



NGĀTI WHĀTUA ŌRĀKEI

Information Sheet 1: Orākei Land Sales

Background

- Since our final Treaty Settlement in 2012, the Trust has been conscious of acquiring property in Orākei wherever possible. We are a significant land owner in the Orākei area.
- In 2015 we developed a relationship with Housing New Zealand (HNZ) that means that property HNZ wishes to sell in Orākei is offered to Ngāti Whātua Ōrākei first at market value.
- It was through this arrangement that we acquired the properties that were to be offered for sale freehold. These properties were acquired in 2015 and 2017. They were purchased at market value with an average purchase price of \$1.2m.

Rationale for Sales

- A resolution was passed by the Trust in 2016 to allow our commercial subsidiary, Whai Rawa, to freehold and sell 'off ridge' properties that we had purchased from HNZ.
- This was made on the conditions that Kupe St property was not to be sold, that any property for sale had to be offered to whānau first, and that the proceeds of any sales would be used to purchase and consolidate land on the Kupe St ridge. The proceeds from the proposed sales has been factored into our papakainga development on Kupe St.
- In order to consolidate our land holdings on Kupe St, we entered an agreement with HNZ in July 2017 which gives us the ability to purchase property on Kupe St that is sold by HNZ.
- The first tranche of property was purchased under this arrangement in December 2017 with another tranche due to be settled in February. A further four tranches will come available over the period 2019-2022.
- Whai Rawa had previously considered alternatives to freeholding including selling the properties leasehold or renting to whānau. The leasing alternative was not commercially acceptable and given the poor condition of these properties, the option to bring them to the standard we expect for our whānau and rent was not viable. Also, as the lots are not together there is not the opportunity to develop the land for more whānau.
- With the recent proposed sales, whānau were offered the opportunity to purchase these properties before they went on the open market. After hearing whānau concerns about these sales, this process has been paused in order to consult with whānau.