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**Sent:** Thursday, 12 November 2020 5:42 PM  
**To:** neil@maitahi.nz  
**Cc:** Keith Preston; Paul & Judy Russell; Carrie Mozena; Jon Stevenson  
**Subject:** Maitahi Development

Neil,

Following our meeting on the 2<sup>nd</sup> November you exchanged emails with Jon Stevenson and in your reply to Jon you raised four questions. We thought that it might be useful to provide an initial response to each, which can then be discussed in more detail when we meet on Monday morning.

## 1) NTHT appetite for land to use for housing opportunities

In June this year NTHT agreed its three year Strategic Plan with growth as one of our key strategic goals. The **No 1 Strategic Goal for 2020-23 is to secure sufficient funding and land for 26 more homes, to grow our housing stock to 70 homes by 2023.** Clearly obtaining suitable land is key to achieving this goal.

## 2) What land attributes NTHT look for when searching out land

NTHT has developed a suite of governance policies which direct the operations of the Trust. This includes a Property Development & Acquisition Policy which is focused on ensuring consistency in approach to developing our property portfolio. The following is an extract from this policy document:

### 3.1. Site Selection

When considering acquiring a site for future housing development by NTHT consideration should be given to the following criteria:

#### 3.1.1. Location

- a) It Must be zoned to permit residential development
- b) It will be within walking distance to amenities such as shops, schools, and doctor's surgery or be serviced by public transport.

It will be integrated with other residential housing and will avoid concentrations of 'social housing'.

3.1.2. Site characteristics

- a) Access is available off a formed road
- b) Infrastructure services (sewerage and stormwater disposal, water, power and Fibre) are readily available to the site.
- c) It should avoid cul-de-sacs, and rights of way, shared with other owners.
- d) A flat site is preferred but if elevated above or below the roadway, suitable access is able to be formed to street level.
- e) Ideally the site will have a mainly northerly aspect.

In addition to the above, the topography and the ground conditions of the site shall be assessed taking into account the following:

- a) possibility of subsidence,
- b) water ingress,
- c) poor drainage,
- d) earthquake risk, and
- e) contamination.

### **3) NTHT helping by providing a sketch showing key aspects of the ideal development vision**

NTHT has developed a number of different clusters at various locations and in each case the design of the scheme has been developed to make best use of the site. Our existing housing stock comprises one, two, three and four bed duplex units, and a number of three bed stand-alone houses. Our schemes are for rental housing and most are comprehensive developments on one title. We are also considering introducing some progressive home-ownership in which case the dwellings will be on individual titles

We will bring details of a number of our developments to our meeting on Monday.

### **4) If land was made available to NTHT what size lots and volume of lots would NTHT look to purchase i.e. initially and per release following**

Our preference for the initial release would be a lot (or lots) which will enable the provision of up to eight units. This could be a mix of one and two bed units as these are most in demand or could include some three bed units. We would expect this to require each block to be of the order of 2,000m<sup>2</sup>.

Our current expectation is that we would establish a rolling programme of one scheme per year over the initial 5 year of the programme.

Regards,  
Doug