



13 February 2025

HUD2024-005791

Ohakune Ratepayers and Residents' Society Inc
fyi-request-29391-c909f9bb@requests.fyi.org.nz

E mihi ana ki a koutou Ohakune Ratepayers and Residents' Society Inc

Thank you for your email of 30 November 2024 requesting information under the Official Information Act 1982 (the Act).

Everyone deserves affordable, safe, warm, and dry housing

Over the past few decades, not enough houses have been built to meet the demands of a rising and changing population. As a result, homes aren't affordable for renters or buyers. We believe everyone deserves access to affordable, safe, warm, and dry houses and secure tenancies. To achieve this, more houses need to be built, both for owning and renting (including public housing), and some current rentals need to be upgraded and repaired.

Additionally, there are critical gaps for whānau Māori in the housing system. We're aiming to plug those gaps by changing the system, partnering with iwi and Māori organisations and putting Māori at the heart of Aotearoa New Zealand's approach to housing.

Teitei Drive mixed housing development

As you know, Kāinga Ora – Homes and Communities partnered with Ruapehu District Council and Ngāti Rangi on the proposed mixed housing development of 44 homes at Teitei Drive in Ohakune. In the [Ohakune Frequently Asked Questions](#) of September 2023, Kāinga Ora wrote:

There is a demonstrated need for more public housing in the area. In Ruapehu District, around 72 applicants with an urgent housing need are on the Ministry of Social Development Housing Register, including 12 whānau already living in Ohakune. Ruapehu District Council has 31 applicants on its Housing register for Social Housing in Ohakune.

In an attempt to address some of these issues, the Teitei Drive development was proposed to consist of 15 affordable homes (intended for sale for first-home buyers or similar), 14 long-term worker-rental homes, and 15 public homes (intended to be owned and managed by Kāinga Ora).

As you are likely aware, Kāinga Ora withdrew as the developer of the proposed Teitei Drive development in February 2024 due to economic and market pressures. See the [Kāinga Ora website](#) for more information and documents related to the Teitei Drive development at: www.kaingaora.govt.nz/en_NZ/urban-development-and-social-housing/social-housing/social-housing-developments/manawatu-whanganui-region/

Responses to your questions under the Act

Responses are provided to your questions on the following page.

1. *How much funding by MHUD or other government agencies was provided for Foyle street development and how much was provided by third parties such as Ngati Rangī or associations such as their investment arm or. To clarify, what was the total cost of Foyle street and how much did government fund?*

Per [our response to your request on 21 November 2024](http://www.hud.govt.nz/documents/oia-response-to-hud2024-005649-ohakune) (www.hud.govt.nz/documents/oia-response-to-hud2024-005649-ohakune), the Ministry granted funding of \$55 million to national iwi collective Ka Uruora to deliver up to 172 affordable rentals. Subsequently, Ka Uruora provided funding to Te Kūmete O Paerangi (the commercial and investment arm of iwi Ngāti Rangī) to progress the building of the four Affordable Rental homes at Foyle Street.

The Ministry does not hold information about any other funding, if any, provided by third parties (such as Ngāti Rangī) for the development of those four homes. Additionally, we do not hold information about the total cost of the Foyle Street development, and we do not believe it is held by another department or organisation subject to the Act. Therefore, your request for the total cost of the Foyle Street development has been refused under section 18(g)(i) of the Act.

2. *Based on the press release statement "The others are in Nelson, Ohakune, Taumarunui and Masterton where the proposed developments demonstrated a significant need for supply and affordable rentals or had a strong focus on exiting whānau from emergency housing and transitional housing," please answer the following questions*

2.1. *How much funding is earmarked or in negotiations or being considered for Ohakune and Taumarunui, please provide a sum for each, or the communications, documents or drafts with relate to these locations.*

2.2. *Please provide the documentation, emails, drafts, statistics that demonstrated the significant need for supply in Ohakune, Taumarunui and the dates these*

2.3. *Please advise if any further reports discussions, drafts or emails for housing needs in Ohakune, Taumarunui since the closure of Winstone Pulp International (WPI).*

3. *Please provide any proposals, negotiations or concepts from Ngati Rangī or the Commercial / Investment arm or Ka Uruora since 2022 for Ohakune*
4. *Please provide any proposals, negotiations or concepts from Ruapehu District Council for funding / housing since 2022 for Ohakune*
5. *Please provide any proposals, negotiations or concepts from ANY other parties, entities, iwi for funding / housing since 2022 for Ohakune*

In response to question 2.1, at this time, we cannot release the amount of funding "earmarked or in negotiations or being considered for Ohakune and Taumarunui" as doing so would likely unreasonably prejudice or disadvantage the commercial position of the providers and/or the Ministry's ability to carry on negotiations (section 9(2)(b)(ii) and 9(2)(j) of the Act). However, we can advise that, in addition to the 10 homes proposed to be built in Ohakune by Te Kūmete O Paerangi (see Annex 1.1 and 1.4), there are a further 34 homes in negotiation across Ohakune and Taumarunui.

In response to questions 2 to 5, four documents have been found to be within scope of your request and are released to you with this response. The documents are detailed in the attached document schedule (Annex 1).

The memos of 27 September 2024 (Annex 1.2) and 2 October 2024 (Annex 1.3) were provided to the Chief Executive of the Ministry but were not approved as written, and therefore did not progress. These memos were superseded by the memo of 29 October 2024 (Annex 1.4). However, we have considered the earlier memos as 'draft' documents and so have released these in response to question 2.2 of your request.

Please note, some information within the documents provided has been withheld where it does not relate to your request (redacted as "out of scope"). Additionally, some information under the Taumarunui (p 10) and Ohakune (p 14) Project Profile Summaries (Annex 1.3, Annex C) has been redacted as out of scope as this information was included in error and does not relate to the named projects or regions. Furthermore, some information and documents have been withheld under the sections of the Act described in the table 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.

Section of Act	Reason to withhold
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.
9(2)(j)	To enable a Minister of the Crown or any public service agency or organisation holding the information to carry on, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations).

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

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

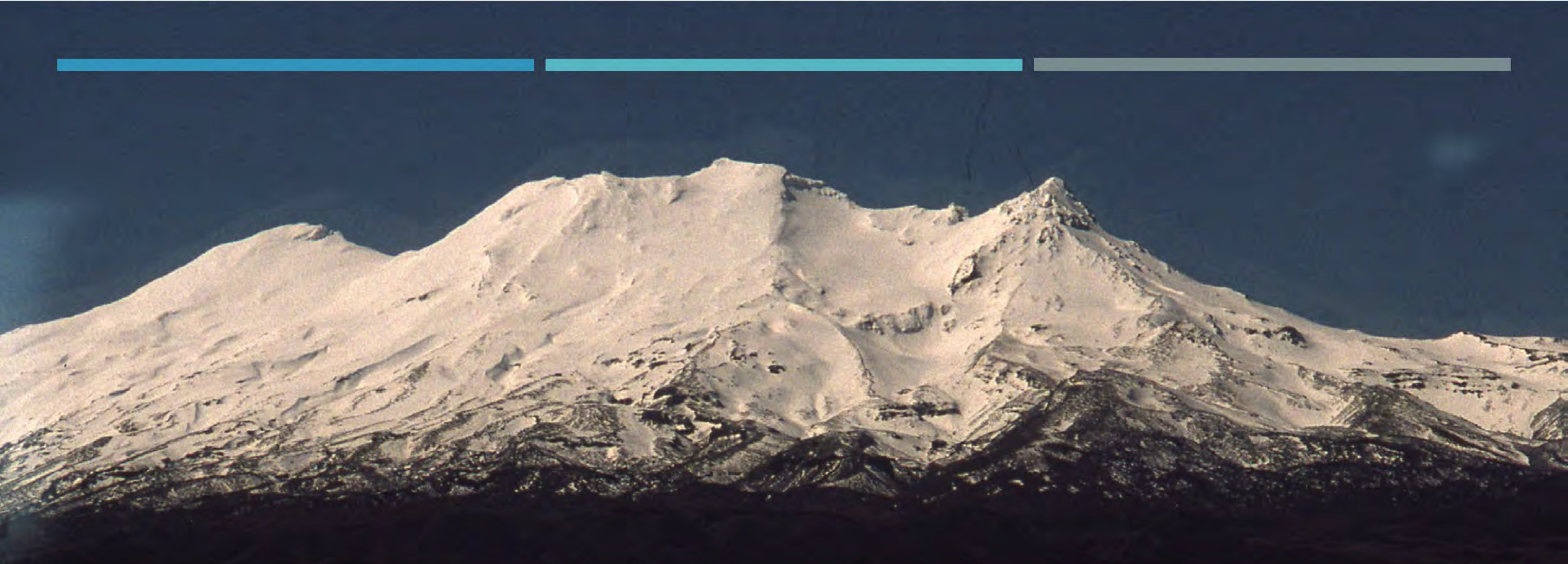
Yours sincerely



Jessica Garland
General Manager, Programmes and Contracts
Te Tūāpapa Kura Kāinga – Ministry of Housing and Urban Development

Annex 1: Document schedule

Documents released – HUD2024-005791			
#	Date	Document	Section(s) of the Act applied
1	August 2024	Te Kūmete O Paerangi LP – Ohakune Affordable Housing Programme proposal	9(2)(b)(ii)
2	27/09/2024	Ohakune Affordable Housing Programme Approval memo <ul style="list-style-type: none"> Superseded by 29/10/2024: <i>Rationale for Approval of Whai Kāinga Whai Oranga Māori Housing Supply Projects</i> memo. 	9(2)(b)(ii)
3	2/10/2024	Funding Approval for Nine Māori Housing Supply Projects memo <ul style="list-style-type: none"> Superseded by 29/10/2024: <i>Rationale for Approval of Whai Kāinga Whai Oranga Māori Housing Supply Projects</i> memo. 	9(2)(b)(ii) 9(2)(j)
4	29/10/2024	<i>Rationale for Approval of Whai Kāinga Whai Oranga Māori Housing Supply Projects</i> memo Includes: <ul style="list-style-type: none"> 17/10/2024: <i>Funding Approval for Thirteen Māori Housing Supply Projects</i> memo 23/10/2024: <i>Next Thirteen Māori Housing Supply Projects – Response to Questions</i> memo 	9(2)(b)(ii) 9(2)(j)



TE KŪMETE O PAERANGI LP
OHAKUNE AFFORDABLE HOUSING PROGRAMME
PROPOSAL TO MINISTRY HOUSING URBAN DEVELOPMENT (MHUD)

AUGUST 2024



Nā tō rourou, nā taku rourou ka ora ai te iwi

With your food basket and my food basket the people will thrive

BACKGROUND

Access to warm, dry and affordable and sustainable housing solutions in Ohakune is a significant issue for the community, in particular for Maori.

s 9(2)(b)(ii)

It is widely accepted that those seeking emergency housing could likely apply for affordable rentals, but due to the lack of rental stock in the region, emergency housing was the only alternative accommodation option.

MHUD has confirmed it still wishes to invest in delivering housing solutions in Ohakune and Te Kūmete o Paerangi LP (Te Kūmete), in partnership with Ka Uruora, is proposing to work with Government to deliver long term sustainable community-based housing solutions to address the chronic rental housing supply issue in Ohakune.

Te Kūmete have completed a full review of potential development and delivery options to respond to the housing needs within community, key to the success being:

1. Mitigating delivery risk.
2. Providing “pace” in delivery, to ensure those in housing needs have a response in a timely manner.
3. Providing a response that is socially, morally and culturally acceptable to Ngāti Rangī and community.
4. Leverage off current market conditions to deliver “value for money” housing outcomes.

Te Kūmete s 9(2)(b)(ii)

Te Kūmete, submits the following proposal to MHUD, that provides an indepth overview of the key project attributes and delivery structures.

HOUSING NEED

- Demand for housing in Ohakune has grown exponentially over the past 10 years driven principally by lifestyle absentee owners and holiday makers accessing units for short term accommodation.
- This issues has been exacerbated in the recent years with the supply of new products becoming increasingly difficult to develop due to cost structure, a lack of delivery resource and the overall development economics of building new for rental not being financially feasible.
- Anecdotal evidence and market commentary from listing agents has confirmed there is simply NO rental stock available; despite there being significant local demand “year-round” and the requirement is not seasonal as many commentators purport.
- All of these factors have compounded resulting in a market failure, under supply and chronic housing need. When in fact the housing need is simply a supply issue.
- The lack of stock has been flagged as inhibiting economic development and opportunities within the region and adding to the social and health woes of those most effected – most of these whanau, are well known to Ngāti Rangi.
- Based on Ngāti Rangi understanding the proposed 10 units will address some of the need but further housing responses will be required, and it is Ngāti Rangi preference to work with Ka Uruora and Government to identify what these will look like.
- An immediate housing response is required, and this proposal responds to this.



TARGETED COHORT

The targeted Cohort for the proposed project is as follows:

Housing opportunities will be matched to whānau requirements as identified by Ngāti Rangi. These whānau will generally be low income and in known housing need and with whom Ngāti Rangi will have been working with directly.

Maximum income limits apply to ensure rebated rents are targeted to whānau that best need support and otherwise cannot afford market rents using 30% of their household income.

Ka Uruora eligibility and prioritisation criteria are set out below:

1. Registered member of Iwi – Ngāti Rangi (*preference thereafter other Maori*).
2. Do not already own a home .
3. Have completed the Ka Uruora Te Uru Ahupūtea education programme.
4. Income bands to be set including:
 1. Maximum income limits apply to ensure rebated rents are targeted to whānau that best need support and otherwise cannot afford market rents using 30% of their household income.
 2. Minimum income requirements apply to ensure applicants can afford rebated rents using a maximum of 30% of their household gross income
5. Any specific Iwi requirements – with a targeted preference to house those in community currently in housing need..

HOUSING PROPOSAL

Te Kūmete have assessed a range of development proposals and feasibilities (development options review), including Kainga Ora's failed Tei Tei Drive proposal.

The purpose of development options review, was to identify a development proposal that will mitigate any significant development risk, provide a response at 'pace' and deliver long term sustainable and value for money housing solutions for whanau.


Te Kūmete, proposal is as follows:

1. Te Kūmete will acquire 10 existing developed lots in Ohakune.
 - s 9(2)(b)(ii) [REDACTED]
 - s 9(2)(b)(ii) [REDACTED]
2. Build ready plans for the sites will be managed through to consent for the proposed housing solutions on site, the proposed housing solutions will utilise a templated delivery model to deliver more for less.
3. The total design process will be managed by Te Kūmete development partner (Hāpai), who will manage the full design and consenting process.
4. Te Kūmete s 9(2)(b)(ii) [REDACTED].
5. The proposed development programme will be delivered over a 12-month duration, with the first unit being delivered 14 weeks following construction commencement and a unit every 3 weeks following.
6. The housing will be delivered as affordable rental accommodation at 80% of the market median and will be managed (tenancy/ asset management) by Ka Uruora on behalf of Te Kūmete.

MECHANICS OF THE PROPOSAL

- Te Kūmete will acquire 10 existing developed lots within Ohakune; off market; with lots pepper potted within existing developments in Ohakune.
- Te Kūmete will develop 10 “new build” housing units, based off Ngāti Rangī assessment of housing need within community.
- Low-income whānau will be targeted by Ngāti Rangī in accordance with the income thresholds detailed in the proposal.
- The homes developed will be consistent in style look and feel as per the surrounding units to ensure there is no tenure discrimination.
- The homes developed would be let as affordable rentals, being <80% of the current median market.
- Tenancy management services will be provided by Ka Uruora, supported by Emerge; as an extension to the existing Ngāti Rangī affordable housing programme.
- Full wrap around pastoral/ social support services will be provided whānau by Ka Uruora/ Ngāti Rangī with a view to progress the whānau through the housing continuum over time, either in place or as part of a wider affordable housing programme.

s 9(2)(b)(ii)



COMMERCIAL STRUCTURING OF PROPOSAL

s 9(2)(b)(ii)

DEVELOPMENT BUDGETS

Key Assumptions:

1. All costs are inclusive of GST (Non-deductible)
 - s 9(2)(b)(ii)
 -
 -
 -
 -
 -
4. Council building consent processing and monitoring costs.
5. Consultant costs – inclusive of geotechnical, structural engineer, architectural/ landscape), cultural advisory, external project management (build only) and project quantity surveyor.
6. Management costs to provide full turnkey delivery – scoping, acquisition, consultant procurement/ management and funding.
7. Contingency being circa 8% of total project costs.

DEVELOPMENT BUDGET

VARIABLE

VALUE

FUNDING
ALLOCATION

ASSUMPTION

s 9(2)(b)(ii)

FINANCIAL FEASIBILITY – ASSUMPTIONS

s 9(2)(b)(ii)

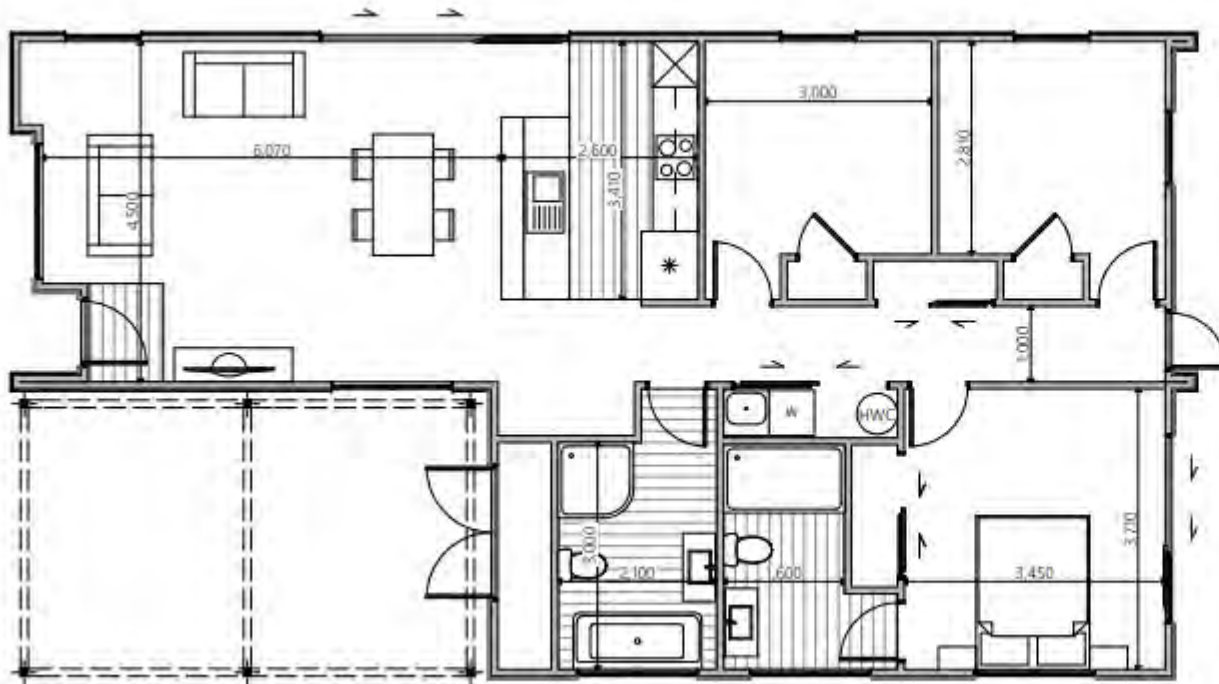
PROPOSED HOUSING FORMS & TYPOLOGIES

Note these are indicative only – subject to final design and likely subject to a piled foundation



PROPOSED HOUSING FORMS & TYPOLOGIES

Note these are indicative only – subject to final design and likely subject to a piled foundation.



WHARE 3 DESIGN

Floor Area = 104m²

Cladding 1 = Linea

Cladding 2 = Horizontal Stria

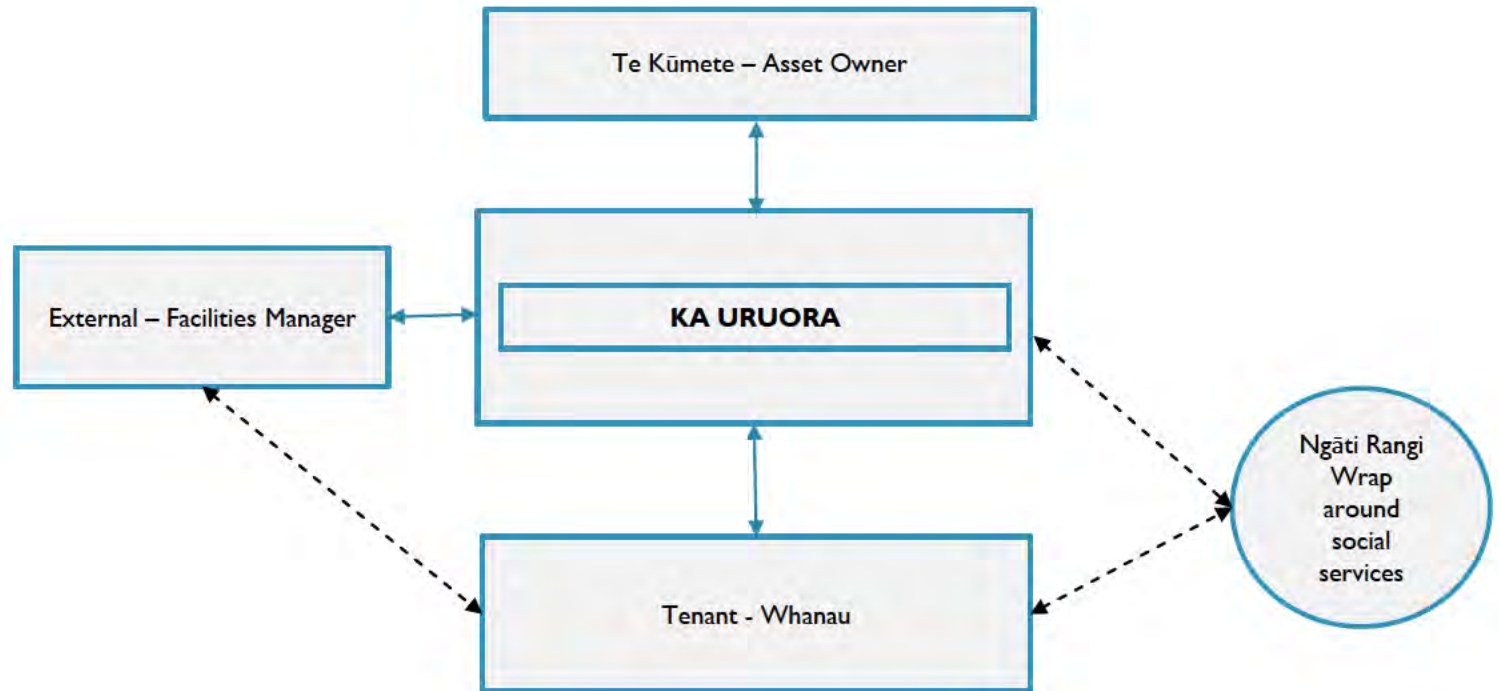
Roofing = Trapezoidal Colorsteel

DEVELOPMENT AND FUNDING DELIVERY STRUCTURE

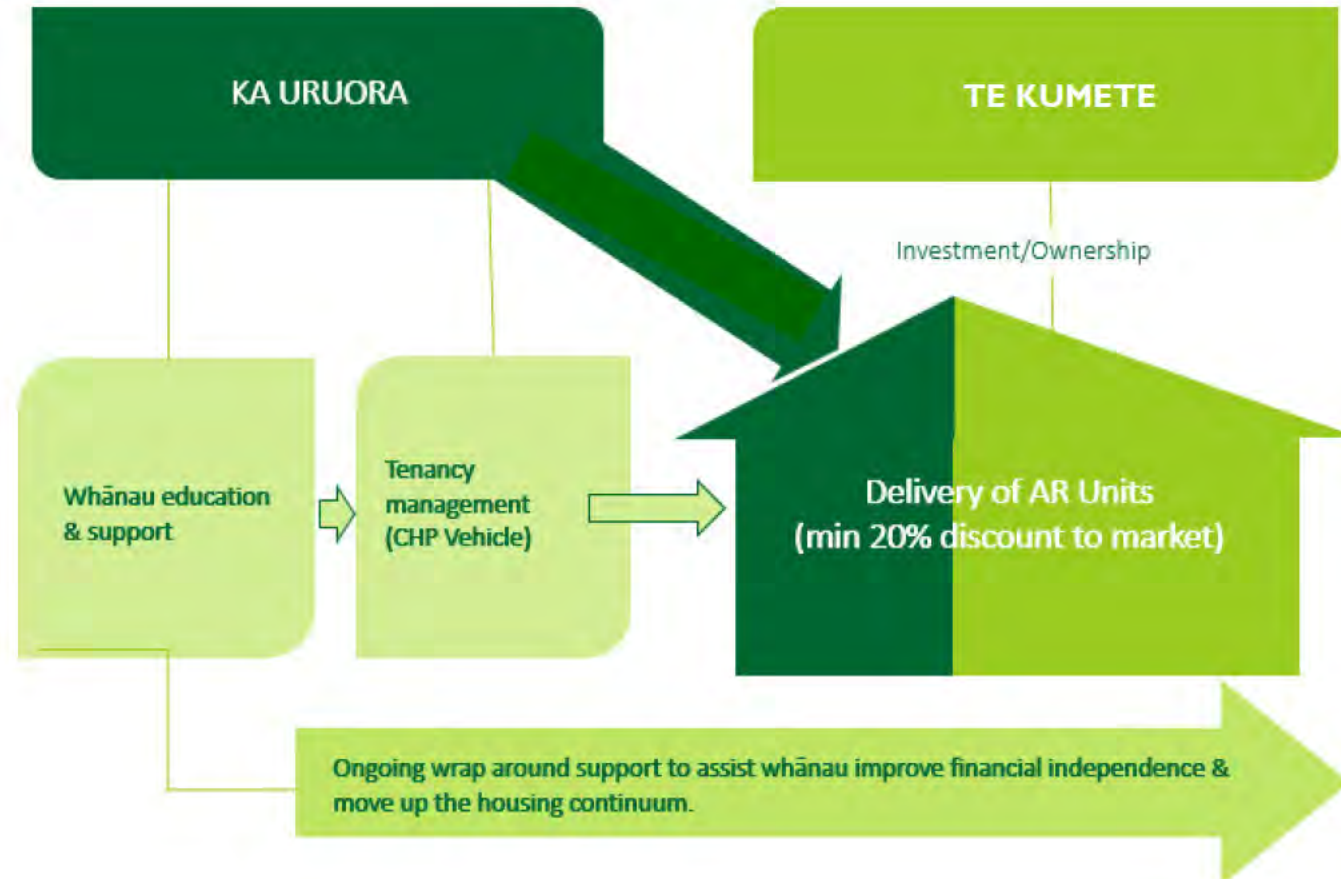
s 9(2)(b)(ii)

AFFORDABLE HOUSING DELIVERY STRUCTURE

1. Te Kūmete – asset owner and funder
2. Ka Uruora –
 1. Concessionary loan
 2. Education and navigational support services – financial independence
 3. Asset and tenancy management services.
3. Ngāti Rangi/Nga Waihua – social services to whanau providing full wrap around services and pastoral care to whanau. Direct link to Ka Uruora and Whanau.
4. External facilities manager, delivering asset management services.



KA URUORA AFFORDABLE HOUSING DELIVERY STRUCTURE



PROGRAMME FOR DELIVERY

s 9(2)(b)(ii)

RISK MATRIX

TYPICAL DEVELOPMENT RISK	MITIGATION / MANAGEMENT	CURRENT RISK	RISK WHEN UNCOND.
--------------------------	-------------------------	--------------	-------------------

s 9(2)(b)(ii)

--	--	--	--



Memo

OHAKUNE AFFORDABLE HOUSING PROGRAMME APPROVAL MEMO	
To:	Andrew Crisp - Chief Executive, Ministry of Housing and Urban Development, Te Tūāpapa Kura Kāinga
From:	Malo Ah-You, General Manager, Māori Housing Supply & Delivery
Date:	27 September 2024

PURPOSE
This memo seeks your approval to provide conditional grant funding of s 9(2)(b)(ii) to Te Kūmete o Paerangi Limited Partnership (Te Kūmete) to enable the delivery of 10 Affordable Rentals at multiple locations within Ohakune.

IT IS RECOMMENDED THAT YOU:			
Note	s 9(2)(b)(ii)		
Note	that in early September 2024, Housing Ministers endorsed the progression of this project as part of the next tranche of Māori Housing affordable rentals under consideration for funding.		
Note	that the sections being targeted, are a mix of build ready developed sites and those sites where resource consent has been lodged;		
Note	that drawdown of funding will be subject to executed sale and purchase agreements for the 10 sites being purchased;		
Note	that to ensure no market prejudice or escalations in property values, Te Kūmete will procure the services of an independent buyer agency to acquire the lots;		
Approve	Conditional grant funding of s 9(2)(b)(ii) (including GST, if any) from Whai Kāinga Whai Oranga (WKWO) to Te Kūmete o Paerangi Limited Partnership, consisting of: <ul style="list-style-type: none"> s 9(2)(b)(ii) from the Māori Infrastructure Fund (MIF), to contribute towards 10 infrastructure sites; and s 9(2)(b)(ii) from Whai Kāinga Whai Oranga (WKWO) Supply funding, to contribute towards vertical costs of 10 homes intended as affordable rentals. 		
	Approved	<input type="checkbox"/>	Not Approved

Approved by	Andrew Crisp - Chief Executive, Ministry of Housing and Urban Development, Te Tūāpapa Kura Kāinga
Signature	
Date	

Background

Ngāti Rangi and Te Kūmete o Paerangi Limited Partnership (Te Kūmete)

1. Te Kūmete is a commercial entity set up as part of the Ngāti Rangi (Ohakune based iwi) treaty settlement for their historical claim, Rukutia Te Mana. The role of Te Kūmete (refer to Appendix 4 – Organisational Structure) is to protect and grow Ngāti Rangi post-treaty settlement funds, as well as its commercial assets and opportunities. This includes the Karioi Forest, certain properties within Ohakune and surrounds and other commercial ventures to further develop iwi assets.

Place-based context

7. Rental demand is high, and supply is low in Ohakune. Rental homes are often cold, damp, and of poor quality. Some houses were used for short term tourist accommodation or left empty for various reasons.
8. The population of Ohakune is currently 1,510, where forty four percent of these people are in rental properties. The most popular number of bedrooms a tenant rents in Ohakune, are 3-bedrooms properties.
2. The lack of housing stock has been flagged as inhibiting economic development opportunities within the region and adding to the social and health concerns of those impacted. As of March 2024, there were 211 applicants on the public housing register for the Ohakune, Taupō region. Seventy five percent are reported as Māori (159 persons).
3. Although the project is not in a Whai Kāinga Whai Oranga priority region it is experiencing a high demand for affordable housing with a high proportion of Māori in housing need.

Key features of the project

9. Te Kūmete will acquire 10 existing developed lots in Ohakune and build 10 x 3-bedroom houses to be used as affordable rentals.
10. The targeted cohort for this project will be low to medium income whānau, couples with dependents, large families, intergenerational whānau or multiple whānau members. Once this project has been completed, it will support up to 40 individuals. Please see Annex B which outlines the summarised detail of the project.
11. Tenancy management services will be provided by Ka Uruora, supported by Emerge Aotearoa Housing Trust (Emerge). Full wrap around pastoral social support services will be provided to whānau by Ka Uruora and Ngāti Rangi with a view to progress the whānau through the housing continuum over time, either in place or as part of a wider affordable housing programme.
12. Ka Uruora was established by Te Kotahitanga o Te Ātiawa Trust and Te Kāhui o Taranaki Trust as a collective iwi charitable trust to facilitate and oversee the delivery of services and solutions for iwi members. Ka Uruora is one of the four iwi prototype partners.
4. Ka Uruora services to the project will include financial education, savings, and housing solutions to support iwi whānau members to achieve financial independence and improve financial wellbeing.
5. Emerge are a well-established, experienced, and registered Community Housing Provider (CHP). They provide social housing and other housing programmes across NZ. As a CHP they provide tenancy management and sustaining tenancy services.

Funding breakdown and benchmarking

6. The funding breakdown for the project comprises of:

FUNDING SOUGHT	Amount (including GST, if any)	% of Component	Funding source
Infrastructure	§ 9(2)(b)(ii)		
Supply			
TOTAL REQUESTED			
Supply	§ 9(2)(b)(ii)		
TOTAL COST			

Project costs in relation to the WKWO housing benchmarks

7. The infrastructure costs equate to § 9(2)(b)(ii)
8. The supply costs per unit is § 9(2)(b)(ii) and is § 9(2)(b)(ii) affordable housing benchmarks as per the table below. The total supply cost per unit is § 9(2)(b)(ii)
13. The benchmark range for 3-bedroom homes at 100% supply are:

TYOLOGY	LOWER RANGE	UPPER RANGE
3 Bedroom	§ 9(2)(b)	§ 9(2)(b)

9. The balance of supply costs will be met through confirmed funding by Te Kūmete through direct equity.
10. No previous funding has been provided by the Ministry of Housing and Urban Development – Te Tūāpapa Kura Kāinga (HUD) to Ngāti Rangi or Te Kūmete.

Assessment against Whai Kāinga Whai Oranga Criteria


11. This project contributes to an identified need in the housing system for the Manawatū-Whanganui region and Ngāti Rangi. It also, provides for a low-income cohort that would otherwise have limited housing options during the tourism/skiing season.
12. The lack of stock has been flagged as inhibiting economic development opportunities within the region and adding to the social and health concerns of those most impacted – most of these whānau, are well known to Ngāti Rangi.
13. Please see Annex A and Annex B for further details against WKWO criteria.

Build readiness

14. Te Kūmete will acquire 10 existing developed lots within Ohakune. The sections being targeted are a mix of build ready developed sites and those requiring resource consent. The 10 sites are yet to be purchased.
15. If funding is approved acquisition, design and consenting by December 2024. Construction starting by January 2025 with practical completion handover January 2026.

Development and Funding Delivery Structure:

s 9(2)(b)(ii)



Next steps

14. If this memo is approved, we will develop the Grant Funding Agreement with Te Kūmete.

Annexes

Annex A: Māori Housing Investment framework and criteria

Annex B: Project Profile Summary

Annex C: Masterplans, elevation plans, homes drawings etc

Annex D: Organisational Structure

Annex A: Māori Housing Investment Framework and Criteria

GOVERNMENT OBJECTIVES
<ul style="list-style-type: none"> • Maximise value for money from Government investment. • Reduce reliance on emergency housing and motel accommodation. • Balance between achievability and building capability in historically underserved areas
Māori Housing Objectives
<ul style="list-style-type: none"> • Increase the supply of affordable and quality housing for Māori. • Improve living conditions and reduce reliance on emergency and transitional housing. • Ensure value for money and cost-effectiveness in housing investments. • Promote sustainable long-term solutions that align with kaupapa Māori values.

Māori Housing Investment Criteria

CRITERIA	COMPONENTS OF CRITERIA
<p>Housing benefits of the proposal (25% - weighting)</p> <p>Proposals need to show how they contribute to the housing outcomes that are the purpose of Whai Kāinga Whai Oranga and the Māori Infrastructure Fund</p>	<ol style="list-style-type: none"> The extent to which the proposal supports housing development in these six priority areas – Te Tai Tokerau, Te Tairāwhiti, Heretaunga/Hastings-Napier, Taranaki including Central North Island, Bay of Plenty including Rotorua and Waikato. The number of additional dwellings that the investment will enable relative to demand in that area. The proportion of affordable houses expected to be enabled relative to specific housing needs of that area (primarily informed by typology and tenures of housing expected to be built). The proportion of places to those from Emergency Housing, at risk of entering Emergency Housing, and/or on low income (based on eligibility for public housing). The extent to which the proposal enables whānau to live in accordance with kaupapa Māori approaches and values. The extent to which the proposal unlocks the potential of whenua Māori and reconnecting whānau, whakapapa and whenua. The extent to which the proposal supports housing development that is located in areas with good access to jobs and employment, (except in the case of kaumatua housing). The extent to which the proposal supports housing development that is environmentally sustainable including resilient to the impacts of climate change (such as coastal inundation), supports good water quality and biodiversity.

<p>Supports long-term sustainable Māori led housing delivery (30% - weighting)</p> <p>Proposal enables Māori led delivery of new housing across placed based areas/rohe.</p>	<ul style="list-style-type: none"> a) The extent to which the proposal enables wider wellbeing outcomes (for example, job creation, utilisation of Māori enterprises, economic self-sufficiency, climate-change adaptation, design for community etc). b) Where, applicable, the extent to which the proposal delivers on a post-settlement commitment, particularly in relation to housing. c) The extent to which the delivery model enables local leadership, collaboration, or use of prudent commercial partnerships for the delivery of the project(s). d) The extent to which the proposal addresses recycling or reinvestment of funding for future housing needs.
<p>Cost-effectiveness and Value for Money (30% - weighting)</p> <p>Proposal represents a cost-effective solution for the Government</p>	<ul style="list-style-type: none"> a) The average whole-of-government cost per dwelling expected to be enabled by the investment. b) Houses enabled are expected to fall both within affordable cost benchmarks and the affordable housing specification of the Ministry of Housing and Urban Development. c) The extent to which the proposal leverages non-government funding sources to deliver additional housing and provides value for money. d) The impact that this funding will have on the housing development advancing, or on the pace and scale at which it will advance compared to what is currently expected.
<p>Capability and Immediacy (15% - weighting)</p> <p>Proposal provides assurance that if funding is approved, the project will advance at pace</p>	<ul style="list-style-type: none"> a) Confidence in the ability of all parties to deliver the infrastructure and housing as proposed and at pace. b) Demonstrated alignment where relevant between all necessary parties including Territorial Authorities, Regional Councils, mana whenua, developers and affected persons needed to advance the proposal.

Māori Housing Investment Criteria Alignment Description	
<p>Category A</p>	<p>Strong Alignment - Projects that strongly align with the updated criteria. These projects help support the target transition out of Emergency Housing, recycle funds to ensure sustainability, and are in priority areas where the need for housing is most critical.</p>
<p>Category B</p>	<p>Alignment - Projects that align with the updated criteria. These projects target transitions out of Transitional Housing and Social Housing, addressing issues such as overcrowded or uninhabitable housing conditions. They may be located in both priority and non-priority areas but must still demonstrate significant impact and alignment with housing needs.</p>

Category C	Some Alignment – Projects that align to a lesser extent with the intended new criteria. These projects may address general housing. These projects must still provide clear benefits and show potential for positive impact.
-------------------	---

Annex B: Project Profile Summary - Te Kūmete o Paerangi Limited Partnership

REGION	MANAWATŪ-WHANGANUI
Categorisation against WKWO criteria	B
Town/City	Ohakune
WKWO Priority Area	No
Number of Homes Supported	10 Affordable Rentals
Number of Whānau Supported	When completed, this project will support up to 40 individuals
Cohort	Low to medium income whānau, couples with dependents, large families, intergenerational whānau or multiple whānau members.

s 9(2)(b)(ii)

CRITERIA	PROJECT ASSESSMENT
<p>Housing benefits of the proposal 25%</p>	<ul style="list-style-type: none"> • Contributes to an identified need in the housing system for the Manawatū-Whanganui region and Ngāti Rangi. • Provides for a low-income cohort that would otherwise have limited housing options during the tourism/skiing season. • Addresses a key challenge for whānau that live in the Raetihi-Ohakune-Waiouru area is access to all-year round housing; affordable housing and substandard housing. • Increases the lack of stock which has been flagged as inhibiting economic development and opportunities within the region and adding to the social and health woes of those most effected – most of these whānau, are well known to Ngāti Rangi.
<p>Supports long-term sustainable Māori led housing delivery 30%</p>	<ul style="list-style-type: none"> • Ngāti Rangi mission is mā te mahi tahi e tū ai te pā ora: working together to build a kāinga and thriving communities. • Ngāti Rangi strategy aligns with MAIHI Ka Ora <ol style="list-style-type: none"> 1. Māori Crown Partnerships: Teitei Drive Partnership (RDC/Kainga Ora/Ngāti Rangi). 2. Māori-led Local Solutions: their collaboration with Ka Uruora for Moroki (uri living in Tamaki Makaurau). 3. Māori Housing Supply: their Papakāinga project focuses on building on marae precinct and multiply owned Māori land. 4. Māori Housing Support: Seeking to invest in Kaiārahi, Te Whare Āhuru, as navigators for whānau. 5. Māori Housing System: To establish a Kaitohutohu, Te Whare Āhuru, to coordinate relationships across multiple agencies to create enduring housing solutions 6. Māori Housing Sustainability: Focus on the movement from emergency, transitional to social housing or home ownership.

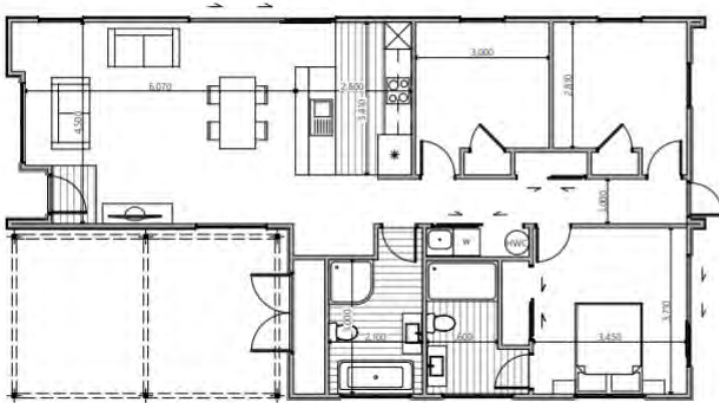
s 9(2)(b)(ii)

Annex C: Masterplans, elevation plans, homes drawings etc.

s 9(2)(b)(ii)



Note these are indicative only – subject to final design and likely subject to a piled foundation.



WHARE 3 DESIGN

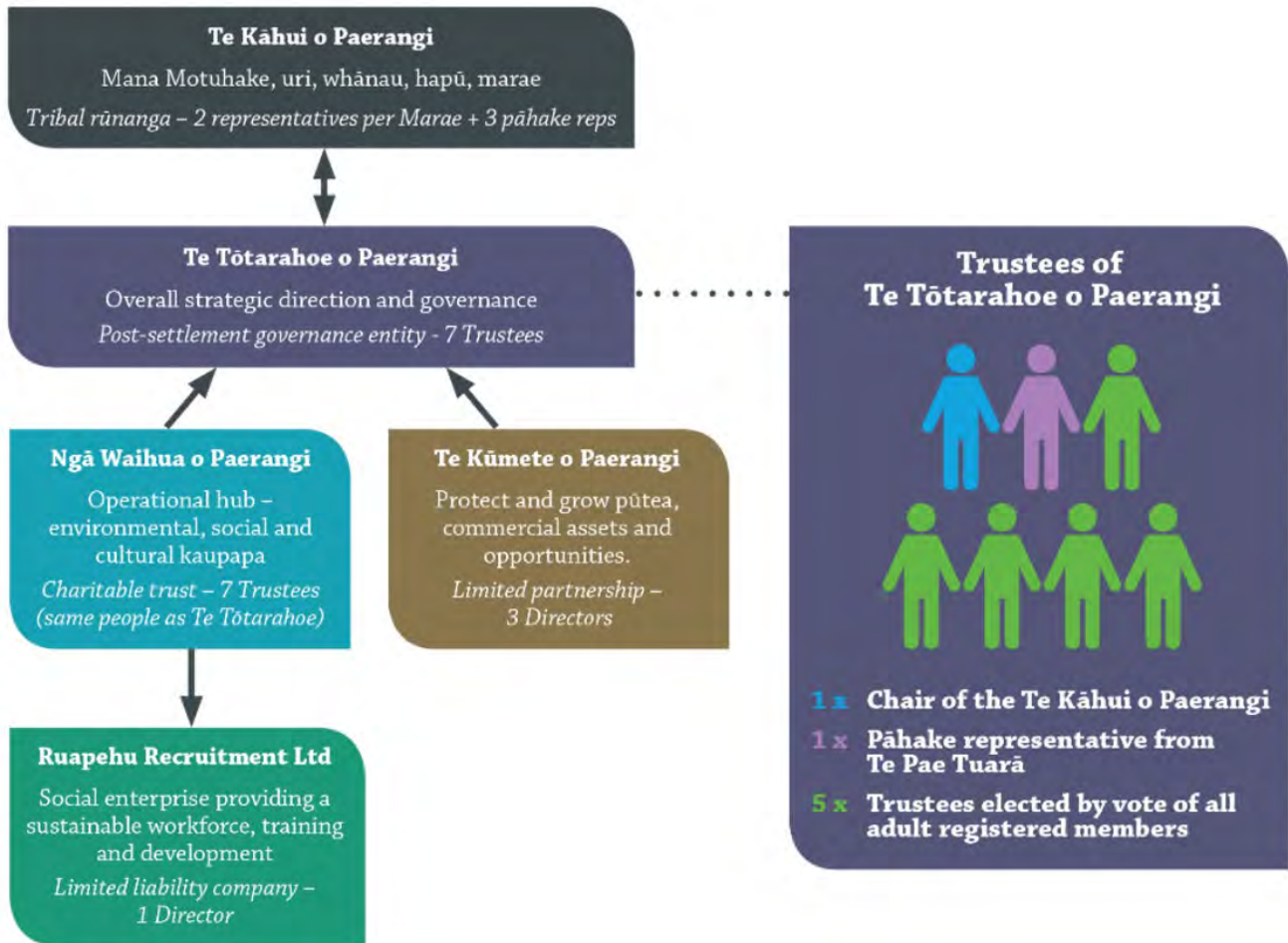
- Floor Area = 104m²
- Cladding 1 = Linea
- Cladding 2 = Horizontal Stria
- Roofing = Trapezoidal Colorsteel

Note these are indicative only – subject to final design and likely subject to a piled foundation



Annex D: Organisational Structure

GROUP STRUCTURE



Memo

FUNDING APPROVAL FOR NINE MĀORI HOUSING SUPPLY PROJECTS	
To:	Andrew Crisp, Chief Executive, Tony De Gregorio, Chief Financial Officer
From:	Malo Ah-You, General Manager, Māori Housing Supply & Delivery
CC:	Jo Hogg, DCE, Systems, Delivery and Performance, Dan Shenton, Manager, Whai Kāinga Whai Oranga, Jamie Forsman, Manager, MAIHI Partnerships Programme
Date:	2 October 2024

PURPOSE
This memo seeks your approval to fund our first round of nine out of 14 Māori Housing Supply projects, as outlined in Annex A of this paper.

IT IS RECOMMENDED THAT YOU:	
Note	that in September 2024 Housing Ministers endorsed the progression of 14 Māori Housing supply projects, to be submitted for your approval. These projects are outlined in Annex A;
Note	that development feasibilities and masterplans for nine of the 14 projects have been completed (see Annex B), with the remaining five projects to be finalised in October 2024;
Note	Out of Scope
Note	the remaining five projects will be provided to you in October 2024, seeking your approval;
Note	the total funding requested for the nine projects is s 9(2)(j) ¹ for 171 infrastructure sites and houses including: <ul style="list-style-type: none">• s 9(2)(j) for infrastructure, and• s 9(2)(j) for vertical builds.

APPROVE	FOR THE CHIEF FINANCIAL OFFICER		
	the execution of nine funding agreements as listed in Annex A, and as per the Non-Departmental Financial Delegation Policy.		
	Agree	<input type="checkbox"/>	Disagree <input type="checkbox"/>

Approved by	Tony De Gregorio, Chief Financial Officer
-------------	---

¹ All figures provided in this memo are GST inclusive.

Signature	
Date/...../...../

APPROVE	the following nine projects, as set out in Annex A	Total Funding Requested	Agree	Disagree
	Out of Scope			
	s 9(2)(b)(ii)	s 9(2)(b)(ii)		
	Out of Scope			
	Te Kūmete o Paerangi LP (Ngāti Rangi)	s 9(2)(b)(ii)		
	Out of Scope			

Approved by	Andrew Crisp, Chief Executive
Signature	
Date/...../...../

Background

1. In September 2024, we presented Ministers with the amended Māori Housing Investment framework and criteria; and a next tranche of 14 Māori Housing projects to be submitted to you for approval [HUD2024-005189 refers].
2. All 14 projects were initially assessed against the updated Investment criteria and recommended by an internal evaluation panel for funding as they demonstrated:
 - a. strong alignment to Government priorities;
 - b. readiness;
 - c. affordability and cost-effective solutions; and
 - d. capability to deliver.
3. Projects are a mix of small scale to larger multi-phased developments with all houses to be provided as affordable rentals. The projects will also target vulnerable and low to medium income Māori and whānau who are experiencing poor or inadequate housing including those transitioning from emergency housing.
4. Once finalised all 14 projects will provide 222 affordable, safe, warm, and dry houses and infrastructure sites at a total cost of s 9(2)(j) (HUD contribution). A breakdown of proposed project funding is attached as **Annex A**.

Project Summaries for Nine Projects

5. Development feasibilities and masterplans for nine of the 14 projects have been finalised and are recommended as a first round of funding. The remaining four projects will be provided to you by the end of October 2024 for approval.
6. Of the nine projects:
 - the total funding requested is s 9(2)(j) including s 9(2)(j) for infrastructure and s 9(2)(j) for supply. This equates to 171 new affordable rental houses;
 - six projects are located within priority locations. The remainder are in Nelson, Ohakune and Taumarunui. These projects were recommended as the proposals demonstrate significant need for supply and affordable rentals within their rohe;
 - all resource consents have been lodged and/or secured and construction will be completed over the next 12-24 months. Proposed start and finish dates may vary depending on confirmation of HUD funding;
 - s 9(2)(j) ; and
 - all providers will contribute a minimum of 25% towards the vertical build, as per the Whai Kāinga Whai Oranga (WKWO) Affordable Housing Supply Benchmarks (**Annex C**).
7. Project summaries for the nine projects are attached as **Annex B**.
8. We note that the average development vertical build cost differs between projects. This is due to: the varying build costs across the country (factoring differing costs in urban, semi-rural and rural areas); who the provider uses as their build partner; differences in typology (number of bedrooms and gross floor area); and traditional (on-site) vs Offsite Manufacturing build costs. However, when broken down in per bedroom basis, benchmarking comparisons between typology are easier.
9. In relation to project infrastructure costs and comparisons, differences in price occur because each development is site specific. For example, the site may be flat and within an existing suburb

³The affordable housing specifications were developed by HUD drawing on evidence from previous projects to ensure application of appropriate vertical development costs for government supported developments, i.e. housing that adequately meets the needs of the occupants without excessive amenities (that increases cost).

with a mains supply in place, meaning infrastructure costs are lower. Alternatively, a site could require retaining walls, sewage treatment plant, extensive foundations, which will increase infrastructure costs. Therefore, to benchmark the infrastructure costs and compare individual sites or even regions is challenging.

Projects above benchmarks

10. Out of Scope [Redacted]

11. Out of Scope [Redacted]

Out of Scope [Redacted]

12. Out of Scope [Redacted]

13. Out of Scope [Redacted]

Out of Scope [Redacted]

14. Out of Scope [Redacted]

15. Out of Scope [Redacted]

- Out of Scope [Redacted]

- Out of Scope [Redacted]

- Out of Scope [Redacted]

- Out of Scope [Redacted]

Tenancy management

16. As per our standard contracting process, all providers will be required to submit a Tenancy Operating Plan prior to tenanting the houses. The Plan will outline how the group will deliver quality tenancy services, in particular:
 - the process for selecting prospective tenants from whānau who are on low to moderate income and cannot afford market rent;
 - the process for setting rent for the home
 - evidence of a template tenancy agreement that complies with the Residential Tenancies Act 1986 and that will be entered into with tenants
 - The proposed annual schedule for property condition assessments and maintenance.
17. Any rents charged for each Affordable Rental home during the Minimum Affordability Period will be below 80% of the marker rent.
18. We will be asking providers to provide information on the tenants housing situation prior to coming into the affordable rentals, e.g. homeless, in emergency housing, on the social housing register, boarding etc. This is to fully understand any potential savings to the Crown.

Financial Implications

19. As of September 2024, there is \$ 9(2)(j) of uncommitted capital funding across the two appropriations impacted over the forecast period (to FY28/29). If the proposed nine projects are approved, this will result in a commitment of \$ 9(2)(j) leaving a remaining \$ 9(2)(j) uncommitted capital funding.
20. Committing to this investment will result in an annual \$ 9(2)(j) per annum amortisation cost. There is sufficient uncommitted amortisation funding available.
21. We will continue to work with the Finance team through the contracting phase to ensure that all deliverable payments are factored into forecasting exercises.

Key Risks

22. The following table outlines the overarching risks identified for the projects.

RISKS:		MITIGATION:
Cost over-runs	Projects may experience cost over-runs due to unanticipated site conditions, or price inflations for materials and labour.	Apply strict budget controls within funding agreements and include monitoring and regular reporting.
Project delays	Construction and design phases may face delays, thus impacting delivery timelines.	Establish clear timelines, monitor progress closely, and ensure regular reporting through participation from the project control group.

Next steps

23. Once approved, we will proceed to contracting with the relevant entity(s).

Annexes

Annex A: Funding breakdown for Nine Māori Housing projects

Annex B: Project Profile Summaries and Plans

Annex C: Whai Kāinga Whai Oranga Affordable Housing Benchmarks

Annex A –Funding breakdown for Nine Māori Housing projects

Item	Provider Name	Region	Town/City	Vertical build funding request (@75% and above)	No of Whare	Average Cost Per Whare (@100%)	Infrastructure funding request	No of infra sites	Average Cost Per Site	Total Grant Funding Amount	Resource Consent Status
1	Out of Scope				1			1			
2	Out of Scope				1			1			
3	Out of Scope				1			1			
4	Out of Scope				1			1			
5	s 9(2)(b)(ii)	*King Country	Taumarunui	s 9(2)(b)(ii)	1	s 9(2)(b)(ii)	s 9(2)(b)(ii)	1	s 9(2)(b)(ii)	s 9(2)(b)(ii)	Secured
6	Out of Scope				1			1			
7	Te Kūmete o Paerangi LP (Ngāti Rangi)	*Ruapehu	Ohakune	s 9(2)(b)(ii)	10	s 9(2)(b)(ii)	s 9(2)(b)(ii)	10	s 9(2)(b)(ii)	s 9(2)(b)(ii)	Lodged
8	Out of Scope				1			1			
9	Out of Scope				1			1			
TOTALS				s 9(2)(j)	171		s 9(2)(j)	171		s 9(2)(j)	

* Not a priority area

Remaining Five Projects to be progressed by end of October 2024

Item	Provider Name	Region	Town/City	Total Grant Funding Amount (tbc)
Out of Scope				
11	s 9(2)(b)(ii)	*Ruapehu	Ohakune	s 9(2)(b)(ii)
Out of Scope				
TOTAL				s 9(2)(j)

* Not a priority area

Annex B: Whai Kāinga Whai Oranga Criteria

Criteria	Components of Criteria
<p>Housing benefits of the proposal 25%</p> <p>Proposals need to show how they contribute to the housing outcomes that are the purpose of Whai Kāinga Whai Oranga and the Māori Infrastructure Fund</p>	<ul style="list-style-type: none"> a. The extent to which the proposal supports housing development in these six priority areas – Te Tai Tokerau, Te Tairāwhiti, Heretaunga/Hastings-Napier, Taranaki including Central North Island, Bay of Plenty including Rotorua and Waikato. b. The number of additional dwellings that the investment will enable relative to demand in that area. c. The proportion of affordable houses expected to be enabled relative to specific housing needs of that area (primarily informed by typology and tenures of housing expected to be built). d. The proportion of places to those from Emergency Housing, at risk of entering Emergency Housing, and/or on low income (based on eligibility for public housing). e. The extent to which the proposal enables whānau to live in accordance with kaupapa Māori approaches and values. f. The extent to which the proposal unlocks the potential of whenua Māori and reconnecting whānau, whakapapa and whenua. g. The extent to which the proposal supports housing development that is located in areas with good access to jobs and employment, (except in the case of kaumatua housing). h. The extent to which the proposal supports housing development that is environmentally sustainable including resilient to the impacts of climate change (such as coastal inundation), supports good water quality and biodiversity.
<p>Supports long-term sustainable Māori led housing delivery 30%</p> <p>Proposal enables Māori led delivery of new housing across placed based areas/rohe.</p>	<ul style="list-style-type: none"> a. The extent to which the proposal enables wider wellbeing outcomes (for example, job creation, utilisation of Māori enterprises, economic self-sufficiency, climate-change adaptation, design for community etc). b. Where, applicable, the extent to which the proposal delivers on a post-settlement commitment, particularly in relation to housing. c. The extent to which the delivery model enables local leadership, collaboration, or use of prudent commercial partnerships for the delivery of the project(s). d. The extent to which the proposal addresses recycling or reinvestment of funding for future housing needs.
<p>Cost-effectiveness and Value for Money 30%</p> <p>Proposal represents a cost-effective solution for the Government</p>	<ul style="list-style-type: none"> a. The average whole-of-government cost per dwelling expected to be enabled by the investment. b. Houses enabled are expected to fall both within affordable cost benchmarks and the affordable housing specification of the Ministry of Housing and Urban Development. c. The extent to which the proposal leverages non-government funding sources to deliver additional housing and provides value for money. d. The impact that this funding will have on the housing development advancing, or on the pace and scale at which it will advance compared to what is currently expected.
<p>Capability and Immediacy (15%)</p>	<ul style="list-style-type: none"> a. Confidence in the ability of all parties to deliver the infrastructure and housing as proposed and at pace.

Please note that master plans and concept drawings are available upon request for your reference.

Provides assurance that the project will advance at pace	b. Demonstrated alignment where relevant between all necessary parties including Territorial Authorities, Regional Councils, mana whenua, developers and affected persons needed to advance the proposal.
--	---

Please note that master plans and concept drawings are available upon request for your reference.

Annex C - Project Profile Summaries

Please note that master plans and concept drawings are available upon request for your reference.

2.

s 9(2)(b)(ii)


REGION	KING COUNTRY
Site Address	s 9(2)(b)(ii) Taumarunui
WKWO Priority Area	No
Number of Homes Supported	s 9(2)(b)(ii)
Number of Whānau Supported	s 9(2)(b)(ii)
Cohort	Low-income whānau as well as kaumātua and individuals with disabilities that would otherwise have limited housing options.
Income level targeted	Combined household income of \$25k -74k max
Resource consent secured	Yes
Other HUD funding this project has received	s 9(2)(b)(ii)
Other HUD funded projects (i.e. PHO, Affordable Housing, Land for Housing, Social Housing projects, can be same provider)	Out of Scope
Estimated Delivery Date	s 9(2)(b)(ii)

Please note that master plans and concept drawings are available upon request for your reference.

Meets Benchmarks for Affordable Housing	Yes
TOTAL GOVERNMENT FUNDING REQUESTED:	s 9(2)(b)(ii)
<i>Vertical Build (HUD Contribution)</i>	
<i>Infrastructure (HUD Contribution)</i>	
<i>Provider Contribution to vertical build (%)</i>	
Total Project Cost	

Please note that master plans and concept drawings are available upon request for your reference.

Out of Scope



Please note that master plans and concept drawings are available upon request for your reference.

Out of Scope



Please note that master plans and concept drawings are available upon request for your reference.

4. Te Kūmete o Paerangi Limited Partnership

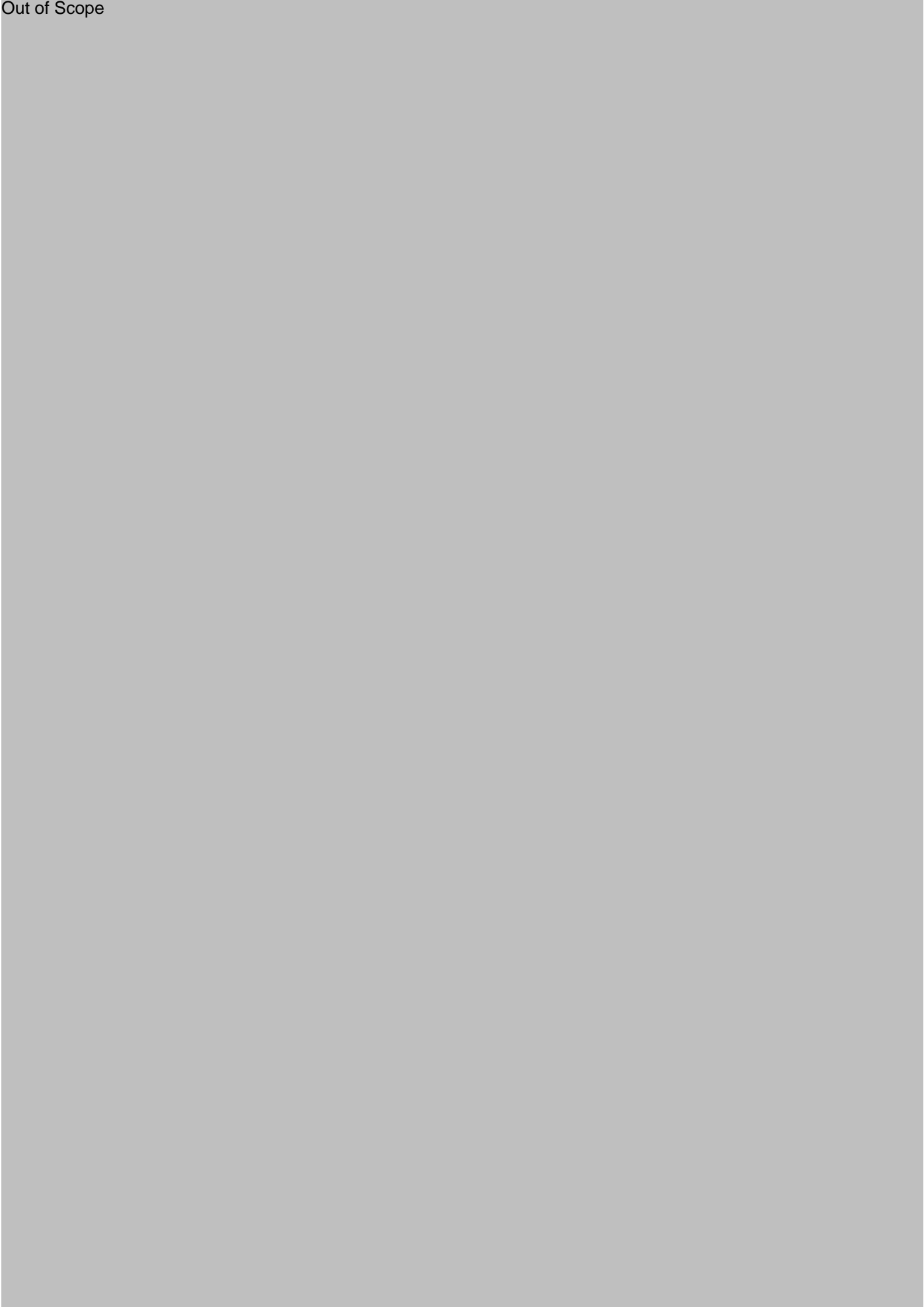
REGION	Ruapehu
Site Address	Multiple sites across Ohakune
WKWO Priority Area	No, but the proposal demonstrated significant demand
Number of Homes Supported	10 affordable rentals made up of ten x 3-bedroom homes
Number of Whānau Supported	Up to 40 individuals
Cohort	Low to medium income whānau, couples with dependents, large families, intergenerational whānau or multiple whānau members.
Income level targeted	Combined household income of \$25 - \$175k max.
Resource consent secured	Lodged but not confirmed. RC will be a condition in the GFA
Other HUD funding this project has received	Out of Scope
Other HUD funded projects (i.e. PHO, Affordable Housing, Land for Housing, Social Housing projects, can be same provider)	
Estimated Delivery Date	The proposed start date is January 2025 for construction, with practical completion by January 2026.
Meets Benchmarks for Affordable Houses	Yes
TOTAL GOVERNMENT FUNDING REQUESTED	s 9(2)(b)(ii)
<i>Vertical Build (HUD Contribution)</i>	s 9(2)(b)(ii) The provider provided their initial estimate based on the resource consent design being 3-bedroom units and following our previous review of the plans.
<i>Infrastructure (HUD Contribution)</i>	s 9(2)(b)(ii)

Please note that master plans and concept drawings are available upon request for your reference.

	The provider put forward their initial estimate reflective of the resource consent design and the anticipated infrastructure requirements for the site.
<i>Provider Contribution (%)</i>	s 9(2)(b)(ii) [REDACTED]
Total Project Cost	s 9(2)(b)(ii) [REDACTED]


Please note that master plans and concept drawings are available upon request for your reference.

Out of Scope



Please note that master plans and concept drawings are available upon request for your reference.

Out of Scope



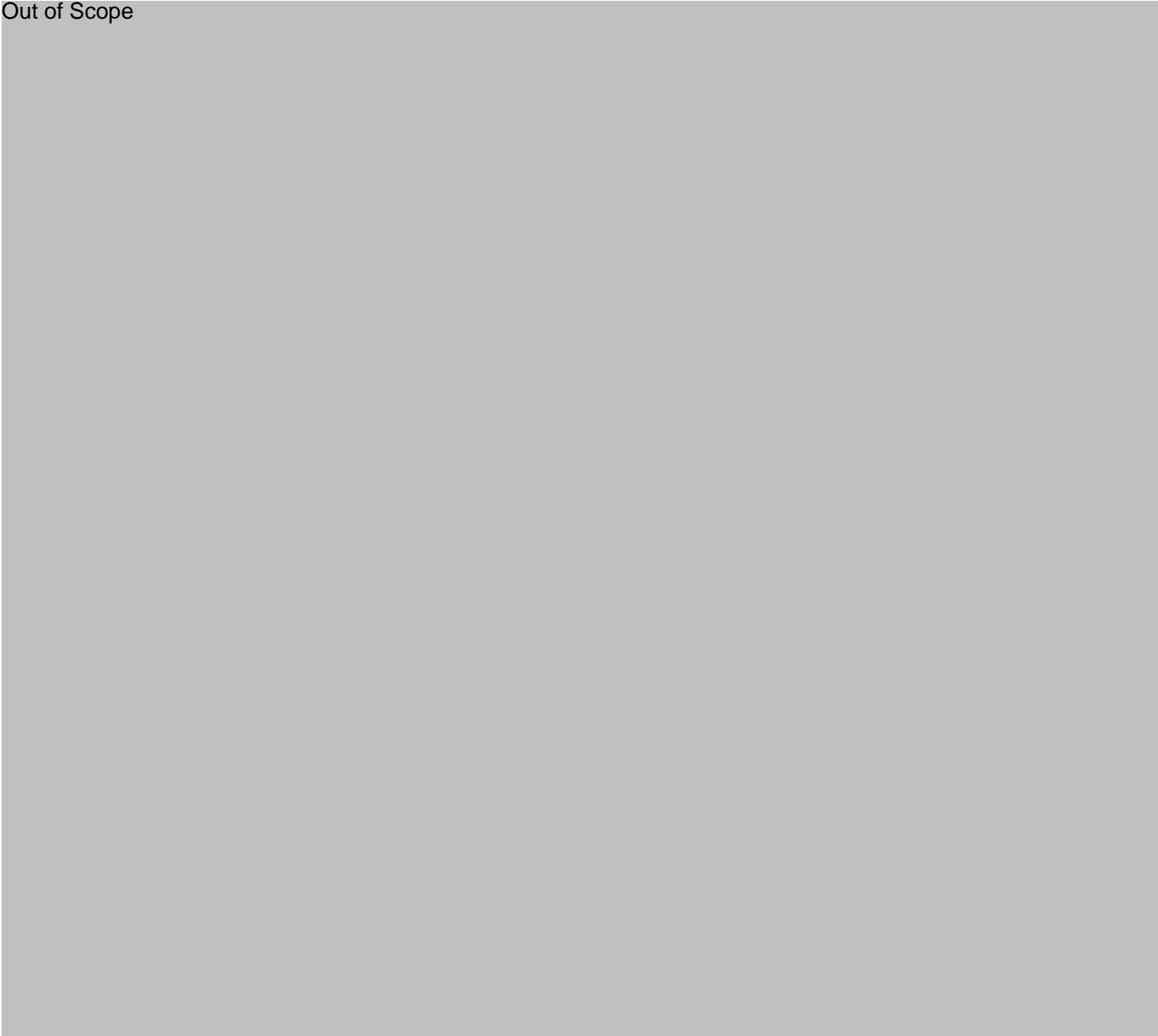
Please note that master plans and concept drawings are available upon request for your reference.

Out of Scope



Please note that master plans and concept drawings are available upon request for your reference.

Out of Scope



Please note that master plans and concept drawings are available upon request for your reference.

Annex C - Whai Kāinga Whai Oranga Affordable Housing Benchmarks

Out of Scope



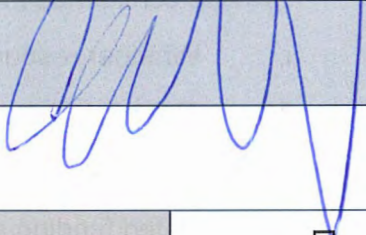
Please note that master plans and concept drawings are available upon request for your reference.



Memo

RATIONALE FOR APPROVAL OF WHAI KĀINGA WHAI ORANGA MĀORI HOUSING SUPPLY PROJECTS	
To	Andrew Crisp, Chief Executive
CC	Malo Ah-You, General Manager, Māori Housing Supply & Delivery
From	Bronwyn Lauten, Principal Advisor to the Chief Executive
Date	29 October 2024

PURPOSE
To document your decisions with respect to the <i>Funding Approval for thirteen Māori Housing projects</i> , provided to you on 17 October.

RECOMMENDED ACTION IT'S RECOMMENDED THAT YOU:	
Note	The contents of this memo. 
Agree	<input checked="" type="checkbox"/> Disagree <input type="checkbox"/>

Background

- On 2 October 2024, you received a memo seeking your approval to funding for nine Māori Housing projects. This did not clearly document how each project met the criteria for Whai Kāinga Whai Oranga projects which were agreed by Ministers earlier in 2024 (HUD2024-005189 refers), so the team was asked to update the memo.
- On 17 October 2024, you received an updated memo, now seeking your approval to funding for thirteen Māori Housing projects.
- On 23 October 2024, you received a supplementary memo responding to questions you raised about some of the projects.

Summary of questions raised about the projects

- Following your consideration of the approval memo, and taking a system-wide view of the projects, you raised questions to seek additional assurance about how well the



projects met the Whai Kāinga Whai Oranga investment criteria. This included questions about how well projects:

- a. Aligned with a place-based approach, including:
 - i. The rationale for investing in non-priority locations
 - ii. What other government investments has been made or committed to places.
 - b. Support sustainable Māori-led housing delivery, including:
 - i. What land or other resources the provider is bringing to the project
 - ii. How the investment would be recycled.
 - c. Represent value for money, including:
 - i. The rationale for build and infrastructure costs and recommended funding levels
 - ii. A wholistic view of what government support had been provided to projects across government housing funds and programmes.
 - d. Provide confidence in delivery, including:
 - i. Whether resource consents had been obtained
 - ii. The track record of the build partners.
5. You received responses to your questions through:
- a. The updated funding approval memo received 17 October 2024
 - b. The memo providing supplementary information on 23 October 2024
 - c. Discussions with the General Manager, Māori Housing Supply & Delivery and Principal Adviser to the Chief Executive.

Summary of decisions

6. Annex A summarises your decisions with respect to the thirteen Māori Housing projects for which your approval was sought via the memo dated 17 October 2024.
7. **Out of Scope**

Ohakune projects

8. HUD has considered a wide range of information to assess whether to fund the two projects in Ohakune. On balance, you have made a judgment to fund these projects. In doing so, you have had regard to the information provided in the approval memo of 17 October 2024 and supplementary information provided on 23 October 2024. In addition, you have considered:
 - a. Information on the local housing and employment market, such as:
 - i. Local housing supply and demand as indicated by building consents, median house purchase prices, applicants on the Social Housing Register and data on severe housing deprivation
 - ii. Likely impact of population growth and tourism on demand for housing
 - iii. Recent news of the closure of a major local employer and likely new employment opportunities
 - iv. Verbal reports from the Ministry of Social Development Regional Commissioner about what they are seeing and hearing 'on the ground'.
 - b. Low levels of government housing investments in the region over the preceding years.

Next steps

9. Following your sign off of the memo dated 17 October 2024, HUD will progress work to finalise and sign the grant funding agreements for the eleven approved projects.
10. **Out of Scope**



Annex A: Summary of decisions – 30 October 2024

ITEM	PROVIDER	REGION	TOWN/CITY	DECISION
1	Out of Scope			
2				
3				
4	s 9(2)(b)(ii)	*King Country	Taumarunui	Approved
5	Out of Scope			
6	Te Kūmete o Paerangi LP (Ngāti Rangī)	*Ruapehu	Ohakune	Approved
7	Out of Scope			
8				
9				
10	s 9(2)(b)(ii)	*Ruapehu	Ohakune	Approved
11	Out of Scope			
12				
13				

Memo

Next Thirteen Māori Housing Supply Projects – Responses to Questions	
To:	Andrew Crisp, Chief Executive
From:	Malo Ah-You, General Manager, Māori Housing Supply & Delivery
CC:	Jo Hogg, DCE, Systems, Delivery and Performance
Date:	23 October 2024

Purpose

1. This memo responds to your questions about seven of the projects listed in the *Funding Approval Memo for Thirteen Māori Housing projects*, provided to you on 17 October.

Project

Out of Scope



Te Kūmete o Paerangi s 9(2)(b)(ii) (Ohākune)


4. The two Ohākune projects will deliver a total of [redacted] affordable rentals to a region that is experiencing low new market housing supply; where the state of existing housing is poor, and rents are persistently unaffordable.
5. There are currently 81 Kāinga Ora Public Homes across the whole Ruapehu District. This number having reduced by four houses since 2018. Through Ka Uruora, HUD supported the construction of four houses – to be completed by the end of the year. There are no other government housing developments as Kāinga Ora recently withdrew from a mixed housing development of 44 affordable homes.
6. In Ruapehu District, around 72 applicants with an urgent housing need are on the MSD Housing Register, including 12 whānau already living in Ohakune. Ruapehu District Council has 31 applicants on its Housing Register for Social Housing in Ohakune. Many whānau are living in substandard conditions but are not registering on official lists due to the known lack of available public housing stock.¹

Out of Scope



¹ More Warm, Dry Homes for Ohakune FAQs (Kāinga Ora, 2023)

Out of Scope



Memo

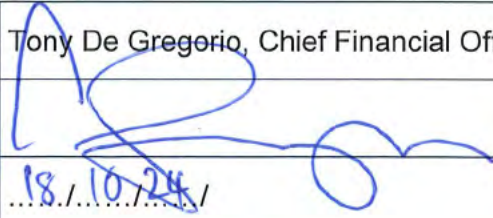
FUNDING APPROVAL FOR THIRTEEN MĀORI HOUSING SUPPLY PROJECTS	
To:	Andrew Crisp, Chief Executive, Tony De Gregorio, Chief Financial Officer
From:	Malo Ah-You, General Manager, Māori Housing Supply & Delivery
CC:	Jo Hogg, DCE, Systems, Delivery and Performance
Date:	17 October 2024

PURPOSE
This memo seeks your approval to fund the next round of 13 Māori Housing Supply projects, as outlined in Annex A of this paper.

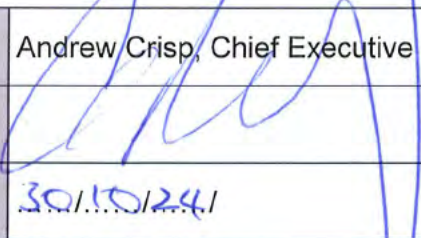
IT IS RECOMMENDED THAT YOU:	
Note	that in September 2024 Housing Ministers endorsed the progression of 14 Māori Housing supply projects, to be submitted for your approval;
Note	thirteen of the projects are outlined in Annex A; and the remaining project with Out of Scope
Note	that resource consents for all projects have been lodged and/or secured and construction will be completed over the next 12-24 months;
Note	any funds generated from these developments over the investment term will be reinvested by the provider into any future housing once the project is established and tenancy management is operational;
Note	six of the 13 projects are located in non-priority locations but were recommended as they demonstrate significant need for affordable rentals and additional supply, a strong focus on exiting whānau from emergency housing/transitional; and /or are with iwi or post settlement governance entities;
Note	Out of Scope
Note	the total funding requested for the 13 Māori Housing projects is \$ 9(2)(j) for 210 infrastructure sites and houses including \$ 9(2)(j) for infrastructure, and \$ 9(2)(j) for vertical builds.

FOR THE CHIEF FINANCIAL OFFICER			
APPROVE	the execution of 13 funding agreements as listed in Annex A, and as per the Non-Departmental Financial Delegation Policy.		
	Agree	<input type="checkbox"/>	Disagree <input type="checkbox"/>
AGREE	that the DCE, Systems, Delivery and Performance and/or the GM, Māori Housing Supply & Delivery sign out the Grant Funding Agreements for those projects within the memo that are approved (and within their delegations)		
	Agree	<input type="checkbox"/>	Disagree <input type="checkbox"/>

¹ All figures provided in this memo are GST inclusive.

Approved by	Tony De Gregorio, Chief Financial Officer
Signature	
Date	18/10/24

	the following 13 projects, as set out in Annex A	Total Funding Requested	Agree	Disagree
APPROVE	Out of Scope			
	s 9(2)(b)(ii)			
	Out of Scope			
	Te Kūmete o Paerangi LP (Ngāti Rangī)	s 9(2)(b)(ii)		
	Out of Scope			
	s 9(2)(b)(ii)			
	Out of Scope			
	Out of Scope			
APPROVE	Out of Scope			

Approved by	Andrew Crisp, Chief Executive
Signature	
Date	30/10/24

Background

1. In September 2024, we presented Ministers with the amended Māori Housing Investment framework and criteria; and a next tranche of 13 Māori Housing projects to be submitted to you for approval [HUD2024-005189 refers]. A copy of the Whai Kāinga Whai Oranga Criteria is attached as **Annex B**.
2. All projects were initially assessed against the updated Investment criteria and recommended by an internal evaluation panel² for funding as they demonstrated:
 - a. strong alignment to Government priorities;
 - b. readiness;
 - c. affordability and cost-effective solutions; and
 - d. capability to deliver.

Key Provisions

Subsidy levels

3. As per the Whai Kāinga Whai Oranga (WKWO) Affordable Housing Supply Benchmarks (**See Annex D**), all providers must contribute a minimum of 25% towards the vertical build. Additionally, providers can only charge up to 80% of market rent.
4. The subsidy level of 75% of supply costs is required to ensure the projects remain financially sustainable. Māori Housing funding requires providers to charge 80% of market rent. Market rent in the areas we target is often significantly lower than the national average, so 80% of a low market rent is even lower. Charging this low rent while covering operational costs (rates, insurance, maintenance etc) means the level of debt that the projects can afford is about 25% of the construction cost. So, the full subsidy of 75% is generally required.
5. Project infrastructure costs are also site specific. For example, one site may be flat and within an existing suburb with a mains supply, whereas an alternative site could require retaining walls, a sewage treatment plant, and extensive foundations. Attempting to benchmark the infrastructure costs and compare individual sites or even regions is challenging.
6. Subsequently, we have capped the infrastructure funding at a maximum of **§ 9(2)(b)(ii)**. Any costs over and above this figure will be incurred by the provider.

Cost Variations

7. The average cost per vertical build is **§ 9(2)(b)(ii)** and the average cost per infrastructure site is **§ 9(2)(j)**³, bringing the average cost per house to **§ 9(2)(b)(ii)**.
8. In general, build and infrastructure costs will differ across sites due to:
 - regional variations (urban, semi-rural and rural areas)
 - build partner(s) pricing
 - typology (number of bedrooms and gross floor area); and
 - traditional (on-site) vs Offsite Manufacturing build costs. When broken down on a per bedroom basis, benchmarking comparisons between typology is easier.

Qualifying Assets Clause

9. An existing condition of our grant funding is that providers must notify HUD if at any point during the term of the Agreement or during the 20 years after the End Date they either:
 - sell, dispose, or transfer the Qualifying Capital Asset, without HUD's prior written consent; or

² The evaluation panel comprised the two Māori Housing Managers (WKWO and MPP) and a MAIHI Partnerships Director.

³ The affordable housing specifications were developed by HUD drawing on evidence from previous projects to ensure application of appropriate vertical development costs for government supported developments, i.e, housing that adequately meets the needs of the occupants without excessive amenities (that increases cost).

- the Qualifying Capital Asset will no longer be used for the purpose intended by HUD at the time this Agreement was entered into.
- In these circumstances, HUD may require the provider to repay an amount equal to the amount of grant funding used by the organisation in the purchase or development of the Qualifying Capital Asset.
 - In addition to extending the notification period from 20 to **25 years**, we are working with Legal to investigate tighter controls through an encumbrance on the title of the property(s).

Project Summaries

- A breakdown of proposed project funding and project summaries for the next 13 projects is attached as **Annex A** and **Annex C** respectively. It is proposed that these projects will provide 210 affordable, safe, warm, and dry houses and infrastructure sites at a total cost of \$87.681 million (HUD contribution).
- Out of Scope**
- Projects are a mix of small scale to larger multi-phased developments with all houses to be provided as affordable rentals. The projects will also target vulnerable and low to medium income Māori and whānau who are experiencing poor or inadequate housing including those transitioning from emergency housing.
- Eight of the 13 projects are located within priority locations. The remaining six projects are in Nelson, Ohakune (2), Taumarunui, Whanganui and Masterton. These six projects were recommended as the proposals demonstrated significant need for supply and affordable rentals and/or had a strong focus on exiting whānau from emergency housing/transitional housing. Additionally, three of the projects are with iwi or post settlement governance entities **Out of Scope**, **Out of Scope**, Te Kūmete o Paerangi LP (Ngāti Rangi), and **Out of Scope**.
- Resource consents for all projects have been lodged and/or secured and construction will be completed over the next 12-24 months. Proposed start and finish dates may vary depending on confirmation of HUD funding.
- Any funds generated from these developments over the investment term will be reinvested by the provider into any future housing once the project is established and tenancy management is operational. This is consistent with the amended Māori Housing criteria,

Build Ready Development Opportunity

- Out of Scope**
-
-

Out of Scope

Tenancy management

24. As per our standard contracting process, all providers will be required to submit a Tenancy Operating Plan prior to tenanting the houses.
25. The Plan will outline how the group will deliver quality tenancy services, in particular:
 - the process for selecting prospective tenants from whānau who are on low to moderate income and cannot afford market rent;
 - the process for setting rent for the home;
 - evidence of a template tenancy agreement that complies with the Residential Tenancies Act 1986 and that will be entered into with tenants;
 - The proposed annual schedule for property condition assessments and maintenance.
26. Any rents charged for each Affordable Rental home during the Minimum Affordability Period will be below 80% of the market rent.
27. We will be asking providers to provide information on the tenants housing situation prior to coming into the affordable rentals, e.g. homeless, in emergency housing, on the social housing register, boarding etc. This is to fully understand any potential savings to the Crown.

Financial Implications

28. As of September 2024, there is s 9(2)(j) of uncommitted capital funding across the two appropriations impacted over the forecast period (to FY28/29). If the proposed 13 projects are approved, this will result in a commitment of s 9(2)(j) leaving a remaining s 9(2)(j) uncommitted capital funding.
29. Committing to this investment will result in a s 9(2)(j) per annum amortisation cost. There is sufficient uncommitted amortisation funding available.
30. We will continue to work with the Finance team through the contracting phase to ensure that all deliverable payments are factored into forecasting exercises.

Key Risks

31. The following table outlines the overarching risks identified for the projects.

RISKS		MITIGATION
Cost over-runs	Projects may experience cost over-runs due to unanticipated site conditions, or price inflations for materials and labour.	Apply strict budget controls within funding agreements and include monitoring and regular reporting.
Project delays	Construction and design phases may face delays, thus impacting delivery timelines.	Establish clear timelines, monitor progress closely, and ensure regular reporting through participation from the project control group.

Next steps

32. Once approved, we will proceed to contracting with the relevant entity(s) and aim to have all Grant Funding Agreements completed by early December 2024.

Annexes

Annex A: Funding breakdown for Nine Māori Housing projects

Annex B: Whai Kāinga Whai Oranga Criteria

Annex C: Project Profile Summaries

Annex D: Whai Kāinga Whai Oranga Affordable Housing Benchmarks

Annex E: Māori Housing Projects – Place-Based statistics breakdown

Annex A – Funding breakdown for 13 Māori Housing projects

Item	Provider Name	Region	Town/City	Vertical build funding request (@75% and above)	No of Whare	Average Vertical Build Cost Per Whare (@100%)	Infrastructure funding request	No of infra sites	Average Infra Cost per site	Total Grant Funding Amount	Total Project Costs	Resource Consent Status
1	Out of Scope											
2												
3												
4	s 9(2)(b)(ii)	*King Country	Taumarunui	s 9(2)(b)(ii)	s 9(2)(b)(ii)	s 9(2)(b)(ii)	s 9(2)(b)(ii)	s 9(2)(b)(ii)	s 9(2)(b)(ii)	s 9(2)(b)(ii)	s 9(2)(b)(ii)	Secured
5	Out of Scope											
6	Te Kūmete o Paerangi LP (Ngāti Rangi)	*Ruapehu	Ohakune	s 9(2)(b)(ii)	10	s 9(2)(b)(ii)	s 9(2)(b)(ii)	10	s 9(2)(b)(ii)	s 9(2)(b)(ii)	s 9(2)(b)(ii)	Lodged
7	Out of Scope											
8												
9												
10	s 9(2)(b)(ii)	*Ruapehu	Ohakune	s 9(2)(b)(ii)	s 9(2)(b)(ii)	s 9(2)(b)(ii)	s 9(2)(b)(ii)	s 9(2)(b)(ii)	s 9(2)(b)(ii)	s 9(2)(b)(ii)	s 9(2)(b)(ii)	Secured
11	Out of Scope											
12												
13												
Totals		-	-	s 9(2)(b)(ii)	210	s 9(2)(b)(ii)	s 9(2)(b)(ii)	210	s 9(2)(b)(ii)	s 9(2)(b)(ii)	s 9(2)(b)(ii)	-

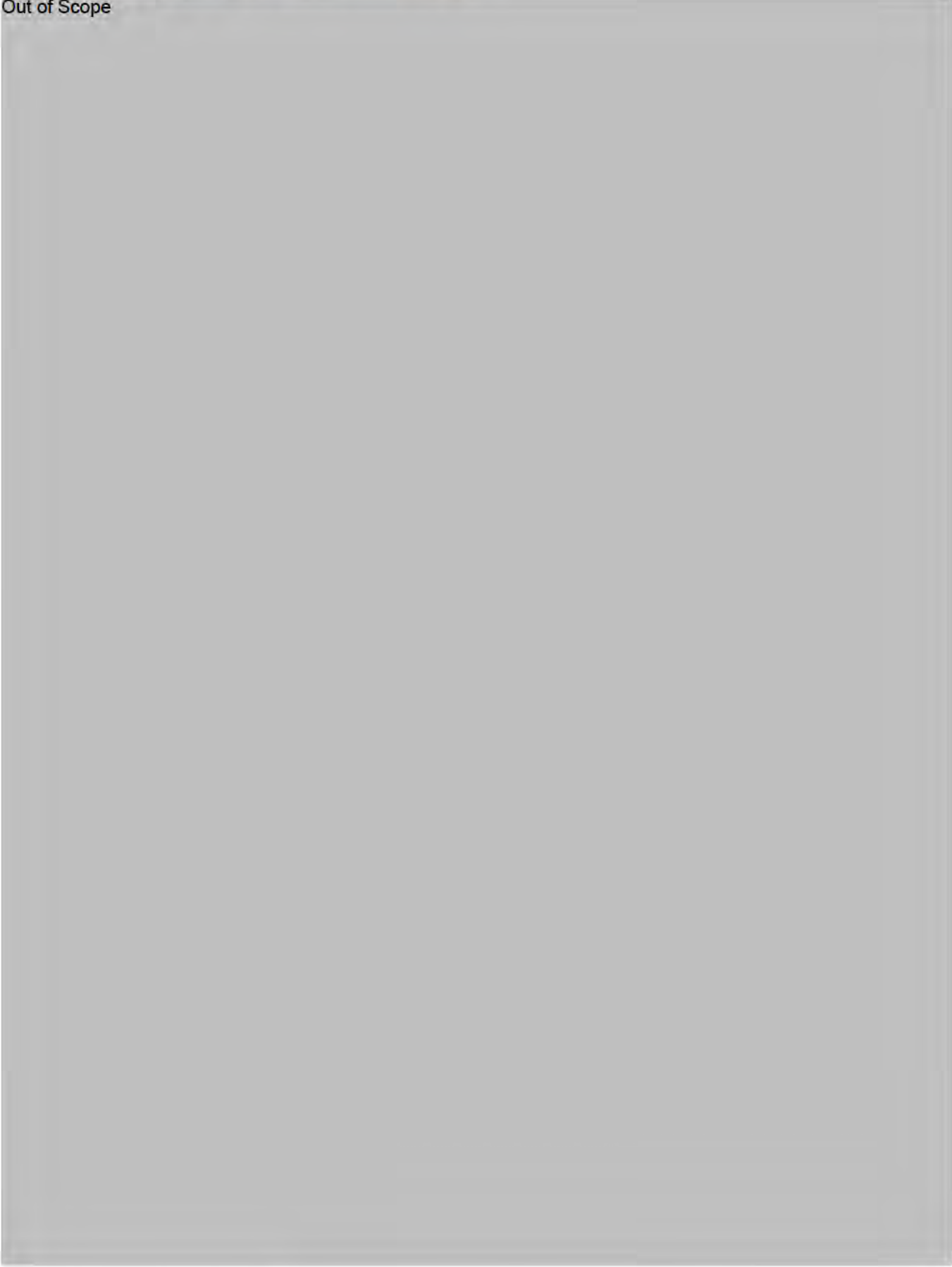
* Not a priority area

Annex B: Whai Kāinga Whai Oranga Criteria

Criteria	Components of Criteria
<p>Housing benefits of the proposal 25%</p> <p>Proposals need to show how they contribute to the housing outcomes that are the purpose of Whai Kāinga Whai Oranga and the Māori Infrastructure Fund</p>	<ol style="list-style-type: none"> a. The extent to which the proposal supports housing development in these six priority areas – Te Tai Tokerau, Te Tairāwhiti, Heretaunga/Hastings-Napier, Taranaki including Central North Island, Bay of Plenty including Rotorua and Waikato. b. The number of additional dwellings that the investment will enable relative to demand in that area. c. The proportion of affordable houses expected to be enabled relative to specific housing needs of that area (primarily informed by typology and tenures of housing expected to be built). d. The proportion of places to those from Emergency Housing, at risk of entering Emergency Housing, and/or on low income (based on eligibility for public housing). e. The extent to which the proposal enables whānau to live in accordance with kaupapa Māori approaches and values. f. The extent to which the proposal unlocks the potential of whenua Māori and reconnecting whānau, whakapapa and whenua. g. The extent to which the proposal supports housing development that is located in areas with good access to jobs and employment, (except in the case of kaumatua housing). h. The extent to which the proposal supports housing development that is environmentally sustainable including resilient to the impacts of climate change (such as coastal inundation), supports good water quality and biodiversity.
<p>Supports long-term sustainable Māori led housing delivery 30%</p> <p>Proposal enables Māori led delivery of new housing across placed based areas/rohe.</p>	<ol style="list-style-type: none"> a. The extent to which the proposal enables wider wellbeing outcomes (for example, job creation, utilisation of Māori enterprises, economic self-sufficiency, climate-change adaptation, design for community etc). b. Where, applicable, the extent to which the proposal delivers on a post-settlement commitment, particularly in relation to housing. c. The extent to which the delivery model enables local leadership, collaboration, or use of prudent commercial partnerships for the delivery of the project(s). d. The extent to which the proposal addresses recycling or reinvestment of funding for future housing needs.
<p>Cost-effectiveness and Value for Money 30%</p> <p>Proposal represents a cost-effective solution for the Government</p>	<ol style="list-style-type: none"> a. The average whole-of-government cost per dwelling expected to be enabled by the investment. b. Houses enabled are expected to fall both within affordable cost benchmarks and the affordable housing specification of the Ministry of Housing and Urban Development. c. The extent to which the proposal leverages non-government funding sources to deliver additional housing and provides value for money. d. The impact that this funding will have on the housing development advancing, or on the pace and scale at which it will advance compared to what is currently expected.
<p>Capability and Immediacy (15%)</p> <p>Provides assurance that the project will advance at pace</p>	<ol style="list-style-type: none"> a. Confidence in the ability of all parties to deliver the infrastructure and housing as proposed and at pace. b. Demonstrated alignment where relevant between all necessary parties including Territorial Authorities, Regional Councils, mana whenua, developers and affected persons needed to advance the proposal.

Annex C - Project Profile Summaries⁴

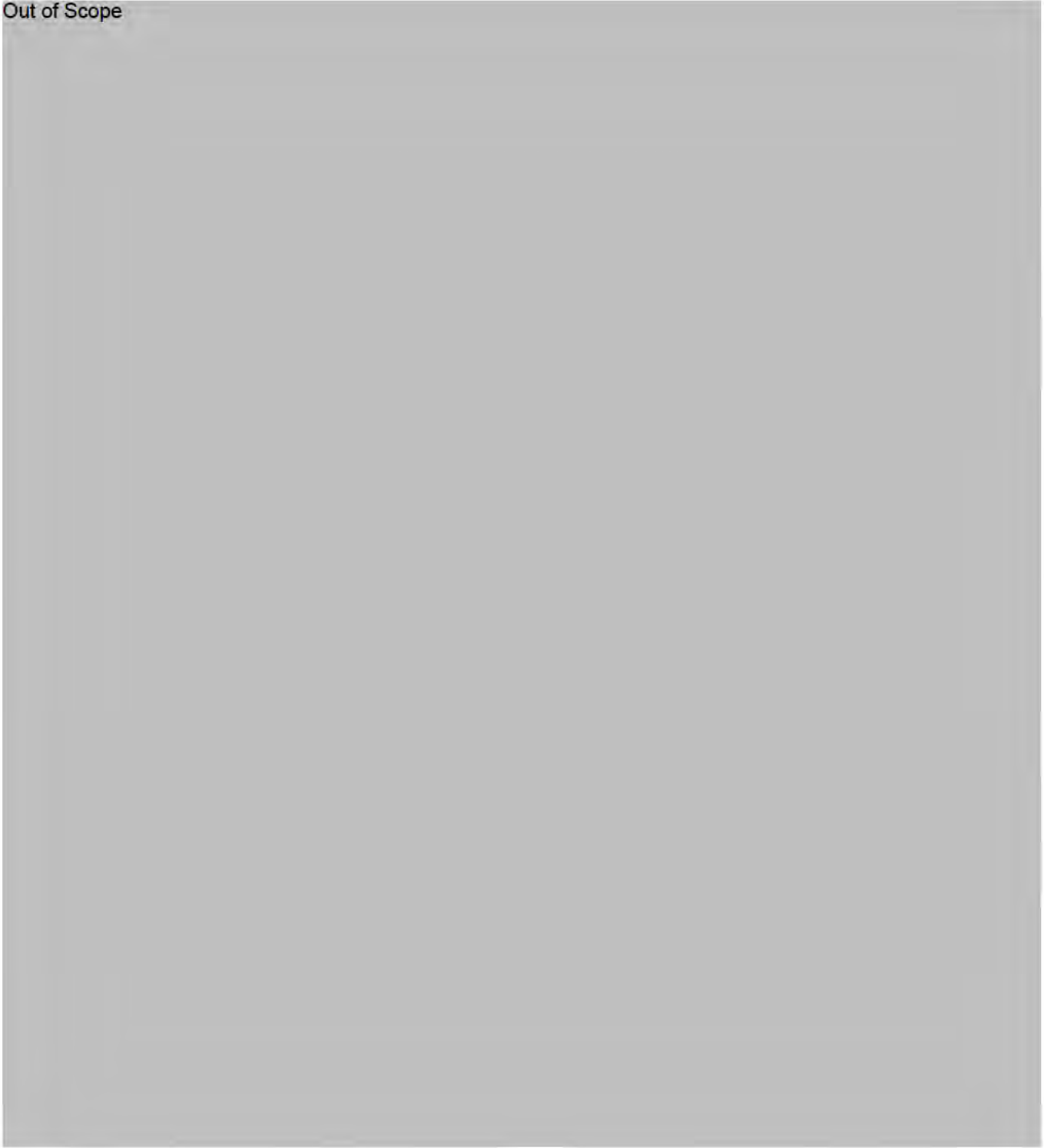
Out of Scope



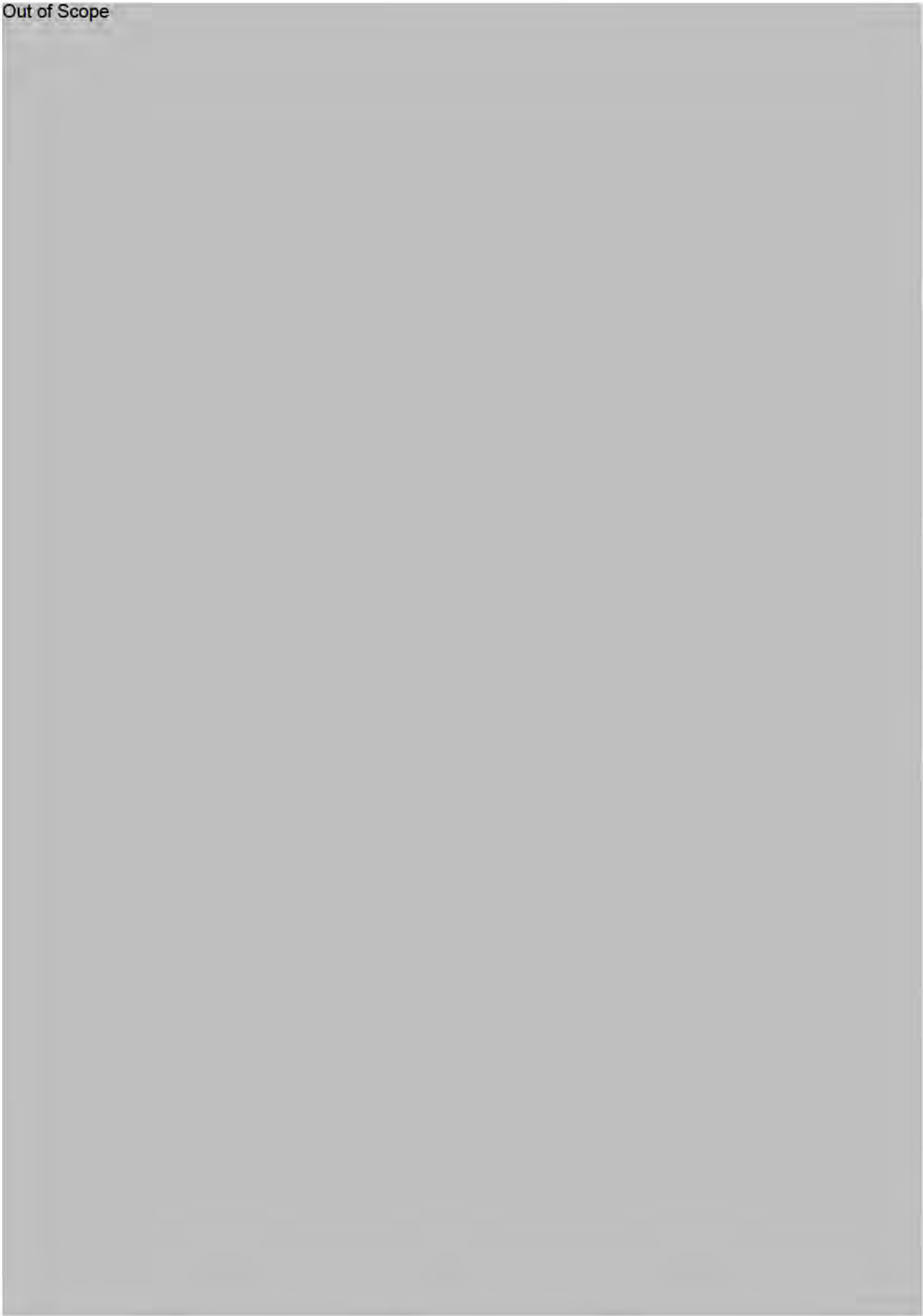
⁴ Masterplans and concept drawings for all 13 projects are available for your reference.

⁵ See Appendix E

Out of Scope




Out of Scope

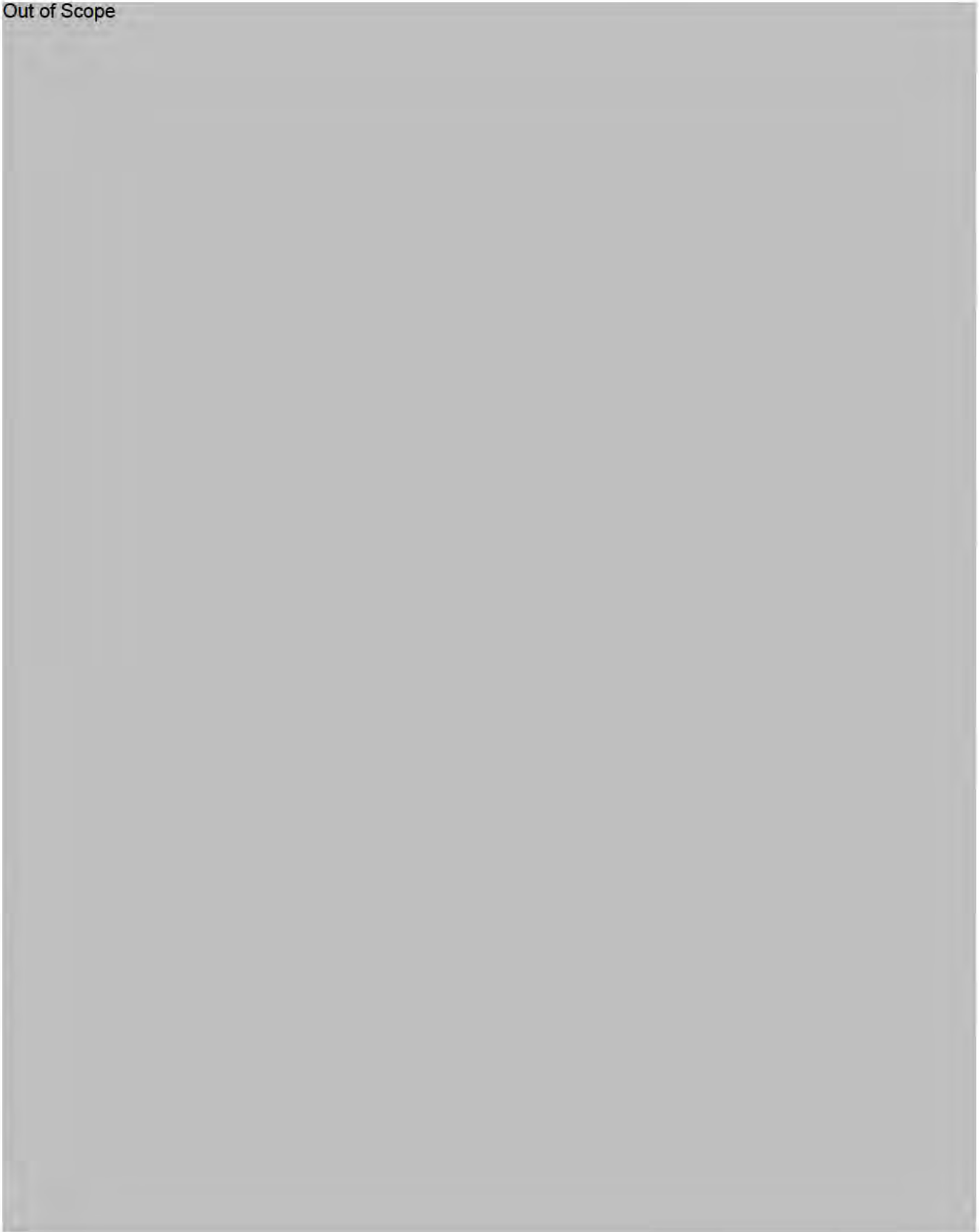


⁶ See Appendix E

Out of Scope



Out of Scope



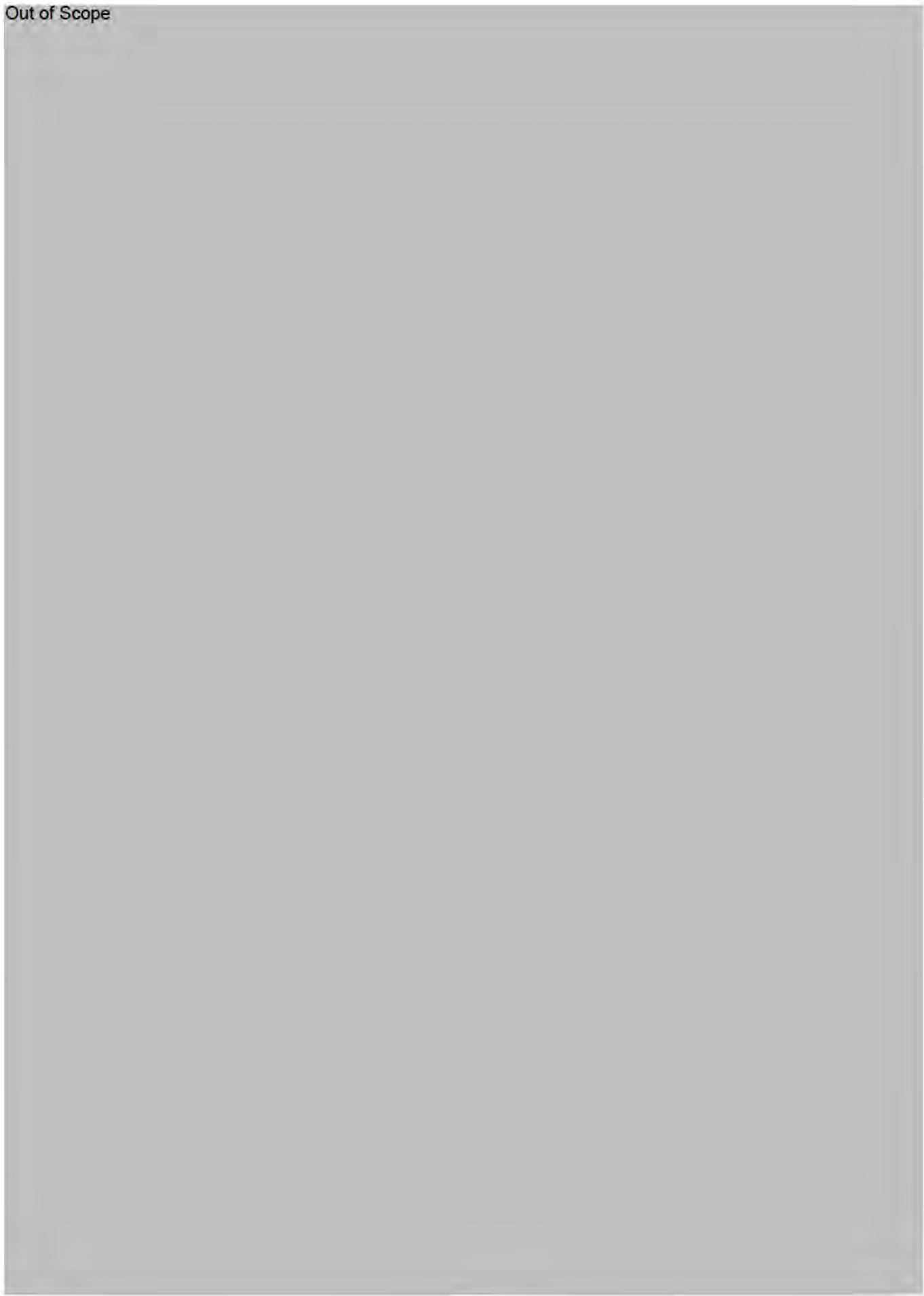
Out of Scope

4. s 9(2)(b)(ii)		
Region	King Country.	
Site Address	s 9(2)(b)(ii) Taumarunui.	
WKWO Priority Area	No.	
Number of Homes Supported	s 9(2)(b)(ii)	
Number of Whānau Supported	s 9(2)(b)(ii)	
Cohort	Low-income whānau as well as kaumātua and individuals with disabilities that would otherwise have limited housing options.	
Income level targeted	Combined household income ranges between \$25 -\$74k max.	
Resource consent secured	Yes.	Estimated Delivery Date s 9(2)(b)(ii)
TOTAL GOVERNMENT FUNDING REQUESTED:	s 9(2)(b)(ii)	
Vertical Build (HUD Contribution)	s 9(2)(b)(ii)	
Provider Contribution for vertical build (%)	s 9(2)(b)(ii)	
Total Project Cost	s 9(2)(b)(ii)	
Other HUD funding for this project	s 9(2)(b)(ii)	
Evaluation Panel Summary		
WKWO Criteria	Yes?	Comment
Housing benefits of the proposal	√	<ul style="list-style-type: none"> s 9(2)(b)(ii) has direct relationships with local business and the community. This project will enable additional affordable houses and contribute towards local demand. Taumarunui is a very rural, low socio-economic town with a high Māori population. Māori in Taumarunui are impacted by the economic climate, increases in inflation, high housing prices and basic cost of living.
Supports long-term sustainable Māori led housing delivery	√	<ul style="list-style-type: none"> s 9(2)(b)(ii) The cohorts for these homes will be whānau Māori with whakapapa links to several surrounding iwi.

<p>Cost-effectiveness and Value for Money</p>	<p>√</p>	<p>s 9(2)(b)(ii)</p>
<p>Capability and Immediacy</p>	<p>√</p>	<ul style="list-style-type: none"> • The project takes a collaborative approach with Ruapehu District Council to increase housing within the Taumarunui District. • s 9(2)(b)(ii) • The project is shovel ready and has received resource consent. • s 9(2)(b)(ii) experienced in emergency housing management and have systems and processes to manage daily operations.

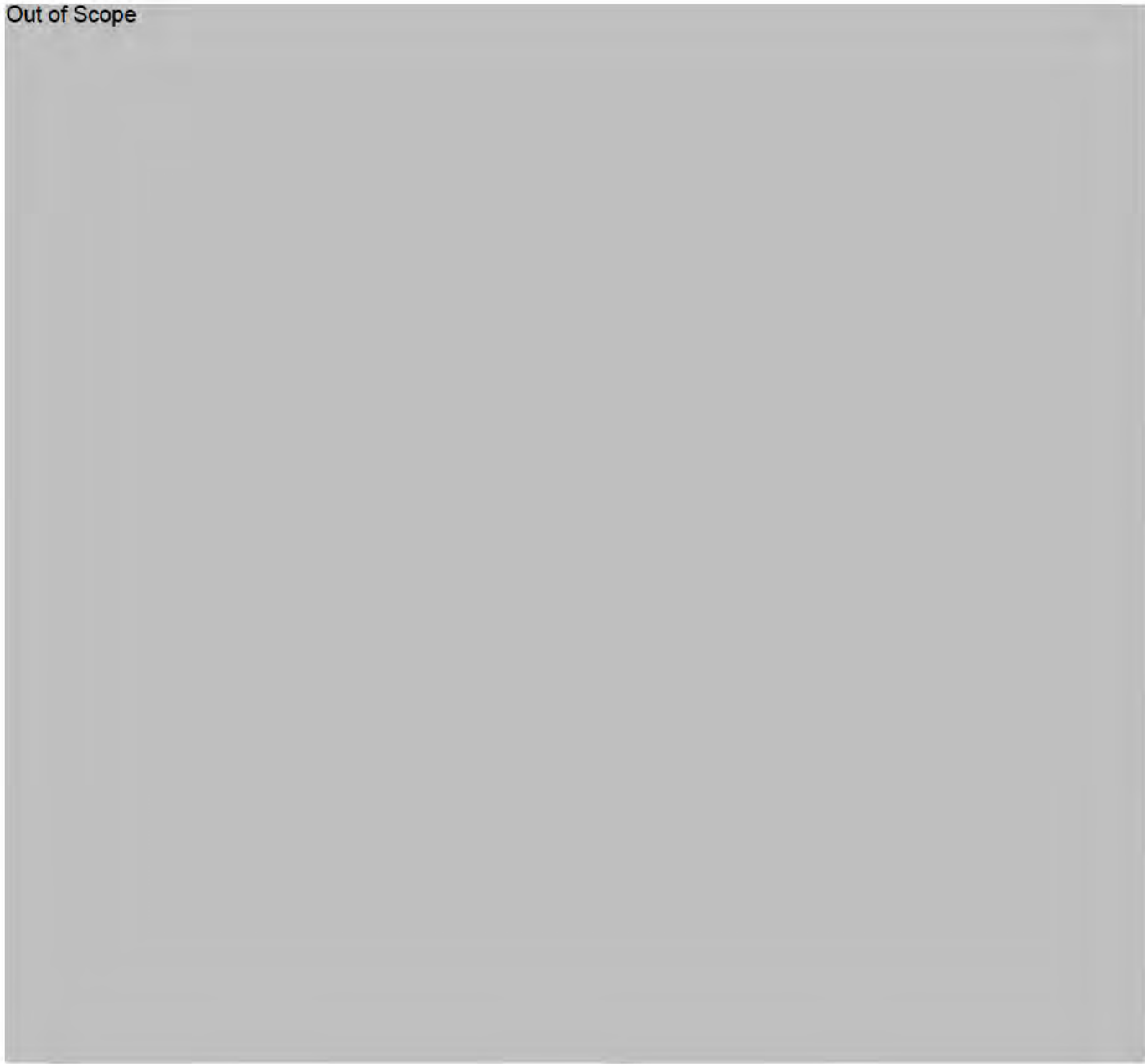
<p>Other HUD Funded Housing Supply Projects</p>	<p>Nil</p>
---	------------

Out of Scope



⁷ Te Tai Tokerau Sub-area profiles (Place Based Team, 2024)

Out of Scope



6. TE KŪMETE O PAERANGI LIMITED PARTNERSHIP (NGĀTI RANGI)

Region	Ruapehu.		
Site Address	Multiple sites across Ohakune.		
WKWO Priority Area	No, but the proposal demonstrated significant demand.		
Number of Homes Supported	10 affordable rentals including: <ul style="list-style-type: none"> • 10 x three-bedroom homes. 		
Number of Whānau Supported	Up to 40 individuals.		
Cohort	Low to medium income whānau, couples with dependents, large families, intergenerational whānau or multiple whānau members.		
Income level targeted	Combined household income of \$25 - \$175k max (multiple whānau)		
Resource consent secured	Lodged but not confirmed. RC will be a condition in the GFA.	Estimated Delivery Date	January 2026.
TOTAL GOVERNMENT FUNDING REQUESTED:	s 9(2)(b)(ii)		
Vertical Build (HUD Contribution)	s 9(2)(b)(ii)	Infrastructure (HUD Contribution)	s 9(2)(b)(ii)
Provider Contribution for vertical build (%)	s 9(2)(b)(ii)		
Total Project Cost	s 9(2)(b)(ii)		
Other HUD funding for this project	Nil.		

Evaluation Panel Summary

WKWO Criteria	Yes?	Comment
Housing benefits of the proposal	√	<ul style="list-style-type: none"> • This project will deliver 10 affordable rentals to a region that is experiencing low new market housing supply; and rents that are persistently unaffordable. • In Ruapehu District, around 72 applicants with an urgent housing need are on the MSD Housing Register, including 12 whānau already living in Ohakune. Ruapehu District Council has 31 applicants on its Housing register for Social Housing in Ohakune. Many whānau are living in substandard conditions but are not registering on official lists due to the known lack of available public housing stock.⁸ • The panel noted that Kāinga Ora recently pulled out of mixed housing development of 44 affordable homes intended for first home buyers (15), long-term worker rentals (14), and public homes (15). • The project will be centrally located in Ohakune, close to schools, shopping and medical centres. • The target group for the affordable rentals will be whānau on low incomes.

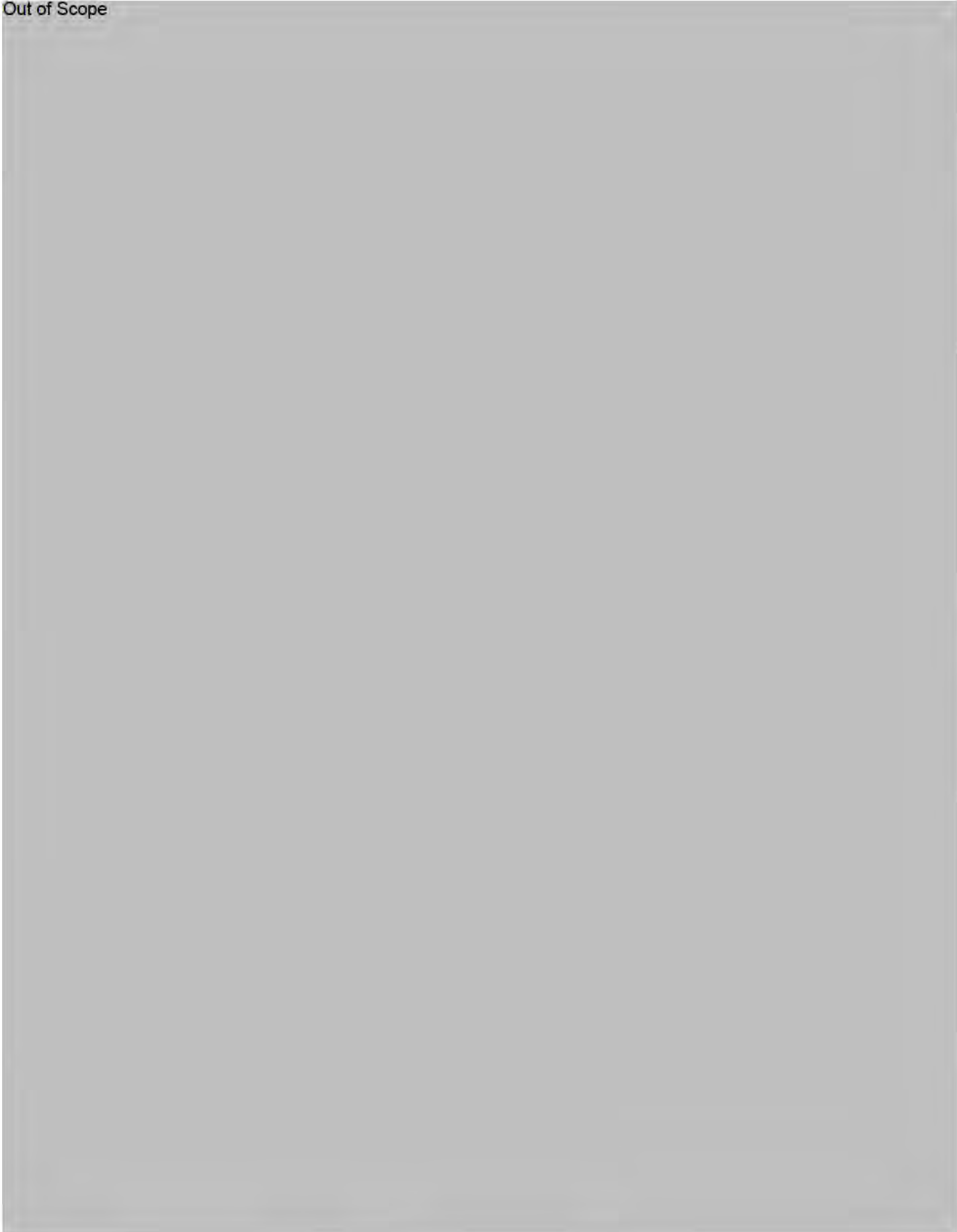
→ '22 consents' + year

⁸ More Warm, Dry Homes for Ohakune FAQs (Kāinga Ora, 2023)


<p>Supports long-term sustainable Māori led housing delivery</p>	<p>√</p>	<ul style="list-style-type: none"> • The project contributes to their overarching iwi strategy which seeks to lift the economic and social wellbeing of their people. • A key challenge for whānau in Raetihi-Ohakune-Waiouru is access to housing (all-year round) in particular affordable housing. Currently, Ngāti Rangi has 33 whānau living in substandard, unsafe and unhealthy homes. • Te Kūmete o Paerangi has relationships in place to support the delivery of this project – including Ruapehu District Council, Ka Uruora provides full asset and tenancy management, Ngā Waihua o Paerangi Trust (Operational Hub) leading environmental, social and cultural support and Egmont Dixon Limited/Hāpai (based in Wellington) – leading design and consenting. • Any residual funds generated from this project will be reinvested into other housing opportunities. If successful, the project will not require any debt financing.
<p>Cost-effectiveness and Value for Money</p>	<p>√</p>	<ul style="list-style-type: none"> • On average the cost per home including infrastructure is s 9(2)(b)(ii) The typologies of the 10 homes will be 3-bedrooms. • The project is within HUD's affordable housing benchmarks. • Te Kūmete o Paerangi will make an investment via direct equity of s 9(2)(b)(ii) this includes the contribution of 25% to the total build plus contingency.
<p>Capability and Immediacy</p>	<p>√</p>	<ul style="list-style-type: none"> • The immediacy of the project when compared to the maturity of other projects is noted. However, the relationships formed with experienced developers such as Egmont Dixon Limited/Hāpai will mitigate delivery risk. • Te Kūmete o Paerangi has worked closely with Ruapehu District Council who are fully supportive of the development. • Established Kaitohutohu, Te Whare Āhuru, to coordinate housing supply relationships across multiple agencies to create enduring housing solutions.

<p>Other HUD Funded Housing Supply Projects</p>	<p>Nil</p>
--	------------

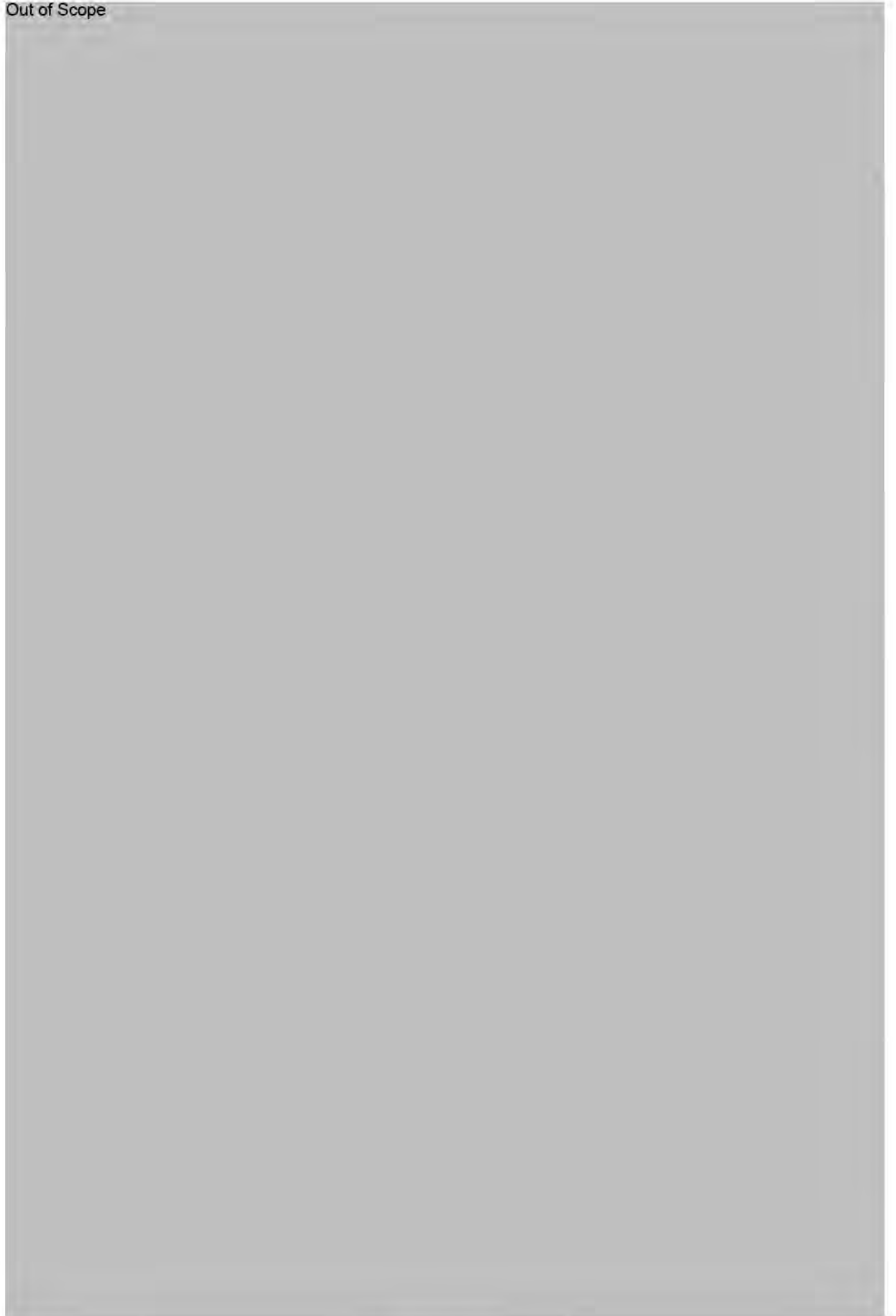
Out of Scope



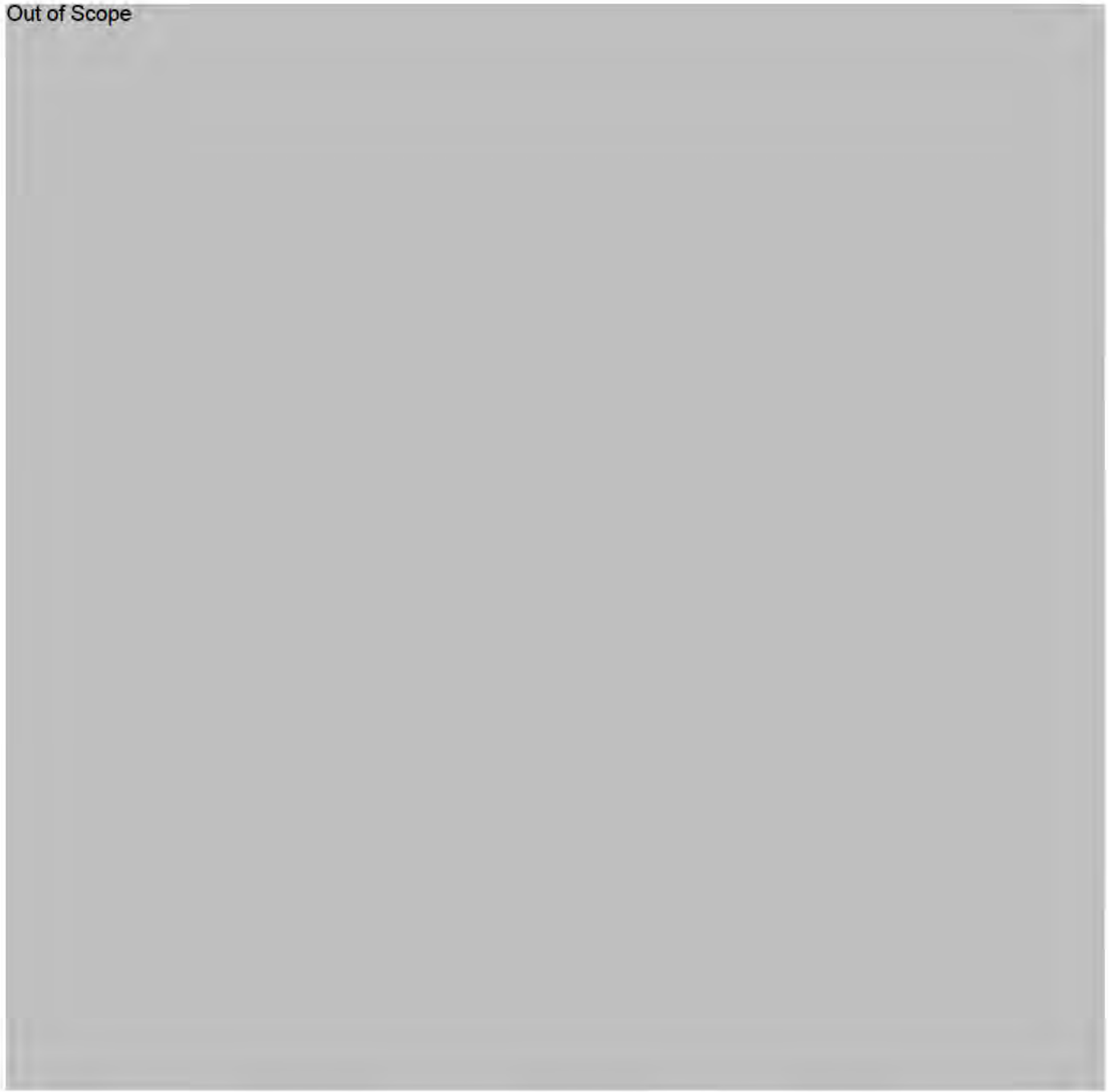
Out of Scope



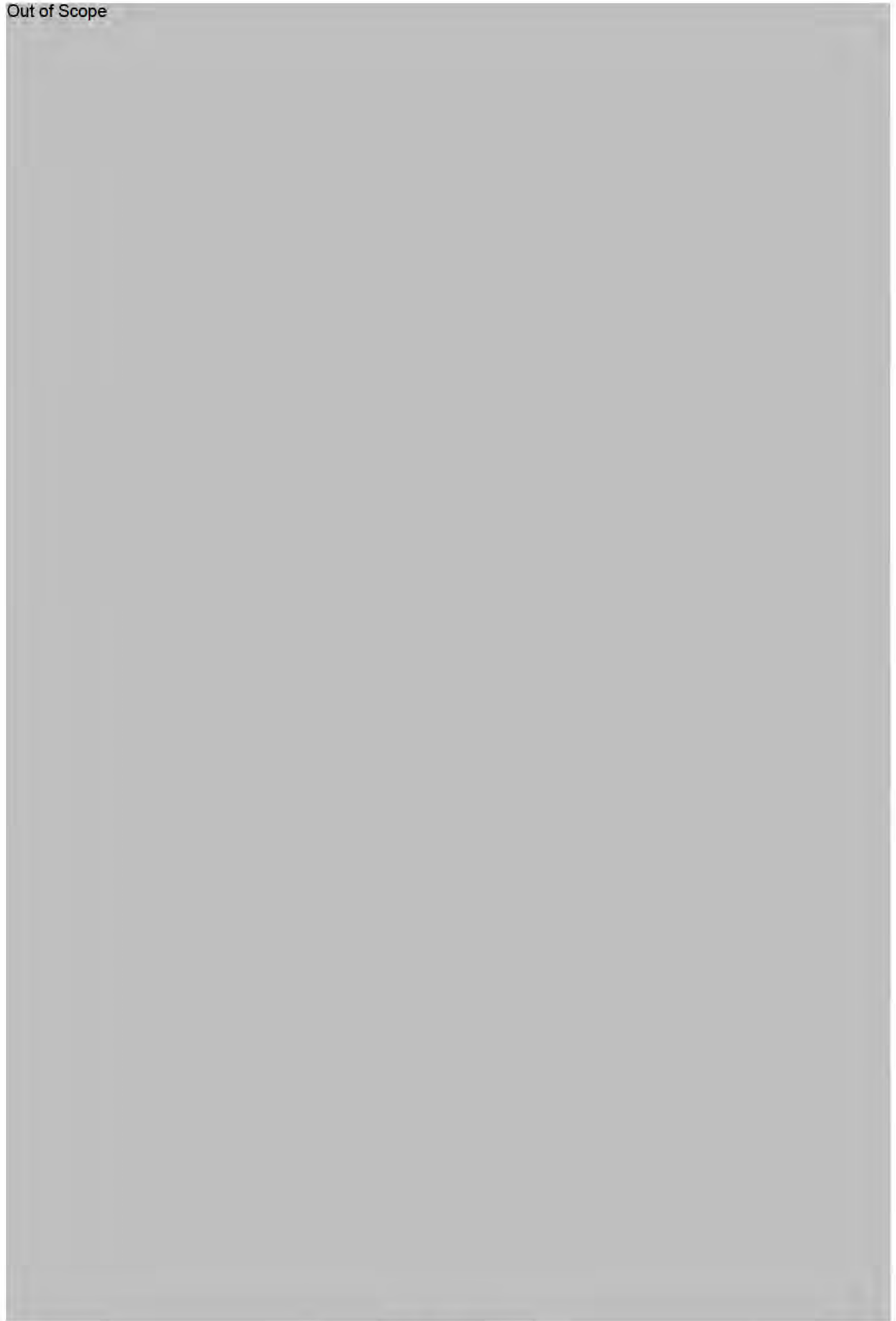
Out of Scope



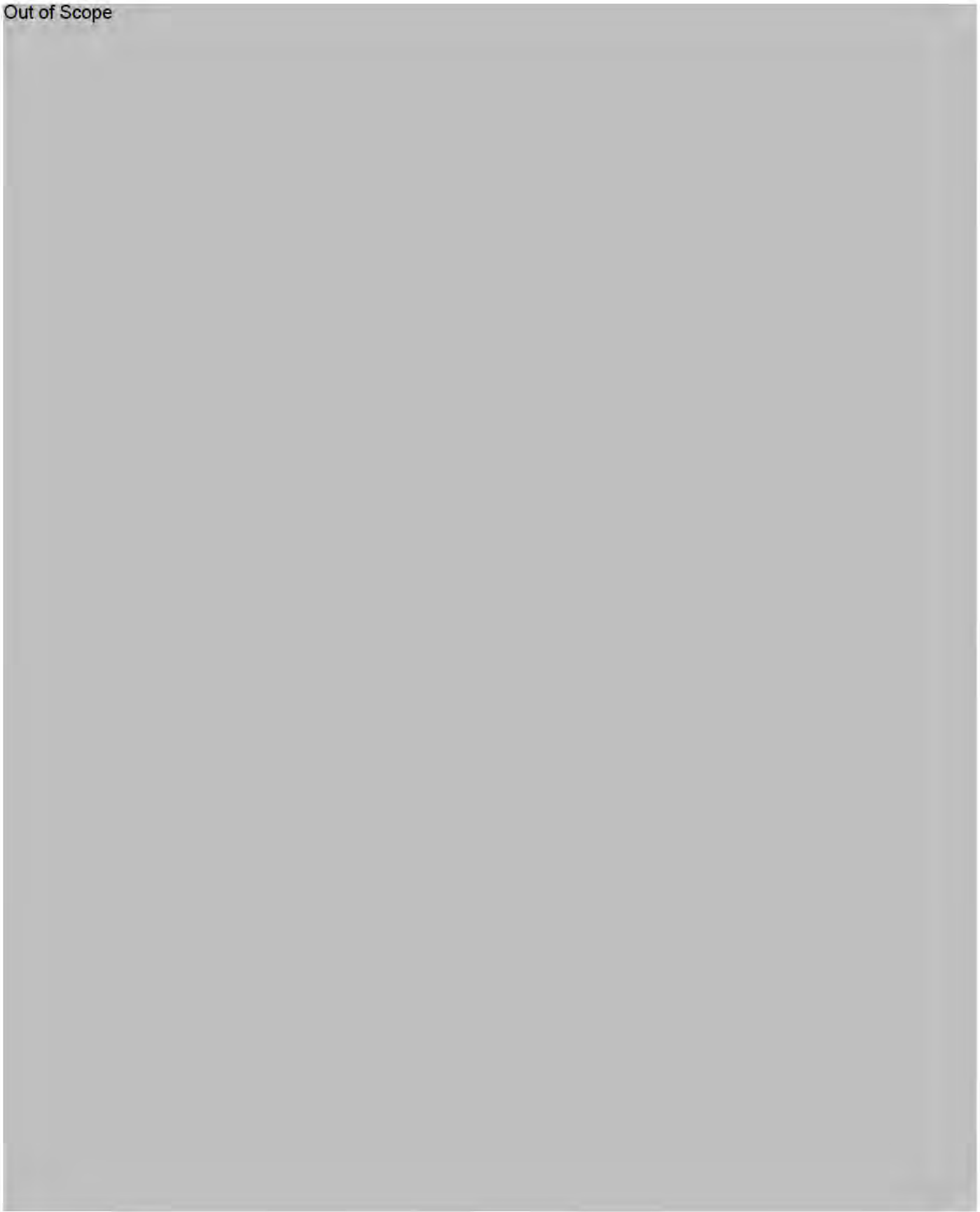
Out of Scope



Out of Scope



Out of Scope



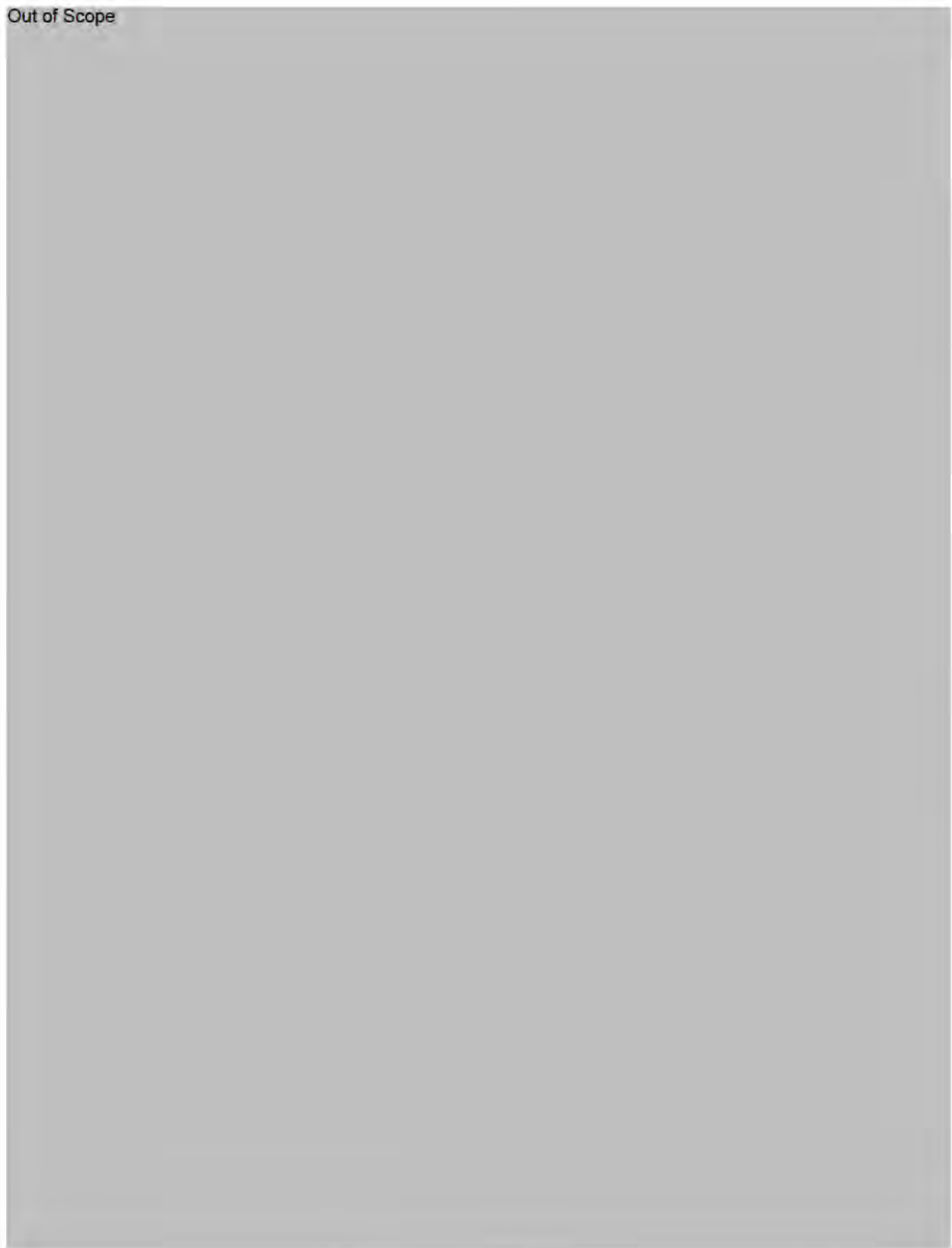
10. s 9(2)(b)(ii)		
Region	Ruapehu.	
Site Address	s 9(2)(b)(ii)	Ohakune.
WKWO Priority Area	No.	
Number of Homes Supported	s 9(2)(b)(ii)	
Number of Whānau Supported	s 9(2)(b)(ii)	
Cohort	Whānau who are registered with MSD and are receiving low-income benefits.	
Income level targeted	Combined household incomes of \$25 - \$99k max.	
Resource consent secured	Yes	Estimated Delivery Date s 9(2)(b)(ii)
TOTAL GOVERNMENT FUNDING REQUESTED:	s 9(2)(b)(ii)	
Vertical Build (HUD Contribution)	s 9(2)(b)(ii)	
Provider Contribution for vertical build (%)	s 9(2)(b)(ii)	
Total Project Cost	s 9(2)(b)(ii)	
Other HUD funding for this project	s 9(2)(b)(ii)	
Evaluation Panel Summary		
WKWO Criteria	Yes?	Comment
Housing benefits of the proposal	√	<ul style="list-style-type: none"> s 9(2)(b)(ii) The project is a Māori-led local housing development in Ohakune, that will provide affordable rentals to a low-income cohort of kaumātua, intergenerational whānau, and couples with tamariki that have limited access to safe secure housing in Ohakune.

Supports long-term sustainable Māori led housing delivery	√	<ul style="list-style-type: none"> • Ohakune is not located within a priority area however there is an acute shortage of affordable rental housing which is largely due to competing demand from the holiday rentals market. • In Ruapehu District, around 72 applicants with an urgent housing need are on the MSD Housing Register, including 12 whānau already living in Ohakune. Ruapehu District Council has 31 applicants on its Housing register for Social Housing in Ohakune. Many whanau are living in substandard conditions but are not registering on official lists due to the known lack of available public housing stock.¹⁰ • The panel noted that Kāinga Ora recently pulled out of mixed housing development of 44 affordable homes intended for first home buyers (15), long-term worker rentals (14), and public homes (15). • The recent closure of key employers within the region has further exacerbated the need for affordable rental housing stock due to the resulting flow on effects to household incomes.
Cost-effectiveness and Value for Money	√	<ul style="list-style-type: none"> • The Trust provided initial cost estimates based on their proposed typologies and resource consent designs. Supply costs are based on a combination of OSM and traditional builds. • Initial infrastructure estimates are based on the resource consent design and requirements for the site. The proposed infrastructure contribution per site is s 9(2)(b)(ii) • s 9(2)(b)(ii) • The vertical build costs meet our affordable housing specifications for two, three- and four-bedroom typologies. The proposed per unit vertical build funding contribution of s 9(2)(b)(ii)
Capability and Immediacy	√	<ul style="list-style-type: none"> • The project is Shovel Ready with Resource Consent Granted in s 9(2)(b)(ii) • Building Consent documentation is ready to be lodged on approval of application. • s 9(2)(b)(ii) • s 9(2)(b)(ii) is engaging Build Smart Fielding, an experienced OSM supplier to deliver the majority of houses.

Other HUD funded housing supply projects	Nil
--	-----

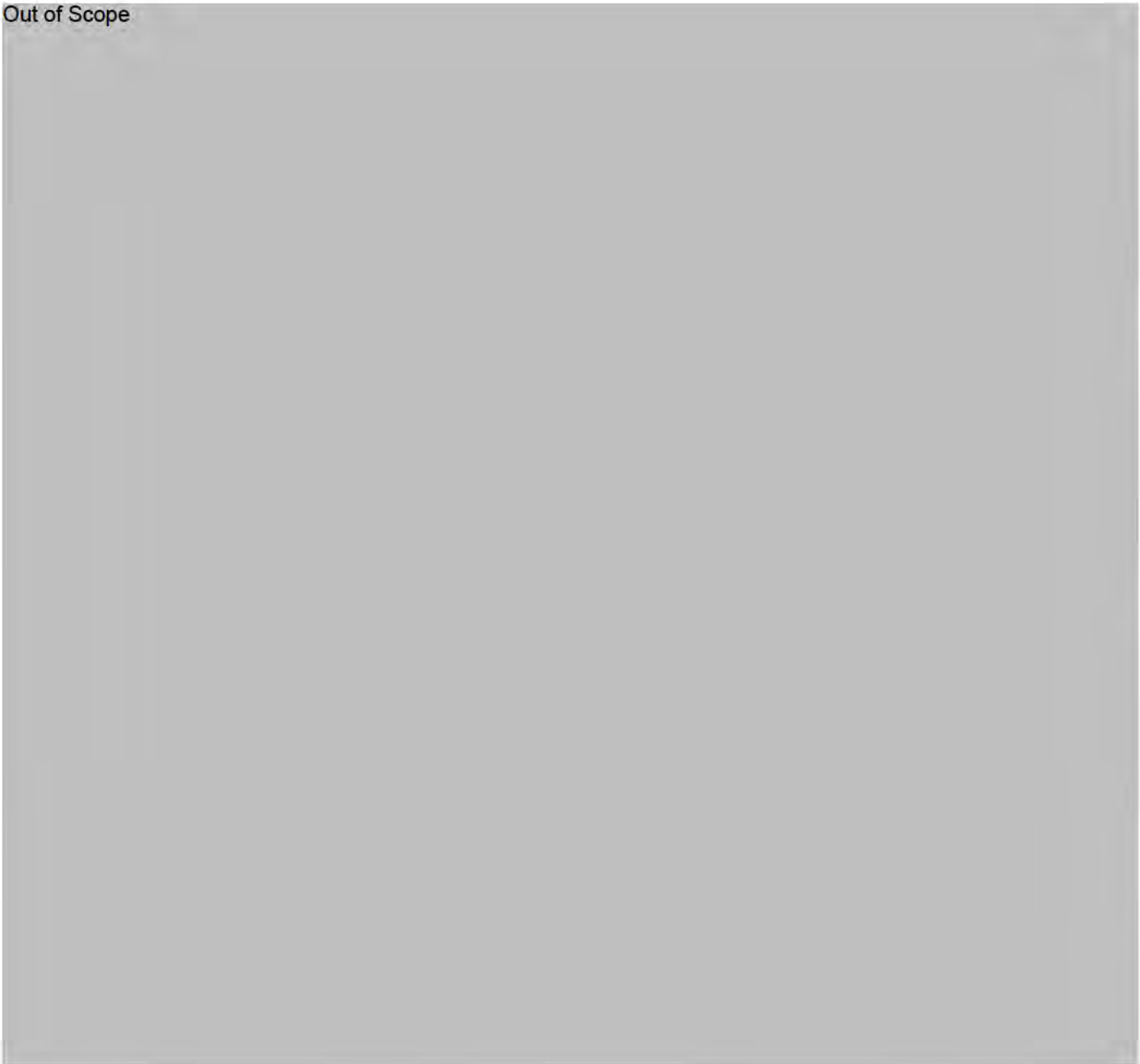
¹⁰ More Warm, Dry Homes for Ohakune FAQs (Kāinga Ora, 2023)

Out of Scope

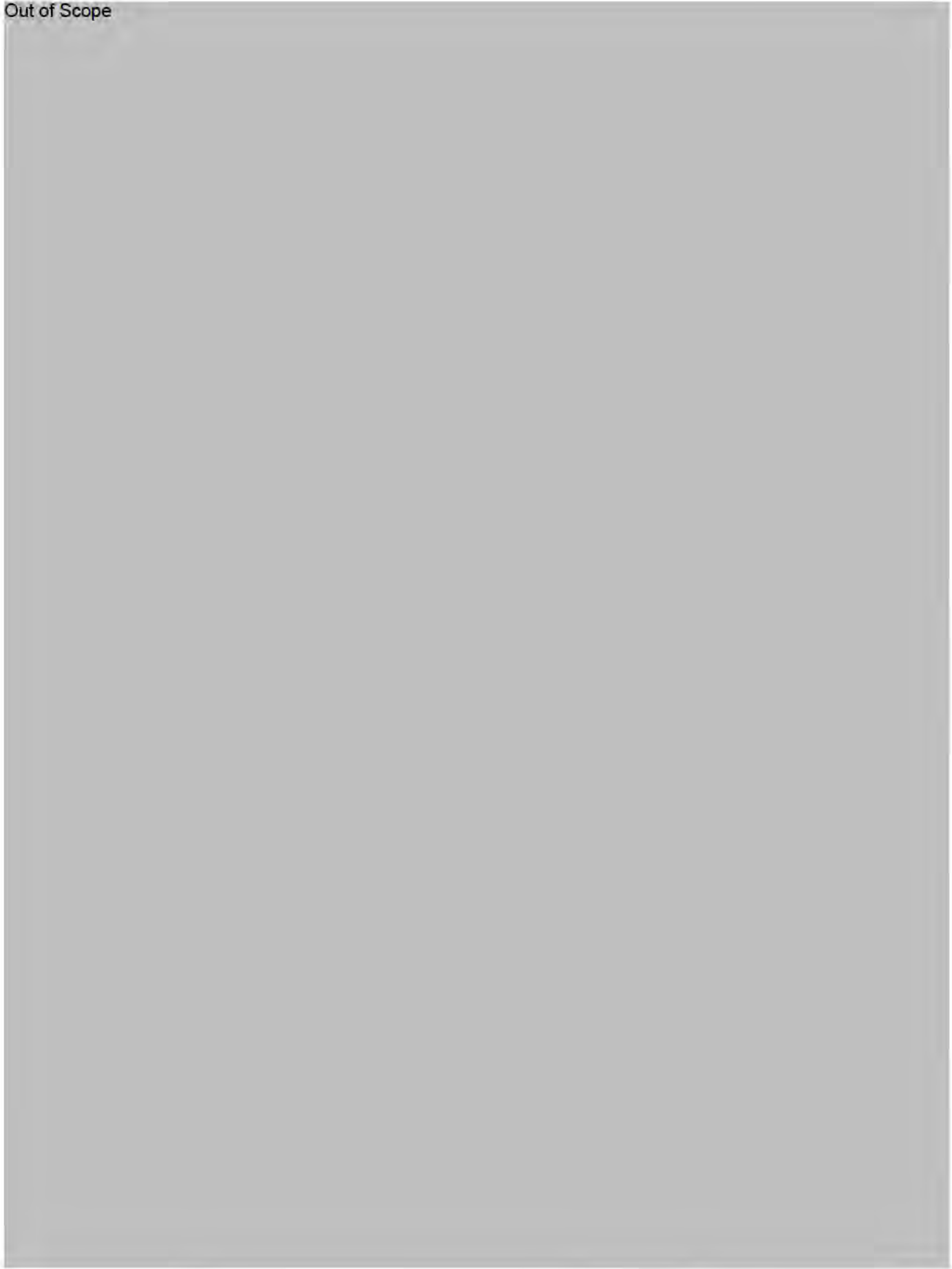


¹¹ See Appendix E


Out of Scope



Out of Scope




Out of Scope



Out of Scope

Annex D - Whai Kāinga Whai Oranga Affordable Housing Benchmarks

Out of Scope



Annex E: Māori Housing Projects – Place-Based Statistics Breakdown

Area Name	Project Number	Population	Housing Register Applicants	Housing Register per 10k	SH Pipeline per 10k	Crowding in 2018	Proportion of Median Income: Median Rent	Annual Change in Rental Affordability	BCs per 10k	Median House Price : Median Income Ratio	Key colour
Out of Scope											This colour means 10 worst nationally
Out of Scope											This colour means worst 11-20 nationally
Out of Scope											
Out of Scope											
Ruapehu District	4, 6, 10	13050	50	38.31	-3.8	70.7	34%	-0.8%	19.9	7.8	
Out of Scope											
Out of Scope											
Out of Scope											

Series	Description	Date
Population (2023)	The estimated population figure as sourced from the 2023 census	2023
Social Housing Stock Net Change per 10k Population	The net change of social housing stock as at the reporting date as compared to the social housing stock in June 2018	Jun-24
Dwelling Building Consents per 10k Population	The annual number of building consents for dwellings	May-24
Annual Change in Rental Affordability	The annual change of the rental affordability index	Mar-24
Crowding: Sharing Accommodation per 10k	The severe housing deprivation estimate of temporary residents in a severely crowded private dwelling	2018
Housing Register applicants	The number of applicants on the housing register	Jun-24
Housing Register per 10k Population	The number of applicants on the housing register	Jun-24
Median Income: Median House Price Ratio	The ratio of the median annual household income to median house price	Mar-24
Proportion of Median Income: Median Rent	The ratio of the estimated median weekly household income to the median weekly rent	Mar-24
	* Series are calculated to a per 10k population figure as specified	