

TE AHO TĀHUHU

the Progressive Home Ownership Webinar Series

Managing a Papakāinga Development Process

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MANAGING A PAPA KĀINGA DEVELOPMENT



PAPAKĀINGA PROCESS

- PRE-FEASIBILITY STUDY
- FEASIBILITY STUDY – 9-12 MONTHS
- DEVELOPMENT – 12-18 MONTHS
- MANAGEMENT – ONGOING (LANDLORDS)

Pre-Feasibility Study Process



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

KOHUPATIKI ROAD HERETAUNGA

This is a small block of 1-acre
that has supported whānau build a
5 home papakāinga.



PAPAKĀINGA



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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