

Frequently Asked Questions - Mt Crawford Opportunity

Q1. Where is this land located?

A1. The Mt Crawford Site subject to the HUD/ Taranaki Whānui MOU is Corrections Land and Defence land.

The Corrections land is located at 6, 7 and 20 Main Road and 209-234 Nevay Road, Miramar, Wellington. The legal titles of this land are 760897, 760898, WN46B/923, WN46B/926 and WN46B/927. The former corrections land is outlined in RED on the aerial photograph below.

The Defence Land known as the 'East Prison site' and the 'West Prison site', forms part of the land legally described as 'Part Section 2 and Part Section 3 Watts Peninsula District held pursuant to Proclamation 55, New Zealand Gazette 1886, page 694'. This is outlined in GREEN on the aerial photograph below.



Above: An aerial view of the Mt Crawford prison.

Q2. Who is involved in the Memorandum of Understanding?

A2. The signatories to this Memorandum of Understanding are:

1. Taranaki Whānui Limited (TWL) (Acting on behalf of Port Nicholson Block Settlement Trust).
2. The Ministry of Housing Urban Development (HUD), acting on behalf of the Crown.

Q3: Who is Taranaki Whānui?

A3: Taranaki Whānui was established in August 2008 to receive and manage the settlement package for Taranaki Whānui ki Te Upoko o Te Ika. The Port Nicholson Block (Taranaki Whānui ki Te Upoko o Te Ika) Claims Settlement Act 2009 came into force on 2 September 2009. Taranaki Whānui's commercial arm Taranaki Whānui Limited (TWL) is responsible for the commercial transactions of Taranaki Whānui.

TWL are Taranaki Whānui commercial arm responsible for the management of Taranaki Whānui commercial assets.

Q4: Who is HUD?

A4: HUD is responsible for the 'Land for Housing Programme' within the KiwiBuild unit. It is tasked with freeing up vacant and under-utilised Crown land or private land for purchase and contracting with developers to build housing, including KiwiBuild homes.

Q5. What stage of investigation is this at?

A5. Very early stages. Essentially, Taranaki Whānui have a Right of First Refusal over the site. The site had already been identified for disposal and has been through the Crown disposal process, so the "offer back" (Right of First Refusal) to Taranaki Whānui was coming up.

Taranaki Whānui (working on behalf of the Port Nicholson Block Settlement Trust) has proactively engaged with HUD (Crown) as its Treaty partner to explore a partnership opportunity to develop the Mt Crawford site for the purposes of housing.

Taranaki Whānui & HUD have entered a 'Memorandum of Understanding' (MOU) over the site. A 'due diligence' exercise will be undertaken to determine whether the Site has development potential to meet the Crown's Housing Requirements and TWL's own objectives.

Q6. Do we have 'right of first refusal' (RFR)?

A6. YES. Taranaki Whānui via its Treaty of Waitangi Deed of Settlement has a Right of First Refusal (RFR) over the Mt Crawford site and the wider Crown landholdings located on the Miramar Peninsula.

Q7. What is Taranaki Whānui considering the land use for under its 'first right of refusal'?

A7. Amongst other options, affordable housing under the KiwiBuild programme. KiwiBuild is a government supported programme with the intention to build 100,000 affordable homes in New Zealand over the next ten years – 50% off them in Auckland. The purpose of KiwiBuild is to increase home ownership of New Zealanders, which data suggests has dropped from 75% to 63% since 1991. Purchasers need to meet eligibility criteria in order to be able to purchase KiwiBuild properties.

KiwiBuild homes are priced at or below the KiwiBuild price cap for the Wellington region. They are offered for sale in the first instance to Crown nominated purchasers who have been approved by the KiwiBuild Unit for entry on the KiwiBuild register.

Q8. How will this benefit Taranaki Whānui membership?

A8. The site presents a significant development opportunity for housing and affordable housing as well as a potential opportunity to enhance key cultural and historical attributes of the site, which are extremely important to Taranaki Whānui ki Te Upoko o Te Ika.

Q9. Will Taranaki Whānui membership be able to access affordable housing?

A9. Details will be worked through in the due diligence process.

Q10. What about the heritage and cultural aspects of this land?

A10. Preservation of cultural and historic aspects of the site are top of mind, and we will be working with our members and a number of stakeholders on that aspect.

Q11. What are the benefits of HUD and Taranaki Whānui working together on this?

A11: The site is subject to an RFR and Taranaki Whānui upon offer back doesn't have an obligation to deliver any affordable housing on site. Given the housing crises for many Wellingtonians, including our own members, Taranaki Whānui have however chosen to work with Crown to find solutions to deliver KiwiBuild as part of an overall development proposal for the site.

The development potential is significant, it's an ideal location for housing and for KiwiBuild. The delivery of KiwiBuild will ensure housing will be accessible for people who qualify for KiwiBuild whilst providing much needed new housing for Wellington.

Q12. Why is HUD working with Taranaki Whānui?

A12. The Crown and Taranaki Whānui are Treaty Partners. The Mt Crawford site has an RFR over it, which requires the Crown to provide an offer back to Taranaki Whānui. Taranaki Whānui via its commercial arm (Taranaki Whānui Limited) have elected to work with Crown to explore potential development opportunities on the site for housing purposes.

The MOU agreed to between HUD and TWL demonstrates how the Crown and Iwi as Treaty partners can work together to help deliver housing outcomes for its members and the wider community in a proactive manner.

Q13 Is this being done anywhere else in New Zealand?

A13. YES. HUD is undertaking a number of development initiatives in partnership with Iwi and other commercial developers across New Zealand.

Q14. What are the next steps? What are the timeframes you're working to?

A14. HUD and TWL will have the due diligence work completed by the end of September 2019. At that point, the parties will confirm the process for the acquisition of the site under HUD's Crown land for housing programme.

Q15. How will we be updated on progress?

A15. TWL and its advisors will provide monthly updates via its board reporting process to PNBST elected members.

Q16. Will community be consulted?

A16: Yes. HUD and TWL will consult and engage with community on any development proposal when appropriate or required to do so.

Q17. What about the rest of the Miramar Peninsula?

A17. No decisions have been made on the wider development of Miramar Peninsula at this stage. The remaining Crown lands remain in Crown ownership and are subject to the same RFR provisions as the Mt Crawford site.

Q18: How many units will be KiwiBuild?

A18: As part of the commercial terms to be developed between HUD and Taranaki Whānui, a percentage of units developed on the site will be for the purposes of affordable housing, being KiwiBuild. The details of this will form part of the due diligence works being undertaken.

Q19: There is an existing development plan for the site isn't there? Is this what will be developed?

A19: Taranaki Whānui in collaboration with The Wellington Company Limited undertook some initial planning work in 2016. These works were undertaken as an initial assessment and planning works by Taranaki Whānui of its RFR rights.

Q20: What is The Wellington Company's (TWC) role in this?

A20: Taranaki Whānui will be utilising the development expertise of TWC through this due diligence process and will be exploring development structures to enable TWL to develop the site.

Q21. Is this linked to Shelly Bay?

A21. The development of Mt Crawford is a separate development proposal to Shelly Bay.

Q22. What if the due diligence process finds that no housing can be developed that is suitable for KiwiBuild?

A22. The Mt Crawford site will still be subject to an RFR to Taranaki Whānui and will be returned back into the disposal process and offered back to Taranaki Whānui. Taranaki Whānui will determine at this stage whether or not to acquire the site.

Q23. What will happen to the prison?

A23. No decisions have been made as to what will happen to the existing Mt Crawford prison, this will form part of the due diligence process and HUD/ TWL will engage with Heritage New Zealand Pouhere Taonga over any proposal.

Q24. Will resource consent be required to develop the site?

A24. Any development on the site will require resource consent. The exact nature of the consent and consenting process will form part of the due diligence process.