

Business Case - Disposal Memo

From:	Steph Griffith
Through:	David Kolien
To:	Kerrie Young

1. Purpose

Approval sought for disposal of:	162 Kaikorai Valley Road, Bradford, Dunedin
Recommend disposal outcome via	Sales

Sale be approved at or above market valuation, and the following sales options to be investigated:

Existing Right of First Refusal Suitable for FHOS (subject to Presales Scope)	No	Open Market Sale	Yes
	No		

Chemical Testing, Valuation Report, and Presales Scope will be initiated on approval of sale

2. Asset Profile

Asset Number	LND0060813 & LND0060814	Acquisition Year	27/09/2021
Future Use Code	BSSN	Build Year	N/A
Bedroom Number	0	Land Area (m ²)	1095
Typology	Vacant Land	Certificate of Title Number/s	OT30/193 & OT2C/856
Demolition Date (if vacant land)	N/A	Individual Certificate of Title	Yes
Meth Status (post last tenancy)	N/A	Part of a HNZ Contiguous Site	Yes
Ownership	HNZ		

3. Financial

Total Vacant Days	927	Current NBV Improvements	
Lost Rent to date		Current NBV Land	
Current Rent (weekly)	0	Total NBV	
Current Rent (annual)			

4. Demand Profile (AM to determine if postcode or TLA data best represents demand in location of property)

Social Housing Demand data relates to TLA

IDP Report 2.0.4:	Bedroom Size	Social Housing Demand	IDP Report 5.5.4.3:	Void Type	Voids (in postcode or TLA used above)
	1	335		Available Short Term	
	2	131		Unavailable Long Term	
	3	56		Under Disposal Long Term	
	4+	32		Total	0
	Total	554			

Demand for Social Housing Explain rationale used to make determination re: social housing demand	High	There is high demand in this location for social housing. Demand is not the determiner for this disposal
Demand for Emergency Housing Explain rationale used to make determination re: emergency housing demand	Low	Demand is able to be covered by current vacant properties within the location or through churn
Demand for Typology Explain figures / rationale used to make determination e.g. the demand requires a 4 bed property however this is a 2 bed	None	No Demand for property in this location
Demand Commentary (include any commentary around demand that has not been captured above)	The social housing register shows a total of 458 applications on the waiting list with 96 on the transfer register, with a total of 554 applications. The property contains no lettable units in its current state.	

5. Options Considered Commentary

Approved Redevelopment?	No	Redevelopment was considered with multiple options tested financially.
Will Lessor renew lease?	N/A	
High Capital Value?	No	
Disposal within HNZC control? (fire damaged? etc.)	Yes	

Fit for purpose (condition)	No	The property has multiple natural hazards, with the lower flat area subject to flooding and the steep hill portion of the site subject to landslip/slope stability issues. The property has no suitable road access and areas where road access could be established are steep gradients where compliance with Council requirements in order to vest the road are costly.
Fit for purpose (social outcome) (next door to a gang headquarters etc.)	Yes	The property is not in a highly sought after area (using IDP social housing demand by postcode).
Estimated cost of	N/A	
Any other options considered	Yes	Redevelopment was considered and discounted. Both delivery teams have been briefed on the redevelopment and the risks associated with the development were considered too high to progress further. Risks involved with land remediation, stabilisation and flood mitigation were determined to render the redevelopment unviable.

6. Taxation

Tax Team has been consulted Yes, tax implications, refer attached email

Requested by:

Portfolio Manager Signature: 9(2)(a) Date: 02/05/2024

Disposal Approved by:

Regional Portfolio Manager acknowledges Regional Manager support has been received.

Manager Investment & Planning David Kolien	Signature	9(2)(a)	Date: 02/05/24
Regional Property Manager	Signature		03/05/2024
Regional Director (Acting)	Signature		03/05/2024
Deputy Chief Executive: (Required if total NBV \$1.5M+)	Signature		Date:
Chief Executive: Andrew McKenzie (Required if total NBV \$2.5M - \$5.0M)	Signature		Date:
Board:	Signature		Date:

Business Case - Disposal Memo

From:	Steph Griffith
Through:	David Kolien
To:	Kerrie Young

1. Purpose

Approval sought for disposal of:	164 Kaikorai Valley Road, Bradford, Dunedin
Recommend disposal outcome via	Sales

Sale be approved at or above market valuation, and the following sales options to be investigated:

Existing Right of First Refusal Suitable for FHOS (subject to Presales Scope)	N/A	Open Market Sale	Yes
	No		

Chemical Testing, Valuation Report, and Presales Scope will be initiated on approval of sale

2. Asset Profile

Asset Number	LND0060815	Acquisition Year	27/09/2021
Future Use Code		Build Year	N/A
Bedroom Number	0	Land Area (m²)	8562
Typology	Vacant Land	Certificate of Title Number/s	OT98/1064
Demolition Date (if vacant land)	N/A	Individual Certificate of Title	Yes
Meth Status (post last tenancy)	N/A	Part of a HNZ Contiguous Site	Yes
Ownership	HNZ		

3. Financial

Total Vacant Days	927	Current NBV Improvements	
Lost Rent to date		Current NBV Land	
Current Rent (weekly)	0	Total NBV	
Current Rent (annual)			

4. Demand Profile (AM to determine if postcode or TLA data best represents demand in location of property)

Social Housing Demand data relates to TLA

IDP Report 2.0.4:	Bedroom Size	Social Housing Demand	IDP Report 5.5.4.3:	Void Type	Voids (in postcode or TLA used above)
	1	335		Available Short Term	1
	2	131		Unavailable Long Term	2
	3	56		Under Disposal Long Term	3
	4+	32		Total	6
	Total	554			

Demand for Social Housing Explain rationale used to make determination re: social housing demand	High	There is high demand in this location for social housing. Demand is not the determiner for this disposal
Demand for Emergency Housing Explain rationale used to make determination re: emergency housing demand	Low	Demand is able to be covered by current vacant properties within the location or through churn
Demand for Typology Explain figures / rationale used to make determination e.g. the demand requires a 4 bed property however this is a 2 bed	None	No Demand for property in this location
Demand Commentary (include any commentary around demand that has not been captured above)	The social housing register shows a total of 458 applications on the waiting list with 96 on the transfer register, with a total of 554 applications. The property contains no lettable units in its current state.	

5. Options Considered Commentary

Approved Redevelopment?		Redevelopment was consider with multiple options tested financially.
Will Lessor renew lease?	No	
High Capital Value?	N/A	
Disposal within HNZC control? (fire damaged? etc.)	No	
	Yes	

Fit for purpose (condition)	No	The property has multiple natural hazards, with the lower flat area subject to flooding and the steep hill portion of the site subject to landslip/slope stability issues. The property has no suitable road access and areas where road access could be established are steep gradients where compliance with Council requirements in order to vest the road are costly.
Fit for purpose (social outcome) (next door to a gang headquarters etc.)	Yes	The property is not in a highly sought after area (using IDP social housing demand by postcode).
Estimated cost of	N/A	
Any other options considered	Yes	Redevelopment was considered and discounted. Both delivery teams have been briefed on the redevelopment and the risks associated with the development were considered too high to progress further. Risks involved with land remediation, stabilisation and flood mitigation were determined to render the redevelopment unviable.

6. Taxation

Tax Team has been consulted Yes, tax implications, refer attached email

Requested by:

Portfolio Manager Signature 9(2)(a) Date: 02/05/2024

Disposal Approved by:

Regional Portfolio Manager acknowledges Regional Manager support has been received.

Manager Investment & Planning	Signature	9(2)(a)	Date: 02/05/24
David Kolien	Signature		Date: 03/05/2024
Regional Property Manager	Signature		Date: 03/05/2024
Regional Director (Acting)	Signature		Date: 03/05/2024
Deputy Chief Executive: (Required if total NBV \$1.5M+)	Signature		Date:
Chief Executive: Andrew McKenzie (Required if total NBV \$2.5M - \$5.0M)	Signature		Date:
Board:	Signature		Date:

Business Case - Disposal Memo

From:	Steph Griffith
Through:	David Kolien
To:	Kerrie Young

1. Purpose

Approval sought for disposal of:	168 Kaikorai Valley Road, Bradford, Dunedin
Recommend disposal outcome via	Sales

Sale be approved at or above market valuation, and the following sales options to be investigated:

Existing Right of First Refusal Suitable for FHOS (subject to Presales Scope)	No	Open Market Sale	Yes
	No		

Chemical Testing, Valuation Report, and Presales Scope will be initiated on approval of sale

2. Asset Profile

Asset Number	LND0060816	Acquisition Year	27/09/2021
Future Use Code		Build Year	N/A
Bedroom Number	0	Land Area (m²)	478
Typology	Vacant Land	Certificate of Title Number/s	OT148/209
Demolition Date (if vacant land)	N/A	Individual Certificate of Title	Yes
Meth Status (post last tenancy)	N/A	Part of a HNZ Contiguous Site	Yes
Ownership	HNZ		

3. Financial

Total Vacant Days	927	Current NBV Improvements	
Lost Rent to date		Current NBV Land	
Current Rent (weekly)	0	Total NBV	
Current Rent (annual)			

4. Demand Profile (AM to determine if postcode or TLA data best represents demand in location of property)

Social Housing Demand data relates to TLA

IDP Report 2.0.4:	Bedroom Size	Social Housing Demand	IDP Report 5.5.4.3:	Void Type	Voids (in postcode or TLA used above)
	1	335		Available Short Term	
	2	131		Unavailable Long Term	
	3	56		Under Disposal Long Term	
	4+	32		Total	0
	Total	554			

Demand for Social Housing Explain rationale used to make determination re: social housing demand	High	There is high demand in this location for social housing. Demand is not the determiner for this disposal
Demand for Emergency Housing Explain rationale used to make determination re: emergency housing demand	Low	Demand is able to be covered by current vacant properties within the location or through churn
Demand for Typology Explain figures / rationale used to make determination e.g. the demand requires a 4 bed property however this is a 2 bed	None	No Demand for property in this location
Demand Commentary (include any commentary around demand that has not been captured above)	The social housing register shows a total of 458 applications on the waiting list with 96 on the transfer register, with a total of 554 applications. The property contains no lettable units in its current state.	

5. Options Considered Commentary

Approved Redevelopment?	No	Redevelopment was consider with multiple options tested financially.
Will Lessor renew lease?	N/A	
High Capital Value?	No	
Disposal within HNZC control? (fire damaged? etc.)	Yes	

Fit for purpose (condition)	No	The property has multiple natural hazards, with the lower flat area subject to flooding and the steep hill portion of the site subject to landslip/slope stability issues. The property has no suitable road access and areas where road access could be established are steep gradients where compliance with Council requirements in order to vest the road are costly.
Fit for purpose (social outcome) (next door to a gang headquarters etc.)	Yes	The property is not in a highly sought after area (using IDP social housing demand by postcode).
Estimated cost of	N/A	
Any other options considered	Yes	Redevelopment was considered and discounted. Both delivery teams have been briefed on the redevelopment and the risks associated with the development were considered too high to progress further. Risks involved with land remediation, stabilisation and flood mitigation were determined to render the redevelopment unviable.

6. Taxation

Tax Team has been consulted Yes, tax implications, refer attached email

Requested by:

Signature: 9(2)(a) Date: 02/05/2024

Disposal Approved by:

Regional Portfolio Manager acknowledges Regional Manager support has been received.

Manager Investment & Planning	Signature	9(2)(a)	Date: 02/05/24
David Kolien	Signature		Date: 03/05/2024
Regional Property Manager	Signature		Date: 03/05/2024
Regional Director	Signature		Date: 03/05/2024
Deputy Chief Executive: (Required if total NBV \$1.5M+)	Signature		Date:
Chief Executive: Andrew McKenzie (Required if total NBV \$2.5M - \$5.0M)	Signature		Date:
Board:	Signature		Date:

Business Case - Disposal Memo

From:	Steph Griffith
Through:	David Kolien
To:	Kerrie Young

1. Purpose

Approval sought for disposal of:	9 Brockville Road, Bradford
Recommend disposal outcome via	Sales

Sale be approved at or above market valuation, and the following sales options to be investigated:

Existing Right of First Refusal Suitable for FHOS (subject to Presales Scope)	No	Open Market Sale	Yes
	No		

Chemical Testing, Valuation Report, and Presales Scope will be initiated on approval of sale

2. Asset Profile

Asset Number	LND0060817	Acquisition Year	27/09/2021
Future Use Code	BSSN	Build Year	N/a
Bedroom Number	0	Land Area (m ²)	497
Typology	Vacant Land	Certificate of Title Number/s	OT80/1335
Demolition Date (if vacant land)	N/A	Individual Certificate of Title	Yes
Meth Status (post last tenancy)	N/A	Part of a HNZ Contiguous Site	Yes
Ownership	HNZ		

3. Financial

Total Vacant Days	927	Current NBV Improvements	
Lost Rent to date		Current NBV Land	
Current Rent (weekly)	0	Total NBV	
Current Rent (annual)			

4. Demand Profile (AM to determine if postcode or TLA data best represents demand in location of property)

Social Housing Demand data relates to TLA

IDP Report 2.0.4:	Bedroom Size	Social Housing Demand	IDP Report 5.5.4.3:	Void Type	Voids (in postcode or TLA used above)
	1	335		Available Short Term	
	2	131		Unavailable Long Term	
	3	56		Under Disposal Long Term	
	4+	32		Total	0
	Total	554			

Demand for Social Housing Explain rationale used to make determination re: social housing demand	High	There is high demand in this location for social housing. Demand is not the determiner for this disposal
Demand for Emergency Housing Explain rationale used to make determination re: emergency housing demand	Low	Demand is able to be covered by current vacant properties within the location or through churn
Demand for Typology Explain figures / rationale used to make determination e.g. the demand requires a 4 bed property however this is a 2 bed	None	No Demand for property in this location

Demand Commentary
(include any commentary around demand that has not been captured above)

The social housing register shows a total of 458 applications on the waiting list with 96 on the transfer register, with a total of 554 applications. The property has one existing dwelling which was a strategic land purchase for future redevelopment. The current dwelling is not fit for purpose, is not up to healthy homes standards and would require extensive remedial work.

5. Options Considered Commentary

Approved Redevelopment?		Redevelopment was consider with multiple options tested financially.
Will Lessor renew lease?	No	
High Capital Value?	N/A	
Disposal within HNZC control? (fire damaged? etc.)	No	
	Yes	

Fit for purpose (condition)	No	The property has multiple natural hazards, with the lower flat area subject to flooding and the steep hill portion of the site subject to landslip/slope stability issues. The property has no suitable road access and areas where road access could be established are steep gradients where compliance with Council requirements in order to vest the road are costly.
Fit for purpose (social outcome) (next door to a gang headquarters etc.)	Yes	The property is not in a highly sought after area (using IDP social housing demand by postcode).
Estimated cost of	N/A	
Any other options considered	Yes	Redevelopment was considered and discounted. Both delivery teams have been briefed on the redevelopment and the risks associated with the development were considered too high to progress further. Risks involved with land remediation, stabilisation and flood mitigation were determined to render the redevelopment unviable.

6. Taxation

Tax Team has been consulted Yes, tax implications, refer attached email

Requested by:

Portfolio Manager Signature 9(2)(a) Date: 02/05/2024

Disposal Approved by:

Regional Portfolio Manager acknowledges Regional Manager support has been received.

David Kolien, Manager - Investment & Planning	Signature	9(2)(a)	Date: 02/05/24
Regional Property Manager	Signature		Date: 03/05/2024
Regional Director (Acting)	Signature		Date: 03/05/2024
Deputy Chief Executive: (Required if total NBV \$1.5M+)	Signature		Date:
Chief Executive: Andrew McKenzie (Required if total NBV \$2.5M - \$5.0M)	Signature		Date:
Board:	Signature		Date:

Business Case - Disposal Memo

From:	Steph Griffith
Through:	David Kolien
To:	Kerrie Young

1. Purpose

Approval sought for disposal of:	11 Brockville, Bradford, Dunedin
Recommend disposal outcome via	Sales

Sale be approved at or above market valuation, and the following sales options to be investigated:

Existing Right of First Refusal	No	Open Market Sale	Yes
Suitable for FHOS (subject to Presales Scope)	No		

Chemical Testing, Valuation Report, and Presales Scope will be initiated on approval of sale

2. Asset Profile

Asset Number	LND0063447	Acquisition Year	27/09/2021
Future Use Code	BSSN	Build Year	N/a
Bedroom Number	0	Land Area (m ²)	506
Typology	Vacant Land	Certificate of Title Number/s	OT343/137
Demolition Date (if vacant land)	N/A	Individual Certificate of Title	Yes
Meth Status (post last tenancy)	N/A	Part of a HNZ Contiguous Site	Yes
Ownership	HNZ		

3. Financial

Total Vacant Days	927	Current NBV Improvements	
Lost Rent to date		Current NBV Land	
Current Rent (weekly)	0	Total NBV	
Current Rent (annual)			

4. Demand Profile (AM to determine if postcode or TLA data best represents demand in location of property)

Social Housing Demand data relates to TLA

IDP Report 2.0.4:	Bedroom Size	Social Housing Demand	IDP Report 5.5.4.3:	Void Type	Voids (in postcode or TLA used above)
	1	335		Available Short Term	
	2	131		Unavailable Long Term	
	3	56		Under Disposal Long Term	
	4+	32		Total	0
	Total	554			

Demand for Social Housing Explain rationale used to make determination re: social housing demand	High	There is high demand in this location for social housing. Demand is not the determiner for this disposal
Demand for Emergency Housing Explain rationale used to make determination re: emergency housing demand	Low	Demand is able to be covered by current vacant properties within the location or through churn
Demand for Typology Explain figures / rationale used to make determination e.g. the demand requires a 4 bed property however this is a 2 bed	None	No Demand for property in this location

Demand Commentary
(include any commentary around demand that has not been captured above)

The social housing register shows a total of 458 applications on the waiting list with 96 on the transfer register, with a total of 554 applications. The property has one existing dwelling which was a strategic land purchase for future redevelopment. The current dwelling is not fit for purpose, is not up to healthy homes standards and would require extensive remedial work.

5. Options Considered Commentary

Approved Redevelopment?		Redevelopment was consider with multiple options tested financially.
Will Lessor renew lease?	No	
High Capital Value?	N/A	
Disposal within HNZC control? (fire damaged? etc.)	No	
	Yes	

Fit for purpose (condition)	No	The property has multiple natural hazards, with the lower flat area subject to flooding and the steep hill portion of the site subject to landslip/slope stability issues. The property has no suitable road access and areas where road access could be established are steep gradients where compliance with Council requirements in order to vest the road are costly.
Fit for purpose (social outcome) (next door to a gang headquarters etc.)	Yes	The property is not in a highly sought after area (using IDP social housing demand by postcode).
Estimated cost of	N/A	
Any other options considered	Yes	Redevelopment was considered and discounted. Both delivery teams have been briefed on the redevelopment and the risks associated with the development were considered too high to progress further. Risks involved with land remediation, stabilisation and flood mitigation were determined to render the redevelopment unviable.

6. Taxation

Tax Team has been consulted Yes, tax implications, refer attached email

Requested by:

Portfolio Manager	Signature	9(2)(a)	Date: 02/05/2024
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Disposal Approved by:

Regional Portfolio Manager acknowledges Regional Manager support has been received.

David Kolien, Manager - Investment & Planning	Signature	9(2)(a)	Date: 02/05/24
Regional Property Manager	Signature		Date: 03/05/2024
Regional Director (Acting)	Signature		Date: 03/05/2024
Deputy Chief Executive: (Required if total NBV \$1.5M+)	Signature		Date:
Chief Executive: Andrew McKenzie (Required if total NBV \$2.5M - \$5.0M)	Signature		Date:
Board:	Signature		Date:

Business Case - Disposal Memo

From:	Steph Griffith
Through:	David Kolien
To:	Kerrie Young

1. Purpose

Approval sought for disposal of:	17 Brockville Road, Bradford, Dunedin
Recommend disposal outcome via	Sales

Sale be approved at or above market valuation, and the following sales options to be investigated:

Existing Right of First Refusal Suitable for FHOS (subject to Presales Scope)	No	Open Market Sale	Yes
	No		

Chemical Testing, Valuation Report, and Presales Scope will be initiated on approval of sale

2. Asset Profile

Asset Number	LND0060818	Acquisition Year	27/09/2021
Future Use Code	BSSN	Build Year	N/A
Bedroom Number	0	Land Area (m²)	10117
Typology	Vacant Land	Certificate of Title Number/s	OT11D/1437
Demolition Date (if vacant land)	N/A	Individual Certificate of Title	Yes
Meth Status (post last tenancy)	N/A	Part of a HNZ Contiguous Site	Yes
Ownership	HNZ		

3. Financial

Total Vacant Days	927	Current NBV Improvements	
Lost Rent to date		Current NBV Land	
Current Rent (weekly)	0	Total NBV	
Current Rent (annual)			

4. Demand Profile (AM to determine if postcode or TLA data best represents demand in location of property)

Social Housing Demand data relates to TLA

IDP Report 2.0.4:	Bedroom Size	Social Housing Demand	IDP Report 5.5.4.3:	Void Type	Voids (in postcode or TLA used above)
	1	335		Available Short Term	
	2	131		Unavailable Long Term	
	3	56		Under Disposal Long Term	
	4+	32		Total	0
	Total	554			

Demand for Social Housing <i>Explain rationale used to make determination re: social housing demand</i>	High	There is high demand in this location for social housing. Demand is not the determiner for this disposal
Demand for Emergency Housing <i>Explain rationale used to make determination re: emergency housing demand</i>	Low	Demand is able to be covered by current vacant properties within the location or through churn
Demand for Typology <i>Explain figures / rationale used to make determination e.g. the demand requires a 4 bed property however this is a 2 bed</i>	None	No Demand for property in this location
Demand Commentary <i>(include any commentary around demand that has not been captured above)</i>	The social housing register shows a total of 458 applications on the waiting list with 96 on the transfer register, with a total of 554 applications. The property contains no lettable units in its current state.	

5. Options Considered Commentary

Approved Redevelopment?	No	Redevelopment was consider with multiple options tested financially.
Will Lessor renew lease?	N/A	
High Capital Value?	No	
Disposal within HNZC control? <i>(fire damaged? etc.)</i>	Yes	

Fit for purpose (condition)	No	The property has multiple natural hazards, with the lower flat area subject to flooding and the steep hill portion of the site subject to landslip/slope stability issues. The property has no suitable road access and areas where road access could be established are steep gradients where compliance with Council requirements in order to vest the road are costly.
Fit for purpose (social outcome) (next door to a gang headquarters etc.)	Yes	The property is not in a highly sought after area (using IDP social housing demand by postcode).
Estimated cost of	N/A	
Any other options considered	Yes	Redevelopment was considered and discounted. Both delivery teams have been briefed on the redevelopment and the risks associated with the development were considered too high to progress further. Risks involved with land remediation, stabilisation and flood mitigation were determined to render the redevelopment unviable.

6. Taxation

Tax Team has been consulted Yes, tax implications, refer attached email

Requested by:

Portfolio Manager	Signature	9(2)(a)	Date: 02/05/2024
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Disposal Approved by:

Regional Portfolio Manager acknowledges Regional Manager support has been received.

Manager - Investment & Planning David Kolien	Signature	9(2)(a)	Date: 02/05/24
Regional Property Manager	Signature		Date: 03/05/2024
Regional Director (Acting)	Signature		Date: 03/05/2024
Deputy Chief Executive: (Required if total NBV \$1.5M+)	Signature		Date:
Chief Executive: Andrew McKenzie (Required if total NBV \$2.5M - \$5.0M)	Signature		Date:
Board:	Signature		Date: