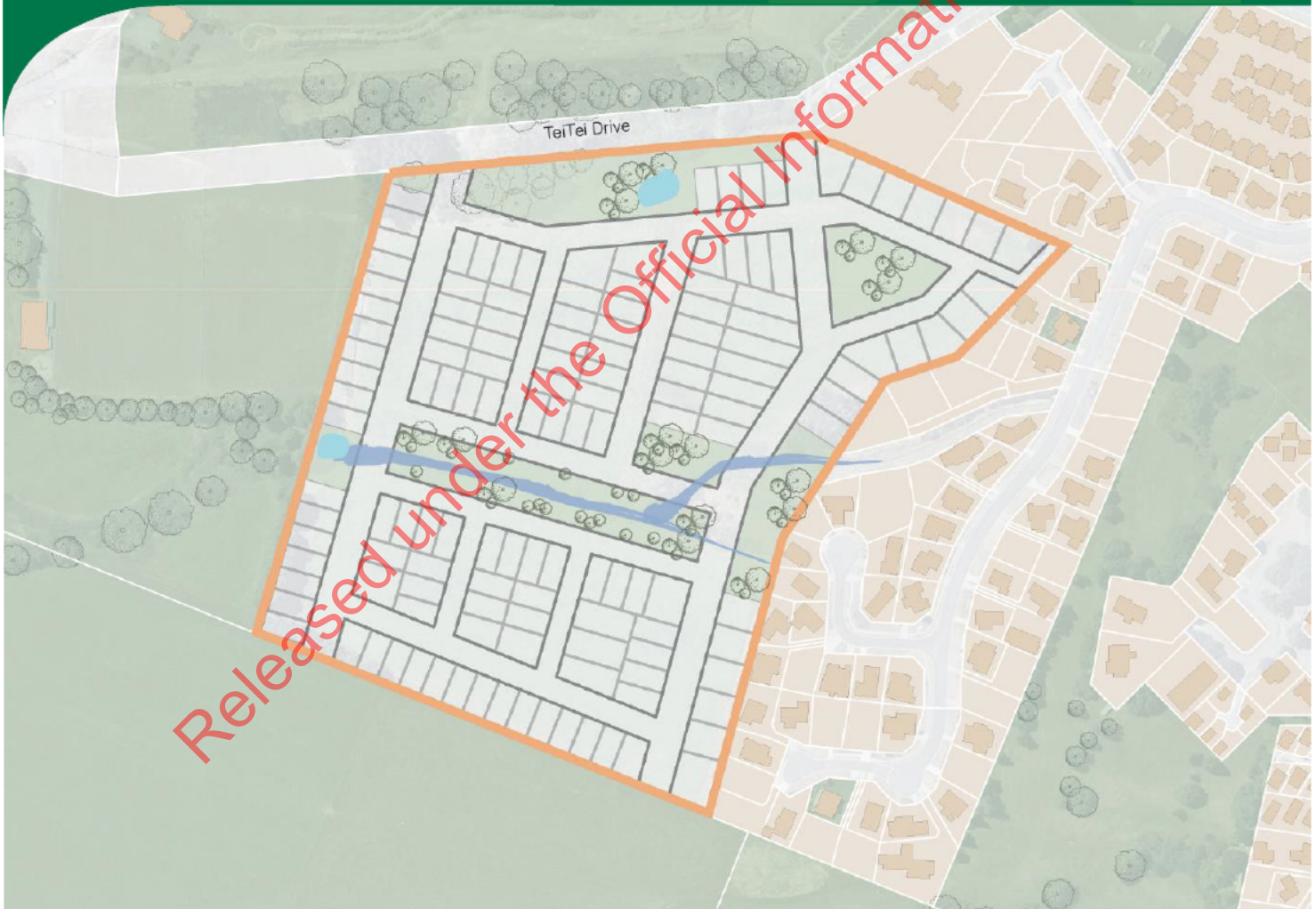


Development Partners Meeting Agenda and Meeting Pack

Teitei Drive, Ohakune

31 August 2023



Teitei Drive Development Partners Meeting

Subject:	Meeting #4	
When:	Thursday 31 st August 2023 2.00pm – 3.30pm	
Location:	Teams: Click here to join meeting	
DPM Members:	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)
	Giles Tait (GT)	Senior Development Manager, Kāinga Ora
	Colleen McCorkindale (CMcC)	Project Director, Kāinga Ora (Chair)
Attendees:	Ewen Skinner (ES)	Consultant to RDC
	Vini Dutra (VD)	Executive Mgr. Infrastructure
	s 9(2)(a)	Kaihonohono ā Rohe – Environmental and Relationship Advisor
	Renee Regal (RR)	Manager community engagement, Kāinga Ora
	Samuel Seu	Assistant Development Manager, Kāinga Ora
	Hayden Potaka (HP)	Principle Advisor, Te Kurutao, Kāinga Ora
	Stuart Watson (SW)	Manager three Waters, RDC
	Deena Tapara (DT)	Project Manager, Kāinga Ora
	Ree Anderson (RA)	Consultant to RDC
	Graeme Broderick (GB)	Regional Director, Kāinga Ora (Acting Chair)
	Fraser McNutt (FM)	Consultant to Kāinga Ora, Barker and Associates
	Helen Leahy (HL)	Pou Ārahi, Ngāti Rangī
Apologies:	Colleen McCorkindale	Project Director, Kāinga Ora

1. Agenda

1. Karakia whakakapi	HP
2. Welcome and agenda overview	GB
3. Review and approve meeting minutes	GB
4. Project Update	
a. Review the progress made since the last meeting (see attachment 3).	GT
b. Discuss any changes to the project timeline or budget	GT
c. CIP funding report.	GT
5. Development Partners Discussion.	
a. Resource consent application	GT
b. Public announcement and community engagement.	RR
c. Any other business/issues of note	ALL
6. Next Steps	
a. Key action items and next steps for the project.	ALL
b. Next DPM scheduled for 12 th October	
7. Karakia whakakapi	HP

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Development Partners Meeting #3

Date:	Thursday 20 th July 2023	Time:	2:00pm-2:36pm	Venue:	Microsoft Teams
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Attendees	Initials	Role	
Graeme Broderick	GB	Regional Director, Kāinga Ora	<input checked="" type="checkbox"/>
Colleen McCorkindale	CMcC	Project Director, Kāinga Ora (Chair)	<input type="checkbox"/>
Giles Tait	GT	Senior Development Manager, Kāinga Ora	<input checked="" type="checkbox"/>
Renee Regal	RR	Manager Community Engagement, Kāinga Ora	<input checked="" type="checkbox"/>
Fletcher Wilson	FW	Assistant Development Manager, Kāinga Ora	<input checked="" 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 checked="" type="checkbox"/>
s 9(2)(a)		Environmental and Relationship Advisor, Ngāti Rangī	<input checked="" type="checkbox"/>
Fraser McNutt	FM	Planner Barker and Associates	<input 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 checked="" type="checkbox"/>
Stuart Watson	SW	Manager three Waters, RDC	<input type="checkbox"/>
Deena Tapara	DT	Project Manager, Kāinga Ora	<input type="checkbox"/>

Item	Particulars	Action	By
1	Welcome, apologies and approval of previous minutes		
1.1	Meeting commenced 2:00pm, Closed at 2:36pm. HP – Conducted Karakia Apologies – CMcC, SW, DT, FM & KH. GB - Welcome everyone to the meeting.		

	<ul style="list-style-type: none"> Requested feedback on previous minutes, No objections from DPM members, Item closed, Minutes accepted. 		
2	Project Update		
2.1	<p>GT – Provided overview of project progress from last meeting</p> <ul style="list-style-type: none"> RC lodged to the council. Noted a separate work stream has been created to manage the Community Communication and engagement process with RR leading this team. Hui held in Taumarunui with GT, DT, FC, HR, VD, SW and team from Cheal’s engineering. This meeting was to progress the Stormwater and EPA, to keep the project moving. Updated DPM on the monthly submission progress with HUD funding. GT stated first drawdown is about to occur in next request, as we have reached the spending threshold. Report is ready to be forwarded to the appropriate team. <p>GB- Question – Are we on budget and on time.</p> <p>GT – Yes currently within budget and time expectations.</p> <p>RA – Question - Has the Council stated how long the process will take with regard to the public notified</p> <p>GT – This is still to be followed up further. The RC yet to get to SW at 3 waters desk.</p> <p>s 9(2)(g)(i)</p> <p>RR – Provided a summary of the Communication and Engagement outcomes.</p> <ul style="list-style-type: none"> Last meeting action was to prepare the letter for community comms and engagement. Letter went out to houses in the direct vicinity. RR thanks RDC for completing the letter drop. Noted that many houses are without letter boxes. Issue has been resolved by RDC. General summary was provided on the community responses: Two OIA requests currently in progress Typically info requested wanting to get further information on Resource Consent. <ul style="list-style-type: none"> Questioning; <ul style="list-style-type: none"> Who are Kāinga Ora? what we are doing? and, why are they here? Covenants, and are we going to look at it? Why hasn’t it been notified? 		

	<ul style="list-style-type: none">▪ Sales and demand for rentals?▪ Worker housing related questions▪ Strategy for growth on the community▪ What are the employment opportunities and why the worker rentals? Note: RDC data will provide insight. <ul style="list-style-type: none">○ Concerns on behaviour <p>RR- Stated all questions have been answered, but noted, further data from the wider group would be appreciated and that typically the community is craving face to face communication.</p> <p>s 9(2)(g)(i)</p> <p>[Redacted text]</p> <p>RR - Next steps:</p> <ul style="list-style-type: none">• In process of organising face to face community outreach sessions. Dates are to be confirmed. Currently 1st-3rd August hosting community outreach in lieu of meeting.• Venues, Council Chambers 2 morning sessions & 1 lunch time session. 1 evening session at the rugby club, online version will also be held for those who can't attend.• Take away document will be provided. Comms team are finalising.• Visual Boards will be provided to assist with conveying the message.• Feedback forms to be provided in person and through survey monkey.• Invites are being designed right now to go out tomorrow (21/07/23).		
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	<ul style="list-style-type: none"> Advertisement to go out in the local newspaper, to notify the community of the outreach sessions. <p>HL - Can you send a link to distribute on social media on the comms and engage sessions</p> <p>RR - yes to be provided.</p> <p>ACTION – RR to provide HL link to the Comms and engagement notifications</p> <p>GB- any other business</p> <p>VD - Infrastructure update:</p> <ul style="list-style-type: none"> Choke points almost complete. 1 to go with 2 weeks to completion. Work continues, on the water treatment plant. <p>s ■ Ngati Rangī is still waiting on wastewater treatment plant information.</p> <p>VD – Is waiting on status report from Stuart. Vini to follow up.</p> <p>ACTION – SW to provide information on WW treatment plant.</p> <p>GT – Added:</p> <ul style="list-style-type: none"> Horizon report delayed. Cheals to have meeting with Power Company as their is a capacity issue. <p>VD - hears point on SW model. Have been following up every week, FC wants this too.</p> <p>ACTION – VD to follow up with SW. And having a chat with grant on the subject</p> <p>GB - Any other business. No additional business tabled.</p> <p>GB - Next steps</p> <p>GT – Noted upcoming next steps:</p> <ul style="list-style-type: none"> More design work on detailed design for the subdivision. GT to catch up with FC on the Taumarunui meeting and details on SW design. 		
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	<ul style="list-style-type: none"> • Extra survey being conducted by Cheals on the edge of the rugby field, for design purposes. • Veolia - deciding on the type of Wet Well for development. • Ibex - working on the street lighting elements. • Barkers - to work on the close out of the RC and any issues that arise. <p>s – Requested that Kāinga Ora notify Ngati Rangi on any on site meetings.</p> <p>GT – Confirmed this would happen.</p> <p>GT - FW to cancel meeting, SS to rebook DPM meeting to become new owner.</p> <p>Closing</p> <p>GB - Next Hui</p> <ul style="list-style-type: none"> • 31st August. • Graeme Broderick to Chair. • SS to rebook scheduled meetings. <p>HP - Conducted Karakia to close Meeting.</p> <p>Meeting concluded at 2:36pm.</p>		
3	Actions from previous meetings		
3.1	All actions closed		
7	Time and date of next meeting		
7.1	Proposed: 31st August 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 – RR to provide HL link to the Comms and engagement notifications.	Ongoing	N

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Attachment 3: Status Report

Highlights:
<ul style="list-style-type: none"> Resource consent lodged

Next Steps:
<ul style="list-style-type: none"> Communication and engagement plan to be finalised.

Key Work streams:	
Health and safety matters:	N/A
1. N/A	
Consent status:	N/A
1. Resource consent submitted to RDC - 11.07.2023	
Design Document status:	N/A
1. Masterplan Issued – 02.06.2023	
Comms and Engagement	On track
Comms and engagement plan underway, community engagement events schedule, outreach session plan, Brochure	
Addresses allocated to Homes:	N/A
1. N/A	
Tenures and market context:	On track
1. 15x Public housing (subject to business case)	
2. 14x Affordable homes (subject to business case)	
3. 14x Worker housing (subject to business case)	
Home and section sizes:	On track
1. Section sizes proposed 300-450m2 subject to consent	
2. Proposed green reserves 17,012 m2	
Compliance with the Programme:	Delayed
1. Key milestone remains on site works commencing mid December 2023	
Any other business	N/A

Key Risks:

Delay in finalising contractual agreements resulting in unachievable programme to meet CIP milestones.	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
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
Completion of the infrastructure works	30/05/2025

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