFT OPTION_ (003)16JULY2021* is withheld in full under sections 9(2)(ba)(i) and 9(2)(i) of the Act

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Official Information Act 1982

From: lisle_mcerlane@ascendcapital.co.nz <lisle_mcerlane@ascendcapital.co.nz>
Sent: Monday, 19 July 2021 4:39 pm
To: Bethan Owens <Bethan.Owens@hud.govt.nz>; 'Bernadette Pinnell' <[REDACTED] s 9(2)(a) [REDACTED]>; Borko Sajevic <Borko.Sajevic@hud.govt.nz>; Sharon Heslop <Sharon.Heslop@hud.govt.nz>; William Barris <William.Barris@hud.govt.nz>; Anne Shaw <Anne.Shaw@hud.govt.nz>; Andrew Plant <Andrew.Plant@hud.govt.nz>; daniel.how@hud.govt.nz
Cc: 'Kirsty Tamanui' <kirsty@portnicholson.org.nz>; william.gorrie@twc.co.nz; toapom@xtra.co.nz
Subject: FW: Received - Updated submission for Te Puni Wai development

Corrected date

From: lisle_mcerlane@ascendcapital.co.nz <lisle_mcerlane@ascendcapital.co.nz>
Sent: Monday, 19 July 2021 4:10 PM
To: 'Public Housing Panel Procurement' <Public_Housing_Panel_Procurement@hud.govt.nz>; 'Bernadette Pinnell' <[REDACTED] s 9(2)(a) [REDACTED]>; 'Borko Sajevic' <Borko.Sajevic@hud.govt.nz>; 'Sharon Heslop' <Sharon.Heslop@hud.govt.nz>; 'Bethan Owens' <Bethan.Owens@hud.govt.nz>; william.barris@hud.govt.nz; anne.shaw@hud.govt.nz; andrew.plant@hud.govt.nz; daniel.how@hud.govt.nz
Cc: william.gorrie@twc.co.nz; 'Kirsty Tamanui' <kirsty@portnicholson.org.nz>; toapom@xtra.co.nz
Subject: RE: Received - Updated submission for Te Puni Wai development

Kia ora Bev, Anne, Daniel and Andrew,

We understand from Bernadette Pinnell that last Friday being the **16 th of July 2021** the panel decided there are a further two issues for you to consider, one being the legal structure and the other to do with the proposed ethnicity of the tenants.

We must say we are rather surprised at the length of time that it is taking for you to process our request for IRRS assistance, especially noting these are houses that have been ready for

occupation since December 2020 and we understand there to be a housing crisis.

We would be more than happy to attend and answer any questions you may have, as it seems to us that this matter is dragging on unduly.

Rgs lisle

s 9(2)(a)

From: Public Housing Panel Procurement <Public_Housing_Panel_Procurement@hud.govt.nz>

Sent: Thursday, 17 June 2021 12:03 PM

To: Bernadette Pinnell <s 9(2)(a)>; Public Housing Panel Procurement <Public_Housing_Panel_Procurement@hud.govt.nz>; Borko Sajevic <Borko.Sajevic@hud.govt.nz>; Sharon Heslop <Sharon.Heslop@hud.govt.nz>; Bethan Owens <Bethan.Owens@hud.govt.nz>

Cc: lisle_mcerlane@ascendcapital.co.nz; william.gorrie@twc.co.nz

Subject: Received - Updated submission for Te Puni Wai development

Good Morning Bernadette,

I just wanted to acknowledge receipt of your application for the Te Puni Wai development.

The evaluation team will work through their assessments and will be in touch if they require any further information.

Nga mihi nui

Bev

Bev Neal

Senior Project Coordinator
Housing Supply Response and Partnerships
Beverley.Neal@hud.govt.nz | Mobile: s 9(2)(a)
www.hud.govt.nz | APO, Level 7, 45 Queen Street, Auckland



From: Bernadette Pinnell <s 9(2)(a)>

Sent: Monday, 14 June 2021 8:49 pm

To: Public Housing Panel Procurement <Public_Housing_Panel_Procurement@hud.govt.nz>; Borko Sajevic <Borko.Sajevic@hud.govt.nz>; Sharon Heslop <Sharon.Heslop@hud.govt.nz>; Bethan Owens <Bethan.Owens@hud.govt.nz>

Cc: lisle_mcerlane@ascendcapital.co.nz; william.gorrie@twc.co.nz

Subject: updated submission for Te Puni Wai development

Hi please find attached the updated submission for the Te Puni Wai development

I hope that we can expedite this process and get people into the properties as soon as possible
Kind regards
Bernadette

Dr. Bernadette Pinnell Msc. MURP
General Manager -
Compass Housing New Zealand



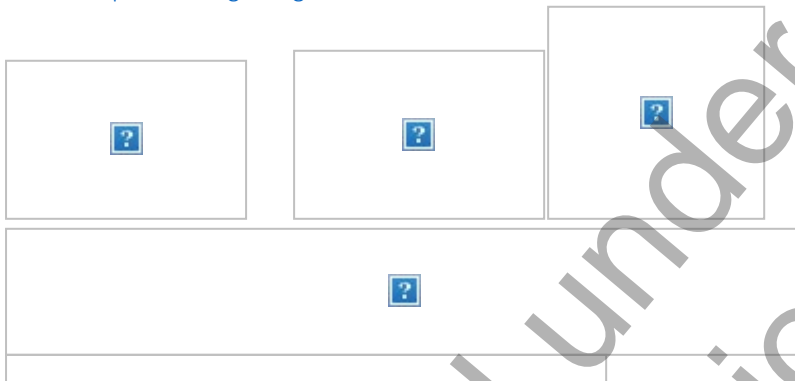
P: 0800-124-663

M: s 9(2)(a)

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From: Bernadette Pinnell <[REDACTED] s 9(2)(a)>

Sent: Tuesday, 20 July 2021 5:52 pm

To: Daniel Howe <Daniel.Howe@hud.govt.nz>

Cc: Borko Sajevic <Borko.Sajevic@hud.govt.nz>; David Montgomerie
<David.Montgomerie@hud.govt.nz>; lisle mcerlane@ascendcapital.co.nz; Kirsty Tamanui
<kirsty@portnicholson.org.nz>; william.gorrie@twc.co.nz

Subject: RE: updated evaluation of Te Puna Wai development

Hi Daniel

Thanks for your email, as we discussed, it's not clear why the legal documents are required as part of the evaluation process but not reviewed concurrently with the other documentation.

From my understanding of our conversation last Friday the decision would be made this Friday 23rd July. But your point re the meeting with MSD : This will also enable panel to await the outcome of a meeting **next week**

So are you saying that the decision on this development will be another week eg Friday 30th July.?

Regards

Bernadette

Bernadette Pinnell

General Manager - New Zealand

Compass Housing Services Co (New Zealand) Ltd



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From: Daniel Howe <Daniel.Howe@hud.govt.nz>

Sent: Tuesday, 20 July 2021 5:25 PM

To: Bernadette Pinnell <s 9(2)(a)>

Cc: Borko Sajevis <Borko.Sajevis@hud.govt.nz>; David Montgomerie <David.Montgomerie@hud.govt.nz>

Subject: RE: updated option deed

Thanks Bernadette,

As discussed last week I can confirm our Evaluation Panel met last Friday to consider the Moohan Street proposal.

The Panel discussed and agreed they are broadly supportive of the proposal however they have asked that two further things be completed prior to providing their full support:

1. HUD legal to review the Option Deed and associated documents – as mentioned the other week I was anticipating this may end up requiring further review and Panel have confirmed they will require legal to provide comments on this before the application is supported.
2. This will also enable panel to await the outcome of a meeting next week which will

consider the way in which tenanting for specific cohorts will work going forward (given the increased focus on CHP's providing housing for target cohorts). This isn't specific to the Moohan project but by deferring the decision to support the proposal until after this meeting it will allow panel to confirm the proposed tenanting plan will fit the process proposed for the sector at large.

Panel have confirmed once these two items are resolved that the project is otherwise supported.

At this stage legal review of the relevant documents is underway with the intention that Moohan will be discussed again at this week's panel meeting.

Let me know if you have any questions and I'll keep you posted as things progress on the two items above.

Regards,

Daniel Howe

Senior Commercial Advisor | Housing Supply
Housing Supply Response and Partnerships
daniel.howe@hud.govt.nz | Mobile: s 9(2)(a)
www.hud.govt.nz | Level 6, 7WQ, 7 Waterloo Quay, Wellington 6011

From: Bernadette Pinnell <[REDACTED] s 9(2)(a) >
Sent: Friday, 16 July 2021 1:06 pm
To: Daniel Howe <Daniel.Howe@hud.govt.nz>
Subject: updated option deed

Hi Daniel

As I mentioned this revised document clarifies that the entity is Lowry Bay Limited Partnership **not** Lowry Bay Section One Limited as noted in the previous document

There are no other changes

Regards

Bernadette

Dr. Bernadette Pinnell Msc. MURP
General Manager -
Compass Housing New Zealand

P: 0800-124-663

M: s 9(2)(a)

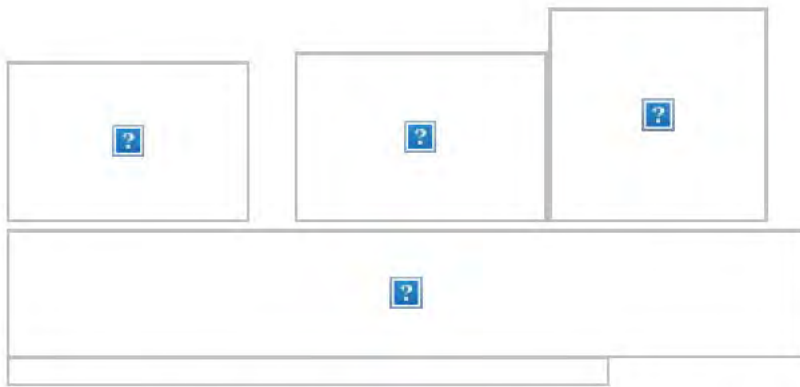
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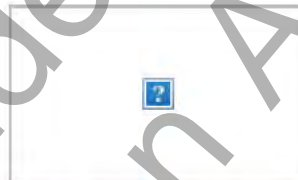


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Bernadette Pinnell

General Manager - New Zealand

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