



TOITŪ TAIRĀWHITI HOUSING IWI PROTOTYPE REPORT



9(2)(a)

PROGRAMME GOVERNANCE GROUP
17 AUGUST 2023

Table of Contents

Agenda	
Interest Register.....	
Draft TTHL PGG Meeting Minutes of 20 July 2023	
Managing Director's Report.....	
Chief Financial Officer's Report.....	

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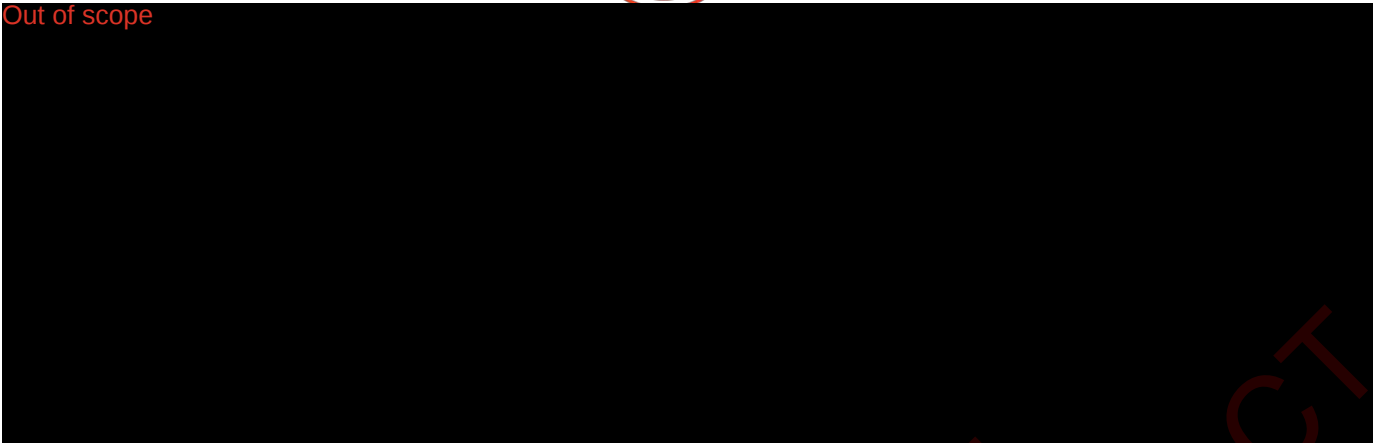


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Toitū Tairāwhiti Housing Iwi Prototype AUGUST 2023

This Progress Report includes updates on:

[Highlights](#)

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

[TT Builtsmart Ltd](#)

[Whare Āwhina](#)

HIGHLIGHTS – Te Hāpai Hapori Spirit of Service Awards 2023

The Spirit of Service Awards held August 16th recognised public servants who go the extra mile and initiatives that deliver greater outcomes for Aotearoa. Whai Kāinga Whai Oranga Māori Housing Prototypes was one of three finalists in this years award for **Te Tohu mō te Tūhonotanga a Ngāi Māori me te Karauna – Māori Crown Relationships Award** which focusses on kaupapa that strengthen Maori-Crown relations. Whai Kāinga Whai Oranga Māori Housing Prototypes were awarded joint-winners of this category for their four-year commitment to creating meaningful change in the future of housing and empowering Māori to determine the best approach for their communities.

9(2)(a)

RECENT HOUSES DELIVERED TO SITE

9(2)(a)

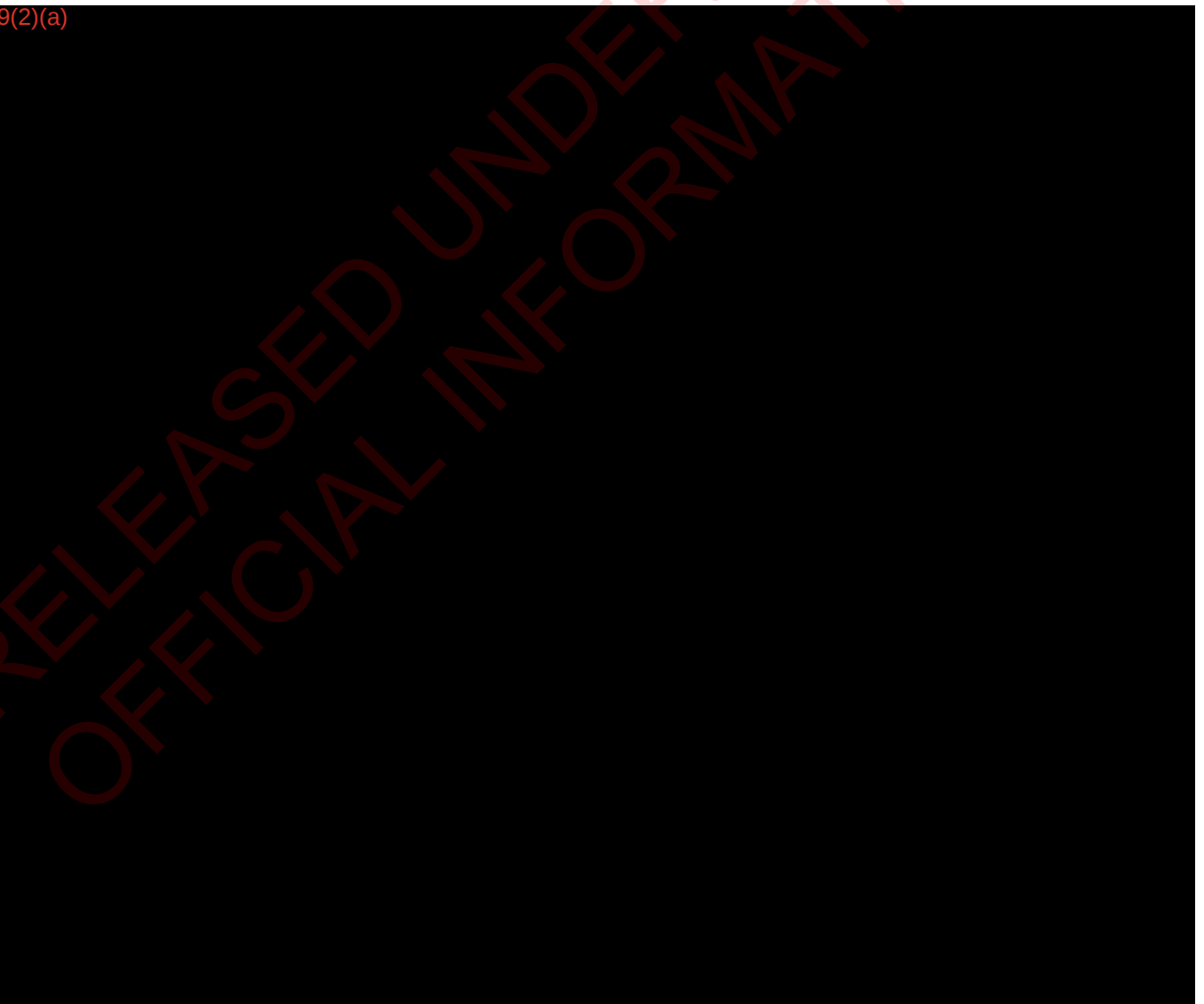


9(2)(a) whānau, delivered 10th August 2023

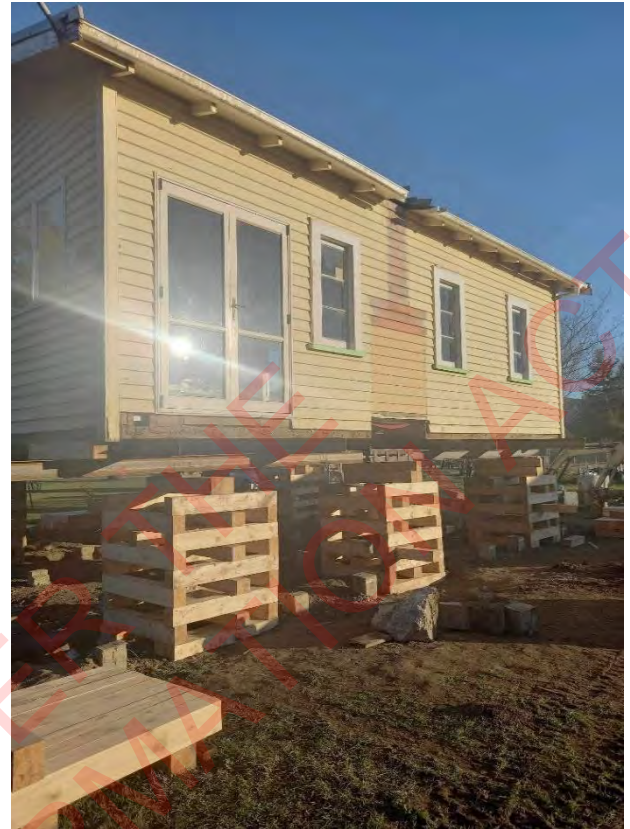
HUI Ā-IWI

On Tuesday 15th August Toitū Tairāwhiti Housing held its monthly hui ā-iwi with Ngati Porou and Uawa whānau joining in via zoom. The key focus of the hui was the Occupational Ownership Rights Agreement (OORA) and providing updates of each whānau financials.

9(2)(a)



TE KARAKA – First House Lifts



TAIRAWHITI STATEMENT OF UNITY

The below highlights the approval for a unified Tairāwhiti recovery plan submitted to the Cyclone Recovery Unit (lead DPMC). The collective of chief executives will be meeting with the Cyclone Recovery Unit next week to discuss the next steps. The intention is to confirm the level of investment next month and have the relevant contracts signed off in September 2023. The Kotahitanga – Tairawhiti Statement of Unity can be read below. The full press release can be read [here](#).

9(2)(a)

Kotahitanga - Tairawhiti Statement of Unity

Date: 25 July 2023

He honore, he kororia ki te Atua. He maungarongo ki te whenua. He whakaaro pai ki nga tangata katoa.
Peace and goodwill to all people.

The Chief Executives of the following organisations:

- Gisborne District Council
- Rongowhakaata Iwi Trust
- Tamanuhiri Tutu Poroporo Trust
- Te Aitanga-a-Mahaki Trust
- Te Runanganui o Ngati Porou
- Trust Tairawhiti
- Eastland Group

subject to the agreement of their Principals, agree to the attached collective Recovery Plan in Tairawhiti which is founded on:

1. Respect for the roles and responsibilities of each entity and the people who they represent.
2. Confirming that where entities are directly affected that they are active participants in all decision making processes and any implementation that results from these decisions.
3. The individual Recovery plans of each organisation are respected.
4. Consideration being given by all entities to the importance of economic, social, cultural and environmental implications and impacts for the region are addressed in a manner that is consistent with the interests of all parties.

Signatures:

Teina Moetara

Doug Jones

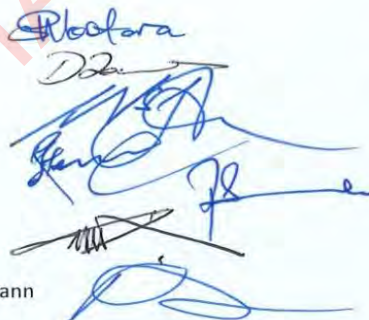
Wille Te Aho

George Reedy

Richard Searle

Matt Todd

Nedine Thatcher-Swann



Rongowhakaata Iwi Trust

Tamanuhiri Tutu Poroporo Trust

Te Aitanga-a-Mahaki Trust

Te Runanganui o Ngati Porou

Trust Tairawhiti

Eastland Group

Gisborne District Council



THE LISTENER – IWI LED SOLUTIONS

The below article ran as a companion piece and published as a web-only story by the 'The Listener' and was part of an in-print article that wrote about papakainga housing in Aotearoa. The full article can be read [here](#).

9(2)(a)

Hardship & Hope: 'People living in cow sheds': The iwi providing solutions to Tairāwhiti's housing crisis

25 Jul, 2023



In mid-2021 the group was funded by the Ministry of Housing and Urban Development and Te Puni Kōkiri to build 23 houses; at the end of that year they were contracted to deliver a further 28. Photo / Stephen Robinson

This is an online exclusive story.

"We can't fail," says Toitū Tairāwhiti Housing's 9(2)(a) "Our people are desperate and the longer we wait the longer they suffer."

NGATI POROU PRE-LOVED REPORT AUGUST 2023

Full report attached [here](#)



NGATI POROU PRE-LOVED REPORT



PROGRAMME GOVERNANCE GROUP

17 AUGUST 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	19	83%		
Code of Compliance Certification Issued	23	15	65%	4 9(2)(ba)(i) plus 9(2)(a) data was entered incorrectly, CCC is at 99% completion/final inspection has been conducted.	
Whanau living in the kāinga	23	20	87%		
Occupational Rights Agreements in place?	23	15	65%		
Whānau Loan Repayments Started	23	11	47%	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	19	83%		
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	3	13%	9(2)(ba)(i) 9(2)(a)	
3. Practical completion, awaiting CCC	23	4	17%	9(2)(a)	
4. Has CCC awaiting Occupancy	23	15	65%		

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
9(2)(ba)(i)	1	1	1		1	1
Kainga Ora- Home Grown Housing Solutions Ltd	4	4	4		4	4

Tranche 1 - MHN-48631 / HUD 00894

Progress Update Comments as at 16/08/2023

9(2)(a)	CCC application lodged. Land Trust requested LTO. Working with Apanui on ORA and Home ownership payments. Loan repayments started. 11/8 Paint work, soakers, porch screen pending 16/8
	CCC application lodged. Working with Apanui on ORA and Home ownership payments. Loan repayments started. 16/8
	Ballustrades completed. Versatile to return to complete build. 11/8 Paintwork, soakers and porch screen pending 16/8
	Practical completion. Final council inspection awaiting CCC 16/8 Remedial
	9(2)(ba) coming third week of August to complete build 16/8/23
	CCC application lodged. Working with Apanui on ORA and Home ownership payments. Loan repayments started. 16/8
	CCC Issued. Working with Apanui on ORA and Home ownership payments. MD and CFO met with Apanui early August 16/8.
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	CCC Issued. Working with Apanui on ORA and Home ownership payments. MD and CFO met with Apanui early August 16/8.
	CCC Issued. Working with Te Whakatohea on ORA and Home ownership payments. MD and CFO met with Whakatohea early August 16/8.
	CCC Issued. Working with Te Whakatohea on ORA and Home ownership payments. Loan repayments started. MD and CFO met with Whakatohea early August 16/8.
	IORA signed, payments have started. 12/01/23. Septic issue. Whānau to continue with maintennce. ORA still to sign off need to becompleted 14/6 Waiting for remedial repairs 3/7/2023. Still waiting on repairs and final ORA agreement 16/8
	IORA signed, payments started 16/8
	IORA signed, working through repayment amounts. Kaitakawaenga to follow up in payments. Request fr where awhina due to overcrowding. 16/8
	IORA signed, working through repayment amounts. 12/01/23. Remedials to be complted. 9(2)(a) do not want to pay anything until remedials completed. Kaitakawaenga to follow up. 16/8
	IORA signed, kaitakawaenga & whānau met, payments to start next week 16/8
	IORA signed, payments have started. 16/8
	Home is now on consented piles. HO is working in Kawerau but will let me know when he is back so we can discuss remaining works to be done to get CCC. 16/8
	ORA signed, payments to start on next pay day, May 2023. Loan repayments started. 16/8

9(2)(a)		Building Inspector has advised that there is remedials to do. Email sent to 9(2)(a) outlining reasons why remedials weren't addressed by HGHS team. 16/8
	9(2)(a)	site visit on 5/7. CCC issued. MD and CFO met with whānau early August 16/8.
	9(2)(a)	site visit on 5/7. CCC issued. MD and CFO met with whānau early August 16/8.

TRANCHE 2 STATISTICS – PROJECT CONTROL GROUP (PCG)

Project site development including progress to completion

TRANCHE 2 - HUD-1048 TPK MHN-49120

As at August 16 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	28	100%	
House delivered to site? Y/N		28	28	100%	
House on Consented Piles		28	27	96%	9(2)(a)
Connection to Services		28	19	68%	
Final Inspection		28	18	64%	
Code Compliance Certification (ccc) issued?		28	16	57%	
Whānau living in the kāinga?		28	19	68%	
Occupational Rights Agreements in place?		28	18	64%	
Whānau Loan Repayments Started		28	11	39%	Whānau yet to begin repayments due to no CCC: 9(2)(a) 9(2)(a) 9(2)(a) 9(2)(a)
Deposit Inv Paid		28	28	100%	
1st Progress Payment		28	28	100%	
2nd Progress Payment		28	27	96%	
Final Progress Payment		28	19	68%	
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%		
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		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 16/08/2023	
9(2)(a)	CCC Issued. Official House Opening May 6. IORA signed, kaitakawaenga & whānau met, payments have begun. 16/8
	House on piles, Infrastructure underway on April 11. Power shifted, cables in ground, waiting, Builder steps, cladding completed, reallocating new plumber. 16/8
	CCC Issued. IORA signed, kaitakawaenga & whānau met, loan repayments have begun. 16/8
	Final Inspection conducted. Awaiting CCC 15/5 - CCC issued 12/6.
	CCC attached here - OORA to be signed 10/08
	Final Inspection conducted. Awaiting CCC 15/5. - CCC issued 16/8
	CCC Issued. IORA signed, working through repayment amounts. Kaitakawaenga to follow up. 16/8
	CCC Issued. Official Opening May 7. Payments have started. 16/8
	Final Inspection conducted, awaiting CCC. Official House Opening May 7. Kaitakawaenga to follow up on ORA and payments. 16/8
	Final Inspection conducted, awaiting CCC. Official House Opening May 7. Kaitakawaenga to follow up on ORA and payments. 15/5. some remedial work to complete. 16/8
	98% painting completed. Panels on porch to be replaced. Left off because electrician needs access to the cables. Painter will return once power connected to paint panels. Finally received a quote from 9(2)(ba)(i) for power supply and new transformer. Electrician to ask ETA for transformer. CCC to be lodged once power connected. NO CHANGE 14/8/23.
	Majority of building works completed. Solar install within next couple of weeks. CCC will be lodged once electrical inspection done. 7/8/23. Contacted 9(2)(a) today re firm date for solar install. She advised that the Installer only arrived back in NZ last week and she will get back to me with a definite installation date within the next day or so. 16/8
	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. 16/8
	There has been some progress with 9(2)(ba)(i) and 9(2)(ba)(i). Electrician waiting on email from the network to power supplier to make an appointment with the meter installer. 9(2)(ba)(i) to finish build works ie install backsplash, replace kitchen unit, build railing on outside deck. Fencing materials arrived a couple of weeks ago. 16/8.
	Bathroom and toilet to be fitted. Storage ready for plastering. Roof tiles being removed 16/8
	Building consent has been approved. 16/8
	Current building works completed. Quote to move wall in the lounge submitted for approval. Full gas stove has been ordered. Once delivered will organise plumber to come back to complete finishing phase. Painter will return once wall has been moved. Electrical inspector due next week to sign off electrical work. 14/8/23.
	Woodburner still to be installed. Decks commenced. Email sent to 9(2)(ba)(i) to schedule fitoff of kitchen, bathroom, laundry, downpipes and connect

9(2)(a)	watersupply 16/8
	CCC Issued. Working with Apanui on ORA and Home ownership payments. 16/8
	CCC Issued. Working with Apanui on ORA and Home ownership payments. 16/8
	CCC received 22/05/2023 attached here
	Floorcoverings completed. Kitchen benchtops delayed 16/8
	CCC issued 30/3. Loan repayments started. 16/8
	CCC issued. Loan repayments started. 16/8
	CCC Issued. Working with Apanui on ORA and Home ownership payments. 12/01/23. Loan repayments started. 16/8
	CCC Issued 24/4. Loan repayments started. 16/8
	CCC Issued Jan 12. Working with Te Whakatohea on ORA and Home ownership payments. 16/8
	CCC Issued Jan 12. Working with Te Whakatohea on ORA and Home ownership payments. 16/8

TRANCHE 3 REPLACEMENT – NGĀI TĀMANUHIRI

Ngāi Tāmanuhiri submitted an official request to replace a Tranche 4 whānau with a Tranche 3 whānau. The full request can be read [here](#).



Tranche 3 Summary Report	As at August 16, 2023			
	Total houses	YES	Percentage	comments
Type	Total Houses	Completed	Percentage	Comments
LTO/ Occ Order	150	134	89%	Māori Land Court Hearings pending
Profile	150	145	97%	Whanau background, affordability, whenua, need
Āhuru Mōwai/ Pastoral Care	150	20	13%	
Completed Financial Literacy Programme?	150	73	49%	Sorted Kāinga Ora Agreement signed for Financial Literacy
Completed Home Performance Workshop?	150	17	11%	Kaitakawaenga undergoing training
Resource Consent Issued ? Y/N	84	42	50%	66 houses don't require Consent
Building Consent Issued ? Y/N	150	87	58%	
House Delivered to Site? Y/N	150	70	47%	
Final Inspection Date Booked Y/N	150	42	28%	
Final Inspection Conducted Y/N	150	40	27%	
Code of Compliance Certification Issued	150	19	13%	
Whānau living in kāinga?	150	35	23%	
Occupational Rights Agreement signed?	150	6	4%	
Deposit Inv Paid	150	78	49%	
1st Progress Payment	150	74	49%	
2nd Progress Payment	150	51	34%	
Final Progress Payment	150	42	28%	
Infrastructure.				
Infrastructure ready for build?	150	70	47%	
Infrastructure ready for connecting?	150	45	30%	

Insurance				
0. In transit, or not begun		71		
1. Temporary piles, awaiting Building Consent		17		
2. Construction Started		33		
3. Practical completion, awaiting CCC		14		
4. Has CCC awaiting Occupancy		15		
Total		150		

TOITŪ TAIRĀWHITI BUILTSMART – Te Wharau o Hineakua current progress

The below is a list of the 11 homes fully constructed and delivered to site, from Te Wharau o Hineakua (TTBL):

9(2)(a)



9(2)(a)

Currently under construction in bays 1 - 5 are 11 homes:

9(2)(a)



9(2)(a)



WHARE ĀWHINA PROJECT

30 Whare Āwhina have been fully constructed and delivered to site from Te Wharau o Hineakua. Currently in bay 6 are the next 6 cabins, **numbers 31 - 36**.



Installation of canopy awnings have been completed on 3 of the site scope whare āwhina.



TOITŪ TAIRĀWHITI HOUSING PREVIOUS HUI Ā-IWI

Kāinga Ora Homes and Communities **KiwiSaver** Poua te Oranga

DROP-IN HUI

- KIWI SAVER FIRST HOME WITHDRAWAL PROCESS
- \$5K OR \$10K FIRST HOME BUYER GRANTS
- APPLICATION SUPPORT

Nau mai, haere mai..

TE AITANGA A MAHAKI
WEDNESDAY 14 JUNE, 5.30PM
TE RUNANGA O TURANGANUI A KIWA BOARDROOM, LEVEL 3
(NGA WAI E RUA BUILDING)
CORNER OF LOWE STREET

TE WHANAU A APANUI
THURSDAY 15 JUNE, 5.00PM
TE KAHIA RESORT, CONFERENCE ROOM
TE WHANAU A APANUI

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

9(2)(a)

Join us to celebrate

CYCLONE RECOVERY
Heroe's

WEDNESDAY 5TH JULY | 6:00 PM
'The Gisborne Cosmopolitan Club'
190 Derby St, Gisborne
"MĀ O MAHI KA KITEA KOE
E TŌ IWI MĀORI E"

Nau mai, haere mai

TUESDAY 15 AUGUST
5PM - 7PM

HUI Ā-IWI

- KARAKIA
- MIMIMIHI
- GENERAL UPDATE
- OCCUPATIONAL OWNERSHIP RIGHTS AGREEMENT (OORA)
- HOME LOAN REPAYMENTS
- 1-1 WITH KAITAKAWAENGA FOR TRANCHES 1, 2 & 3
- TE AITANGA A MAHAKI NGAI TAMAMUHIRI RONGOWHAKAATA

VENUE: PARIHIMANIMI MARA WAIHIRE

TE AITANGA A MAHAKI

*HAERU MAI IWI
HEHEI KAI
PLEASE BRING A
KAI TO BRING*

Nau mai, haere mai

UP & COMING HUI

TTHL AUG 26 HUI Ā-IWI NGATI POROU	NICF 30-31 AUG NATIONAL IWI CHAIRS FORUM TAINUI/ WAIKATO/ TE NEHENEHE NUI	TTHL SEP 12 HUI: NGĀ IWI O TŪRANGANUI (RONGOWHAKAATA)	PHA 18-20 SEP PRINCIPLES OF HOME ADVISORS WOKSHOP
TTHL SEP 23 HUI Ā-IWI: TE WHĀNAU A APANUI	TTHL SEP 24 HUI Ā-IWI: NGATI POROU	TTHL 26 SEP TTHL BOARD OF DIRECTORS HOST: RONGOWHAKAATA	TTHL 12 OCT HUI Ā-IWI & FORTNIGHTLY NGATI POROU HUI



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](#)
Whare Āwhina Project Summary attached [here](#)
Flood Repair Costs Per House attached [here](#)

The PGG confirms that they have reviewed the TTHL MD report, financial reports, and invoices for the month of August 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 invoice for \$2,000,000.00 for TTKK is approved for payment.



INVOICE

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

Invoice Date
14 Aug 2023

Invoice Number
INV-0087

Reference
PDPA Toitu Tairawhiti
Housing Ltd

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 under the PDPA			
Balance of Infrastructure: Final instalment	1.00	2,000,000.00	2,000,000.00
		Subtotal	2,000,000.00
		TOTAL NZD	2,000,000.00

Due Date: 20 Sep 2023

ASB Bank Account: 12-3140-0316182-00

Toitu Tairawhiti Housing Limited



[View and pay online now](#)

PAYMENT ADVICE

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

Customer Te Tūāpapa Kura Kāinga -
Ministry of Housing & Urban
Development

Invoice Number INV-0087

Amount Due **2,000,000.00**

Due Date 20 Sep 2023

Amount Enclosed

Enter the amount you are paying above



TOITŪ TAIRĀWHITI HOUSING IWI PROTOTYPE REPORT

9(2)(a)

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PROGRAMME GOVERNANCE GROUP
21 SEPTEMBER 2023

Toitū Tairāwhiti Housing Iwi Prototype SEPTEMBER 2023

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[Highlights](#)

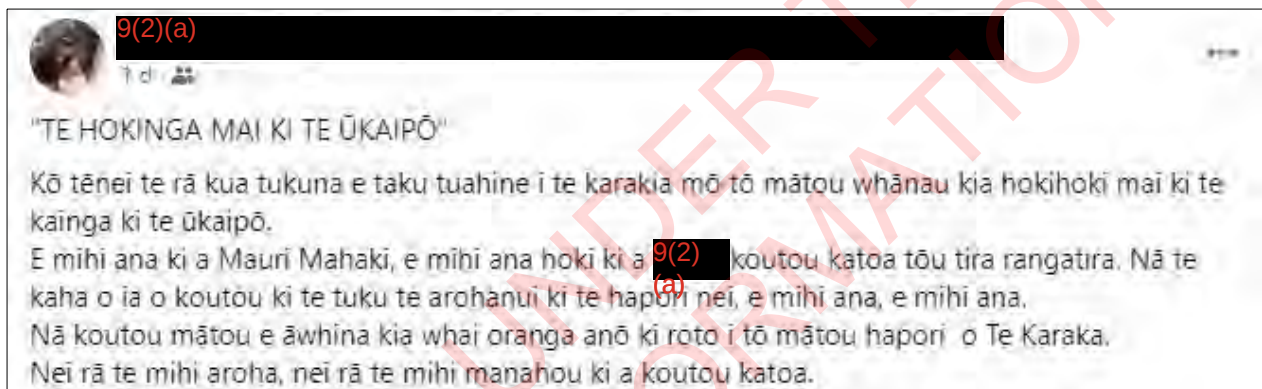
[Upcoming Hui](#)

[TT Builtsmart Ltd](#)

[Whare Āwhina](#)

HIGHLIGHTS - WIKOTU WHĀNAU OF TE KARAKA

September 5th saw the emotional beginning for Te Karaka whānau returning home, after it was destroyed by Cyclone Gabrielle. As per Māori customs the 9(2)(a) whānau led Karakia before settling back into their refurbished home. Below text: The family share gratitude and acknowledgment to the many who supported their whānau and wider community, to be able to **“return home to their origins – Te hokinga mai ki te ūkaipō”**.



9(2)(a)

TE HOKINGA MAI KI TE ŪKAIPŌ

Kō tēnei te rā kua tukuna e taku tuahine i te karakia mō tō mātou whānau kia hokihoki mai ki te kainga ki te ūkaipō.

E mihi ana ki a Mauri Mahaki, e mihi ana hoki ki a 9(2)(a) koutou katoa tōu tira rangatira. Nā te kaha o ia o koutou ki te tuku te arohanui ki te hapori nei, e mihi ana, e mihi ana.

Nā koutou mātou e āwhina kia whai oranga anō ki roto i tō mātou hapori o Te Karaka.

Nei rā te mihi aroha, nei rā te mihi manahou ki a koutou katoa.



20 SEPTEMBER 2023

Funding approved for flood resilience work in Te Karaka



RT HON CHRIS HIPKINS

Prime Minister

The Government has approved \$15 million to raise about 200 homes at risk of future flooding. More than half of this is expected to be spent in the Tairāwhiti settlement of Te Karaka, lifting about 100 homes there.

“Te Karaka was badly hit during Cyclone Gabrielle when the Waipāoa River flooded, breaching its stopbanks in multiple places and destroying properties,” Chris Hipkins said.

“The funding I’m announcing today is to lift at risk houses in the township to reduce vulnerability and mitigate significant risks. The mana whenua of Te Karaka, Te Aitanga-a-Māhaki, have driven this project, and I want to thank them for the work they have done on this.

“This work is critical for Tairāwhiti iwi and homeowners who have been displaced due to the recent weather events. While broader and more complex resilience measures may take a bit longer, raising houses provides an immediate and tangible solution that significantly reduces risk.

“One of the outcomes of the initiative is its positive impact on the affected Tairāwhiti communities. Elevated houses enable residents to return to their homes, allowing individuals to recover emotionally and materially in a more stable environment.

“There is more work to do in cyclone and flood affected regions and the Government continues to support those regions as they rebuild and recover,” Chris Hipkins said.

The \$15 million announced today is from the \$100 million funding announced as part of Budget 2023. This fund was specifically set aside for practical flood protection infrastructure like stopbanks as well as other local measures that can protect communities from flooding.

Along with the approximately 100 homes in Te Karaka, the funding also provides for a further 100 homes across the Tairāwhiti to be lifted, as determined by the Gisborne District Council.

The above announcement can be read [HERE](#).

SEDIMENT AND DEBRIS MANAGEMENT FUND INVESTMENT AGREEMENT

The full agreement is attached [HERE](#).



Te Puni Kōkiri

MINISTRY OF MĀORI DEVELOPMENT

REPORT TEMPLATE

<i>Details about your funding - for Te Puni Kōkiri use only</i>		
Ref number	TA-SDWD-05	
Name of organisation	Toitū Tairāwhiti Housing Limited	
Amount funded	\$2,000,000.00 (excluding GST)	
Funding Purpose	To provide Toitū Tairāwhiti Housing Limited (TTHL) with the necessary resources to enable them to safely extract 28,903m³ of woody debris deposited on streambanks and river terraces along the Waihora and Waingaromia rivers which feed into the Waipaoa catchment. The funding will be used for: • Establishment (transportation) of plant and machinery • Transportation of plant and machinery between sites • Cost of extraction to a load out pad • Loading and cartage of debris material to a safe storage location in-forest • Removal of debris from fence lines • Processing a portion of the debris material into firewood and delivery of the firewood to key storage areas in Tūranga and Wairoa for distribution to kaumatua and whanau • Return transportation of plant and machinery • Construction of roads, tracks and load out pads • Erosion and sediment control measures • Traffic Management • Resource consent preparation and submission • Project Management and supervision	
Deliverable	Description	Due Date
Progress Report	The report template is completed and provides Te Puni Kōkiri with information regarding the progress of the project. The report also outlines that the Funding Purpose is on track to be achieved.	16 October 2023
Final Report	The report template is completed and provides Te Puni Kōkiri with information regarding the outcome of the project. The report also outlines the Funding Purpose is achieved. Additionally, a full financial report recording the expenditure of the putea received.	15 December 2023

POU TAHUA PRESENTATION – NATIONAL IWI CAHIRS FORUM

The full presentation is attached [HERE](#).



HOME PERFORMANCE ADVISOR TRAINING

9 Kaitakawaenga from Te Whānau a Apanui, Te Aitanga a Māhaki, Ngati Porou and Ngāi Tāmanuhiri attended the advisor training September 18 – 20, held in Auckland's North Shore. Once assessments are achieved, Kaitakawaenga will be added to the National register of Certified Home Performance Advisors.

9(2)(a)



Email Correspondence:

1. He mihi & Next steps – Tairāwhiti Local Government Flood Resilience Co-Investment Fund [HERE](#)

MANA KĀINGA NATIONAL MĀORI HOUSING LEADERSHIP PROGRAMME – Details attached [HERE](#).

Programme Launch - Monday, 2 October 2023

Te Taumata o Kupe, Te Mahurehure Marae

73 Premier Avenue, Point Chevalier, Tāmaki Makaurau

Noho Wānanga Tuatahi - 3-4 October 2023

Wikitōria Hostel, Queen Victoria Māori Girls School

24 Glanville Terrace, Parnell, Tāmaki Makaurau



PSYCHOLOGICAL FIRST AID (PFA) TRAINING – 7th October, Te Karaka Area School

All TTHL Kaitakawaenga are encouraged and supported to attend the PFA Training, to be able to identify and support the needs of whānau in the communities they serve. Psychological First Aid (PFA) is a ‘best practice’ approach to providing initial emotional and practical support to someone who has experienced a traumatic event – either a large-scale disaster event or a personal traumatic incident. PFA can be seen as the mental and emotional equivalent of medical First Aid building community resilience, and the capacity to respond well to traumatic events in the community.

UPCOMING HUI: TURANGA MONTHLY HUI AND IWI HIKOI

This month’s Te Aitanga a Māhaki, Ngāi Tāmanuhiri and Rongowhakaata hui will be held **Friday September 15th**.



Nau mai, haere mai

FRIDAY 15TH SEPTEMBER
5PM - 7PM

HUI A-IWI
TE AITANGA A MĀHAKI,
NGĀI TĀMANUHIRI, RONGOWHAKAATA

- KARAKIA
- MIHIMIHI
- GENERAL UPDATE
- OCCUPATIONAL OWNERSHIP RIGHTS AGREEMENT (OORA)
- HOME LOAN REPAYMENTS
- 1-1 WITH KAITAKAWAENGA FOR TRANCHES 1, 2 & 3

VENUE: PAKOWHAI MARAE WAITUHI

MAURIA MAI HE PERETI KAI PLEASE BRING A KAI TO SHARE

9(2)(a) IWI HOSTS 9(2)(a)

TE AITANGA A MĀHAKI

Iwi hikoi will be:

Te Whānau a Apanui November 4th 2023

Ngati Porou Sunday 24th September

8.30am Wharekahika

11.30am Tikitiki Fire Station

3.00pm Uawa, Hauiti Hauora



Nau mai, haere mai

SATURDAY 23 SEPTEMBER

IWI HIKOI
TE WHĀNAU A APANUI

- KARAKIA
- MIHIMIHI
- GENERAL UPDATE
- OCCUPATIONAL OWNERSHIP RIGHTS AGREEMENT (OORA)
- HOME LOAN REPAYMENTS
- 1-1 WITH KAITAKAWAENGA FOR TRANCHES 1, 2 & 3

VENUE: TE WHĀNAU A APANUI

MAURIA MAI HE PERETI KAI PLEASE BRING A KAI TO SHARE

9(2)(a) 9(2)(a)

TE WHĀNAU A APANUI



Nau mai, haere mai

SUNDAY 24TH SEPTEMBER

IWI HIKOI
NGATI POROU

- KARAKIA
- MIHIMIHI
- GENERAL UPDATE
- OCCUPATIONAL OWNERSHIP RIGHTS AGREEMENT (OORA)
- HOME LOAN REPAYMENTS
- 1-1 WITH KAITAKAWAENGA FOR TRANCHES 1, 2 & 3

VENUES:

1. WHAREKAHIKA 8.30AM
TE PUNA MĀHAKI & SHATAUPARE
141 ONEPOTO RD, MONGI BAY
2. TIKITIKI 11.30AM
FIRE STATION
9 RANGITUNGA RD, TIKITIKI
3. UAWA 3.00PM
HAUITI MAORU
8-12 MAIN RD, UAWA

MAURIA MAI HE PERETI KAI PLEASE BRING A KAI TO SHARE

9(2)(a) 9(2)(a)

Te Runanganui o Ngati Porou

TOITŪ TAIRĀWHITI BUILTSMART – Te Wharau o Hineakua

The below is a list of the 12 homes fully constructed and delivered to site, from Te Wharau o Hineakua (TTBL):

1=	9(2)(a)	(Delivered)
2=	9(2)(a)	(Delivered)
3=	9(2)(a)	(Delivered)
4=	9(2)(a)	(Delivered)
5=	9(2)(a)	(Delivered)
6=	9(2)(a)	(Delivered)
7=	9(2)(a)	(completed, waiting on BC)
8=	9(2)(a)	(Delivered)
9=	9(2)(a)	(Delivered)
10=	9(2)(a)	(Delivered)
11=	9(2)(a)	(Delivered)
12=	9(2)(a)	(Delivered)

The following is the current build list and the weeks it has been under construction:

13=	9(2)(a)	(Under construction) Week 6
14=	9(2)(a)	(Under construction) Week 8
15=	9(2)(a)	(Under construction) Week 5
16=	9(2)(a)	(Under construction) Week 5
17=	9(2)(a)	(Under construction) Week 3
18=	9(2)(a)	(under construction) Week 3
19=	9(2)(a)	(Under construction) Week 1
20=	9(2)(a)	(Under construction) Week 1



WHARE ĀWHINA OPERATIONAL GUIDELINE attached [here](#)
BREAKDOWN OF WHARE ĀWHINA attached [here](#)



23 09 05 Whare
Awhina Project Sum

[Attached here](#)



TTBL - Flood Repair
per House.pdf

[Attached here](#)



TTBL - Transaction
Listing 05 09 2023.pdf

[Attached here](#)



TRANCHE 1		Whānau living in the kāinga	Occupational Rights Agreements in place?	Construction Started/Contract works	Practical completion, awaiting CCC	Has CCC awaiting Occupancy	Progress Update Comment
MHN-48631 / HUD 00894							
Report as at 9/11/2023							
	Whanau Name						
1	9(2)(a)	NO	NO	No	Yes	No	CCC application lodged. Land Trust requested LTO. Working with Apanui on ORA and Home ownership payments. Loan repayments started. 11/8 Paint work, soakers, porch screen pending 9(2)(ba)(i) 24/8. Ballustrades completed by TTHL 30/8
2		YES	YES	No	Yes	No	CCC application lodged. Working with Apanui on ORA and Home ownership payments. Loan repayments started. 11/8
3		NO	NO	No	Yes	No	Ballustrades completed. 9(2)(ba)(i) to return to complete build. 11/8 Paintwork, soakers and porch screen pending 9(2)(ba)(i) 23/8 Ballusters complete 30/8
4		YES	NO	No	Yes	No	Practical completion. Final council inspection awaiting CCC23/8 9(2)(ba)(i) documents received. 9(2)(ba)(i) remedials remain outstanding. 30/8
5		NO	NO	No	Yes	No	9(2)(ba)(i) coming third week of August to complete build 16/8/23 Waiting on 9(2)(ba)(i) 30/8 9(2)(ba)(i) noshow. Emailed 4/9

6	9(2)(a)	YES	YES	No	Yes	No	CCC application lodged. Working with Apanui on ORA and Home ownership payments. Loan repayments started. 15/5
7		YES	YES	No	No	Yes	CCC Issued. Working with Apanui on ORA and Home ownership payments. 12/01/23
8		YES	YES	No	No	Yes	CCC Issued. Working with Apanui on ORA and Home ownership payments. 12/01/23
9		YES	YES	No	No	Yes	CCC Issued. Working with Apanui on ORA and Home ownership payments. 12/01/23
10		YES	YES	No	No	Yes	CCC Issued. Working with Apanui on ORA and Home ownership payments. 12/01/23
11		YES	YES	No	No	Yes	CCC Issued. Working with Te Whakatohea on ORA and Home ownership payments. 12/01/23
12		YES	YES	No	No	Yes	CCC Issued. Working with Te Whakatohea on ORA and Home ownership payments. Loan repayments started. 15/5
13		YES	YES	No	No	Yes	CCC Issued, OORA signed, home loan payments have started 22/8
14		YES	YES	No	No	Yes	CCC Issued, OORA signed, home loan payments have started 22/8
15		YES	YES	No	No	Yes	CCC Issued, OORA signed, to begin home loan repayments. 6/9
16		YES	YES	No	No	Yes	CCC Issued, negotiating OORA until remedials are completed. No home loan repayments have started. 22/8
17		YES	YES	No	No	Yes	CCC Issued, OORA signed, home loan payments have started. Remedials to follow up. 22/8
18		YES	YES	No	No	Yes	CCC Issued, OORA signed, home loan payments have started. Remedials to follow up. 22/8



10	9(2)(a)	No	No	No	YES	No	Final inspection scheduled for Tuesday 15th August 10/8
20		YES	YES	No	No	Yes	CCC issued 9/8/22, OORA signed, homeloan repayments have started. 24/8
21		YES	In progress	No	Yes	No	Building Inspector has advised that there is remedials to do. Email sent to 9(2)(a) outlining reasons why remedials weren't addressed by HGHS team. 7/8/23.
22		YES	In progress	No	No	Yes	CCC issued 12/6/23, OORA to be signed and loan repayments to begin once whānau have reviewed financials. 6/9
23		YES	In progress	No		Yes	CCC SUSPENDED, AWAITING PS4 AND SITE VERIFICATION 9/9/23 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.
		19	15	0	8	15	



TRANCHE 2		Whānau living in the kāinga	Construction Started/Contract works	Practical completion, awaiting CCC	Has CCC awaiting Occupancy	Progress Update Comment
MHN-49120 / HUD-001048						
Report as at 9/11/2023						
	Whanau Name					
1	9(2)(a)	Yes	No	No	Yes	CCC issued, OORA signed and payments underway 22/8
2		Yes	No	No	YES	CCC Issued, OORA signed, payments underway. 22/8
3		Yes	No	No	Yes	CCC Issued.OORA signed and payments underway.
4		Yes	No	No	Yes	CCC Issued, OORA signed and payments underway 22/8
5		Yes	No	No	Yes	CCC Issued, OORA signed, payments underway. 22/8
6		Yes	No	No	Yes	CCC Issued, Working with kaitakawaenga for ORA & home loan payments. 22/8
7		Yes	No	No	Yes	CCC Issued, Working with kaitakawaenga for ORA & home loan payments. 22/8
8		Yes	No	No	Yes	CCC Issued. Official Opening May 7. Payments have started. 15/5CCC Issued, OORA signed and payments underway 22/8

9	9(2)(a)	Yes	No	No	Yes	CCC Issued, OORA signed and payments underway 22/8
10		Yes	No	No	Yes	CCC Issued, OORA signed and payments underway 22/8
11		No	No	Yes	No	CCC to be lodged once power connected. NO CHANGE 14/8/23.
12		No	No	Yes	No	CCC will be lodged once electrical inspection done. 7/8/23.
13		No	No	No	Yes	Final Inspection completed, BC amendment or insite variation prior to CCC issue. 6/9
14		YES	No	No	Yes	Fencing materials arrived a couple of weeks ago. 7/8/23. CCC Issued
15		No	No	No	Yes	Solar panels scheduled for install today 4/9 Final inspection
16		No	No	YES	NO	CCC booked with 9(2)(a) for 7th. Fireplace awaiting sign off by 9(2)(a) 6/9
17		No	Yes	No	No	Electrical inspector due next week to sign off electrical work. 14/8/23.
18		NO	No	No	Yes	Woodburner installed. Deck complete. Kitchen, bathroom and laundry fitted off. Remedials in progress. Documents being piled ahead of final inspection 4/9
19		YES	No	No	Yes	CCC Issued. Working with Apanui on ORA and Home ownership payments. 12/01/23
20		YES	No	No	Yes	CCC Issued. Working with Apanui on ORA and Home ownership payments. 12/01/23
21		YES	No	No	Yes	CCC received 22/05/2023 attached here



22	9(2)(a)	No	Yes	No	No	Benchtops received pending install this week 4/9
23		YES	No	No	Yes	CCC issued 30/3. Loan repayments started. 15/5
24		YES	No	No	Yes	CCC issued. Loan repayments started. 15/5
25		YES	No	No	Yes	CCC Issued. Working with Apanui on ORA and Home ownership payments. 12/01/23. Loan repayments started. 15/5
26		YES	No	No	Yes	CCC Issued 24/4. Loan repayments started. 15/5
27		YES	No	No	Yes	CCC Issued Jan 12. Working with Te Whakatohea on ORA and Home ownership payments. 12/01/23
28		YES	No	No	Yes	CCC Issued Jan 12. Working with Te Whakatohea on ORA and Home ownership payments. 12/01/23
	TOTAL	20	2	3	23	

Tranche 3 Summary Report	As at September 23, 2023			
	Total houses	YES	Percentage	comments
Type	Total Houses	Completed	Percentage	Comments
LTO/ Occ Order	150	134	89%	Māori Land Court Hearings pending
Profile	150	145	97%	Whanau background, affordability, whenua, need
Completed Financial Literacy Programme?	150	73	49%	Sorted Kāinga Ora Agreement signed for Financial Literacy
Completed Home Performance Workshop?	150	17	11%	Kaitakawaenga undergoing training
Resource Consent Issued ? Y/N	84	42	50%	66 houses don't require Consent
Building Consent Issued ? Y/N	150	93	62%	
House Delivered to Site? Y/N	150	77	51%	
Final Inspection Date Booked Y/N	150	42	28%	
Final Inspection Conducted Y/N	150	40	27%	
Code of Compliance Certification Issued	150	24	16%	
Whānau living in kāinga?	150	35	23%	
Occupational Rights Agreement signed?	150	6	4%	
Deposit Inv Paid	150	81	54%	
1st Progress Payment	150	76	51%	
2nd Progress Payment	150	51	34%	
Final Progress Payment	150	42	28%	
Infrastructure.				
Infrastructure ready for build?	150	72	48%	
Infrastructure ready for connecting?	150	46	31%	
Insurance				



0. In transit, or not begun		71		
1. Temporary piles, awaiting Building Consent		17		
2. Construction Started		33		
3. Practical completion, awaiting CCC		14		
4. Has CCC awaiting Occupancy		15		
Total		150		

THE FULL REPORT TO MHUD & TPK TRANCHE 1 TO 3 CAN BE READ [HERE](#).

RELEASED UNDER THE
OFFICIAL INFORMATION ACT



LATEST FORECAST REPORT SUMMARY AS AT 17 SEP 2023 FINANCIALS ALL TRANCHES

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

RELEASED UNDER THE
OFFICIAL INFORMATION ACT



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



Financial report as at 17 Sep 2023 Tranche 3 Attached [HERE](#)

Whanau repayments T3 attached [HERE](#)

Financials reports for T2 attached [HERE](#)

Whanau repayments T2 attached [HERE](#)

Financials reports for T1 attached [HERE](#)

Whanau repayments T1 attached [HERE](#)

The PGG confirms that they have reviewed the TTHL MD report, financial reports, and invoices for the month of August 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.

Toitu Tairawhiti Housing Limited

Board Report *September 20, 2023*

Prepared By: Project Governance Group – Toitu Tairawhiti Housing Limited

Date: September 14, 2023

- To: Housing Governance Board Attn** 9(2)(a) (MHUD), 9(2)(a) (TPK), 9(2)(a) (TPK)

Subject: Progress Report and Recommendations Tranches 1 to 3 for Toitu Tairawhiti Housing Limited and Maru Ora Limited

Executive Summary:

The Project Governance Group (PGG), consisting of 9(2)(a) and 9(2)(a), has completed a comprehensive review of the housing projects managed by Toitu Tairawhiti Housing Limited (TTHL) in partnership with Maru Ora Management teams. The purpose of this report is to present our findings and recommendations to the Ministry of Housing and Urban Development (MHUD) and Te Puni Kōkiri (TPK) for the upcoming meeting on September 20th.

Key findings and recommendations include:

1. Tranche 1 Progress and Recommendations:

- Tranche 1 is progressing well and is recommended for finalization and closure by September 30th.
- Any final CCC work required post final inspection to be managed by TTHL management, utilizing recycled funds held by Maru Ora Limited (if required).
- 23 out of 23 houses either have CCC or are ready for final inspection now. Any delay in issuing CCC will be caused by lack of resource within GDC by September 30th.
- Budget and funding for Tranche 1 are fully utilized (no additional funding needed).
- The main learnings for Tranche 1 were that Preloved houses were slow to finalise and tended to be over budget, therefore it is recommended by the PGG to minimize the number of Preloved houses to below 25% in Tranche 4 and apply greater focus to the selection of houses to be relocated and project management delivery processes.
- A final report will be submitted to MHUD and TPK by September 30, 2023.

2. Tranche 2 Progress and Recommendations:

- Tranche 2 is progressing well and is recommended for finalization and closure by October 31st.
- Any final CCC work required post final inspection will be managed by TTHL management, using recycled funds held by Maru Ora Limited (if required).
- Currently, 26 out of 28 houses are ready for CCC/Final inspection.
- The remaining 2 houses are expected to have CCC or be ready for final inspection by October 31st with any delays in issuing CCC's caused by a lack of resources within GDC due to the extra work caused by the cyclone.
- Budget and funding for Tranche 2 are forecasted to be fully utilized (no additional funding needed).
- The main learnings for Tranche 2 were that Preloved houses were slow to finalise and over budget, therefore it is recommended by the PGG to minimize the number of Preloved houses to below 25% in Tranche 4 and apply greater focus to the selection of houses to be relocated and project management delivery processes.
- Of the 20 Infrastructure target, work on 17 of these are expected to be completed by 31st October 2023, with the remaining 3 expected to be delivered in conjunction with Tranche 3.
- A final report will be submitted to MHUD and TPK by October, 2023.

3. Tranche 3 Progress and Update:

- Tranche 3 has made significant progress:
 - 142 profiles for whanau have been completed.
 - 132 LTO/OCC Orders have been received as complete.
 - 94 Building consents have been issued.
 - 78 houses have been delivered to the site.
 - 69 houses have reached the CCC/final inspection stage (including a transfer from the Whare Awhina program of 27 houses).
 - 35 Whanau are living in Kainga.
- It is forecast the overall program will be overbudget which may cause a reduction of up to 3 houses to 147 from 150 initial houses, but it is expected that recycled funds can cover this overspend to ensure the full program of 150 houses is achieved.
- The transfer of housing from the Whare Awhina project will add to the numbers of the original Tranche 3 program. (e.g. 150 houses plus 27 houses, a new total of 177 houses are expected to be completed under tranche 3)
- Total current forecast is an 9(2)(ba)(i), 9(2)(b)(ii). No additional or new funding is required at this stage to meet the overall programme target.

TRANCHE 3 PDPA FLOOD RECOVERY ADDITIONS:

- A total of 104 Whare Awhina houses were delivered in a very timely manner immediately following the event. This has had a significant impact on preventing homelessness and use of other unsuitable temporary accommodation i.e., cars, motels.
- 27 have subsequently been identified as suitable for permanent housing and transferred to Tranche 3.
- It is expected more houses will be transferred to Tranche 3 if they are suitable for permanent housing.
- Repurposing of Whare Awhina for the wellbeing of the community will occur if houses are not suitable for permanent housing e.g – further support for temporary housing (people in need), Civil defence program, Medical centre, Church, sale and recycle of funds to permanent housing etc.
- A post-cyclone pivot occurred, causing delays to the Tranche 3 program delivery.
- The total housing units are 147 houses plus 104 Whare Awhina, increasing total volumes under the PDPA through the addendum to the supply of 251 accommodation units.

TRANCHE 3 – PDPA Housing addition : TATAU TATAU / Wairoa / Mohaka

- In addition to the Whare Awhina program TTHL has also completed the following:
- the Supply and delivery of 13 houses to TATAU / TATAU.
- Supply and delivery of 30 houses to Mohaka / Wairoa.
- Advice to Ngati Kahungunu on supply of 100 (Napier / Hastings).
- Advice and support to Ngati Koroki Kahukura on 20 houses.

Gems that worked well:

- Strong Leadership – 9(2)(a) [REDACTED].
- Strong high-level support by MHUD / TPK 9(2)(a) [REDACTED] and the team).
- Kaitakawaenga – Local leadership in own Rohe dealing with Whanau.
- Different approach taken with local leadership/governance and decision-making.
- Strong Administrative and financial support reporting – 9(2)(ba)(i) [REDACTED]
- Kawenata – Open and honest discussion. Transparency with stakeholder relationships
- PDPA – Partnership relationship enabling an ability to adjust and update.
- Working capital facility – Provided good cash flow.
- Gisborne Builtsmart facility.

- Financial literacy and home performance programs.
- Te Ahuru Mowai – Pastoral care.
- A new customised Occupational Rights Agreement (ORA) and ownership protocol.
- Commencing use of financial tools for whanau ownership (ORA Access to kiwisaver, 1st home grant for Whanau ownership.
- Policy change in MHUD to wellbeing - Repurposing of houses to civil defence, medical centre, Church, MHUD focused on wellbeing, other accommodation for Whanau in need.
- Benchmarking – TTHL build cost 9(2)(b)(ii), 9(2)(ba)(i) competitive and lower than other suppliers in the market with overheads percentage improving with higher house numbers.

Issues/Improvements:

- Cyclone recovery project – Resources allocated to achieve urgent need.
- GDC resources stretched – due mainly to Cyclone.
- Spreadsheets getting outgrown – require a database for reporting.
- Greater and improved information on programming works and forecasting
- Reduce the number of Pre-loved houses to up to 25% in Tranche 4 with a greater focus on selection and delivery processes– New build supplied by the Builtsmart facility a more reliable, sustainable option.
- Major impact by roading to deliver/have access sites/getting electricity hooked up, etc., which has delayed CCC and final inspections.
- Continue to build capability and capacity

4. Tranche 4 Progress and Update:

- Tranche 4 housing project is recommended for approval.
- Being 75 houses, 20 wellbeing houses, 50 affordable rentals (refer to paper of support from PGG dated 12/04/2023).

5. Recycled Funds Summary:

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

- A learning has been to go through the ORA at the start of the program. Tranches 1 and 2 has had a slow uptake of the ORA signing due to The ORA being developed part way through the program. Management is focusing on getting these signed and operationally in place. Tranche 3 ORA's are discussed through the initial phase of the program and are quicker to be signed before the Whanau move into the property.

6. Other Managed Funds – Key Achievements (Information only):

- Toitu Tairāwhiti – Cyclone Recovery – Temporary housing Flood Recovery:
 - Key achievements - 104 houses provided on time, within budget.
- Toitu Tairāwhiti – Flood Repair program:
 - Repairing - 89 houses.
- Wairoa New dwelling contracts:
 - Supply of 14 houses.
- Mohaka Support:
 - Supply of 23 houses.
- Tatau Tatau:
 - Supply of 13 houses.
- Slash Recovery Program:
 - \$2m of slash program recovery work.
- Civil defence program:
 - 45 containers supplied to Civil defence sites in the Rohe.
- DPMC:
 - 4 IWI flood recovery program conduits \$1.3m.

Matters for Noting:

- Tranche 1 progress and close-off.
- Tranche 2 progress and close-off.
- Tranche 3 progress and update.
- Recycling of funds – progress and evidence.
- Management of other funds.

Recommendation:

Based on the findings and recommendations above, we recommend that the Board takes the following actions:

- Approve the closure of Tranche 1 by September 30, 2023, as outlined.
- Approve the closure of Tranche 2 by October 31, 2023, as outlined.

- Approve the continuation of Tranche 3 with the incorporation of an additional 27 houses from the Whare Awhina flood recovery program.
- Approve the Tranche 4 housing project.
- Monitor and manage the recycled funds as detailed in the report.

This report reflects our extensive analysis of the progress and future outlook of the housing projects managed by TTHL. We believe that implementing these recommendations will ensure the successful completion of the projects and sound financial management. Detailed analyses are available upon request.

We look forward to your review and approval of these recommendations.

Report completed by, 9(2)(a)

Project Governance Group

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OFFICIAL INFORMATION ACT

Appendix one:

Forecast Tranche 1:

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

Tranche 1		Whānau living in the kāinga	Occupational Rights Agreements in place?	2. Construction Started/Contr act works	3. Practical completion, awaiting CCC	4. Has CCC awaiting Occupancy	Progress Update Comment
MHN-48631 / HUD 00894							
Report as at							
11/09/2023							
	Whānau Name						
1	9(2)(a)	NO	NO	No	Yes	No	CCC application lodged. Land Trust requested LTO. Working with Apanui on ORA and Home ownership payments. Loan repayments started. 11/8 Paint work, soakers, porch screen pending 9(2)(ba)(i) 24/8. Ballustrades completed by TTHL 30/8
2		YES	YES	No	Yes	No	CCC application lodged. Working with Apanui on ORA and Home ownership payments. Loan repayments started. 11/8
3		NO	NO	No	Yes	No	Ballustrades completed. 9(2)(ba)(i) to return to complete build. 11/8 Paintwork, soakers and porch screen pending 9(2)(ba)(i) 23/8 Ballusters complete 30/8
4		YES	NO	No	Yes	No	Practical completion. Final council inspection awaiting CCC23/8 9(2)(ba)(i) documents received. 9(2)(ba)(i) remedials remain outstanding. 30/8
5		NO	NO	No	Yes	No	9(2)(ba)(i) coming third week of August to complete build 16/8/23 Waiting on 9(2)(ba)(i) 30/8 9(2)(ba)(i) noshow. Emailed 4/9
6		YES	YES	No	Yes	No	CCC application lodged. Working with Apanui on ORA and Home ownership payments. Loan repayments started. 15/5
7		YES	YES	No	No	Yes	CCC Issued. Working with Apanui on ORA and Home ownership payments. 12/01/23
8		YES	YES	No	No	Yes	CCC Issued. Working with Apanui on ORA and Home ownership payments. 12/01/23
9		YES	YES	No	No	Yes	CCC Issued. Working with Apanui on ORA and Home ownership payments. 12/01/23
10		YES	YES	No	No	Yes	CCC Issued. Working with Apanui on ORA and Home ownership payments. 12/01/23
11		YES	YES	No	No	Yes	CCC Issued. Working with Te Whakatohea on ORA and Home ownership payments. 12/01/23
12		YES	YES	No	No	Yes	CCC Issued. Working with Te Whakatohea on ORA and Home ownership payments. Loan repayments started. 15/5
13		YES	YES	No	No	Yes	CCC Issued, OORA signed, home loan payments have started 22/8
14		YES	YES	No	No	Yes	CCC Issued, OORA signed, home loan payments have started 22/8
15		YES	YES	No	No	Yes	CCC Issued, OORA signed, to begin home loan repayments. 6/9
16		YES	YES	No	No	Yes	CCC Issued, negotiating OORA until remedials are completed. No home loan repayments have started. 22/8
17		YES	YES	No	No	Yes	CCC Issued, OORA signed, home loan payments have started. Remedials to follow up. 22/8
18		YES	YES	No	No	Yes	CCC Issued, OORA signed, home loan payments have started. Remedials to follow up. 22/8
10	No	No	No	YES	No	Final inspection scheduled for Tuesday 15th August 10/8	
20	YES	YES	No	No	Yes	CCC issued 9/8/22, OORA signed, homeloan repayments have started. 24/8	
21	YES	In progress	No	Yes	No	Building Inspector has advised that there is remedials to do. Email sent to 9(2)(a) outlining reasons why remedials weren't addressed by GHSL team. 7/8/23.	
22	YES	In progress	No	No	Yes	CCC issued 12/6/23, OORA to be signed and loan repayments to begin once whānau have reviewed financials. 6/9	
23	YES	In progress	No		Yes	CCC SUSPENDED, AWAITING PS4 AND SITE VERIFICATION 9/9/23 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.	
		19	15	0	8	15	

Appendix two:

Forecast Tranche 2:

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

Maru Ora - House Master List (Tranche 2) - New Builds Only						
Report as at						
11/09/2023						
	Customer Name	Whānau living in the kāinga?	2. Construction Started	3. Practical completion, awaiting CCC	4. Has CCC awaiting Occupancy	Progress Update Comment
1	9(2)(a)	Yes	No	No	Yes	CCC Issued, OORA signed and payments underway 22/8
4		Yes	No	No	YES	CCC Issued, OORA signed, payments underway. 22/8
3		Yes	No	No	Yes	CCC Issued.OORA signed and payments underway.
4		Yes	No	No	Yes	CCC Issued, OORA signed and payments underway 22/8
5		Yes	No	No	Yes	CCC Issued, OORA signed, payments underway. 22/8
6		Yes	No	No	Yes	CCC Issued, Working with kaitakawaenga for ORA & home loan payments. 22/8
7		Yes	No	No	Yes	CCC Issued, Working with kaitakawaenga for ORA & home loan payments. 22/8
8		Yes	No	No	Yes	CCC Issued. Official Opening May 7. Payments have started. 15/5CCC Issued, OORA signed and payments underway 22/8
9		Yes	No	No	Yes	CCC Issued, OORA signed and payments underway 22/8
10		Yes	No	No	Yes	CCC Issued, OORA signed and payments underway 22/8
11		No	No	Yes	No	CCC to be lodged once power connected. NO CHANGE 14/8/23.
12		No	No	Yes	No	CCC will be lodged once electrical inspection done. 7/8/23.
13		No	No	No	Yes	Final Inspection completed, BC amendment or insite variation prior to CCC issue. 6/9
14		YES	No	No	Yes	Fencing materials arrived a couple of weeks ago. 7/8/23. CCC Issued
15		No	No	No	Yes	Solar panels scheduled for install today 4/9 Final inspection
16		No	No	YES	NO	9(2)(a) 6/9
17		No	Yes	No	No	Electrical inspector due next week to sign off electrical work. 14/8/23.
18		NO	No	No	Yes	Woodburner installed. Deck complete. Kitchen, bathroom and laundry fitted off. Remedials in progress. Documents being piled ahead of final inspection 4/9

19	9(2)(a)	YES	No	No	Yes	CCC Issued. Working with Apanui on ORA and Home ownership payments. 12/01/23
20		YES	No	No	Yes	CCC Issued. Working with Apanui on ORA and Home ownership payments. 12/01/23
21		YES	No	No	Yes	CCC received 22/05/2023 attached here
22		No	Yes	No	No	Benchtops received pending install this week 4/9
23		YES	No	No	Yes	CCC issued 30/3. Loan repayments started. 15/5
24		YES	No	No	Yes	CCC issued. Loan repayments started. 15/5
25		YES	No	No	Yes	CCC Issued. Working with Apanui on ORA and Home ownership payments. 12/01/23. Loan repayments started. 15/5
26		YES	No	No	Yes	CCC Issued 24/4. Loan repayments started. 15/5
27		YES	No	No	Yes	CCC Issued Jan 12. Working with Te Whakatohea on ORA and Home ownership payments. 12/01/23
28		YES	No	No	Yes	CCC Issued Jan 12. Working with Te Whakatohea on ORA and Home ownership payments. 12/01/23
			20	2	3	23

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MHN-49120 / HUD-001048				
Maru Ora - House Master List (Tranch 2) - Infrastructure Only Houses				
Report as at				
20/06/2023				
			</	

Appendix three:

Forecast Tranche 3:

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

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

Detailed spreadsheet of program available on request.

Appendix 4

Support letter from PGG

FW: Support letter - In support of Toitu Tarawhiti Housing Limited being guaranteed funding in the 23 / 24 budget

9(2)(a)

Submission of Final Manuscript Due To Authors & Authors To Submit Proof: 11 March 2023
SCI FII

la Ora all'

The Project Governance Group (made up of [REDACTED] 9(2)(a) [REDACTED]) for Tortu Talarwili Housing Limited meet this morning 06th April 2023 and support the National Iwi Chairs forum. In recommending to the Housing Governance Group, that, Tortu Talarwili Housing Limited be guaranteed funding in the 23 / 24 budget for the following additional houses:-

1. Build an additional 75 houses to the tranche-3 partnership programme provided TTHL achieves delivery of 50% CCC of that programme by 31 MAY 2023.
2. Establish the infrastructure for the Turanga Tangata Rite Wellness Centre.
3. Build 20 houses for home ownership on the Turanga Tangata Rite Wellness Centre; and
4. Build 20 houses for TTHL ownership which are managed through KO for public housing on the Turanga Tangata Rite Wellness Centre site.

3) reference we have attached the presentation you have made to Sir Brian Roda – the Chair of the Cyclists' Gabrielis Taskforce, in which you reiterated the recommendations listed above:

- (iv) New Housing Under existing Programme/Delivery Partnership Agreement - \$82,587,500
12. \$30m for new housing in Te Aotanga a Mahori for infrastructure at Tangata Rite Wellbeing site
- 150 housing sites at \$200,000 for full infrastructure (including central wellbeing hub of wrap around services)
13. \$22.4m for construction of 70 houses at the Turanga Tangata Rite Wellbeing site.
- 70 x \$320,000 (average cost of house).
 - 1. 20 Iwi houses;
 - 50 house built by the Iwi for Kainga Ora clients but owned by Toitū Tairāwhiti Housing Limited
14. \$30,187,500 for the development of 75 houses under the Toitū Tairāwhiti Housing Limited home ownership programme (generally on private Māori owned land where the land is the home owners contribution).
- 75 x \$402,500

www.elsevier.com/locate/ymbs

9(2)(a)



TOITŪ TAIRĀWHITI HOUSING IWI PROTOTYPE REPORT

9(2)(a)

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PROGRAMME GOVERNANCE GROUP

30 NOVEMBER 2023



Toitū Tairāwhiti Housing Iwi Prototype NOVEMBER 2023

This Progress Report includes updates on:

[Highlights](#)

[Cyclone Recovery](#)

[Tranche 3](#)

[Tranche 4](#)

[Te Wharau o Hineakua](#)

[Workforce Development](#)

[Tairāwhiti Brief To Incoming Ministers](#)

[Financial report](#)

HIGHLIGHTS

Below image at Te Wharau o Hineakua, advocating for TTHL strategy with Hon. Tama Potaka Minister of Conservation, Minister for Māori Crown Relations: Te Arawhiti, Minister for Māori Development, Minister for Whānau Ora, Associate Minister of Housing (Social Housing) and MP for East Coast Dana Kirkpatrick and formal 9(2)(a).

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.

CYCLONE RECOVERY RELOCATABLE CABINS

Operational Policy Guidelines – 24 October 2023 [ATTACHED HERE](#).

The fully executed **grant funding agreement** for iwi and maori led cyclone recovery relocatable cabin programme – additional funding can be read [HERE](#).



MBIE FUNDING AGREEMENT FOR TAIRAWHITI CYCLONE GABRIELLE REGIONAL RECOVERY WORKFORCE INITIATIVE

The agreement is attached [HERE](#).

TRANCHE 4 SUPPLEMENTAL AGREEMENT TO THE PDPA – As at November 2023

The fully executed supplemental agreement to the PDPA is attached [HERE](#).

Geotechnical signed agreement for Tranche 4 is attached [HERE](#).

Wastewater Design signed offer of service for Tranche 4 is attached [HERE](#).

KANOA VARIATION AGREEMENT

The Kanoa variation agreement is attached [HERE](#).

WORKFORCE DEVELOPMENT - CADETSHIP AGREEMENT

The fully executed cadetship agreement is attached [HERE](#).

VARIATION: WORKFORCE DEVELOPMENT - CADETSHIP AGREEMENT

The fully executed variation to the cadetship agreement is attached [HERE](#).



SORTED KAINGA ORA FINANCIAL LITERACY

Te Puni Kokiri have approved to support 6 new SKO projects as per the below deliverables.

Deliverable	Deliverable Description	Current Due Date	Payment Amount
On Execution of Agreement	On execution - Contract signed and invoice received - saved to CS	TBC	9(2)(ba)(i), 9(2)(b)(ii)
Deliverable 1	First 2 of 6 SKO programmes - Graduation date provided, names of participants provided.	TBC 1 month later	
Deliverable 2	First 2 cohorts - Post workshop navigator support has started.	TBC 2 months later	
Deliverable 3	Second 2 of 6 SKO programmes - Graduation date provided, names of participants provided.	TBC 1-2 months later	
Deliverable 4	Second 2 cohorts - Post workshop navigator support has started.	TBC 2 months later	
Deliverable 5	Final 2 of 6 SKO programmes - Graduation date provided, names of participants provided.	TBC 1-2 months later	
Deliverable 6	Final 2 cohorts - Post workshop navigator support has started.	TBC 2 months later	
Final Report	Delivery of the final report (in the format attached to the funding agreement) after completion of navigation support to all whānau	TBC 1 month later	
Total (excl. GST)			\$150,000.00
GST			\$22,500.00

Tranche 3 Summary Report		As at November 25, 2023		
	Total houses	YES	Percentage	comments
Type	Total Houses	Completed	Percentage	Comments
LTO/ Occ Order	150	139	93%	Māori Land Court Hearings pending
Profile	150	145	97%	Whanau background, affordability, whenua, need
Completed Financial Literacy Programme?	150	74	49%	Sorted Kāinga Ora Agreement signed for Financial Literacy
Completed Home Performance Workshop?	150	18	12%	Kaitakawaenga undergoing training
Resource Consent Issued ? Y/N	84	44	52%	66 houses don't require Consent
Building Consent Issued ? Y/N	150	105	70%	
House Delivered to Site? Y/N	150	80	53%	
Final Inspection Date Booked Y/N	150	48	32%	
Final Inspection Conducted Y/N	150	46	31%	
Code of Compliance Certification Issued	150	39	26%	
Whānau living in kāinga?	150	44	29%	
Occupational Rights Agreement signed?	150	26	17%	
Whānau Loan Repayments	150	28	18%	
Deposit Inv Paid	150	81	54%	
1st Progress Payment	150	77	51%	
2nd Progress Payment	150	53	35%	
Final Progress Payment	150	44	29%	
Infrastructure.				
Infrastructure ready for build?	150	75	50%	
Infrastructure ready for connecting?	150	53	35%	

Insurance				
0. In transit, or not begun		57		
1. Temporary piles, awaiting Building Consent		26		
2. Construction Started		35		
3. Practical completion, awaiting CCC		5		
4. Has CCC awaiting Occupancy		27		
Total		150		

THE FULL REPORT TO MHUD & TPK TRANCHE 1 TO 3 CAN BE READ [HERE](#).

NGATI POROU PRE-LOVED REPORT

The full report is attached [HERE](#).



TRANCHE 4

The current Tranche 4 list can be accessed [HERE](#).

TE WHARAU O HINEAKUA - TOITŪ TAIRĀWHITI BUILTSMART



Left image:
First 5 bedroom stand, and transition to building 3-4 homes in one bay at Te Wharau o Hineakua.

The below is a list of the **13 homes** fully constructed and delivered from Te Wharau o Hineakua (TTBL):

- 1=9(2)(a) (Delivered)
- 2=9(2)(a) (Delivered)
- 3=9(2)(a) (Delivered)
- 4=9(2)(a) (Delivered)
- 5=9(2)(a) (Delivered)
- 6=9(2)(a) (Delivered)
- 7=9(2)(a) (completed, waiting on BC)
- 8=9(2)(a) (Delivered)
- 9=9(2)(a) (Delivered)
- 10=9(2)(a) (Delivered)
- 11=9(2)(a) (Delivered)
- 12=9(2)(a) (Delivered)
- 13=9(2)(a) (Delivered)

The following are the builds progress of **10 homes** currently under construction:

T1B (Below) 9(2)(a) is at the roofing stage for the external works, followed by plastering inside.



T1D (Below) 9(2)(a) is at the roofing stage for the external works, followed by plastering inside.



T2B (Below) 9(2)(a) we are waiting on facia so the roofing can be installed, followed by plastering inside.



T2D (Below) 9(2)(a) we are waiting on facia so the roofing can be installed, followed by plastering inside.



T3B (Below) 9(2)(a) to be cleaned then house is ready to be transported next week (27/11/23).



T3D (Below) 9(2)(a) - Just completed the external stand (day 2 of build).



T4D (Below) 9(2)(a) - Just completed the external stand (day 2 of build) Ready for trusses and purlins.



T4C (Below) 9(2)(a) - The first of the new style of building in the facility. House stand completed, ready for Trusses and purlins.



T5B - 9(2)(a) clean completed, ready to be lifted and loaded, and then transported to site. (weather dependent).



T5D (Below) 9(2)(a) - Start of the panel stand. This will be completed by this afternoon and then early next week we will be ready for trusses and purlins.





Above image, completed decking for new office. New office - has all wet areas installed with Viny. The underlay is inside and ready to go for carpets. Kitchen should be here next week, ordered 4 weeks ago.

There are **32 Whare Āwhina** fully constructed from Te Wharau o Hineakua and delivered to sites.

WHARE ĀWHINA OPERATIONAL GUIDELINE attached [here](#)

TTBL FULL LIST OF WHARE AWHINA attached [here](#)



WHARE AWHINA FINANCIALS



23 09 05 Whare
Awhina Project Sum

[Attached here](#)



TTBL - Flood Repair
per House.pdf

[Attached here](#)



WORKFORCE DEVELOPMENT

To date meetings have been held to discuss workforce development with particular focus on the workforce deficit at Te Wharau O Hineakua with:

MSD Commissioner 9(2)(a)

Waihanga Ararau 9(2)(a)

Juken NZ Ltd. Senior Management & HR Advisors

SEEKA 9(2)(a)

Turanga Ararau, 9(2)(a)

An Open Day will be held particularly for JNL staff that are interested in Civil Infrastructure, Vertical Infrastructure (Construction) and Horticulture on Friday December 1 from 11am to 12.30pm.

9(2)(a)

TOITŪ TAIRĀWHITI HOUSING PRESENTS

WORKFORCE DEVELOPMENT SEMINAR



TE WHARAU O
HINEAKUA -
TOUR OF FACILITY



VERTICAL
INFRASTRUCTURE -
CONSTRUCTION



CIVILS
INFRASTRUCTURE -
ROADING



FLOOD PROTECTION -
WOODY DEBRIS
EXTRACTION



HORTICULTURE



TOITŪ TAIRĀWHITI -
TRADIES BBQ

WHEN:

Friday December 1, 2023

TIME:

11.00am - 12.30pm

WHERE:

Toitū Tairāwhiti
Builtsmart
48 Aerodrome Rd
Matawhero, Gisborne

RSVP: TERINA@TOITUHOUSING.CO.NZ
PHONE: 0273159530



TAIRAWHITI BRIEF TO INCOMING MINISTERS

The full draft brief can be read [HERE](#).

SHAREHOLDER TRANSFER OF SHARES

The Toitū Tairāwhiti Housing Limited shareholder transfer of shares was executed by **9(2)(ba)(i)**. MidTown Agency Services is the search and registration agent used for Companies Office and related registrations through **9(2)(ba)(i)**. The full company extract can be found [HERE](#).



2024 TTHL BOARD OF DIRECTOR MEETINGS

DATE	TIME	IWI HOST
Wednesday 30 th January 2024	10.00am – 12.00pm	Rongowhakaata
Wednesday 27 th March 2024	10.00am – 12.00pm	Ngāi Tāmanuhiri
Wednesday 29 th May 2024	10.00am – 12.00pm	Te Aitanga a Māhaki
Wednesday 31 st July 2024	10.00am – 12.00pm	Whakatōhea
Wednesday 25 th September 2024	10.00am – 12.00pm	Ngati Porou
Wednesday 27 th November 2024	10.00am – 12.00pm	Te Whānau a Apanui

FINANCIAL REPORT AS AT 25 NOVEMBER 2023

Financial Report Tranche 1 Attached [HERE](#)

Financial Report Tranche 2 Attached [HERE](#)

Financial Report Tranche 3 Attached [HERE](#)

Whānau repayments T1 attached [HERE](#)

Whānau repayments T2 attached [HERE](#)

Whānau repayments T3 attached [HERE](#)



TOITŪ TAIRĀWHITI HOUSING IWI PROTOTYPE REPORT

9(2)(a)

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**PROGRAMME GOVERNANCE GROUP
1 FEBRUARY 2024**



Toitū Tairāwhiti Housing Iwi Prototype

FEBRUARY 2024

This Progress Report includes updates on:

[Highlights](#)

[Workforce Development Training](#)

[Current Government Housing Reviews](#)

[Kainga Ora Review Panel](#)

[Gisborne Housing Stocktake](#)

[Tranche 3 & 4](#)

[Te Wharau o Hineakua](#)

[Financial report](#)

WORKFORCE DEVELOPMENT TRAINING WITH SUPPORT FROM TE PUNI KŌKIRI

The 12 week training programme funded through Te Puni Kōkiri has a focus on developing our capacity in vertical infrastructure (construction) and civils infrastructure. There are 30 trainees at present from across all six TTHL iwi and others. In terms of the vertical infrastructure, the goal is to fill a deficit in labour force for Te Wharau o Hineakua so the facility reaches full capacity by June 30 2024. Additional training that is underway includes:

- Health & Safety in The Workplace (Vertical Horizons)
- First Aid (Turanga Ararau)
- Heights Safety in the Workplace (Vertical Horizons)
- Te Reo me Ōna Tikanga (Te Wehi Haka Ltd. / Te Whare Wānanga o Awanuiārangi)

The original plan was that Builtsmart Huntly would provide a person to train our crew to build whare Manaaki and kāinga at our facility in Turanga. When this plan did not come to fruition, a quick change saw cultural competency the key focus for week 1. The team were also fortunate

Monday 15th January began the first week of the 12 week workforce development training for Toitu Tairawhiti Housing. Week 1 of the training was held at Whangara Marae including a site visit to Uawa (house piling observation). Below images show the training crew proceeding onto Whangara Marae – a first and welcomed marae experience for some of the crew members.

Turanga Ararau visited to assess unit standards that are compatible with the overall programme. IRD representative Peter Crawford also came to offer advice on tax matters as a group and individually.

WEEK 2 The team were separated into building, taiao and Hineakua crews with TTHL builders learning how to use relevant tools, maintenance, health & safety in the workplace. We have been fortunate to borrow some of Turanga Ararau vans for some of the early training weeks. The crew at Te Wharau o Hineakua were also part of a Health & Safety audit by Worksafe New Zealand.

WEEK 3 six of the Workforce Development crew will be training at Builtsmart Huntly from this week for four weeks. They include four Qualified builders, one Health and Safety Officer and a Trainee learning about fascia and spouting installation. Five out of six were made redundant from JNL. This is a big week for training with Height Safety Training on Tuesday and Wednesday, First Aid on Thursday and Cultural Competency on Friday.



Workforce Development Training Huntly Builtsmart

9(2)(a)

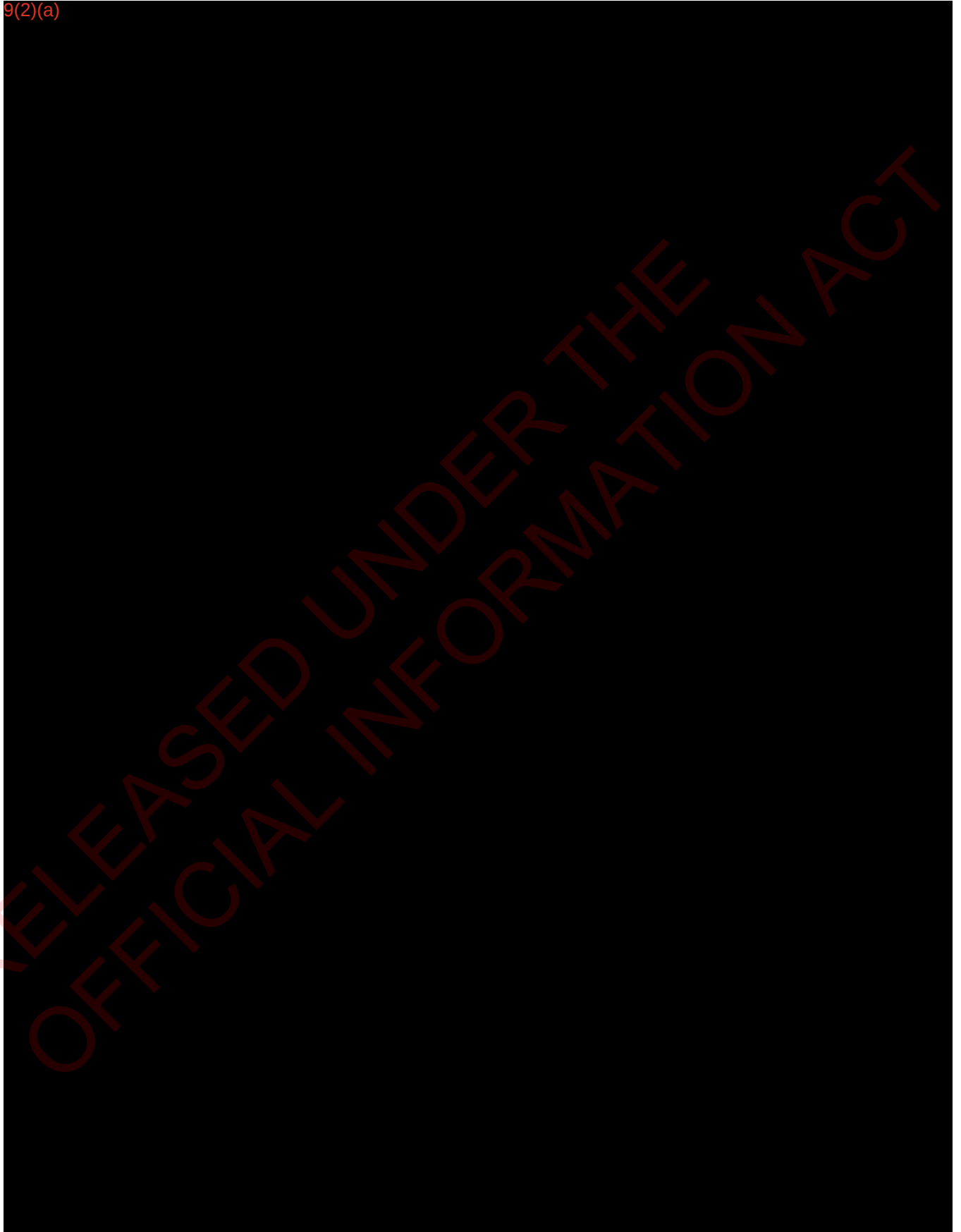
Heights training (below)

9(2)(a)



Workforce Development Training – Health & Safety, Cultural Competency

9(2)(a)



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9(2)(a)

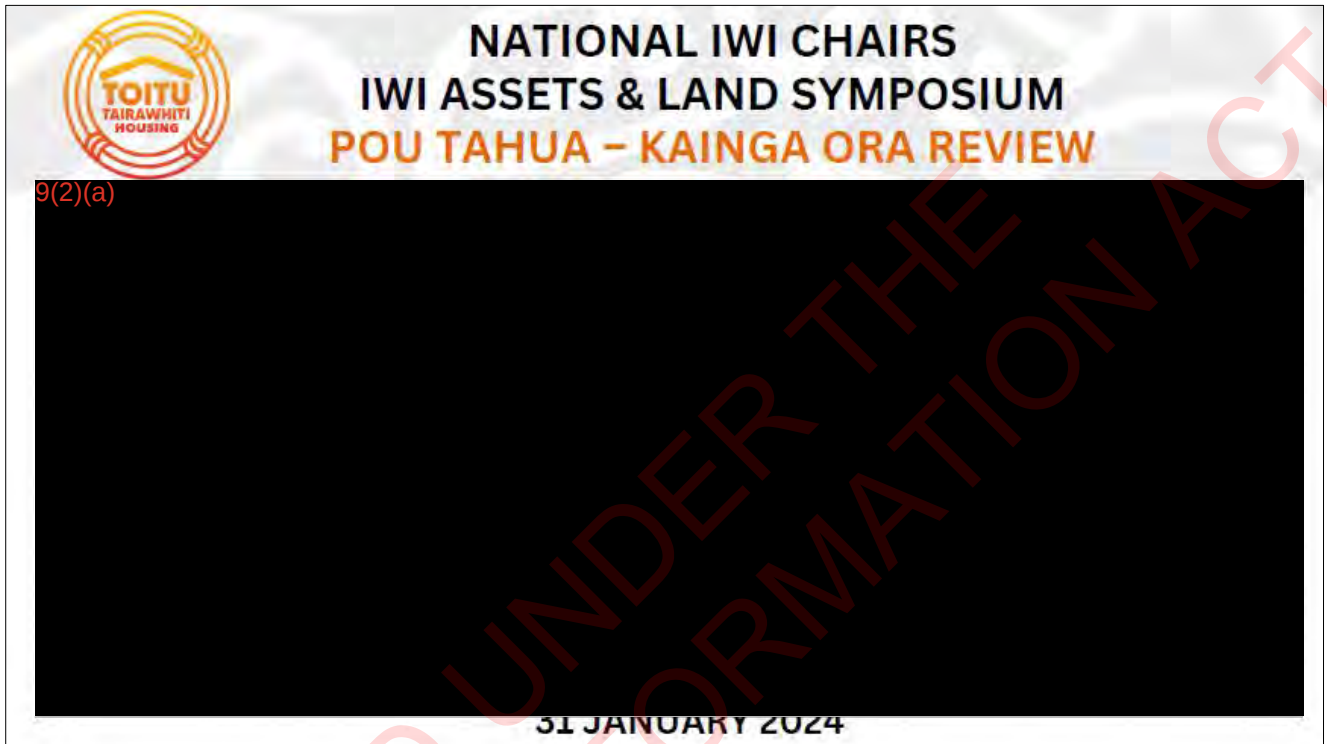
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CURRENT GOVERNMENT AGENCY HOUSING REVIEWS

- Whai Kāinga Whai Oranga (MHUD & TPK) – February 14th
- Kāinga Ora lead by 9(2)(a) – underway, online panel discussion January 23, site visit in Turanganui a Kiwa February 16, 2024

The full **NICF Pou Tahua - Kainga Ora Review presentation** delivered January 31, 2024 is attached [HERE](#).



KAINGA ORA REVIEW PANEL

Further to discussions had at the last Project Governance Group meeting January 18, in accordance with the new Toitu Tairāwhiti Housing Limited strategy approved by the Board in October 2023 after the elections, our Toitu Tairāwhiti Housing Limited/Toitu Tairāwhiti Builtsmart Limited, 9(2)(a) met with the Kainga Ora Review Panel led by 9(2)(a) on 23rd January 2024. The full presentation that 9(2)(a) led with the narrative outlined below and infused with some timely advice from 9(2)(a) can be viewed [HERE](#).

1. There was acknowledgement of what we/TTHL see as key/high trust relationship that we have with TPK and HUD, and the great value of that relationship;
2. There was acknowledgement of the TTHL governance (with particular reference to the Project Governance Group) and management. In fact, from the questions and then their reaction to our responses it showed that they were genuinely amazed with what TTHL has done in home ownership, temporary housing, silt removal, slash removal and leading the raising of houses – and creating our own house building infrastructure in Te Wharau a Hineakua (Toitu Tairāwhiti Builtsmart);
3. 9(2)(a) asked if we have the ability to work for the entire community – if we were to absorb the Kainga Ora function. In response I noted that our recovery efforts cover the entire community – Maori and Pakeha. And nearly 50% of the houses being supported by Toitu Tairāwhiti for raising are Pakeha families.
4. We made the necessary impact. The question was asked “so you want to continue what you are doing plus absorb what Kainga Ora does because you have the capacity and you are a better fit in terms of land access, affordability and wrap around support”. Yes!
5. 9(2)(a) asked about the National Iwi Chairs Forum and whether wider support could be achieved around what Tairāwhiti was proposing and the ability for other similar regions to take a Iwi/community approach. I said yes and noted the following:



- a. 9(2)(a) is our Chair for the Pou Tahua/Economic Portfolio.
- b. 9(2) and the leads for the Iwi Housing Prototypes lead the housing workstream of the Pou Tahua.
- c. Pou Tahua could invite the panel to attend Iwi Assets & Maori Land Symposium on 31 January 2024. This would not only allow the panel to speak but also:
 - i. Allow any other interested Iwi to approach the panel;
 - ii. Allow the Pou Tahua to capture the mood of the Iwi and put this in our recommendations to the National Iwi Chairs Forum on 1 February 2024, and then to the Prime Minister on 2 February 2024.
 - iii. Allow the high level of support from Iwi, the Pou Tahua and National Iwi Chairs Forum to be reflected in the final report.

9(2) called 9(2)(a) and provided him with a full update. He supported our approach and also 9(2) and the panel being invited to present at the Symposium. 9(2) is looking at talking with 9(2) today and will reiterate the issue of an invite to the Symposium and the possible wording for a resolution from the NICF that will assist 9(2) and his panel with their report to be released in March 2024.

(a)

We will be hosting 9(2) and the Panel in Turanga on 16 February 2024.

(a)

Our Iwi need to be vigilant.

The last time that a new government came in we developed a strategy at the NICF Ngamotu in November 2020. That led to the National Iwi Housing Hui in Napier in December 2021 and the inaugural MAIHI Whare Wananga where we presented our recommendations to Minister Henare. Then the Prime Minister indicating at Waitangi in February 2021 “if Iwi have the land then we will fund the houses” – and the Iwi Prototypes, based on what we had discussed at the MAIHI Whare Wananga confirmed by the end of February 2021 at the National Maori Housing Conference in Hastings. By May 2021 we had the \$730m Whai Kainga Whai Oranga budget.

That came from a lot of hard work in the first 6 months of the new government. We are two months in.

Our hard work needs to continue just as vigorously and we need to make an impact 2 February 2024 with the new government that is then reinforced by the 9(2)(a) report in March 2024 and reflected in the budget in May 2025 so that we can start the next phase of our housing development from 1 July 2024 as planned.

9(2)(a)

**Left image: TTHL and
Kainga Ora Panel, 23
January 2024 - 9(2)**

(a)

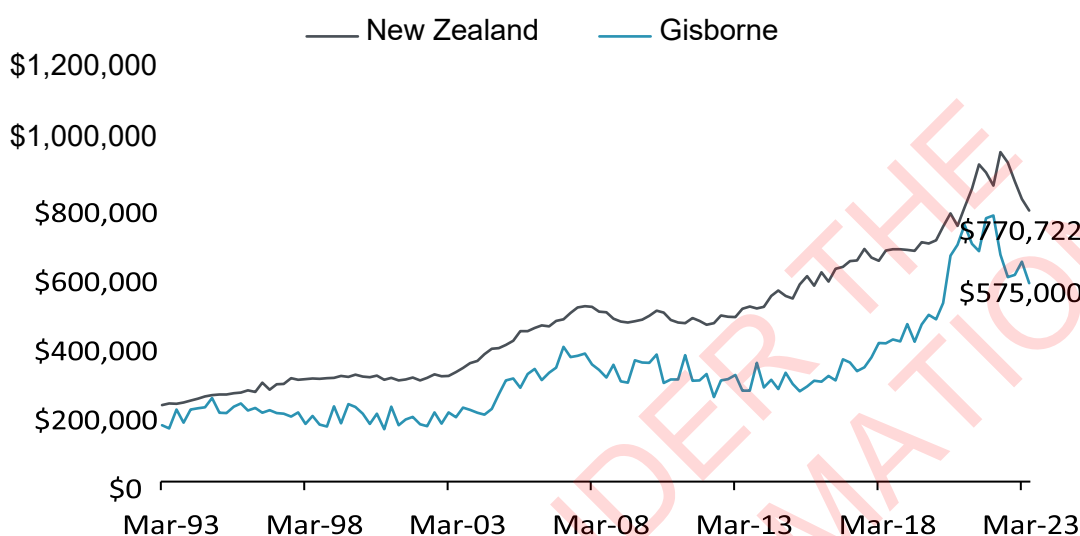
GISBORNE HOUSING STOCKTAKE

House prices continue to fall...in Gisborne, and across New Zealand

The median house price in Gisborne has fallen about 25% - in real terms - since the start of 2022, falling to \$575,000 in June according to REINZ data (see Figure 1). Higher interest rates and the higher living costs have reduced buyer appetite.

Figure 1: In real terms, Gisborne house prices have fallen 25% since the start of 2022

REINZ median house price, real, 2023 dollars



Source: Real Estate Institute New Zealand

THE COST-OF-LIVING CRISIS CONTINUES AT PACE

- The price of goods and services is increasing rapidly – up 5.6 percent in the year to September 2023, only modestly lower than the 6 percent increase observed in the year to June 2023.
- The cost of housing is not immune - rents have increased almost 10 percent in the past year according to MBIE data.
- Food prices have increased particularly dramatically – ready-to-eat food prices were up 9.4 percent in the year to September 2023.

UNLIKE ELSEWHERE, BUILDING ACTIVITY IS UP IN GISBORNE LIFTING THE STOCK OF HOUSING, BUT CYCLONE GABRIELLE DAMAGED MANY HOMES

- Across New Zealand consenting activity is waning a little under the pressure of higher construction costs and a more challenging environment for obtaining finance.
- But 186 residential dwellings were consented in Gisborne in the year to June 2023 – the highest in over a decade and up 5 percent on a year earlier.
- Rebuilding homes damaged by Cyclone Gabrielle will take resources and specialist construction services to lift many homes at risk of flooding.

HOUSING DEPRIVATION REMAINS DESPITE FALLING PRICES

- Housing continues to drive deprivation across Gisborne with the number of whānau on the housing register at 603, up a little under 5 percent from the previous year.
- Across New Zealand, the housing register is up 15 percent, largely driven by substantial increases in demand in Auckland.



INWARD MIGRATION IS AT ALL-TIME HIGHS

- Migration has been much stronger than expected with record levels of net migration, fueling population growth. In the year to September 2023, net migration hit 118,800.
- In time, expect population growth to keep upward pressure on house prices.
- Expect high interest rates to continue in 2024 to help reduce existing cost pressures and new pressures on prices from migration.
- High interest rates will offset some of the increase in house prices that would be expected given migration is much stronger than forecast by Statistics New Zealand.

MARKET HOUSING IS NOW CLOSER TO COSTS OF CONSTRUCTING NEW DWELLINGS

- Gisborne is an expensive location to build – labour costs are high, and companies struggle to find the scale that would reduce costs.
- Up to 2021, the market price of housing was outstripping construction costs. This ratio peaked at 1.59 – a little higher than the ratio of 1.5 that the Ministry of Housing and Urban Development as a land market with insufficient land.
- Today that ratio is falling materially. House prices have reduced, and the cost of construction has increased, reducing the wedge between the cost of constructing a house and the market price.
- The most recent data suggests the pace of construction cost inflation is easing.

POOR POPULATION FORECASTS RISK UNDERESTIMATING FUTURE DEMAND

- Statistics New Zealand population forecasts underestimate the pace of net migration at a national level.
- This matters for Gisborne – expect more demand for housing than Statistics New Zealand population projections suggest.
- The new government will change funding for housing programmes and are likely to implement city deals to help fund local infrastructure.
- A strong plan of what is needed would help Gisborne make the most of city deal type funding opportunities.



Tranche 3 Summary Report		As at January 31, 2024		
	Total houses	YES	Percentage	comments
Type	Total Houses	Completed	Percentage	Comments
LTO/ Occ Order	150	140	93%	Māori Land Court Hearings pending
Profile	150	150	100%	Whanau background, affordability, whenua
Completed Financial Literacy Programme?	150	85	56%	Sorted Kāinga Ora Agreement signed for Financial Literacy
Resource Consent Issued ? Y/N	84	56	67%	66 houses don't require Consent
Building Consent Issued ? Y/N	150	106	71%	
House Delivered to Site? Y/N	150	81	54%	
Final Inspection Date Booked Y/N	150	48	32%	
Final Inspection Conducted Y/N	150	47	31%	
Code of Compliance Certification Issued	150	50	33%	
Whānau living in kāinga?	150	44	29%	
Occupational Rights Agreement signed?	150	29	17%	
Whānau Loan Repayments	150	34	22%	Tranche 1 = 16/23 have started loan repayments Tranche 2 = 20/28 have started loan repayments
Deposit Inv Paid	150	82	54%	
1st Progress Payment	150	82	54%	
2nd Progress Payment	150	54	35%	
Final Progress Payment	150	45	29%	
Infrastructure.				
Infrastructure ready for build?	150	75	50%	
Infrastructure ready for connecting?	150	53	35%	



Insurance				
0. In transit, or not begun		37		
1. Temporary piles, awaiting Building Consent		20		
2. Construction Started		35		
3. Practical completion, awaiting CCC		8		
4. Has CCC awaiting Occupancy		50		
Total		150		

TRANCHE 4

The current Tranche 4 list can be accessed [HERE](#).

FINANCIAL AUDIT PREPARATION

Toitu Tairāwhiti Housing Limited audit preparataion is underway for year ended March 31, 2024.

Toitu Tairāwhiti Builtsmart Limited audit preparataion is underway for year ended March 31, 2024.

We are front footing these audits because the spotlight will inevitably come onto our entities due to the success of our housing programme.

Directors for TTBL should be considered post audit of financial accounts as this was not undertaken last year due to the Cyclone and severe weather events. Current Directors are 9(2)(a) [REDACTED]

Return of investment for iwi should be considered in conjunction with the loan repayment to MBIE and the statement received from 9(2)(a) [REDACTED].



Te Tūāpapa Kura Kāinga
Ministry of Housing and Urban Development

29 January 2024

Toitū Tairāwhiti Housing Limited

9(2)(a)

Mōrena e 9(2)(a)

Further to my conversation with your strategic advisor 9(2)(a) I am writing to confirm our response to the proposition that Toitū Tairāwhiti Housing Limited redirect funds intended to be recycled through the housing portfolio, towards the debt on Toitū Tairāwhiti Built Smart Limited facility currently held with another Crown agency, namely the Ministry of Business, Innovation and Employment (MBIE).

Toitū Tairāwhiti has been hugely successful in the short space of time it has had to develop its prototype model inclusive of governance, management, operation, delivery, and support for whānau. The pace at which you have moved in the Māori housing space and advocated for others across the motu, is exemplary. You have also been steadfast in the commitment to be independent of the state through working towards establishing your financial capacity and capability which is modelled on the ability to recycle the funds back into the business. We have seen this as being critical to the programme and recognised the control and stability that the model presents for the current programme and the longer-term vision to be achieved. This is a key aspect of the programme which has been highlighted through our reporting to government on the Toitū Tairāwhiti delivery of Whai Kāinga Whai Oranga outcomes.

To this end, we would not be supportive of the proposal to shift recycled funds to offset debt for Toitū Tairāwhiti Built Smart facility. In our view this is not prudent or consistent with the model and could destabilise the agreement we have with Toitū Tairāwhiti. It would not be seen as conducive to upholding the intentions for Māori-led housing through Whai Kāinga Whai Oranga – recyclability is a key component and critical to sustainability of the programme – and your independence.

Happy to discuss this with you.

Ngā mihi

9(2)(a)

Deputy Chief Executive – Tumuaki
Te Kāhui Māori Housing

TE WHARAU O HINEAKUA - TOITŪ TAIRĀWHITI BUILTSMART

The below is a list of the **18 homes** fully constructed and delivered from Te Wharau o Hineakua.

Name	Bay Number	Builder	Start	Finish	Total days
9(2)(a)	T1B	9(2)(a)	9/11/2022.	13/04/2023.	155
	T1D		12/11/2022.	26/04/2023.	171
	T2B		16/11/2022.	1/05/2023.	166
	T2D		17/11/2022	15/5/2023.	179
	T3B		12/12/23.	29/5/23.	197
	T3D		16/12/23.	9/6/23.	175
	T4B		22/2/23.	29/6/23.	128
	T4D		21/2/23.	6/29/2023	128
	T1B		26/4/23.	29/8/23.	126
	T1D		27/4/23.	9/12/2023	125
	T2B		16/5/23.	14/8/23.	91
	T2D		17/5/23.	28/8/23.	104
	T3B		27/6/23.	11/22/2023	147
	T3D		28/6/23.	10/11/2023	105
	T4B		5/7/23.	11/17/2023	135
	T4D		6/7/23.	11/13/2023	130
	T5B		26/8/23.	22/11/2023	86
	T5D		27/8/23.	21/11/2023	85

The following are the builds progress of **10 homes** currently under construction as at **26 January, 2024**:

- ❖ T1B (Below) 9(2)(a) - Rongowhakaata
- ❖ T1D (Below) 9(2)(a) - Te Aitanga a Māhaki



- ❖ T2B (Below) 9(2)(a) - Te Aitanga a Māhaki
- ❖ T2D (Below) 9(2)(a) - Rongowhakaata



- ❖ T3B (Below) 9(2)(a) – Ngati Porou
- ❖ T3D (Below) 9(2)(a) – Ngati Porou



- ❖ T4D (Below) 9(2)(a) - Rongowhakaata
- ❖ T4C (Below) 9(2)(a) – Ngati Porou



- ❖ T5B (Below) 9(2)(a) – Ngati Porou
- ❖ T5D (Below) 9(2)(a) – Ngati Porou





Above image, new office and pre-loved home. Pre-loved remedials are progressing well, as per above image.

Below image: As at 18 January 2024 – Beginning of concrete (extension) pour.



Below image: Concrete completion as at 26 January 2024



**FINANCIAL REPORT FEBRUARY 2024**

Tranche 1 Financial Report attached [HERE](#)

Tranche 1 Whānau repayments attached [HERE](#)

Tranche 2 Financial Report attached [HERE](#)

Tranche 2 Whānau repayments attached [HERE](#)

Tranche 3 & 4 Financial Report attached [HERE](#)

Tranche 3 Whānau repayments attached [HERE](#)

Cyclone Recovery Reporting attached [HERE](#)

PDPA Weekly Reporting [HERE](#)

Cash Summary to Jan 19, 2024 [HERE](#)

TTHL BOARD OF DIRECTORS MEETING SCHEDULE 2024

DATE	TIME	IWI HOST
Wednesday 27 th March 2024	10.00am – 12.00pm	Ngāi Tāmanuhiri
Wednesday 29 th May 2024	10.00am – 12.00pm	Te Aitanga a Māhaki
Wednesday 31 st July 2024	10.00am – 12.00pm	Whakatōhea
Wednesday 25 th September 2024	10.00am – 12.00pm	Ngati Porou
Wednesday 27 th November 2024	10.00am – 12.00pm	Te Whānau a Apanui



INVOICE

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

Invoice Date
25 Jan 2024

Invoice Number
INV-0005

Reference
PO 001713

Toitu Tairawhiti Housing
Ltd
Attention: 9(2)(a)
PO Box 50368
Porirua
Wellington 6011
NEW ZEALAND

Description	Quantity	Unit Price	Amount NZD
Toitu Tairawhiti Housing Ltd as per PDPA Letter of 01/11/2023 Tranche 4			
Infrastructure 100%	1.00	1,912,798.33	1,912,798.33
Management Funding 100%	1.00	1,061,666.67	1,061,666.67
		Subtotal	2,974,465.00
		TOTAL NZD	2,974,465.00

Due Date: 26 Jan 2024

ASB Bank Account: 12-3140-0316182-002

Toitu Tairawhiti Housing Limited

PAYMENT ADVICE

To: Toitu Tairawhiti Housing Ltd
Attention: Rangi Cairns
PO Box 50368
Porirua
Wellington 6011
NEW ZEALAND

Customer Te Tūāpapa Kura Kāinga -
Ministry of Housing & Urban
Development
Invoice Number INV-0005
Amount Due **2,974,465.00**
Due Date 26 Jan 2024
Amount Enclosed

Enter the amount you are paying above



TOITŪ TAIRĀWHITI HOUSING IWI PROTOTYPE REPORT



Above image: 9(2)(a) pre-loved home, July 2023
Below image: 9(2)(a) pre-loved home, March 2024



**PROGRAMME GOVERNANCE GROUP
14 MARCH 2024**



Toitū Tairāwhiti Housing Iwi Prototype

14 March 2024

This Progress Report includes updates on:

[Highlights](#)

[Workforce Development Training](#)

[Tranche 3 & 4](#)

[Te Wharau o Hineakua](#)

[Financial report](#)

WORKFORCE DEVELOPMENT - TIKANGA, TE REO & MAU RĀKAU TRAINING

In the most recent phase of our cultural competency program, following the successful completion of Te Reo, Tikanga, Powhiri and Haka tutorials held on the marae, we have taken our Workforce Development on a significant step forward in deepening our engagement in Te Ao Māori. Recognising the importance of immersing our team in the rich traditions and practices of Te Ao Māori, we have initiated a series of early morning Mau Rākau trainings. Facilitated by TTHL Pou Tikanga, 9(2)(a), his expertise and approach to teaching Tikanga resonate with our commitment to enhancing our organisational culture and strengthening the crew's connections with the communities we serve.

9(2)(a)

9(2)(a)

The feedback from the crew has been overwhelmingly positive, with many expressing a newfound appreciation for the depth and breadth of Te Ao Māori. As we continue with the trainings, we anticipate further enriching our team's understanding of Te Ao Māori, the driving force of the kaupapa that guides our work. These trainings allow our entire workforce to actively participate and contribute to TTHL's kaupapa of oranga whānau.

Video footage below:

1. *Workforce Development Mau Rākau training can be watched [HERE](#).*
2. *Workforce Development Cabin Build can be watched [HERE](#).*

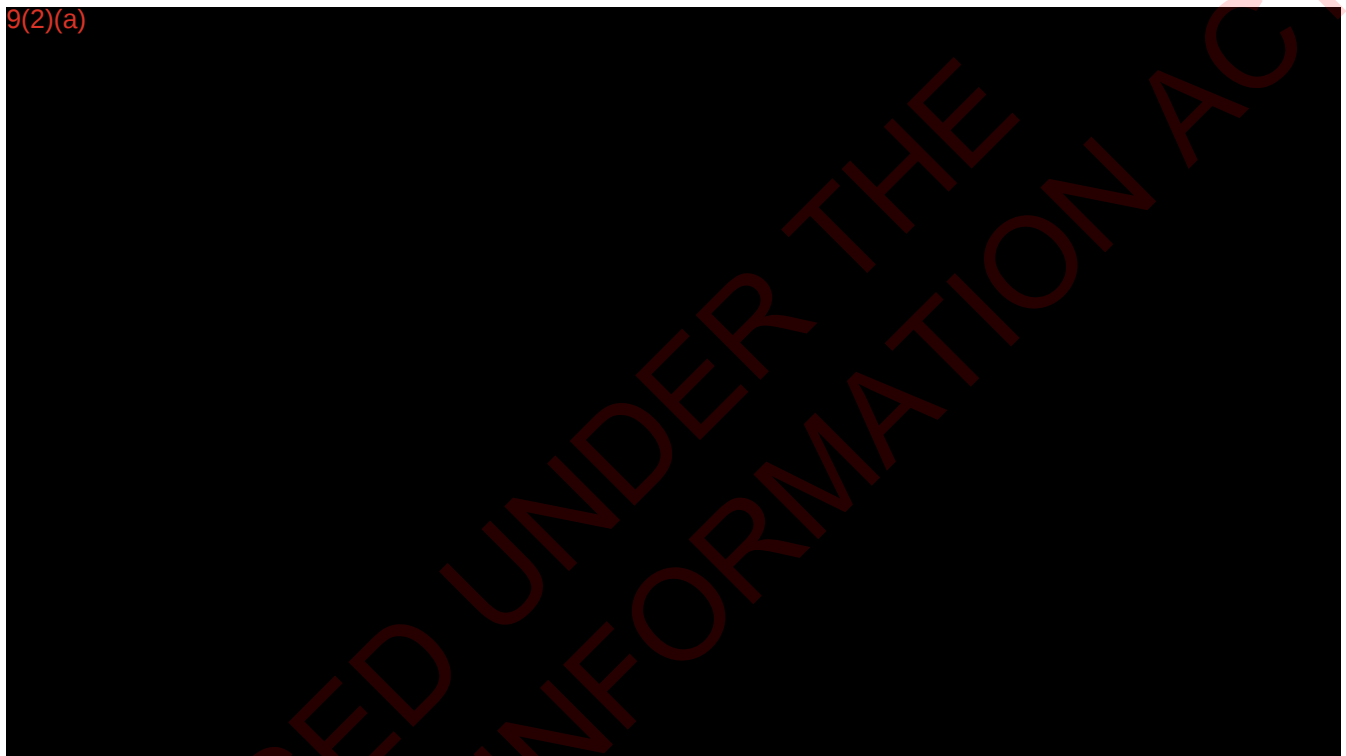
MONTHLY HUI Ā-IWI, PAKOWHAI MARAE

TTHL continues to hold monthly hui for whānau on the 12th of every month, with the latest hui taking place on March 12th at Pakowhai Marae. Whānau from Tranches 1 – 4 receive key updates, and the program's achievements are collectively highlighted and celebrated. The focus areas at the recent hui included the Occupational Ownership Rights Agreement, and the Toitū Tairāwhiti Housing Whānau Wellness Survey, an initiative run under Trust Tairāwhiti. The next hui ā-iwi for Ngati Porou is Thursday 14th March, Kariaka Marae.

TTHL Survey Te Reo Version - <https://survey.zohopublic.com.au/offline/jqC5WD>

TTHL Survey English Version - <https://survey.zohopublic.com.au/offline/7SC5ts>

9(2)(a)



Toitū Tairāwhiti Housing Limited

Tēnā koe

E pari atu nei ngā tai ō mihi ki te tai whakarunga, ki te tai whakararo, ki ngā uri tai tini o te Tairāwhiti horapa. Kia hoki anō ki te kōrero, “Wāwāhi tahā, kōkiri whakamua – We must disrupt to make positive change”.

The intent is for Toitū Tairāwhiti Housing and Trust Tairāwhiti to learn more about our kaupapa and our region – what we think about our overall wellbeing and the wellbeing of our whānau. Your individual responses will be completely confidential. All information collected will be summarised and made available on Trust Tairāwhiti's website.

It will take you 10 to 15 minutes to finish. In completing the survey, you consent to your data being used to help us understand what wellbeing looks like in our kaupapa and our region.

Please use the buttons at the bottom of each page to move through the questionnaire. You can select 'Back' to return to the previous questions.

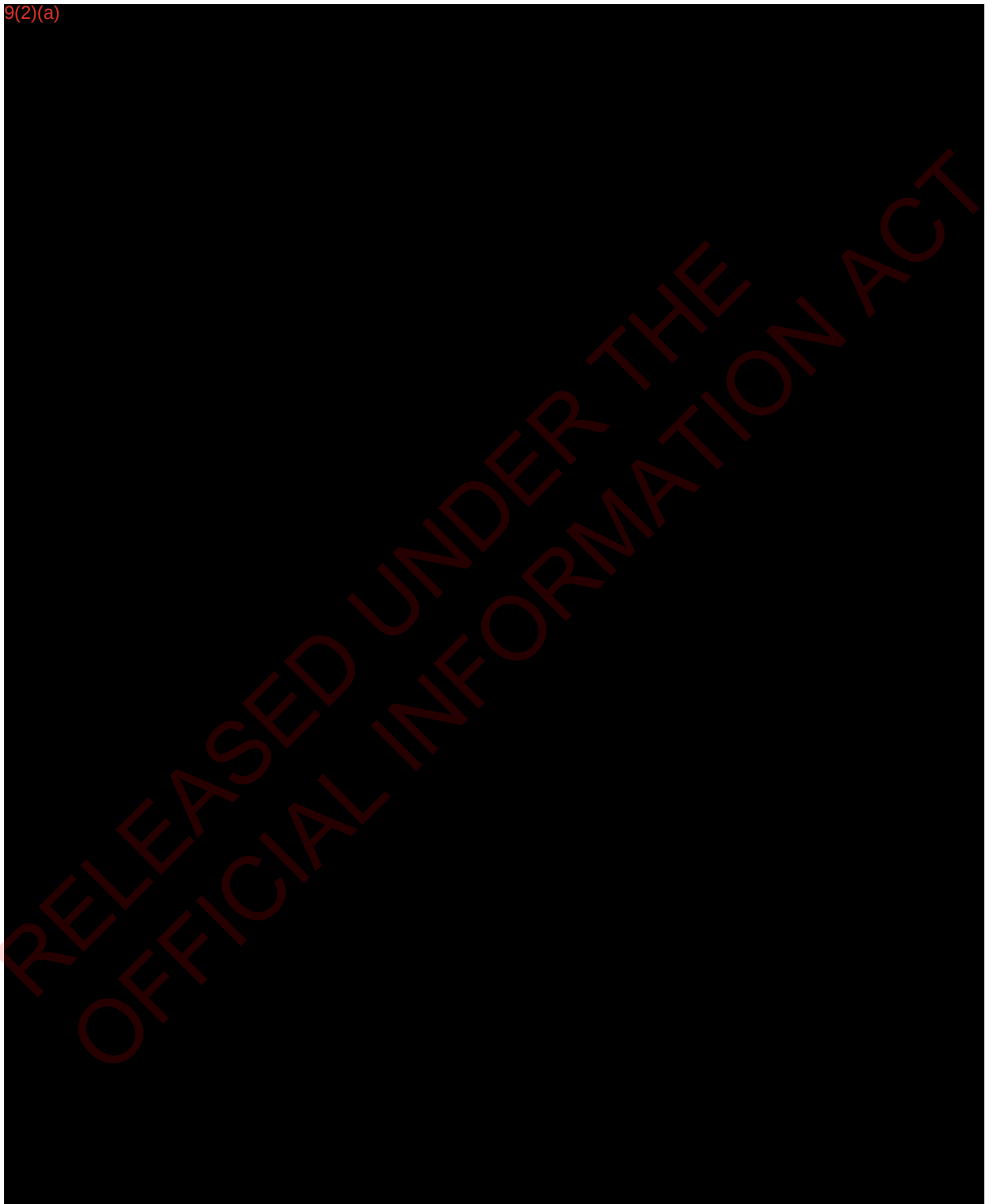
Thank you for contributing! Mauri ora!

Begin Survey



SORTED KAING ORA GRADUATES – 14 MARCH 2024

9(2)(a)



**WHĀNAU GRATITUDE – Te Wharau o Hineakua Built Home #21**

Dear Toitu Housing,

I am writing to you with an overflowing heart, filled with immense gratitude for the blessings and support that have been bestowed upon me and my family.

First and foremost, I extend my deepest appreciation to my iwi, 9(2)(a), and the whole team TTHL, this wouldn't have been possible without you guys!! Your guidance and unwavering support have paved the path for me and my 9(2)(a) to achieve the dream of owning our own home. This opportunity is truly beyond measure, and I cannot express enough thanks for the incredible support we have received. To my 9(2)(a), your steadfast encouragement and representation of our hapū have been the backbone of our journey. Your dedication, along with the collective effort of our iwi, from Te Karaka to Whangara, has made this dream a reality. We will forever be grateful for your support and contributions.

I also want to express my heartfelt gratitude to 9(2)(a) for his endless assistance throughout this journey. From the planning stages to the smallest details, your support has been invaluable. 9(2)(a), your unwavering presence and support have been a source of strength, and I cannot thank you enough for your dedication. You have been my amazing throughout this whole journey my 9(2)(a) thank so so much!

To my family, especially my 9(2)(a), your unwavering support has been my rock. From providing childcare to assisting with paperwork, your support has been instrumental in making this dream a reality. I am eternally grateful for your love and support. I must also acknowledge the matriarch of our family, my 9(2)(a). Your vision and love have guided us, and I am humbled to honor your legacy by placing our home on the land you gifted to our whanau. Your influence continues to inspire us, and I thank you from the bottom of my heart.

Last but certainly not least, I want to express my deepest gratitude to my 9(2)(a). You are the reason for everything, and your love gives meaning to every step of this journey. This home is for you, my darlings, and I know it will be a place of love and security for generations to come.

In closing, I want to thank you, Toitu Housing, for everything. Your support and guidance have been invaluable, and I am forever grateful.

Thank you for all that has been achieved for this movement I will forever be grateful.

Waituhi 🍀 is about to be lit up with all our whare whanau! We are blessed!!!

- 9(2)(a)

9(2)(a)

Tranche 3 Summary Report	As at March 13, 2024			
	Total houses	YES	Percentage	comments
Type	Total Houses	Completed	Percentage	Comments
LTO/ Occ Order	150	140	93%	Māori Land Court Hearings pending
Profile	150	150	100%	Whanau background, affordability, whenua
Completed Financial Literacy Programme?	150	85	56%	Sorted Kāinga Ora Agreement signed for Financial Literacy
Resource Consent Issued ? Y/N	84	57	68%	66 houses don't require Consent
Building Consent Issued ? Y/N	150	112	75%	
House Delivered to Site? Y/N	150	95	63%	
Final Inspection Date Booked Y/N	150	55	37%	
Final Inspection Conducted Y/N	150	51	34%	
Code of Compliance Certification Issued	150	51	34%	
Whānau living in kāinga?	150	44	29%	
Occupational Rights Agreement signed?	150	29	17%	
Whānau Loan Repayments	150	34	22%	Tranche 1 = 18/23 have started loan repayments Tranche 2 = 20/28 have started loan repayments
Deposit Inv Paid	150	2	1%	
1st Progress Payment	150	37	24%	
2nd Progress Payment	150	16	10%	
Final Progress Payment	150	95	63%	
Infrastructure.				
Infrastructure ready for build?	150	77	51%	

Infrastructure ready for connecting?	150	73	48%	
Insurance				
0. In transit, or not begun		11		
1. Temporary piles, awaiting Building Consent		2		
2. Construction Started		42		
3. Practical completion, awaiting CCC		44		
4. Has CCC awaiting Occupancy		51		
Total		150		

TRANCHE 4

The current Tranche 4 list can be accessed [HERE](#).

We have created the below infographic poster for the new Tranche 4 whānau to provide a visual timeline for whānau to better understand the process each home will go through. The full pdf version is attached [HERE](#).



TE WHARAU O HINEAKUA - TOITŪ TAIRĀWHITI BUILTSMART

The below is a list of the **21 homes** fully constructed and delivered from Te Wharau o Hineakua.

Name	Bay Number	Builder	Start	Finish	Total days
9(2)(a)	T1B	9(2)(a)	9/11/2022.	13/04/2023.	155
	T1D		12/11/2022.	26/04/2023.	171
	T2B		16/11/2022.	1/05/2023.	166
	T2D		17/11/2022	15/5/2023.	179
	T3B		12/12/23.	29/5/23.	197
	T3D		16/12/23.	9/6/23.	175
	T4B		22/2/23.	29/6/23.	128
	T4D		21/2/23.	6/29/2023	128
	T1B		26/4/23.	29/8/23.	126
	T1D		27/4/23.	9/12/2023	125
	T2B		16/5/23.	14/8/23.	91
	T2D		17/5/23.	28/8/23.	104
	T3B		27/6/23.	11/22/2023	147
	T3D		28/6/23.	10/11/2023	105
	T4B		5/7/23.	11/17/2023	135
	T4D		6/7/23.	11/13/2023	130
	T5B		26/8/23.	22/11/2023	86
	T5D		27/8/23.	21/11/2023	85
	T1D			27/02/2024	
	T1B				
	T2B				

The following are the builds progress of **10 homes** currently under construction as at March 2024:

- ❖ T1B 9(2)(a) – Ngati Porou
- ❖ T1D 9(2)(a) – Te Aitanga a Māhaki **Delivered 27/02/2024**



- ❖ T2B 9(2)(a) – Ngati Porou
- ❖ T2D (Below) 9(2)(a) – Rongowhakaata



- ❖ T3B (Below) 9(2)(a) – Ngati Porou
- ❖ T3D (Below) 9(2)(a) – Ngati Porou



- ❖ T4D (Below) 9(2)(a) – Rongowhakaata
- ❖ T4C (Below) 9(2)(a) – Ngati Porou



- ❖ T5B (Below) 9(2)(a) – Ngati Porou
- ❖ T5D (Below) 9(2)(a) – Ngati Porou



FINANCIAL REPORT FEB-MAR 2024

Tranche 1 Financial Report attached [HERE](#)
Tranche 1 Whānau repayments attached [HERE](#)
Tranche 2 Financial Report attached [HERE](#)
Tranche 2 Whānau repayments attached [HERE](#)
Tranche 3 & 4 Financial Report attached [HERE](#)
Tranche 3 Whānau repayments attached [HERE](#)
TTBL Flood Repair per House attached [HERE](#)
TTBL House Lifting Costs per house summarised attached [HERE](#)
TTBL Flood Repair per Type attached [HERE](#)
TTBL Reporting One Pager attached [HERE](#)
PDPA Weekly Reporting [HERE](#)
Cash Summary and Invoices for approval [HERE](#)
TTBL – Insurance Underwriting per House [HERE](#)

UP & COMING HUI SCHEDULE

TTHL BOARD OF DIRECTORS MEETING SCHEDULE 2024		
DATE	TIME	IWI HOST
Wednesday 27 th March 2024	10.00am – 12.00pm	Ngāi Tāmanuhiri
Wednesday 29 th May 2024	10.00am – 12.00pm	Te Aitanga a Māhaki
Wednesday 31 st July 2024	10.00am – 12.00pm	Whakatōhea
Wednesday 25 th September 2024	10.00am – 12.00pm	Ngati Porou
Wednesday 27 th November 2024	10.00am – 12.00pm	Te Whānau a Apanui



Nau mai, haere mai

THURSDAY 14 MARCH
4PM - 6PM

KARIAKA MARAE
NGATI POROU

- KARAKIA
- MIHIMIHI
- GENERAL UPDATE - TRANCHES 1, 2, 3, & 4
- OCCUPATIONL OWNERSHIP RIGHTS AGREEMENT
- HOME LOAN REPAYMENTS
- TTHL SURVEY

MAURIA MAI HE PERETI KAI
PLEASE BRING A KAI TO SHARE

COMPULSORY ATTENDANCE

9(2)(a)

Te Runanganui o Ngati Porou



TOITŪ TAIRĀWHITI HOUSING IWI PROTOTYPE REPORT

9(2)(a)

RELEASED UNDER THE
OFFICIAL INFORMATION ACT

PROGRAMME GOVERNANCE GROUP
28 MARCH 2024



Toitū Tairāwhiti Housing Iwi Prototype 28 March 2024

This Progress Report includes updates on:

[Highlights](#)

[Workforce Development Training](#)

[Hosting of Kainga Ora Review Panel](#)

[Hui ā-Iwi](#)

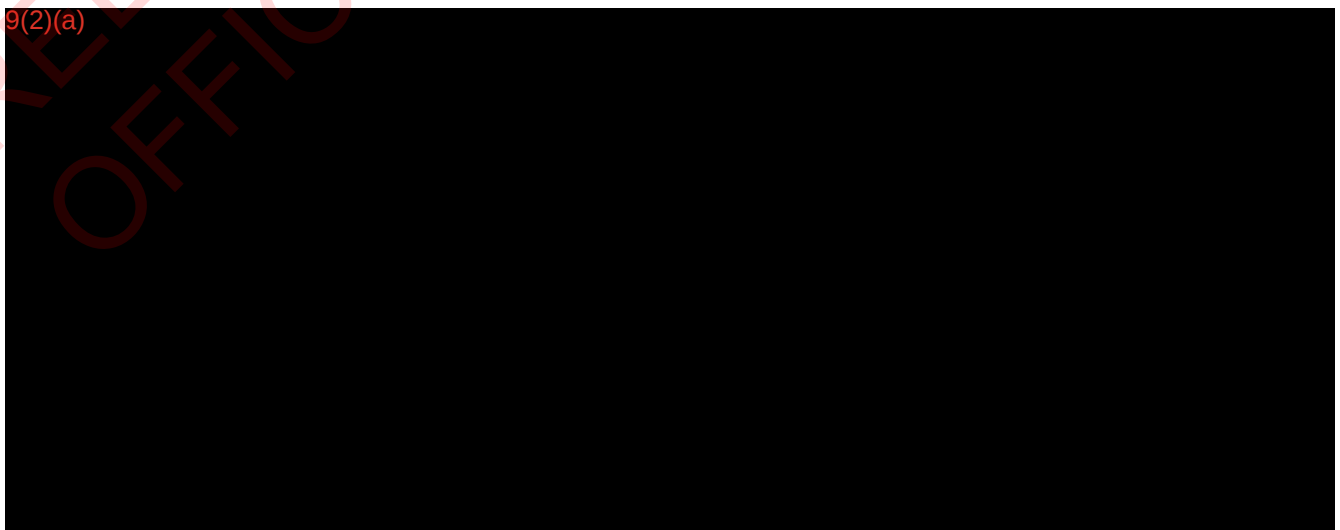
[Tranche 3 & 4](#)

[Te Wharau o Hineakua](#)

[Financial report](#)

TE WHARAU O HINEAKUA - HOME #19

On Tuesday, 27th February, Te Wharau o Hineakua's 19th home (of 21 houses to date) was delivered to 9(2)(a) in Waituhi. This event marked a significant and hopeful milestone for the whānau, who expressed their gratitude to TTHL. The occasion is commemorated with images featured below and on the front cover.



TE WHARAU O HINEAKUA - HOME #20

The 20th home to be delivered from Te Wharau o Hineakua was to 9(2)(a) and whānau of Rongowhakaata. The full video of house transportation from Te Wharau o Hineakua to site can be watched [HERE](#).

9(2)(a)



**TE WHARAU O HINEAKUA - HOME #21**

Dear Toitu Housing,

I am writing to you with an overflowing heart, filled with immense gratitude for the blessings and support that have been bestowed upon me and my family.

First and foremost, I extend my deepest appreciation to my iwi, 9(2)(a), and the whole team TTHL, this wouldn't have been possible without you guys!! Your guidance and unwavering support have paved the path for me and my two boys to achieve the dream of owning our own home. This opportunity is truly beyond measure, and I cannot express enough thanks for the incredible support we have received. To my 9(2)(a), your steadfast encouragement and representation of our hapū have been the backbone of our journey. Your dedication, along with the collective effort of our iwi, from Te Karaka to Whangara, has made this dream a reality. We will forever be grateful for your support and contributions.

I also want to express my heartfelt gratitude to 9(2)(a) for his endless assistance throughout this journey. From the planning stages to the smallest details, your support has been invaluable. To 9(2)(a), your unwavering presence and support have been a source of strength, and I cannot thank you enough for your dedication. You have been my amazing throughout this whole journey my 9(2)(a) thank so so much! To my family, especially my 9(2)(a), your unwavering support has been my rock. From providing childcare to assisting with paperwork, your support has been instrumental in making this dream a reality. I am eternally grateful for your love and support.

I must also acknowledge the matriarch of our family, my 9(2)(a). Your vision and love have guided us, and I am humbled to honor your legacy by placing our home on the land you gifted to our whanau. Your influence continues to inspire us, and I thank you from the bottom of my heart.

Last but certainly not least, I want to express my deepest gratitude to my 9(2)(a). You are the reason for everything, and your love gives meaning to every step of this journey. This home is for you, my darlings, and I know it will be a place of love and security for generations to come.

In closing, I want to thank you, Toitu Housing, for everything. Your support and guidance have been invaluable, and I am forever grateful.

Thank you for all that has been achieved for this movement I will forever be grateful.

Waituhi 🌱 is about to be lit up with all our where whanau! We are blessed!!!

- 9(2)(a)

9(2)(a)



WHĪTIKI ORA – TTHL WORKFORCE DEVELOPMENT

The Toitū Tairāwhiti Whītiki Ora Crew has actively participated in all available training and learning opportunities. On Friday, 16th February, 19 crew members graduated from the **Working at Height Basic Course** at Vertical Horizon. The full graduation certificates are attached [HERE](#).

The course covered the below unit standards:

US23229 Use safety harness system when working at height

US25045 Employ height safety equipment in the workplace

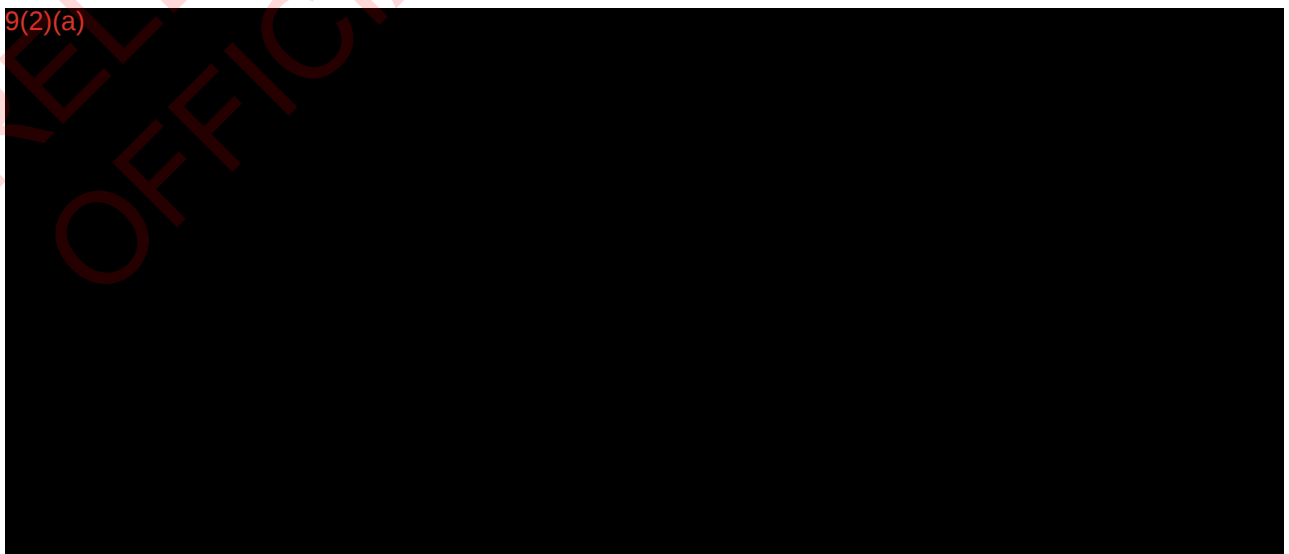
9(2)(a)



To date the Toitū Tairāwhiti Whītiki Ora crew have completed:

- ❖ One bedroom 30m2 self contained whare awhina [Video attached HERE](#)
- ❖ First Aid Training
- ❖ Heights Training
- ❖ Home Performance Workshop Training
- ❖ ACE Waharoa Te Reo & Tikanga
- ❖ SITE Safety

9(2)(a)





WHĪTIKI ORA TTHL WORKFORCE DEVELOPMENT - TIKANGA, TE REO & MAU RĀKAU TRAINING

Following the successful completion of Te Reo, Tikanga, Powhiri, and Haka tutorials on the marae, our Whīтики Ora Workforce Development program has made significant progress in engaging more deeply with Te Ao Māori through the introduction of early morning Mau Rākau trainings led by TTHL Pou Tikanga, 9(2)(a).

9(2)(a)

9(2)(a)

The feedback from the crew has been overwhelmingly positive, with many expressing a newfound appreciation for the depth and breadth of Te Ao Māori. As we continue with the trainings, we anticipate further enriching the crew's understanding of Te Ao Māori. These trainings allow our entire workforce to actively participate and contribute to TTHL's kaupapa of orange whānau.

Video footage below:

1. *Workforce Development Mau Rākau training can be watched [HERE](#).*
2. *Workforce Development – Haka Workshop can be watched [HERE](#).*
3. *Workforce Development – Paikea Haka can be watched [HERE](#).*
4. *Workforce Development – Day 1, Builtsmart Huntly can be watched [HERE](#).*



HOSTING OF KAINGA ORA REVIEW PANEL AND NATIONAL IWI CHAIRS

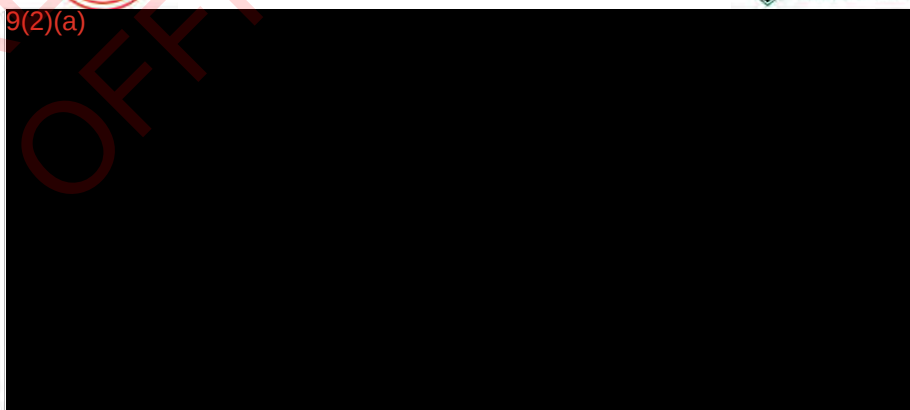
On Friday, 16th February, Toitū Tairāwhiti Housing Ltd. hosted representatives from the National Iwi Chairs and the Kainga Ora Review Panel at Te Wharau o Hineakua, starting the day with a Procurement and Financing meeting led by 9(2)(a). The visit included discussions on a unified Iwi approach to public housing, tours of a local Kainga Ora site, the Turanga Tangata Rite Wellness Centre, and was highlighted by Sir Bill English opening the second office at Te Wharau o Hineakua (image featured below).

9(2)(a)



KAINGA ORA REVIEW PANEL

9(2)(a)



Friday 16 February 2024



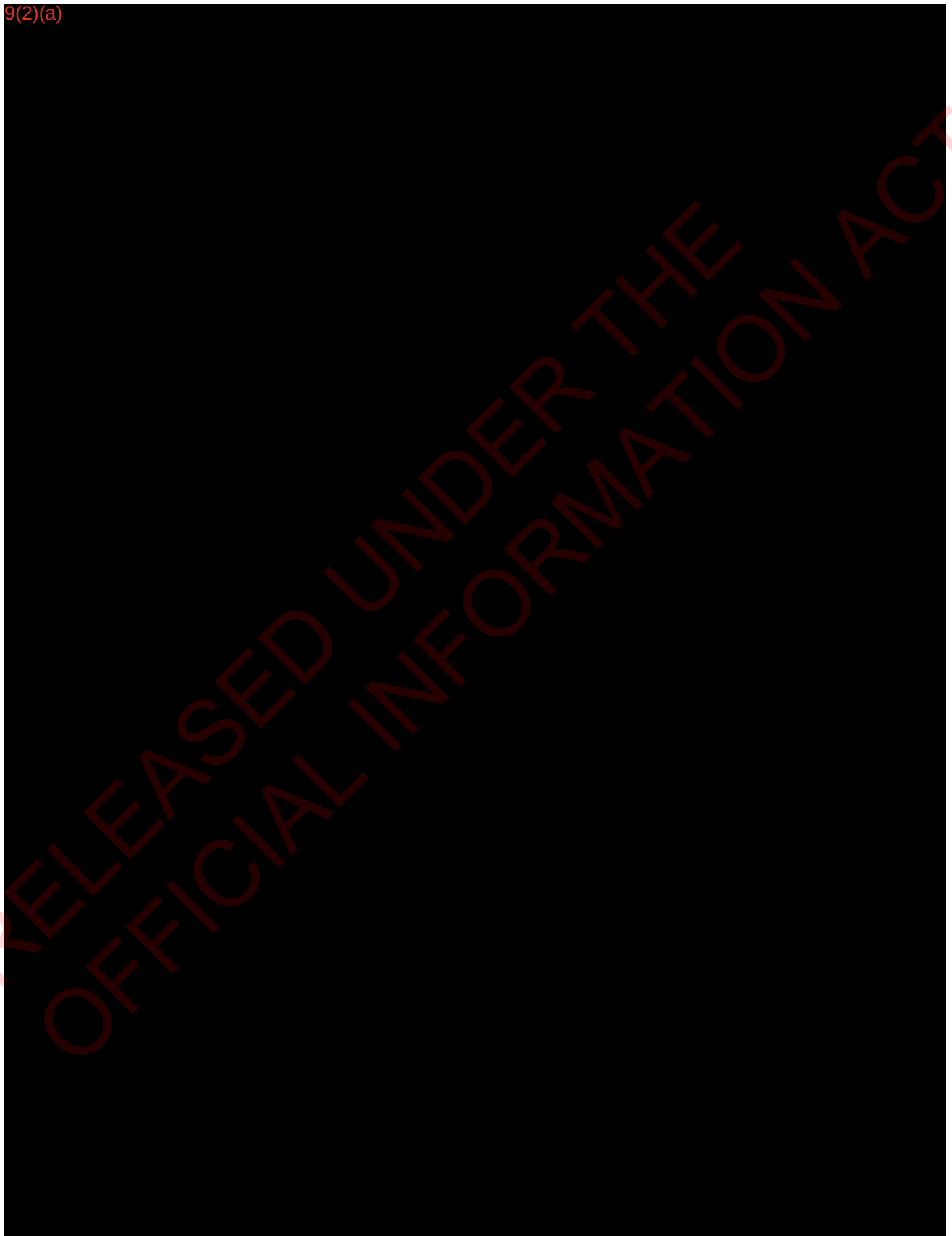
The full Kainga Ora Review presentation (left) to the panel is attached [HERE](#).



HUI Ā-IWI , TE POHO O RAWIRI

February 12th Hui ā-Iwi held at Te Poho o Rawiri Pa. This month TTHL celebrated the new whānau graduates of the Sorted Kainga Ora Financial Literacy Program, featured in the below image.

9(2)(a)



09i8

HUI Ā-IWI, PAKOWHAI MARAE

TTHL continues to hold monthly hui for whānau on the 12th of every month, with the most recent hui taking place on March 12th at Pakowhai Marae. Whānau from Tranches 1 – 4 receive key updates, and the program's achievements are collectively highlighted and celebrated. The focus areas at the recent hui included the Occupational Ownership Rights Agreement, and the Toitū Tairāwhiti Housing Whānau Wellness Survey, an initiative run under Trust Tairāwhiti. The next hui ā-iwi for Ngati Porou is Thursday 14th March, Kariaka Marae.

9(2)(a)

TTHL Survey Te Reo Version - <https://survey.zohopublic.com.au/offline/jqC5WD>

TTHL Survey English Version - <https://survey.zohopublic.com.au/offline/7SC5ts>



Toitū Tairāwhiti Housing Limited

Tēnā koe

E pari atu nei ngā tai ō mihi ki te tai whakarunga, ki te tai whakararo, ki ngā uri tai tini o te Tairāwhiti horapa. Kia hoki anō ki te kōrero, “Wāwāhi tahā, kōkiri whakamua – We must disrupt to make positive change”.

The intent is for Toitū Tairāwhiti Housing and Trust Tairāwhiti to learn more about our kaupapa and our region – what we think about our overall wellbeing and the wellbeing of our whānau. Your individual responses will be completely confidential. All information collected will be summarised and made available on Trust Tairāwhiti's website.

It will take you 10 to 15 minutes to finish. In completing the survey, you consent to your data being used to help us understand what wellbeing looks like in our kaupapa and our region.

Please use the buttons at the bottom of each page to move through the questionnaire. You can select 'Back' to return to the previous questions.

Thank you for contributing! Mauri ora!

Begin Survey



SORTED KAING ORA GRADUATES – 12 MARCH 2024

9(2)(a)





NATIONAL IWI CHAIRS FORUM – WAITANGI 2024

9(2)(a)



NATIONAL IWI CHAIRS FORUM – WAITANGI 2024

9(2)(a)

- Primer on Treaty principles March 2024 by Carwin Jones, can be read [HERE](#).
- NICF Resolutions – February 2024 can be read [HERE](#).

National Iwi Chairs Forum Calendar 2024



MINISTERIAL VISITS

Submission from Te Pou Ahi o Te Taitokerau, Ngati Kahungunu and Toitu Tairāwhiti For the Associate Minister of Housing and Maori Development

21 February 2023

E te rangatira, tena koe

This submission is made on behalf of our Iwi Housing Prototypes that met in Wellington today in preparation for this meeting. In simple terms, we are asking you to lead and go harder, deeper and faster.

Our views are noted below and we look forward to meeting with you at 3.15pm where we will speak to this submission.

Nga maatou

9(2)(a)

9(2)(a)

**Chief Executive
Te Pou Ahi o
Te Taitokerau**

**Chief Executive
Kahungunu Kainga**

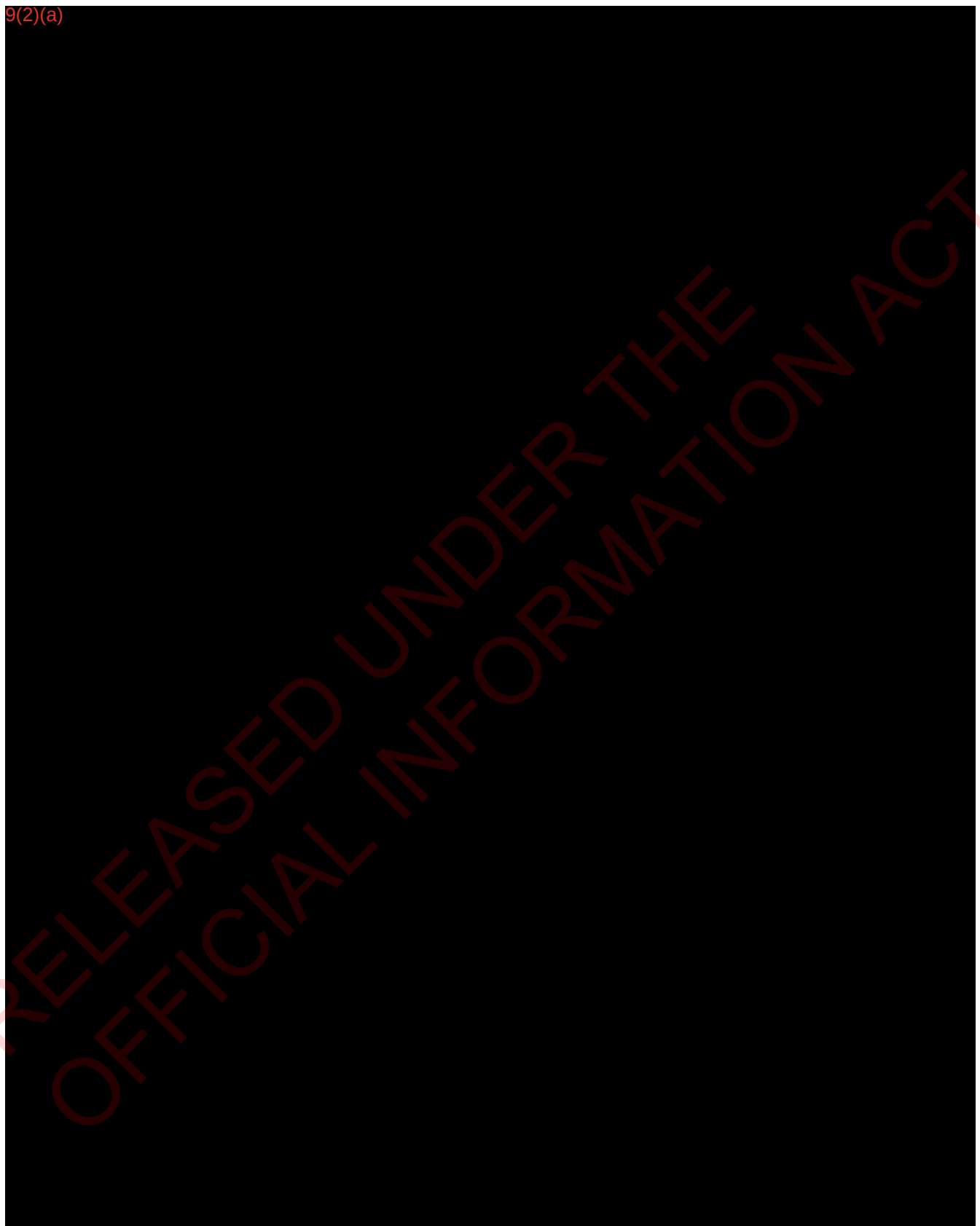
**Managing Director
Toitu Tairāwhiti Housing Limited**

Harder	Deeper	Faster
1. Ensure all Iwi Housing Prototypes are treated equally in funding arrangements. 2. Support the establishment of house value chains in each Iwi Housing Prototype rohe similar to the Ka Noa investment in the Builtsmart facility in Tairāwhiti. 3. Aim to make the arrangements from the Iwi Housing Prototypes the norm.	4. Support Iwi Housing Prototypes and wider Iwi who want to take over the rights of Kainga Ora and deliver with Social Investment (Iwi Commissioning Agencies) to achieve more cost effective builds and better outcomes for the tenants including moving 33% to home ownership and affordable rentals. 5. This includes rights to a consent authority; rights to purchase land and right to manage the existing Kainga Ora portfolio subject to full repairs and maintenance funding and partnership with existing CHPs. 6. Support Iwi initiatives for work force development and investment in whenua Maori to achieve sustainable economic development for employment as a part of resilient home ownership.	7. Enable Iwi Housing Prototypes to achieve: a. Consenting Authority; and/or b. Fast tracking of agreed housing developments. 8. Support accelerated infrastructure funding to provide infrastructure to Iwi housing initiatives including roading, bridges, waste/water, sewage, power etc. The examples of this are the 150 houses planned by Ngati Porou in the Kaiti area; Te Mataora Project in Kawakawa and the Hastings District Council infrastructure acceleration fund.



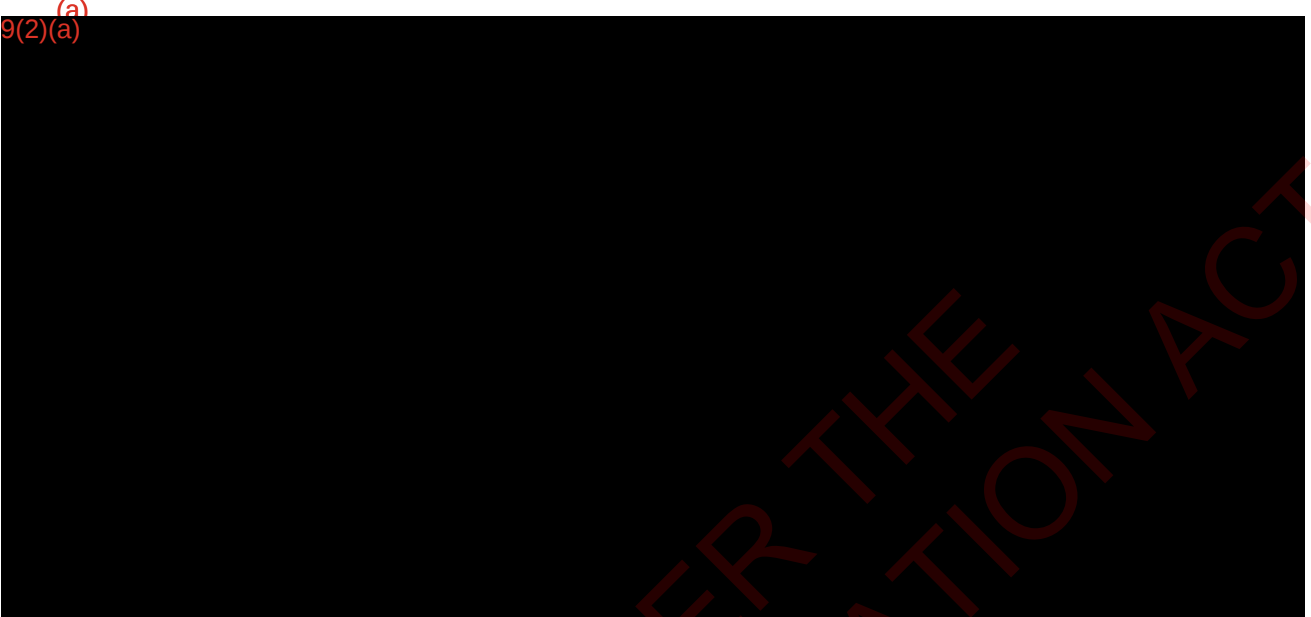
EMAIL CORRESPONDENCE

9(2)(a)



OPENING OF BUILTSMART FEILDING FACILITY BY THE PRIME MINISTER - 14 MARCH 2024

Pictured below (left to right) is 9(2)(a) (Ngati Koroki Kahukura), 9(2)(a) (Kaikarakia) and 9(2)(a) - as per 9(2)(a) report circulated 15 March following the opening of the Builtsmart Feilding facility.



Left image: 9(2)(a)



Prime Minister's kōrero, attached [HERE](#).

"But the Prime Minister's korero on the attached video is targeted at Toitu Tairāwhiti Housing Limited. When he said "he challenged" he is talking about me at the Housing Expo where he; Minister of Housing; Minister of Social Development and Minister of Maori Development heard me speak for 5 minutes about housing; fast tracking and social investment (on the back of the 9(2)(a) report due out this month).

The accolades he provides for us/Tairāwhiti Housing Limited is a reflection of our collective hard work over the past 3 years and 3 months since the 4 Iwi CEs met and decided on our 500 houses in 5 years."

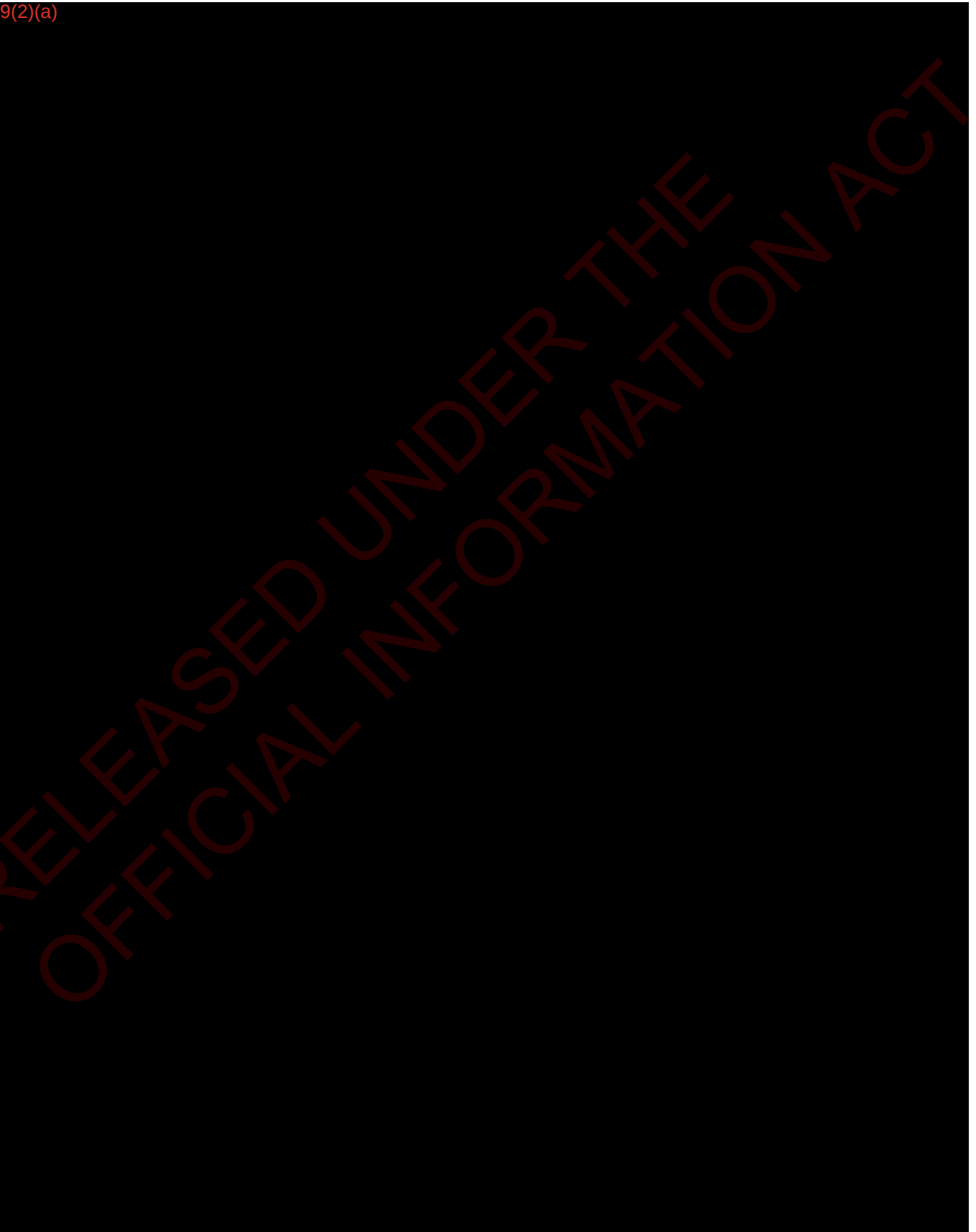
— 9(2)(a), 15 March 2024.



KĀINGA WHENUA TV SERIES

Toitū Tairāwhiti Housing will feature on the new TV series airing on Whakaata Māori every Tuesday at 7.30pm. Kāinga Whenua TV show host, Pio Terei, traverses the country exploring Papa Kāinga and housing developments built within iwi and rohe. **Toitū Tairāwhiti Housing will be spotlighted at 7.30pm, Tuesday 16th April.** A brief snippet can be watched [HERE](#).

9(2)(a)



TRANCHE 3

- Houses delivered to site
- Code of compliance issued
- Pending final inspections
- Whānau living in house
- Occupational Rights Agreement signed
- Whānau Loan Repayments

TRANCHE 4

The current Tranche 4 list can be accessed [HERE](#).

TTHL PROCESS TO HOME OWNERSHIP

We have created the below infographic poster for the new Tranche 4 whānau to provide a visual timeline for whānau to better understand the process each home will go through. The full pdf version is attached [HERE](#).



TE WHARAU O HINEAKUA - TOITŪ TAIRĀWHITI BUILTSMART

The below is a list of the **21 homes** fully constructed and delivered from Te Wharau o Hineakua.

Name	Bay Number	Builder	Start	Finish	Total days
9(2)(a)	T1B	9(2)(a)	9/11/2022.	13/04/2023.	155
	T1D		12/11/2022.	26/04/2023.	171
	T2B		16/11/2022.	1/05/2023.	166
	T2D		17/11/2022	15/5/2023.	179
	T3B		12/12/23.	29/5/23.	197
	T3D		16/12/23.	9/6/23.	175
	T4B		22/2/23.	29/6/23.	128
	T4D		21/2/23.	6/29/2023	128
	T1B		26/4/23.	29/8/23.	126
	T1D		27/4/23.	9/12/2023	125
	T2B		16/5/23.	14/8/23.	91
	T2D		17/5/23.	28/8/23.	104
	T3B		27/6/23.	11/22/2023	147
	T3D		28/6/23.	10/11/2023	105
	T4B		5/7/23.	11/17/2023	135
	T4D		6/7/23.	11/13/2023	130
	T5B		26/8/23.	22/11/2023	86
	T5D		27/8/23.	21/11/2023	85
	T1D		TBC	27/02/2024	TBC
	T1B		TBC	TBC	TBC
	T2B		TBC	TBC	TBC

The following are the builds progress of homes currently under construction as at **March 22, 2024**:

- ❖ T1B 9(2)(a) – Ngati Porou



❖ T2D (Below) 9(2)(a) - Rongowhakaata



❖ T3B (Below) 9(2)(a) - Te Aitanga a Māhaki

❖ T3D (Below) 9(2)(a) - Ngati Porou



- ❖ T4D (Below right front) 9(2)(a) - Rongowhakaata
- ❖ T4B (Below left) 9(2)(a) - Ngati Porou
- ❖ T4C (Below right back) 9(2)(a) - Ngati Porou



- ❖ T5B (Below) 9(2)(a) - Ngati Porou
- ❖ T5D (Below) 9(2)(a) - Ngati Porou



- ❖ Refurbished pre-loved (Below left) 9(2)(a) - Ngati Porou
- ❖ Refurbished pre-loved (Below right) 9(2)(a) - Te Aitanga a Māhaki, Ngāi Tāmanuhiri



**FINANCIAL REPORT MAR 2024**

Tranche 1 Financial Report attached [HERE](#)
Tranche 1 Whānau repayments attached [HERE](#)
Tranche 2 Financial Report attached [HERE](#)
Tranche 2 Whānau repayments attached [HERE](#)
Maru Ora Balance Sheet attached [HERE](#)
Tranche 3 & 4 Financial Report attached [HERE](#)
Tranche 3 Whānau repayments attached [HERE](#)
TTHL Cash Summary attached [HERE](#)
PDPA Reporting attached [HERE](#)

TTBL Flood Repair per House attached [HERE](#)
TTBL House Lifting Costs per house summarised attached [HERE](#)
TTBL Flood Repair per Type attached [HERE](#)
TTBL Reporting One Pager attached [HERE](#)
TTBL – Insurance Underwriting per House [HERE](#)

TTHL BOARD HUI SCHEDULE

TTHL BOARD OF DIRECTORS MEETING SCHEDULE 2024		
DATE	TIME	IWI HOST
Wednesday 29 th May 2024	10.00am – 12.00pm	Te Aitanga a Māhaki
Wednesday 31 st July 2024	10.00am – 12.00pm	Whakatōhea
Wednesday 25 th September 2024	10.00am – 12.00pm	Ngati Porou
Wednesday 27 th November 2024	10.00am – 12.00pm	Te Whānau a Apanui

The PGG confirms that they have reviewed the TTHL MD report, financial reports, and invoices for the month of March 2024 and hereby confirm that all funds utilised in the project have been spent for authorised funding purposes as defined in the PDPA and the Letter of Assurance dated 22 February 2023. We recommend the attached invoices for \$179,727.68 for TPK and \$1,730,236.32 for TTKK, totalling \$1,909,964.00 are approved for payment.



TOITŪ TAIRĀWHITI HOUSING IWI PROTOTYPE REPORT

9(2)(a)

RELEASED UNDER THE
OFFICIAL INFORMATION ACT

PROGRAMME GOVERNANCE GROUP

30 MAY 2024



Toitū Tairāwhiti Housing Iwi Prototype 30 May 2024

This Progress Report includes updates on:

[Highlights](#)

[Workforce Development Graduation](#)

[National Iwi Chairs Forum](#)

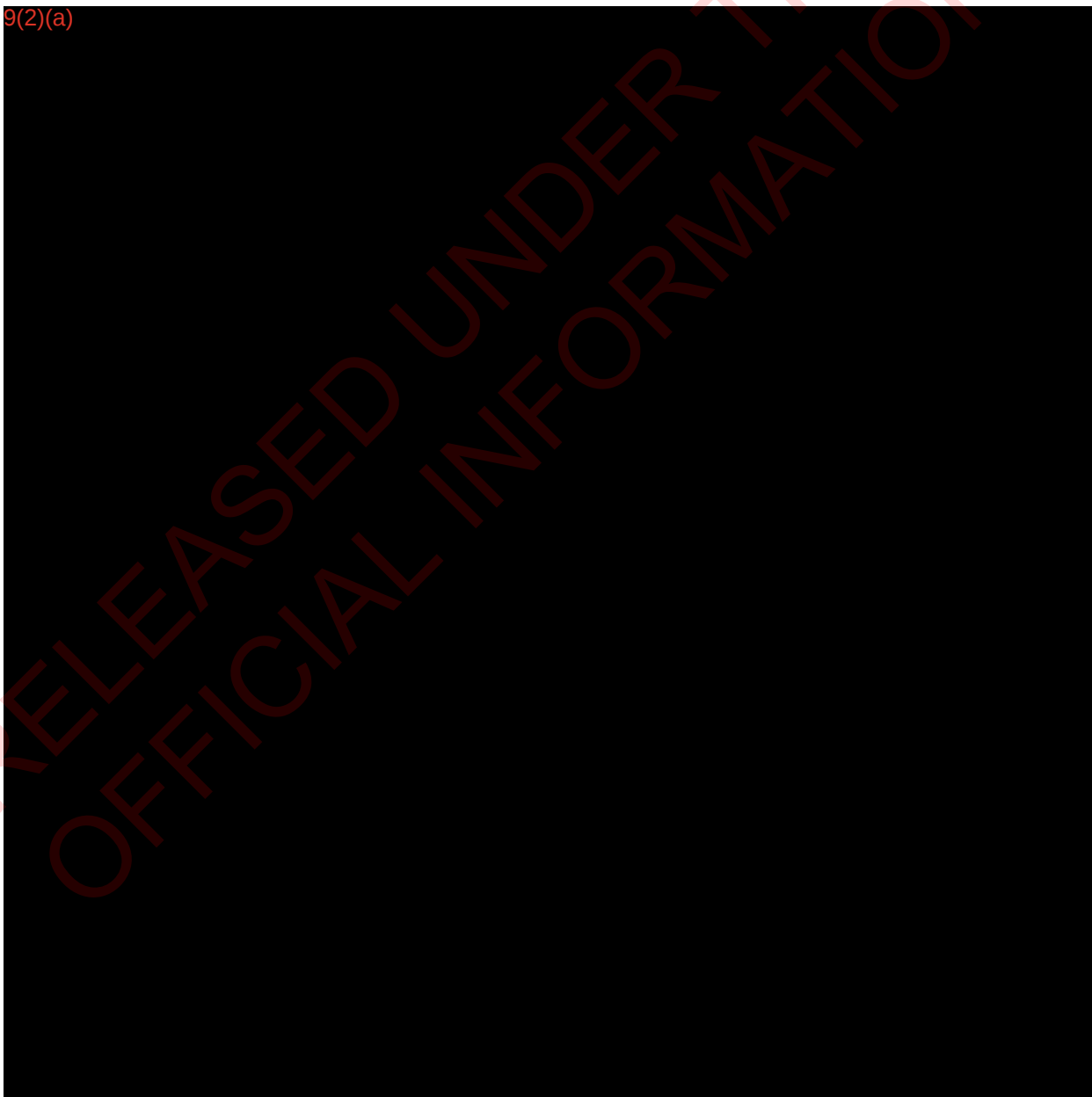
[Te Wharau o Hineakua](#)

[Financial report](#)

HE MIHI

Nau mai rā e hika, **9(2)(a)** me ngā pikautanga o Ngāi Tāmanuhiri kei runga i a koe. Herea mai rā ō rau pūkenga hei whāngai i ō iwi, e ora ai ōna uri haere ake nei, haere ake nei. Nau piki mai, nau kake mai ki tēnei kotahitanga o Toitū Tairāwhiti Housing Ltd.

9(2)(a)

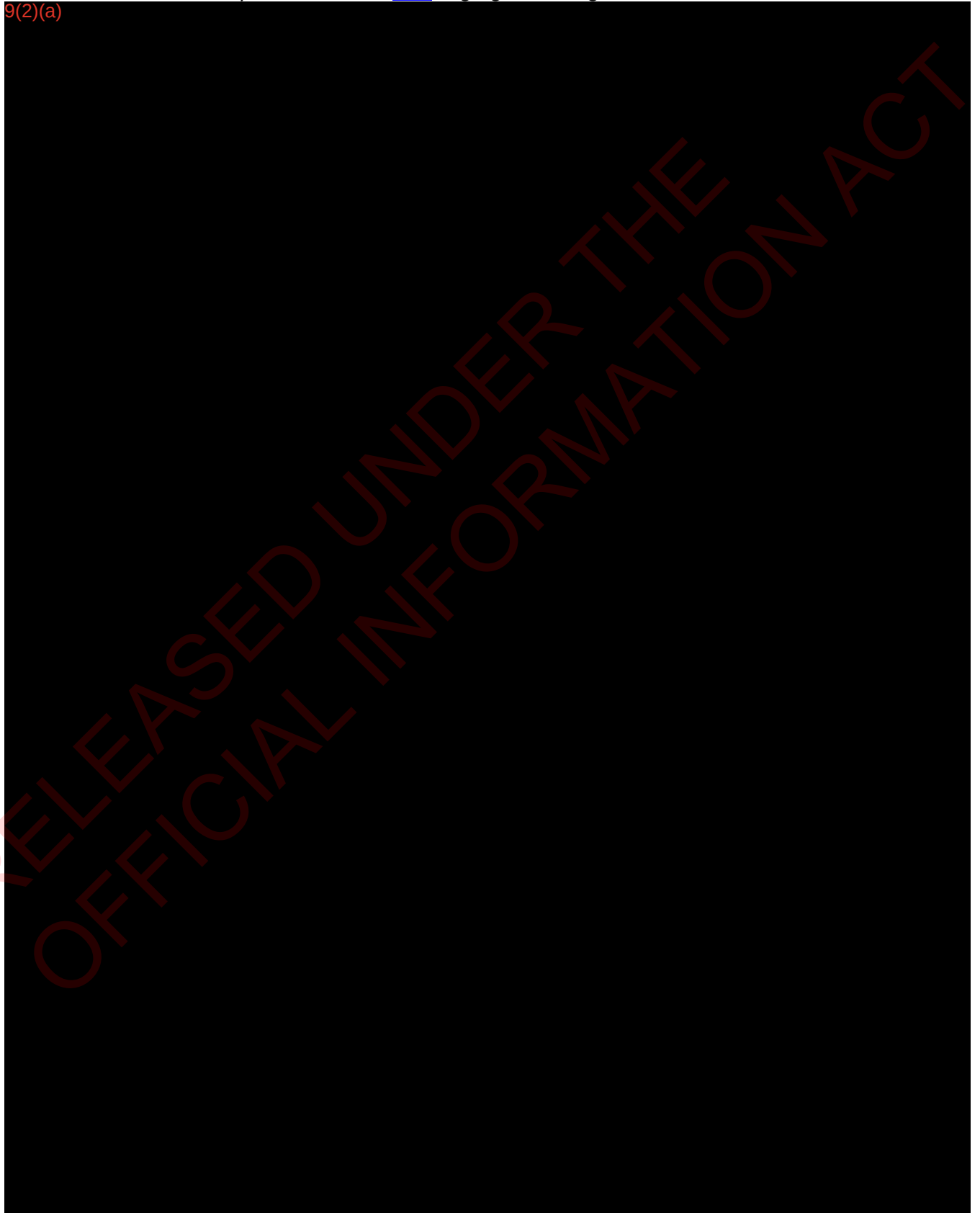




WHITIKI ORA WORKFORCE DEVELOPMENT GRADUATION

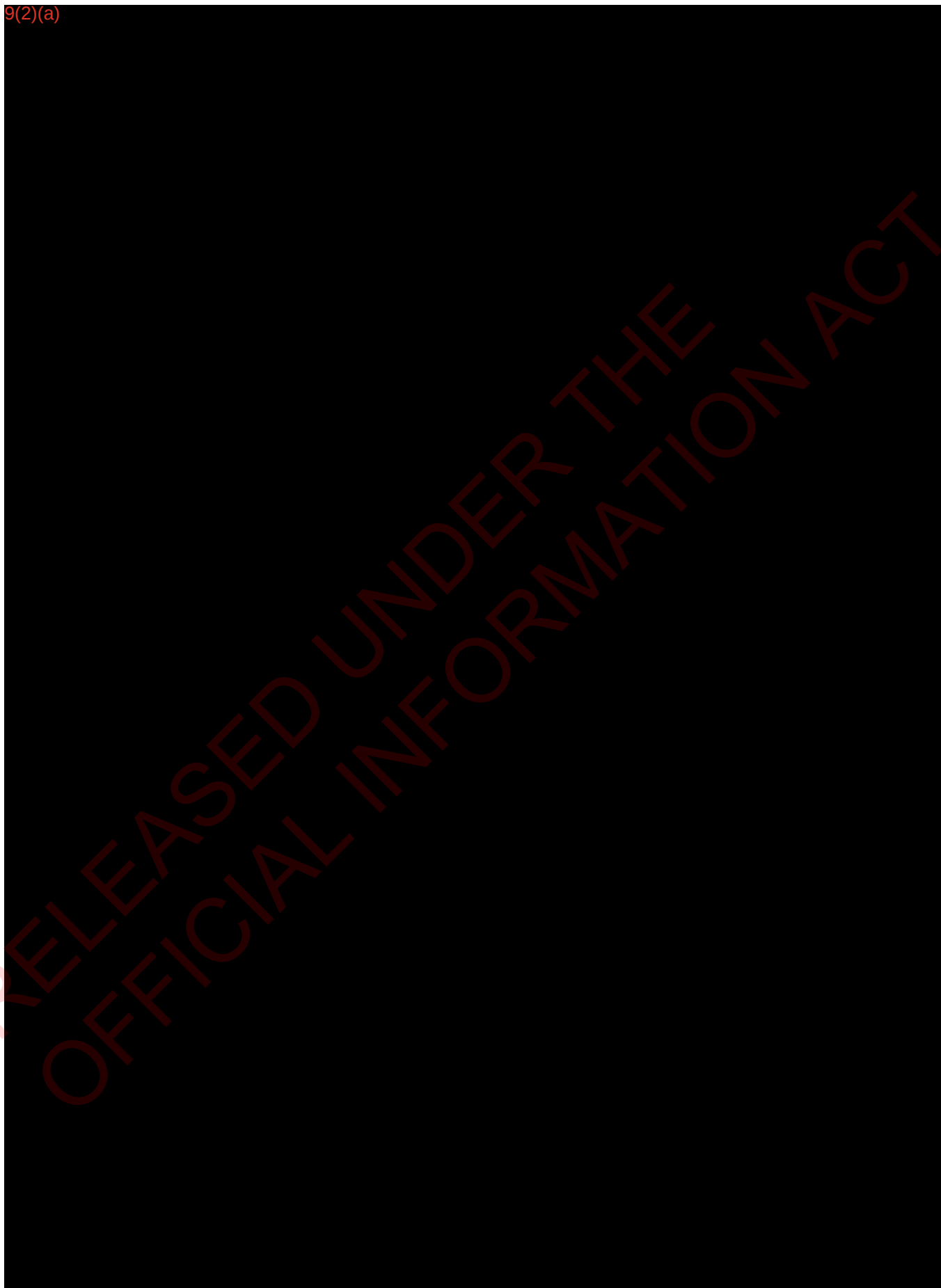
Friday April 5th, 2024, Toitū Tairāwhiti Housing celebrated the graduation of 32 trainees of its 12-week Whitiki Ora Workforce Development Training programme. The trainees achieved unit standards in Principles of Home Performance, Low Level Scaffolding, First aid, Chainsawing, Working at heights Basic level, Operate small plant for infrastructure work as well as Te Reo me ōna Tikanga. The full Gisborne Herald article can be read [here](#) and the 'Marae' TV documentary can be watched [here](#). Highlights of the graduation are featured below.

9(2)(a)





9(2)(a)



RELEASED UNDER THE
OFFICIAL INFORMATION ACT



NATIONAL IWI CHAIRS FORUM – TAURANGA MOANA, NGATI RANGINUI

9(2)(a)



RELEASED UNDER THE
OFFICIAL INFORMATION ACT

INDEPENDANT REVIEW KAINGA ORA



1 EMBARGOED
Independent Review

The **embargoed** Independent Review of
Kainga Ora (left) is attached [HERE](#).

HOSTING OF KAINGA ORA REVIEW PANEL

Friday 16th February Toitū Tairāwhiti Housing Ltd. welcomed the Kainga Ora review panel led by 9(2) [REDACTED]. The review panel were taken to a current Kainga Ora development site in Gisborne and then the Turanga Tangata Rite Wellness Centre. 9(2)(a) [REDACTED] then officially opened the second office at Te Wharau o Hineakua, a significant milestone for the development of TTHL. Highlights of 9(2)(a) [REDACTED] and the Kainga Ora Review panel are featured below.

9(2)(a) [REDACTED]

9(2)(a) [REDACTED]



KAINGA ORA PANEL REVIEW



9(2)(a) [REDACTED]

The full presentation (above) was presented by TTHL to the Kainga Ora Review Panel (left) and is attached [HERE](#).

TRANCHE 3 SUMMARY

Type	Total Houses	Completed	Percentage	Comments
LTO/ Occ Order	150	140	93%	
Profile	150	158	105%	Whanau background,
Āhuru Mōwai/ Pastoral Care	150	24	16%	Sorted Kāinga Ora Agreeent signed
Completed Financial Literacy Programme?	150	77	51%	
Completed Home Performance Workshop?	150	19	13%	
Resource Consent Issued ? Y/N	84	60	71%	66 house don't require Consent
Building Consent Issued ? Y/N	150	113	75%	
House Delivered to Site? Y/N	150	120	80%	
Final Inspection Date Booked Y/N	150	65	43%	
Final Inspection Conducted Y/N	150	60	40%	
Code of Compliance Certification Issued	150	57	38%	
Whānau living in kāinga?	150	62	41%	
Occupational Rights Agreement signed?	150	50	33%	
Deposit Inv Paid	150	112	75%	
1st Progress Payment	150	103	69%	
2nd Progress Payment	150	83	55%	
Final Progress Payment	150	69	46%	
Infrastructure.				
Infrastructure ready for build?	150	80	53%	
Infrastructure ready for connecting?	150	65	43%	
Insurance				
0. In transit, or not begun		30		
1. Temporary piles, awaiting Building Consent		11		
2. Construction Started		34		
3. Practical completion, awaiting CCC		22		
4. Has CCC awaiting Occupancy		58		
Total		155		This should add up to 150



SUMMARY REPORT TRANCHE 4				
		N/A		
	Total houses	Yes	Percentage	comments
Type	Total Houses	Completed	Percentage	Comments
LTO/ Occ Order	75	63	84%	
Profile	75	69	92%	
Āhuru Mōwai/ Pastoral Care	75	0	0%	
Completed Financial Literacy Programme?	75	4	5%	
Completed Home Performance Workshop?	75	0	0%	
Resource Consent Issued ? Y/N	75	3	4%	
Building Consent Issued ? Y/N	75	6	8%	
House Delivered to Site? Y/N	75	3	4%	
Final Inspection Date Booked Y/N	75	0	0%	
Final Inspection Conducted Y/N	75	0	0%	
Code of Compliance Certification Issued	75	0	0%	
Whānau living in kāinga?	75	0	0%	
Occupational Rights Agreement signed?	75	0	0%	
Deposit Inv Paid	75	37	49%	
1st Progress Payment	75	5	7%	
2nd Progress Payment	75	3	4%	
Final Progress Payment	75	1	1%	
Insurance				
0. In transit, or not begun	75	2	3%	
1. Temporary piles, awaiting Building Consent	75	0	0%	
2. Construction Started	75	12	16%	
3. Practical completion, awaiting CCC	75	2	3%	
4. Has CCC awaiting Occupancy	75	0	0%	
Total		75		This should add up to 75

TE WHARAU O HINEAKUA - TOITŪ TAIRĀWHITI BUILTSMART

The below is a list of the **31 homes** fully constructed and or delivered from Te Wharau o Hineakua.

Name	Bay Number	Builder	Start	Finish	Total days
9(2)(a)	T1B	9(2)(a)	9/11/2022.	13/04/2023.	155
	T1D		12/11/2022.	26/04/2023.	171
	T2B		16/11/2022.	1/05/2023.	166
	T2D		17/11/2022	15/5/2023.	179
	T3B		12/12/23.	29/5/23.	197
	T3D		16/12/23.	9/6/23.	175
	T4B		22/2/23.	29/6/23.	128
	T4D		21/2/23.	6/29/2023	128
	T1B		26/4/23.	29/8/23.	126
	T1D		27/4/23.	9/12/2023	125
	T2B		16/5/23.	14/8/23.	91
	T2D		17/5/23.	28/8/23.	104
	T3B		27/6/23.	11/22/2023	147
	T3D		28/6/23.	10/11/2023	105
	T4B		5/7/23.	11/17/2023	135
	T4D		6/7/23.	11/13/2023	130
	T5B		26/8/23.	22/11/2023	86
	T5D		27/8/23.	21/11/2023	85
	T1D		TBC	27/02/2024	TBC
	T1B		TBC	TBC	TBC
	T2B		TBC	TBC	TBC
	T2D		TBC	TBC	TBC
On stands for delivery					
Delivered to site					
Final inspection 27/5					
Final inspection 27/5					
Final inspection 27/5					
Final inspection 27/5					
Final inspection 27/5					
Loaded					
Loaded					

The following are the builds progress of **14 homes** currently under construction as at 26 May 2024:

- ❖ T1B 9(2)(a) – Te Aitanga a Māhaki (T4)
- ❖ T1D 9(2)(a) – Ngati Porou (T3)



- ❖ T2A (Below) 9(2)(a) – Te Aitanga a Māhaki (T4)
- ❖ T2B (Below) 9(2)(a) – Te Aitanga a Māhaki (T4)
- ❖ T2D (Below right) 9(2)(a) – Te Aitanga a Māhaki (T4)



- ❖ T3B (Below) 9(2)(a) – Te Aitanga a Māhaki (T4)
- ❖ T3D (Below) 9(2)(a) – Te Aitanga a Māhaki (T4)



- ❖ T4A (Below) 9(2)(a) – Te Aitanga a Māhaki (T4)
- ❖ T4B (Below) 9(2)(a) – Ngati Porou (T3)
- ❖ T4C (Below) 9(2)(a) – Ngati Porou (T3)
- ❖ T4D (Below) 9(2)(a) – Rongowhakaata (T3)



TA

TC



TD

- ❖ T5B (Below) 9(2)(a) – Ngati Porou (T3)
- ❖ T5D (Below) 9(2)(a) – Ngati Porou (T3)



- ❖ T6B (Below) 9(2)(a) – Te Aitanga a Māhaki (T4)
- ❖ T6D (Below) 9(2)(a) – Te Aitanga a Māhaki (T4)



- ❖ Refurbished pre-loved (Below left) 9(2)(a) – Ngati Porou
- ❖ Refurbished pre-loved (Below right) 9(2)(a) – Te Aitanga a Māhaki, Ngāi Tāmanuhiri



TRANCHE 4 STOCK HOMES

Stock 97-22 (below) assigned to 9(2)(a), Te Whānau a Apanui



Stock 97-23 (below) assigned to 9(2)(a), Te Whānau a Apanui



Stock 97-25 (below) assigned to 9(2)(a), Ngati Porou



9(2)(a) : On stands ready for loading.



Stock 97 (below) delivered to 9(2)(a), Te Aitanga a Māhaki





TOITU TAIRĀWHITI STRATEGIC PRESENTATION

The full presentation is attached [HERE](#)

“Maaku e hanga tooku nei whare
ko nga pou, he mahoe he
patete”

“I will build my own house even if I have to use non traditional ways and materials”

King Tawhiao after Raupatu of 1,000,000 acres in Waikato

**Strategic Presentation & Recommendations to the Toitu Tairāwhiti Housing
Limited Directors**

29 May 2024

27/05/2024

CONFIDENTIAL

1

FINANCIAL REPORT

Tranche 3 & 4 Financials attached [HERE](#)

Tranche 3 & 4 Whānau repayments attached [HERE](#)

Tranche 3 & 4 Cashflow Summary & Invoices to PGG attached [HERE](#)

Tranche 2 Whānau repayments attached [HERE](#)

Tranche 1 Whānau repayments attached [HERE](#)

PDPA Reporting attached [HERE](#)

TTBL Flood Repair per House attached [HERE](#)

TTBL House Lifting Costs per house summarised attached [HERE](#)



Financial Report Summary to the Project Governance Group 30 May 2024

Tranche 1: 23 Whare & Table 1:

Summary Tranche 1	Expenditure	Budget	Budget remaining	No: of whare applied/ issued CCC	Funding received to date	Deliverables remaining	Repayments received
Infrastructure	9(2)(ba)(i), 9(2)(b)(ii)						
House Construction							
Overheads and Contingency							
TOTAL	\$9.1m	\$9.1m	\$0	23 of 23	\$9.1m	All delivered	18

Table 1 shows the full recognition of funds being \$9.1m. There is one whare waiting code of compliance certification and 4 whanau being actively followed up for whare loan repayments.

Tranche 2: 28 Whare & 20 Infrastructure Only projects. Table 2:

Summary Tranche 2	Expenditure	Budget	Budget remaining	No: of whare applied/ issued CCC	Funding received to date	Deliverables remaining	Repayments received
Infrastructure	9(2)(ba)(i), 9(2)(b)(ii)						
House Construction							
Overheads and Contingency							
TOTAL	\$14.6m	\$14.6m	\$0	28 of 28	\$14.6m	All delivered	21

Table 2 also shows the full recognition of the T2 funds being \$14.6m. There are 2 whare waiting on code of compliance certification and 21 whanau repayments occurring.

All deliverables for Tranches 1 & 2 (T1&2) are closed off with HUD and TPK. At closure and to assist with meeting timelines on deliverables we have swapped some whanau that were completed in T3 into T1& 2.

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



Tranches 3 (150 Kaenga) & 4 (75 Kaenga): Table 3.

Table 3: Tranches 3 & 4 Summary as at 22 May 2024	Expenditure	Budget	Budget remaining	Funding called up & Other revenue received	Notes & Loan Repayments received	
Infrastructure (T3)	9(2)(ba)(i), 9(2)(b)(ii)					
House Construction (T3)						
House & Infrastructure T3	\$45.6m	52.5m	\$6.9m	52.5m	9(2)(ba)(i), 9(2)(b)(ii)	
Infrastructure (T4)	9(2)(ba)(i), 9(2)(b)(ii)					
Construction (T4)						
House & Infrastructure T4	\$3.2m	\$31.35m	\$28.15m	\$11.5m	9(2)(ba)(i), 9(2)(b)(ii)	
Overheads (T3&4) & Interest/Other Income						
Total T3 & 4	\$53.1m	\$88.17m	\$35.07m	\$68m		
Cyclone Gabrielle Response						
Other sources						
TOTAL	\$87m	\$122.2m	\$35.2m	\$102m		

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



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

Please refer to the table below for a reconciliation back to cash.

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

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

This is to support the programme during the 2025 financial year.

In addition to the PDPA funding TTHL raised invoices for:

- \$2m from TPK to clear Sediment & Debris from the Waihora and Waingaromia rivers. This has all been distributed to Toitu Tairāwhiti Builtsmart Ltd.
- \$1.34m from DPMC for Iwi Recovery Structure. Funding has been released to all 4 Iwi.
- \$0.240m (of \$0.320m) from MBIE for workforce development, Vertical and Civil Construction. \$88k has been applied to Vertical and \$35k spent on Civil Construction.
- \$0.150m from TPK for Sorted Kainga-ora, (to support the Financial Literacy programme). \$0.144m of this has been spent and reported within these financials.
- \$0.271m of interest from funds at bank and \$0.450m largely funding for Cyclone response.
- TPK cadetship and training programmes funding now fully expended.
- Please refer to the status report within the Managing Directors report for the full progress on construction.

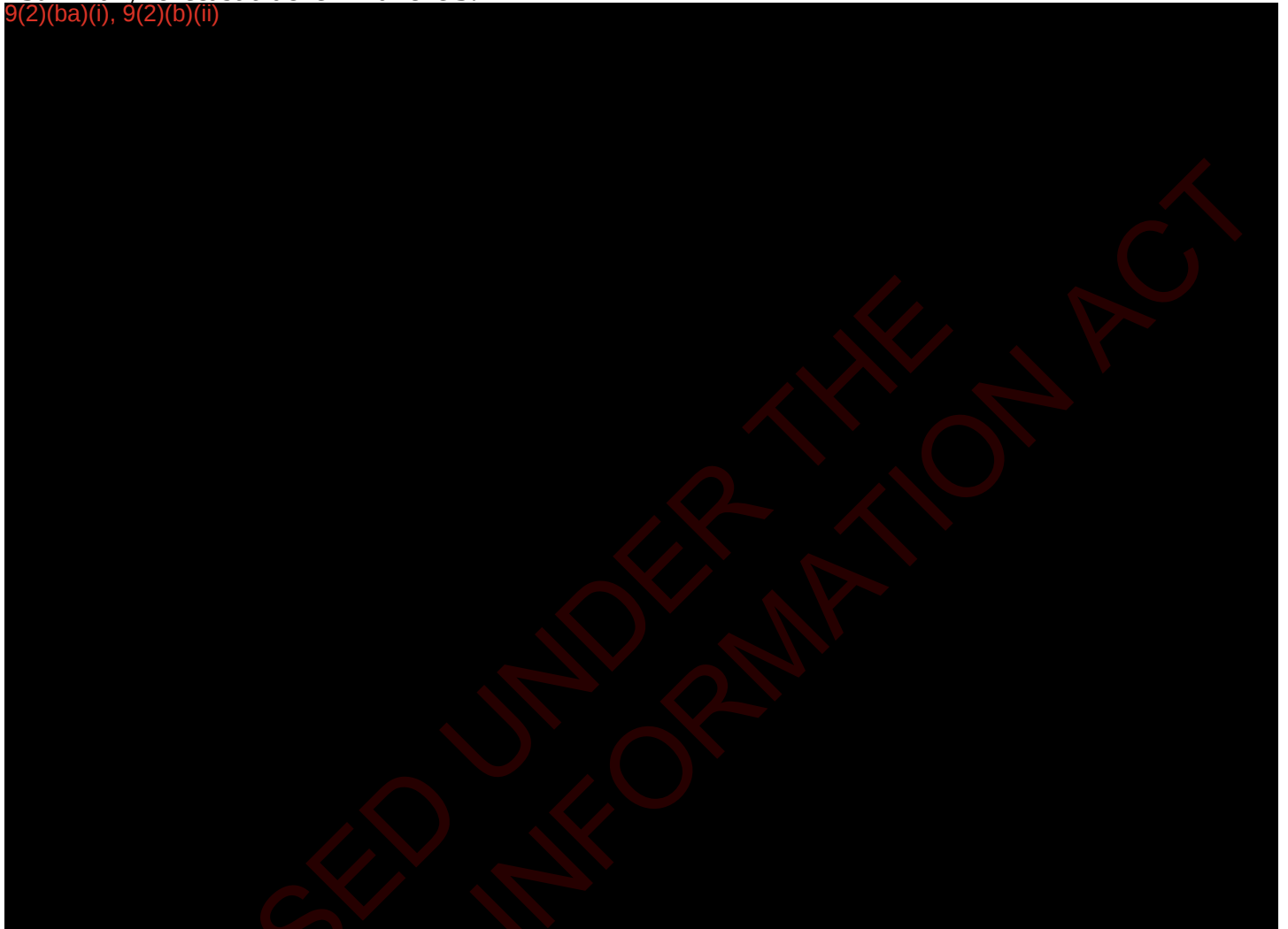
TTHL Management have approached several Auditors including BDO, Cookes & Forbes, EY and others to provide a quote on the upcoming Audit of the Toitu Housing Group (including Maru Ora and TTBL). The Audit industry across the country is experiencing capacity issues causing a back log of customer work. This is impacting on the TTHL Group Audit.

Management completed a re-forecast of the remaining construction work on all Tranches. These estimates across Tranches 1, 2 and 3 not yet at CCC, will enable us to decide how we prioritise and/or shift some Tranche 3 where to Tranche 4.



Summary forecast tracker Tranche 3:

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



Resolution - That the Board of Directors:

1. Receive, note and adopt the financial reports of Tranches 1, 2 3 & 4 as tabled;
2. Note the where loan repayments to date across all tranches;
3. Note the Cash Summary report for the next working capital top up of 9(2)(ba)(i), 9(2)(b)(ii)
4. Note the reconciliation to cash at bank and funding remaining;
5. Note the Audit update;
6. Note the work the Summary forecast tracker for Tranche 3.



INVOICE

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

Invoice Date
29 May 2024

Invoice Number
INV-T40013

Reference
PO-001713

Toitu Tairāwhiti Housing
Ltd
Attention: 9(2)(a)
PO Box 50368
Porirua
Wellington 6011
NEW ZEALAND

Description	Quantity	Unit Price	Amount NZD
Toitu Tairāwhiti Housing Ltd as per PDPA Letter of 01/11/2023			
Construction - \$520,225 HUD 84% TPK 16%	0.84	520,225.00	436,989.00
Infrastructure Funding 100%	1.00	635,000.00	635,000.00
Management Funding 100%	1.00	151,666.00	151,666.00
		Subtotal	1,223,655.00
		TOTAL NZD	1,223,655.00

Due Date: 14 Jun 2024

ASB Bank Account: 12-3140-0316182-002

Toitu Tairāwhiti Housing Limited

PAYMENT ADVICE

To: Toitu Tairāwhiti Housing Ltd
Attention: 9(2)(a)
PO Box 50368
Porirua
Wellington 6011
NEW ZEALAND

Customer Te Tūāpapa Kura Kāinga -
Ministry of Housing & Urban
Development
Invoice Number INV-T40013
Amount Due 1,223,655.00
Due Date 14 Jun 2024
Amount Enclosed

Enter the amount you are paying above



INVOICE

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

Invoice Date
29 May 2024

Invoice Number
INV-T40012

Reference
MHN-49595

Toitu Tairāwhiti Housing
Ltd
Attention: 9(2)(a)
PO Box 50368
Porirua
Wellington 6011
NEW ZEALAND

Description	Quantity	Unit Price	Amount NZD
Toitu Tairāwhiti Housing Ltd as per PDPA Letter of 01/11/2023			
Construction Cost: \$520,225 HUD - 84% TPK - 16%	0.16	520,225.00	83,236.00
		Subtotal	83,236.00
		TOTAL NZD	83,236.00

Due Date: 14 Jun 2024

ASB Bank Account: 12-3140-0316182-002

Toitu Tairāwhiti Housing Limited

PAYMENT ADVICE

To: Toitu Tairāwhiti Housing Ltd
Attention: 9(2)(a)
PO Box 50368
Porirua
Wellington 6011
NEW ZEALAND

Customer Te Puni Kokiri
Invoice Number INV-T40012

Amount Due **83,236.00**
Due Date 14 Jun 2024

Amount Enclosed

Enter the amount you are paying above



TOITŪ TAIRĀWHITI HOUSING IWI PROTOTYPE REPORT

9(2)(a)

RELEASED UNDER THE
OFFICIAL INFORMATION ACT

PROGRAMME GOVERNANCE GROUP

27 JUNE 2024

Toitū Tairāwhiti Housing Iwi Prototype

27 JUNE 2024

This Progress Report includes updates on:

[Highlights](#)

[Tranche 3 Statistics](#)

[Tranche 4 Statistics](#)

[Te Wharau o Hineakua](#)

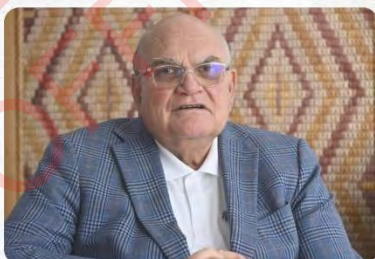
[Financial report](#)

TE WHAKAWAHINGA O TA SELWYN TANETOA PARATA

Saturday 22nd June, 2024 the official Investiture Ceremony of TTHL Ngati Porou Director, Ta Selwyn Parata KNZM was held at Uepohatu Marae. The full ceremony speech of Her Excellency The Rt Hon Dame Cindy Kiro can be read [HERE](#).



TE WHAKAWAHINGA O TA SELWYN TANETOA PARATA



Nau mai haere mai
E nga Iwi, e nga mana, e nga reo
ki te urunga o te ra, ki te Tairāwhiti
ki Hikurangi Maunga, ki a Ngati Porou

Hatarei 22 o Hune 2024
9.00am - 3.00pm
Ki Uepohatu, Ruatoria

9(2)(a)



Governor-General of New Zealand 

Yesterday, Dame Cindy and Dr Davies travelled to Uepohatu Marae in Ruatoria, the scene of joyful celebrations to mark the investiture of Ngati Porou leader, Ta Selwyn Parata KNZM. Hundreds of Ngati Porou travelled from across New Zealand to be there, along with many representatives of other iwi. Their presence, along with former Prime Ministers, a former Chief Justice, former and current Ministers, and Knights and Dames of the Realm was testament to the mana of Ta Selwyn in Tairāwhiti and across Aotearoa. At the investiture ceremony, Dame Cindy acknowledged the leadership of Ta Selwyn in the response and recovery efforts in Tairāwhiti after Cyclone Gabrielle.

9(2)(a)

RELEASED UNDER THE
OFFICIAL INFORMATION ACT



THEIR EXCELLENCIES AT TOITŪ TAIRĀWHITI BUILTSMART

Friday 21st June, 2024 Toitū Tairāwhiti hosted The Excellencies Dame Cindy and Dr Davies at Te Wharau o Hineakua. “This project is providing invaluable employment and training opportunities in Gisborne, and giving hundreds of people new hope for the future.” – Governor-General of New Zealand.

9(2)(a)

RELEASED UNDER THE
OFFICIAL INFORMATION ACT



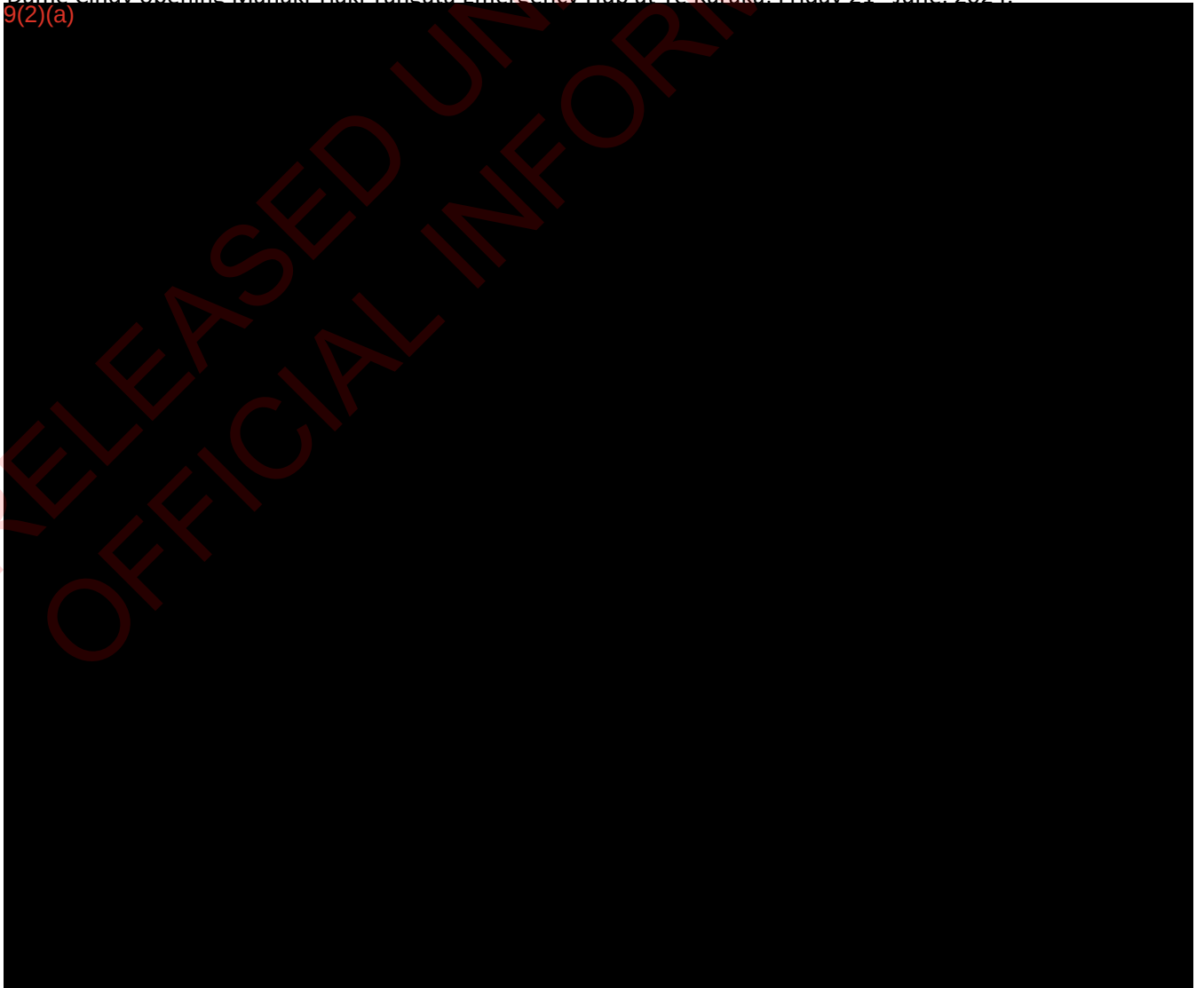
THEIR EXCELLENCIES AT TE KARAKA

In front of the whare of 9(2)(a) which was recently raised and refurbished after being flooded. 9(2)(a) stands next to Dame Cindy, and the police officer on the right is the person who rescued 9(2)(a) from the balcony after the river changed its course and came through his property.



OFFICIAL OPENING OF MAHAKI TIAKI TANGATA

Dame Cindy opening Mahaki Tiaki Tangata Emergency Hub at Te Karaka, Friday 21st June, 2024.





RT HON CHRIS HIPKINS – TE KARAKA

Leader Of The Opposition, Rt Hon Chris Hipkins and Labour Party Member for Ikaroa-Rāwhiti, Cushla Tangaere-Manuel visited Mahaki Tiaki Tangata, hosted by 9(2)(a)

9(2)(a)



FINAL INSIGHTS REPORT – TTHL WHITIKI ORA CADETSHIPS

The full report is attached [HERE](#).

Toitū Builtsmart – Vertical Infrastructure

Toitū was supported by Regional Public Services to develop and implement a response to the JNL closure which resulted in 32 individuals employed on the 12 week programme from Jan – April 2024. The programme's focus was to increase and diversify their skills to support their transition and increase their long-term employability within the areas of need.

16 of the 32 have transitioned into full-time employment with local contractors in Civil Construction, Vertical Construction, Flooring, Roofing and Plumbing. The remaining 16 will be employed by Toitū and continue developing their skills, and entering into advanced training.

The below table details the roles the 16 individuals will be entering into alongside the training that will be provided over the next nine to 12 months.

Team / Role	#	Team / Role Focus	Training
Apprenticeship Builders	4	To occupy Bay 6 to undertake house builds while upskilling across the range of building typologies available to Toitū Builtsmart.	Funded LBP to oversee and support apprentices first year of training alongside the training provider; as well as promote and support the Alternative Labourers Team to upskill within their focussed trades.
Demolition Crew	4	To prepare the land before services and house placement; including the completion of clearance of all materials around and prior to a house being lifted.	- Asbestos Identification, Handling & Removal - Heights and safety training on buildings and work sites
Alternative Labourers	4	To support throughout the build process including scaffolding, roofing, scotia, fascia, concreting, painting as well as decking once the houses have been placed, or lifts have been completed.	- Wheels, Tracks & Rollers - Full License - Heavy Transport Class 2 Learners + Medical - Forklift Operators & OSH Cert - Training machinery, facilitators, travel & facilities
Landscapers	2	To complete the tidy up post Demolition Crew, and ensure the yards are to a high standard post house placement.	- Hiab Operation Training - Concrete saw safety & operations.



The overall training cost for Vertical Construction is broken down further below:

Licensed Building Practitioner	9(2)(ba)(i), 9(2)(b)(ii)
Asbestos Identification, Handling & Removal	
Heights and safety training on buildings and work sites	
Wheels, Tracks & Rollers	
Full License	
Heavy Transport Class 2 Learners + Medical	
Forklift Operators & OSH Cert	
Training machinery, facilitators, travel & facilities	
Hiab Operation Training	
Concrete saw safety & operations	
Total funding	\$230,000

The appointment of the above roles, alongside the continued training will contribute to increasing their long-term employability, diversification of skills, their workforce participation and continuous professional growth.

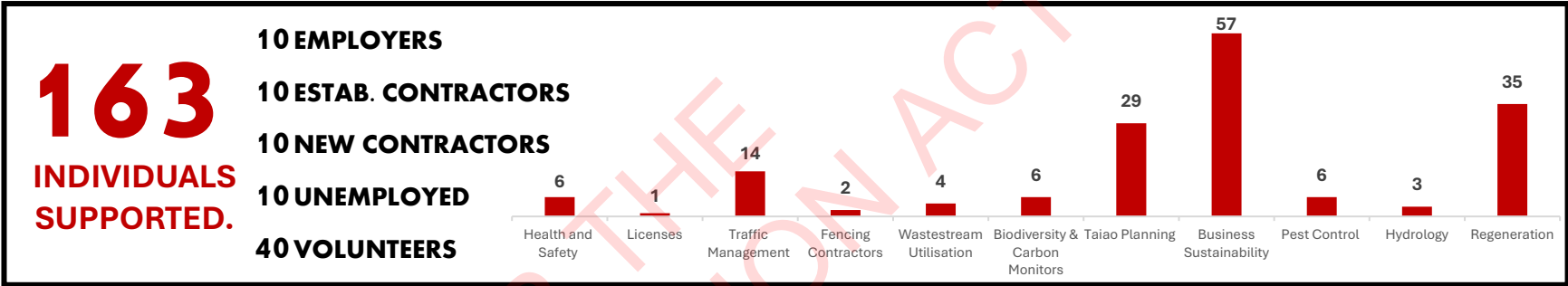
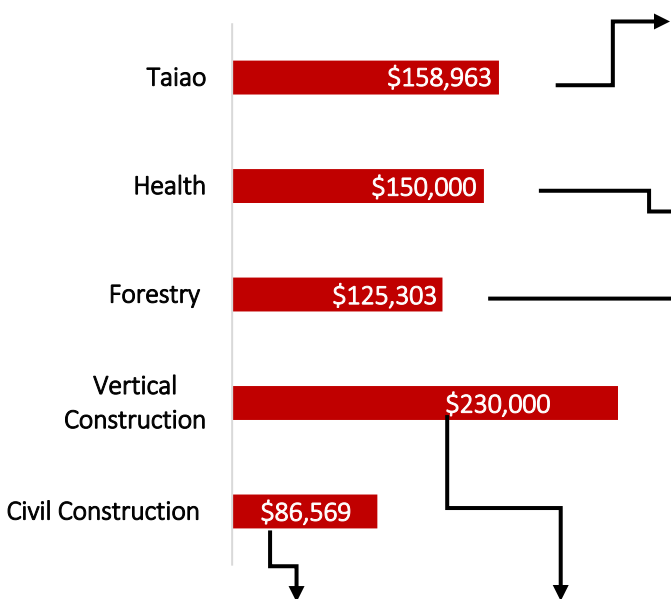
Additionally, the investment supports building a reliable skilled workforce and sustainability of trades for current and future growth of vertical construction in Te Tairāwhiti.



TE RUNANGA O NGATI POROU SUMMARY



\$778_k SPENT



600 ADDITIONAL SKILLS IN THE REGION.

101 ADDITIONAL SKILLS IN THE INDUSTRY.

\$82_k TRAFFIC MANAGEMET

\$3_k FIRST AID

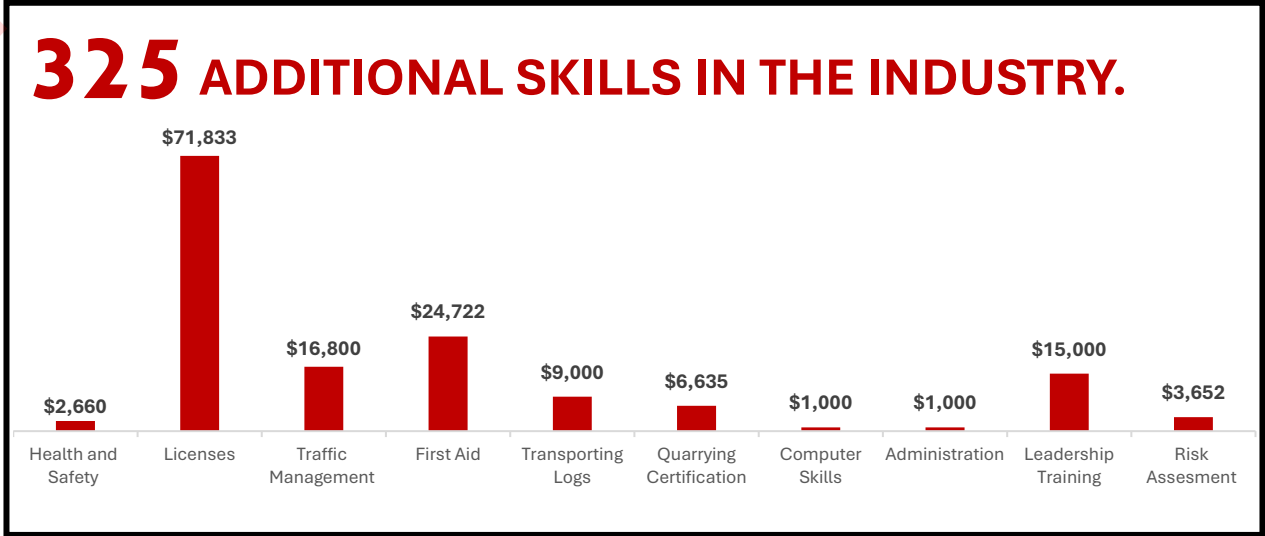
\$1.5_k LICENSES

14 INDIVIDUALS TRANSITIONED INTO THE INDUSTRY & UPSKILLING.

4 ENTERING INTO A BUILDING APPRENTICESHIP.

10 UPSKILLING IN.....

Asbestos Identifying, Handling & Removal
Heights & Safety
Health & Safety
Machine Operations



TRANCHE 3 SUMMARY

Type	Total Houses	Completed	Percentage	Comments
LTO/ Occ Order	150	140	93%	
Profile	150	158	105%	Whanau background,
Āhuru Mōwai/ Pastoral Care	150	24	16%	Sorted Kāinga Ora Agreeent signed
Completed Financial Literacy Programme?	150	77	51%	
Completed Home Performance Workshop?	150	19	13%	
Resource Consent Issued ? Y/N	84	60	71%	66 house don't require Consent
Building Consent Issued ? Y/N	150	113	75%	
House Delivered to Site? Y/N	150	120	80%	
Final Inspection Date Booked Y/N	150	65	43%	
Final Inspection Conducted Y/N	150	60	40%	
Code of Compliance Certification Issued	150	63	42%	Rise of 6% since May 30 PGG
Whānau living in kāinga?	150	62	41%	
Occupational Rights Agreement signed?	150	50	33%	
Deposit Inv Paid	150	112	75%	
1st Progress Payment	150	103	69%	
2nd Progress Payment	150	84	56%	
Final Progress Payment	150	69	46%	
Infrastructure.				
Infrastructure ready for build?	150	80	53%	
Infrastructure ready for connecting?	150	65	43%	
Insurance				
0. In transit, or not begun		30		
1. Temporary piles, awaiting Building Consent		11		
2. Construction Started		34		
3. Practical completion, awaiting CCC		22		
4. Has CCC awaiting Occupancy		58		
Whanau Loan Repayments		46	31%	
Total		155		This should add up to 150



TRANCHE 4 SUMMARY				
		N/A		
	Total houses	Yes	Percentage	comments
Type	Total Houses	Completed	Percentage	Comments
LTO/ Occ Order	75	63	84%	
Profile	75	69	92%	
Āhuru Mōwai/ Pastoral Care	75	0	0%	
Completed Financial Literacy Programme?	75	4	5%	
Completed Home Performance Workshop?	75	0	0%	
Resource Consent Issued ? Y/N	75	3	4%	
Building Consent Issued ? Y/N	75	6	8%	
House Delivered to Site? Y/N	75	3	4%	
Final Inspection Date Booked Y/N	75	0	0%	
Final Inspection Conducted Y/N	75	0	0%	
Code of Compliance Certification Issued	75	0	0%	
Whānau living in kāinga?	75	0	0%	
Occupational Rights Agreement signed?	75	0	0%	
Deposit Inv Paid	75	37	49%	
1st Progress Payment	75	5	7%	
2nd Progress Payment	75	3	4%	
Final Progress Payment	75	1	1%	
Insurance				
0. In transit, or not begun	75	2	3%	
1. Temporary piles, awaiting Building Consent	75	0	0%	
2. Construction Started	75	12	16%	
3. Practical completion, awaiting CCC	75	2	3%	
4. Has CCC awaiting Occupancy	75	0	0%	
Total		75		This should add up to 75

TE WHARAU O HINEAKUA - TOITŪ TAIRĀWHITI BUILTSMART



Te Wharau o Hineakua, 22 June 2024

The below is a list of the **31 homes** fully constructed and or delivered from Te Wharau o Hineakua.

Name	Bay Number	Builder	Start	Finish	Total days
9(2)(a)	T1B	9(2)(a)	9/11/2022.	13/04/2023.	155
	T1D		12/11/2022.	26/04/2023.	171
	T2B		16/11/2022.	1/05/2023.	166
	T2D		17/11/2022	15/5/2023.	179
	T3B		12/12/23.	29/5/23.	197
	T3D		16/12/23.	9/6/23.	175
	T4B		22/2/23.	29/6/23.	128
	T4D		21/2/23.	6/29/2023	128
	T1B		26/4/23.	29/8/23.	126
	T1D		27/4/23.	9/12/2023	125
	T2B		16/5/23.	14/8/23.	91
	T2D		17/5/23.	28/8/23.	104
	T3B		27/6/23.	11/22/2023	147
	T3D		28/6/23.	10/11/2023	105
	T4B		5/7/23.	11/17/2023	135
	T4D		6/7/23.	11/13/2023	130
	T5B		26/8/23.	22/11/2023	86
	T5D		27/8/23.	21/11/2023	85
	T1D		TBC	27/02/2024	TBC
	T1B		TBC	TBC	TBC
	T2B		TBC	TBC	TBC
	T2D		TBC	TBC	TBC
On stands for delivery					
Delivered to site					
Final inspection					
Final inspection					
Final inspection					
Final inspection					
On stands for delivery					
Loaded					
Loaded					

The following are the builds progress of 20 homes currently under construction as at 26 June 2024:

- ❖ T1B (below 9(2)(a)) – Te Aitanga a Māhaki (T4)
- ❖ T1D (below 9(2)(a)) – Ngati Porou (T3)
- ❖ T1A (below 9(2)(a)) – Te Aitanga a Mahaki (T4)
- ❖ T1C (below 9(2)(a)) – Te Aitanga a Mahaki (T4)



T3B (Below 9(2)(a) – Ngāi Tāmanuhiri (T4)

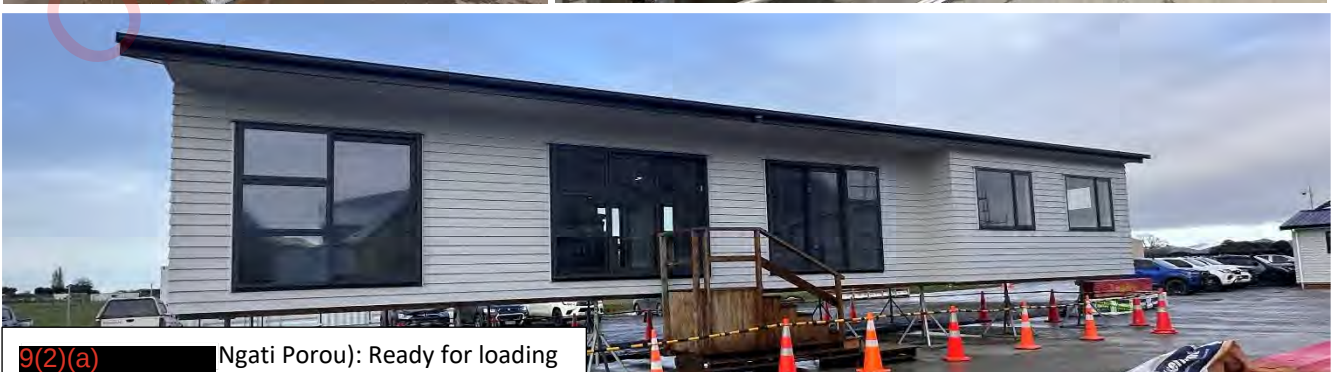


T3D (above 9(2)(a) – Te Aitanga a Māhaki (T4)

- ❖ T4A (Below 9(2)(a) - Te Aitanga a Māhaki (T4)
- ❖ T4C (Below 9(2)(a) – Ngati Porou (T3)



- ❖ T4B (Below right 9(2)(a) – Ngati Porou (T3)
- ❖ T4D (Below left 9(2)(a) – Rongowhakaata (T3)



9(2)(a) Ngati Porou): Ready for loading

- ❖ T5B (Below 9(2)(a) – Ngati Porou (T3)
- ❖ T5D (Below 9(2)(a) – Te Aitanga a Mahaki (T4)



- ❖ T6B (Below 9(2)(a) – Te Aitanga a Māhaki (T4)
- ❖ T6D (Below 9(2)(a) – Te Aitanga a Māhaki (T4)



- ❖ Refurbished pre-loved (Below left 9(2)(a) – Ngati Porou
- ❖ Refurbished pre-loved (Below right 9(2)(a) – Te Aitanga a Māhaki,
Ngāi Tāmanuhiri



9(2)(a) (Te Aitanga a Mahaki): On stands ready for loading.



9(2)(a) (Te Aitanga a Mahaki): On stands ready for loading.



FINANCIAL REPORT

TTHL financials attached [HERE](#)

TTBL financials attached [HERE](#)

The Project Governance Group met on 27 June 2024 to review the PDPA Financial Report and it is recommended that attached invoices amounting to \$260,888.16 for Te Puni Kokiri and \$2,156,328.84 for Te Tuapapa Kura Kainga, total \$2,417,217 are approved for payment.



Financial Report Summary to the Project Governance Group 27 June 2024

Tranche 1: 23 Whare & Table 1:

Summary Tranche 1	Expenditure	Budget	Budget remaining	No: of whare applied/ issued CCC	Funding received to date	Deliverables remaining	Repayments received
Infrastructure	9(2)(ba)(i), 9(2)(b)(ii)						
House Construction							
Overheads and Contingency							
TOTAL	\$9.1m	\$9.1m	\$0	23 of 23	\$9.1m	All delivered	19

Table 1 shows the full recognition of funds being \$9.1m. There is one whare waiting code of compliance certification, four whanau being actively followed up for OORA and whare loan repayments and two with payments not up to date.

Tranche 2: 28 Whare & 20 Infrastructure Only projects. Table 2:

Summary Tranche 2	Expenditure	Budget	Budget remaining	No: of whare applied/ issued CCC	Funding received to date	Deliverables remaining	Repayments received
Infrastructure	9(2)(ba)(i), 9(2)(b)(ii)						
House Construction							
Overheads and Contingency							
TOTAL	\$14.6m	\$14.6m	\$0	28 of 28	\$14.6m	All delivered	21

Table 2 also shows the full recognition of the T2 funds at \$14.6m. There are 7 whanau being actively followed up for OORA and repayments and 4 whanau with payments not up to date.

Tranches 3 (150 Kainga) & 4 (75 Kainga): Table 3.

Table 3: Tranches 3 & 4 Summary as at 20 June 2024	Expenditure	Budget	Budget remaining	Funding called up & Other revenue received	Notes & Loan Repayments received
Infrastructure (T3)	9(2)(ba)(i), 9(2)(b)(ii)				
House Construction (T3)					
House & Infrastructure T3	\$47.4m	52.5m	\$5.1m	52.5m	Spend Includes capitalised housing stock of \$11.7m



Infrastructure (T4)	9(2)(ba)(i), 9(2)(b)(ii)				
Construction (T4)					
House & Infrastructure T4	\$4.4m	\$31.35m	\$26.9m	\$12.7m	9(2)(ba)(i), 9(2)(b)(ii)
Overheads (T3&4) & Interest/Other Income	9(2)(ba)(i), 9(2)(b)(ii)				
Total T3 & 4	\$56.1m	\$88.17m	\$32m	\$69.4m	
Cyclone Gabrielle Response	9(2)(ba)(i), 9(2)(b)(ii)				
Other sources					
TOTAL	\$94.3m	\$126.2m	\$32m	\$107.5m	9(2)(ba)(i), 9(2)(b)(ii)

Table 3 covering Tranche 3 (T3) 150 kāinga, Tranche 4 (75 kāinga) and \$1.8m of additional Management Funding. To date total expenditure is \$94.3m against a budget of \$126.2m. This includes \$11.7m of housing stock and \$32k of computer equipment already capitalised. To date we have called up \$69.4m of construction and related management funding, and received \$38.1m (\$29.3m for flood relief) from other income sources.

Repayments are being received from 48, Tranche 3 whanau (\$0.897m). 42 Whanau Loan balances have been recognised at \$11.7m. \$14.7m of revenue is unspent.

Further to the above there is Management funding of \$1.82m to call up from 1 July 2024 not included in the above table. This is to support the programme during the 2025 financial year.

In addition to the PDPA funding TTHL has:

- raised a further \$4m invoice on Te Puni Kokiri for the clearance of Sediment & Debris. This will be distributed across to Toitu Tairawhiti Builtsmart Ltd to undertake this work.
- raised the second invoice of \$1.34m from DPMC for Iwi Recovery Structure. Funding will be released to 4 Iwi groups on receipt.
- A further \$80k to call up for workforce development, Vertical and Civil Construction.
- \$4m on term deposit and has received \$0.970m of interest from funds on short term deposit.
- TPK cadetship and training programmes funding now fully expended with a final report due.
- Please refer to the status report within the Managing Directors report for the full progress on construction.

TTHL Management are producing year end reports for BDO to review for a proposed quote for the Toitu Tairawhiti Group Audit.

We have approached a number of GST experts to provide a view on the Toitu Group treatment of the housing build programme including the on-sale/rent. We propose that an application to IRD for a binding rule on the GST



treatment across all of the Toitu Tairāwhiti program is issued. We seek the support of PGG and the TTHL Board of Directors.

Forecast Tranches 3 & 4 as follows:

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

Resolutions: It is recommended that the Project Governance Group:

1. Receive the financial report for Tranches 1 to 4, whānau repayments reports and cash summary.
2. Recommend the attached invoices amounting to \$260,888.16 for Te Puni Kokiri and \$2,156,328.84 for Te Tuapapa Kura Kainga, total \$2,417,217 are approved for payment.
3. Note and support the background to the proposal to the Inland Revenue Department for a binding rule on the GST Treatment across the Toitu Tairāwhiti Housing Group for its building programme and related transfer of housing stock to Iwi and its members.
4. Note the Audit update.