# TE AHO TĀHUHU

the Progressive Home Ownership Webinar Series

Managing a Papakāinga Development Process Paora Sheeran, Sheeran Associates Ltd.





## MANAGING A PAPAKĀINGA DEVELOPMENT



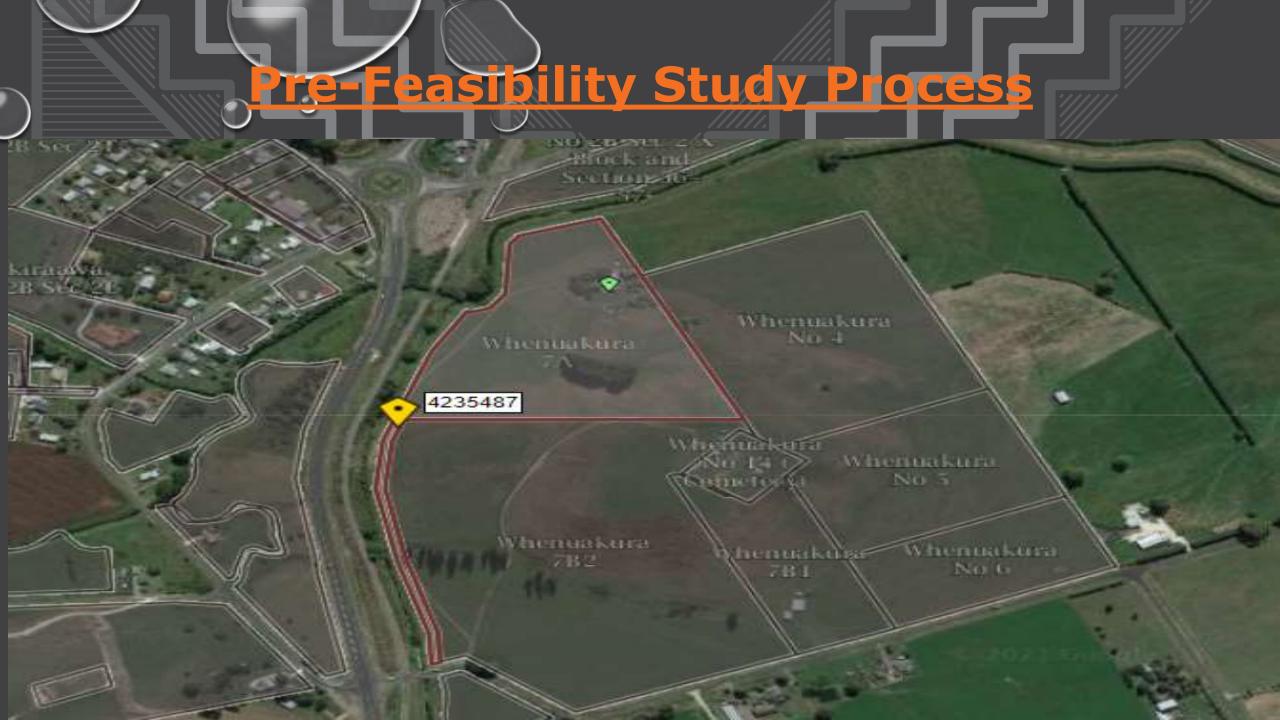
#### PAPAKAINGA PROCESS

• PRE-FEASIBILITY STUDY

• FEASIBILITY STUDY — 9-12 MONTHS

• DEVELOPMENT – 12-18 MONTHS

MANAGEMENT – ONGOING (LANDLORDS)



# FEASIBILITY STUDY PROCESS: (9-12 MONTHS)

- VISION/ASPIRATIONS/KAUPAPA (MASTER PLAN)
- ASSESSMENT OF LAND
- COMPLIANCE RESOURCE CONSENT
- HOUSE CONCEPT DESIGN
- PROCUREMENT & FINANCIAL MODELING
- •FUNDING/FINANCE

### MASTER PLAN EXAMPLE



# DEVELOPMENT PROCESS: (12-18 MONTHS)



#### FUNDING/FINANCE/REGISTRATION

• WHAI KĀINGA WHAI ORANGA – New process: Expression of Interest

• KIWI BANK & KĀINGA ORA – LOAN & SECURITY

• MĀORI LAND COURT — REGISTRATION PROCESS

#### WHAI KĀINGA WHAI ORANGA FUNDING

- 100% OF INFRASTRUCTURE RENTALS & HOME-OWNERSHIP
  - UPGRADE POWER;
  - TELECOMMUNICATIONS;
  - WASTE-WATER TREATMENT PLANTS (COMMUNAL)
  - POTABLE WATER SYSTEMS (COMMUNAL);
  - EARTHWORKS & STORMWATER;
  - INTERNAL ROADING;
  - PROJECT MANAGEMENT

#### WHAI KĀINGA WHAI ORANGA FUNDING

- PERCENTAGE OF CONSTRUCTION COSTS:
  - RENTAL PROPERTIES;
    - DECKING
    - CONNECTIONS TO INFRASTRUCTURE
  - DRIVEWAYS;
  - ANCILLARIES LETTER BOX, CLOTHESLINE, CURTAINS
  - COMMUNAL AREA;
  - PROJECT MANAGEMENT;
  - NOT HOME-OWNERSHIP CONSTRUCTION COSTS

#### HOME-OWNERSHIP SUPPORT/FINANCE

• 100% INFRASTRUCTURE (COMMUNAL SYSTEMS)

• KIWI BANK - KĀINGA WHENUA LOAN (KWL)

- KĀINGA ORA (UNDERWRITE KWL)
  - TRI-PARTITE LICENSE TO OCCUPY AGREEMENT
    - TRUSTEES (LANDOWNERS)
    - HOMEOWNER
    - KĀINGA ORA UNDERWRITER





#### TE WHAINGA

Sheeran Associates Ltd

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#### **KEY TAKEAWAYS**

- 1.Good Governance Structure
- 2. Good Whānau Communications
- 3. Good Project Management



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