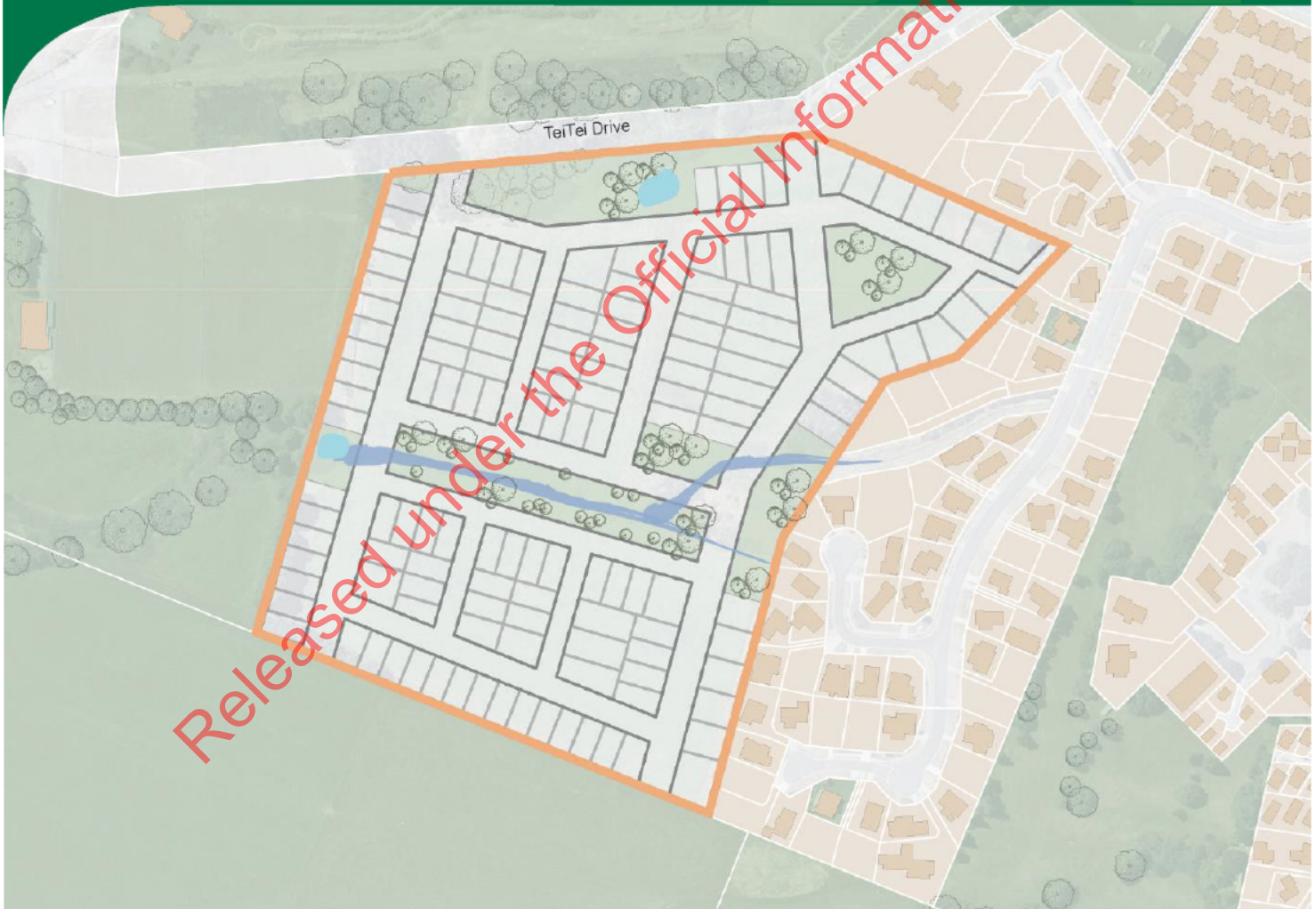


# Development Partners Meeting Agenda and Meeting Pack #5

## Teitei Drive, Ohakune

12 October 2023



# Teitei Drive Development Partners Meeting

<b>Subject:</b>	Meeting #5	
<b>When:</b>	Thursday 12 <sup>th</sup> October 2023 2.00pm – 3.30pm	
<b>Location:</b>	<b>Teams:</b> <a href="#">Click here to join meeting</a>	
<b>DPM Members:</b>	Clive Manley (CM)	Chief Executive, Ruapehu District Council
	Melissa Jackson (MJ)	Manager Policy & Strategy, Ruapehu District Council
	s 9(2)(a)	Pou Whirinaki (Ngātiringitanga and Te Ao Turoa Manager)
	Robbie Woods (RW)	Senior Development Manager, Kāinga Ora
	Colleen McCorkindale (CMcC)	Project Director, Kāinga Ora (Chair)
<b>Attendees:</b>	Ree Anderson (RA)	Consultant to RDC
	Ewen Skinner (ES)	Consultant to RDC
	Vini Dutra (VD)	Executive Mgr. Infrastructure
	Stuart Watson (SW)	Manager three Waters, RDC
	Helen Leahy (HL)	Pou Ārahi, Ngāti Rangī
	s 9(2)(a)	Kaihonohono ā Rohe – Environmental and Relationship Advisor
	Graeme Broderick (GB)	Regional Director, Kāinga Ora
	Hayden Potaka (HP)	Principle Advisor, Te Kurutao, Kāinga Ora
	Deena Tapara (DT)	Project Manager, Kāinga Ora
	Samuel Seu (SS)	Assistant Development Manager, Kāinga Ora
	Tyrone Kemp (TK)	Stakeholder Relationship Manager
	Fraser McNutt (FM)	Consultant to Kāinga Ora, Barker and Associates
<b>Apologies:</b>	Renee Regal (RR)	Manager community engagement, Kāinga Ora

# 1. Agenda

1. Karakia whakakapi	HP
2. Welcome and agenda overview	CM
3. Review and approve meeting minutes	CM
4. Project Update	
a. Review the progress made since the last meeting (see attachment 3).	CM
b. Discuss any changes to the project timeline or budget	CM
c. CIP funding report.	CM
5. Development Partners Discussion.	
a. Community Response	TK
b. OIA's	TK
c. Site Design and Consent	FM/RW
6. Next Steps	
a. Key action items and next steps for the project.	ALL
b. Next DPM scheduled for 23 <sup>rd</sup> November 2023	
7. Karakia whakakapi	HP

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## Development Partners Meeting #4

<b>Date:</b>	Thursday 31 August 2023	<b>Time:</b>	2:00pm-2:49pm	<b>Venue:</b>	Microsoft Teams
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Attendees	Initials	Role	
Graeme Broderick	GB	Regional Director, Kāinga Ora (Chair)	<input checked="" type="checkbox"/>
Colleen McCorkindale	CMcC	Project Director, Kāinga Ora	<input type="checkbox"/>
Giles Tait	GT	Senior Development Manager, Kāinga Ora	<input checked="" type="checkbox"/>
Robbie Woods	RW	Associate Project Director, Kāinga Ora	<input type="checkbox"/>
Renee Regal	RR	Manager Community Engagement, Kāinga Ora	<input type="checkbox"/>
Clive Manley	CM	CEO	<input checked="" type="checkbox"/>
Melissa Jackson	MJ	RDC Mgr. Policy and Strategy	<input checked="" type="checkbox"/>
Ree Anderson	RA	Consultant to RDC	<input checked="" type="checkbox"/>
Ewen Skinner	ES	Consultant to RDC	<input checked="" type="checkbox"/>
Vini Dutra	VD	Executive Mgr. Infrastructure	<input checked="" type="checkbox"/>
s 9(2)(a)		Environmental and Relationship Advisor, Ngāti Rangī	<input type="checkbox"/>
s 9(2)(a)		Environmental and Relationship Advisor, Ngāti Rangī	<input checked="" type="checkbox"/>
Fraser McNutt	FM	Planner Barker and Associates	<input checked="" type="checkbox"/>
Hayden Potaka	HP	Principle Advisor, Kāinga Ora	<input checked="" type="checkbox"/>
Katherine Hu	KH	Planner Barker and Associates	<input type="checkbox"/>
Helen Leahy	HL	Pou Ārahi, Ngāti Rangī	<input type="checkbox"/>
Stuart Watson	SW	Manager three Waters, RDC	<input type="checkbox"/>
Deena Tapara	DT	Project Manager, Kāinga Ora	<input checked="" type="checkbox"/>
Samuel Seu	SS	Assistant Development Manager	<input checked="" type="checkbox"/>

Item	Particulars	Action	By
<b>1</b>	<b>Welcome, apologies and approval of previous minutes</b>		
1.1	HP – Conducted Karakia  Apologies – CMcC, RR, FC, HL, SW  GB – Welcomed everyone to the meeting.		

	<ul style="list-style-type: none"> <li>• Introduction of Robbie Woods to DPM members</li> <li>• Requested feedback on previous minutes. No objections from DPM members, Item closed, Minutes accepted.</li> </ul>		
2	Project Update		
2.1	<p>GT – Noted that due to the article on perceived conflict of interest, the organisation has decided to substitute GT with RW despite there being no conflict of interest. GT will support RW for the handover.</p> <p>CM – Advised RDC is of the same view that there is no conflict of interest about the role of GT in the project. CM thanks GT for the support.</p> <ul style="list-style-type: none"> <li>• VD and GB supports CM’s sentiments.</li> </ul> <p>2.2 FM – advised an update as follows:</p> <ul style="list-style-type: none"> <li>• The Land Use Consent was lodged with RDC and received a s92. Now in a position to respond within the next 3 weeks. <ul style="list-style-type: none"> <li>○ Noted there is nothing detrimental to the project.</li> </ul> </li> <li>• Resource Consent application was accepted by Horizons Regional Council. Awaiting s92.</li> <li>• Aim to respond to both s92 as soon as possible. At which point, FM will proceed with the notification process.</li> <li>• s 9(2)(g)(i) [REDACTED]</li> <li>○ Public hearing is likely to commence late February 24 with notice of decision due 15 working days following close of the submission hearing process.</li> <li>○ Council’s questions, post submissions may cause delays. But will try to manage that risk by ensuring that the applications are managed appropriately.</li> </ul> <p>s 9(2)(g)(i) [REDACTED]</p> <p>[REDACTED]</p> <p>[REDACTED]</p> <p>[REDACTED]</p> <p>[REDACTED]</p> <p>[REDACTED]</p> <p>[REDACTED]</p> <p>[REDACTED]</p> <p>[REDACTED]</p> <p>[REDACTED]</p>		

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	<ul style="list-style-type: none"> <li>• Waiting on consultant’s (Jason) report confirming that the extra 44 households will not affect current WW treatment plant capacity.</li> <li>• Asked consultant for report on accommodation for the extra 44 residencies.</li> </ul> <p>DW – tables concern about not receiving information on the measurement used to establish the calculations, considering the 10 year planning process. If talking about current usage, the normal usage in Ohakune has not been the same since 2020.</p> <p>DW – Question – Whether the measurement is based on 2020 changes or pre-covid when the seasons are in full flight?</p> <p>VD – advised the report from Jason is based on previous performance. The annual performance report acquired from the site has been shared with Jason to analyse and modelled the additional load from the current stage of the subdivision to form Jason’s report.</p> <p>GB – asked when Jason’s report will be received.</p> <p>VD – confirms to follow up in the next day and report back to everyone.</p> <p>RA – asked DW whether it is the appropriate baseline Tangata Whenua want to see used.</p> <p>DW – wants to know what can the existing WW treatment plant manage and what are the measurement devices used to accurately measure that.</p> <p>VD – confirms that the report should cover that.</p> <p>VD – notes to catchup with DW after the meeting to discuss in more detail.</p> <p><b>3.3 Stormwater modelling</b></p> <p>VD – confirmed flood models were updated on 50-100-200 year weather events. The write up report is currently with Horizons for review. Confirms Teitei Drive is not affected by any of the floods or events.</p>	<p>VD</p> <p>VD</p>	
<b>4</b>	<b>Development Partners Discussion</b>		
4.1	<p>Public announcement and community engagement –</p> <p>GB (Reporting on behalf of RR) –</p> <ul style="list-style-type: none"> <li>• Significant positive support from the public at the community</li> </ul>		

	<p>BBQ.</p> <ul style="list-style-type: none"> <li>• As part of the community engagement, KO is working to help the public share their views. The purpose of the notification process is to provide the opportunity for the community to have their say.</li> <li>• Expresses gratitude the members of the group for their support during the processing of various OIA, media queries and high volume of work regarding their responses to review the documentation in a timely manner before their releases.</li> </ul> <p>CM – advised that at a Council level, there were a lot of questions but confirmed Council are in total support.</p> <p>RA – reported on reviewing the KO online page, noting that it reads well other than 2 recommended changes. These were referred to RR as follows:</p> <ol style="list-style-type: none"> <li>1. Housing Strategy adoption was in October to change to November 2020.</li> <li>2. Council consulting Asset and Tenancy Management Strategy (ATMS) is to be differentiated from the Housing Strategy as Council have a one pager on Housing Strategy.</li> </ol> <p>GB - Any other business. No additional business tabled.</p> <p>Karakia whakakapi – conducted by HP.</p>		
5.	<b>Time and date of next meeting</b>		
	12 October 2023 – 2:00pm -3:30pm		

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## Attachment 2: Actions from previous meetings

The following action items are carried over from the previous meetings:

New			
#	Action required	Update	Closed
	ACTION – RR to provide HL link to the Comms and engagement notifications.	Ongoing	N
	ACTION – SW to provide information on WW treatment plant.	Ongoing	N
	ACTION – VD to meet with DW and discuss details on WW treatment plant.	Ongoing	N

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## Attachment 3: Status Report

<b>Highlights:</b>
<ul style="list-style-type: none"> <li>Significant all-party engagement on OIA's and media responses</li> <li>Community engagement via on-ground events and direct korero</li> <li>RDC meeting held 27 September 2023 confirming support for the proposal</li> </ul>

<b>Next Steps:</b>
<ul style="list-style-type: none"> <li>Resource consenting feedback and s.92 preparation</li> </ul>

<b>Key Work streams:</b>	
<b>Health and safety matters:</b>	N/A
1. N/A	
<b>Consent status:</b>	Delayed
1. Resource consent submitted to RDC - 11.07.2023	
2. Decision made to request fully notified consent based on community response.	
<b>Design Document status:</b>	N/A
1. Masterplan Issued – 02.06.2023	
2. Revised layout for discussion under Development Partners Discussion, Attachment 4.3	
<b>Comms and Engagement</b>	On track
1. Comms and engagement collateral and events have occurred since last DPM. Full updated plan attached under Development Partners Discussion section of pack, Attachment 4.1.	
<b>Addresses allocated to Homes:</b>	N/A
1. N/A	
<b>Tenures and market context:</b>	On track
1. 15x Public housing (subject to business case)	
2. 15x Affordable homes (subject to business case)	
3. 14x Worker housing (subject to business case)	
<b>Home and section sizes:</b>	On track
1. Section sizes proposed 300-450m2 subject to consent	
2. Proposed green reserves 17,012 m2	
<b>Compliance with the Programme:</b>	Delayed
1. Key milestone remains on site works commencing mid December 2023	
<b>Any other business</b>	N/A

Key Risks:	
Delay in consenting with knock-on impacts to programme resulting in unachievable programme to meet CIP milestones.	High/Med
Community opposition and action impact on Ohakune community and partner organisational capacity	High/Med
Price for works confirmed to exceeds CIP allocation of \$5.2M + GST (if any) and will require additional funding from Kāinga Ora subject to business approvals	High/Med
Impact of neighbours campaign on potential supporters and end occupiers of proposed homes	Med
Housing demand for agreed tenures changes due to local context – i.e. 15 x public housing, 15 x affordable housing and 14 x worker housing is no longer matched to demand	Med

Key Milestones:	
Project team assembled and work streams underway	22/12/2022
Initial concept master plan created	27/02/2023
Pre-application meeting with council	15/03/2023
Development agreements signed	04/04/2023
Development partners meeting held	27/04/2023
Finalisation of Master Plan	25/05/2023
Lodge Resource Consent	11/07/2023 - TBD
Completion of the infrastructure works	30/05/2025

## CIP Funding report update:

1. No funds drawn to date
2. Current top five CIP funding report risks:

Top 5 Risks and Contractor Claims [Choose Low/Medium/High]					
Risk Number	Risk Name	Impact	Likelihood	Treated	Commentary on mitigants
1	Cost overrun	High	High	Medium	Consultants investigation discovers unforeseen factor which impacts budget estimate resulting in cost overrun.
2	Risk - Negative community response to higher density	High	High	High	Community oppose resource consent, causing delay.
3	Wetland assessment	High	Medium	Medium	Ecological (wetlands) investigation results in design changes & delays and that impact timing and yield.
4	Consenting Delays	High	Medium	Medium	Unforeseen delays from consenting process delaying programme.
5	Risk - Total project estimated cost greater than CIP funding.	Medium	High	Low	Kāinga Ora to fund shortfall and treat that amount as the land cost for the public housing.
Contractor Claims:				None	

## Attachment 4: Development Partners Discussion

### 4.1 Community response summary & discussion document

The following draft plan is tabled for presentation to the Development Partners by Kāinga Ora and further discussion by members:

#### **DRAFT Teitei Drive Comms and Engagement approach**

s 9(2)(g)(i)

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s 9(2)(g)(i)

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## 4.2 Official Information Act requests

The following table provides an overview of current scheduled combined development partner response reviews:

### Summary of OIA's for consultation

OIA number	Requester	Summary of request	Status
COI OIA	s 9(2)(a)	Perceived staff conflict of interest with the development	Issued
OI 23 406	s 9(2)(a) Due to requester: 29/9	Correspondence between Renee and Council, and between Renee and Ngāti Rangi	Issued
OI 23 434	s 9(2)(a) Due to requester: 9/10	Large number of questions relating to the development	Review completed, pending issue
OI 23 369	s 9(2)(a) Due to requester: 9/10	Documents and reports relating to the development	Pending review and sign-out
OI 23 514	s 9(2)(a) Due to requester: 09/10	Questions relating to the sale and purchase agreement	Review completed, pending issued
OI 23 521	s 9(2)(a) Due to requester: 11/10	Questions relating to the purchase of stage 1 and the sales cost	Draft to be issued for review shortly
OI 23 531	s 9(2)(a) Due to requester: 12/10	Questions relating to the project	Commissioning email circulated for review
OI 23 470	s 9(2)(a) Due to requestor 18/10	Documents and reports pertaining to CIP and Stage 1 of the development	Pending review and sign-out

## 4.3 Site design and consent

The attached pack is tabled for discussion on proposed refinements to masterplan in response to district and regional council feedback; and as more sympathetic approach to preserving the current ecological footprint.

### Sketch Plan - Masterplan V6.

#### Alternative Stream Alignment.

**Key Moves**

- Retaining the existing stream alignment to avoid unnecessary earthworks and preserve existing vegetation
- Retaining the confluence of the stream to avoid additional infrastructure and enhance the ecological value
- Realigning the road to allow for the existing alignment to be retained
- Moving Lots 1-3 from the wetland area to the reserve to avoid areas of flooding and optimise the reserve
- Moving lots next to the south-western reserve to allow for flood measures and enhance connectivity between the new reserves.



**Sketch Plan.**

#### Lot Relocation.

**Lots Relocated**

- Lots 1-3 moved to north eastern reserve
- Lots adjacent to south western reserve moved to north eastern reserve

**Lots Reshaped**

- Lot 20 shifted below Lot 37
- Lot 21 reshaped to retain area



--- Stage One Landscape Works  
 — Site Boundary

--- Stage One Landscape Works  
 — Site Boundary

Draft for discussion only.

## Sketch Plan.

### Access.

**Pros**

- Crossing removed over stream confluence, removes the need for piping the stream and only two stream crossings will be required
- Shared route no longer crosses a road corridor, increasing the safety of users

**Cons**

- Removal of Lots 1-3 in the wetland area will mean the road only addresses one side of development
- The secondary road alongside the stream may need to become a future main road



## Sketch Plan.

### Open Space and Connectivity

**Pros**

- Greater connection to stream network and wetland system
- Preservation of existing planting
- Green space becomes less fragmented
- Removal of the piped section will save in costs
- Ability to future proof future stages and have a lesser upfront cost

