

Mātaimoana – Te Taumata o Te Motu Kairangi

Taranaki Whanui Limited in Partnership with The Wellington Company Limited

BUSINESS CASE & CAPABILITY STATEMENT

December 2022

From the peak of Mātaimoana

We the guardians of Te Whanganui a Tara

Call upon you the father of winds

To carry within your belly

The warmth of our home fires

To all corners of our land.

Released under the provision of
the Official Information Act 1982

INTRODUCTION

The development of Mātaimoana Te Taumata o Te Motu Kairangi (Mātaimoana), the former Mt Crawford Prison (site) is a significant milestone for Taranaki Whānui ki Te Upoko o Te Ika (Taranaki Whānui) as mana whenua.

The site along with the entire Crown landholding on the Miramar Peninsula (Motu Kairangi) formed a key part of Taranaki Whānui Treaty of Waitangi Deed of Settlement with the Crown, settled in 2009.

Since this time, Taranaki Whānui have waited in anticipation of the opportunity for the whenua to be returned via the Settlement Deed, first right of refusal; an opportunity that does not come without a significant transfer cost, being \$23.3 million dollars.

Since becoming aware of the pending transfer, we have worked hard in partnership with Crown, including Ministry of Housing Urban Development (MHUD) and other Crown agencies (including LINZ) to identify a pathway forward that will meet our cultural, social, commercial, and environmental objectives.

The development of Mātaimoana will deliver between 650 – 700 new homes in what will become Wellington's newest Kainga – a kāinga that will be underpinned by kaupapa Māori papakāinga housing principles that define how as a community we will interact with:

- Our whenua – *connect, revitalise, grow, teach, learn, sustain, utilise and acknowledge.*
- Our moana – *vitality, nurture, spiritual, peace, pure, respect.*
- Our awa – *tranquil, serene, joy, signs, sacred, power.*
- Our uri – *empower, unity, lwi, Hapū, Whanau, marae, aroha, respect.*

Mātaimoana will embody manaakitanga, providing opportunities for all community, by doing what is best and helping all through a total population-based community response, to not only housing but, all of the community amenity that will be created in this exemplar community.

Mātaimoana will be underpinned by a perpetual leasehold model – retaining the whenua in the ownership of Taranaki Whānui ownership in perpetuity, the key design outcomes are defined within the cultural design brief and summarised in the following bullet points.

- To create a legacy to be admired, celebrated, and cultivated further for the prosperity of our future generations
- Setting goals and expectations which will ensure that we are driving towards new heights of growth and development in a way that intimately builds on our identity as Taranaki Whānui
- To ensure that Mātaimoana embraces the presence of Taranaki Whānui to maintain prominence, guardianship, culture, and identity of the surrounding whenua, awa and moana.

Mātaimoana is being delivered by Taranaki Whānui commercial entity – Taranaki Whānui Limited in partnership with its developer partner The Wellington Company Limited (TWC) and MHUD under its land for housing programme.

It is proposed the physical construction of Mātaimoana will commence in 2024 with completion of the development in 2034, subject to fast track consent being granted.

Background

The journey for Taranaki Whānui in lodging this application began in 2018 with the confirmation of a Memorandum of Understanding (MOU) with MHUD, this was followed by significant due diligence being undertaken that was unfortunately delayed due to COVID19 and other matters that required resolution before embarking further on this significant development.

At the beginning of 2022 works on Mātaimoana recommenced, a significant amount has been undertaken over the past 6 months, in reviewing the due diligence works undertaken, in re-thinking the development strategy for the site with the sole intent of creating a long term enduring kāinga/ Papakāinga that will redefine how a community lives and interacts with the whenua and one another – and most importantly will deliver a design and housing response that is affordable to our whānau and the broader Wellington community as a whole.

In delivering Mātaimoana a team of leading designers and consultants led by Athfield Architects in association with McIndoe Urban and Wraight Landscape Architects, the proposed kāinga/ Papakāinga seeks to provide a significant housing response, complimented by infrastructure upgrades and the development of a unique mobility travel solution – Mātaimoana cable car, connecting Mātaimoana to Shelly Bay Taikuru and the City via a ferry service, delivered by East by West Ferries. Cultural input has been provided by uri of Taranaki Whānui - Morrie Love, Len Hetet, Paora Mepham and Charlie Rudd.

The total estimated cost of development is s 9(2)(b)(ii) to be delivered over a 10-year development programme (on site construction) delivering a new Green Community, comprising of between 650 to 700 new “affordable homes”, a commercial precinct recreated out of the former Mt Crawford prison, a cable car that will add a second dimension to Wellington as a tourist destination, impact of which could be in the millions and an estimated direct benefit to the local and national economy of approximately \$600million.

The following business case and capability statement provides:

- A high-level overview of Taranaki Whānui Limited and its parent Port Nicholson Block Settlement Trust (PNBST) and our development partner and development manager - TWC,
- The proposed development, timings (programme),
- Overview of alignment with MFE fast track consenting and key delivery attributes.

1.1 THE DEVELOPMENT PARTNERSHIP – A PROVEN TRACK RECORD.

He Taura whiri ki te Paeroa

E kore e mutu

E kore e tangatanga i te rā

An enduring Partnership

Taranaki Whānui Limited and TWC have partnered on a number of developments to date, with a significant pipeline of completed and projects in progress across the takiwā of Taranaki Whānui.

Unlike most development partnerships TWL/TWC are committed to making a difference for Taranaki Whānui Uri and the broader Wellington community. This often results in housing, training, placemaking and other social objectives – enabling housing outcomes, forming the cornerstone of the developments through an enduring partnership.

Who we are - Taranaki Whānui

At the time of the signing of the Treaty of Waitangi (6 February 1840) the iwi (tribes) living in the Wellington Harbour area originated from the Taranaki region of the North Island. The collective name given to these iwi is Taranaki Whānui ki Te Upoko o Te Ika (Taranaki Whānui). Their occupation at the time and continued residence attributes them the rights and duties of mana whenua – traditional guardians of the Te Whanganui a Tara and associated lands.

Taranaki Whānui ki Te Upoko o Te Ika are mana whenua of the Te Whanganui a Tara (Wellington Harbour) area. The iwi that make up Taranaki Whānui migrated to the Wellington area in the 1830s and have maintained ahi kā. We established ourselves around the Wellington Harbour. Our kāinga, our pā, our gardens have now been largely subsumed by urban development. Yet, we remain. Migration has meant that we are now a minority within our rohe. Yet, we are still the mana whenua. Taranaki Whānui are those people who descend from one or more of the recognised tipuna of:

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

As mana whenua of the Capital City of Aotearoa/New Zealand our vision is to ensure that our 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 challenges us to restore the rightful place of our people within our takiwā.

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.

The delivery of Mātaimoana

The delivery of Mātaimoana will be led by Taranaki Whānui commercial entity Taranaki Whānui Limited (TWL).

TWL is, in accordance with the Trust Deed of PNBST, responsible for all of Taranaki Whānui commercial interests, including all direct investments, developments and management of all the commercial assets of PNBST.

TWL are responsible for managing over \$60million of tribal assets and over \$220m of rights that Taranaki Whānui have under its Deed of Settlement.

TWL is advised by advisers, as required from time to time to advance the interests of TWL and PNBST and its members for the benefit of all members and the community. The Commercial Board comprises:

- Toa Pomare – Chairperson
- Jamie Tuuta
- Mahina Puketapu

TWL is a wholly owned commercial subsidiary of PNBST. PNBST is a post-settlement governance entity established to receive the settlement from the Crown with respect to the Mana Whenua in the Greater Wellington Region.

PNBST settled with the Crown in 2009 and established TWL as its operating commercial arm whose Directors are appointed by PNBST. PNBST, like all Post Settlement Governance Entities (PSGE's), received assets both cultural and commercial and has elected Trustees who govern PNBST, which is the sole shareholder and governor of TWL.

PNBST has an aspiration to advance its members and considers that the development and evolution of Mātaimoana is in accordance with the aspirations of its people.

Whilst TWL is lodging this application it can confirm the lodging of this application has been endorsed by the Trustees of PNBST

The Wellington Company Limited

TWC was established in 1990 and has been a major player in the redevelopment of Wellington city's urban environments and historic places. In addition to a breadth of residential and commercial development across the Wellington region, the company is taking its wealth of property experience to other parts of New Zealand.

TWC has developed and delivered billions of dollars of property including commercial, office and residential developments of scale. TWC have and are currently actively partnering with Crown, Councils, and Iwi on a range of development proposals across the Wellington region.

TWC has partnered with TWL on numerous scaled developments across Taranaki Whānui takiwā including:

- Paetutu
- Hauwai (formerly Monark)
- Aro
- Te Puna Wai
- Shelly Bay Taikuru

Figure 1 below provides a high-level organisational overview of the development company and its relationship to PNBST.

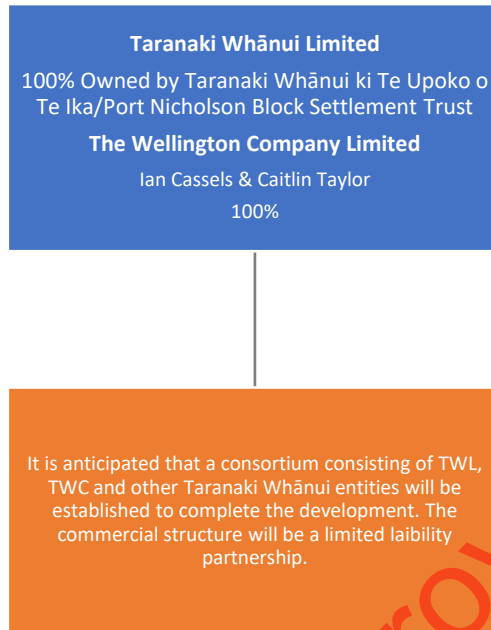


Figure 1 – Organisational Ownership Structure

TWC will be responsible for all aspects of the development delivery reporting to a joint governance board representing all owners of equity in the consortium, as outlined directly above.

Section 1.7 of this business case provides an overview of relevant projects and track record of developments completed as between TWC and TWL for the benefit of PNBST.

The proposed structure is representative of the Tai Hekenga structure entered into by TWL with other iwi from Taranaki with respect to ground leases in the broader Wellington region.

1.2 VISION FOR MĀTAIMOANA

The vision for Mātaimoana aligns directly to the overarching strategic vision for Taranaki Whānui

Ki te whakahou, whakapakari
me te whakanikoniko i te ahurea,
papori, rangatiratanga o Taranaki Whānui ki Te Upoko o Te Ika

*To restore, revitalise, strengthen
and enhance the cultural, social
and economic well-being of
Taranaki Whānui ki Te Upoko o Te Ika*

MĀTAIMOANA - MANA WHENUA ASPIRATIONS

Mana Whenua Aspirations

Mana Whenua Aspirations are a stepping stone to values and principles being translated in a thoughtful and enduring way for a built environment.

Te Āti Awa tupua rau
He auripo i te manga iti,
he auripo i te manga nui
He kaitiaki ki te whenua

Te Āti Awa of many phenomenon
Like the many swirls in small
and great water tributaries
There are many guardians
and protectors on the land

If the water is moving, then there is life and the land will reciprocate with life
If the water becomes still then all will die.
As guardians we are responsible for keeping the waters moving, the land nourished
For the future generations.

MATAIMOANA VISION

To create a housing future for those who would otherwise not be provided the opportunity through a high-quality mixed use, mixed and blind tenure community housing development of scale.

Providing a range of housing options and choices across the housing continuum in what will become an exemplar kāinga/ papakāinga housing development that creates a legacy to be admired, celebrated and cultivated further for the prosperity of our future generations.

To ensure that Mātāimoana embraces the presence of Taranaki Whānui to maintain prominence, guardianship, culture and identity of the surrounding whenua, awa and moana.

Why:

The housing market is broken.

The cost of housing to purchase and rent is out of reach for most now living in Wellington – for our uri we are significantly impacted socially, culturally, financially and environmentally by these challenges, the ability for us as a people to live on whenua – Te Whanganui-a-Tara by the day is becoming more and more challenging and for some having a housing choice or option is non-existent. This must change and we need to do better for our people and community as a whole.

We want to provide a housing future and new way of living and a housing model that will provide a sustainable and affordable solution to the needs of our whānau and the community as a whole.

Through the design workshops that informed the master plan of Mātāimoana a key set of design and development principles have been established that will underpin this kāinga/papakāinga.

Development Principles:

- *Our right to live and grow in a place through rangatiratanga.*
- *Respect the significance of the site through kaitiakitanga.*
- *A kāinga/papakāinga for all community through manaakitanga.*

- *Mixed/blind tenure – more and better housing for our whānau and all community “Creating a housing future” through whānau and Kōtahitanga.*
- *An exemplar – a place that will not be like any other development (current) through Āhua.*
- *A range of housing types and options that are sustainable, provides for security of tenure - that will reduce the total cost of living for whānau through kotahitanga.*
- *A green community that protects and enhances what has gone before and what is to come for the betterment and benefit of future generations through wairuatanga, taitai whakapapa and wairuatanga*

The Proposal:

- *A master planned development, focused on getting it right the first time, delivering approximately 650-700 housing units – comprising of apartments, terraced housing units and free-standing homes*
- *A village centre, a place for community and a gateway to Motu Kairangi – national heritage park (proposed); created out of the existing Mt Crawford prison.*
- *A scaled green community, principled on kaupapa Māori values.*
- *A range of housing types and choices across the housing continuum – focused on providing whānau with security of tenure, housing choice and providing a housing future*
 - *Market affordable – enabled through a leasehold interest in the landholding and density.*
 - *Build to rent – whānau housing/housing for pakeke and kaumātua.*
 - *Social housing – for whānau in housing need.*
 - *Progressive home ownership – bridging homeownership.*
- *Will create, encourage and maintain an affordable housing market.*
- *Will be managed via strategic place making and place management strategies to ensure a cohesive, balanced and connected community.*
- *Will seek to lower the TOTAL COST OF LIVING for whānau – integrated housing and infrastructure models.*
- *A staged and sustainable development, whilst delivered at pace.*
- *Create partnering opportunities and meaningful opportunities between Mana Whenua, Crown and Council.*

1.3 THE BENEFITS – KEY METRICS

The development of Mātaimoana meets the fast-track criteria for consenting based on the following outputs that will be delivered:

- *Stimulating the economy with a development at pace – The development will commence at pace, with significant investment into infrastructure being proposed, off take agreements for the mixed community model being developed. and the developer commitment significant resource to development to enable the development to proceed.*
- **s 9(2)(b)(ii)**
- **Total Wellington output NPV because of Mātaimoana will be \$597.6million.**

Please refer to Table 1 – Property Economics

TABLE 1: TOTAL GROSS WELLINGTON ECONOMIC INJECTION OF PROJECT (FASTTRACK)

	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total
s 9(2)(b)(ii)													
Level 2 Multiplier Impacts													
Total Wellington Output NPV (48 sector multipliers)**	\$61.6	\$82.1	\$74.7	\$55.5	\$66.7	\$63.2	\$53.0	\$44.6	\$35.5	\$35.1	\$25.7		\$597.6
Employment (FTE Years)													
Development Employment	383	342	206	12	9	9	2	7					976
Construction Employment		143	305	358	389	376	316	271	217	217	136		2,729
Other Employment	58	99	109	94	119	83	6	52	46	43	55		763
Total Employment (FTE years)	441	584	621	463	517	468	329	330	263	260	190		4,467

Source: Property Economics

- Increasing housing supply – The development will create 650 to 700 new homes.
- Generating employment – The development will result over 2500 new FTE jobs and a total of 4000+ (direct/indirect) employment outcomes over the 10 year development and 10 year construction programme.

FIGURE 1: WELLINGTON EMPLOYMENT GENERATION BY SECTOR (DIRECT, INDIRECT AND INDUCED)



Source: Property Economics

- Creating capacity in the sector – Mātaimoana will create further capacity and capability within the sector, with a particular focus on enabling and creating opportunities for Taranaki Whānui uri through training, direct procurement and other.
- Minimising waste and sustainability – Waste and sustainability will be managed in accordance with green communities with housing being constructed using off site manufactured housing technologies.
- Environmental design – Mātaimoana will be developed as a green community, registration of the development will commence upon referral by MFE, with initial pre planning works having already been commenced on the framework for implementation.
- Maximising the Whenua – Mātaimoana represents a master planned approach to ensuring the very best outcomes can be achieved on the whenua, the approach to design has been intergenerational in application, and ambitious – this is important as we seek to ensure what is done today will last the test of time for future generations to come.
- Cultural – The development will be key marker for Taranaki Whānui in creating a legacy to be admired, celebrated and cultivated further for the prosperity of future generations.

- Investment – *Mātaimoana represents a significant investment into new housing in Wellington City by Mana Whenua for Mana Whenua and all of community.*
- A second dimension – *A key aspect of the development of Mātaimoana, is ensuring the development is connected through sustainable means and modes of transportation, one being the proposed cable car and connection to Wellington City via the East by West Ferry service, this mode of connection will not only provide a resident population with a means of access to the Miramar Peninsula but also community and tourists as a whole. The proposal is viewed as providing a second dimension to Wellington as a tourist destination. The estimated additional economic benefit to Wellington's tourism industry is estimated to be \$143million.*

1.4 FINANCIAL & OTHER

The development of Mātaimoana is anticipated to generate an estimated \$600million of direct development and construction investment into Wellington City and an estimated \$350million in a new rating base.

Over 4000 jobs will be created as additional capacity and capability within the construction sector, a sector that has experienced significant issues over the past 20 years, largely due to the boom bust, cyclic nature of the industry. Mātaimoana along with the adjoining development at Shelly Bay Taikuru will result in over \$1billion in new construction work over the next decade.

1.5 TIMELINES FOR DEVELOPMENT DELIVERY

A full development programme for the development of Mātaimoana has been confirmed, with the proposed development timeframes being 9 years from commencement on site.

Subject to consents being granted in a timely manner and off take assumptions being in alignment with market and housing needs data, the development will commence on site in late 2024, delivered in 12 stages and final development completion in 2034.

A full development programme is provided as part of the Fast Track referral application for the development.

1.6 KEY PERSONAL – MĀTAIMOANA

Governance.

The development of Mātaimoana will be overseen by a Governance Board comprising of three directors (1 TWL, 1 TWC and a third representing the consortia) who will oversee the strategic development delivery of the development.

JAMIE TUTA

Director

Jamie is a Director of Taranaki Whānui Limited and former Māori Trustee and CEO of Te Tumu Paeroa. Te Tumu Paeroa protects and enhances Māori land and assets, administering 100,000 hectares of land throughout the country and manages a variety of investment interests.

Jamie has held a range of governance positions in the following sectors: iwi development, agribusiness, fishing, investment, health, Māori development, tourism and education and currently the Chair for Tourism New Zealand and Māori Television.

He is the former chair of Parininihi ki Waitōtara Incorporation a large land-based farming business, Te Runanga o Ngāti Mutunga and the Ngāti Mutunga ki Wharekauri Asset Holding Company. He is also a former director of Port Nicholson Fisheries Ltd a lobster export business and was a member of the Government appointed Investment Advisory Panel for the Primary Growth Partnership.

Jamie is passionate about investing in innovation and increasing the economic and environmental performance of our primary industries, particularly the Māori pastoral and fishing sectors. He has a particular interest in building and developing the capacity and capability of the Māori primary sector.

IAN CASSELS

Director

Ian is a Director of The Wellington Company Limited. Ian has over 30 years development experience responsible for transforming spaces and places throughout Wellington City; developing and transacting over \$1b+ of property to date.

Key developments to date include Spark Central – Wellington's First 5 Star Green Building, the redevelopment of Hannahs Factory into Wellington's first premium apartment development and more latterly the redevelopment of the former Erskine College, Hauwai (formerly Monark) and the refurbishment of over 200 apartments as part of a Wellington City Council build to rent programme and seeking to pioneer affordable housing through off site manufactured housing – a key component of the proposed Mātāmoana development proposal.

The Wellington Company's currently has a development pipeline of projects more than \$1billion to be delivered over the next 7 years, including the redevelopment of Shelly Bay Taikuru in partnership with Taranaki Whānui Limited and Wellington City Council.

Development Delivery

The development delivery will be managed by TWC as Mātāmoana development manager.

The key personal responsible for the delivery of the development will be:

LISLE MCERLANE

TWL Adviser

Lisle McErlane has in excess of 35 years of legal experience and has been involved with TWL since 2016.

Lisle works with a number of Iwi entities through out New Zealand on a range of commercial transactions.

EARL HOPE-PEARSON

Development Director

Earl is Mātāmoana Development Director. Earl has over 20 years' experience in private and public sectors, working across a range of complex infrastructure, property and development sectors, transactions and developments. Earl is currently the Development Director on over \$1b of medium density and high-rise residential developments, office redevelopments, greenfield subdivisions located in Wellington and nationally, where he manages the projects from concept, feasibility and consenting through to branding, marketing, procurement, structuring and development delivery.

JASON HUGHES

Financial Controller

Jason is Mātāmoana financial controller, responsible for all aspects of development finances and funding.

Jason is TWC's Chief Financial Officer responsible for the management of over \$600million of commercial property assets and \$1b of development projects.

Jason has significant experience and expertise in the New Zealand and Australian finance sectors recently being responsible for one of New Zealand's largest loan books where he managed all aspects of financial structuring, audit and risk functions.

Paora Mepham

Mana Whenua representative

Paora is uri and is currently serving as a Trustee of PNBST. He became involved with PNBST due to his concern around the development of Shelly Bay and his whānau were instrumental in establishing Mau Whenua and he is a firm supporter of Mātāmoana and has along with Morrie Love, Charlie Rudd and Len Hetet acted as a cultural representative responsible for ensuring the development is delivered in accordance with Taranaki Whānui tikanga and the objectives established by the Governance Group.

ZAC ATHFIELD/ ALAN BLYDE

Design Director/ Infrastructure Director

Supporting the management team, will be a range of professional consultants comprising of project managers, designers and independent experts.

This includes Zac Athfield, Director of Athfield Architects and Mātaimoana Design Director and Alan Blyde Envelope Engineering who will be the development Infrastructure Director responsible for overseeing the key aspects of infrastructure, land development and vertical design through development delivery.

Zac has over 30 years' experience overseeing large scale development projects and creating some of New Zealand's most memorable environments. Zac is currently engaged in reshaping the Wellington City library and civic square and is one of a collective of designers involved in master planning and creating Shelly Bay Taikuru. Alan Blyde has over 20 years' experience leading infrastructure and engineering design teams and is currently involved in a number of scaled developments throughout the Wellington region. Alan has a significant understanding of the infrastructure requirements of Mt Crawford, having provided technical advice on the site to various parties over the past 10 years.

Supporting Zac will be a highly experienced and competent consultant team, including:

- Wraight Landscape Architect.
- McIndoe Urban, urban designers.
- Envelope Engineering, land development and infrastructure services.
- Initia, geotechnical engineers.
- Stantec, traffic engineers.
- RMA Ecology, ecology and biodiversity consultant.
- Baked Design, mana whenua cultural design.

1.7 TRACK RECORD PROJECTS

The Development Partnership has a significant track record of delivering complex, high-quality development of scale and to the value proposed, the following provides a high-level overview of the developments completed or currently under development.

A number of these developments are currently being completed independently or in partnership with iwi/Māori and/or the Crown.

Erskine, Island Bay Wellington

Value \$75m (Development)

The redevelopment of the former Erskine College site, into a medium density housing development comprising 97 residential dwellings, providing a mix of housing typologies appealing to a broad range of purchasers and investors – delivering what is one of Wellington's most unique residential developments.

A key element of Erskine has been the retention of the former Erskine Chapel, a category 1 heritage building that required extensive strengthening and refurbishment works complimented by a 25-car park podium and rooftop landscaped piazza.

Erskine has become one of Wellington's premium residential developments.

STATUS: Completed 2021

Project duration: 2016 to 2021





The Madras, Christchurch

Value \$9m (Development)

The Madras was the development of 22 two-bedroom, two bathroom terraced housing units, located within Christchurch's Four Avenues.

The Madras, a design and build contract with Laings Construction Limited, demonstrated a streamlined approach to delivering a high-quality housing development with early contractor engagement and delivery from project concept to completion. Providing for speed of delivery, whilst ensuring a high quality and affordable delivery solution, with all homes selling for <\$550,000.

Enabled through a partnership with Christchurch City Council.

STATUS: Completed 2020

Project duration: 2019 to 2020



Paetutu Petone, Lower Hutt

Value \$30m (Development)

Te Puna Waiora/Te Tumu Kainga/Taranaki Whānui Limited

The development of Paetutu delivered 56 terraced housing units in the Lower Hutt suburb of Petone.

The development was developed in partnership with Te Tumu Kainga, Taranaki Whānui and The Wellington Company Limited; with Egmont Dixon leading all aspects of the development.

The development laid the foundations for high quality medium density living in the Hutt Valley and was the recipient of a 2020 NZIA architectural award for medium density housing.

Paetutu continues to be a high valued part of the Petone community, and since being developed has achieved record breaking sales for the area and being a highly desirable community to live in.

STATUS: Completed 2019

Project duration: 2017 to 2019



1.8 OUR CURRENT PROJECTS

The Wellington Company and partnership project under construction or development include the following project.

HAUWAI (formerly MONARK), Mt Cook Wellington
Big Future Limited in partnership with Taranaki Whānui Limited
Project Value: \$40m (Development)

A city fringe apartment development located in Mt Cook, Hauwai comprises of 93 one and two bedroom apartments, utilising a precast and in-situ concrete construction, Hauwai will be the first apartment block to be developed on the future Adelaide growth spine.

A stone's throw from the Basin Reserve, delivering a mix of KiwiBuild and market sales; Hauwai has proved extremely popular in the market.

This project, developed by TWC, brought together Taranaki Whānui Limited (via RFR) and KiwiBuild to deliver this affordable housing development at scale.

STATUS: Completed December 2022
Project duration: 2020 to 2022



TE PUNA WAI PAKAKĀINGA, Wainuiomata
Project Value: \$13m+ (Development)
TWC/ Taranaki Whānui Limited

TWC completed a development review of a proposed papakāinga housing development located on the former Wainuiomata intermediate and college site. This development review resulted in a development refresh and a revised development proposal being implemented.

To date the site has been fully consented, providing for the development potential of over 180 units of which stage 1a has been completed enabling 19 whānau to access affordable homes via shared equity and affordable whānau housing programme and enabling others to invest directly into their whenua. In addition to this an 11-unit kaumātua housing unit complex has been developed trialling a prototype building system.

STATUS: Completion 19 homes and 11 Kaumātua Units).

Table 1 provides a further selection of current projects we are working on and completed:

PROJECT	TYPE	VALUE (DEVELOPMENT)	COMPLETION
ARO Living Townhouse Development Wellington	<p>ARO comprises of 61 three and four storey terraces and a low rise 48-unit apartment complex in the heart of Wellington's CBD. ARO has achieved record sales results.</p> <p>This project has brought together Taranaki Whānui Limited and Ministry Housing Urban Development (MHUD) to deliver Wellington's first Land for Housing Programme development that will see 30% of the development delivered as affordable housing.</p>	\$90m	2023
Avalon Towers Residential Redevelopment Lower Hutt	Redevelopment of the former TVNZ Avalon Tower into a mixed-use development comprising of commercial, apartments and community facilities.	\$20m	2023
Shelly Bay Taikuru Wellington	<p>Development of a new seaside village/ commercial hub featuring 350 new townhouses, apartments, sections commercial precinct, wharf redevelopment, boutique hotel all within a highly landscaped environment. All contained within what will become New Zealand's first Green Community of scale.</p> <p>As part of the development all new bulk infrastructure will be developed including – pump stations, 5km rider main, 1m3 reservoir, power upgrades, seawalls, stormwater discharges etc and community infrastructure. The total estimated infrastructure spend on site will be circa \$50m</p>	\$600m	2027 (Est)
Trojan House Apartment Development Wellington	Redevelopment of the former Trojan House office building located on Manners Street Wellington, delivering 5 new retail units set on Lukes Lane, 20 apartments and two high end penthouses. The project will include the full seismic strengthening, full exterior and interior building refurbishment	\$15m	2023
High Street Quarter Lower Hutt	The redevelopment of the former Lower Hutt BNZ site, the development involved a full due diligence of the existing building and site for redevelopment, the removal of a complex structure and redevelopment of mixed use residential and commercial development (29 units) and a public laneway in partnership with Hutt City Council on Lower Hutt's High Street. This project was a first for Lower Hutt, presenting a product with no carparking, integrated public/private realm and set a new record for sale values for inner city residential.	\$15m	Completed

Table 1 – TWC developments in construction

1.9 SUMMARY

The development of Mātaimoana marks an important milestone for Taranaki Whānui as Mana Whenua and as a post settlement entity.

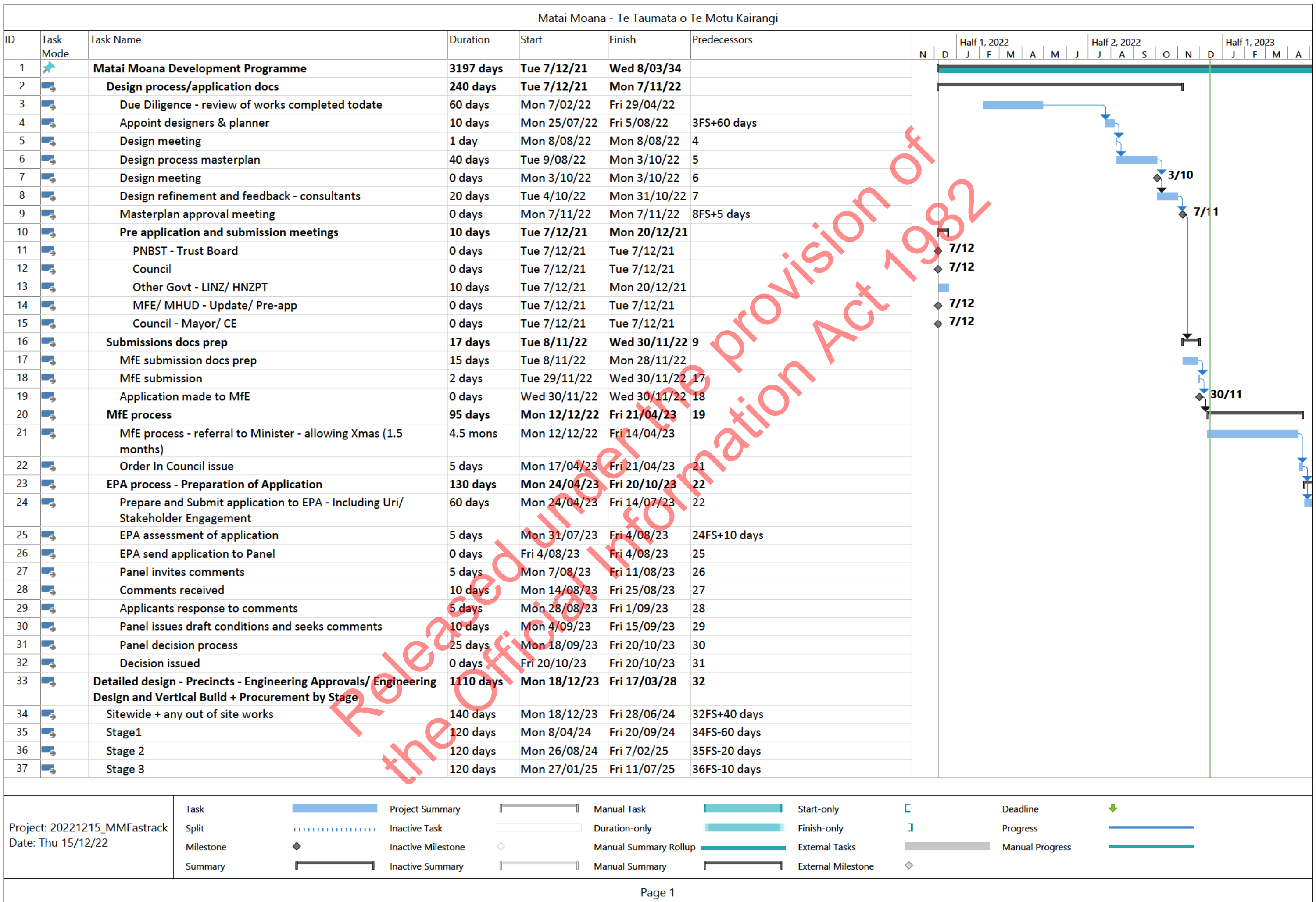
The Mt Crawford site and the Motu Kairangi site represent a significant aspect of our Deed of Settlement, and the development Mātaimoana expected to be 8ha forms a small portion of the total 85ha.

We have over the past four years been working towards this position, having been significantly impacted upon by COVID19, we now wish to exert our rights as Mana Whenua to realise our housing aspirations on this site; one for which we will never lose the connection to.

Mātaimoana will see the mobilisation of a key RFR, the delivery of 650 – 700 new homes in what will be a significant kāinga/papakāinga and housing opportunity for our whānau and community. Mātaimoana will result in over 4000 new jobs – several which we hope our uri will directly benefit from and \$600million in economic benefits to Wellington and the nation through the development.

We and our development partner The Wellington Company have a significant track record of delivery and working with the Crown and this project will see ourselves come together with other Crown agencies including MHUD, HNZPT and LINZ to deliver Mātaimoana which we see as being an integral part of our aspirations for Motu Kairangi and the wider Miramar Peninsula.

We have commenced our engagement with wider stakeholders including Wellington City Council and upon referral will engage with our whānau and wider community to fully develop Mātaimoana so as to ensure Tatai Whakapapa – the history, the connections, the relationships and friendships – shape the land and the people together.






















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Matai Moana - Te Taumata o Te Motu Kairangi

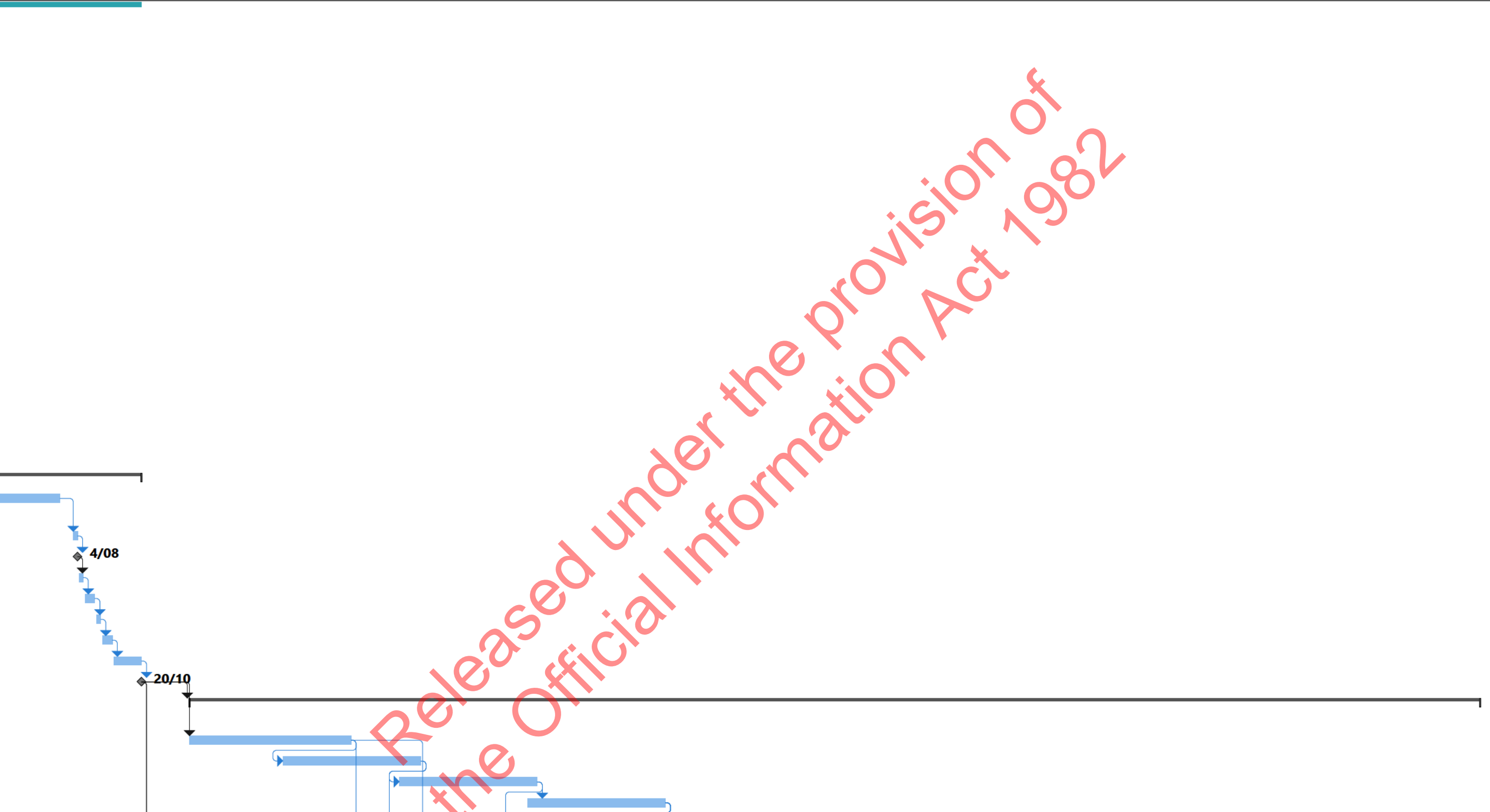
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	60 days	Thu 15/12/33	Wed 8/03/34	78

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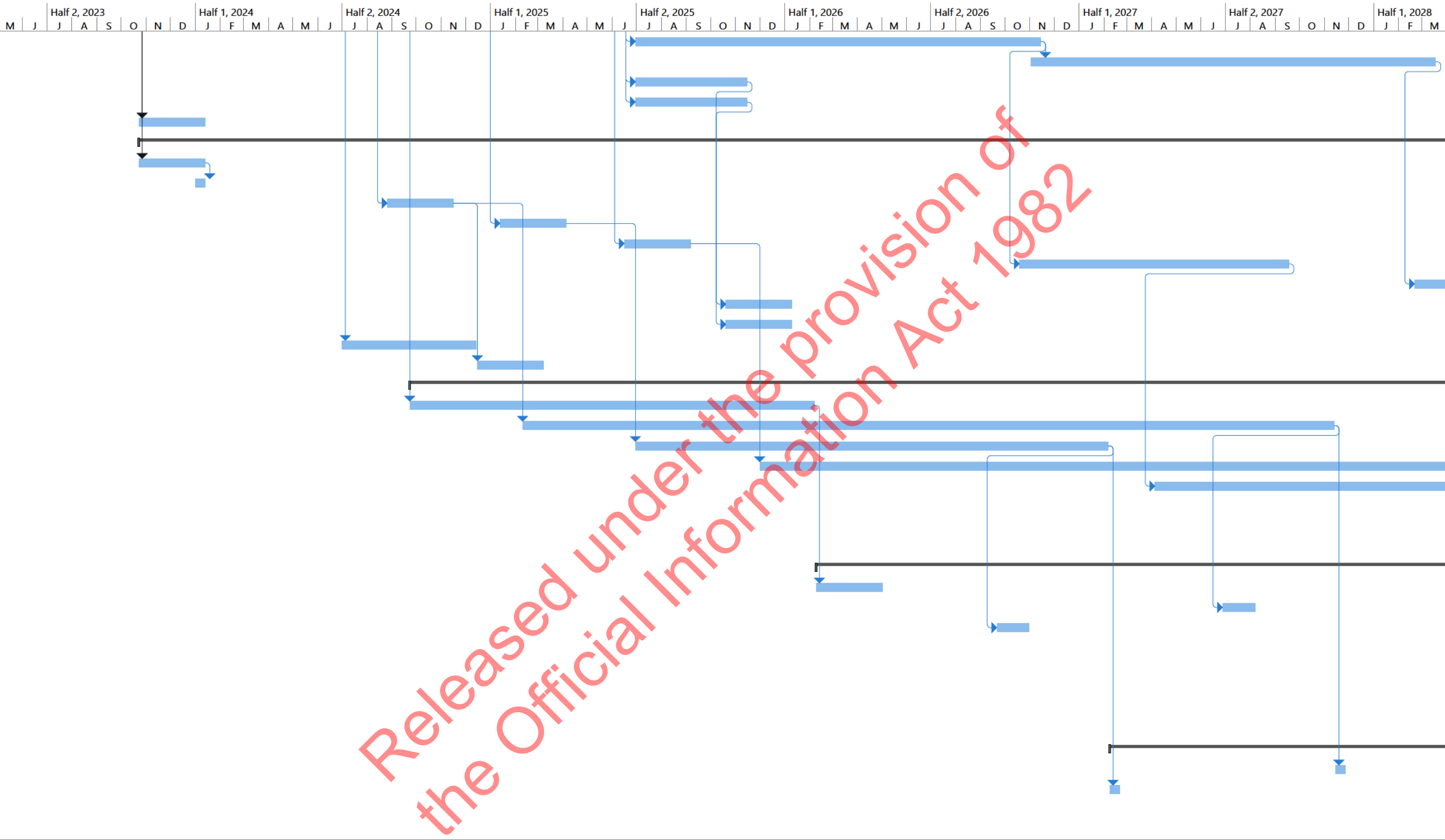
Project: 20221215_MMFastrack Date: Thu 15/12/22	Task		Project Summary		Manual Task		Start-only		Deadline	
	Split		Inactive Task		Duration-only		Finish-only		Progress	
	Milestone		Inactive Milestone		Manual Summary Rollup		External Tasks		Manual Progress	
	Summary		Inactive Summary		Manual Summary		External Milestone			

Half 2, 2023							Half 1, 2024						Half 2, 2024						Half 1, 2025						Half 2, 2025						Half 1, 2026						Half 2, 2026						Half 1, 2027						Half 2, 2027						Half 1, 2028		
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	Split		Inactive Task		Duration-only		Finish-only		Progress	
	Milestone		Inactive Milestone		Manual Summary Rollup		External Tasks		Manual Progress	
	Summary		Inactive Summary		Manual Summary		External Milestone			

Matai Moana - Te Taumata o Te Motu Kairangi



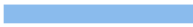
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Half 2, 2023							Half 1, 2024							Half 2, 2024							Half 1, 2025							Half 2, 2025							Half 1, 2026							Half 2, 2026							Half 1, 2027							Half 2, 2027							Half 1, 2028		
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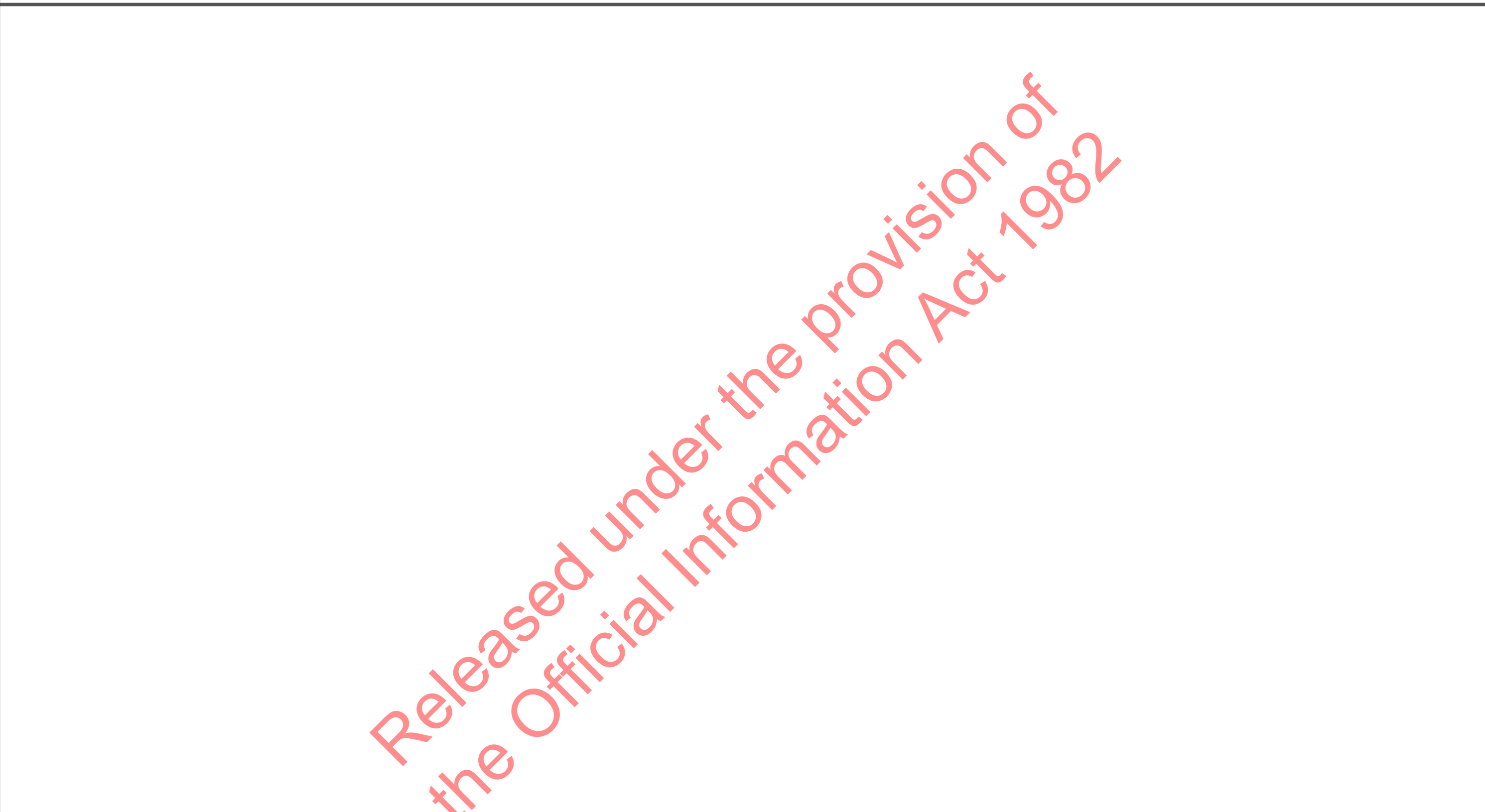
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Milestone		Inactive Milestone		Manual Summary Rollup		External Tasks		Manual Progress	
Summary		Inactive Summary		Manual Summary		External Milestone			

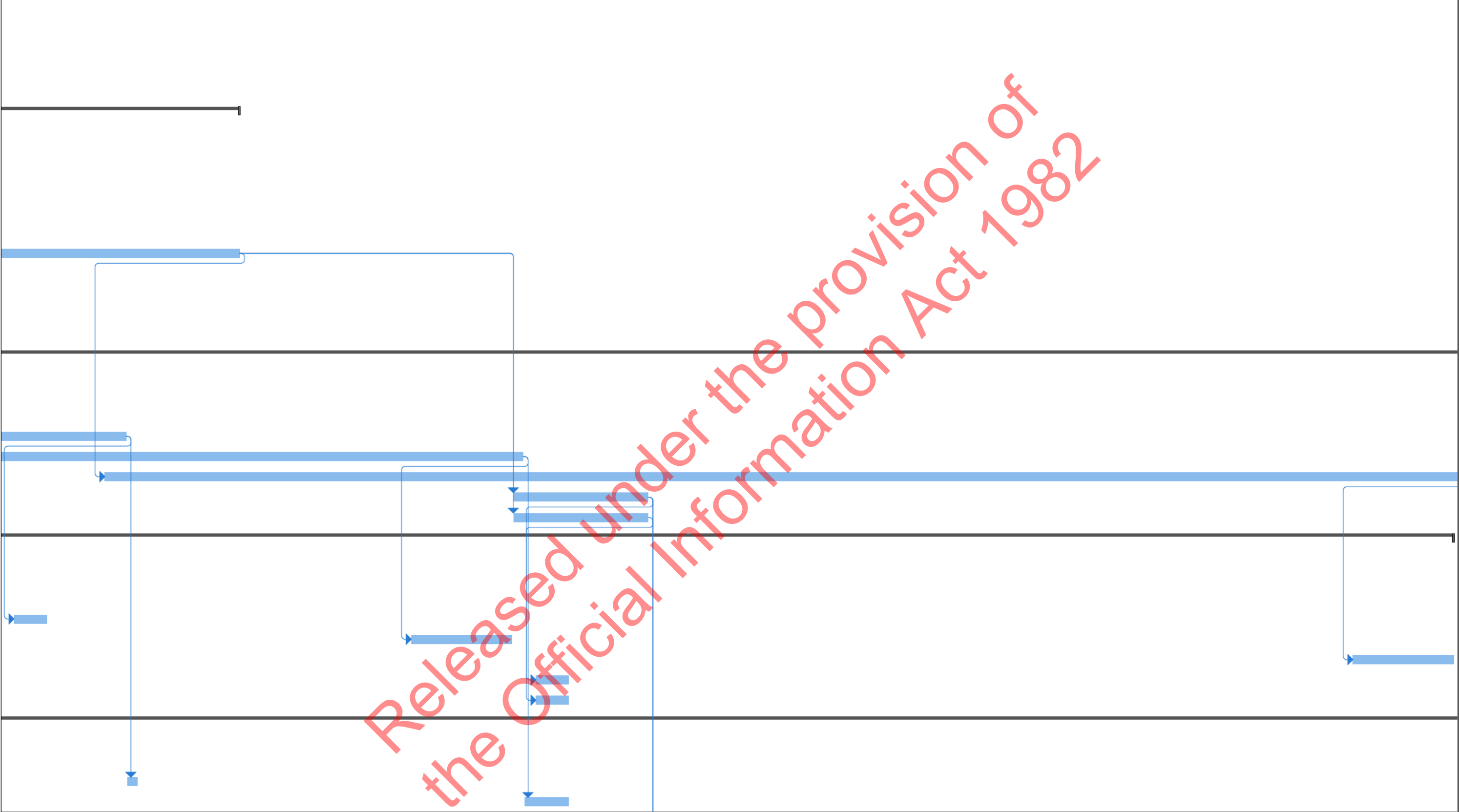
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	Milestone		Inactive Milestone		Manual Summary Rollup		External Tasks		Manual Progress	
	Summary		Inactive Summary		Manual Summary		External Milestone			

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			Half 2, 2028					Half 1, 2029					Half 2, 2029					Half 1, 2030					Half 2, 2030					Half 1, 2031					Half 2, 2031					Half 1, 2032					Half 2, 2032					Half 1, 2033	
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	Split		Inactive Task		Duration-only		Finish-only		Progress	
	Milestone		Inactive Milestone		Manual Summary Rollup		External Tasks		Manual Progress	
	Summary		Inactive Summary		Manual Summary		External Milestone			

			Half 2, 2028							Half 1, 2029							Half 2, 2029							Half 1, 2030							Half 2, 2030							Half 1, 2031							Half 2, 2031							Half 1, 2032							Half 2, 2032							Half 1, 2033	
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Half 2, 2033

Half 1, 2034

Half 2, 2034

Half 1, 2035

Half 2, 2035

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33

Half 2, 2033

Half 1, 2034

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