



NGĀTI WHĀTUA ŌRĀKEI

Information Sheet 2: Navy Houses

Summary

- We are undertaking development works on the North Shore over the coming years. The intent of this development is commercial. We are completing the development to earn a commercial return to grow our asset base for the future.
- In order to complete the development, New Zealand Defence Force (NZDF) are gradually surrendering the Navy Lands houses. In total, 253 houses will need to be sold/relocated or demolished over the period to 2023. All houses have asbestos and lead issues, they are old and we have to clear the site as efficiently as possible.
- To date, 42 houses have been sold and 14 have been demolished. There are 17 currently available for sale with a further 172 available over the coming years.

Relocation Process and Whanau Communication

- The process to communicate with you in relation to the sale of these houses was not good enough. For this we apologise. We also need to improve the communication in relation to the Navylands development including the short and long term returns for whānau, and why we need to remove the houses.
- We can confirm that for the next tranche of houses (2020) a process will be followed to ensure all whānau who want the opportunity to purchase a house are given that opportunity.
- Although we are yet to finalise this process the key elements will include:
 - For whānau members there will be a nominal cost to purchase - \$1
 - You must own a land site for relocatable home
 - There will be a cost to move the house to your site and this cost will depend on where your site is located
 - You must sign a standard sale and purchase contract for the house
 - Houses will need to be delivered between February/March 2020
- It is important to note that there are a number of requirements to relocating a house, including obtaining the appropriate building and possibly resource consents.
- The longer-term goal is to maximise our commercial returns on this development. To do so we need to have a clear site, so we can begin to build the 1200 to 1500 homes which will deliver returns for Ngāti Whātua Ōrākei.
- In the meantime, we are receiving a good revenue stream from the rental income we receive on the houses NZDF are continuing to lease from us.