

Welcome to TPG



the
propertygroup

Welcome to the team



Firstly, I would like to extend a warm welcome to The Property Group Limited (TPG) – we are thrilled to have you on board! It's an exciting time to join TPG – every day we work with clients who are involved in large projects of national and local significance. You will have the chance to create real impact in your work and apply your skills to multiple projects of all scales.

At TPG, we understand that our biggest strength is our people, and our commitment to our people is at the heart of our culture. We are focused on growing and developing our business through employing and retaining talented people who are right for the job, value teamwork and are eager learn and grow.

This welcome pack aims to make the transition into your new role as smooth as possible by helping you to get familiar with TPG before your first day. Once you start, your introduction to TPG will differ depending on your role and location - but you can be assured we've got it sorted. In your first few weeks, you'll spend time with a variety of people and teams across the business including myself, your direct manager and team members, your regional General Manager, administration support, and the corporate teams.

I hope that your experience here will be enjoyable, challenging, and rewarding.

Please feel free to get in touch if you have any questions.

A handwritten signature in black ink, appearing to read 'Wayne Crowley', written in a cursive style.

Wayne Crowley

Managing Director



Our purpose is to deliver property expertise that
builds a stronger New Zealand.

Our vision is to be New Zealand's 'go to' property
professional services firm.

Our values

Our values describe what we stand for. They are the foundation of our culture and define what makes TPG a great place to work. We bring our values to life every day in the work we do, how we work together and our approach to our clients.

Positivity

- We're deeply interested in the business
- We're always solution focused
- We're confident
- We assume good intent.

Integrity

- We do what we say
- We trust each other
- We're respectful
- We're honest.

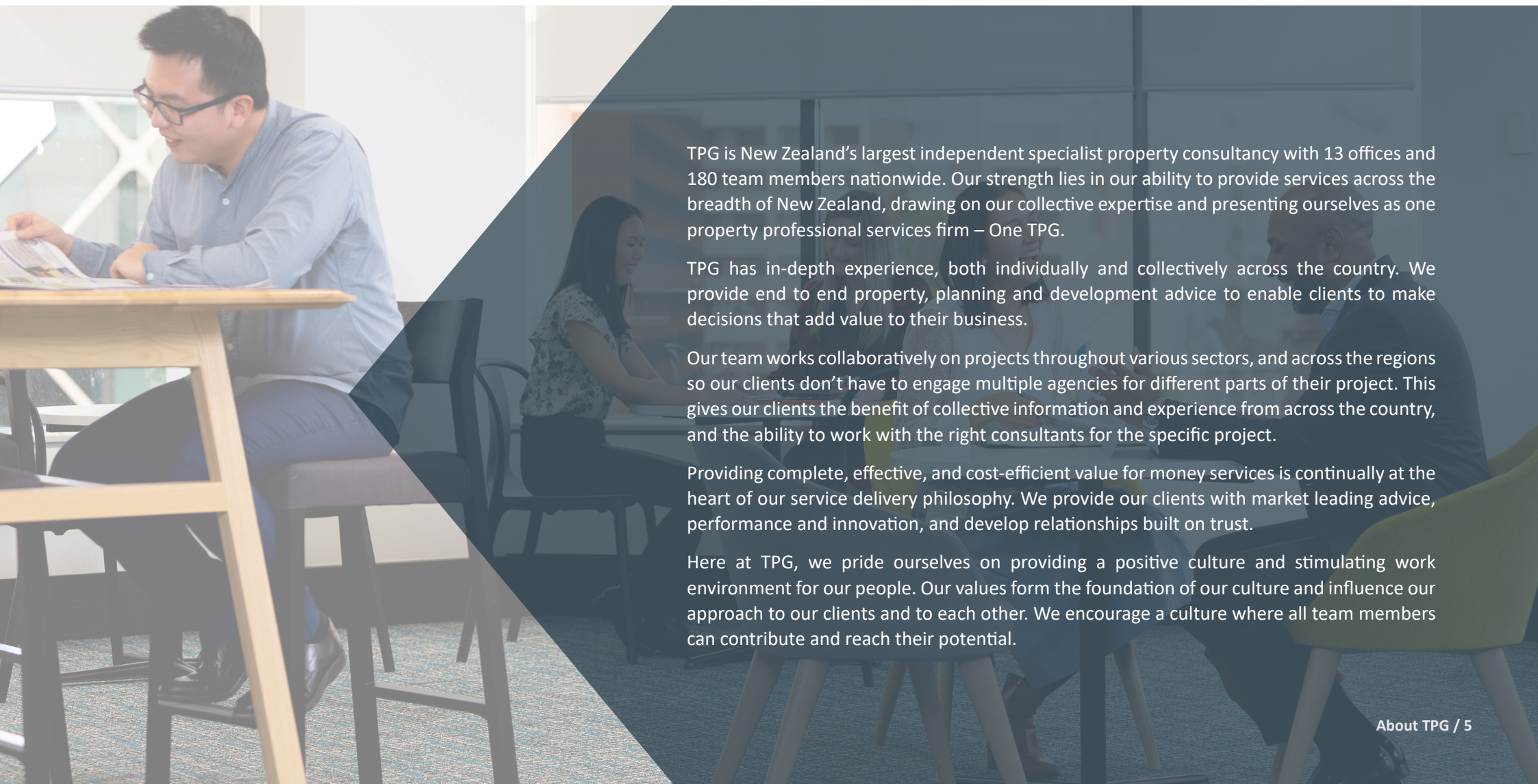
Caring

- We want to be here
- We genuinely care about the wellbeing of our team
- We're supportive
- We build lasting relationships
- We're authentic.

Collaboration

- We build strong informal networks
- We're willing to seek advice
- We're non-judgmental.

About TPG



TPG is New Zealand's largest independent specialist property consultancy with 13 offices and 180 team members nationwide. Our strength lies in our ability to provide services across the breadth of New Zealand, drawing on our collective expertise and presenting ourselves as one property professional services firm – One TPG.

TPG has in-depth experience, both individually and collectively across the country. We provide end to end property, planning and development advice to enable clients to make decisions that add value to their business.

Our team works collaboratively on projects throughout various sectors, and across the regions so our clients don't have to engage multiple agencies for different parts of their project. This gives our clients the benefit of collective information and experience from across the country, and the ability to work with the right consultants for the specific project.

Providing complete, effective, and cost-efficient value for money services is continually at the heart of our service delivery philosophy. We provide our clients with market leading advice, performance and innovation, and develop relationships built on trust.

Here at TPG, we pride ourselves on providing a positive culture and stimulating work environment for our people. Our values form the foundation of our culture and influence our approach to our clients and to each other. We encourage a culture where all team members can contribute and reach their potential.

Senior and general management

Senior Management team



Wayne Crowley
Managing Director



Sam Cottier
National Commercial Manager



Andrew Macleod
Director - Planning



Gareth Kilsby
Chief Operating Officer



James Clareburt
Group General Counsel

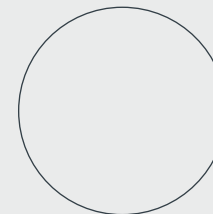
General Management team



Lahiru Wijewardhana
General Manager - Auckland



Craig Sampson
General Manager - Central
North Island



South Island
General Manager - South Island



Heidi Rix
General Manager - Waikato /
Bay of Plenty



Nick May
General Manager - Wellington

Our internal support

Finance team

(tpgfinance@propertygroup.co.nz)

- Stephanie George - Financial Controller
- Anna Crawford - Senior Finance Officer
- Jayne Tomlinson - Finance Support
- Donalda Crothers - Finance Support
- Nicole Viljoen - Accountant.

Our finance team look after all of TPG's finance systems including budgets, invoicing, timesheets, payroll, etc. These are managed through **Microsoft Dynamics NAV**, which you will have training on in your first week.

Administration team

(tpgadmin@propertygroup.co.nz)

- Lata Mistry - Auckland
- Jan Read - Waikato/Bay of Plenty
- Sara Lythgoe - Central North Island
- Courtney Stuart - Wellington
- Millie Homer - South Island.

Our regional administrators look after the day to day running of their respective offices, as well as national support for travel, formatting, job set-up and general administration tasks.

Quality, Health and Safety team

- Gareth Nicholl - Quality, Health and Safety Advisor
- Regional Health and Safety Committee members - Louise Stuart, William Pearson, Conor McIntosh, Robert Johnston, Sara Lythgoe, Rachel Nicholas, Phil Pennycuick, Jo Skuse and Ashleigh Humphries.

Our Quality, Health and Safety team look after quality management and supplier engagement, health and safety both in and out of the office, and all other quality related matters.

People and Culture team

(hr@propertygroup.co.nz)

- Jessica Mooney - People and Culture Advisor
- Louise Stuart - Corporate Administrator.

Our corporate team look after HR and recruitment, as well as TPG's culture and wellbeing initiatives, and learning and development programme. **BambooHR** is TPG's HR system and manages leave, agreements, records of training and all other HR information. You will have training on Bamboo in your first week.

IT team

(tpg-it@propertygroup.co.nz)

- John Corkery - IT Manager
- Charlene Bannister - IT Support
- Immi Marzook - IT Support.

The IT team look after all of TPG's IT systems including SharePoint, phones, computers and other hardware, and help the wider company with IT solutions and innovation.

Marketing team

(tpgmarketing@propertygroup.co.nz)

- Naomie Clayton - National Marketing Advisor
- Gina Bourke - Marketing Coordinator.

The marketing team look after all things related to TPG's marketing strategies, brand, website and internal intranet, bids and proposals, capability statements, corporate social responsibility, and events. TPG's intranet is called **Insite** and is run through SharePoint, acting as one source of truth for all internal information. You will have training on Insite in your first week.

Our Corporate Social Responsibility

KidsCan
ASSOCIATE
PARTNER



TPG believes in the importance of supporting the community around us and partner with the New Zealand charity KidsCan.

Together with individuals, community, businesses, and government, KidsCan works to alleviate child hardship and create long-term change. KidsCan's practical programmes ensure a greater number of disadvantaged New Zealand children are able to achieve good educational outcomes and reach their full potential.

To TPG, partnering with KidsCan makes sense. We are a New Zealand business, supporting a New Zealand charity, who are improving educational outcomes for disadvantaged Kiwi kids.

Our commitment

TPG donates \$30,000.00 annually to KidsCan. As a team, we get involved with KidsCan fundraising / donation initiatives as well as running our own fundraising events, and encourage our team to get involved in these opportunities.

TPG matches all fundraising efforts 2 for 1 to meet our annual commitment to KidsCan.

Our story

Behind every successful privately owned company is typically a legendary story that starts with a vision, spurred by passion and driven by determination to turn it into reality.

Back in 1999 Greg Ball, a highly regarded property expert and entrepreneur, had such a vision and he boldly established TPG following a successful management buyout of a State Owned Enterprise – Terralink Property Services. A team of 37 loyal and esteemed colleagues joined Greg to form TPG – inspired by his determination and vision to establish a leading edge company that would provide specialist consultancy services on public and corporate land issues in New Zealand.

The company secured work for Waka Kotahi NZ Transport Agency, from which TPG built its foundations and went from strength to strength, providing the gateway to meet the demands of other key sectors: Energy, Housing, Telecommunications, Territorial Local Authorities and Corporate Real Estate.

Waka Kotahi continues to be one of our most valued clients and we are proud that since 1999, TPG has maintained our preferred supplier relationship with them. Greg's long-term vision fused with his passion for property, strategic planning, service capabilities, and innovation has been pivotal in the growth and success of the company.

The company has not only survived but thrived in some of the most challenging economic times. Our 100% privately owned New Zealand company has not only achieved a highly enviable reputation but is considered a market leader nationwide, setting and maintaining industry standards.



First annual forum, 1999



20th annual forum, 2019


Our offices




Whangārei
110 Bank Street




Auckland
Level 14
55 Shortland Street



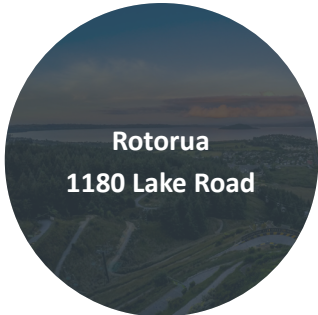
Hamilton
Level 2, 214
Collingwood Street



Tauranga
Suite 3, 143
Durham Street



New Plymouth
Level 2
28 Currie Street




Rotorua
1180 Lake Road



Napier
Level 1
6 Albion Street



Palmerston North
Level 7
TSB Bank Tower
7-21 Fitzherbert Ave




Wellington
Level 11
Cornerstone House
36 Customhouse
Quay




Nelson
4 Akersten Street



Christchurch
Level 2 Lion House
169 Madras Street



Queenstown
Level 3
Five Mile Centre
Grant Road



Dunedin
Level 7
10 George Street

TPG has more than 180 employees in 13 offices across New Zealand.

These are broken down into five regions:

- Auckland
- Waikato / Bay of Plenty
- Central
- Wellington
- South Island.

An aerial view of a modern residential development. The houses feature dark, gabled roofs and light-colored wooden siding. They are arranged in a cluster with paved walkways and small courtyards. Some houses have large glass windows and patios. The surrounding area includes green lawns, trees, and a road with a few cars. The overall scene is bright and clear.

Our services

The following information comes from a client capability statement, and is for internal induction purposes only. We have included this to give you an overview of TPG's key service offerings and to help you to understand these broadly ahead of starting your new role.

You will notice in the case studies provided that many of our services go hand-in-hand, one of our main competitive advantages being our ability to provide end to end property services without having to engage multiple agencies.

Property advisory

TPG has the largest team of Land Information New Zealand (LINZ) accredited suppliers in the country. Our experienced team of consultants work with our clients to help align their property portfolio with their business strategies, now and looking to the future. TPG's approach is one of partnership. Every project is tailor-made to suit our clients' unique needs, structures, and processes. We work with our clients to fully understand their unique issues before we develop solutions.

Our property advisory services include:

Lease reviews and advice

TPG can advise on lease portfolio management, or specifically on a lease, and then assist with the implementation of agreed strategy.

Site identification and analysis

If our client decides it's time to find a new space, we work with their team to source the right premises that is not only a financial fit, but a cultural fit that will suit the business as it grows.

Project management

With our large network and in-house capability we can manage projects from start to finish, no matter the scale or location. TPG can manage the design and delivery of a project, including procurement of design consultants, main contractor and other specialists.

Portfolio rationalisation

By reviewing a current portfolio, we can assess what is going well and what could be done better. We can provide a comprehensive report that analyses options, explores opportunities and makes recommendations for the future.

Acquisition and disposal of land and property

Our specialist consultants work on the acquisition and disposals of property every day and know the applicable legislation and processes thoroughly. We can advise and recommend on the best methods of acquisition or disposal, project timelines, budgets, communication strategy and any project management issues that may arise.



Case study - Department of Internal Affairs – Tahuu: Preserving the Nation’s Memory

In December 2019, the Department of Internal Affairs (DIA) engaged TPG to undertake a site selection process for their Tahuu: Preserving the Nation’s Memory (PtNM) project. The project involves the development of a Regional Storage Repository (RSR) to house heritage documents from Archives New Zealand and the National Library. The RSR will be supplementary to DIAs facilities sited in Thorndon, Wellington.

DIAs key criteria was to find a site that would provide resilience against a hazard event, therefore it needed to be outside of the Wellington area, but for operational purposes, no more than 2.5 hours’ drive time from Wellington. Through the assessment of both natural hazards (earthquakes, storms, volcanic eruptions and wildfire) and anthropogenic hazards (fire, hazardous substances, transportation and security), 13 potential locations were identified in the lower North Island. Through the use of GIS, TPG identified 3,280 potential sites. By applying various filters and completing desktop reviews, this was quickly reduced to 162 sites. Each of the 162 sites had a risk assessment completed on them that allowed us to prioritise the sites based on risk. At the end of stage four, we identified the top 14 sites and completed a desktop due diligence assessment taking into consideration land title and planning reviews. Once again we were able to disregard sites where development would be inhibited and prioritise the remaining sites.

In June 2020, TPG provided a recommendation to the DIA Programme Board on the preferred site to progress through to acquisition. In July 2020, TPG was instructed to commence the land negotiation. All went to plan and we are in the process of preparing the Memorandum of Agreement, working towards an unconditional agreement in October 2020.

TPG was originally engaged to complete the site selection process. Through our involvement and the relationship that has been developed with the client, we were further engaged to complete the site acquisition. TPG will continue to be involved with the project until the final settlement in 2021.

The use of GIS has once again provided the strong basis for the delivery of this project. Every single assessment was completed within GIS, which not only provided a robust process, but could also be used to present sites and information to the client. This has enabled DIA to be part of the process and know at any point in time how we were progressing.

Development management

TPG's development management team has an impressive track record in property development advisory for projects for both private and public clients.

Our development management services include:

Site search and acquisition

We undertake property searches and negotiate the purchase of thousands of properties a year for our clients. This experience positions us well to secure properties off market, using our mapping technology and independent property negotiators.

Due diligence

We can provide comprehensive due diligence reports on properties. We are able to identify development potential by utilising our in-house planning and legal teams, together with our relationships with other specialist property professionals. Our recommendations, insights and reports can include development feasibility and highest and best use development and re-development options.

Feasibility studies

We can conduct feasibility studies to identify whether there are viable development options for a particular site. This process involves financial modelling, demand and supply analysis, RMA planning and bulk location concepts, which allowing us to identify the most cost effective and appropriate use for a site. Feasibility studies allow you to quickly establish if there are viable development opportunities for a site, ensuring the potential success of a site before taking the next steps in the development management process.

Market research and demand analysis

Our services include scenario and needs analysis, and multi-option scenario analysis to determine the best financial outcome for a development site.

Risk management

This involves quantifying and managing development risk by testing the sensitivity of key variables such as construction time, sales values and cost of money. Alongside this, we can assist with pre-lettings to anchor tenants and other measures to de-risk the project.

Project management

TPG can manage the design and delivery of a project, including procurement of design consultants, main contractor and other specialists. We can manage a project from inception through to project completion.

Case Study - KMART store extensions in Botany, Auckland

TPG successfully delivered the extension to KMART at Ti Rakau Drive, Botany. We were engaged by the landlord as Project Manager to oversee the 1000m² extension and upgrade to the store entrance. This project required direct consultation with the tenant (KMART) and their design team in Australia to ensure that their specification and brief was met as part of the overall design. TPG managed the detailed design for the landlord and tenant, facilitated the building consent process and delivery of the extension, including procurement of consultants and contractors.

For what was a relatively small project, the extension involved its fair share of logistical challenges. Firstly, the busy store had to remain open during the works, which meant minimising disruption to shoppers and the rest of the retail development. There was also the difficulty of operating on a tight site, squeezed between a petrol station and accessway. Finally, the project involved switching around various uses of the KMART operation in a specific sequence which included building a new back of house area (including new office), moving the KMART staff out of the old office, demolishing it, converting the previous back of house into a new retail area, and so on, through a number of intricate stages.



RMA planning

One of TPG's competitive advantages is our ability to provide integrated property and planning advice. Our planning team operates from our offices across the country, providing nationwide coverage to our clients. Our team members are experienced Resource Management Act (RMA) practitioners with a proven track record of providing incisive advice to a wide range of clients in local government, the private sector, central government, iwi and the third sector. We have a large network of professionals from related disciplines that we can draw on every step of the way, ensuring you have consistent advice and a smooth project delivery.

We offer services such as processing resource consent applications for local authorities, preparation of resource consent applications for land use and subdivision projects, RMA due diligence and feasibility advice to assist clients in understanding whether to proceed with projects and how, and preparation of district plan changes for local authorities and private plan change requests for private clients. Our planners, working closely with our property, development, urban regeneration and GIS teams, also feed into larger projects requiring a multitude of property related technical inputs.

Our RMA planning services include:

1. Processing resource consent applications for local authorities
2. Preparation of resource consent applications for land use and subdivision projects
3. Preparation of notices of requirement for site specific and linear designations
4. RMA due diligence and feasibility advice to assist clients in understanding whether to proceed with projects and how
5. Preparation of district plan changes for local authorities and private plan change requests for private clients
6. Independent commissioner services for local authorities
7. Preparing submissions for clients on notified resource consents, plan changes and designations
8. Preparing expert planning evidence for Council hearings, the Environment Court and High Court
9. Mediation of planning issues under dispute.



Case study - Bullendale Comprehensive Residential Development, Arthurs Point SHA Queenstown

TPG's planning team played a lead role in the development of 88 new residential dwellings in a Special Housing Area (SHA) at Arthurs Point, Queenstown. TPG was involved from inception and scheme planning, through to the Expression of Interest to both Queenstown Lakes District Council and Minister of Housing, to resource consent and subsequent consent variations. The site was originally consented for 17 lots, but the TPG-led planning and urban design team reassessed the site to develop a concept which incorporated higher density with high quality public spaces and community housing, whilst still achieving financial performance requirements for the developer. Construction commenced in 2017 and the first stages were sold off the plans in record time. Based on the success of the project, the TPG-led team are assimilating the neighbours site into the SHA.

GIS solutions

TPG's GIS team delivers geospatial consultancy services to a wide range of clients involved in transport and infrastructure, asset management, project management and planning.

Our team uses complex computer driven analysis with the latest GIS software factoring in variables that may influence land development, for example utilising data from a local authority district plan, population growth, building area/land area when valuing will ensure sound advice is provided before a major investment takes place.

Our GIS platform allows us to visualise, question, analyse and interpret geographical data to understand relationships, patterns and trends. Using GIS to support decision making can shed light on matters that are not so obvious at initial stages of development. This information can then be provided to clients in a clear and user-friendly format.

We can work with our clients' own GIS base information, adding in other data from internal and external sources and feeding this information back to our client, completely incorporated into their geospatial system.

Our GIS services include:

Transport and infrastructure planning

We can develop options for infrastructure projects including road corridors, water, and electricity lines using best path analysis.

Site selection and property feasibility

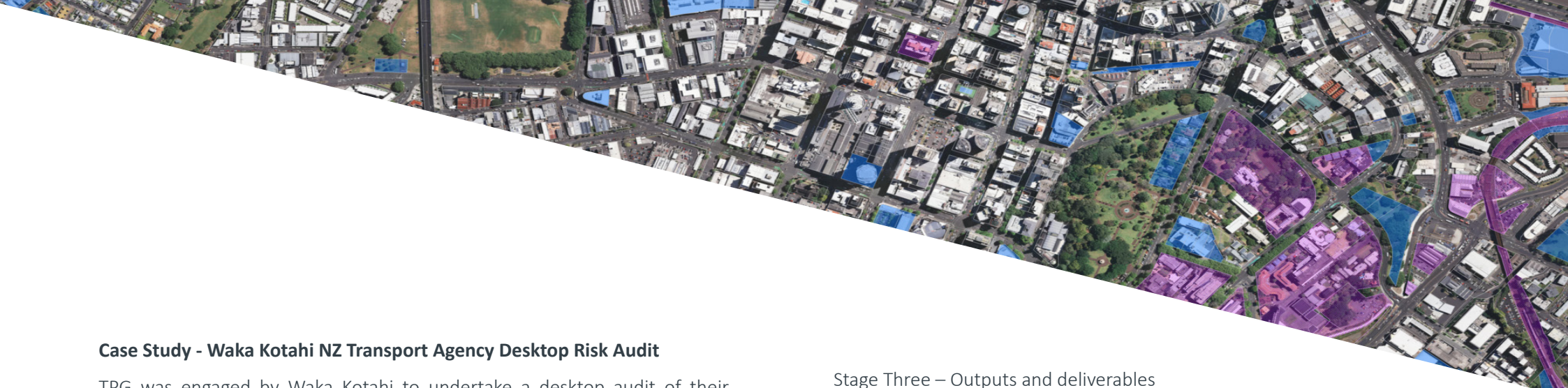
We can assist with identifying optimal locations for businesses using geo-analytical site selection and a property feasibility model.

Asset management

By combining our extensive geospatial and property knowledge, we can develop a bespoke GIS web application solution for our clients to accurately capture their asset information and effectively manage their property interests.

Project management

A GIS web application can track progress throughout a project by incorporating smart mobile dashboard reporting. All stakeholders can have access to a significant range of project information such as the designation, land requirements, property information, compensation assessments, milestones and settlement forecasting.



Case Study - Waka Kotahi NZ Transport Agency Desktop Risk Audit

TPG was engaged by Waka Kotahi to undertake a desktop audit of their property portfolio data. The purpose of the audit was to test the accuracy of their property data housed in their own enterprise resource management system and subsequently the inherent property related risk and its potential severity. The portfolio risk audit comprised of 1,840 unique properties, with a supplementary physical audit of 280 properties.

Utilising industry leading GIS reporting platforms, the project was completed, and project managed through GIS. Each audit was provided to the client as an individual report, making the information accessible as a further property management tool. The reports can be updated and enhanced going forward to improve the information record and can additionally be used in the future to maintain an accurate data record and reporting tool.

The project was delivered in three stages:

Stage One – Identification and prioritisation

- Undertake a desktop review of the portfolio, categorised by portfolio/property type.

Stage Two – Risk audits

- Develop and provide a risk management process for the identification, assessment and mitigation of risks that aligned with the Client’s risk audit framework.

Stage Three – Outputs and deliverables

- Deliver a comprehensive report that identifies high risk portfolio issues as a priority, together with supporting the evidence and a risk management plan.

This project has provided Waka Kotahi with the following outcomes:

- Established a work programme to address data quality
- Identified the requirement for a full financial review of the portfolio to identify opportunities
- Initiated discussion around a long term data solution for risk management
- The development and implementation of risk management operational policy and procedures into business as usual process
- Incorporates risk management operational policy and procedures in the renewal of professional services contracts.

This project has demonstrated the benefits in utilising GIS for both property risk and land audits. The data collated forms a basis to confirm land and assets to enable strategic decision making, providing the risk and opportunities within a portfolio to form an outcome assessment.

Local government advisory

Since our inception in 1999, we have provided strategic property consultancy to a variety of local government clients throughout New Zealand. We have established strong relationships through our commitment to providing expert advice and adding value - this is the reason our clients continue to engage our services.

Our local government advisory services include:

- **Strategic property advice** - multi-criteria assessments and option analysis that support infrastructure projects, including those driven by climate change and resilience outcomes
- **Acquisition and disposal** - we have strong expertise and knowledge of applicable legislation and processes
- **Transport and infrastructure assets** - from project inception, through to planning and implementation, we can support roading, rail, port, airport and public recreation/access projects through strategic property advice and negotiation expertise
- **3 waters infrastructure** - projects range from asset renewal to new treatment sites and pipeline assets
- **Stakeholder engagement and consultation** - from developing a robust strategy with solid frameworks to ensuring your project runs smoothly and with excellent communication
- **Portfolio asset review** - optimising your assets, including property risk audits to identify opportunities and risks
- **Processing resource consent applications** - preparing district plan changes, independent commissioner services, preparing expert planning evidence and mediation of planning issues under dispute
- **Public land and Crown legislation**
- **Housing and community facilities** - strategic advice, planning and support for decision making through the provision of option identification, review, financial feasibility, analysis and considering potential ownership options
- **Urban regeneration and urban planning** - delivering strategic planning, design and policy advice through to the delivery of catalyst development projects, ensuring that conceptual ideas are feasible and able to be readily implemented
- **SQEP environmental management services** - preparing Environmental Management Plans and Erosion and Sediment Control Plans across several industry sectors
- **Geospatial consultancy solutions** - delivering solutions to a wide range of clients involved in transport and infrastructure, asset management, land management and planning.

Supporting the Hastings drinking water strategy

TPG was engaged by Hastings District Council (HDC) to assist with identifying and securing the key property aspects required to support a new booster pump station in Havelock North and associated connecting infrastructure. This is a key element of HDC's comprehensive water infrastructure upgrade plan: the Hastings Drinking Water Strategy. This is designed to improve resilience, capacity and flexibility into the water supply network.

TPG's approach to supporting HDC included:

- Strategic acquisition advice and due diligence
- Negotiation for acquisition of a variety of land interests required and legalisation
- Advice and support to key Council decisions
- Engagement with local residents and ongoing project communication and updates.
- Construction of the pump station is nearing completion which will allow commissioning work to begin.



Housing and community

Growing demand for affordable and social housing requires smart, innovative solutions, which TPG has the expertise and relationships to provide. Making real changes for growing communities is at the heart of our housing and community sector. TPG can help to plan, develop and deliver housing projects in the most effective and positive way possible. We have a close working relationships with local government, community housing organisations, and private companies, which is built from the completion of many successful projects. We work with these groups to create solutions that fit into the big picture strategies needed to create a well-functioning and balanced New Zealand.

Our housing and community services include:

Housing portfolio assessments

We can review and assess our clients' housing portfolio and create options and recommendations for making the most of their assets. This includes redeveloping, upgrading, acquiring or disposing of property. We can also assist with consenting and planning information and processes.

Housing market assessments

Our specialist team can put together reports providing information on the housing market, including housing demand and supply across various demographic groups and locations.

Stakeholder engagement and consultation frameworks and plans

Community housing projects involve many people with different needs. We will come up with a robust strategy with solid frameworks to ensure our clients project goes to plan and runs smoothly with excellent communication.

Registration with the Community Housing Regulatory Authority (CHRA)

Our team is experienced in putting together documentation for CHRA applications and ticking all the boxes necessary for registration.

Achieving accreditation as a best practice provider

We can advise our clients on what you need to do to achieve accreditation and assist with the process.

Housing redevelopment projects

Our development management team work to develop housing projects. We can also call on our TPG planning team at the beginning to ensure the process runs smoothly from start to finish. We have a large network to call on for big projects, but are also flexible in our approach and happy to take on small parts of a project.

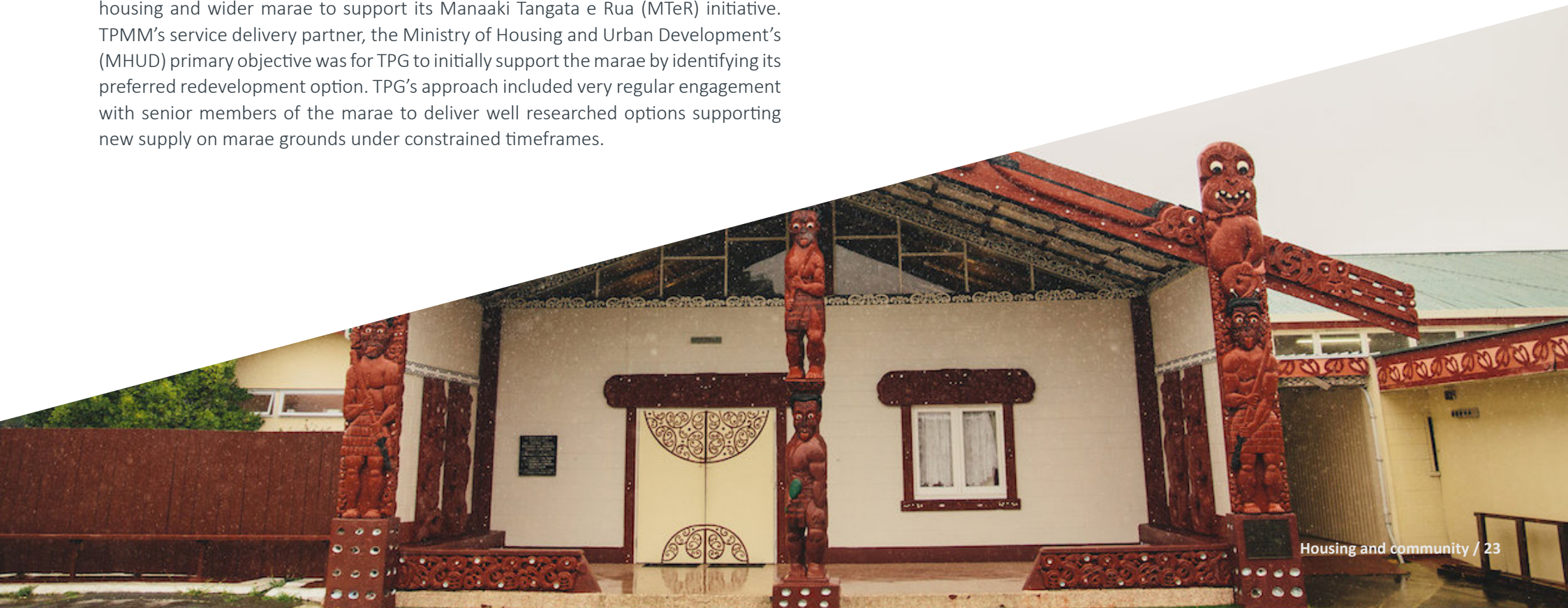
Case study: Kāinga Ora Homes and Communities - Temporary Housing Village Prioritisation

TPG is supporting Ministry of Housing and Urban Development (MHUD) and Kāinga Ora in partnership to source development ready sites across the country that could accommodate temporary housing villages. This support has included the evaluation of over 1,000 potential sites across the country and short listing of a number of those sites to investigate further.

The work involves estimates of development yield and site layout, development risks and site rankings using the project Geographic Information System (GIS) application based upon a traffic light assessment. The GIS application was established and used for the site identification stage of the project and is enhanced to record the progress made on each site.

Case study: Te Puea Memorial Marae (TPMM) Development Options Report

TPG was engaged by the marae to investigate the feasibility for new transitional housing and wider marae to support its Manaaki Tangata e Rua (MTeR) initiative. TPMM's service delivery partner, the Ministry of Housing and Urban Development's (MHUD) primary objective was for TPG to initially support the marae by identifying its preferred redevelopment option. TPG's approach included very regular engagement with senior members of the marae to deliver well researched options supporting new supply on marae grounds under constrained timeframes.



Statutory services

TPG not only has New Zealand's largest specialist property team, but is the only property consultancy firm to have an in-house legal team. This allows us to offer a unique service – the seamless provision of high quality property advice that is subject to legal review, from one source. Our corporate counsel and legal executives assist our property consultants throughout the agreement process, conducting legal peer reviews on various projects. There are a myriad of legal complexities associated with public works and infrastructure property matters. Getting legal reviewed property advice from one source can save time, and prevent any mistakes or confusion that may arise from more than one company going back and forth.

Our housing and community services include:

Public land and crown legislation

Our team has extensive experience and expertise in Crown Land, Public Works Act 1981 (PWA), Māori Land, Treaty Settlements and Land Tenure issues. We bring a deep understanding of the unique demands and challenges involved in dealing with statutory powers and rights associated with public land and infrastructure projects.

In-house legal services

Our team of corporate counsel and legal executives are on hand at all times to assist our property consultants with the myriad of legal complexities associated with public works and infrastructure property matters. Advice includes negotiation strategies, advice on legal issues and a legal peer review process on work undertaken.





Case study - Investigation into segregation strip

TPG was approached by an organisation intending to develop land to provide social housing to the local community. Whilst the organisation had secured land, their issue was that road access to the proposed development was prevented by a 'segregation strip' (a separately owned area of land located between the road and the organisation's land). TPG's legal team undertook a full investigation into the status of the segregation strip. We recommended that the best solution was to have the segregation strip declared road and vested in the local authority having jurisdiction in that area. The government department and the local authority were both supportive of the recommendation. TPG was able to complete the necessary documentation to first have the land cleared for disposal outside of Crown ownership, and have the land declared to be road. Once that had occurred, the organisation's land and its development had direct road access.

Energy

With central government's focus on boosting renewable energy generation and energy efficiency, in addition to supporting our clients contribution to their sustainability framework and carbon neutral goals, New Zealand is at a transformative stage in our energy infrastructure with hydro, geothermal, wind, solar and bioenergy. TPG has worked with many of the New Zealand's major players within the energy industry. Our experience and knowledge in property, planning and legal issues spans across generation, transmission and distribution infrastructure projects.

Renewable energy

Our experience over the last 20 years has supported the development of wind farms and thermal energy projects, providing end to end property consultancy advice on most of the countries existing hydro schemes. In addition, we have also completed a lot of groundwork in exploring solar, hydro and bioenergy projects with our clients. Whatever renewable resource is driving your project, land and property will be key to successful delivery, which is where TPG comes in.

Water security and storage

We provide strategic advice and negotiation that relates to securing initial investigation sites and access, property due diligence, stakeholder engagement framework and communication, affected landowner database, negotiation of land, and property rights required.

Distribution lines

We have worked with a number of distribution line companies to provide advice, strategy and negotiation services to secure easements and land rights for greenfield and upgrade projects. We also provide advice, assessment and strategy for repair, maintenance and upgrade work under the Electricity Act 1992.

Oil and gas

TPG has a long standing history with the oil and gas industry and understand that land rights and initial access for exploration in this industry can be a sensitive matter. Along with our GIS services we can support strategic site selection process through to property and planning strategy to support landowner negotiations.

Key services

- Due diligence
- Route and site selection
- Property strategy
- Negotiation
- Shareholder and community engagement.

Case study - Transmission line easements, Te Rere Hau Windfarm

TPG provided property services for the procurement of electricity easements through rural farm land. This enabled Powerco to install and service the electricity distribution for the Te Rere Hau Windfarm in the Tararua ranges. TPG was tasked with route selection (6km line route) and negotiating easement agreements with the eight landowners. This project had extremely tight timeframes in order to ensure construction entry was available to meet the requirements for Powerco's end client - the wind farm developer. A key aspect of this approach was establishing and maintaining landowner relationships, and developing a strategy to progress negotiations to secure the lineal route.



Urban regeneration

Urban regeneration is a process to transform the physical environment of a place in a way which brings positive and lasting social, economic, and environmental change, generally driven and strongly supported by local or central government. Climate change, major transport infrastructure projects, significant growth, and the need to redevelop some existing communities mean urban regeneration has application in a range of scenarios nationwide. Urban regeneration can range from strategies to bring businesses to places that have no commercial activity to make them more vibrant, through to how we can make the most of large infrastructure investment by leveraging and catalysing development through design, planning, and delivery. Regeneration is not just about the physical space, it is also about the social, cultural, economic, and educational opportunities of the communities that live or interact in those locations. TPG's urban regeneration team work closely with our RMA planning and development advisory teams to take a holistic approach to the development and regeneration of places.

Our urban regeneration services include:

- Project management, co-ordination and integration of projects and programmes
- Precinct planning including design, planning and development feasibility
- Master planning services for individual sites and large-scale subdivision
- Urban design assessments and advice to support or assess development proposals
- Strategic planning and policy advice, particularly relating to urban regeneration and areas experiencing growth
- Community and Social Impact Assessments
- Design guidelines
- Regeneration strategies considering the range of activities, built form, access and public realm design while ensuring feasibility
- Community planning and placemaking strategies including stakeholder engagement
- Growth and corridor planning/strategy
- Infrastructure planning and management of development contributions and funding strategies
- Land budgets – net developable areas.

Our project experience extends to strategic urban design projects such as town centre revitalisation and urban growth projects, structure plans and master plans. We can assist with the evidential base, particularly around residential and financial feasibility, structure, and master planning, supported by our in-house GIS team.



Case study: Wellington City Council - Rail Precinct Discovery Report

The rail precinct was identified as an area of Wellington that is likely to undergo significant change. TPG was engaged by Wellington City Council (WCC) to prepare a discovery report, the first step towards developing an integrated development framework for the Rail Precinct. The report provided a contextual analysis of the precinct to gain an understanding of the potential opportunities and issues to be addressed. It looked at both the existing geographical, historic, and built environment alongside the different strategies, projects and workstreams that are underway which will change the precinct into the future. It was developed as a background report to support the development of an integrated development framework for the future of the precinct. The development of the report involved significant stakeholder engagement with KiwiRail, CentrePort, Greater Wellington Regional Council, Interislander, Bluebridge, Port Nicholson Settlement Block Trust and Ngāti Toa, Victoria University of Wellington, Waka Kotahi NZ Transport Agency and Let's Get Wellington Moving. A co-design approach was used to identify the key issues and opportunities across the precinct and identify how the interdependencies between planned investment could drive towards an integrated precinct outcome.

