

Document 22 (Financial Performance Report – Project Governance Group)
Pages 1 – 26 withheld in full under sections 9(2)(b)(ii) and 9(2)(ba)(i) of the Act

RELEASED UNDER THE
OFFICIAL INFORMATION ACT



INVOICE

Te Tūāpapa Kura Kāinga - Ministry of Housing & Urban Development
PO Box 82
Wellington 6140
NEW ZEALAND

Invoice Date
9 Jan 2023

Invoice Number
INV-0030

Reference
PDPA

Toitu Tairāwhiti Housing
Limited
Attention:
accounts@ranalco.co.nz
PO Box 50368
Porirua
Porirua 5240
NEW ZEALAND

Description	Quantity	Unit Price	Amount NZD
Toitu Tairāwhiti Housing Ltd: - Working Capital Top Up			
House construction: \$37.5m HUD 67%, TPK 33%.	1.00	886,020.95	886,020.95
Capacity Funding \$500k MHUD 67%, TPK 33%.	1.00	335,000.00	335,000.00
Management Funding \$2M: MHUD 67%, TPK 33%	1.00	124,500.05	124,500.05
		Subtotal	1,345,521.00
		TOTAL NZD	1,345,521.00

Due Date: 20 Feb 2023

ASB Bank Account: 12-3140-0316182-00

Toitu Tairāwhiti Housing Limited



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INVOICE

Te Puni Kokiri
143 Lambton Quay
Wellington Central
Wellington 6011
NEW ZEALAND

Invoice Date
9 Jan 2023

Invoice Number
INV-0032

Reference
MHN-49595

Toitu Tairāwhiti Housing
Limited
Attention:
accounts@ranalco.co.nz
PO Box 50368
Porirua
Porirua 5240
NEW ZEALAND

Description	Quantity	Unit Price	Amount NZD
Toitu Tairāwhiti Housing Ltd: - Working Capital Top Up PDPA.			
Capacity Funding: \$500k, MHUD 67%, TPK 33%	1.00	165,000.00	165,000.00
Management Fees; \$2m HUD 67%, TPK 33%.	1.00	75,500.00	75,500.00
		Subtotal	240,500.00
		TOTAL NZD	240,500.00

Due Date: 20 Jan 2023

ASB Bank Account: 12-3140-0316182-00

Toitu Tairāwhiti Housing Limited



[View and pay online now](#)

PAYMENT ADVICE

To: Toitu Tairāwhiti Housing Limited
Attention: accounts@ranalco.co.nz
PO Box 50368
Porirua
Porirua 5240
NEW ZEALAND

Customer Te Puni Kokiri

Invoice Number INV-0032

Amount Due 240,500.00

Due Date 20 Jan 2023

Amount Enclosed

Enter the amount you are paying above

Toitū Tairāwhiti Prototype Report March 2023

This Progress Report includes updates on:

[Tranche Statistics](#)

[Tranche 1 – 23 kāinga](#)

[Tranche 2 – 28 kāinga and 20 infrastructure sites](#)

[Tranche 3 – 150 kāinga](#)

[Financial Report](#)

CYCLONE GABRIELLE IMPACT REPORT

Cyclone Gabrielle hit the Tairāwhiti region on the 28th of February 2023, causing widespread damage to infrastructure, homes, and businesses. Toitū Tairāwhiti Housing Iwi prototype, across 6 Iwi, Te Aitanga a Māhaki, Ngati Porou, Rongowhakaata and Ngāi Tāmanuhiri were heavily affected by the cyclone. This report illustrates the impact of Cyclone Gabrielle on the Toitū Tairāwhiti Housing Project.

Impacts:

The cyclone caused flooding in the area, disrupting roads, communication, and electrical networks. The main impacts of the cyclone on the Housing Project are:

1. **Statistics from Te Karaka township:** Te Karaka township has been disastrously impacted by overtopping of the Waipaoa river stop bank above the town limit. 114 Whānau were affected in this area. [See attached spreadsheet here.](#)
2. **Statistics from Uawa township:** 5 Homes were red stickered, and a further 10 were yellow stickered in the township. [See attached spreadsheet here.](#)
3. **Restricted road access:**
 - **Closed - SH35 Te Puia Springs to Tolaga Bay**

There is significant damage at Mangahauini and the Hikuwai #1 Bridge has also been lost so it's likely to be several months before complete access is restored. Ihungia-Mata loop (local road) between Tokomaru Bay and Te Puia Springs has been established. It will open at set times for 4WD vehicles and supply trucks.
 - **Closed - SH2 Wairoa to Bay View**

Waikare River Bridge lost at Putorino and significant works at Devil's Elbow. This section requires significant repairs including Bailey Bridge installation and has not yet been fully assessed. Likely to be several months before opening to traffic. The section to the north of Putorino and south of Tangoio is open to residents only.
 - **Cautionary Warning – SH35 Following an earlier closure** (opened 1 March 2023) Tolaga Bay to Gisborne is now open. Road users are advised to take extra care while travelling through this route as slips, fallen trees and debris will remain following the severe weather event.
 - **Cautionary Warning – SH35 from Hicks Bay to Te Puia Springs**

State Highway 35 from Hicks Bay to Tikitiki is now open. Road users are advised to take extra care while travelling through this route as slips, fallen trees and debris will remain following the severe weather event.
4. **Restricted access for heavy transport:** Due to a slip, SH 2 Matawai to Te Karaka is down to one lane under stop/go traffic management. This section of road is closed nightly between 9pm to 4am from March 5th until further notice to allow for works to be done. Wide load permits only allow night-time

travel and this has caused delays in the delivery of homes to the sites and will continue to be a delay to the project.

5. **Electricity supply:** Contractors and Network owners are prioritizing emergency works over scheduled works, which delays the electrical connections of the homes. The transformers and other electrical materials required for the network are also prioritized for the reinstatement of the network, which was already in short supply.
6. **Contractors' capacity:** Building, Plumbing, and Electrical contractors are being allocated to emergency work in the region and don't have the capacity to service supply as usual. This has caused delays in the completion of the homes.
7. **Disrupted supply of materials:** The supply of materials has been disrupted due to road network damage, contamination from flood wash, and supplying to emergency projects. This has caused delays in the construction of the homes.
8. **Disrupted food supply network:** Deliveries from the greater New Zealand have been restricted due to access not being available.

The Gisborne Herald - Te Karaka [‘We have experienced devastation’ – The Gisborne Herald](#)

Image 7 (below): Te Karaka Community



Image 5 (below): Te Karaka Town Centre



Image 6 (below): Te Karaka Village



Image 1 (below): Tolaga Bay to Te Puia Springs, SH35



Image 2 (below): North of Tokomaru Bay



Images 4 & 5 (below): Hikuwai Bridge, Mangahauini Gorge (North of Tokomaru Bay)



TE WHARAU O HINEAKUA – Toitū Tairāwhiti Builtsmart Facility



The first three photos above are of our site after 6 hours of rain. The ground, swale system and drainage could not keep up with cyclone Gabrielle. Our site had no power for 5 days after this rain, along with no forms of communications. The site came to a grinding stop because of three main factors.

1. No power
2. No septic system
3. No water

Our septic works off power and we run two systems. All the rain had filled both tanks and with no power we had no pumps to clear the systems. The water issue is straight forward. We cannot maintain hygiene without water and without nowhere for the wastewater to go.

The next issues we had were with the staff and their restricted access to get to the facility during this time. Numerous builders in our facility stay in rural areas and with roads closed and no communications it was advised that they stay home and look after family and only travel if it is an emergency. This stopped the production of homes in its tracks.

Once we had power back on and septic systems back up and running, we slowly started getting guys back into work and again. Over 3 weeks after the cyclone we are just getting back to normal and progressing to pre cyclone Gabrielle.

As of Thursday 9/3/23 our site is still showing the impacts of the swale/drainage with water still apparent 3 weeks on from the cyclone. This site usually clears the next day or 2 days at the most in normal conditions. The grounds are so wet that our forklift is still getting stuck as of Wednesday 8/3/23. Apart from the two cyclones and restricted access in and out of Gizzy, we are getting back on track.

Builtsmart production:

- We are ready for the cabins to start in bay 5, and storage of materials are ready for Bay 6.
- The concrete entrance way is now poured, and this will instigate the continuation of our front fence and electric gate system for site security.
- The toilet block now has concrete and ready for completion of baseboards, stairs, and final plumbing.
- Quotes are getting drawn up for the dry storage area, additional concrete, and an alternative water catcher system so we don't rely on mains water supply.
- We have 8 homes in the Bays currently under construction.
- We have 2 older relocatable homes getting quoted by all trades and ready for work to commence.

TRANCHE 3 STATISTICS - PROGRAMME GOVERNANCE GROUP (PGG)

Project site development including progress to completion

	Total houses	YES	Percentage	comments
Type	Total Houses	Completed	Percentage	Comments
LTO/ Occ Order	150	132	88%	Māori Land Court Hearings pending
Profile	150	143	95%	Whanau background, affordability, whenua, need
Completed Financial Literacy Programme?	150	47	31%	
Completed Home Performance Workshop?	150	20	13%	
Resource Consent Issued ? Y/N	84	26	31%	66 house don't require Consent
Building Consent Issued ? Y/N	150	59	39%	
House Delivered to Site? Y/N	150	45	30%	
Code of Compliance Certification Issued	150	1	1%	
Whānau living in kāinga?	150	6	4%	
Occupational Rights Agreement signed?	150	6	4%	
Deposit Inv Paid	150	68	45%	
1st Progress Payment	150	57	38%	
2nd Progress Payment	150	24	16%	
Final Progress Payment	150	10	7%	
Infrastructure.				
Infrastructure ready for build?	150	54	36%	
Infrastructure ready for connecting?	150	32	21%	
Insurance				
0. In transit, or not begun		90		
1. Temporary piles, awaiting Building Consent		24		
2. Construction Started		22		
3. Practical completion, awaiting CCC		5		
4. Has CCC awaiting Occupancy		1		
Total		142		

TRANCHE 1 STATISTICS – PROJECT CONTROL GROUP (PCG)

Project site development including progress to completion

Tranche 1 - MHN-48631 / HUD 00894

Summary Report	Total houses	Number complete	Percentage	Comment	
		N/A			
	Total houses	YES	Y	comments	
LTO/ Occ Order	23	23	100%		
Resource Consent Issued ? Y/N	11	11	100%	Only 11 of 23 require Resource Consent	
Building Consent Issued	23	22	96%	9(2)(a)	
House Delivered to Site? Y/N	23	21	91%	2 x 9(2)(ba)(i) 9(2)(a)	
				4 - 9(2)(ba)(i)	
Final Inspection Conducted	23	16	70%	9(2)(a)	
Code of Compliance Certification Issued	23	16	70%	9(2)(a)	
Whanau living in the kāinga	23	18	78%	assisting with follow up	
Occupational Rights Agreements in place?	23	15	65%	Kaitakawaenga progressing these	
Deposit Inv Paid	23	23	100%		
1st Progress Payment	23	23	100%		
2nd Progress Payment	23	22	96%		
Final Progress Payment	23	18	78%		
Insurance					
0. In transit, or not begun	23	2	9%	9(2)(ba)(i) 9(2)(a)	
1. Temporary piles, awaiting BC	23	1	4%	Preloved 9(2)(a)	
2. Construction Started	23	2	9%	9(2)(ba)(i) 9(2)(a)	
3. Practical completion, awaiting CCC	23	4	9%		
4. Has CCC awaiting Occupancy	23	14	70%		
Total Insured		23			
Types of houses	No. of houses	1st deposit	1st progress	2nd progress	Final
Builtsmart	12	12	12	12	12
9(2)(ba)(i)	6	6	6	6	2
Kainga Ora- Home Grown Solutions	5	5	5	5	4
Total	23	23	23	23	18

**Tranche 1 - MHN-48631 / HUD 00894****Progress Update Comments as at 13/03/2023**

9(2)(a)

Work recommenced 9 Feb. Porch and stairs install commenced. 27/2/23
CCC application lodged. Land Trust requested LTO. Working with Apanui on ORA and Home ownership payments. 12/01/23
Work recommenced 9 Feb. Porch and stairs install commenced. 27/2/23
BDE 27/1/23 rammed piles. 3/2/23. Waiting for response from Versatile for next schedule 20/2
Tandem transport to be scheduled with 9(2)(a) (3/2/23) Waiting for response from 9(2)(ba)(i) 20/2
CCC application lodged. Working with Apanui on ORA and Home ownership payments. 12/01/23
CCC Issued. Working with Apanui on ORA and Home ownership payments. 12/01/23
CCC Issued. Working with Apanui on ORA and Home ownership payments. 12/01/23
CCC Issued. Working with Apanui on ORA and Home ownership payments. 12/01/23
CCC Issued. Working with Apanui on ORA and Home ownership payments. 12/01/23
CCC Issued. Working with Te Whakatohea on ORA and Home ownership payments. 12/01/23
CCC Issued. Working with Te Whakatohea on ORA and Home ownership payments. 12/01/23
IORA signed, payments have started. 12/01/23
IORA signed, working through repayment amounts. 12/01/23
IORA signed, working through repayment amounts. 12/01/23
IORA signed, working through repayment amounts. 12/01/23
IORA signed, working through repayment amounts. 12/01/23
IORA signed, working through repayment amounts. 12/01/23
MLC hearing held 2nd February. Trust in place, LTO to be issued. 3/3/2023
**IORA signed, working through repayment amounts. 12/01/23
Woodburner to be installed on Monday. Final Inspection booked for Tuesday or Wednesday. 3/3/2023. INSPECTION BOOKED FOR 7/8 MARCH BUT WOODBURNER INSTALLED ON THE 9TH MARCH SO INSPECTION REBOOKED FOR NEXT VISIT TO THE COAST.
Woodburner to be installed on Tuesday. Final Inspection booked for Wednesday. 3/3/2023 INSPECTION COMPLETED 8/3.
CCC Issued on 16 November 2022. Working through IORA, remedials and repayment amounts. 12/01/23



TRANCHE 2 STATISTICS – PROJECT CONTROL GROUP (PCG)

Project site development including progress to completion

TRANCHE 2 - HUD-1048 TPK MHN-49120

Summary Report		Houses	Completed	Percentage	Comment	
		Total houses	Y	Approved		
Resource Consent Issued ? Y/N		12	9	75%	Only 11 of 28 Houses require Resource Consents	
Building Consent Issued?		28	26	93%		
House delivered to site? Y/N		28	28	100%		
House on Consented Piles		28	23	82%		
Connection to Services		28	15	54%		
Final Inspection		28	15	54%		
Code Compliance Certification (ccc) issued?		28	9	32%		
Whānau living in the kāinga?		28	13	46%		
Occupational Rights Agreements in place?		28	10	36%		
Deposit Inv Paid		28	28	100%		
1st Progress Payment		28	28	100%		
2nd Progress Payment		28	27	96%		
Final Progress Payment		28	18	64%		
Insurance						
0. In transit, or not begun	Insurance	28	1	4%		
1. Temporary piles, awaiting BC	Insurance	28	2	7%		
2. Construction Started	Insurance	28	7	25%		
3. Practical completion, awaiting CCC	Insurance	28	9	32%		
4. Has CCC awaiting Occupancy	Insurance	28	9	32%		
Total Insured			28	100%		
Type of house	Company	No of Houses	1 st Deposit	1 st progress	2 nd progress	Final progress
New build	9(2)(ba)(i)	5	5	5	5	2
Kāinga Ora Preloved	9(2)(ba)(i)	2	7	7	7	0
OSM Transportable	Builtsmart Huntly	16	16	16	16	18
Total		28	28	28	28	25



Infrastructure		Required	Completed	Percentage	Comments		
Build Contract Received		20	13	65%	4x 9(2)(ba)(i) & 3 BS		
Signed Contract		20	13	65%			
Deposit Inv Recv'd		20	13	65%			
Deposit Inv Paid		20	13	65%			
1st Progress Payment		20	13	65%			
2nd Progress Payment		20	12	60%			
Final Progress Payment		20	12	60%			
LTO/ROT Received		20	20	100%			
Resource Consent Required		13	13	100%			
Resource Consent Issued		14	13	93%			
Building Consent Issued		20	17	85%	Civil assist - require Geotech then Architech		
Type of house	Company		No. of houses	1st deposit	1st progress	2nd progress	Final progress
New build	9(2)(ba)(i)		4	4	4	3	0
Kāinga Ora Preloved	Kāinga Ora		2	2	2	2	2
OSM Transportable	Toitū Tairāwhiti Builtsmart		16	16	16	16	16
OSM Transportable	9(2)(ba)(i)		1	1	0	0	0
Total			23	23	23	22	18

**TRANCHE 2 - HUD-1048 TPK MHN-49120****Progress Update Comments as at 13/03/2023**

9(2)(a)	CCC issued 2/3/2023. Check amendment invoice to GDC has been paid. MOC 9(2)(a) March 2.
	BC lodged, house rotated as per landowners orders. 10/01/23
	CCC Issued. IORA signed, working through repayment amounts. 12/01/23
	Deck completed, back steps to be completed. need copy of site survey report that the house is on correct site, 9(2)(a) is sending the MOC for septic installation IORA signed 2/3
	Deck, steps to be completed, then final inspection. IORA to be signed
	Deck, steps to be completed, then final inspection. Opening Feb 8. 10/01
	Waiting on 9(2)(ba) for power connection. Opening Feb 8. 10/01/23
	Waiting on 9(2)(ba) for power connection. Opening Feb 8. 10/01/23
	Waiting on 9(2)(ba) for power connection. Opening Feb 8. 10/01/23
	Waiting on 9(2)(ba) for power connection. Opening Feb 8. 10/01/23
	Plumber will travel through within the next couple of weeks to finish this job. Waiting on an update from electrician. Painter will be back from Gisborne this week.
	Roof quote received but roofer isn't an approved supplier. 9(2)(a) is helping to complete paperwork. Solar to be installed once reroof is done. 3/3/2023
	Formal complaint received. 9(2)(a) leading this project from Jan 9. 12/01/23. New Builder visit with 9(2)(a) hampered by Cyclone Gabrielle. Pending visit to be arranged 28/2/23.
	Waiting on an update from electrician. Daughter to contact 9(2)(ba)(i) re free insulation and subsidized heatpump. 3/3/2023 NO CHANGE 13/3
	Minor Variation to Plan for additional bedroom to storage in place. Roof tiles are popping. Repair quote in progress. 9(2)(ba)(i). Waiting on reorder of electrical materials from Ngati Porou to progress finishing works. 20/2/23
	RC lodged today. 3/3/2023 NO CHANGE 13/3
	Kitchen arrived on Friday. Builder waiting on materials from 9(2)(ba)(i) due to arrive Wednesday. 9(2)(ba)(i) has confirmed that they will not be coming to the Coast until main highway is reopened. Still waiting to hear from electrician.
	Building wrap completed. Exterior framing nearing completion. Joinery onsite. Lockup expected within the next week.
	CCC Issued. Working with Apanui on ORA and Home ownership payments. 12/01/23
	CCC Issued. Working with Apanui on ORA and Home ownership payments. 12/01/23
	Working with Apanui on ORA and Home ownership payments. 12/01/23. Final CCC doc requirements uploaded to council portal. 2/2/23
	Cavity battens progressed . 6/3/23
	Retaining wall scheduled for completion this week 6/3/22
	Final inspection awaiting CCC. Working with Apanui on ORA and Home ownership payments. 12/01/23
	CCC Issued. Working with Apanui on ORA and Home ownership payments. 12/01/23
	Final inspection awaiting CCC. Working with Apanui on ORA and Home ownership payments. 12/01/23
	CCC Issued Jan 12. Working with Te Whakatohea on ORA and Home ownership payments. 12/01/23
	CCC Issued Jan 12. Working with Te Whakatohea on ORA and Home ownership payments. 12/01/23

RISK REGISTER - NGATI POROU PRELOVED REPORT



FEB 2023 UPDATE
REPORT ON NGATI POROU

[MAR 2023 Report Ngati Porou Preloved](#)

FINANCIAL REPORT

Balance Sheet
Profit and Loss
Aged Receivables
Aged Payables
Cashflow Summary
Invoices

PGG FINANCIALS: 7.00am – 9.00am, Thursday 16th March 2023

Summary and evidence of how funds have been spent

Please see attached reports showing the detailed financial reports as follows:



Toitu_Tairāwhiti_Housing_Limited_-_Financials

[PGG Financial Report March 2023](#)

Recommendation:

The PGG confirms that they have reviewed the TTHL MD report, financial reports, and invoices for the month of March 2023 and hereby confirm that all funds utilised in the project has been spent for authorised funding purposes as defined in the PDPA. We recommend the attached invoices for \$374,263.56 for TPK and \$1,759,868.44 for TTKK, totalling \$2,134,132 are approved for payment.

PROJECT CONTROL GROUP (PCG) – TRANCHE 1 & 2

Teams Link: [Click here to join the meeting](#)

2.00pm – 3.00pm, Wednesday 15th March 2023



PCGMIN 02 March
2023.pdf

[Draft PCG Minutes March Minutes](#)

Summary and evidence of how funds have been spent

Please see attached reports showing the detailed financial reports as follows:



Maru_Ora_Limited_-_Tranche_1.pdf

[Tranche 1 Financials](#)



Maru_Ora_Limited_-_Tranche_2.pdf

[Tranche 2 Financials](#)



Maru_Ora_Limited_-_Whānau_Loans_-_Tranche_1.pdf

[Whānau Loans](#)



Maru_Ora_Limited_-_Whānau_Loans_-_Tranche_2.pdf

[Whānau Loans](#)

Document 24 (Financial Performance Report – Project Governance Group)
Pages 1 – 26 withheld in full under sections 9(2)(b)(ii) and 9(2)(ba)(i) of the Act

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INVOICE

Te Tūāpapa Kura Kāinga - Ministry of Housing & Urban Development
PO Box 82
Wellington 6140
NEW ZEALAND

Invoice Date
15 Mar 2023

Invoice Number
INV-0039

Reference
PDPA - TTHL

Toitu Tairawhiti Housing
Limited
Attention:
accounts@ranalco.co.nz
PO Box 50368
Porirua
Porirua 5240
NEW ZEALAND

Description	Quantity	Unit Price	Amount NZD
Toitu Tairawhiti Housing Ltd: June Instalment - Working Capital Top Up			
House construction: \$37.5m HUD 67%, TPK 33%. June instalment	0.67	1,134,132.00	759,868.44
Infrastructure; \$15m HUD 100%	1.00	1,000,000.00	1,000,000.00
		Subtotal	1,759,868.44
		TOTAL NZD	1,759,868.44

Due Date: 20 Mar 2023

ASB Bank Account: 12-3140-0316182-00

Toitu Tairawhiti Housing Limited



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PO Box 50368
Porirua
Porirua 5240
NEW ZEALAND

Customer	Te Tūāpapa Kura Kāinga - Ministry of Housing & Urban Development
Invoice Number	INV-0039
Amount Due	1,759,868.44
Due Date	20 Mar 2023
Amount Enclosed	

Enter the amount you are paying above



INVOICE

Te Puni Kokiri
143 Lambton Quay
Wellington Central
Wellington 6011
NEW ZEALAND

Invoice Date
15 Mar 2023

Invoice Number
INV-0040

Reference
MHN-49595

Toitu Tairawhiti Housing
Limited
Attention:
accounts@ranalco.co.nz
PO Box 50368
Porirua
Porirua 5240
NEW ZEALAND

Description	Quantity	Unit Price	Amount NZD
Toitu Tairawhiti Housing Ltd: - Working Capital Top Up			
House construction: \$37.5m HUD 67%, TPK 33%.	0.33	1,134,132.00	374,263.56
		Subtotal	374,263.56
		TOTAL NZD	374,263.56

Due Date: 20 Mar 2023

ASB Bank Account: 12-3140-0316182-00

Toitu Tairawhiti Housing Limited



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Porirua
Porirua 5240
NEW ZEALAND

Customer Te Puni Kokiri
Invoice Number INV-0040

Amount Due **374,263.56**

Due Date 20 Mar 2023

Amount Enclosed

Enter the amount you are paying above



TOITŪ TAIRĀWHITI HOUSING IWI PROTOTYPE REPORT



Cover Image: First fully constructed TTBL home departing Te Wharau o Hineakua (Toitu Tairawhiti Builtsmart) 17 April 2023

**PROGRAMME GOVERNANCE GROUP
& PROJECT CONTROL GROUP
20 APRIL 2023**

Toitū Tairāwhiti Prototype Report March 2023

This Progress Report includes updates on:

[Tranche Statistics](#)

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[Tranche 3 – 150 kāinga](#)

[Financial Report](#)

CHALLENGES – CYCLONE GABRIELLE IMPACT

Despite the severe challenges that continue to test the resilience of our communities, hapū, and iwi, the concerted efforts of our collective iwi continue to provide prompt and effective solutions by Māori for Māori. 'He ora te whakapiri' – There is true strength in unity.

Restricted road access continues:

- **Closed - SH35 Te Puia Springs to Tolaga Bay**
There is significant damage at Mangahauini and the Hikuwai #1 Bridge has also been lost so it's likely to be several months before complete access is restored.
- **Closed - SH2 Wairoa to Bay View**
Waikare River Bridge lost at Putorino and significant works at Devil's Elbow. This section requires significant repairs including Bailey Bridge installation. The section to the north of Putorino and south of Tangoio was also significantly damaged.
- **Cautionary Warning – SH35 from Hicks Bay to Te Puia Springs**
State Highway 35 from Hicks Bay to Tikitiki was closed due to flood damage.



Image 1 above: SH35 near Mangatuna

Restricted access for heavy transport: Due to a slip, SH 2 Matawai to Te Karaka is down to one lane under stop/go traffic management. This section of road is closed nightly between 9pm to 4am from March 5th until further notice to allow for works to be done. Wide load permits only allow night-time travel and this has caused delays in the delivery of homes to the sites and will continue to be a delay to the project.

Electricity supply: Contractors and Network owners are prioritizing emergency works over scheduled works, which delays the electrical connections of the homes. The transformers and other electrical materials required for the network are also prioritized for the reinstatement of the network, which was already in short supply.

Uawa township: 5 Homes were red stickered, and a further 10 were yellow stickered.

Te Karaka township: Te Karaka township was disastrously impacted by the overtopping of the Waipaoa river stop bank leaving 114 whānau severely impacted. Te Karaka video of cyclone impact attached [click here](#).

TE KARAKA STATISTICS

109 homes on current database
 30 homes do not require any support
 71 (whanau) homes engaged with some or all assessments
 Te Pae Hakari Report Uninsured Costings (13/20)
 Te Pae Hakari Report Insured Costings (7/39)
 NEED/Completed House Assessment (31/38)
 NEED/Completed PLUMBING list (42/46)
 NEED/Completed ELECTRICIAN list (36/ 40)
 NEED/Completed Moisture Testing List (46/48)

TE WHARAU O HINEAKUA - TOITŪ TAIRĀWHITI BUILTSMART HIGHLIGHTS

Part of our collective solution includes resourcing our iwi through Te Wharau o Hineakua, Toitū Tairāwhiti Builtsmart with self-contained Whare Āwhina. Plans have been developed to establish a village in Te Karaka on the old Te Karaka Primary School site for flood effected whānau whose houses will not be rebuilt. Geotech teams will assess the site, and self-contained Whare Āwhina will be moved in. Pods have been secured, subject to agreeable pricing.

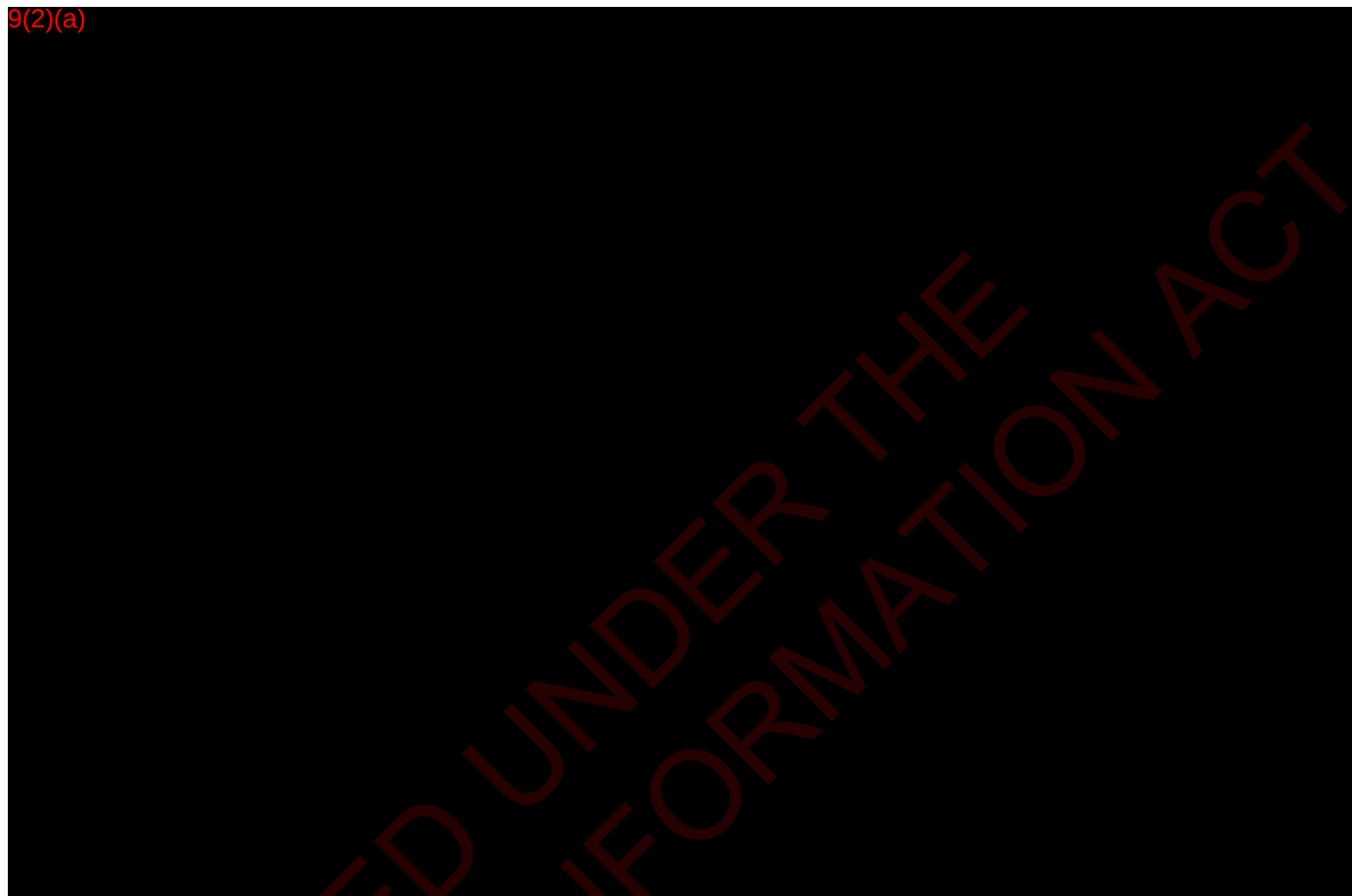


Image above: Te Wharau o Hineakua, Toitū Tairāwhiti Builtsmart – 6 Whare Āwhina in build progress.

DELIVERY OF THE FIRST TOITU TAIRAWHITI BUILTSMART HOME

Monday 17th April saw the delivery of the first full constructed Toitu Tairawhiti Builtsmart home depart the facility to the Leach Whanau in Whangara. Full video [attached here](#). Images [attached here](#). Tuesday 18th April saw three more sites homes delivered to sites in Gisborne and Te Whanau a Apanui.

9(2)(a)

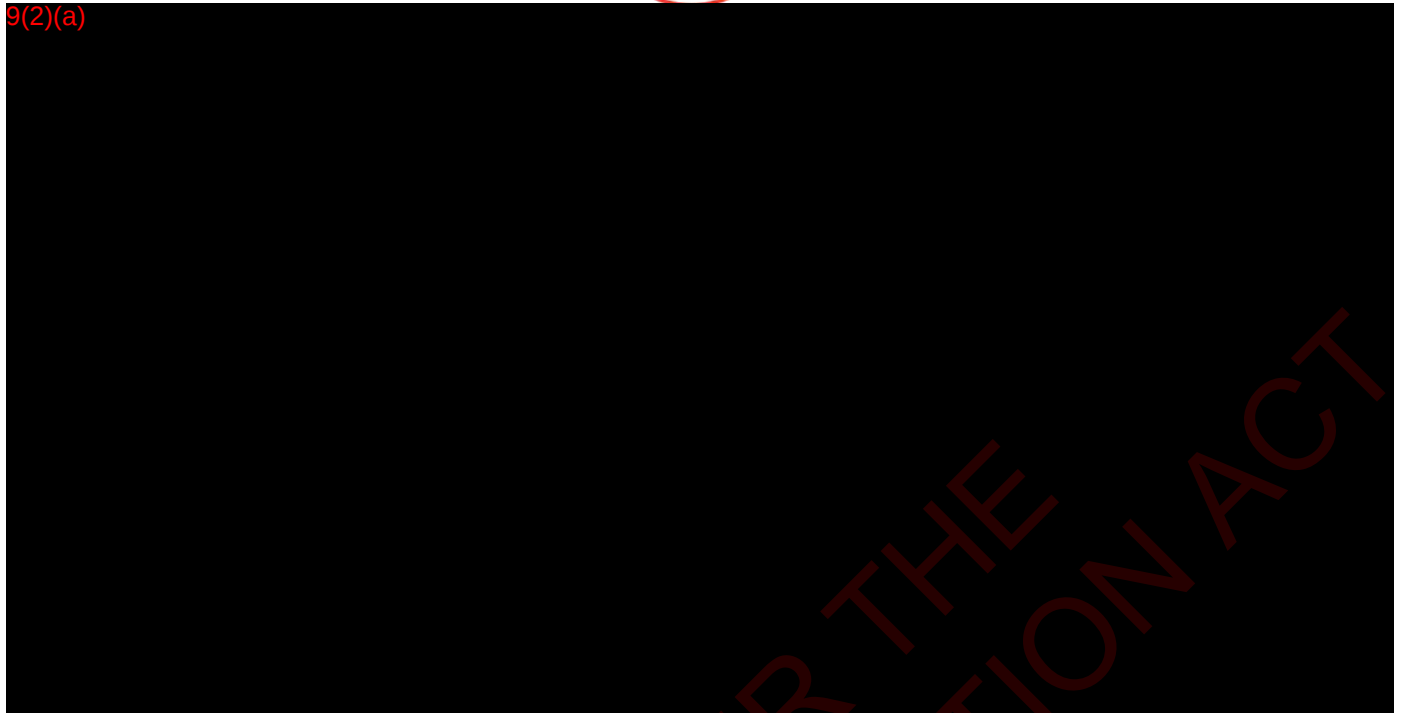


Images above: Delivery of first Toitu Tairawhiti Builtsmart home to site in Whangara.



Images above: Delivery of first Whare Āwhina to sites - Tūranga, Te Karaka, Te Wairoa and Uawa.

9(2)(a)



Images above: Whare Awhina delivered to sites - Tūranga, Te Karaka, Te Wairoa and Uawa.

TOITŪ TAIRĀWHITI HOUSING TIMELINE

- May 2022** Programme Delivery Partnership Agreement (PDPA) signed between TTHL & Crown
- October 2022** Te Wharau o Hineakua - Toitū Tairāwhiti Builtsmart Facility is opened
- November 2022** Kāenga construction starts under PDPA at Te Wharau o Hineakua, 2 kāenga at a time
- January 10** Cyclone Hale strikes Tairāwhiti - local state of emergency declared
- February 12** Cyclone Gabrielle strikes Tairāwhiti
- February 14 - March 14** National State of Emergency declared in Tairāwhiti
- February 22** Letter of Assurance Issued from MHUD & TPK to TTHL
- February 27** Weekly hui with displaced whānau start in Te Karaka outlining clear timelines
- March 14** Karakia for Whare Awhina Programme at Te Wharau O Hineakua
- March 17** GDC Inspections on whare awhina typologies & first whare awhina delivered to Makarika, Ngati Porou
- March to May 31** TTHL to construct and deliver 50 whare awhina with accompanying self contained (serviced) whare awhina as emergency and temporary housing solution
- March to August 31** Assist Insured whānau with Insurance claims, repair uninsured kāenga, remove silt from under kāenga, provide emergency and temporary housing solutions for displaced whānau
- March** First Whare Āwhina are delivered to Te Karaka
- March** First whare Āwhina is delivered to Turanganui
- March 26** First 2 Whare Āwhina out of 12 are delivered to Uawa
- March 27** First Whare Āwhina out of 12 is delivered to Te Waiora
- April 6** \$11.75m approved for silt removal from under 160 kāenga, and repairs to 65 uninsured houses
- April 6** Five Whare Awhina delivered to Te Karaka
- April 17** First 3 bedroom kāenga constructed at Te Wharau O Hineakua to be transported to Matore Papakāenga in Whangara, 7 more 3 bedroom kāenga under construction
- April 18** Review and calibration of PDPA and Whare Awhina Programme with TTHL & Crown
- May 31** CCC for 75 kāenga under PDPA to be achieved
- August 31** Move displaced whānau back in to own kāenga
- September 1** Sell whare Āwhina to whānau or Temporary Accommodation Service (TAS)

TRANCHE 3 STATISTICS - PROGRAMME GOVERNANCE GROUP (PGG)

Project site development including progress to completion

As at 15 March 2023	Total houses	YES	Percentage	comments
Type	Total Houses	Completed	Percentage	Comments
LTO/ Occ Order	150	133	89%	Māori Land Court Hearings pending
Profile	150	143	95%	Whanau background, affordability, whenua, need
Completed Financial Literacy Programme?	150	46	31%	
Completed Home Performance Workshop?	150	20	13%	
Resource Consent Issued ? Y/N	84	25	30%	66 house don't require Consent
Building Consent Issued ? Y/N	150	75	50%	
House Delivered to Site? Y/N	150	50	33%	
Code of Compliance Certification Issued	150	2	1%	
Whānau living in kāinga?	150	6	4%	
Occupational Rights Agreement signed?	150	5	3%	
Deposit Inv Paid	150	73	49%	
1st Progress Payment	150	58	39%	
2nd Progress Payment	150	24	16%	
Final Progress Payment	150	11	7%	
Infrastructure.				
Infrastructure ready for build?	150	62	41%	
Infrastructure ready for connecting?	150	32	21%	
Insurance				
0. In transit, or not begun		76		
1. Temporary piles, awaiting Building Consent		14		
2. Construction Started		51		
3. Practical completion, awaiting CCC		8		
4. Has CCC awaiting Occupancy		1		
Total		150		



TRANCHE 1 STATISTICS – PROJECT CONTROL GROUP (PCG)

Project site development including progress to completion

Tranche 1 - MHN-48631 / HUD 00894

Summary Report	Total houses	Number complete	Percentage	Comment	
		N/A			
	Total houses	YES	Y	comments	
LTO/ Occ Order	23	23	100%		
Resource Consent Issued ? Y/N	11	11	100%	Only 11 of 23 require Resource Consent	
Building Consent Issued	23	22	96%	9(2)(a)	
House Delivered to Site? Y/N	23	21	91%	2 x 9(2)(ba)(i) 9(2)(a)	
				9(2)(ba)(i)	
Final Inspection Conducted	23	18	78%	9(2)(a)	
Code of Compliance Certification Issued	23	16	70%	9(2)(a) assisting with follow up	
Whanau living in the kāinga	23	19	83%		
Occupational Rights Agreements in place?	23	15	65%	Kaitakawaenga progressing these	
Deposit Inv Paid	23	23	100%		
1st Progress Payment	23	23	100%		
2nd Progress Payment	23	22	96%		
Final Progress Payment	23	18	78%		
Insurance					
0. In transit, or not begun	23	2	9%	9(2)(ba)(i) 9(2)(a)	
1. Temporary piles, awaiting BC	23	1	4%	Preloved 9(2)(a)	
2. Construction Started	23	2	9%	9(2)(ba)(i) 9(2)(a)	
3. Practical completion, awaiting CCC	23	4	17%		
4. Has CCC awaiting Occupancy	23	16	70%		
Total Insured		25			
Types of houses	No. of houses	1st deposit	1st progress	2nd progress	Final
Builtsmart	12	12	12	12	12
9(2)(ba)(i)	6	6	6	6	2
Kainga Ora- Home Grown Solutions	5	5	5	5	4
Total	23	23	23	23	18

**Tranche 1 - MHN-48631 / HUD 00894****Progress Update Comments as at 19/04/2023****9(2)(a)**

Deck progressed. Stairs installed. Requiring handrail for compliance. Glass enclosure pending. 17/4
CCC application lodged. Land Trust requested LTO. Working with Apanui on ORA and Home ownership payments. 12/01/23
Deck progressed. Stairs installed. Requiring handrail for compliance. Glass enclosure pending. 17/4
9(2)(ba)(i) to inspect site this week. 17/4
9(2)(ba)(i) to transport this week 17/4
CCC application lodged. Working with Apanui on ORA and Home ownership payments. 12/01/23
CCC Issued. Working with Apanui on ORA and Home ownership payments. 12/01/23
CCC Issued. Working with Apanui on ORA and Home ownership payments. 12/01/23
CCC Issued. Working with Apanui on ORA and Home ownership payments. 12/01/23
CCC Issued. Working with Apanui on ORA and Home ownership payments. 12/01/23
CCC Issued. Working with Te Whakatohea on ORA and Home ownership payments. 12/01/23
CCC Issued. Working with Te Whakatohea on ORA and Home ownership payments. 12/01/23
IORA signed, payments have started. 12/01/23. Septic issue. Whānau to continue with maintenance.
IORA signed, working through repayment amounts. 12/01/23. AW to request update from RC. 20/3
IORA signed, working through repayment amounts. 12/01/23. AW to request update from RC. 20/3.
IORA signed, working through repayment amounts. 12/01/23. Remedials to be completed. 9(2)(a) do not want to pay anything until; remedials completed. AW to request update from RC. 20/3
IORA signed, working through repayment amounts. 12/01/23. AW to request update from RC. 20/3
IORA signed, working through repayment amounts. 12/01/23. AW to request update from RC. 20/3
LTO has been given to GDC. BC deferred because MLC have not updated their records showing new trustees. Received MLC minutes from a trustee on Thursday which have been passed on to GDC. 16/4/23.
**IORA signed, working through repayment amounts. 12/01/23
Final inspection completed. Awaiting feedback from the Building Inspector. Will follow up on CCC this week 11/4.
Council has completed final inspection and now has make and model of larger woodburner. Will contact GDC this week to see if CCC will be issued. 11/4.
CCC Issued on 16 November 2022. Working through IORA, remedials and repayment amounts. 12/01/23



TRANCHE 2 STATISTICS – PROJECT CONTROL GROUP (PCG)

Project site development including progress to completion

TRANCHE 2 - HUD-1048 TPK MHN-49120

Summary Report		Houses	Completed	Percentage	Comment	
		Total houses	Y	Approved		
Resource Consent Issued ? Y/N		12	10	87%	Only 12 of 28 Houses require Resource Consents	
Building Consent Issued?		28	27	96%		
House delivered to site? Y/N		28	28	100%		
House on Consented Piles		28	24	86%		
Connection to Services		28	19	68%		
Final Inspection		28	18	64%		
Code Compliance Certification (ccc) issued?		28	9	32%		
Whānau living in the kāinga?		28	17	61%		
Occupational Rights Agreements in place?		28	16	57%		
Deposit Inv Paid		28	28	100%		
1st Progress Payment		28	28	100%		
2nd Progress Payment		28	27	96%		
Final Progress Payment		28	18	64%		
Insurance						
0. In transit, or not begun	Insurance	28	1	4%		
1. Temporary piles, awaiting BC	Insurance	28	1	4%		
2. Construction Started	Insurance	28	7	25%		
3. Practical completion, awaiting CCC	Insurance	28	10	36%		
4. Has CCC awaiting Occupancy	Insurance	28	10	36%		
Total Insured			28	104%		
Type of house	Company	No of Houses	1 st Deposit	1 st progress	2 nd progress	Final progress
New build	9(2)(ba)(i)	5	5	5	5	2
Kāinga Ora Preloved	9(2)(ba)(i)	2	7	7	7	0
OSM Transportable	Builtsmart Huntly	16	16	16	16	18
Total		28	28	28	28	25



Infrastructure		Required	Completed	Percentage	Comments		
Build Contract Received		20	14	70%	4x 9(2)(ba)(i) & 3 BS		
Signed Contract		20	14	70%			
Deposit Inv Recv'd		20	14	70%			
Deposit Inv Paid		20	14	70%			
1st Progress Payment		20	14	70%			
2nd Progress Payment		20	12	60%			
Final Progress Payment		20	12	60%			
LTO/ROT Received		20	20	100%			
Resource Consent Required		13	13	100%			
Resource Consent Issued		14	12	86%			
Building Consent Issued		20	17	85%	Civil assist - require Geotech then Architech		
Type of house	Company		No. of houses	1st deposit	1st progress	2nd progress	Final progress
New build	9(2)(ba)(i)		4	4	4	3	0
Kāinga Ora Preloved	Kāinga Ora		2	2	2	2	2
OSM Transportable	Toitū Tairāwhiti Builtsmart		16	16	16	16	16
OSM Transportable	9(2)(ba)(i)		1	1	0	0	0
Total			23	23	23	22	18



TRANCHE 2 - HUD-1048 TPK MHN-49120 Progress Update Comments as at 19/04/2023	
9(2)(b)(ii) and 9(2)(ba)(i)	CCC Issued. IORA signed, working through repayment amounts. Meeting on April 6. 5/4/23
	House on piles, Infrastructure underway on April 11.
	CCC Issued. IORA signed, working through repayment amounts. Meeting on April 6. 5/4/23
	Final Inspection conducted, awaiting CCC 5/4/23
	Final Inspection conducted, awaiting CCC 5/4/23
	Final Inspection conducted, awaiting CCC 5/4/23
	CCC Issued. IORA signed, working through repayment amounts. Meeting on April 6. 5/4/23
	CCC Issued. IORA signed, working through repayment amounts. Meeting on April 6. 5/4/23
	Final Inspection conducted, awaiting CCC 5/4/23
	Final Inspection conducted, awaiting CCC 5/4/23
	Interior plastering and painting well underway. Plumber is due next week. Awaiting power connection.
	Builder is doing quote to replace tiles where skylights were removed. Plumber will return to install spouting once this work has been done. Planter boxes to be built in front of deck to meet deck height requirements. HO are looking to purchase a container for storage. The solar panels will be placed on top of the container as requested by the whanau.
	Formal complaint received. 9(2)(a) leading this project from Jan 9. 12/01/23. New Builder visit with 9(2)(a) hampered by Cyclone Gabrielle. Pending visit to be arranged 28/2/23. 9(2)(a) meeting 9(2)(ba)(i) PM Wed and assess house 22/3/23. Roof quote and Septic quotes approved, septic near completion this week. Roof commence shortly. 21/3/23. Roof completed. Septic system completed. 4/4/23. Wastewater Quote received from 9(2)(a) for approval. 20/3/23. Roof and Wastewater system completed. 9(2)(ba)(i) submit remedials and costs. Plan commence 24 April 2023 complete 19 June 23. 17/4/23.
	Electrical work (transfer of the meterbox from cabin to new dwelling) is to be done at the same time as 9(2)(a) home. NO CHANGE 16/4/23.
	Minor Variation to Plan for additional bedroom to storage in place. Roof tiles are popping. Repair quote in progress. 9(2)(ba)(i). Waiting on reorder of electrical materials from Ngati Porou to progress finishing works. 20/2/23
	GDC has approved the easement. Next step is to submit the Creation of Easement letter to both 9(2)(a) and Kainga Ora for approval to allow the easement to be sent to LINZ who will deposit the easement onto the certificate of land title. NO CHANGE 16/4/23.
	Electrician will return tomorrow to continue with internal wiring. Plumber due next week to complete rough-in phase. Plastering nearly completed. Approximately 2 weeks building work left to do once electrician and plumber have finished. 16/4/23.
	Plumber due next week. Drainlayer in a couple of weeks. Kitchen has been ordered. Waiting on a response from solar system supplier regarding concern raised that batteries may not be big enough for house size. 16/4/23.
	CCC Issued. Working with Apanui on ORA and Home ownership payments. 12/01/23
	CCC Issued. Working with Apanui on ORA and Home ownership payments. 12/01/23
	Working with Apanui on ORA and Home ownership payments. 12/01/23. Final CCC doc requirements uploaded to council portal. 2/2/23

9(2)(b)(ii) and 9(2)(ba)(i)

Windows installed. At close up stage 17/4
CCC issued 30/3
CCC Documents sent to council 11/4
CCC Issued. Working with Apanui on ORA and Home ownership payments. 12/01/23
Final inspection awaiting CCC. Working with Apanui on ORA and Home ownership payments. 12/01/23
CCC Issued Jan 12. Working with Te Whakatohea on ORA and Home ownership payments. 12/01/23
CCC Issued Jan 12. Working with Te Whakatohea on ORA and Home ownership payments. 12/01/23

NGATI POROU PRELOVED REPORT

[APRIL 2023 Report Ngati Porou Preloved](#)

FINANCIAL REPORT

Balance Sheet
Profit and Loss
Aged Receivables
Aged Payables
Cashflow Summary
Invoices

PGG FINANCIALS: 7.00am – 8.00am, Thursday 20th April 2023

Summary and evidence of how funds have been spent

Please see attached reports showing the detailed financial reports as follows:

[PGG Financial Report April 2023](#)

[T3 Whanau Loan Repayments](#)

Recommendation:

The PGG confirms that they have reviewed the TTHL MD report, financial reports, and invoices for the month of April 2023 and hereby confirm that all funds utilised in the project has been spent for authorised funding purposes as defined in the PDPA letter of Assurance dated 22 February 2023. We recommend the attached invoices for \$XXXXXX for TPK and \$1,090,184.00 for TTKK, totalling \$XXXXXX are approved for payment.

PROJECT CONTROL GROUP (PCG) – TRANCHE 1 & 2

Teams Link: [Click here to join the meeting](#)

2.00pm – 3.00pm, Thursday 20th April 2023

Summary and evidence of how funds have been spent

Please see attached reports showing the detailed financial reports as follows:



Maru_Ora_Limited_-_Tranche_1.pdf

[Tranche 1 Financials](#)



Maru_Ora_Limited_-_Tranche_2.pdf

[Tranche 2 Financials](#)



Maru_Ora_Limited_-_Whanau_Loans_-_Tran

[Whānau Loans](#)



Maru_Ora_Limited_-_Whanau_Loans_-_Tran

[Whānau Loans](#)



TOITŪ TAIRĀWHITI HOUSING IWI PROTOTYPE REPORT



Cover Image: Second fully constructed TTBL home departing Te Wharau o Hineakua (Toitu Tairāwhiti Builtsmart) to Omaio, Te Whānau a Apanui 1 May 2023.

**PROGRAMME GOVERNANCE GROUP
& PROJECT CONTROL GROUP**

18 MAY 2023



Toitū Tairāwhiti Housing Iwi Prototype Report May 2023

This Progress Report includes updates on:

[Highlights](#)

[Challenges](#)

[Tranche Statistics](#) - [Tranche 1](#), [Tranche 2](#), [Tranche 3](#)

[Draft PDPA variation](#)

[TT Builtsmart Ltd](#)

[Risk Register](#)

[Financial Report](#)

HIGHLIGHTS

On May 8th 2023, TTHL conducted 5 **official home opening ceremonies** in collaboration with Te Aitanga a Māhaki Trust. This process allows us to uphold Tikanga Māori in ensuring holistic wellbeing and intergenerational sustainability as whānau transition into their newly built homes.

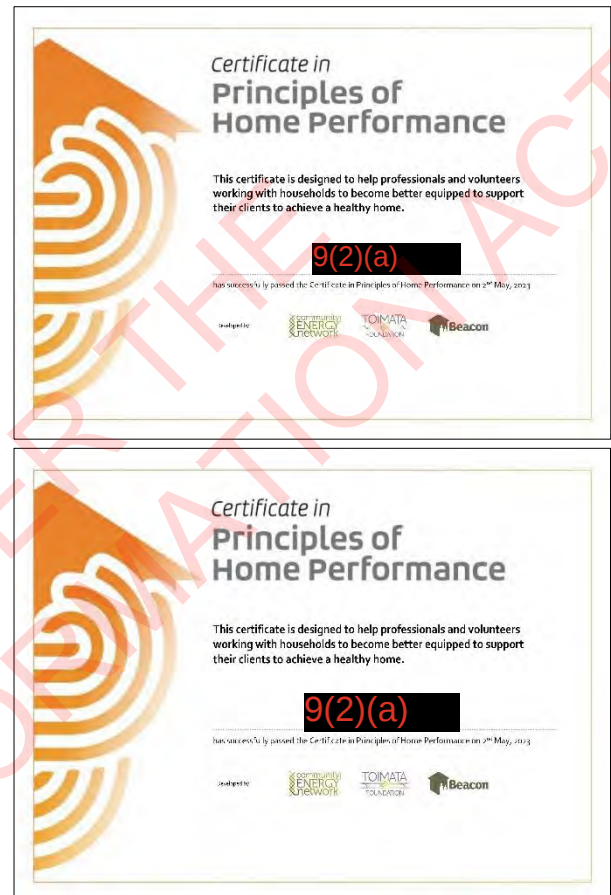
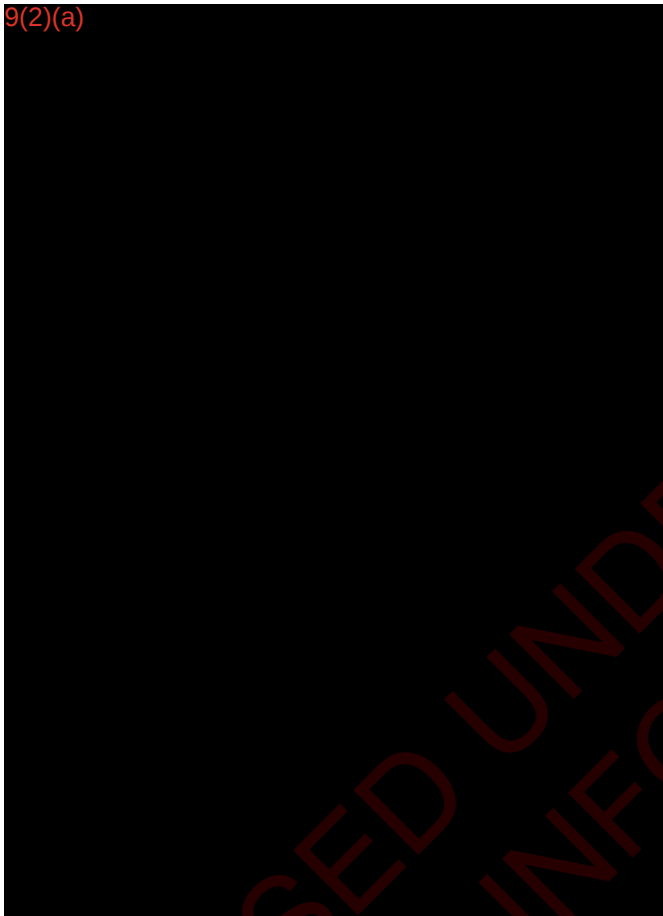
9(2)(a) whānau in Waihirere, 9(2)(a) and 9(2)(a) whānau in Puha, 9(2)(a) and 9(2)(a) whānau in Whātātutu and the 9(2)(a) whānau in Whātātutu.

9(2)(a)

A large black rectangular redaction box covers the majority of the page content below the highlights section. The text "9(2)(a)" is visible in the top left corner of this redacted area.

PRINCIPLES OF HOME PERFORMANCE WORKSHOP – KAITAKAWAENGA

On the 1st – 3rd May, four Kaitakawaenga from Te Whānau a Apanui and one from Te Aitanga a Māhaki attended the Principles of Home Performance Workshop in Auckland, facilitated by [REDACTED] and [REDACTED] in partnership with Beacon Pathway, CEN and Toimata Foundation. The full programme can be read [here](#).



CHALLENGES

TTHL has come to learn that there is no best practice established for silt removal. Vacuum suction and other resourcing have failed proving practical manual labor the most effective solution. This laborious task has been led and carried out by iwi, while the Gisborne Mayor unilaterally pulled the GDC partnership with iwi. The full Gisborne Herald article can be read [here](#).



Images 7 – 8 above: The Gisborne Herald, iwi oppose GDC cyclone recovery funding after Council pulls partnership with iwi.



TRANCHE 1 STATISTICS – PROJECT CONTROL GROUP (PCG)

Project site development including progress to completion

Tranche 1 - MHN-48631 / HUD 00894

Summary Report	Total houses	Number complete	Percentage		Comment
	Total houses	YES	Y		
LTO/ Occ Order	23	23	100%		
Resource Consent Issued ? Y/N	11	11	100%	Only 11 of 23 required Resource Consent	
Building Consent Issued	23	22	96%	9(2)(a) - MLC (placed on wrong site)	
House Delivered to Site? Y/N	23	21	91%	2 x 9(2)(ba)(i) 9(2)(a)) Feb	
Final Inspection Date organised	23	18	78%		
Final Inspection Conducted	23	18	78%	4 - 9(2)(ba)(i) plus 9(2)(a)	
Code of Compliance Certification Issued	23	16	70%	4 - 9(2)(ba)(i) plus 9(2)(a)	
Whanau living in the kāinga	23	19	83%	9(2)(a)	
Occupational Rights Agreements in place?	23	15	65%		
Deposit Inv Paid	23	23	100%		
1st Progress Payment	23	23	100%		
2nd Progress Payment	23	22	96%		
Final Progress Payment	23	18	78%		
Insurance					
0. In transit, or not begun	23	0	0%	9(2)(ba)(i) 9(2)(a)	
1. Temporary piles, awaiting BC	23	1	4%	Preloved 9(2)(a))	
2. Construction Started	23	4	17%	9(2)(ba)(i) 9(2)(a)	
3. Practical completion, awaiting CCC	23	3	13%	9(2)(a)	
4. Has CCC awaiting Occupancy	23	16	70%		
Total Insured		24			
Types of houses	No. of houses	1st deposit	1st progress	2nd progress	Final
Builtsmart	12	12	12	12	12
9(2)(ba)(i)	6	6	6	6	2
Kainga Ora- Home Grown Solutions	5	5	5	5	4

**Tranche 1 - MHN-48631 / HUD 00894****Progress Update Comments as at 16/05/2023**

9(2)(a)	Waiting on 9(2)(ba)(i) for porch enclosure 1/5
	CCC application lodged. Land Trust requested LTO. Working with Apanui on ORA and Home ownership payments. Loan repayments started. 15/5
	Waiting on 9(2)(ba)(i) for porch enclosure 1/5
	9(2)(ba)(i) need to engage engineer to remediate foundations 1/5
	House foundations installed. Waiting on 9(2)(ba)(i) 1/5
	CCC application lodged. Working with Apanui on ORA and Home ownership payments. Loan repayments started. 15/5
	CCC Issued. Working with Apanui on ORA and Home ownership payments. 12/01/23
	CCC Issued. Working with Apanui on ORA and Home ownership payments. 12/01/23
	CCC Issued. Working with Apanui on ORA and Home ownership payments. 12/01/23
	CCC Issued. Working with Apanui on ORA and Home ownership payments. 12/01/23
	CCC Issued. Working with Te Whakatohea on ORA and Home ownership payments. 12/01/23
	CCC Issued. Working with Te Whakatohea on ORA and Home ownership payments. Loan repayments started. 15/5
	IORA signed, payments have started. 12/01/23. Septic issue. Whānau to continue with maintenance.
	IORA signed, working through repayment amounts. 12/01/23. AW to request update from RC. 20/3
	IORA signed, working through repayment amounts. 12/01/23. AW to request update from RC. 20/3.
	IORA signed, working through repayment amounts. 12/01/23. Remedials to be completed. 9(2)(a) do not want to pay anything until; remedials completed. AW to request update from RC. 20/3
	IORA signed, working through repayment amounts. 12/01/23. AW to request update from RC. 20/3
	IORA signed, working through repayment amounts. 12/01/23. AW to request update from RC. 20/3
	LTO submitted. GDC has deferred application citing LTO is for the wrong site. 9(2)(a) who is doing the LTO on behalf of the trustees has informed GDC that the LTO is for the correct site and she believes that the only issue now is that the consent needs to reflect this. I am waiting on email correspondence from 9(2)(a) regarding her conversations with GDC. 15/5/23
	ORA signed, Loan repayments started. 15/5
	Final inspection done early April however they don't have this on record. 9(2)(a) will check with Building Inspector (again) who is only in the office on Wednesdays. 15/5/23
	Final inspection done early April however they don't have this on record. 9(2)(a) will check with Building Inspector (again) who is only in the office on Wednesdays. 15/5/23
	CCC Issued on 16 November 2022. Working through IORA, remedials and repayment amounts. 12/01/23. Kaitakawaenga to sit with 9(2)(a) to determine home loan repayments and ORA. 23/4/23 (AW)



TRANCHE 2 STATISTICS – PROJECT CONTROL GROUP (PCG)

Project site development including progress to completion

TRANCHE 2 - HUD-1048 TPK MHN-49120

Summary Report		Houses	Completed	Percentage	Comment	
		Total houses	Y	Approved		
Resource Consent Issued ? Y/N		12	10	83%	Only 12 of 28 Houses require Resource Consents	
Building Consent Issued?		28	27	96%		
House delivered to site? Y/N		28	28	100%		
House on Consented Piles		28	25	89%		
Connection to Services		28	19	68%		
Final Inspection		28	18	64%		
Code Compliance Certification (ccc) issued?		28	9	32%		
Whānau living in the kāinga?		28	17	61%		
Occupational Rights Agreements in place?		28	16	57%		
Deposit Inv Paid		28	28	100%		
1st Progress Payment		28	28	100%		
2nd Progress Payment		28	27	96%		
Final Progress Payment		28	18	64%		
Insurance						
0. In transit, or not begun	Insurance	28	0	0%		
1. Temporary piles, awaiting BC	Insurance	28	1	4%		
2. Construction Started	Insurance	28	8	29%		
3. Practical completion, awaiting CCC	Insurance	28	7	25%		
4. Has CCC awaiting Occupancy	Insurance	28	12	43%		
Total Insured			28	100%		
Type of house	Company	No of Houses	1 st Deposit	1 st progress	2 nd progress	Final progress
New build	9(2)(ba)(i)	5	5	5	5	2
Kāinga Ora Preloved	9(2)(ba)(i)	2	7	7	7	0
OSM Transportable	Builtsmart Huntly	16	16	16	16	18
Total		28	28	28	28	25



Infrastructure		Required	Completed	Percentage	Comments		
Build Contract Received		20	14	70%	4x 9(2)(ba)(i) & 3 BS		
Signed Contract		20	14	70%			
Deposit Inv Recv'd		20	14	70%			
Deposit Inv Paid		20	14	70%			
1st Progress Payment		20	14	70%			
2nd Progress Payment		20	12	60%			
Final Progress Payment		20	12	60%			
LTO/ROT Received		20	20	100%			
Resource Consent Required		13	13	100%			
Resource Consent Issued		14	12	86%			
Building Consent Issued		20	17	85%	Civil assist - require Geotech then Architech		
Type of house	Company		No. of houses	1st deposit	1st progress	2nd progress	Final progress
New build	9(2)(ba)(i)		4	4	4	3	0
Kāinga Ora Preloved	Kāinga Ora		2	2	2	2	2
OSM Transportable	Toitū Tairāwhiti Builtsmart		16	16	16	16	16
OSM Transportable	9(2)(ba)(i)		1	1	0	0	0
Total			23	23	23	22	18

TRANCHE 2 - HUD-1048 TPK MHN-49120

Progress Update Comments as at 16/05/2023

9(2)(a)	CCC Issued. IORA signed, working through repayment amounts. Meeting on April 6. 5/4/23
	House on piles, Infrastructure underway on April 11. Power shifted, cables in ground, waiting, Builder tied down, reallocating new plumber. 6/5
	CCC Issued. IORA signed, working through repayment amounts. Meeting on April 6. 5/4/23
	Final Inspection conducted, awaiting CCC 5/4/23
	Final Inspection conducted, awaiting CCC 5/4/23
	Final Inspection conducted, awaiting CCC 5/4/23
	CCC Issued. IORA signed, working through repayment amounts. Meeting on April 6. 5/4/23
	CCC Issued. IORA signed, Loan repayments started. 15/5
	Final Inspection conducted, awaiting CCC 5/4/23
	Final Inspection conducted, awaiting CCC. Loan repayments started. 15/5
	Plastering completed. Painter had Covid and waiting on paint order so only restarted this week. Plumber only started back on the Coast this week as he had priority work to do in Gisborne. He has a couple of more hours work to be done at this whare. Working with 9(2)(ba)(i) to get a transformer as quickly as possible. Currently a 3 month wait. 15/5/23.
	Change of plans regarding placement of solar panels. Electrician has advised against sitting on top of a pegola as they would have to be on a nearly upright incline. HO has agreed for panels to be placed on the roof. Brackets required for tile roof have been ordered. Builder has provided quotes to finish the home which has been



TRANCHE 3 STATISTICS - PROGRAMME GOVERNANCE GROUP (PGG)

Project site development including progress to completion

As at 16 May 2023	Total houses	YES	Percentage	comments
Type	Total Houses	Completed	Percentage	Comments
LTO/ Occ Order	150	133	89%	Māori Land Court Hearings pending
Profile	150	143	95%	Whanau background, affordability, whenua, need
Completed Financial Literacy Programme?	150	42	28%	
Completed Home Performance Workshop?	150	17	11%	
Resource Consent Issued ? Y/N	84	25	30%	66 house don't require Consent
Building Consent Issued ? Y/N	150	76	51%	
House Delivered to Site? Y/N	150	56	37%	
Code of Compliance Certification Issued	150	8	5%	
Final Inspection Conducted Y/N	150	13	9%	
Whānau living in kāinga?	150	7	5%	
Occupational Rights Agreement signed?	150	5	3%	
Deposit Inv Paid	150	73	49%	
1st Progress Payment	150	59	39%	
2nd Progress Payment	150	26	17%	
Final Progress Payment	150	13	9%	
Infrastructure.				
Infrastructure ready for build?	150	64	43%	
Infrastructure ready for connecting?	150	32	21%	
Insurance				
0. In transit, or not begun		77		
1. Temporary piles, awaiting Building Consent		14		
2. Construction Started		52		
3. Practical completion, awaiting CCC		7		
4. Has CCC awaiting Occupancy		2		
Total		150		



	submitted for approval. 15/5/23
9(2)(a)	Formal complaint received. 9(2)(a) leading this project from Jan 9. 12/01/23. New Builder visit with 9(2) hampered by Cyclone Gabrielle. Pending visit to be arranged 28/2/23. 9(2) meeting 9(2)(ba)(i) PM Wed and assess house 22/3/23. Roof quote and Septic quotes approved, septic near completion this week. Roof commence shortly. 21/3/23. Roof completed. Septic system completed. 4/4/23. Wastewater Quote received from 9(2)(a) for approval. 20/3/23. Roof and Wastewater system completed. 9(2)(ba)(i) submit remedials and costs. Plan commence 24 April 2023 complete 19 June 23. 17/4/23. Managing the budget to complete home. 9(2)(ba)(i) commenced contract. 8/5/23
	Electrician will follow up with the Linesman today for an eta on transferring meterbox from cabin. 1/5/23.
	Minor Variation to Plan for additional bedroom to storage in place. Roof tiles are popping. Repair quote in progress. 9(2)(ba)(i). Waiting on reorder of electrical materials from Ngati Porou to progress finishing works. 20/2/23. Check with GDC on BC amendment 22/4/23 (AW)
	Resource Consent is approved 14/4. Now waiting on Building Consent. I am now working with 9(2)(a) to get quotes from trades. I have informed him that the builder he wants to use must become registered supplier. 1/5/23. NO CHANGE. It has been difficult to contact HO regarding his preferred contractors as he has been busy with his mahi as a SKY technician. 15/5/23
	Solar install should be completed this week. Plumber expected to start next week. His priority for this week was 9(2)(a) and 9(2)(a). Wet weather as well as 9(2)(ba)(i) sending wrong orders has caused delays. 15/5/23.
	Plastering and painting underway. Drainlayer has started septic install. Electrician completing wiring ready for solar install. Waiting on kitchen and bathroom from 9(2)(ba)(i). 15/5/23
	CCC Issued. Working with Apanui on ORA and Home ownership payments. 12/01/23
	CCC Issued. Working with Apanui on ORA and Home ownership payments. 12/01/23
	Certificate issue in progress 7/5
	Build in progress 7/5
	CCC issued 30/3. Loan repayments started. 15/5
	CCC issued 14/4. Loan repayments started. 15/5
	CCC Issued. Working with Apanui on ORA. Loan repayments started. 15/5
	CCC Issued 24/4. Loan repayments started. 15/5
	CCC Issued Jan 12. Working with Te Whakatohea on ORA and Home ownership payments. 12/01/23
	CCC Issued Jan 12. Working with Te Whakatohea on ORA and Home ownership payments. 12/01/23

NGATI POROU PRELOVED REPORT

As at May 16 2023, attached [here](#)

DRAFT VARIATION TO PDPA

Fund	Amount	Purpose	Source (Agency)	Comment(s)
Emergency Accommodation Fund	9(2)(ba)(i), 9(2)(b)(i)	104 cabins	HUD	We have received the invoice for the \$10m. I will process that early next week.
Delivery Funding	9(2)(ba)(i), 9(2)(b)(i)	Operating costs associated with the delivery of temporary emergency cabins	TPK	-
Repair Work Funding	9(2)(ba)(i), 9(2)(b)(i)	Silt removal of up to 160 homes and repairs for up to 65 whare	TPK	\$5m paid, \$5.25m remaining.
Total	\$25.350 million			

The full draft variation to the PDPA, as at 17 May 2023 is attached [here](#)

TOITŪ TAIRĀWHITI BUILTSMART LIMITED

We have now delivered 4 homes built entirely out of Te Wharau o Hineakua to the 9(2)(a) whānau in Whangara, 9(2)(a) whānau in Whangara, 9(2)(a) whānau in Omaio and 9(2)(a) whānau in Te Whānau a Kai. The full Gisborne Herald story of the first home delivered to the 9(2)(a) whānau can be read [here](#).

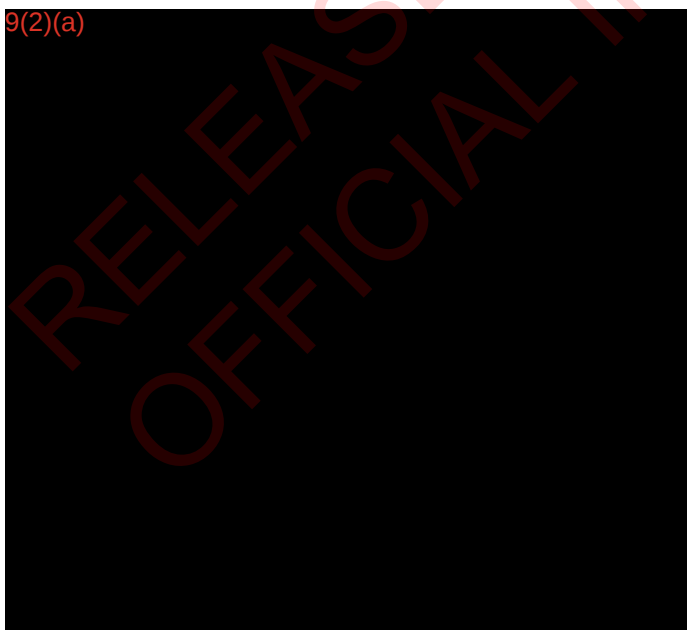


Image 9 and 10 above: First home to be built entirely out of Te Wharau o Hineakua departing TTBL travelling to Whangara 9(2)(a) whānau).



Image 11 and 12 above: First and second homes built at Te Wharau o Hineakua 9(2)(a) whānau Whangara, 9(2)(a) whānau, Omaio).

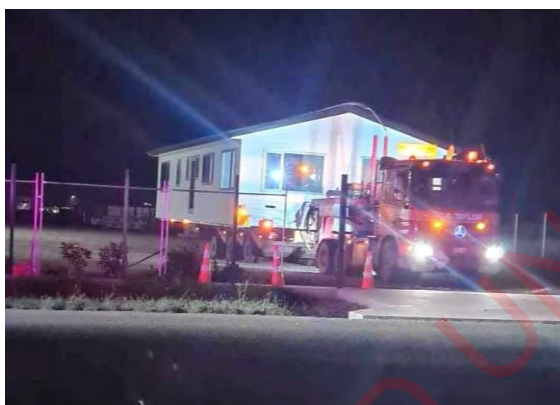


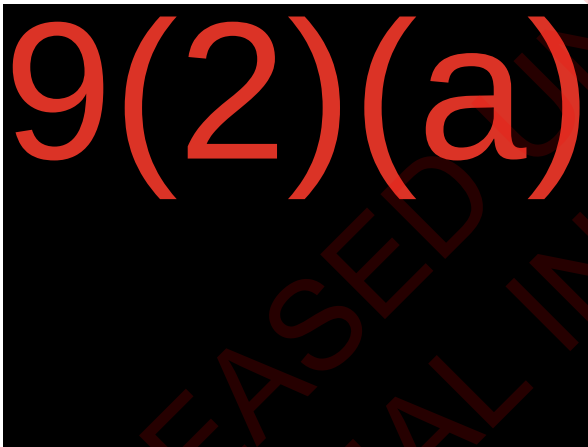
Image 12 and 13 above: Third home to depart TTBL to the 9(2)(a) whānau and land on site 9(2)(a), Whangara.



Image 13 above: The fourth TTBL built home to be delivered to site, 9(2)(a) whānau of Te Whānau a Kai.



Image 14 - 17 above: TTBL build construction in progress – Te Wharau o Hineakua



When we returned home to Tūranganui a Kiwa 8 years ago our dream was to buy a house, to contribute to our whānau, marae and hapū so our children have a strong connection to who we are. This kaupapa has helped our whānau dream become a reality.

It's been a long road, working through barriers, you definitely learn the skill of patience! So we continue to be grateful for the support of the Toitu Tairāwhiti Team, our whānau, our pariha and peka o Te Hāhi Ringatū for their ongoing support and prayers. Our whānau continue to support in many ways and one role is Karakia. When you watch our girls 9(2)(a) karakia it's infectious, just ask 9(2)(a) The opportunity to live on our traditional lands, seeing the truck with the house Tuesday morning was pretty overwhelming!

We have named our whare Mahakirau, he ingoa tipuna, a, nāna te mokai mango a Ikahoea. Nā Ikahoea te peka i mau mai ki uta, 'hei kura mo Mahaki'. Ka noho tēnei peka hei tohu ora mo ngā uri o Mahaki. Mahakirau refers to these Tūranga hanga whare, Mahaki Iwi Trust and Toitu Tairāwhiti Housing Kaupapa that continue to support Tairāwhiti whānau into homes. He ohaki tēnei nā matou ki tēnei kaupapa.

Image 18 and 19 above: 9(2)(a) whānau home delivered to site (Builtsmart Huntly) and testimonial.

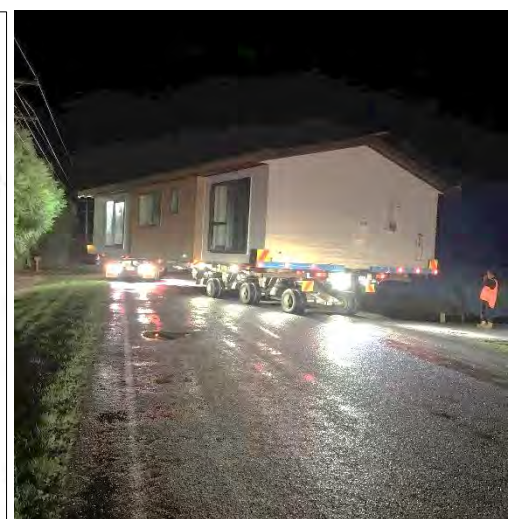
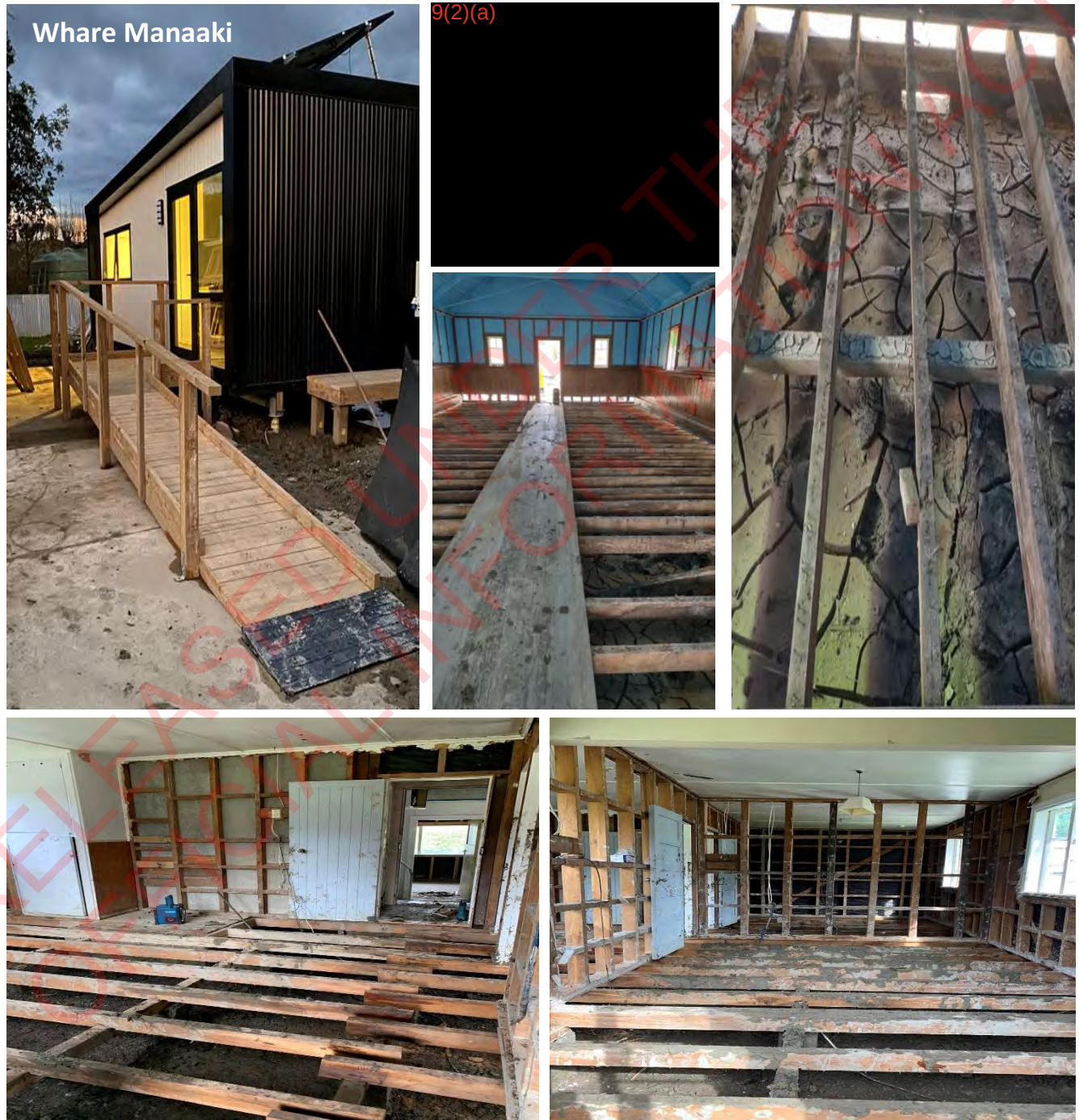


Image 20 and 21 above: Labour Māori Caucus facebook post acknowledging TTHL work.

CURRENT TTBL FOCUS

- ❖ Whare Manaaki programme (\$10m - \$15m) database attached [here](#)
- ❖ Education programmes (Cadetships, Tikanga and Te Reo, Home Performance, Trades)
- ❖ Dry Storage
- ❖ Critical repairs (TPK \$11.75m or \$10.25m)
- ❖ Silt removal
- ❖ Insurance



Above images: TTBL kaimahi recognised as 'The Dream Team' continue to attend to tonnes of silt removal under homes and local marae within the Te Karaka area. The goal is to have yellow stickers removed by August 31 so whānau can return to their homes.

9(2)(a)

Above images: TTHL and TTBL Financial management teams 9(2)(ba)(i) came to witness first hand the devastations of the cyclone's and the current recovery projects led by TTHL and TTBL.

HUI Ā IWI – TOITŪ TAIRĀWHITI HOUSING LTD

Hui ā iwi and a kanohi ki te kanohi approach continues to prove to be the most effective means of communicating and understanding the needs of whānau. Te Whānau a Apanui iwi and Te Whānau a Hikarukutai hapū will be hosting their TTHL hui ā iwi May 20th at Maraenui Marae. May 31st TTHL Board of Directors hui will also be hosted by Te Whānau a Apanui. Te Aitanga a Māhaki, Rongowhakaata and Ngāi Tāmanuhiri continue to hold monthly hui on the 12th of the month in conjunction with the Haahi Ringatu, Tekau Ma Waru.

9(2)(a)



HUI A IWI NGATI POROU

TE ARAROA 9AM
TRONPnui Office

RUATORIA 11AM
Fire Station

UAWA 2PM
Hauiti Hauora

PLEASE BRING A PLATE
OF KAI TO SHARE

**SATURDAY
13TH MAY**

9(2)(a)



HUI A IWI

**TE AITANGA A MAHAKI
RONGOWHAKAATA
NGAI TAMANUHIRI**

TAPUIHIKITIA MARAE

5.30PM - 7.30PM

Hosted by

PLEASE BRING A PLATE
OF KAI TO SHARE

**FRIDAY 12TH
MAY**



Te Puni Kōkiri
MINISTRY OF MĀORI DEVELOPMENT



Sorted
Powered by CFFC



Sorted Kāinga Ora

"Wāwāhi tahā, kōkiri whakamua"
WE MUST DISRUPT TO MAKE A POSITIVE CHANGE

Sorted Kāinga Ora is a programme to help whānau Māori achieve their housing aspirations.

The Sorted Kāinga ora programme will be offered over two types of programmes a six-week online course or a weekend wānanga, covering

- **Housing options** – where to start and what it means
- **Spending Money** – what influences us, our attitudes and behaviour
- **Money Plans** – Using a budget as a tool to achieve goals
- **Money System** – Setting goals and managing your finances
- **Smart saving** – savings, investment, KiwiSaver
- **Debts and your rights** – Way to reduce debt
- **Plan for the unexpected** – protecting what is important, including insurance, wills and trusts
- **Looking ahead** – reviewing your plans, identifying barriers and putting your plan to action

9(2)(a)

Sorted Kāinga ora upcoming programmes with Toitū Tairāwhiti Housing Ltd

- Weekend Wānanga. May 20th - May 21st 2023. Venue - Whangara/Uawa area
- Six-Week online course. May 1st - June 5th 2023
- Weekend Wānanga. June 10th - 11th 2023. Venue - Parihimanihi Marae Waihirere

Contact: crystal_whtu@hotmail.co.nz or your Kaitiakiawaenga for more information

UP & COMING HUI

TOITŪ TAIRĀWHITI HOUSING

SKO

1 MAY- 5 JUNE

ONLINE
FINANCIAL
LITERACY
COURSE

SKO

20 - 21 MAY

FINANCIAL
LITERACY
WĀNANGA
WHANGARA

MTS

18 - 20 MAY

PAPAKAINGA TV
SERIES
Pio Terei, Māori
Television

TTHL

20 MAY

HUI A IWI
Te Whanau a
Apanui,
Maraenui
Marae

[Info attached](#)[Info attached](#)**MV**

24 MAY

MINISTERIAL VISIT
Minister Jackson,
Labour Caucus,
Media

BOD

31 MAY

BOARD OF
DIRECTORS
Bi-monthly hui
hosted by
TWAA

SKO

10 - 11 JUNE

FINANCIAL
LITERACY
WĀNANGA
WAIHIRERE

TTHL

12 & 16 JUNE

HUI A IWI
Māhaki,
Tāmanuhiri,
Rongowhakaata,
Ngati Porou

[Info attached](#)**SKO**

17 - 18 JUNE

FINANCIAL
LITERACY
WĀNANGA
RUATORIA

NICF

19-20 JUNE

NICF INDUCTION &
IWI ECONOMIC
COLLABORATION
SYMPOSIUM

PHP

25 JULY

PRINCIPLES OF
HOME
PERFORMANCE
WOKSHOP

HPA

18-20 SEP

HOME
PERFORMANCE
ADVISOR CERT
AUCKLAND

[Info attached](#)[Info attached](#)[Info attached](#)



RISK REGISTER MAY 2023

RISK	CONCERN	MITIGATION	MANAGEMENT PLAN
Low			
Medium			
High			
OCCUPATIONAL RIGHTS AGREEMENT	Whānau require additional sessions to understand Ownership Rights Agreement is a legal document, and that it will be implemented from occupation (Post Final Inspection) Agreement between Landowner(s), Homeowner, TTHL	Still working through CFO – kaitakawaenga – whānau. Link ORA to Sorted Kāinga Ora Wānanga	Continue to enrol whānau on upcoming TTHL Financial Literacy programme. Integrate information into monthly Iwi Hikoi. Potential for ORA to be legal document for land on Māori title with lending institutions. ORA to be registered with MLC.
HOME OWNERSHIP PAYMENTS	Repayments have begun and signed ORA are tracking ok with progress reflected in stats. Cashflow reporting should show the model of recycling will work from July 2025.	Concerted effort required to have whānau start repayments as soon as they occupy a home. Familiarise whānau with the finance section of the ORA from the time TTHL home ownership application is approved. Lengthen loan period on a case by case basis. Recheck whānau affordability especially in Tranche 3. Research policy changes to enable access to the First Home Loan Grant & Kiwisaver	Continue to enrol whānau on upcoming TTHL Financial Literacy programme. Sorted Kāinga Ora Financial Literacy – two more trainers in TTHL. TPK agreement for 6 wānanga. Regular wānanga being held, one completed in Te Karaka, one online currently running & one more to run. May Whangara/ Uawa June Ruatorea Designated personnel to encourage all whānau occupying homes from Tranches 1, 2 & 3 to start making repayments.
TTHL Recycling Investment Model	Funding environment is changing to a co-funding model. Negotiations for 2023 – 2024 should be one more year of 100% grant	Negotiations for 2023 – 2024 should be one more year of 100% grant The recycling model can be accelerated if whānau are able to access: Kiwisaver Kāinga Ora First Home Loan Grants	



KĀINGA SELECTION – 9(2)(ba)(i) Kāinga Ora Pre-Loved 9(2)(ba)(i) New Builds Flat Pack Options 9(2)(ba)(i)	9(2)(ba)(i) Whakatane inability to complete building works, decks, and access. 9(2)(ba)(i) New Builds Contract Management	All homes have been landed now in Te Whānau a Apanui TTHL have invested in Builtsmart product. Cap how many kāinga can be purchased from other suppliers if they are similar. 9(2)(ba)(i) utilised due to failure of 9(2)(ba)(i) to deliver and wait time for Rongowhāaata being additional 6 month since outvoting away from 9(2)(ba)(i).	No contracting with 9(2)(ba)(i) Whakatane in future. Report that delays have consequences on final delivery CCC.
KĀINGA SELECTION - NGĀTI PORPOU PRELOVED KAENGA	Reputation Risk to TTHL and Ngāti Porou due to the number of projects that have gone terribly wrong. Financially tracking at similar cost to a new build Formal letters of complaint received from whānau have been addressed. Contractors refusing to work with Home Grown Housing Solutions	As at Dec 15: PGG (Dec 15) sought clarification from MHUD & TPK to decrease to 144 kāinga due to overspend in transport & storage costs. NP to remove last 6 whānau that entered Tranche 3 programme. No more Kāinga Ora preloved in TTHL programme in Tranche 3.	TTHL BOD agreed to set criteria to not bring in Pre-Loved Kāinga in future (Nov 2022) 9(2)(a) started Jan 9 to oversee all NP Pre-loved kāinga. Home Grown Housing Solutions be moved off whānau projects where there is major tension. Whānau concerns addressed immediately. Assess financial and reputational damage caused by Director of Home Grown Housing Solutions. TTHL senior management Iwi hikoi on a monthly basis to meet with whānau adversely affected by HGHS over tranches 1, 2 & 3. MD & CFO work on calculating financial forecast for remining NP Pre-loved Kāinga.

INFLATION	Adding additional pressure as costs rise for materials	Keep developing procurement programme. 9(2)(ba)(i), 9(2)(a) has introduced Procore software so planning overall construction programme will become a lot more efficient. Be active in National Iwi Chairs Forum (3 monthly)	TTHL CFO assist with forecasting Tranche 3
SUPPLY CONTRACTORS	Tairāwhiti construction industry is flourishing. TTHL unable to meet competitive rates. Many contractors joining TTHL for the Kaupapa. How do we attract contractors when our rates are not competitive?	9(2)(ba)(i), 9(2)(a) meeting discussing overall construction programme. Introduction of Procore Software.	
CAPACITY TO DELIVER WITHIN TIMEFRAME & BUDGET	Labour Supply Issues Labour Rates Issue Effects of Cyclone Hale & Gabrielle increase demand on existing contractors. Importing from outside of rohe/ region is costly for accommodation , travel and rates (Eg, 9(2)(ba)(i) ex Auckland to Ngāti Porou)	Decision making process transparent through reports to Crown. Improve reporting from Iwi to enable concise decision making and financial forecasting. Build TTHL capacity through Eight Pou & Cadetships.	Forecasting construction progress in conjunction with budgets and financial data on a weekly basis.
RONGOWHAKAATA	Unconfirmed builds for whānau that have been part of TTHL programme since Tranche 2	Intervention to provide additional support Four whānau outstanding with unconfirmed builds.	Centralise these processes to TTHL for 2023.
ROAD CLOSURES	State Highway 35 State Highway 2 (Waioweka Gorge) Motu River	Programming to get houses transported in between road closures Building relationships with NZTA for permits outside of normal hours – Sunday Gisborne to Omaio	

GDC Capacity	Health Issues (Covid 19) in Gisborne Record numbers of Resource and Building Consents Required Effects of Cyclone Gabrielle	Work closer with GDC key personnel Strengthen relationships Attend Regional Planning meetings	
Financial Management & Reporting	Increase from PDPA \$55m to \$78m	Continue with PDPA process for top up of working capital to \$15m Ensure each project is kept separate in financials • PDPA Tranche 3 • Repairs (TPK \$11.75m) including Insured & Uninsured – Silt Removal • Whare Manaaki (\$15m) • Ancillary Costs (• Up to \$1m)	
NGĀTI POROU	Unconfirmed builds for part 2 of the programme. Forecasting for Kāinga Ora Preloved - Home Grown Solutions inconsistent, incomplete causing angst amongst whānau	MD, COO Infrastructure, CFO and Strategic Advisor met with whānau after receiving formal written complaints. 9(2)(a) - 9(2)(ba)(i) provided a process to follow to minimise risk.	9(2)(ba)(i) conducting an independent report on the worst of the homes. 9(2)(a) by month end. Apanui builders going in to waterproof the homes. Weekly monitoring on progress
TE AITANGA A MAHAKE	Need to monitor costs as the majority of kāinga are Builtsmart	Forecasting early	9(2)(ba)(i) work with TTHL CFO assist with forecasting in construction industry.
TE WHĀNAU A APANUI	Need to monitor costs	Forecasting early	CFO & Iwi leads work on forecasting
TĀMANUHIRI	Kaitakawaenga no longer employed by iwi was the main driver in the Muriwai 10 home development.	Provide support as required	



FINANCIAL REPORT

Balance Sheet
Profit and Loss
Aged Receivables Aged
Payables Cashflow
Summary Invoices

PROJECT CONTROL GROUP (PCG) – TRANCHE 1 & 2

Teams Link: [Click here to join the meeting](#)

2.00pm – 3.00pm, Thursday 18th May 2023

Summary and evidence of how funds have been spent

Please see attached reports showing the detailed financial reports as follows:



Maru_Ora_Limited_-_
Tranche_1.pdf

[Tranche 1 Financials](#)



Maru_Ora_Limited_-_
Tranche_2.pdf

[Tranche 2 Financials](#)



Maru_Ora_Limited_-_
Whanau_Loans_-_Tran

[Whānau Loans](#)



Maru_Ora_Limited_-_
Whanau_Loans_-_Tran

[Whānau Loans](#)

PGG FINANCIALS: TRANCHE 3

5.00pm – 7.00pm, Thursday 18th May 2023

Summary and evidence of how funds have been spent as follows:

PDPA Funding Tracker attached [here](#)

Tranche 3 Financials attached [here](#)



TOITU TAIRAWHITI HOUSING IWI PROTOTYPE REPORT

The Gisborne Herald

TE NUPEPA O TE TAIRAWHITI

TUESDAY, JUNE 6, 2023

HOME-DELIVERED \$2.40, RETAIL \$3.00



Sir Selwyn Parata was named a Knight Companion of the New Zealand Order of Merit in the King's Birthday Honours List. He is pictured with his wife Amohaere Houkamau.
Picture by Paul Rickard

**HONOUR FOR
LEADERBRAND
FOUNDER**

PAGE 2



**RIVERBED
LANDING
BEST OPTION**



PAGE 4

Strong sense of duty

PROGRAMME GOVERNANCE GROUP

22 JUNE 2023

Table of Contents

Agenda	
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Draft TTHL PGG Meeting Minutes of 18 May 2023.....	
Managing Director's Report.....	
Chief Financial Officer's Report.....	

RELEASED UNDER THE
OFFICIAL INFORMATION ACT

RELEASED UNDER THE
OFFICIAL INFORMATION ACT

Out of scope

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Out of scope

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OFFICIAL INFORMATION ACT

Out of scope

RELEASED UNDER THE
OFFICIAL INFORMATION ACT



Toitū Tairāwhiti Housing Iwi Prototype Report

JUNE 2023

This Progress Report includes updates on:

[Highlights](#)

[Challenges](#)

[Tranche Statistics - Tranche 1, Tranche 2, Tranche 3](#)

[Final PDPA variation](#)

[TT Builtsmart Ltd](#)

[Risk Register](#)

[Financial Report](#)

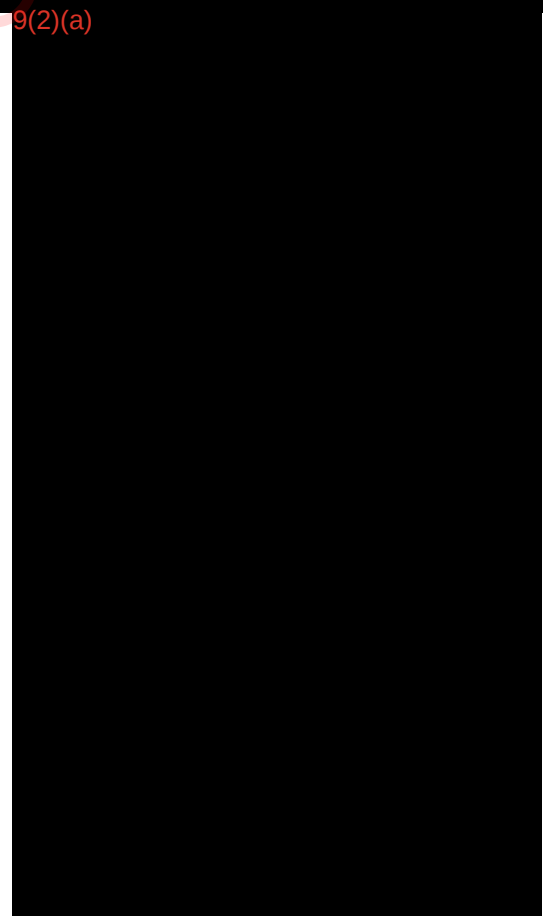
HIGHLIGHTS

Kainga Ora facilitated Kiwisaver and First Home Buyer Grant drop-in hui across all Toitū Tairāwhiti Housing iwi June 13 – 16. Each was well attended by whanau with positive feedback regarding the comprehensive information provided by 9(2)(a) (Kainga Ora).

9(2)(a)



9(2)(a)



KIWI SAVER & FIRST HOME BUYER GRANT

Kua karangahia nga toki - We're bringing in the experts!

Kainga Ora is joining forces with us to bring our whanau and iwi the best offerings of financial tools to assist with home ownership. Here is your opportunity to come along and hear directly from the experts themselves. Check out the details below.

DROP-IN HUI

- KIWI SAVER FIRST HOME WITHDRAWAL PROCESS
- SSK OR SLOK FIRST HOME BUYER GRANTS
- APPLICATION SUPPORT

Nau mai, haere mai..

TAMAHIRI
TUESDAY 13 JUNE, 5.30PM
TAMANUHIRI TUTU POROPORO TRUST
299 GLADSTONE RD

TE KAHAKA MAHAU
WEDNESDAY 14 JUNE, 5.30PM
PARIHIMANIRI MARAE
WAHIBERE

TE KAHAKA
THURSDAY 15 JUNE, 5.00PM
TE KAHAKA HOTEL CONFERENCE ROOM
TE KAHAKA

TE TINI O POROU
FRIDAY 16 JUNE, 10.00AM
FOLLOW UP APPOINTMENTS ONLY
TE TINI O POROU, 75 HUXLEY RD, KAI IHI

RONGOWHAKAATA IWI KĀENGA

On the 15th June, the first Rongowhakaata kāenga built by 9(2)(ba)(i) was delivered to the 9(2)(a) whānau.

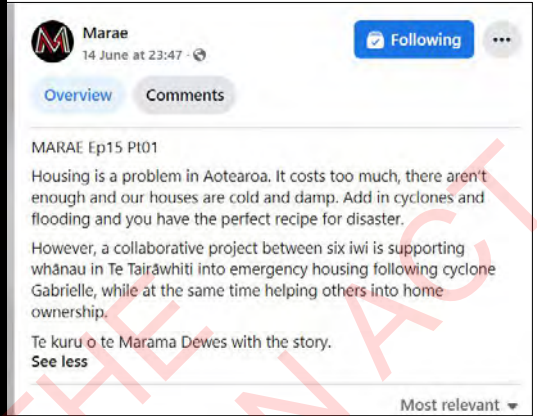




MARAE TELEVISION

On June 14, Marae Television released its Marae Episode 15 Pt01 story focusing on the impact Toitū Tairāwhiti Housing has had on iwi in response to Cyclone Gabrielle. The full video is attached [here](#).

9(2)(a)



9(2)(a)

PRIME MINISTER HIPKINS TAIRĀWHIRI VISIT JUNE 7TH - WHANGARA B5

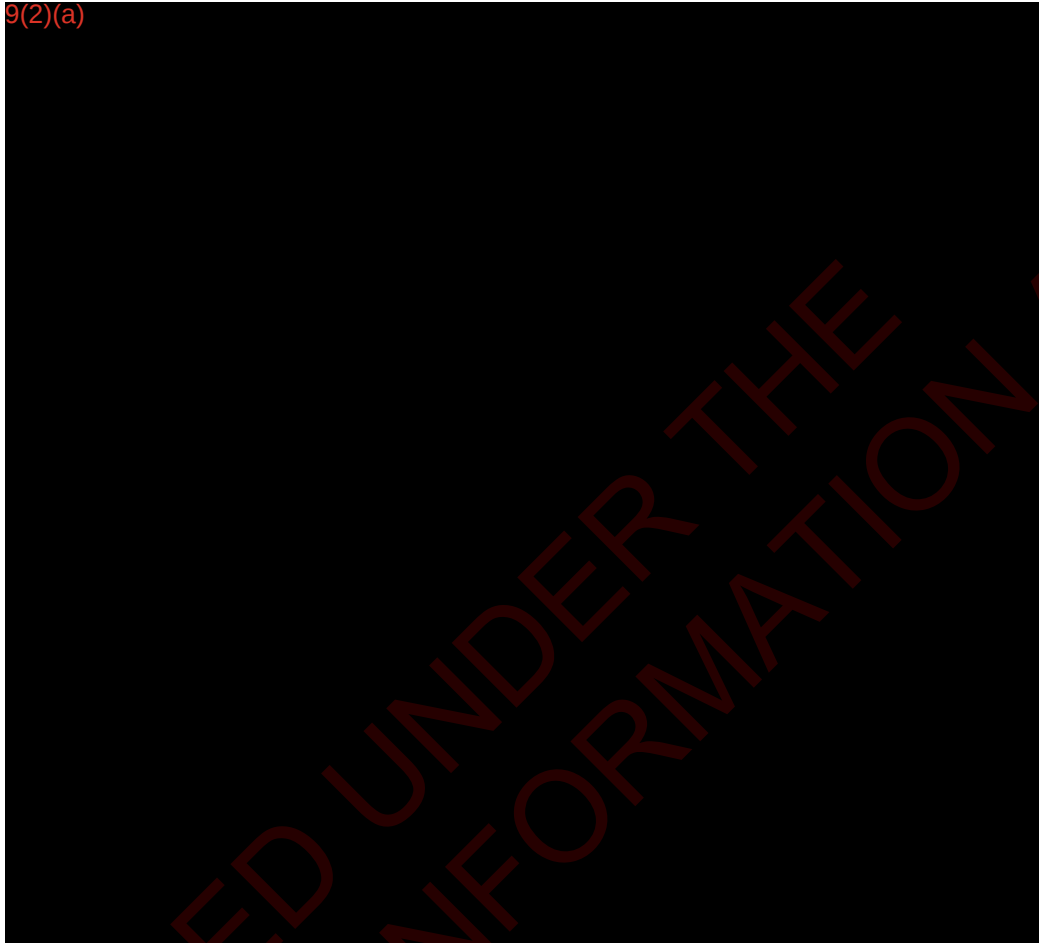
9(2)(a)



OCCUPATIONAL OWNERSHIP RIGHTS AGREEMENT

On the 16th-17th June, 9(2)(a) (law) visited Toitū Tairāwhiti Housing Limited to re-look at the current Occupational Ownership Rights Agreement and better tailor to the needs and challenges whānau are facing. An example of the latest OORA can be read [here](#).

9(2)(a)



TŪRANGA TANGATA RITE WELLNESS CENTRE

Iwi Housing Concept Design attached [here](#) - Stage 1 plans attached [here](#) and [here](#).



SENIOR GOVERNMENT OFFICIALS VISIT

On Thursday 8th June we hosted the two most senior Government officials for the Cyclone Recovery, 9(2)(a) (CE) and 9(2)(a) (second in command).

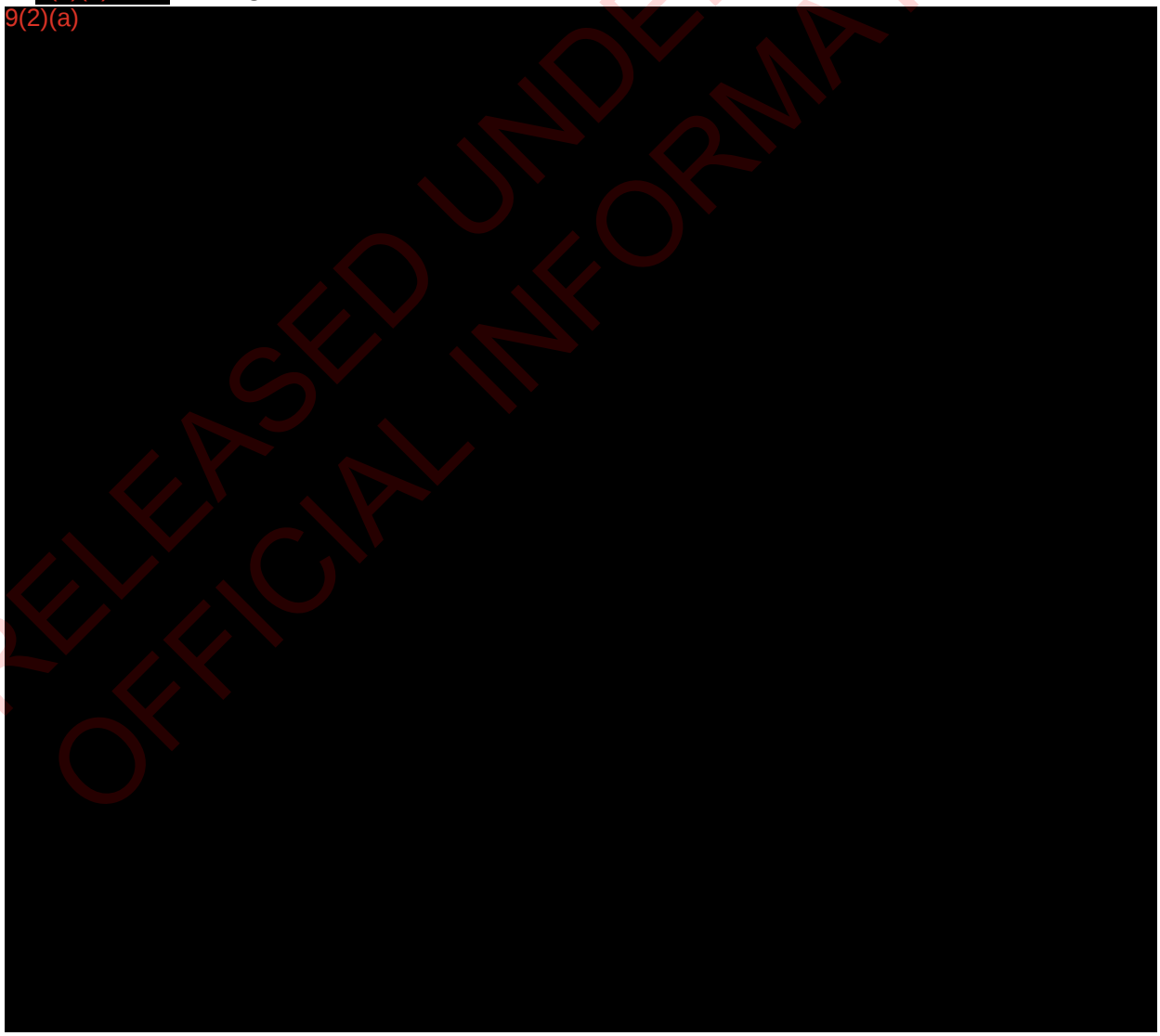
The key focus areas are:

1. Legislative change to CDEM to see Mahaki leading severe weather events in the Mahaki rohe:
2. Fully resourced Mahaki Tiaki Tangata (Civil Defence) Centres.
3. Rangatira marae re-location (\$5m)
4. Toitu Tairawhiti Housing Investment (\$80m)
5. Turning PGF loans to grants (\$33m for Turanga (including Builtsmart) and Apanui)
6. Recovery monies (slash, silt removal etc) in the rohe of Mahaki/Toitu Tairawhiti goes through Toitu Tairawhiti.

SITE VISITS – BUILTSMART TO TE KARAKA

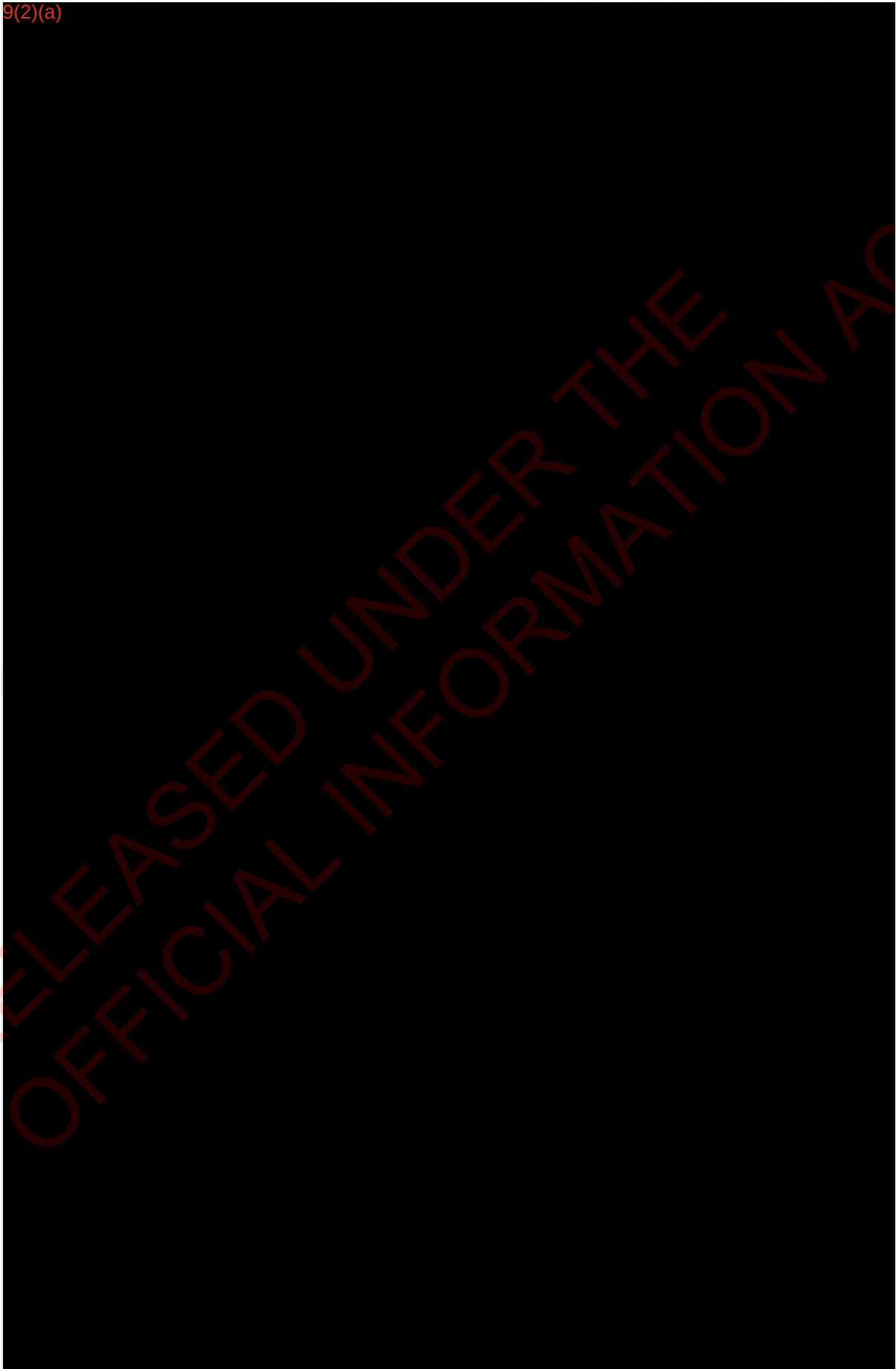
1. Builtsmart facility
2. Visit 9(2)(a)
3. Drive down Branson - Whare/Ebony
4. 9(2)(a) papakainga.
5. 9(2)(a)
6. 9(2)(a) at Rangatira Marae.

9(2)(a)

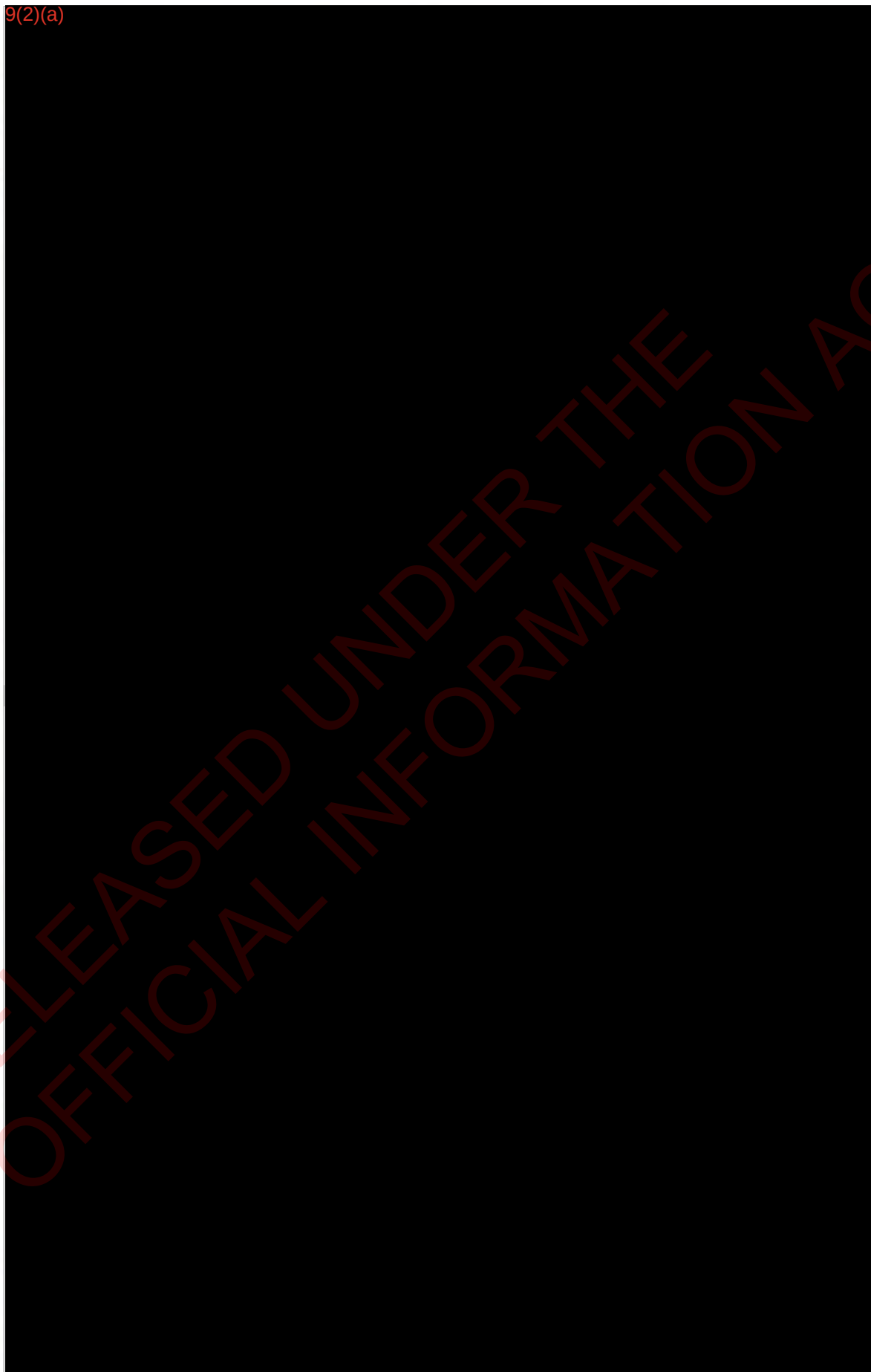


100 WHARE – Delivered to whānau

9(2)(a)



9(2)(a)



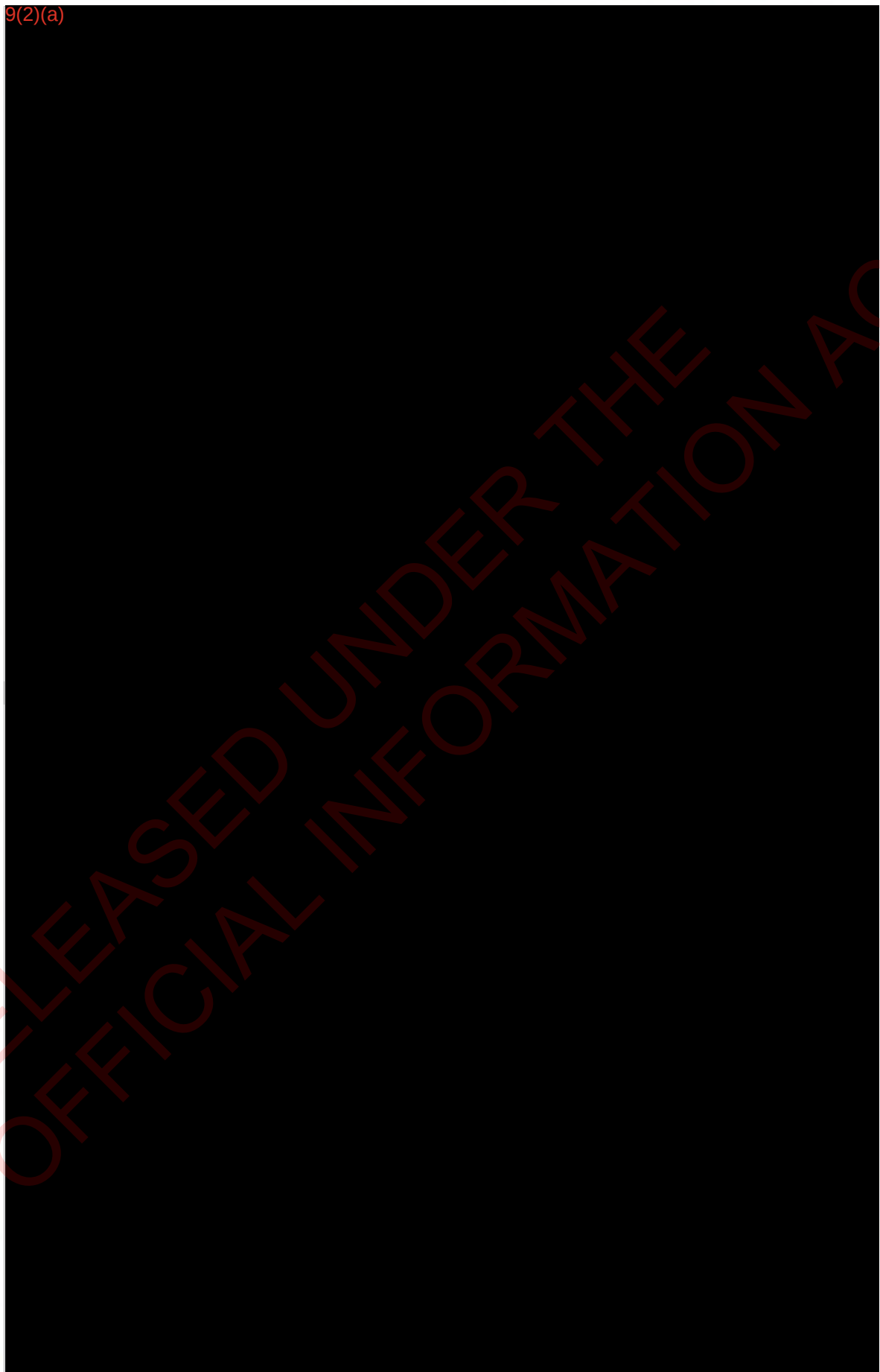
RELEASED UNDER THE
OFFICIAL INFORMATION ACT

9(2)(a)



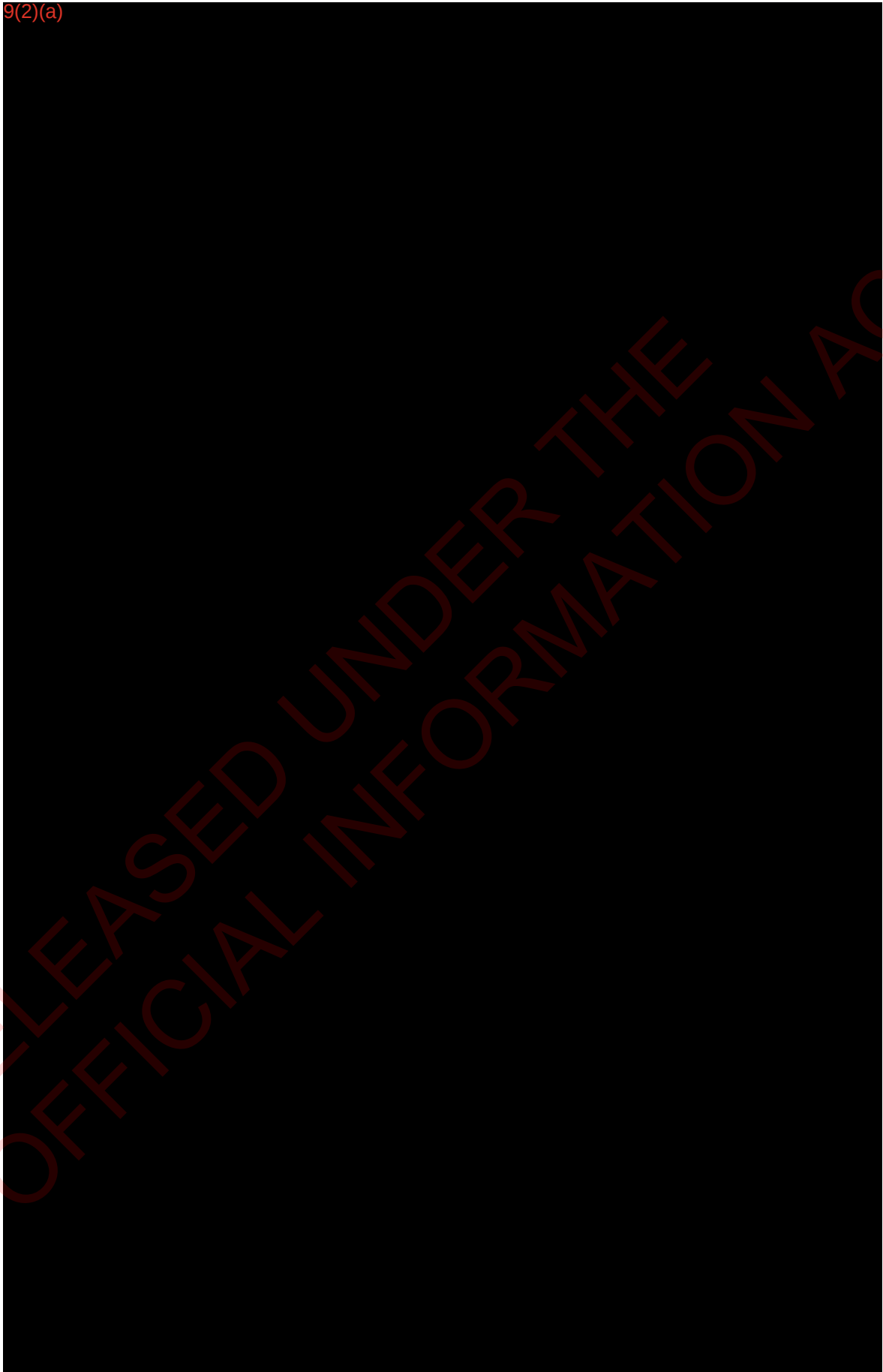
RELEASED UNDER THE
OFFICIAL INFORMATION ACT

9(2)(a)



RELEASED UNDER THE
OFFICIAL INFORMATION ACT

9(2)(a)



RELEASED UNDER THE
OFFICIAL INFORMATION ACT

9(2)(a)



VARIATION TO PDPA

Fund	Amount	Purpose	Source (Agency)	Comment(s)
Emergency Accommodation Fund	9(2)(ba)(i), 9(2)(b)(ii)	104 cabins	HUD	We have received the invoice for the \$10m.
Delivery Funding	9(2)(ba)(i), 9(2)(b)(ii)	Operating costs associated with the delivery of temporary emergency cabins	TPK	-
Repair Work Funding	9(2)(ba)(i), 9(2)(b)(ii)	Silt removal of up to 160 homes and repairs for up to 65 whare	TPK	\$5m paid, \$5.25m remaining.
Total	9(2)(ba)(i), 9(2)(b)(ii)			

The fully executed variation to the PDPA is attached [here](#).

CAPABILITY BUILDING

POU 1: Programme Planning	Receive Whānau Applications from Iwi/ kaitakawaenga TTHL Criteria Check Whenua Sites Programme Infrastructure Contractors Financial Forecasting Kāinga Selections for Affordability and Sites
POU 2: Construction Management to Close Out	Scheduling contractors for various builds Procurement System Ordering materials Approve build milestones for payments Inspections Code Compliance Certificate Opening of Kāinga
POU 3: Health & Safety	Individual Sites Contractors
POU 4: Business Development	TT Builtsmart Facility – servicing the PDPA 150 Turanga Tangata Rite Wellness Centre – Phase 2 of TTHL Wellness Plan Procurement Value Chain National Iwi Chairs Forum (NICF) Advocacy
POU 5: Pou Tikanga	Intergenerational transmission of Mātauranga Māori Karakia Whakapapa Pōwhiri/ Whakatau Te Reo Rangatira
POU 6: Legal	Occupational Right Agreement Section 362V of Building Act 2004 Loan Repayment Agreement Succession Planning Whenua Māori and General License to Occupy, Hapū Partition, Occupation Order Papa Kāinga Residential Tenancies Act
POU 7: Communications	Public Relations Media Reporting to Key Stakeholders Social Media Official Visits, Itineraries Invitations & RSVPs for TTHL events
POU 8: TTHL Suite of Financial Tools	Financial Literacy Progressive Home Ownership – Legal and Ownership docs Shared Equity Kāinga Whenua Loans Kiwisaver

**Re: Māori Housing Network – Sorted Kāinga Ora funding agreement MHN-50369**

Toitū Tairāwhiti have requested date extensions to your contract as a result of delays caused by Cyclone Gabrielle and other recent weather events in Tairāwhiti. The Investment Manager has considered and approved this request. The changes to the contract are as follows:

Deliverable	Deliverable Description	Current Due Date	Proposed New Due Date	Payment Amount
On Execution of Agreement	On execution - Contract signed and invoice received - saved to CS	31/10/2022 [COMPLETE]	-	9(2)(ba)(i), 9(2)(b)(ii)
Deliverable 1	First 2 of 6 SKO programmes - Graduation date provided, names of participants provided.	11/11/2022 [COMPLETE]	7 April 2023	
Deliverable 2	First 2 cohorts - Post workshop navigator support has started.	31/01/2023 [COMPLETE]	16 April 2023	
Deliverable 3	Second 2 of 6 SKO programmes - Graduation date provided, names of participants provided.	31/01/2023 [COMPLETE]	9 June 2023	
Deliverable 4	Second 2 cohorts - Post workshop navigator support has started.	28/04/2023	17 June 2023	
Deliverable 5	Final 2 of 6 SKO programmes - Graduation date provided, names of participants provided.	17/03/2023	8 August 2023	
Deliverable 6	Final 2 cohorts - Post workshop navigator support has started.	31/05/2023	16 August 2023	
Final Report	Delivery of the final report (in the format attached to the funding agreement) after completion of navigation support to all whānau	09/06/2023	31 August 2023	
Total (excl. GST)				\$150,000.00
GST				\$22,500.00

As a result of these date changes the contract end date will be extended from 30 June 2023 to 15 September 2023. There are no other changes made to the funding agreement.

CHALLENGES

Tairāwhiti are still grappling with the consequences of severe weather, leading to additional instances of flooding and infrastructure breakdowns that disproportionately affect already vulnerable areas.



WAKA KOTAHĪ
NZ TRANSPORT AGENCY

Journey Planner

Whakamahere haerenga Journey planner | Te āhua o ngā huarahi matua Highway conditions | Ngā rohe Regions | Ngā kāmera waka Traffic cameras | Ngā teihana pūhihiko EV EV charging stations

Road Closure: SH 35 Okitu to Ruatoria

Flooding
Due to heavy rain and flooding, SH35 is closed between Okitu and Ruatoria.

Detour route Not applicable.

Start 21 Jun 2023 4:00pm

End

Expected resolution Until further notice

Last updated 21 Jun 2023 4:01pm

[More details](#)

Gisborne

Severe weather info

Today 21 Jun 16° 12°


Tairāwhiti Civil Defence

19 h ·

Kia ora Whanau

▲ Heavy Rain Watch for Tairāwhiti extended

Area: Tairāwhiti/Gisborne about and north of Uawa
Valid: 2:00pm Wednesday to 5:00pm Thursday

☔ Periods of heavy rain. Rainfall accumulations may approach warning criteria. Note: Periods of heavy rain return early Friday and spread throughout the Tairāwhiti/Gisborne region as winds turn more easterly. Heavy rain is expected to continue through the weekend.

⚠️ Periods of heavy rain and possible thunderstorms are forecast from Northland to northern Auckland, and southwards to western Bay of Plenty and northern Tairāwhiti/Gisborne, affecting areas that are already saturated from recent rain events. **HEAVY RAIN WATCHES** are in force. People are advised to keep up to date with the latest forecasts in case further areas are added or upgraded.

[Gisborne District Council](#)
[Turanga FM Media](#)
[Radio Ngāti Porou](#)
[Te Araroa Civil Defence](#)
[Tikitiki Civil Defence](#)
[Te Puia Springs & Waipiro Bay Civil defence](#)
[Civil Defence Rangitukia](#)
[Te Akau o Tokomaru Civil Defence](#)
[PageUawa Civil Defence](#)
[Tolaga Bay East Coast Manutuke Volunteer Fire Brigade](#)
[Ormond Community](#)
[Waiapu Civil Defence](#)
[Anaura Bay Motor Camp](#)

Stuff

national

\$200,000 temporary Gisborne causeway washed away, 25 days after it opens

Justin Wong · 09:33, Jun 14 2023








NGATI POROU PRE-LOVED REPORT 22 JUNE 2023

Full report attached [here](#)



NGATI POROU PRE-LOVED REPORT



Cover image: Ngati Porou Pre-loved, ICONIQ remedy progress June 2023

PROGRAMME GOVERNANCE GROUP

22 JUNE 2023

TRANCHE 1 STATISTICS – PROJECT CONTROL GROUP (PCG)

Project site development including progress to completion

Tranche 1 - MHN-48631 / HUD 00894

Summary Report	Total houses	Number complete	Percentage		Comment
	Total houses	YES	Y		
LTO/ Occ Order	23	23	100%		
Resource Consent Issued ? Y/N	11	11	100%	Only 11 of 23 required Resource Consent	
Building Consent Issued	23	22	96%		
House Delivered to Site? Y/N	23	23	100%		
Final Inspection Date organised	23	18	78%		
Final Inspection Conducted	23	18	78%		
Code of Compliance Certification Issued	23	17	74%		
Whanau living in the kāinga	23	19	83%		
Occupational Rights Agreements in place?	23	15	65%		
Deposit Inv Paid	23	23	100%		
1st Progress Payment	23	23	100%		
2nd Progress Payment	23	22	96%		
Final Progress Payment	23	18	78%		
Insurance					
0. In transit, or not begun	23	0	0%		
1. Temporary piles, awaiting BC	23	1	4%	Preloved 9(2)(a)	
2. Construction Started	23	4	17%	9(2)(ba)(i) 9(2)(a)	
3. Practical completion, awaiting CCC	23	2	9%	9(2)(a)	
4. Has CCC awaiting Occupancy	23	16	70%		
Total Insured		23			
Types of houses	No. of houses	1st deposit	1st progress	2nd progress	Final
Builtsmart	12	12	12	12	12
Versatile	6	6	6	6	2
Kainga Ora- Home Grown Solutions	5	5	5	5	4

Tranche 1 - MHN-48631 / HUD 00894
Progress Update Comments as at 21/06/2023

9(2)(a)	Waiting on 9(2)(ba)(i) for porch enclosure 1/5 To be progressed same time as 9(2)(a) 30/5
	CCC application lodged. Land Trust requested LTO. Working with Apanui on ORA and Home ownership payments. Loan repayments started. 15/5
	Waiting on 9(2)(ba)(i) for porch enclosure 1/5 To be progressed same time as 9(2)(a) 30/5
	Working through foundation variation costings 19/6
	Works not yet resumed 19/6
	CCC application lodged. Working with Apanui on ORA and Home ownership payments. Loan repayments started. 15/5
	CCC Issued. Working with Apanui on ORA and Home ownership payments. 12/01/23
	CCC Issued. Working with Apanui on ORA and Home ownership payments. 12/01/23
	CCC Issued. Working with Apanui on ORA and Home ownership payments. 12/01/23
	CCC Issued. Working with Apanui on ORA and Home ownership payments. 12/01/23
	CCC Issued. Working with Te Whakatohea on ORA and Home ownership payments. 12/01/23
	CCC Issued. Working with Te Whakatohea on ORA and Home ownership payments. Loan repayments started. 15/5
	IORA signed, payments have started. 12/01/23. Septic issue. Whānau to continue with maintenance. ORA still to sign off need to be completed 14/6
	IORA signed, payments started 15/5
	IORA signed, working through repayment amounts. Kaitakawaenga to follow up in payments. Request for where awhina due to overcrowding. 15/5
	IORA signed, working through repayment amounts. 12/01/23. Remedials to be completed 9(2)(a) do not want to pay anything until remedials completed. Kaitakawaenga to follow up. 15/5
	IORA signed, kaitakawaenga & whānau met, payments to start next week 15/5.
	IORA signed, payments have started. 15/5
	Building consent APPROVED. Weather permitting, home will be piled next week. 19/6/23.
	ORA signed, payments to start on next pay day, May 2023. Loan repayments started. 15/5
	Final inspection done 1/6/23. Waiting on response from Building Inspector for status of CCC.
	CCC issued today 12/6/23. I've notified HO that painter's delayed with other jobs because of wet weather. Plan to catchup with 9(2)(a) when she returns from Palmerston North in a couple of weeks. 19/6/23.
	9(2)(ba)(i) has nearly finished the remedial work however HO has let them know that there is a leak in the lounge. 9(2)(ba)(i) to investigate. 5/6/23.

TRANCHE 2 STATISTICS – PROJECT CONTROL GROUP (PCG)

Project site development including progress to completion

TRANCHE 2 - HUD-1048 TPK MHN-49120

As at June 22 Summary Report		Houses	Completed	Percentage	Comment	
		Total houses	Y	Approved		
Resource Consent Issued ? Y/N		12	11	92%	Only 12 of 28 Houses require Resource Consents	
Building Consent Issued?		28	27	96%		
House delivered to site? Y/N		28	28	100%		
House on Consented Piles		28	26	93%		
Connection to Services		28	19	68%		
Final Inspection		28	18	64%		
Code Compliance Certification (ccc) issued?		28	13	46%		
Whānau living in the kāinga?		28	17	61%		
Occupational Rights Agreements in place?		28	16	64%		
Deposit Inv Paid		28	28	100%		
1st Progress Payment		28	28	100%		
2nd Progress Payment		28	27	96%		
Final Progress Payment		28	18	64%		
Insurance						
0. In transit, or not begun	Insurance	28	0	0%		
1. Temporary piles, awaiting BC	Insurance	28	1	4%		
2. Construction Started	Insurance	28	8	29%		
3. Practical completion, awaiting CCC	Insurance	28	7	21%		
4. Has CCC awaiting Occupancy	Insurance	28	12	43%		
Total Insured			28	100%		
Type of house	Company	No of Houses	1 st Deposit	1 st progress	2 nd progress	Final progress
New build	9(2)(ba)(i)	5	5	5	5	2
Kāinga Ora Preloved	9(2)(ba)(i)	2	7	7	7	0
OSM Transportable	Builtsmart Huntly	16	16	16	16	18
Total		28	28	28	28	25

Infrastructure		Required	Completed	Percentage	Comments		
Build Contract Received		20	16	80%	4x 9(2)(ba)(i) & 3 BS		
Signed Contract		20	15	75%			
Deposit Inv Recv'd		20	14	70%			
Deposit Inv Paid		20	14	70%			
1st Progress Payment		20	14	70%			
2nd Progress Payment		20	12	60%			
Final Progress Payment		20	12	60%			
LTO/ROT Received		20	20	100%			
Resource Consent Required		13	13	100%			
Resource Consent Issued		14	12	86%			
Building Consent Issued		20	17	85%	Civil assist - require Geotech then Architech		
Type of house	Company		No. of houses	1st deposit	1st progress	2nd progress	Final progress
New build	9(2)(ba)(i)		4	4	4	3	0
Kāinga Ora Preloved	Kāinga Ora		2	2	2	2	2
OSM Transportable	Toitū Tairāwhiti Builtsmart		16	16	16	16	16
OSM Transportable	9(2)(ba)(i)		1	1	0	0	0
Total			23	23	23	22	18

TRANCHE 2 - HUD-1048 TPK MHN-49120

Progress Update Comments as at 22/06/2023

9(2)(a)	CCC Issued. Official House Opening May 6. IORA signed, kaitakawaenga & whānau met, payments to start next week 15/5.
	House on piles, Infrastructure underway on April 11. Power shifted, cables in ground, waiting, Builder steps, cladding completed, reallocating new plumber. 15/5
	CCC Issued. IORA signed, kaitakawaenga & whānau met, payments to start next week 15/5.
	Final Inspection conducted. Awaiting CCC 15/5 - CCC issued 12/6
	Final Inspection conducted. Awaiting CCC 15/5. - Rebboking inspection 12/6
	Final Inspection conducted. Awaiting CCC 15/5. - CCC issued 12/6
	CCC Issued. IORA signed, working through repayment amounts. Kaitakawaenga to follow up. 15/5
	CCC Issued. Official Opening May 7. Payments have started. 15/5
	Final Inspection conducted, awaiting CCC. Official House Opening May 7. Kaitakawaenga to follow up on ORA and payments. 15/5
	Final Inspection conducted, awaiting CCC. Official House Opening May 7. Kaitakawaenga to follow up on ORA and payments. 15/5
	Interior painting is done and painting started on the exterior. Plumber will be back to install spouting and finish minor works once power is on. I went to see 9(2)(ba)(i) on Friday. They have no record of application being lodged so I will investigate further with Network approved contractor this week. 19/6/23.
	Materials arrived Wednesday. If rain eases then builder will start interior work this

	week. Electrician has suggested that we look at a solar system through 9(2)(a) which is more superior to the one purchased some time ago for this home. The Electrician will purchase the old system. He needs to find out what the price difference is before proceeding but 9(2)(a) does have a system ready to go which can be installed in a week or 2 weather permitting. 19/6/23.
9(2)(a)	Formal complaint received. 9(2)(a) leading this project from Jan 9. 12/01/23. New Builder visit with 9(2)(a) hampered by Cyclone Gabrielle. Pending visit to be arranged 28/2/23. 9(2)(a) meeting 9(2)(ba)(i) PM Wed and assess house 22/3/23. Roof quote and Septic quotes approved, septic near completion this week. Roof commence shortly. 21/3/23. Roof completed. Septic system completed. 4/4/23. Wastewater Quote received from 9(2)(a) for approval. 20/3/23. Roof and Wastewater system completed. 9(2)(ba)(i) submit remedials and costs. Plan commence 24 April 2023 complete 19 June 23. 17/4/23. Managing the budget to complete home 9(2)(ba)(i) commenced contract. 8/5/23. 9(2)(ba)(i) continue to progress work to completion. 12/6/23. 9(2)(ba)(i) has no record of Application for Service. I will follow up with Network contractor this week. Still waiting on fencing material. Painting will start once painter is finished at 9(2)(a). 19/6/23. 9(2)(a) to follow-up with GDC as all required information has been provided. 12/6/23. NO CHANGE. Wet weather has made site very boggy so access is difficult. Builder has started on baseboards. Plumber will return to finish his work once flooring installed. Waiting on installation date from 9(2)(ba)(i). Bathroom is ready for plumber. Kitchen install this week. Painter waiting on spouting to be done so he can finish external coat. 12/6/23. CCC Issued. Working with Apanui on ORA and Home ownership payments. 12/01/23 CCC Issued. Working with Apanui on ORA and Home ownership payments. 12/01/23 CCC received 22/05/2023 attached here Fixout continuing 19/6 CCC issued 30/3. Loan repayments started. 15/5 CCC issued. Loan repayments started. 15/5 CCC Issued. Working with Apanui on ORA and Home ownership payments. 12/01/23. Loan repayments started. 15/5 CCC Issued 24/4. Loan repayments started. 15/5 CCC Issued Jan 12. Working with Te Whakatohea on ORA and Home ownership payments. 12/01/23 CCC Issued Jan 12. Working with Te Whakatohea on ORA and Home ownership payments. 12/01/23

TRANCHE 3 STATISTICS - PROGRAMME GOVERNANCE GROUP (PGG)

Project site development including progress to completion

As at 21 June 2023	Total houses	YES	Percentage	comments
Type	Total Houses	Completed	Percentage	Comments
LTO/ Occ Order	150	133	89%	Māori Land Court Hearings pending
Profile	150	144	96%	Whanau background, affordability, whenua, need
Completed Financial Literacy Programme?	150	72	48%	
Completed Home Performance Workshop?	150	17	11%	
Resource Consent Issued ? Y/N	84	26	31%	66 house don't require Consent
Building Consent Issued ? Y/N	150	80	53%	
House Delivered to Site? Y/N	150	63	42%	
Code of Compliance Certification Issued	150	14	9%	MD to provide a verbal update
Final Inspection Conducted Y/N	150	19	13%	
Whānau living in kāinga?	150	19	13%	
Occupational Rights Agreement signed?	150	6	4%	
Deposit Inv Paid	150	74	49%	
1st Progress Payment	150	61	41%	
2nd Progress Payment	150	34	23%	
Final Progress Payment	150	22	15%	
Infrastructure.				
Infrastructure ready for build?	150	66	44%	
Infrastructure ready for connecting?	150	43	29%	
Insurance				
0. In transit, or not begun		73		
1. Temporary piles, awaiting Building Consent		18		
2. Construction Started		44		
3. Practical completion, awaiting CCC		14		
4. Has CCC awaiting Occupancy		2		
Total		150		



9(2)(b)(ii), 9(2)(ba)(i)

RELEASED UNDER THE
OFFICIAL INFORMATION ACT

TOITŪ TAIRĀWHITI BUILTSMART – Te Wharau o Hineakua

We have now delivered 7 homes built entirely out of Te Wharau o Hineakua to the 9(2)(a) whānau in Whangara, 9(2)(a) whānau in Whangara, 9(2)(a) whānau in Omaio, 9(2)(a) whānau in Te Whānau a Kai, 9(2)(a) and 9(2)(a) whānau in Whangara. The full Gisborne Herald story of the first home delivered to the 9(2)(a) whānau can be read [here](#). Full image library of 9(2)(a) home attached [here](#). Full video highlights of 9(2)(a) home attached [here](#).



9(2)(a)

Images above: Sixth home to be built entirely out of Te Wharau o Hineakua departing TTBL travelling to Whangara 9(2)(a) whānau). Full video attached [here](#).



Images above: June, TTBL build construction in progress – Te Wharau o Hineakua

CURRENT PROGRESS:

The below is a list of the 7 homes fully constructed and delivered to site, directly from Te Wharau o Hineakua (TTBL):

- 1) T1B=9(2)(a) [REDACTED] (97sqm)
- 2) T1D=9(2)(a) [REDACTED] (97sqm)
- 3) T2B=9(2)(a) [REDACTED] (97sqm)
- 4) T2D=9(2)(a) [REDACTED] (97sqm)
- 5) T3B=9(2)(a) [REDACTED] (97sqm)
- 6) T3D=9(2)(a) [REDACTED] (65sqm)

The below list is the current builds in the Bays at the moment. Please note: T3 is empty, waiting for the new builder to start.

- T1B=9(2)(a) [REDACTED] (122A sqm)
T1D=9(2)(a) [REDACTED] (65sqm)
T2B=9(2)(a) [REDACTED] (97sqm)
T2D=9(2)(a) [REDACTED] (97sqm)
T4B=9(2)(a) [REDACTED] (97sqm) These are the next 2 to be moved out
T4D=9(2)(a) [REDACTED] (97sqm) These are the next 2 to be moved out

T5 and T6 will have all materials removed from them for the production of the cabins.



WHARE MANAAKI

- ❖ Whare Manaaki Agreement attached [here](#)
- ❖ LETTER - Te Karaka Housing (Minimum Flood Height) attached [here](#)
- ❖ Signed Letter CEDM Recovery attached [here](#)
- ❖ CS Form application for an exemption attached [here](#)

From: Willie Te Aho 9(2)(a)
Sent: Wednesday, June 7, 2023 4:06 PM
To: 9(2)(a)
Cc: 9(2)(a)

Subject: FW: Te Karaka Minimum Flood Height at 600mm & Agreed Conditions by Toitu Tairawhiti Builtsmart Limited
Importance: High

Kia ora korua

9(2)(a) is a Group Recovery Manager under the CDEM legislation.

The letter that was sent to me by the Gisborne District Council on 14 April 2023 stems from a meeting that I held on 3 April 2023 with 9(2)(a) and 9(2)(a).

The expectation was that the legal advice and draft letter would be discussed with me. At no time was anything discussed after the meeting on 3 April 2023 exception the flood level and length of the exemption. A lot of contextual information was in the letter which had not been discussed with me. This was on top of the Gisborne District Council trying to get regulations through Orders in Council under the new Severe Weather legislation. None of this ever discussed with me or 9(2)(b)(ii), 9(2)(ba)(i).

So my detailed response on 18 April 2023 was:

1. Here is my context; and
2. I am happy to sign this letter with an explicit condition that my signing is subject to the context.

I am happy to have my signature added to this letter with a clear statement on the letter in the signing area noting "Signed on the basis of the context as provided by Toitu Tairawhiti Builtsmart Limited to the CEDM Act Recovery Manager on 18 April 2023".

I've signed on that basis.

9(2)(a), 9(2)(b)(ii), 9(2)(ba)(i)

Please call if you have any queries. Otherwise I'll see you in the morning.

Nga mihi

Willie

- ❖ Whare Manaaki programme (\$10m - \$15m) database attached [here](#)
- ❖ Education programmes (Cadetships, Tikanga and Te Reo, Home Performance, Trades)
- ❖ Critical repairs (TPK \$11.75m or \$10.25m)
- ❖ Silt removal, Insurance, Dry Storage



Above images: TTBL kaimahi recognised as 'The Dream Team' continue to attend to tonnes of silt removal under homes and local marae within the Te Karaka area. The goal is to have yellow stickers removed by August 31 so whānau can return to their homes.

UP & COMING HUI

TOITŪ TAIRĀWHITI HOUSING

SKO 10 - 11 JUNE FINANCIAL LITERACY WĀNANGA WAIHIRERE	TTHL 11 JUNE WHAKAPIKI WAIRUA DAY TE KARAKA	TTHL 12 & 16 JUNE HUI A IWI Māhaki, Tāmanuhiri, Rongowhakaata, Ngāti Porou	TTHL 13 JUNE MIHI TO CYCLONE RELIEF KAIMAHI POSTPONED TO JUNE 30
KO/KS 13 JUNE KAINGA ORA KIWISAVR/ FIRST HOME GRANT Host: Tāmanuhiri	KO/KS 14 JUNE KAINGA ORA KIWISAVR/ FIRST HOME GRANT Host: Māhaki	KO/KS 15 JUNE KAINGA ORA KIWISAVR/ FIRST HOME GRANT Host: Apanui	NICF 19-20 JUNE NICF INDUCTION & IWI ECONOMIC COLLABORATION SYMPOSIUM
SKO 24 - 25 JUNE FINANCIAL LITERACY WĀNANGA RUATOREA	NICF 30 JUNE POU COORDINATION FOR AUGUST HUI	PHP 25 JULY PRINCIPLES OF HOME PERFORMANCE WOKSHOP	HPA 18-20 SEP HOME PERFORMANCE ADVISOR CERT AUCKLAND

RISK REGISTER JUNE 2023 - MBIE recovery funding at a glance attached [here](#)

RISK	CONCERN	MITIGATION	MANAGEMENT PLAN
Low			
Medium			
High			
OCCUPATIONAL RIGHTS AGREEMENT	Whānau require additional sessions to understand Ownership Rights Agreement is a legal document, and that it will be implemented from occupation (Post Final Inspection) Agreement between Landowner(s), Homeowner, TTHL	Still working through CFO – kaitakawaenga – whānau. Link ORA to Sorted Kāinga Ora Wānanga	Continue to enrol whānau on upcoming TTHL Financial Literacy programme. Integrate information into monthly Iwi Hikoi. Potential for ORA to be legal document for land on Māori title with lending institutions. ORA to be registered with MLC.
HOME OWNERSHIP PAYMENTS	Repayments have begun and signed ORA are tracking ok with progress reflected in stats. Cashflow reporting should show the model of recycling will work from July 2025.	Concerted effort required to have whānau start repayments as soon as they occupy a home. Familiarise whānau with the finance section of the ORA from the time TTHL home ownership application is approved. Lengthen loan period on a case by case basis. Recheck whānau affordability especially in Tranche 3. Research policy changes to enable access to the First Home Loan Grant & Kiwisaver	Continue to enrol whānau on upcoming TTHL Financial Literacy programme. Sorted Kāinga Ora Financial Literacy – two more trainers in TTHL. TPK agreement for 6 wānanga. Regular wānanga being held, one completed in Te Karaka, one online currently running & one more to run. May Whangara/ Uawa June Ruatorea Designated personnel to encourage all whānau occupying homes from Tranches 1, 2 & 3 to start making repayments.
TTHL Recycling Investment Model	Funding environment is changing to a co-funding model. Negotiations for 2023 – 2024 should be one more year of 100% grant	Negotiations for 2023 – 2024 should be one more year of 100% grant The recycling model can be accelerated if whānau are able to access: Kiwisaver Kāinga Ora First Home Loan Grants	

KĀINGA SELECTION – 9(2)(ba)(i) Kāinga Ora Pre-Loved 9(2)(ba)(i) New Builds Flat Pack Options 9(2)(ba)(i)	9(2)(ba)(i) Whakatane inability to complete building works, decks, and access. 9(2)(ba)(i) New Builds Contract Management	All homes have been landed now in Te Whānau a Apanui TTHL have invested in Builtsmart product. Cap how many kāinga can be purchased from other suppliers if they are similar. 9(2)(ba)(i) utilised due to failure of 9(2)(ba)(i) to deliver and wait time for Rongowhāaata being additional 6 month since outvoting away from 9(2)(ba)(i) .	No contracting with 9(2)(ba)(i) Whakatane in future. Report that delays have consequences on final delivery CCC.
KĀINGA SELECTION - NGĀTI PORPOU PRELOVED KAENGA	Reputation Risk to TTHL and Ngāti Porou due to the number of projects that have gone terribly wrong. Financially tracking at similar cost to a new build Formal letters of complaint received from whānau have been addressed. Contractors refusing to work with Home Grown Housing Solutions	As at Dec 15: PGG (Dec 15) sought clarification from MHUD & TPK to decrease to 144 kāinga due to overspend in transport & storage costs. NP to remove last 6 whānau that entered Tranche 3 programme. No more Kāinga Ora preloved in TTHL programme in Tranche 3.	TTHL BOD agreed to set criteria to not bring in Pre-Loved Kāinga in future (Nov 2022) 9(2)(a) 9(2)(a) started Jan 9 to oversee all NP Pre-loved kāinga. Home Grown Housing Solutions be moved off whānau projects where there is major tension. Whānau concerns addressed immediately. Assess financial and reputational damage caused by Director of Home Grown Housing Solutions. TTHL senior management lwi hikoi on a monthly basis to meet with whānau adversely affected by HGHS over tranches 1, 2 & 3. MD & CFO work on calculating financial forecast for remining NP Pre-loved Kāinga.

INFLATION	Adding additional pressure as costs rise for materials	Keep developing procurement programme. 9(2)(ba)(i), 9(2)(a) has introduced Procore software so planning overall construction programme will become a lot more efficient. Be active in National Iwi Chairs Forum (3 monthly)	TTHL CFO assist with forecasting Tranche 3
SUPPLY CONTRACTORS	Tairāwhiti construction industry is flourishing. TTHL unable to meet competitive rates. Many contractors joining TTHL for the Kaupapa. How do we attract contractors when our rates are not competitive?	9(2)(ba)(i), 9(2)(a) meeting discussing overall construction programme. Introduction of Procore Software.	
CAPACITY TO DELIVER WITHIN TIMEFRAME & BUDGET	Labour Supply Issues Labour Rates Issue Effects of Cyclone Hale & Gabrielle increase demand on existing contractors. Importing from outside of rohe/ region is costly for accommodation, travel and rates (Eg 9(2)(ba)(i) ex Auckland to Ngāti Porou)	Decision making process transparent through reports to Crown. Improve reporting from Iwi to enable concise decision making and financial forecasting. Build TTHL capacity through Eight Pou & Cadetships.	Forecasting construction progress in conjunction with budgets and financial data on a weekly basis.
RONGOWHAKAATA	Unconfirmed builds for whānau that have been part of TTHL programme since Tranche 2	Intervention to provide additional support Four whānau outstanding with unconfirmed builds.	Centralise these processes to TTHL for 2023.
ROAD CLOSURES	State Highway 35 State Highway 2 (Waioweka Gorge) Motu River	Programming to get houses transported in between road closures Building relationships with NZTA for permits outside of normal hours – Sunday Gisborne to Omaio	

GDC Capacity	Health Issues (Covid 19) in Gisborne Record numbers of Resource and Building Consents Required Effects of Cyclone Gabrielle	Work closer with GDC key personnel Strengthen relationships Attend Regional Planning meetings	
Financial Management & Reporting	Increase from PDPA \$55m to \$78m	Continue with PDPA process for top up of working capital to \$15m Ensure each project is kept separate in financials • PDPA Tranche 3 • Repairs (TPK \$11.75m) including Insured & Uninsured – Silt Removal • Whare Manaaki (\$15m) • Ancillary Costs (Up to \$1m)	
NGĀTI POROU	Unconfirmed builds for part 2 of the programme. Forecasting for Kāinga Ora Preloved - Home Grown Solutions inconsistent, incomplete causing angst amongst whānau	MD, COO Infrastructure, CFO and Strategic Advisor met with whānau after receiving formal written complaints. 9(2)(a) 9(2)(ba)(i) provided a process to follow to minimise risk.	9(2)(ba)(i) conducting an independent report on the worst of the homes. 9(2)(a) by month end. Apanui builders going in to waterproof the homes. Weekly monitoring on progress
TE AITANGA A MAHAHI	Need to monitor costs as the majority of kāinga are Builtsmart	Forecasting early	9(2)(ba)(i) work with TTHL CFO assist with forecasting in construction industry.
TE WHĀNAU A APANUI	Need to monitor costs	Forecasting early	CFO & Iwi leads work on forecasting
TĀMANUHIRI	Kaitakawaenga no longer employed by iwi was the main driver in the Muriwai 10 home development.	Provide support as required	



FINANCIAL REPORT

Balance Sheet
Profit and Loss
Aged Receivables Aged
Payables Cashflow
Summary Invoices

Summary and evidence of how funds have been spent

Please see attached reports showing the detailed financial reports as follows:

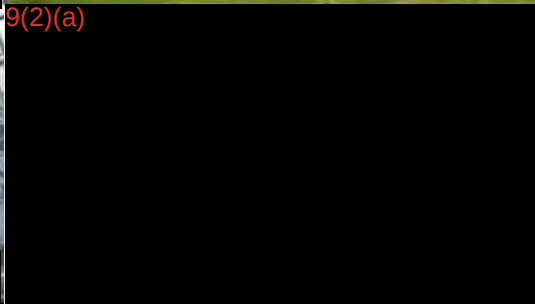
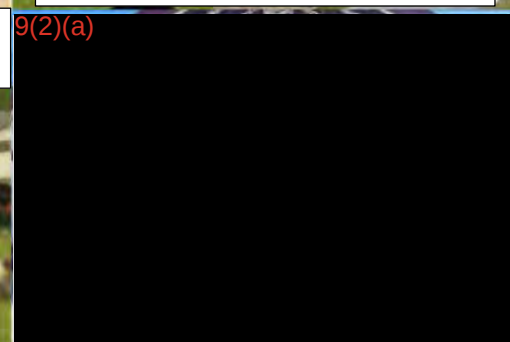
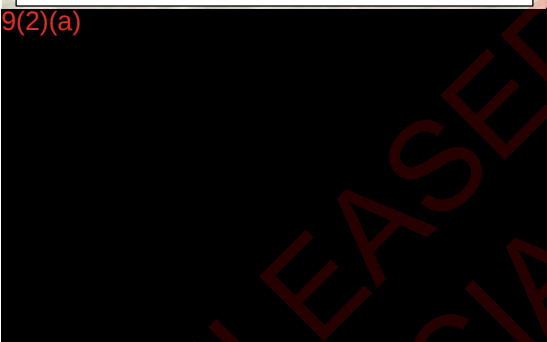
Financial report Tranche 1 attached [here](#)
Whanau Loans Tranche 1 attached [here](#)
Financial report Tranche 2 attached [here](#)
Whanau Loans Tranche 2 attached [here](#)
Tranche 3 Financial Performance Report attached [here](#)
Tranche 3 Whare Loan Repayments attached [here](#)
PDPA Funding Tracker attached [here](#)
BUDGET CHANGES 2023 attached [here](#)

The PGG confirms that they have reviewed the TTHL MD report, financial reports, and invoices for the month of June 2023 and hereby confirm that all funds utilised in the project has been spent for authorized funding purposes as defined in the PDPA letter of Assurance dated 22 February 2023. We recommend the attached invoices for \$504,442.95 for TPK and \$1,024,172.05 TTKK, totalling \$1,528,615.00 are approved for payment.



TOITŪ TAIRĀWHITI HOUSING REVIEW OF IWI PROTOTYPE

Mānawatia a Matariki
"Tātaitia rā ki te Tairāwhiti"



PROGRAMME GOVERNANCE GROUP
20 JULY 2023

Toitū Tairāwhiti Housing Review of Iwi Prototype JULY 2023

This Progress Report includes updates on:

[Highlights](#)

[Challenges](#)

[Tranche Statistics - Tranche 1, Tranche 2](#)

[TT Builtsmart Ltd](#)

[Whare Āwhina](#)

As the guiding presence of Matariki journeys alongside us it serves as an invitation to reflect and commemorate the accomplishments, trials, successes, and challenges of the past year. Despite the challenges, it has been humbling to navigate them with the investment of Whai Kāinga Whai Oranga to address the urgent housing needs of our whānau, hapū, and iwi. We are grateful for the heart-warming journey we have undertaken alongside our people, who continue to inspire us to pursue practical, effective, and impactful outcomes not only for Te Tairāwhiti but for te iwi Māori whānui. Our highlight reel can be watched [here](#).

JULY HIGHLIGHTS – PŌ WHAKANUI

Amongst the midst of cyclone and flood recovery works, and extreme weather events TTHL invited all contractors who assisted displaced whānau from our hapori into temporary housing, to a celebration dinner event. The evening proceeded with a kaitahi, reflections and acknowledgements from TTHL governance, iwi leads, kaitakawaenga, community members. It was an extra special to have MHUD and TPK representatives attend as we paid tribute to the kaimahi who continue to work thanklessly through cyclone relief work.

9(2)(a)

9(2)(a)



9(2)(a)

9(2)(a)

9(2)(a)

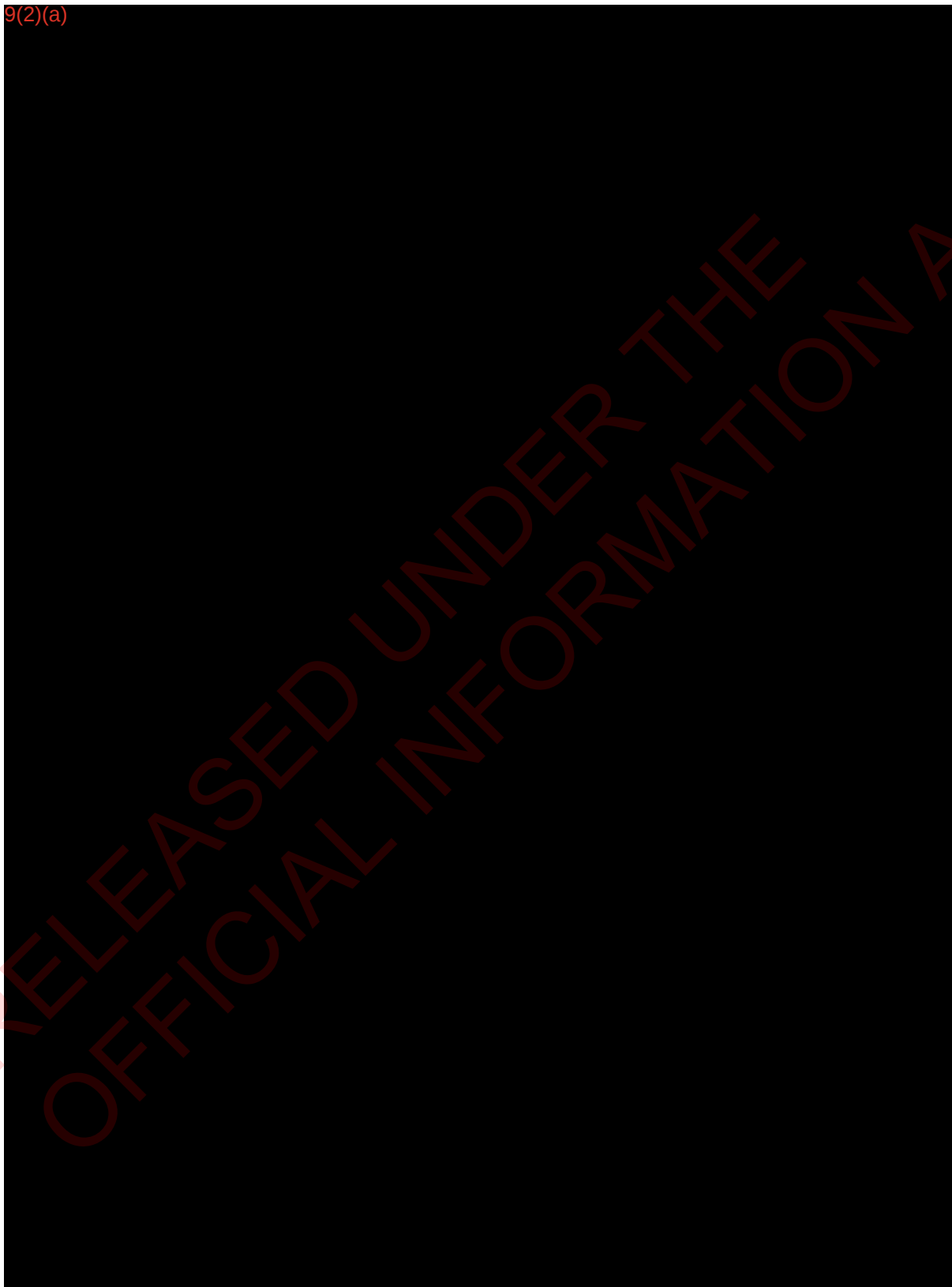


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RONGOWHAKAATA KĀENGA

The week of July 10 saw the delivery of the second Rongowhakaata kāenga to land on site. Below images of the 9(2)(a) whānau (kāenga recipients) in front of their newly built and delivered kāenga.

9(2)(a)





5 KEY AREAS OF REVIEW

1. PARTNERSHIP KAWENATA

- ❖ The foundation is working and providing leverage for the Kaupapa
- ❖ The programme is able to move at speed
- ❖ Ability to pivot in a state of emergency and crisis
- ❖ Outcomes are being achieved

9(2)(a)



2. \$15m WORKING CAPITAL

- ❖ Very strong financial management
- ❖ Financial mentoring by 9(2)(ba)(i)

9(2)(a)

3. WHĀNAU READINESS

- ❖ From whenua
- ❖ To home ownership
- ❖ Occupational Ownership Rights Agreement
- ❖ Financial literacy education (Sorted Kainga Ora)
- ❖ Intergenerational outcomes

9(2)(a)

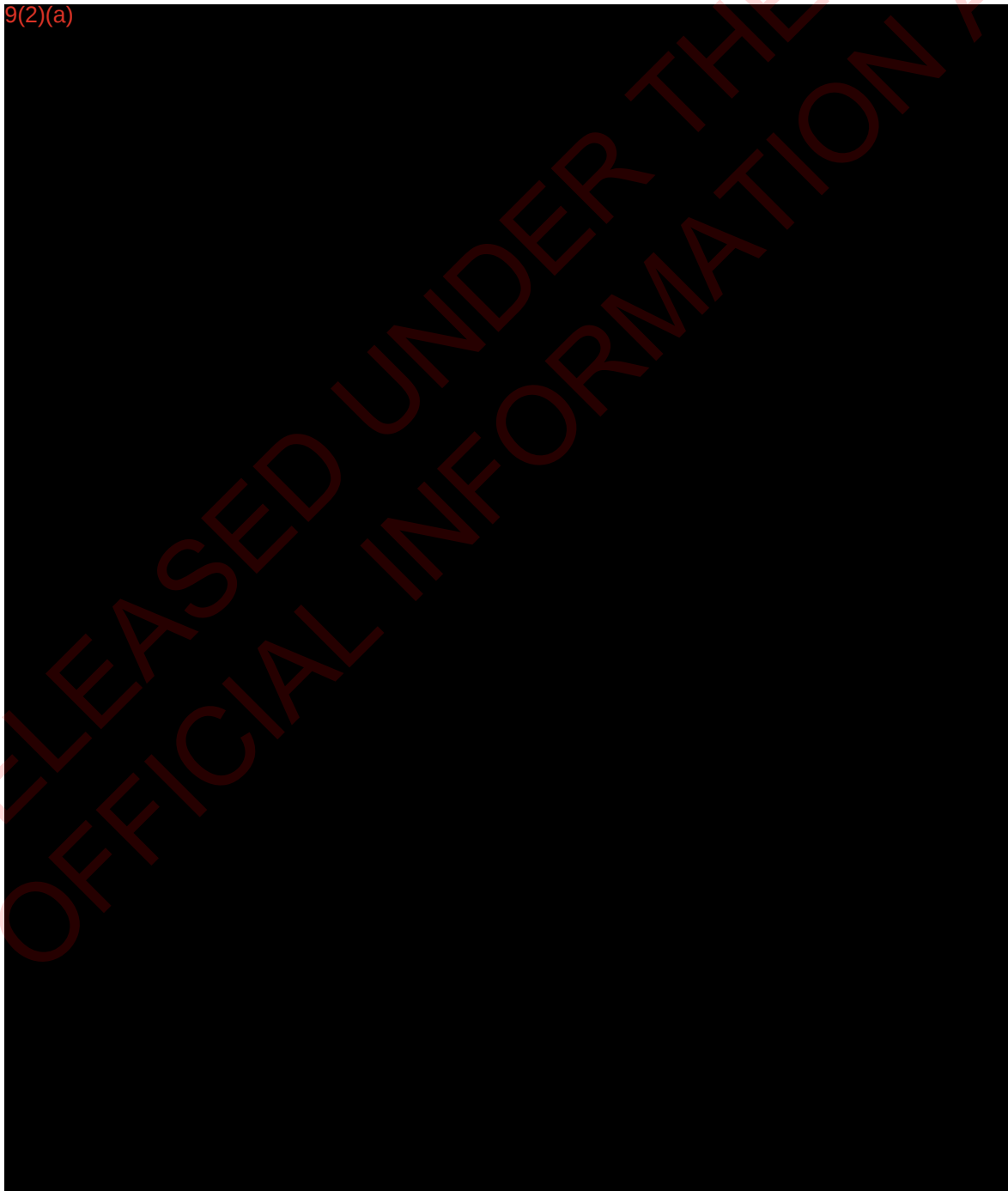
4. ORGANISATIONAL STRUCTURE

- ❖ TPK \$13.25m + \$0.100m
- ❖ Building capacity
- ❖ Requires actual resourcing
- ❖ Not a voluntary heavy workforce

5. PRE-LOVED KAINGA ORA

- ❖ Have proven to be not as successful in TTHL, however it could it work with careful house selection, careful transporters, tradies/contractors are lined up, and the whānau can meet the affordability criteria.
- ❖ What is the comparison between what TTHL build in Tairāwhiti and what Kainga Ora are building a duplex for in Gisborne?

9(2)(a)





TOITŪ TAIRĀWHITI WHĪTIKI ORA

To develop a construction and infrastructure academy at Te Wharau o Hineakua through collaboration with local kura tuarua, tertiary, community and Concave.

9(2)(a)

APPRENTICESHIPS – Currently working in TTHL under various Māori companies

CADETSHIPS Te Puni Kōkiri -15

SORTED KĀINGA ORA -Financial Literacy – 6 programmes, 90 whānau

HOME PERFORMANCE 10 COMPLETED Principles of Home Performance, additional four in July 2023.

RANGAHAU WITH Concave (Centre of Vocational Excellence in Construction and Infrastructure Industries.

ACTION – BASED RANGAHAU participation and collaboration by those most affected by the project (whānau) to produce knowledge, action and best practice.

HAPŪ BASED PILOTS – Te Whānau a Pararaki (Raukokore) & Ngāti Wāhia, Ngati Kōhuru (Waihirere)

LONGITUDINAL STUDY – Impact home ownership has on the wellbeing of Toitū Tairāwhiti Whānau (25 years)

CASE STUDY: Te Wharau o Hineakua: Ceating education, training & employment along the pipeline

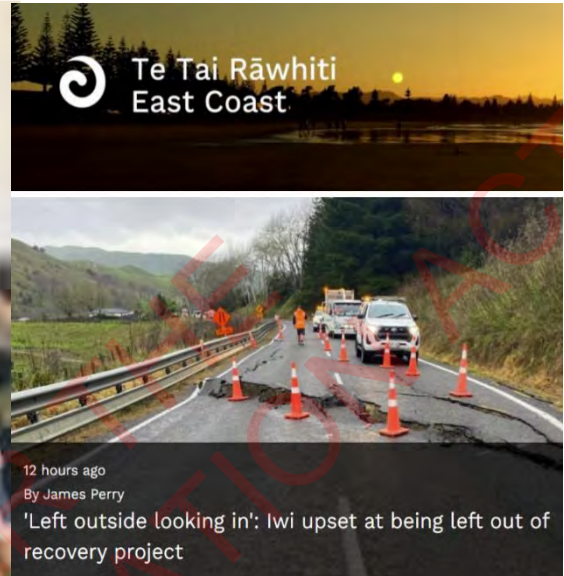
CASE STUDY: Mahaki Tiaki Tangata : An Iwi response to Cyclone Recovery

9(2)(a)

CHALLENGES

- ❖ Continuous extreme weather to already sodden land
- ❖ Road closures and repairs
- ❖ Major contractors verse iwi contractors

9(2)(a)



The full interview above can be viewed [here](#) at 8.06sec.

FREE TO READ
News

Te Aho calls out Waka Kotahi for 'arrogant approach'

Jul 13 2023 | Updated July 13, 2023 | Gisborne Herald

2 min read

Te Aitanga a Māhaki lead negotiator Willie Te Aho has condemned what he calls an “arrogant approach” by Waka Kotahi NZ Transport Agency and its major contractors within the eastern tribe’s rohe.

Te Aho, who also represents Te Whānau-ā-Apanui, said he had reiterated to Waka Kotahi that the transport agency’s model of procurement in Te Whānau-ā-Apanui and Te Aitanga-a-Māhaki was flawed.

“Our right to self-determination is key here. These roads that need to be repaired run right through our iwi, but we are left outside looking in”.

His comments come after Cyclone Recovery Minister Grant Robertson visited Gisborne to sign the East Coast Recovery Alliance deal that will see Waka Kotahi and KiwiRail work with contracting organisations Fulton Hogan, Downer and Higgins to manage, design and do physical works in the rebuild of state highways and the rail network across Te Tairāwhiti and Hawke’s Bay.

Te Aho says building an enduring road network “must be a part of our economic recovery that we lead”, and believes iwi should be included in all levels of solution-making, “not just on the lollipop signs, but real decision-making”.

The full article above can be read [here](#).



RESOURCING THE PROGRAMME – Capacity Building. 8 Pou

NGĀ POU	MAHI/ POSITION DESCRIPTIONS	PERSONNEL/ REMUNERATION
POU 1: Programme Planning & reporting	Receive Whānau Applications from Iwi/ kaitakawaenga TTHL Criteria Check Whenua Sites Programme Infrastructure Contractors Financial Forecasting Kāinga Selections for Affordability and Sites Check Tranche 3 sites post weather events Category 2 & 3 GDC ODC Administer & manage updates Tranche 4 applications Administer & manage updates for Tangata Wellness Centre applications Applications for Critical Repairs through PDPA Variation Transfer of current spreadsheets into Procore system Undertake Procore, Approval Max, Excel training if required Co-design / Manage Take Whenua – Maori Land Court sittings, preparing Certificate of Title for all whānau, assisting with site plans	Strictly confidential information handling Fair honest person Excellent communication with whānau in kaupapa Te reo me ōna tikanga Tairawhiti based Attendance at monthly Hui a Iwi (across 6) to be determined based on admin team Excellent skills at spreadsheets, design, reporting, data analysis
POU 2: Construction Management to Close Out	Scheduling contractors for various builds Procurement System -working with NICF National Procurement system Ordering materials Approve build milestones for payments Inspections Code Compliance Certificate Opening of Kāinga working with whānau & kaitakawaenga Trades Inspector across sites Draw up agreements with contractors for new builds, renovations, installation of services	CONSTRUCTION BACKGROUND / EXPERIENCE REQUIRED
	Te Wharau O Hineakua – Manage the materials into various bays for construction Keep yard tidy Work with suppliers for Procurement programme	

	Manager PO system allocation to correct houses Programming builds for Tranches 3 & 4 Site visits for Tranche 3 & 4 Reporting to MD on progress Coordinating Dry Storage at TTBuiltsmart - including consenting processes through to construction and sign off Coordinating Smoko Room at TT Builtsmart including consenting processes through to construction and sign off
POU 3: Health & Safety	Individual Sites Health & safety fencing, purchase/ hire, installation and removal H&S induction programme on site TTBL (Te Wharau O Hineakua) TTHL signage on sites H&S induction programme on site for whānau and kaitakawaenga Checking sites with whānau, kaitakawaenga and onsite contractors (severe weather events) Contractors Health & Safety compliance
POU 4: Business Development	TT Builtsmart Facility – servicing the PDPA 150 Writing the Business Plan for Te Wharau o Hineakua Tangata Rite Wellness Centre – Phase 2 of TTHL Wellness Plan Procurement Value Chain National Iwi Chairs Forum (NICF) Advocacy Te Matapihi ACCORD Māori Construction Industry Māori Housing Conference Maihi Whare Wānanga Regional Housing Steering Group Whitiki Ora – Education, Training & Employment – BUILDING TTHL LABOUR FORCE TPK cadetships – contract management, Individual Learning Plans for 15 – 30 TTHL cadets Sorted Kainga Ora – contract management , reporting and data analysis from whānau Kaitakawaenga – Home Performance Principles and Advisor Programme bookings, travel and accommodation Presentation at TTHL Annual Symposium Manage TTBL classroom for night time bookings Alignment to TEC policy Alignment to CARE – are there Māori equivalents? Apprenticeships – work with ITOs for any/ all apprenticeships at Te Wharau

	O Hineakua Work with TTHL apprentices to ensure getting full support required. Turanga Ararau, TWOA, EIT, Lytton High & GBHS Apprenticeship, work experience opportunities for all Tairāwhiti senior school students Rangahau Longitudinal study on Wellness through Whai Kāinga Whai Oranga – 25 years 9(2)(a) Concave – 9(2)(a)	
POU 5: Pou Tikanga	Intergenerational transmission of Mātauranga Māori Karakia Whakapapa Kaikōrero : Pōwhiri/ Whakatau Te Reo Rangatira Whakawātea whenua Whakawātea whare tawhito Whakatuwhera Whare Hou Co-Design TTHL Te Reo me Ona Tikanga programme under Te Āhuru Mōwai / Whītiki Whītiora TTHL Symposium presenter (annually)	9(2)(a) (Apanui) Turanga based, with resourcing out to other iwi as required.
POU 6: Legal	Provide legal advice Co-design of Occupational Right Agreement Section 362V of Building Act 2004 Loan Repayment Agreement & Recycling into TTHL Succession Planning Whānau Will Whenua Māori and General License to Occupy, Hapū Partition, Occupation Order Papa Kāinga Residential Tenancies Act Whare Manaaki Tenancy Agreements & Maintenance Checks (co-design a document) Shared Equity First Home Grant Access to Kiwisaver Kāinga Whenua Loans Te Au Taketake - Progressive Home Ownership	9(2)(ba)(i) TTHL & TTBL Directors - Shareholdings TTBL Directors – Shareholdings TTHL – Landowner/ Entity, Whānau(Homeowner) Strict confidentiality as whānau finance and housing situations



	Conveyance Affordable Rentals TTHL – temporary to permanent home post cyclone recovery Kainga Whenua Loans Administrator of ORA agreements for Tranche 1, 2 & 3 - Presentation of ORA across all iwi (Note Tāmanuhiri slightly different) - Legal site maps & LTO taken form applications and Tairawhiti maps, ODC website for ORA 9(2)(a) – unwell at present) - Work with whānau and finance team on home loan repayments 9(2)(ba) at present) (i) - Support to whānau for Access to Kiwisaver, First Home Grant, Kāinga Whenua Loans, Shared Equity - Support kaitakawaenga and whānau with engagement of Power of Attorney – Shared Equity as required - Accurate information available for reporting purposes - Supporting recycling finance model for TTHL	
POU 7: Communications	Public Relations Media Press Releases Reporting to Key Stakeholders Social Media Official Visits, Itineraries Invitations & RSVPs for TTHL events Capturing Whānau Housing Journeys Pipiharauroa – monthly TTHL Podcasts – investigate feasibility General Pānui Iwi Hikoi – monthly – bimonthly TTHL Symposium (1 day - Annual) Event Management – travel, accom, documents	



	Venue, manaaki for manuhiri tūārangi visits TTHL/ TTBL hosting major events NICF/ Maihi Whare Wānanga, Ministerial engagements, Industry events
POU 8: TTHL Suite of Financial Tools	Administrator for Sorted Kāinga Ora Financial Literacy Progressive Home Ownership – Legal and Ownership docs, application by September 2023 Shared Equity Kāinga Whenua Loans Kiwisaver Support to whānau for Access to Kiwisaver, First Home Grant, Kāinga Whenua Loans, Shared Equity

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NGATI POROU PRE-LOVED REPORT 20 JULY 2023

Full report attached [here](#)



NGATI POROU PRE-LOVED REPORT

9(2)(a)

PROGRAMME GOVERNANCE GROUP

20 JULY 2023

TRANCHE 1 STATISTICS – PROJECT CONTROL GROUP (PCG)

Project site development including progress to completion

Tranche 1 - MHN-48631 / HUD 00894

Summary Report	Total houses	Number complete	Percentage		Comment
	Total houses	YES	Y		
LTO/ Occ Order	23	23	100%		
Resource Consent Issued ? Y/N	11	11	100%	Only 11 of 23 required Resource Consent	
Building Consent Issued	23	23	100%		
House Delivered to Site? Y/N	23	23	100%		
Final Inspection Date organised	23	18	78%		
Final Inspection Conducted	23	18	78%		
Code of Compliance Certification Issued	23	17	74%		
Whānau living in the kāinga	23	19	83%		
Occupational Rights Agreements in place?	23	15	65%		
Whānau Loan Repayments Started	23	10		Whānau yet to start repayments: 9(2)(a)	
Deposit Inv Paid	23	23	100%		
1st Progress Payment	23	23	100%		
2nd Progress Payment	23	22	96%		
Final Progress Payment	23	18	78%		
Insurance					
0. In transit, or not begun	23	0	0%		
1. Temporary piles, awaiting BC	23	1	4%	Preloved 9(2)(a)	
2. Construction Started	23	4	17%	9(2)(ba)(i) 9(2)(a)	
3. Practical completion, awaiting CCC	23	2	9%	9(2)(a)	
4. Has CCC awaiting Occupancy	23	16	70%		



Total Insured		23				
Types of houses	No. of houses	1st deposit	1st progress		2nd progress	Final
Builtsmart	12	12	12		12	12
9(2)(ba)	6	6	6		6	2
9(2)(ba)(i)						
	1	1	1		1	1
Kainga Ora- Home Grown Solutions	4	4	4		4	4

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Tranche 1 - MHN-48631 / HUD 00894
Progress Update Comments as at 19/07/2023

9(2)(a)	Maru Ora will supply and install ballusters. Materials arriving 20/7
	CCC application lodged. Land Trust requested LTO. Working with Apanui on ORA and Home ownership payments. Loan repayments started. 20/7
	Maru Ora will supply and install ballusters. Materials arriving 20/7
	Maru Ora will supply and install ballusters. Materials arriving 20/7. Plumber commences next week. 19/7
	Waiting on 9(2)(ba)(i) to install decks 20/7
	CCC application lodged. Working with Apanui on ORA and Home ownership payments. Loan repayments started. 20/7
	CCC Issued. Working with Apanui on ORA and Home ownership payments. MD and CFO meeting with whānau Fri 28/7.
	CCC Issued. Working with Apanui on ORA and Home ownership payments. MD and CFO meeting with whānau Fri 28/7.
	CCC Issued. Working with Apanui on ORA and Home ownership payments. MD and CFO meeting with whānau Fri 28/7.
	CCC Issued. Working with Apanui on ORA and Home ownership payments. MD and CFO meeting with whānau Fri 28/7.
	CCC Issued. Working with Te Whakatohea on ORA and Home ownership payments. MD and CFO meeting with whānau Fri 28/7.
	CCC Issued. Working with Te Whakatohea on ORA and Home ownership payments. Loan repayments started. CFO sent current financials on 18/7.
	IORA signed, payments have started. Septic issue. Whānau to continue with maintenance. ORA still to sign off need to be completed. Waiting for remedial repairs. Kaitakawaenga to meet with whānau 20/7.
	IORA signed, payments started 20/7.
	IORA signed, working through repayment amounts. Kaitakawaenga to follow up in payments. Request for where awhina due to overcrowding. Kaitakawaenga to meet with whānau 20/7.
	IORA signed, working through repayment amounts. 12/01/23. Remedials to be completed. 9(2)(a) do not want to pay anything until remedials completed. Kaitakawaenga to meet with whānau 20/7.
	IORA signed, kaitakawaenga & whānau met, payments have started 20/7.
	IORA signed, payments have started 20/7.
	Building consent issued, piling completed, MD to meet with whānau early August 20/7.
	ORA signed, Loan repayments started 20/7.
9(2)(a)	site visit on 5/7. Final inspection done 13/7. Iconiq to complete remedials regarding heating, ventilation, kitchen, and bathroom issues 20/7.
9(2)(a)	site visit on 5/7. CCC issued. MD and CFO meeting with whānau early August 20/7.
9(2)(a)	site visit on 5/7. CCC issued. MD and CFO meeting with whānau early August 20/7.



TRANCHE 2 STATISTICS – PROJECT CONTROL GROUP (PCG)

Project site development including progress to completion

TRANCHE 2 - HUD-1048 TPK MHN-49120

As at July 19 Summary Report		Houses	Completed	Percentage	Comment	
	Total houses		Y	Approved		
Resource Consent Issued ? Y/N		12	12	100%	Only 12 of 28 Houses require Resource Consents	
Building Consent Issued?		28	27	96%	9(2)(a)	
House delivered to site? Y/N		28	28	100%		
House on Consented Piles		28	26	93%		
Connection to Services		28	19	68%		
Final Inspection		28	18	64%		
Code Compliance Certification (ccc) issued?		28	14	50%		
Whānau living in the kāinga?		28	18	64%		
Occuptaional Rights Agreements in place?		28	18	64%		
Whānau Loan Repayments Started					Whānau yet to begin repayments: 9(2)(a)	
		28	9	32%		
Deposit Inv Paid		28	28	100%		
1st Progress Payment		28	28	100%		
2nd Progress Payment		28	27	96%		
Final Progress Payment		28	18	64%		
Insurance						
0. In transit, or not begun	Insurance	28	0	0%		
1. Temporary piles, awaiting BC	Insurance	28	1	4%		
2. Construction Started	Insurance	28	8	29%		
3. Practical completion, awaiting CCC	Insurance	28	3	11%		
4. Has CCC awaiting Occupancy	Insurance	28	16	57%		
Total Insured			28	100%		
Tvpe of house	Company	No of Houses	1 st Deposit	1 st progress	2 nd progress	Final progress

New build	9(2)(ba)(i)	5	5	5	5	2
Kāinga Ora Preloved	9(2)(ba)(i)	2	7	7	7	0
OSM Transportable	Builtsmart Huntly	16	16	16	16	18
Total		28	28	28	28	25

Tranche 2 Infrastructure Only	Ngāi Tāmanuhiri 11		Rongowhakaata 9		
Summary Report		Houses	Completed	Percentage	Comment
		Yes	N/A	Underway	Iwi Hikoi
		Total houses	Y	Approved	
Resource Consent Issued ? Y/N		20	12	70%	Rongowhakaata 2/7 Ngāi Tāmanuhiri 10/10
Building Consent Issued?		20	17	85%	Rongowhakaata 6/9 Ngāi Tāmanuhiri 11/11
House delivered to site? Y/N		20	14	70%	Rongowhakaata 3/9 Ngāi Tāmanuhiri 11/11
House on Consented Piles		20	14	70%	Rongowhakaata 3/9 Ngāi Tāmanuhiri 11/11
Connection to Services		20	12	60%	Rongowhakaata 1/9 Ngāi Tāmanuhiri 11/11
Insurance					
0. In transit, or not begun	Insurance	6	6	30%	Rongowhakaata 6/9
1. Temporary piles, awaiting BC	Insurance	0	0	0%	
2. Construction Started	Insurance	3	3	15%	Rongowhakaata 2/9 Ngāi Tāmanuhiri 1/11
3. Practical completion, awaiting CCC	Insurance	11	11	55%	Rongowhakaata 1/9 Ngāi Tāmanuhiri 10/11
4. Has CCC awaiting Occupancy	Insurance	0	0	0%	
Total Insured			20	100%	

TRANCHE 2 - HUD-1048 TPK MHN-49120
Progress Update Comments as at 19/07/2023

9(2)(a)

CCC Issued. Official House Opening May 6. IORA signed, payments have started 20/7.

House on piles, Infrastructure underway. Issue with power easement with land owners 20/7.

CCC Issued. IORA signed, payments have started 20/7.

Final Inspection conducted. Awaiting CCC 20/7.

Final Inspection conducted. Awaiting CCC 20/7.

Final Inspection conducted. CCC issued 20/7.

CCC Issued. IORA signed, working through repayment amounts. Kaitakawaenga to follow up 20/7.

CCC Issued. Official Opening May 7. Payments have started 20/7.

Final Inspection conducted, awaiting CCC. Official House Opening May 7. Kaitakawaenga to follow up on ORA and payments. 20/7.

Final Inspection conducted, awaiting CCC. Official House Opening May 7. Kaitakawaenga to follow up on ORA and payments. 20/7.

Interior painting is done and painting started on the exterior. Plumber will be back to install spouting and finish minor works once power is on. I went to see 9(2)(ba)(i) on Friday. They have no record of application being lodged so I will investigate further with Network approved contractor this week. 19/6/23.

Materials arrived Wednesday. If rain eases then builder will start interior work this week. Electrician has suggested that we look at a solar system through 9(2)(a) which is more superior to the one purchased some time ago for this home. The Electrician will purchase the old system. He needs to find out what the price difference is before proceeding but 9(2)(a) does have a system ready to go which can be installed in a week or 2 weather permitting. 19/6/23.

Formal complaint received. 9(2)(a) leading this project from Jan 9. 12/01/23. New Builder visit with 9(2)(a) hampered by Cyclone Gabrielle. Pending visit to be arranged 28/2/23. 9(2)(a) meeting 9(2)(ba)(i) PM Wed and assess house 22/3/23. Roof quote and Septic quotes approved, septic near completion this week. Roof commence shortly. 21/3/23. Roof completed. Septic system completed. 4/4/23. Wastewater Quote received from 9(2)(a) for approval. 20/3/23. Roof and Wastewater system completed. 9(2)(ba)(i) submit remedials and costs. Plan commence 24 April 2023 complete 19 June 23. 17/4/23. Managing the budget to complete home 9(2)(ba)(i) commenced contract. 8/5/23. 9(2)(ba)(i) continue to progress work to completion. 12/6/23.

9(2)(ba)(i) has no record of Application for Service. I will follow up with Network contractor this week. Still waiting on fencing material. Painting will start once painter is finished at 9(2)(a). 19/6/23.

BC amendment issued. 9(2)(ba)(i) to complete. Kaitakawaenga to follow up on OORA and home loan repayments 20/7.

9(2)(a) to follow-up with GDC as all required information has been provided 20/7.

Wet weather has made site very boggy so access is difficult. Builder has started on baseboards. Plumber will return to finish his work once flooring installed. Waiting on installation date from 9(2)(ba)(i). 9(2)(a) visited 5/7. To discuss with 9(2)(a).

Bathroom is ready for plumber. Kitchen install this week. Painter waiting on spouting to be done so he can finish external coat. 9(2)(a) visited 5/7.

CCC Issued. Working with Apanui on ORA and Home ownership payments. MD and CFO to meet with whānau 28/7.

CCC Issued. Working with Apanui on ORA and Home ownership payments. MD and CFO to meet with whānau 28/7.

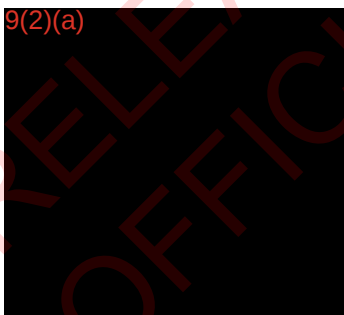
9(2)(a)	CCC received 22/05/2023 attached here. MD and CFO to meet with whānau 28/7.
	MD and CFO to meet with whānau re: ORA and home loan repayments 28/7. Painting in progress 20/7.
	CCC issued 30/3. Loan repayments started. MD and CFO to meet with whānau 28/7. 20/7
	CCC issued. Loan repayments started. MD and CFO to meet with whānau 28/7. 20/7
	CCC Issued. Working with Apanui on ORA and Home ownership payments. 12/01/23. Loan repayments started. MD and CFO to meet with whānau 28/7. 20/7
	CCC Issued 24/4. Loan repayments started. MD and CFO to meet with whānau 28/7. 20/7
	CCC Issued Jan 12. Working with Te Whakatohea on ORA and Home ownership payments. MD and CFO to meet with whānau early August 20/7.
	CCC Issued Jan 12. Working with Te Whakatohea on ORA and Home ownership payments. MD and CFO to meet with whānau early August 20/7.

TOITŪ TAIRĀWHITI BUILTSMART – Te Wharau o Hineakua current progress

The below is a list of the 8 homes fully constructed and delivered to site, directly from Te Wharau o Hineakua (TTBL):



Currently under construction in bays 1 to 4 with 2 houses in each bay:



Currently in bays 5 and 6 have materials and building crews constructing 6 cabins.



WHARE ĀWHINA PROJECT

- ❖ Whare Āwhina Project Summary - attached [here](#)
- ❖ Flood repairs by house - attached [here](#)

We currently have the main program of 104 houses which is nearly fully completed. Full costings have been committed.

Points to note:

- Number is 9(2)(a) not Srarere.
- Number 51 to 54 are bathroom and toilet units.
 - o So that is a total of 102 houses.
- 99 to 103 (all or at least 4) did not go to site under instruction from 9(2)(a)
 - o They are based at the Builtsmart site on Aerodrome Road.
 - o 9(2)(a) is going for building permit rather than the exemption process using the TTHL 9(2)(a).
 - o 9(2)(a) can update on the timing of when these will be relocated to site. But they should be insured nonetheless.
 - o The cost for double movement will be either paid directly by TTHL or oncharged from TTBL to TTHL.
 - o The timing for the completion of these units is not with TTBL.
- 104 to 106 have gone to Raupunga (Ngati Pahauwera Development Trust) not 9(2)(a)
 - o 104 – this is not on site yet as the site was prepared for a different model (used in Turanga) that was no communicated to TTBL.
 - It will be onsite by Tuesday.

	DELIVERY Whare Manaaki		HE = Hikurangi Enterprises, POD = Podlife (Whakatane)
	Delivery April 2023		TTBL = Toitu Tairāwhiti Builtsmart Limited
	Name	DELIVERY DATE	LOCATION Customer
1	HE Whare Awhina 1	17-Mar-23	9(2)(a)
2	POD 3008 - ESCAPE 1Be1Ba	26/03/2023	
3	POD 3008 - ESCAPE 1Be1Ba	26/03/2023	
4	POD 3008 - ESCAPE 1Be1Ba	27/03/2023	
5	HE Whare Awhina 2	27/03/2023	
6	CB&CL1	6/04/2023	
7	CB&CL 2	6/04/2023	
8	TTBL Whare Awhina		
9	CB&CL 3	6/04/2023	
10	CB&CL 4	6/04/2023	
11	CB&CL 5	6/04/2023	
12	POD 3007 - ESCAPE 2Be1Ba	13/04/2023	
13	POD 3008 - ESCAPE 1Be1Ba	13/04/2023	
14	POD 3009 - ESCAPE 2Be1Ba	14/04/2023	
15	POD 3010 - ESCAPE 1Be1Ba	14/04/2023	
16	TTBL Whare Awhina	27/04/2023	
17	TTBL Whare Awhina		
18	TTBL Whare Awhina		
19	TTBL Whare Awhina		

20	TTBL Whare Awhina		9(2)(a)
21	POD 3011 - ESCAPE 2Be1Ba	27/04/2023	
22	POD 3014 - ESCAPE 1Be1Ba	27/04/2023	
23	POD 3012 - ESCAPE 1Be1Ba	28/04/2023	
24	POD 3013 - ESCAPE 2Be1Ba	28/04/2023	
25	Site Scope 1	28/04/2023	
26	Site Scope 2	28/04/2023	
	Delivery May 2023		
	Name	DELIVERY DATE	LOCATION Customer
27	Site Scope 3	4/05/2023	9(2)(a)
28	Site Scope 4	4/05/2023	
29	CB&CL 6	4/05/2023	
30	CB&CL 7	4/05/2023	
31	CB&CL 8	5/05/2023	
32	CB&CL 9	5/05/2023	
33	CB&CL 10	5/05/2023	
34	Site Scope 5	9/05/2023	
35	Site Scope 6	9/05/2023	
36	HE Whare Awhina 3	10/05/2023	
37	HE Whare Awhina 4	10/05/2023	
38	HE Whare Awhina 5	10/05/2023	
39	POD 3015 - ESCAPE 2Be1Ba	11/05/2023	
40	POD 3016 - ESCAPE 1Be1Ba	11/05/2023	
41	POD 3017 - ESCAPE 2Be1Ba	12/05/2023	
42	POD 3018 - ESCAPE 1Be1Ba	12/05/2023	
43	Site Scope 7	12/05/2023	
44	Site Scope 8	12/05/2023	
45	Site Scope Whare Awhina 1	12/05/2023	
46	Site Scope Whare Awhina 2	12/05/2023	
47	TTBL Whare Awhina	13/05/2023	
48	TTBL Whare Awhina	13/05/2023	
49	TTBL Whare Awhina	15/05/2023	
50	TTBL Whare Awhina	18/05/2023	
51	Site Scope Bathroom 1	18/05/2023	
52	Site Scope Bathroom 2	18/05/2023	
53	Site Scope Bathroom 3	18/05/2023	
54	Site Scope Bathroom 4	18/05/2023	
55	TTBL Whare Awhina	24/05/2023	
56	TTBL Whare Awhina	24/05/2023	
57	HE Whare Aroha 1	26/05/2023	
58	HE Whare Aroha 2	26/05/2023	
59	Podlife 15sqm	26/05/2023	
60	TROTAK 10m	26/05/2023	
61	Podlife 15sqm	26/05/2023	
62	Podlife 2 Bedder	26/05/2023	
63	Podlife 2 Bedder	26/05/2023	

64	Eziline 1	26/05/2023	9(2)(a)	
65	Eziline 2	26/05/2023		
66	HE Whare Aroha 4	26/05/2023		
67	Site Scope WA 3	26/05/2023		
68	HE Whare Aroha 3	29/05/2023		
69	HE Whare Aroha 5	29/05/2023		
70	HE Whare Aroha 6	29/05/2023		
71	Pod from Thelma Waru	29/05/2023		
72	HE Whare Aroha 7	29/05/2023		
73	Site Scope 9	29/05/2023		
74	Site Scope 10	29/05/2023		
75	TTBL Whare Awhina	29/05/2023		
76	TTBL Whare Awhina	29/05/2023		
77	TTBL Whare Awhina	29/05/2023		
78	TTBL Whare Awhina	29/05/2023		
79	TTBL Whare Awhina	29/05/2023		
80	TTBL Whare Awhina	29/05/2023		
81	TTBL Whare Awhina	29/05/2023		
82	TTBL Whare Awhina	29/05/2023		
83	TROTAK 10m	30/05/2023		
84	TROTAK 10m	30/05/2023		
85	TROTAK 10m	30/05/2023		
86	Kuru Developers	31/05/2023		
87	Kuru Developers	31/05/2023		
88	Kuru Developers	31/05/2023		
Delivery June 2023				
	Name	DELIVERY DATE	LOCATION Customer	
89	TTBL Whare Awhina	6/06/2023	9(2)(a)	
90	TTBL Whare Awhina	6/06/2023		
91	TTBL Whare Awhina	6/06/2023		
92	TTBL Whare Awhina	6/06/2023		
93	TTBL Whare Awhina	6/06/2023		
94	CB&CL 11	9/06/2023		
95	CB&CL 12	9/06/2023		
96	CB&CL 13	9/06/2023		
97	CB&CL 14	9/06/2023		
98	CB&CL 15	9/06/2023		
99	CB&CL 16	17/07/2023		
100	CB&CL 17	24/07/2023		
101	CB& CL 18	17/07/2023		
102	CB&CL 19	17/07/2023		
103	CB&CL 20	17/07/2023		
104	Site Scope Sleep Out	7/07/2023		
105	Site Scope 11	7/07/2023		
106	Site Scope 12	7/07/2023		

The flood relief recovery program is currently progressing well with total costs to date of \$1281K. This project will continue through to December. A summary by house is provided and attached.

In summary the main project 104 houses is summarised as follows:

Total Spend on project

Houses \$8.308K

Infrastructure \$3.787K

Ancillary \$0.420K (note we are still working through these to allocate to the flood program or direct to housing etc.)

Total \$12,515K

Land Purchase \$3,625K

Expected sales

Tatau Tatau (\$1,925)

Units (\$2,800)

Total \$15,215 (Over the \$15m but notified and will catch back up with sales)

Drawdown of the HUD has occurred – thank you. The TPK drawdown is still waiting to be paid and has now been promised for tomorrow. We look forward to this payment as the other contracts have ramped up. No further drawdown is expected on the 15m Facility as we enter the full payments being completed. The PGG report will be circulated tomorrow and will cover this.

The following table is from the contracts supplied and the businesses that have supplied the houses.

Whare Awhina Costings - New Dwellings		
Supplier	Goods Supplied	Units
New Dwelling Contracts		
Central Building & Construction Limited	9.6m x 2.9m relocatable 1-bedroom cabins	10
Central Building & Construction Limited	9.6m x 2.9m relocatable 1-bedroom cabins	5
Central Building & Construction Limited	9.6m x 2.9m relocatable 1-bedroom cabins	5
Ezyline Prebuilt Homes	60m2 new home	1
ModSpace	30m2 Studio Home - P2740	8
ModSpace	Sleepout & Bathroom Trailer Package - P2741	3
ModSpace	30m2 Studio home - P2742	1
Hikurangi Enterprises Ltd	Residential dwelling	2
PodLife	Pods as per contract	15
PodLife	Pods as per contract	4
BuiltSmart Limited	Residential units	50
Eastern Institute of Technology	Office	0
Total		104

The flood repair program:

Total costs 1281K

Funding received 5,750K

The \$15m facility and flood recovery program funds are currently being utilised to cover the next program below.

Supplier	Goods Supplied	Units	Actual \$ To Date	Remaining \$ Owing	Total \$
<u>New Dwelling Contracts</u>					
Wairoa		9(2)(ba)(i), 9(2)(b)(ii)			
ModSpace	30m2 Studio home - P2742				
ModSpace	30m2 Studio Home & 30 m2 Studio Extension - P2743				
Hikurangi Enterprises Ltd	Residential dwelling				
Mohaka					
Modspace	30m2 Studio Home - P2744				
<u>Unit Sales - To Offset</u>					
NPDT	30 Units (18x Site Scope, 12x CB&CL)				
			-1,943,854	4,357,316	2,413,462

Delivered units on other iwi programs to date. Target date is 31 August

	Name	LOCATION Customer	DELIV ERY DATE	E Custome r	NAME Customer
7	CB&CL 2	9(2)(a)	6/4/2023	9(2)(a)	
25	CB&CL 8		5/5/2023		
26	CB&CL 9		5/5/2023		
27	CB&CL 10		5/5/2023		
70	CB&CL 12		28/5/2023		
71	CB&CL 13		28/5/2023		
72	CB&CL 14				
6	CB&CL 1		6/4/2023		
8	CB&CL 3		6/4/2023		
9	CB&CL 4		6/4/2023		
10	CB&CL 5		6/4/2023		
69	CB&CL 11		28/5/2023		



FLOOD REPAIRS – TE KARAKA

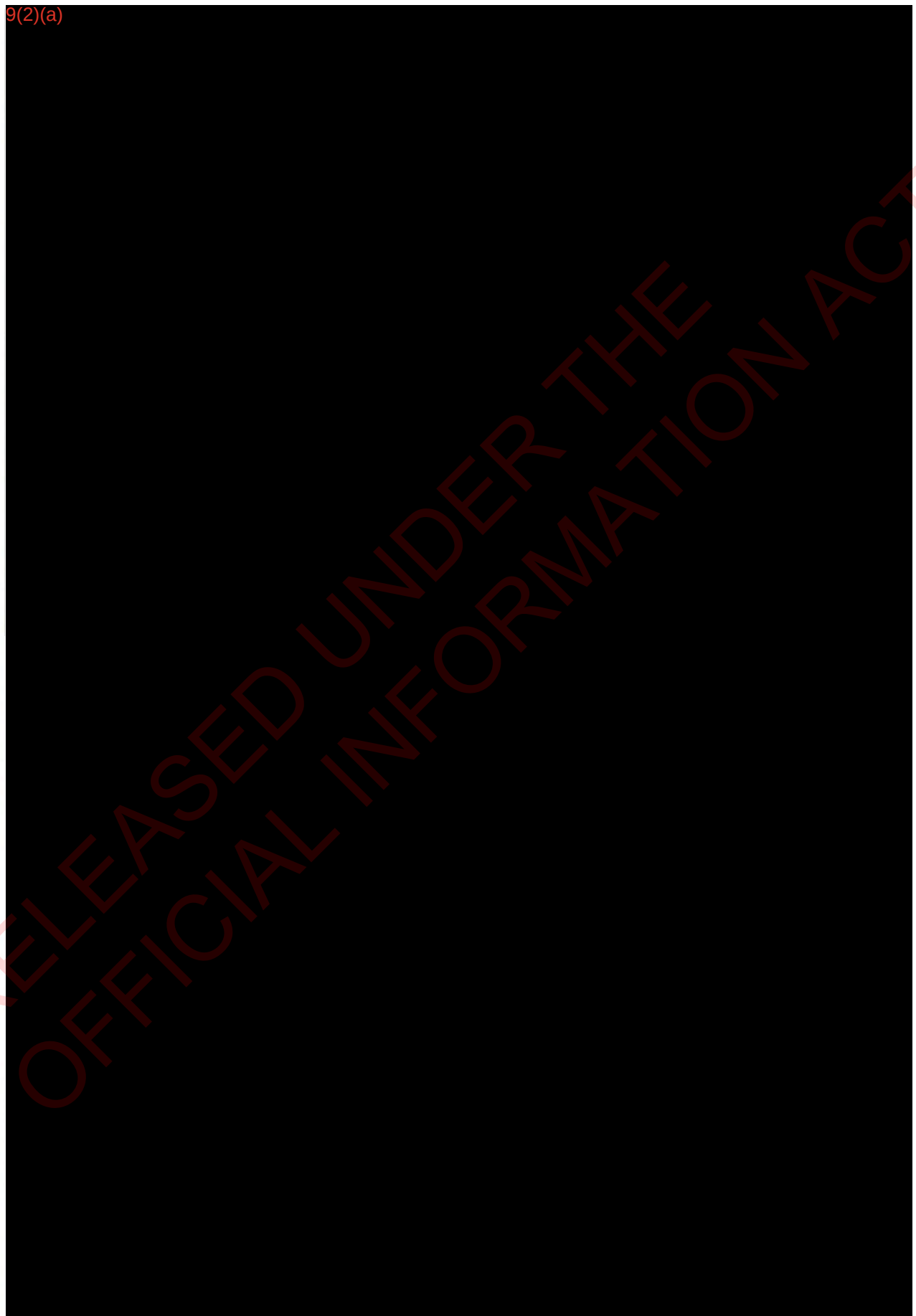
9(2)(a)





WHARE ĀWHINA

9(2)(a)





CONFLICT OF INTEREST DECLARATIONS

- ❖ All Kaitakawaenga conflict of interest declarations are attached [here](#)

The following kaitakawaenga, who provide voluntary services for Maru Ora Ltd (Tranche 1 & 2) and TTHL (Tranche 3) are receiving a kāinga in the Toitū Tairāhiti Iwi Prototype:

9(2)(a)

Other personnel receiving kāinga in the Toitū Tairāwhiti Iwi Prototype that contract to TTHL or one of our iwi are:

9(2)(a)

Decisions regarding these sites and kāinga are made by 9(2)(a) (COO - Construction) and 9(2) (COO- Infrastructure) with overall approval from 9(2)(a) (Tranche 1 & 2) and 9(a)(a) (Tranche 3 & 4).

FINANCIAL REPORT

Tranche 1 Contract – attached [here](#)
Tranche 1 Whānau Loans – attached [here](#)
Tranche 2 Contract – attached [here](#)
Tranche 2 Whānau Loans – attached [here](#)