

Annex
Relevant Extracts from Development Agreement

3. Development Objectives

- (a) The parties have entered into this Agreement to deliver the Development at pace and for the Development to form part of and contribute to the Housing Objectives.
- (b) The Crown enters into this Agreement in order that the Material Outcomes will be achieved and in the expectation that they will be achieved via the sale of the Land to the Developer and the Development.

Material Outcomes means an outcome that:

- (a) gives effect to the Housing Objectives; or
- (b) meets all the Milestones for the delivery of the Buildings; or
- (c) results in the purchase price payable by Eligible Purchasers for the KiwiBuild Units being no more than the applicable KiwiBuild Unit Price; or
- (d) achieves the Minimum Requirements;

Housing Objectives means, in respect of the Scheme of Development, the Crown's objectives in relation to relieving supply pressure in the housing market by:

- (a) having new additional residential accommodation developed on Crown-owned land as soon as possible; and
- (b) those developments including a proportion of KiwiBuild Units for on-sale to Eligible Purchasers; and

such developments contributing to meeting the Crown's housing objectives;

Milestone means each point identified as a milestone to be achieved by the relevant Milestone Date as set out in the Master Programme, each of which is more particularly set out in Appendix E (Milestones);

Milestone Date means the dates set out in Appendix E (Milestones) by which a particular Milestone must be achieved;

Minimum Requirements means the minimum requirements in respect of the Development set out in Appendix A (Minimum Requirements and Sale Prices) if, and as, modified under Part L (Modifications);

Appendix E: Milestones

The following are the Milestones for the Development:

Milestone	Date for performance
Lodge an application for OIO consent (if required)	21 December 2018
Lodge a Resource Consent (Subdivision) application	31 March 2019
Commence construction of first General Unit	31 March 2020
Commence construction of first KiwiBuild Unit	30 September 2020
Target Completion Date (KiwiBuild Units)	31 December 2021
Completion of Development	31 December 2021

Appendix A: Minimum Requirements and Sale Prices

MINIMUM REQUIREMENTS

The Developer shall provide a minimum of 36 Units in the Development and will ensure that:

- (a) the following Milestone Dates are met:
- (i) the construction of the first Residential Unit has commenced by 31 March 2020; and
 - (ii) the Development is completed by 31 December 2021; and
- (b) a minimum of 14 KiwiBuild Units are developed,

(but, noting that the Milestone Dates are subject to extension in accordance with clause 42.2).

KIWIBUILD UNIT AND SHORTFALL PRICES

Description of KiwiBuild Unit - Number of Bedrooms	KiwiBuild Unit Price (including GST)	Shortfall Price (including GST)
One (including studio and one + study)	s 9(2)(j), s 9(2)(b)(ii)	s 9(2)(b)(ii), s 9(2)(j)
Two		