



1 December 2023

Ohakune Ratepayers and Residents Society Inc.  
[fyi-request-24584-241cc483@requests.fyi.org.nz](mailto:fyi-request-24584-241cc483@requests.fyi.org.nz)

Dear Barry Murphy

## OFFICIAL INFORMATION REQUEST FOR REQUEST FOR PUBLIC EXCLUDED INFORMATION THAT CAN NOW BE RELEASED

I refer to your official information request dated 7 November 2023 that clarifies the requests of your 30 October official information request as set out below:

- 1) Does council plan to adopt a policy of this nature as suggested by the Ombudsman, and if so when?

**The information you have requested is enclosed:** Council does not have plans to adopt a Proactive Release Policy at present.

- 2) *[original request 30 October as clarified 7 November]*  
What is the total count of reports tabled in the Public Excluded Business of Council since 2020 till today.

**The information you have requested is enclosed** please be advised we have understood your request for to be the date range of 1 January 2020 to 7 November 2023 in alignment with your other requests below.

Year	Reports by count
2020	24
2021	20
2022	23
2023	14
Total	81

*[new request]* and a total count of reports of Public Excluded business of Council that remain withheld from Public (so two figures & exclude community boards and committees)

**We have decided to refuse your request for information which relates to your question set out above under Section 17(f) of the Local Government Official Information and Meetings Act.**

Due to the volume of official information requests this count is changing on daily basis and cannot accurately be made available without substantial collation or research.



- 3) I refer you to the Ombudsman's recent report, page 25, last paragraph discussing this matter, to quote "The general subject of matters to be considered should be detailed enough to give the public a clear sense of the matter being discussed, in the interest of being as open as possible about the work a council is conducting" As I have stated, Council have used the wording "Confidential Briefing" for a large portion of public excluded meetings, I have also pointed out the confidential meetings that discussed housing back in 2020, however no further meetings in 2021, 2022 or 2023. I ask again that council review the public excluded meeting Schedule 2A forms and give a summary "detailed enough to give the public a clear sense of the matter being discussed", or in this case, what was to be discussed in those meetings.

**We have decided to refuse your request for information which relates to your question set out above under Section 17(g) of the Local Government Official Information and Meetings Act.**

The Ombudsman's October 2023 report "Open for business" that you refer to, sets out a recommendation that councils should "Review practice and internal guidance for the writing of public exclusion resolutions, ensuring... the reasons for applying the named exclusion ground to the content of the agenda item are clearly set out in plain English along with how the decision to exclude the public has been balanced against public interest considerations"

It is Section 48 of the Local Government Official Information and Meetings Act, that sets out the legislative requirements of a local authority to exclude the public from the whole or any part of the proceedings of any meeting subject to the grounds of exclusions detailed in the Act.

Every resolution excluding the public from any meeting shall be in the form set out in Schedule 2A

*[state agenda items]*

The general subject of each matter to be considered while the public is excluded, the reason for passing this resolution in relation to each matter, and the specific grounds under [section 48\(1\)](#) of the Local Government Official Information and Meetings Act 1987 for the passing of this resolution are as follows:

General subject of each matter to be considered	Reason for passing this resolution in relation to each matter	Ground(s) under section 48(1) for the passing of this resolution
—	—	—

Agendas of Council, its Committees, and Community Boards use the legislated format. Your request for "a summary detailed enough to give the public a clear sense of the matter being discussed" is subjective and is seeking the creation of new information to answer the request (not official information).

- 4) *[original request 30 October as clarified 7 November]*  
 Please advise a count of how many reports (by count) between 1 January 2020 and 7 November 2023 (that were in the Public Excluded Business of Council), relate to any sort of (social, affordable workers, rental) housing, be it funding applications, or resolutions, or actions, or discussions relating to Teitei Drive, Ohakune.

**The information you have requested is enclosed**

Year	Reports by count
2020	1
2021	0
2022	0
2023	0
Total	1

5) *[original request 30 October as clarified 7 November]*

Please provide all minutes, documents, and attachments from the Public Excluded Business of Council for proceedings, that relate to social, affordable workers, rental housing in the Ruapehu District between 1 January 2020 and 7 November 2023. You may redact over the items that are still of confidential nature, however please provide the entire documents so we can see a count of pages etc; to do with any matter the public has been excluded from. Please be advised we have understood your request for documents to also include reports

**Part of the information you have requested is enclosed.**

Date	Public Excluded Report Title(s)	Reports, Attachments and Minutes Attached
11 Mar 2020	Workshop: Spatial Planning	Redacted release due to information that could identify individuals (officers).
16 Sept 2020	Social Housing Rent Charges 2020/21	Report 1 released. The minutes of report 1 were made publicly available through a resolution at the meeting and can be found on the Council's website <a href="#">20200916 Council Minutes - Public Confirmed.docx.pdf (ruapehudc.govt.nz)</a>
25 Aug 2021	Moore Street Social Housing Project	Redacted release due to commercial sensitivity in relation to contractors' payments
23 Feb 2022	Proposed Assignment of Lease and Subsequent Surrender of Lease: Social Housing Complex Seddon Street, Raetihi	Redacted release due to information that could identify individuals. The minutes of the report were made publicly available through a resolution at the meeting and can be found on the Council's website <a href="#">Council minutes - Public (ruapehudc.govt.nz)</a>
16 Mar 2022	Workshop Notes	CONFIDENTIAL & SENSITIVE: Teitei / Kāinga Ora Approval in principle originally from Minister Shane Jones August 2021 – CIP application (RDC) progressing via Ministry of Housing and Urban Development (MHUD) to Minister Woods November 2021 – CIP funding application referred back to Kāinga Ora March 2021 – Advised by Kāinga Ora (verbally) the \$5.3m funding had been approved to Kāinga Ora to develop project but Council not officially declined funding and had no response from CIP or Kāinga Ora to Council. No advisement in writing. 3 months from now may have an announcement. April 2022 – option on table from Kāinga Ora instead of unpicking funds to deliver back to Council - workshop to develop a co-op development agreement (of roles and responsibilities) with Kāinga Ora to enable 44 lots and homes at Teitei. Will be commercial element of agreement - for land value to Council. CE not worried about who holds the \$5.3m – but want housing lots, infrastructure paid for and area developed as originally planned. Advantage of \$5.3m to Kāinga Ora is that it takes the risk. Spatial plan for Ohakune being developed by Boffer Mikskle so likely to be a separate workshop in the future. Raetihi on different timetable – working with Uenuku

13 Apr 2022	Workshop Notes	If TeiTei Drive initiative successful in achieving funding from Govt, Council can employ resource to manage portfolio across district. Will employ Interana resource and be reliant on external advice.
27 Apr 2022	Social Housing Rents - Waimarino Rest Home	Released
27 Apr 2022	Confidential Briefing (Verbal)	Housing: an announcement from the Minister is anticipated in the next two months, although at this time, a contract with the Crown has not been signed
22 Jun 2022	Confidential Briefing (Verbal)	Housing: the Minister of Housing has confirmed to be present at an official opening of the Moore Street housing units
21 Sept 2022	Confidential Briefing (Verbal)	Housing: Kāinga Ora has advised briefing can start on the Teitei drive project in Ohakune, however, it remains confidential until the Minister makes an announcement. It is anticipated this may be timed to align with the opening of the Moore Street project in Ohakune. Surplus budget from the Moore Street project will be reallocated to upgrade existing flat
8 Mar 2023	Workshop: Housing Journey	Redacted release due to information that could identify individuals (officers).
22 Mar 2023	Confidential Briefing (Verbal)	Council has a signed agreement with Kāinga Ora to commence the housing project at Teitei Drive, Ohakune. It is still not permitted to be made public knowledge until after the Ministerial announcement.
16 Aug 2023	Workshop Notes	Clive spoke to TeiTei drive before the workshop commenced: Council only building 44 houses not 200 as being rumoured. The people on the list for housing are already in Ohakune and have need for houses – be it first time, social or affordable worker houses. Petition circulating with mis-information. Taking a lot of time and money to respond to questions. Anticipating legal action. Community feels not everyone has been communicated well enough. What can we do to prevent legal action – how change things so everyone feels they have been heard. Confidential project until Govt provided funded – only happened a few weeks ago, when consultation started. Expected Minister to announce with fanfare but chose to not make a fuss and permitted Council to go ahead. Had drop in sessions – angst coming from second home buyers, not locals. Invite to speak to Council? CE feels there is no compromise and will only be satisfied when Teitei Drive project cancelled. Council not sold land as subject to resource consent. Biggest concern is social housing. [REDACTED] feels Council has not been upfront enough with the community, not just Teitei Drive. Level of leadership and communication that is not working. [REDACTED] there is a genuine need for housing in Ohakune. [REDACTED] feels it is important to take control of the narrative and take that message back

		to Kainga Ora that need to share with wider community and see the need. Change the narrative and lead comms with ██████████ in the paper – invite group to a hui and give opportunity to have time with Council that is convenient for everyone. Opportunity to start Teitei Drive development at other end? – CE arrange briefing with ██████
20 Sept 2023	Workshop Notes	<p>CE requested EM advice on Teitei Drive – has been holding back report until have all answers. How much pressure is on EMs to meet and make decision now? ██████ feels need to make decision earlier.</p> <p>Report will recommend the report is received and if Council wishes to cancel the contract Will be a technical report in terms of Council process etc. as had legal review.</p> <p>Who goes in the houses? Kāinga Ora (KO) confident they will be locals but cannot give written contract on selection process. CE confident will not be people from Rotorua. If do not have demand in Ohakune, why doing project? ██████ met with ██████ KO to address two concerns.</p> <p>Land As a Community make sure look after community and make sure going in the houses not just picking from a list. Panel with elected members and Ngati Rangi who know the community. Process that KO will tap into.</p> <p>Emergency Housing different process – these are long term rentals. Guarantee if don't have renters/purchasers that houses won't be used for emergency housing. Public housing – MSD &amp; KO managed. Ownership of land? Land offered as local share. 44 houses land to KO. 15 public housing remain with KO, 14 affordable workers still to agree manager. As CHP will be what can afford not what worth. Council does not own land on this site. First 44 lots built, the remainder is for Council to determine how it is used. District plan specifies minimum lot size – properties around the outside comply fully with District Plan. In the centre of the development there are some smaller lots but the neighbour is Council so do not need neighbours approval. Access to development being explored.</p>
27 Sept 2023	Confidential Briefing (Verbal)	Teitei Drive, Ohakune: Council's Chief Executive acknowledged the learnings from the Government's process with the Teitei Drive development. He apologised to Members for the loss of trust created within the community and acknowledged Council should be looking after its community more than the government. A judicial review is anticipated to be undertaken
25 Oct 2023	Confidential Briefing (Verbal)	Teitei Drive, Ohakune: The project was funded through Crown Infrastructure Partners as a shovel-ready project and therefore there are time frames within which the project needs to commence. Currently there is an Independent

		<p>Commissioner overseeing the resource consent process, and it has been acknowledged the project faces a high risk of delay or failure as potential court appeals could take up to seven years to conclude. Kāinga Ora is facing opposition to housing projects throughout the country. There is legislation, when there is a nationally significant issue, that can enable Kāinga Ora to ask the Minister to make a determination on the resource consent application and bypass Council's process. Kāinga Ora has sought Council's view, and whilst it was acknowledged housing is nationally significant, the Chief Executive noted he had made a commitment for feedback and consultation to be possible through the publicly notified resource consent process. He advised Kāinga Ora that he would be happy for the Minister to override the process subject to allowing feedback and submissions from the community before making the decision. The advantage to this step is the prevention of further appeals as the Minister would make decision, however, it was noted there was limited capacity for the Minister to enact the decision. The other risk to the Council is that the funding is withdrawn, and the housing development does not go ahead.</p>
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**We have decided to refuse your request for information which relates to your question set out above under Section 17(d) of the Local Government Official Information and Meetings Act as the information requested is publicly available on Council's website. [Release of Confidential Reports into Public Business - Ruapehu District Council \(ruapehudc.govt.nz\)](https://www.ruapehudc.govt.nz)**

Date	Public Excluded Report Title(s)	Reports, Attachments and Minutes Attached
8 Apr 2020	1. Update Report: Housing Options for Ruapehu District 2. Supplementary Report: Housing Options for Ruapehu District	Redacted release due to commercial assessment
29 Apr 2020	Housing options for Ruapehu	Redacted release due to commercial assessment Please be advised, it is necessary for us to consult with Ngāti Haua before making a decision to release its letter of support.
20 May 2020	Housing Options Update	Released
5 Aug 2020	Housing Initiative: quick start Social and Affordable (key worker) Housing for Ruapehu District - CIP Grant mobilisation.	As previously advised the official information requested was made publicly available in the body and the attachments to the report "Proposed Teitei Drive Housing Development" tabled at the 27 September 2023 Council Meeting which can be found in the Agenda on Council's website in the Council, Community Board & Committee Meetings section. The resolutions of the report were released to you in your official information requests dated 27 October and 7 November

26 Aug 2020	Housing Initiative Update	Redacted release due to commercial assessment
16 Sept 2020	Late Agenda Item: Public and Affordable Housing Asset and Tenancy Management Strategy	The report and the minutes were made publicly available through a resolution at the meeting and can be found on the Council's website <a href="#">20200916 Council Minutes - Public Confirmed.docx.pdf (ruapehudc.govt.nz)</a>
9 Dec 2020	Housing Update	Released

6) *[original request 30 October, **withdrawn 7 November**]*

In the same case as above, please provide any public excluded items that relate to the funding, land sale, gifting of land, resolutions, and any other relation to Teitei Drive, Ohakune prior to 4th April 2023 as this information was previously held due to commercial sensitivity before signing, however with the agreements now signed, these should now be available to the public.

7) *[original request 30 October as clarified 7 November]*

Please provide information on any topic relating to Ngāti Rangī tabled in the Public Excluded Business of Council between 1 January 2020 and 7 November 2023, that are no longer items that should be excluded; if the items are still excluded, please provide them and redact over the information being withheld, so we can see a count of pages and any information in those pages that is of a general sense and can be released.

**Part of the information you have requested is enclosed:**

Date	Public Excluded Report Title(s)	Reports, Attachments and Minutes Attached
24 May 2023	Relationship Agreement between Ruapehu District Council and Te Tōtarahoe o Paerangi (Ngāti Rangī)	Report released

**We have decided to refuse your request for information which relates to your question set out below under Sections 17(d) and 7(s)(j) of the Local Government Official Information and Meetings Act.**

Date	Public Excluded Report Title(s)	Reports, Attachments and Minutes Attached	Reason for Rejection
26 April 2023	Ngāti Rangī Proposal to Lease 11 Thames Street, Ohakune		s7(2)(j) To prevent the disclosure or use of official information for improper gain or improper advantage. Release would prejudice the goodwill of the parties and the progress of the negotiations.
24 May 2023	Relationship Agreement between Ruapehu District Council and Te Tōtarahoe o Paerangi (Ngāti Rangī)	Attachment – Relationship Agreement	s7(2)(j) To prevent the disclosure or use of official information for improper gain or improper advantage. Release would prejudice the goodwill of the parties and the progress of the negotiations. Confidentiality clauses within the Agreement prevent its release.

		Minutes of the report were made publicly available through a resolution at the meeting and can be found on the Council's website <a href="#">Council minutes - Public (ruapehudc.govt.nz)</a>	s17(d) the information requested is publicly available:
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You have the right to seek an investigation and review by the Ombudsman of this decision. Information about how to make a complaint is available at [www.ombudsman.parliament.nz](http://www.ombudsman.parliament.nz) or freephone 0800 802 602.

Yours sincerely



T Paladin  
**GOVERNANCE MANAGER**



# **RUAPEHU DISTRICT COUNCIL**

## **Workshop Information Released into the Public Business**

FROM THE ELECTED MEMBER WORKSHOP: SPATIAL PLANNING  
ON WEDNESDAY 11 MARCH 2020

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### **Item**

- 1 Record of Workshop

The workshop notes have been released into the Public Business through an Official Information Request. The information has been redacted to protect the privacy of natural persons and remove information that could identify individuals.

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REE ANDERSON CONSULTING LTD



RECORD OF RUAPEHU SPATIAL PLANNING WORKSHOP  
'MAPPING THE FUTURE' WITH ELECTED REPRESENTATIVES

11 MARCH 2020

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## 1.0 Executive Summary

- i. The overall purpose of the workshop was to introduce spatial planning and a methodology to complete a spatial plan for Ruapehu. This methodology includes the idea of producing spatial plan prototypes that can be refined with evidence and community input, known as an iterative process. In other words, a perfect plan is not sought at the outset, nor is there a blank page, but rather an initial proposition (prototype) built from local knowledge as a means of having a dialogue with the community and stakeholders on the future direction of the district.
- ii. Generally speaking, a spatial plan is considered to be a high-level strategic plan, looking forward 20+ years. International best practice<sup>1</sup> includes taking a four wellbeing approach to developing a spatial plan, including the following four objectives:
  - achieving balanced socio-economic development (reducing disparities across the district);
  - improving the quality of life, including the relationships between people as well as the provision of cultural institutions and amenities; and ensuring there is an acceptable quality of life within rural areas;
  - responsible management of the environment, both the natural and physical environment;
  - achieving an integrated land-use plan that is a response to the above three objectives and is a land-use plan in the public interest.
- iii. The only council in New Zealand that is currently required by law to produce a spatial plan is Auckland Council. Nevertheless, other councils have taken the proactive step of spatial planning. Each council tailors its spatial plan to its circumstances and elects how to prepare their plan. There are different spatial planning approaches used. One option is to have a stand-alone spatial plan, e.g. Rotorua Lakes Council; another option is to spatialise the LTP, e.g. Palmerston North City Council. There is also the option to integrate the spatial planning process with the LTP as one document – a hybrid approach. It was noted that a formal report on the spatial plan options for Ruapehu would be prepared for the Mayor and councillors' consideration, but indications were that the council is likely to look towards producing one integrated spatial plan/LTP document.
- iv. The workshop with elected representatives included sharing individual views on the roles of the district, the biggest challenges facing the district and transformational opportunities to achieve the district's vision *"To drive District growth through initiatives that improve the economic, environmental, social and cultural wellbeing of our local communities while protecting our environment"*. These perspectives could then be contrasted with those from a workshop held earlier with the Chief Executive and senior staff from across council who had produced an initial spatial plan key diagram and spatial map (prototype 1). Prototype 1 was then shared with the elected representatives and amendments agreed to, to reflect the perspectives of the elected representatives.
- v. One significant change in terms of the role of the district articulated by the elected representatives was to ensure that Ruapehu is a desirable place to live with a unique offering, providing people within the region and New Zealand with a different lifestyle choice. The facilitator noted that international research<sup>2</sup> advocates that there is a need for a new

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<sup>1</sup> See Council of Europe, European Regional/Spatial Planning Charter (Torremolinos Charter), May 1983

<sup>2</sup> Leick & Lang – Re-thinking non-core regions: Planning strategies and practices beyond growth, December 2017

approach to planning practice that includes non-metropolitan areas being considered as arenas within which future development perspectives arise. This includes non-core regions as places of innovation and alternative lifestyles as a resource or amenity<sup>3</sup>.

- vi. In terms of the other significant roles of the district (rather than the council) there was a shared view that the district has a role in protecting rural areas for sustainable and diversified food production, together with enabling quality tourism without compromising the natural environment on which that tourism is based.
- vii. There was agreement that investing in the key towns, including Taumarunui, Ohakune, Raetihi, Waiouru and National Park is supported and revitalisation initiatives are either under way or can be enhanced going forward. A significant discussion was on the multiple rural settlements across the district and their futures and the nature of support for these, together with an understanding of their characteristics and requirements. Further work needs to be undertaken as part of the spatial planning work programme to address the future direction of these multiple settlements.
- viii. The workshop included a separate section on housing, as Ruapehu is presented with a number of housing challenges, including the need for rental homes for seasonal workers, construction and trade workers, homes fit for purpose and affordable, additional emergency and social housing and a greater offering, e.g. there is no retirement village. The elected representatives indicated that there is a preparedness to take a leadership role to facilitate specific housing initiatives within the district. It can use its mechanisms ranging from rates relief, land ownership, partnerships, and an enabling culture to facilitate action. Sufficient direction was given at the workshop to guide a formal report back to council on options to enhance housing initiatives. However, in light of the focus on housing, it has been added more explicitly to the updated key spatial planning diagram.
- ix. An executive summary of changes to spatial plan prototype 1 is included in the updated key diagram and spatial map on pages 5 & 6 and can be considered as spatial plan prototype 2. The key diagram has yellow highlights to identify those amendments made as a consequence of the elected representatives workshop and the map aligns with these and also captures additional amendments sought on the map at the workshop.

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<sup>3</sup> Ree Anderson Consulting Ltd “The case for spatial planning in non-metropolitan councils and low growth areas” – an opinion piece commissioned by SOLGM (February 2019).

# Draft prototype 2: Ruapehu Spatial Plan key diagram

**Our Vision** – To drive District growth through initiatives that improve the economic, environmental, social and cultural wellbeing of our local communities while protecting our environment.

## Ruapehu District's Roles in the Region

- Be a desirable place to live with a unique offering, providing people with a different lifestyle choice.
- Guardian of Ruapehu's distinctive natural environment which enables the District to be a centre of outdoor adventure, sport, a place to relax in nature and a visitor destination.
- Protecting our rural areas for sustainable food production and diversification of the primary sector.

**Our Biggest Challenge** – Growing our population and skill base, increasing permanent residents, generating & capturing wealth so that we can afford to fund and invest in critical infrastructure and local amenities that attract people to stay in a place, making Ruapehu a district of choice where adventure begins and the quality of life is enhanced for all.

## Our 4 Cross-cutting Initiatives –

- Diversification of tourism offerings. ■ Health, Education, Housing and Local Transport Initiatives ■ Attracting new businesses ■ Working with iwi and others to deliver a work programme that attracts growth.

## What We Are Doing – We are:

<p><b>Investing in our Key Towns</b></p> <ul style="list-style-type: none"> <li>■ Taumarunui (includes Matapuna) – Major Town &amp; CBD Hub; promote train station at Taumarunui</li> <li>■ Ohakune – Tourist &amp; Local Centre</li> <li>■ Raetihi – Revitalisation Hub</li> <li>■ Waiouru – Gateway, Military Base &amp; Service Town</li> <li>■ National Park Village – Tourist Centre</li> </ul>	<p><b>Supporting our Small Rural Villages &amp; Multiple Settlements</b></p> <ul style="list-style-type: none"> <li>■ Ohura (away from the flood zone) – Host Town</li> <li>■ Piriaka – Rural Village</li> <li>■ Kakahi – Rural Village</li> <li>■ Owhango – Rural Village</li> <li>■ Raurimu – Rural Village</li> <li>■ Pipiriki – Rural Village</li> <li>■ Horopito – Rural Village</li> <li>■ Rangataua – Rural Village</li> </ul>	<p><b>Putting a Focus on Housing</b></p> <ul style="list-style-type: none"> <li>🏠 Investigating housing initiatives</li> <li>👥 Council taking a leadership role:             <ul style="list-style-type: none"> <li>◦ Facilitator</li> <li>◦ Partner</li> <li>◦ Advocate</li> </ul> </li> </ul>	<p><b>Respecting Local Iwi Strategies &amp; Partnering with Iwi</b></p> <ul style="list-style-type: none"> <li>■ Enhancing the Maori economy for the wellbeing of all</li> <li>■ Environmental zone (Pou Whenua) Commercial zone (Pou Tangata) Social &amp; Cultural Zone (Pou Wairua)</li> <li>🏠 Housing Issues (Pou Tikanga)</li> </ul>
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## We are: Delivering on Our 10 Year Work Programme *(Note: to be updated with 2021-31 LTP)*

- Investigating options to attract large-scale housing company to deliver affordable, key worker and social housing.
- \$3.5M over 10yrs for Taumarunui, including refurbishment of the railway & station building & new toilet facilities; investigating option for multi sports facility; initiating discussions on the opportunities for Taumarunui Hospital.
- Review of Ohakune Town Centre Development Plan and \$1.5M for carparking/town facility development.
- New integrated council service centre and community hub in Raetihi and \$1M allocated in 2022 for other Raetihi projects.
- \$50,000 per year Pride of Place Fund for local settlements.
- Implementing the Economic Development Strategy including Ruapehu Regional Visitor Development Plan.
- Proposed new cycleway Stratford to Ohura; extending the Mountains-to-Sea cycleway from Turoa to Ohakune with co-investment from central government.
- Investigating alternative discharge options for wastewater in collaboration with Whanganui District Council.
- Water supply plans (Taumarunui, National Park, Ohakune, Owhango, Ohura, Raetihi & Waiouru) to enable compliance with drinking water legislation.
- Participation in regional climate change response strategy – to create resilience for infrastructure and services.
- Fibre roll-out for northern Ruapehu by October 2020 and subsequently for southern Ruapehu.
- Working with others, including central govt, iwi, NGOs, local businesses & community groups to deliver the Plan.
- Community Hub Raetihi area.

# Ruapehu Key Diagram

**OUR VISION: Drive district growth through initiatives that improve the economic, environmental, social and cultural wellbeing of our local communities while protecting our environment**

## OUR ROLES

- Be a desirable place to live with a unique offering, providing people with a different lifestyle choice.
- Guardian of Ruapehu's distinctive natural environment which enables the District to be a centre of outdoor adventure, sport, a place to relax in nature and a visitor destination.
- Protecting our rural areas for sustainable food production and diversification of the primary sector.

## ENVIRONMENTAL TOURISM

- ▭ Tourism Operation locations
- 42 Traverse Cycle Trail
- Forgotten World Highway Adventures
- Proposed Ohura Stratford Cycle Trail
- Timber Trail Bike Track
- Mountains to Sea Cycle Trail
- ✉ Sky Waka
- 🚲 Park & Ride
- 🏠 District Gateway
- 🌊 Lakes
- 🌊 Whanganui River

## Unique Natural Features

- 🌿 National Park
- 🌿 Stewardship Land

## FOOD PRODUCTION & PRIMARY INDUSTRY

- 🌳 Forestry
- 🌾 Cropland
- 🌾 Productive Grassland

## PARTNERING WITH IWI ENHANCING THE MAORI ECONOMY

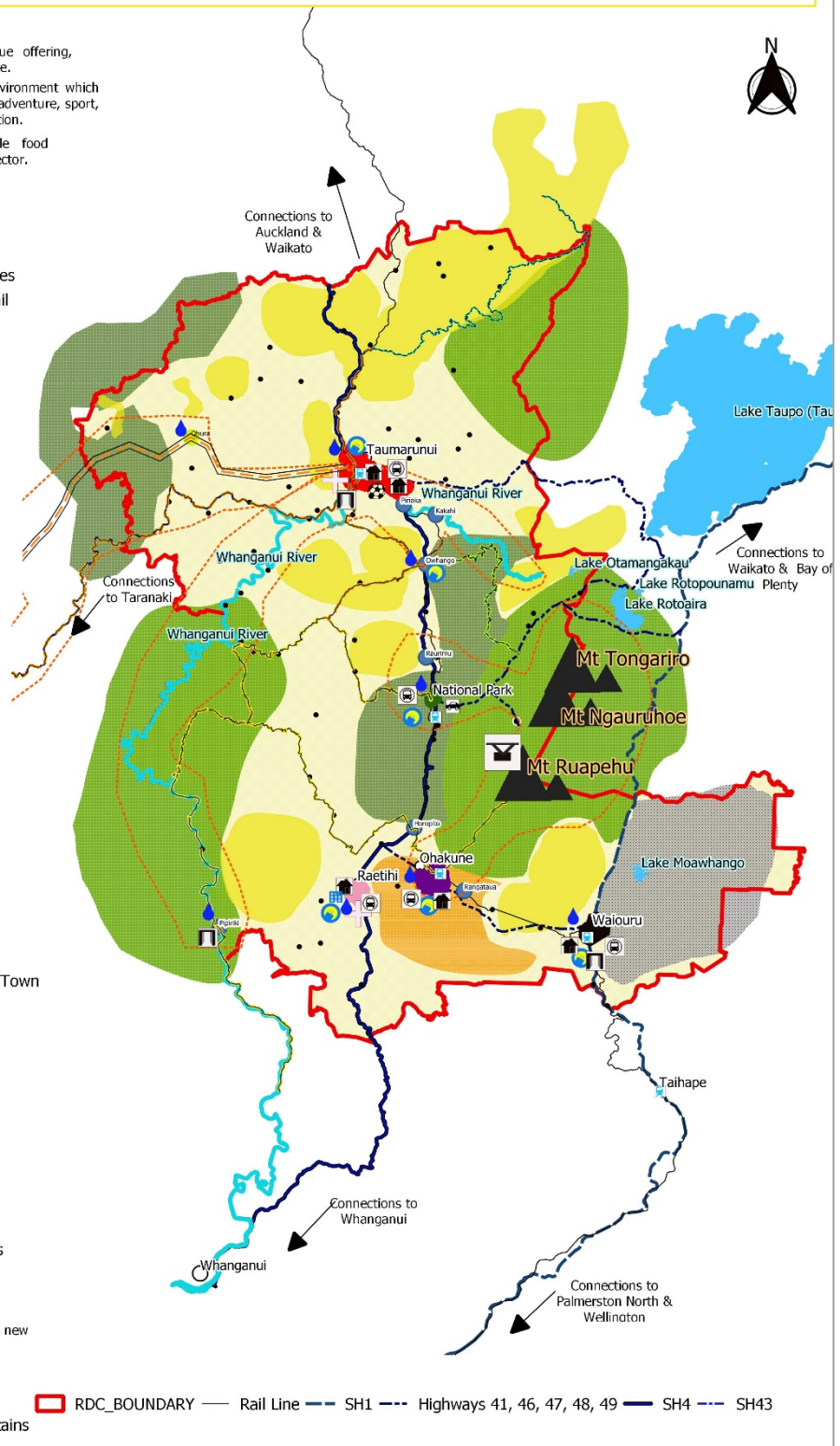
To be mapped subsequently when iwi have confirmed and are ready

## RESPONDING TO CLIMATE CHANGE

Participating in Horizon Regional Council's climate change workstream

## INVESTING IN OUR TOWNS & SETTLEMENTS

- 🔴 Major Town and CBD hub
  - 🟠 Tourism & Local Centre
  - 🟡 Revitalisation Hub
  - ⬛ Gateway, Military Base, & Service Town
  - 🟢 Tourist Centre
  - 🟡 Host Town
  - 🟦 Rural Village
  - Small Settlements
  - ▨ Tussock Land & Defence Activity
  - 🏠 Housing Initiatives
  - ✚ Investment in Community Health
  - ⚽ Investment in sporting facilities
  - 🚉 Rail Stations
  - 🚗 Advance public transport Initiatives
  - 🌐 Fibre Rollout by Dec 2022
  - 💧 Existing 3 waters Infrastructure
- Central government investigation to transition to new water delivery arrangements



## 2.0 Introduction

The Mayor welcomed everyone and opened the workshop.

The CE explained the background to the workshop noting that a staff workshop on spatial planning had occurred and had included iwi representatives [REDACTED] ([REDACTED]). This workshop allowed outputs from the staff workshop to be reviewed by the elected representatives. The CE also noted any spatial plan needs to involve the broader community; that spatial planning occurs at different scales and while this workshop was about the District's spatial plan the Council was participating in the development of a regional spatial plan and each can inform the other.

The **purpose** of the workshop was: To progress the development of a Ruapehu District Spatial Plan, informing and aligning with the 2021-31 Long Term Plan.

The **outcomes** sought from the workshop were: An initial picture (diagram and map) to communicate a potential future direction of the district, its spatial priorities and investment choices and trade-offs; together with political direction for a way forward, including initiatives for housing.

The following elected representatives and staff attended the Spatial Planning Workshop: Mapping the Future:

### Elected representatives:

[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]

### Staff:

Clive Manley, CE  
[REDACTED] ces  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]

### Apologies:

[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]

## 3.0 Questions and Responses – informing the draft Key Diagram and draft Spatial Map

3.1 The methodology for the workshop included each participant answering four questions prior to the workshop and subsequently sharing their responses at the workshop. Attachment 1 is a written record of all participants' worksheets and responses to the four questions relating to spatial planning.

### Question 1: The role of Ruapehu district in the region

3.2 Auckland Council is the only council currently required by law to prepare a spatial plan. The Local Government (Auckland Council) Amendment Act 2010, section 79, identifies what the



spatial plan needs to address. One of those matters is to “...(a) recognise and describe Auckland’s role in New Zealand”. Understanding the role of a place assists councils and others to determine the actions required to ensure that the role of a particular place is achieved. The first question asked of participants at the workshop therefore asked a question related to the role of Ruapehu district within the Manawatu-Whanganui region.

3.3 The following Table A is a summary of the responses to Q1 discussed at the workshop. This discussion included some voting which allowed the identification of the three key roles of the district as outlined in the draft Diagram and draft Spatial Map (pages 5 & 6). Table A captures all 8 roles that were identified by participants by sharing their answers to Q1 on the worksheet. There was staggered voting on each (three rounds). Red was the first priority (No.4, desirable place to live); blue second (No.6, sustainable food production); green round 3 (No.3 & 8, sustainable tourism). The voting rounds allowed the top three roles to be captured by the elected representatives, noting that the partnerships with iwi became an initiative of how to deliver on the roles of the district rather than it being a role of the district. The idea of Ruapehu district differentiating itself as a place in which to choose to live for its unique qualities was a new role not included in prototype 1 (the initial staff version). The Key Diagram and Map have been updated accordingly.

Table A: Role of Ruapehu district in the Manawatu-Whanganui region				
No.	Role	Voting rounds		
		V1	V2	V3
1	Make sure community is viable	0	0	0
2	Leadership	0	0	0
3	Sustainable quality tourism/desired visitor destination	2	2	1
4	Desirable place to live/affordable, safe, inclusive, modern, special	5		
5	Resilience/sustainable business/economic development	0	2	1
6	Safe, sustainable food production – meat to vegetables, local & export	1	3	5
7	Partnerships, including with iwi	1	0	0
8	“Green natural oasis” (combined with No.3)	1	3	3

### Question 2: What do you think is the current biggest challenge facing Ruapehu district?

3.3 After the discussion on the role of the district in the region, participants were asked to identify what they each thought was the biggest challenge facing the district to achieve the district’s vision. Table B is a summary of the challenges identified at the workshop and a total of the votes against each challenge in terms of what might be considered the biggest challenge facing the district. It is noted that housing was identified as the biggest challenge based on the voting. The Key Diagram has been updated to reflect this; additionally, the draft Spatial Map includes reference to housing initiatives.

Table B: The biggest challenge facing Ruapehu district		
No.	Challenge	Voting
1	Housing – lack of both residential and visitor accommodation	8
2	Attracting skills to the district and growing skills within the district	5
3	Inequality	6
4	Lack of entrepreneurialship	4
5	Sustainable, robust infrastructure	4
6	Lack of ratepayer base, funding and financing	3
7	Lack of jobs	3
8	Lack of public transport	0
9	Need to focus on the future – cultural shift	0

### Question 3: What do you think is the top transformational opportunity for the district?

3.4 Table C below is a summary of participants' responses to Q3 at the workshop.

Table C: Top transformational opportunity for the district	
No.	Transformational opportunity
1	Partnerships – central govt, financial investors etc
2	Broadband – communications within the district
3	Colleges become net importers, not exporters
4	Infrastructure for whanau to achieve their goals
5	Iwi story/Kaitiakitanga plus iwi business
6	Quality smaller houses, physically connected
7	Looking after people here, e.g. schools, housing
8	Sustainable tourism/resilience
9	National recycling base – site near rail – opportunity for jobs

### Question 4: General discussion on rural settlements

3.5 There are multiple small rural settlements across the district with their own characteristics. Some of these were included on the worksheet to capture elected representatives views on their roles and functions (See Attachment 1). It was explained that a discussion had occurred at the staff workshop about how to describe these settlements e.g. as rural villages or otherwise and to think about their future and the support needed in terms of services and amenity. The elected representatives suggested they were all rural settlements (rather than urban in nature) with the exception of Matapuna which is seen to be part of Taumarunui. Further work needs to be undertaken to better understand the potential investment required in these small settlements. It was suggested that how they be characterised might include looking at:

- Whether they are serviced with town water/sewerage
- How people see their own communities
- Whether they service farms
- Whether they are an affordable living option
- If they may provide choice of lifestyle in the future as broadband is rolled out and jobs become more transportable

## 4.0 Feedback on initial Draft Diagram and Spatial Map (prototype 1)

4.1 The following changes/confirmation have been requested as follows:

- Leave train station stop at Taumarunui (a discussion occurred about the cost of Taumarunui being a regional stop as opposed to a tourism stop).
- Identify Eruera and Tongariro Forest as stewardship land - differentiated from National Park land.
- In the key for environmental tourism, amend 42nd to read "42 Traverse Cycle Trail"
- Amend Forgotten World Highway to read "Forgotten World Highway Adventures"
- Clarify proposed Ohura-Stratford Cycle Trail??
- Delete Pipiriki Cafe.
- Under Food Production, change "High Production Grassland" to read "High Productive Grassland".
- The tussock lands on the east of Waiouru should be identified as "Tussock Land and Defence Activity".

- Add housing icon to Waiouru.
- After the box on partnering with iwi, put a new box (in blue) "Responding to Climate Change", with a note below the box which says "participating in Horizon Regional Council's climate change workstream".
- Add "District Gateway" at Taumarunui, Waiouru and Pipiriki.
- The concept of rural villages what these are needs more work
- Add an icon on the map and in the key under the box Investing in our Towns and Settlements - "Community Hub for the Raetihi area"

## 5.0 Criteria for decision-making

5.1 A quick exercise was undertaken on "making trade-offs" and criteria for decision-making. The following were recorded as important criteria to the participants at the workshop:

- Community "buy-in"/consultation.
- Common sense.
- Social impact, e.g. jobs, economy.
- Social equality – fairness.
- Affordability.
- Long term benefit – viability (evidence base/business case).
- Necessary or statutory obligation, e.g. 3 Waters and central government direction.
- \$-spend by type and location.
- Improvements in environmental sustainability, growing and enhancing district.
- Resilience – can adapt, is diverse.

5.2 In response to questions about weighting, the facilitator noted that there are processes available to weight criteria and assess against district visions and goals. She also noted that Council has decision-making principles in other strategies, e.g. the 2018-28 Economic Development Strategy and it's important that there is alignment on these.

5.3 In addition, in conversation the facilitator mentioned Canadian writer and political philosopher John Ralston Saul's work "On Equilibrium" in which he identifies six qualities for new humanism (qualities for decision-making). These include ethics, common sense, intuition, imagination, memory and reason.

## 6.0 Spatial Plan options – LTP versus stand-alone Spatial Plan

6.1 The following slide is from the facilitator's PowerPoint presentation and summarises two different options for preparing a spatial plan. These options have been used by respective councils in New Zealand. Ultimately both take approximately 17 months to complete, however the option of integrating the spatial plan with the LTP influences the LTP earlier. The CE indicated a preference for Ruapehu District to model its spatial plan on an integrated version with the 2021-31 LTP process. A separate report would be prepared and reported to Council for its consideration of these options.



## 7.0 Housing issues

7.1 General discussion – sharing housing worksheet responses

Q1: The key housing challenges captured were:

- There is a lot of Maori leasehold land in Taumarunui and this presents opportunity and also challenges in terms of the way in which it can be developed to ensure iwi aspirations are respected.
- In the High Plateau of Ruapehu there are large numbers of mobile seasonal workers (in the order of 700) who need rental homes.
- The other sector who require temporary accommodation are construction and trade workers. Currently these workers are travelling extensive distances, e.g. from Taihape to work in towns such as Taumarunui.
- If potential new residents cannot access a rental home while looking for a home to buy, they may refuse a job offer in Ruapehu.
- New businesses are not necessarily able to access bank loans and there is difficulty hiring staff and anecdotally this is contributing to new businesses not coming to Ruapehu.
- RAL (Ruapehu Alpine Lifts) – existing businesses needing homes for workers.
- National Park – there is now a need to have homes to rent all year round.
- Limited emergency and social housing – HNZ has long waiting list in Taumarunui and Raetihi.
- No retirement village.
- 30% of rentals lost post- the new Govt regulations for landlords. Current stock is expensive to renovate.

Q2: The potential role that Council could play in housing was discussed and the following ideas recorded:

- Clarify rules on Tiny Homes – check the recent Environment Court decision.
- Have clear District Plan guidelines with affordable and easy consenting processes.

- Use Council land where possible.
- Consider the options of deferred rates until lots on subdivision are ready for sale – noted that this was already part of a rates relief opportunity under hardship that has been used and could be extended.
- Be a provider of social housing.
- Be an advocate for change – seek more State or local govt housing and opportunities such as the historical State Advances Corp loans (30 years @ 3%).
- Be an enabling Council.
- Develop new models for home ownership, e.g. similar to iwi where there is leasehold land that remains in perpetuity and the homes are purchased.
- Facilitation of a consortium, e.g. of RAL/Govt/RDC/Developer
- RDC/Developer
- Partner with iwi.
- Identify shortfall/s.

Q3: While Taumarunui, Raetihi, Ohakune, National Park, Raurimu, Waiouru and Ohura were all identified as potential areas to prioritise for housing initiatives, there was general agreement that if one place had to be chosen where the first housing initiative was to occur, it would be Taumarunui.

## 8.0 Next steps

8.1 The workshop concluded noting that:

- the facilitator would provide a Summary Record of the workshop to the CE that would be distributed to elected representatives;
- that a report would be drafted to outline a potential process for completing a District Spatial Plan for the Council’s consideration at the 8 April 2020 Council meeting;
- That a separate report on a potential way forward to enable Council to lead a housing initiative in Taumarunui would be also prepared (likely to be reported 8 April 2020).

Table 1: Ruapehu (Elected Reps) District Spatial Planning Worksheet Record

Question Name	Q1: What do you think the 2 top roles of the Ruapehu District are in the Manawatu-Whanganui region now and into the future?	Q2: What do you think is the current biggest challenge facing Ruapehu District. Please provide brief reasons for your choice and/or cause/s of the challenge.	Q3: What do you think is the top transformational opportunity for the district – the one action/initiative that you think would bring about the most positive change for the district to achieve the district’s vision?	Q4: What do you think is the role(s)/function(s) of the listed urban areas of Ruapehu?
[REDACTED]	<ul style="list-style-type: none"> <li>• Tourism based on environmental/cultural values.</li> <li>• Providing safe food products that can be consumed around the world.</li> </ul>	<p>Attracting people with the skills and capital to support the above.</p> <p>Supply affordable housing/rentals to complement our exceptional life style and natural amenities.</p>	<p>Weaving the iwi story and Kaitiakitanga and expression of iwi business.</p>	<p>Each to protect and maintain what they decide is special to them.</p>
[REDACTED]	<ul style="list-style-type: none"> <li>• Partnership.</li> <li>• Affordable living.</li> </ul>	<p>Housing.</p>	<p>Looking after the people who we have now.</p>	<ul style="list-style-type: none"> <li>• Look after volunteers.</li> <li>• Small communities to always willingly be involved in Council decision-making.</li> </ul>
[REDACTED]	<ul style="list-style-type: none"> <li>• A safe refuge for families where quality of life is good and costs are low.</li> </ul>	<p>Quality housing.</p>	<p>Find a workable solution to housing, focusing on quality smaller homes where people can purchase and live. I envisage affordable houses within easy access of schools and townships desirable for families.</p>	<p>Providing opportunity for variety of life styles. Add colour and interest to the overall population of the district. Add to the cultural colour and diversity of the district.</p>
[REDACTED]	<ul style="list-style-type: none"> <li>• To be the district of choice for young families to live.</li> <li>• To be the leader in environmental</li> </ul>	<p>Infrastructure to support locals while tourists are in town.</p> <ul style="list-style-type: none"> <li>• Social issues</li> <li>• Housing</li> <li>• Wealth inequality</li> </ul>	<p>To be the leader in Whanau transformation, i.e. putting infrastructure I place to allow Whanau to be truly self-determining for their</p>	<p>To continue to be the embodiment of rural small town NZ.</p>

**Table 1: Ruapehu (Elected Reps) District Spatial Planning Worksheet Record**

<p>Question</p> <p>Name</p>	<p><b>Q1:</b> What do you think the 2 top roles of the Ruapehu District are in the Manawatu-Whanganui region now and into the future?</p>	<p><b>Q2:</b> What do you think is the current biggest challenge facing Ruapehu District.</p> <p>Please provide brief reasons for your choice and/or cause/s of the challenge.</p>	<p><b>Q3:</b> What do you think is the top transformational opportunity for the district – the one action/initiative that you think would bring about the most positive change for the district to achieve the district’s vision?</p>	<p><b>Q4:</b> What do you think is the role(s)/function(s) of the listed urban areas of Ruapehu?</p>
	<p>management in terms of fresh water and resources.</p>	<ul style="list-style-type: none"> <li>Lack of entrepreneurship</li> </ul> <p>Water infrastructure in Ohakune cannot handle the load.</p>	<p>social, education, housing and economic goals.</p>	
<p>[REDACTED]</p>	<ol style="list-style-type: none"> <li>Ruapehu District not only a desired visitor/tourist destination, but a desirable place to live.</li> <li>Ruapehu District providing a resilient platform for sustainable new business/economic activity.</li> </ol>	<p>Ruapehu District faces many challenges around sustainability of infrastructure, roading, parking, footpaths, health, waste management, climate change.</p> <p>Ruapehu District’s physical size, being NZ’s largest district by land area, but with one of the smallest permanent populations, many small spread-out rural communities.</p>	<p>Ruapehu District – central platform alpine area – full coverage with super-fast broadband/comm’s-fibre will encourage new business confidence, strengthen existing, therefore attracting new permanent residence – people generate sustainability.</p>	<p>All unique communities, with their own unique stories, visions, satellites for rural visitors/tourists, potential business/economic activity – communities to live in.</p>
<p>[REDACTED]</p>	<ol style="list-style-type: none"> <li>Affordable living.</li> <li>Tourism through biodiversity.</li> </ol>	<p>The lack of enterprise (entrepreneurship).</p> <p>Economy made up of land (have), labour (have), capital (have) and enterprise. A significant amount of our children are educated outside the district (secondary and tertiary). It is very difficult to encourage them back and entrepreneurs to the district.</p>	<p>Turn both Taumarunui High School and Ruapehu College into net importers of students instead of exporters.</p>	<p>Affordable living, quality of life, turangawaewae.</p>

**Table 1: Ruapehu (Elected Reps) District Spatial Planning Worksheet Record**

Question Name	<b>Q1:</b> What do you think the 2 top roles of the Ruapehu District are in the Manawatu-Whanganui region now and into the future?	<b>Q2:</b> What do you think is the current biggest challenge facing Ruapehu District.  Please provide brief reasons for your choice and/or cause/s of the challenge.	<b>Q3:</b> What do you think is the top transformational opportunity for the district – the one action/initiative that you think would bring about the most positive change for the district to achieve the district’s vision?	<b>Q4:</b> What do you think is the role(s)/function(s) of the listed urban areas of Ruapehu?
[REDACTED]	Diversify the visitor industry to make more resilient.	Accommodation for visitor growth and residential.  No new commercial accom – the growth has been in holiday housing conversions. This has worsened the availability of housing for residents and tourism business staff.	Money – investment in commercial accommodation, residential housing and seasonal staff accommodation.	Ohura – alternative lifestylers; Raurimu – residential holiday homes; Mahoe – residential; Matapuna – residential; Kakahi – residential; Rangataua – residential and holiday houses; Owhango – residential holiday houses; Piriaka – residential.  (Vision – to drive district growth through initiatives that improve the economic, environmental, social and cultural wellbeing of our local communities while protecting our environment)
[REDACTED]	Access to facilities that our community needs, i.e. medical, education. Access to government agencies.	Perceived isolation – too far to bring people to the Ruapehu District.	Need to move on housing.	
[REDACTED]	Affordable, safe, happy communities with good modern facilities, i.e. health, transport, education.	Maximising opportunities.  Lack of jobs and public transport.	Using modern (the latest) technology to develop a major recycling centre for NZ. Develop a major site with rail access.	Support – each place is unique and special and we should support.
[REDACTED]	Lead on sustainable tourism. Lead on partnership with iwi.	District seat is stuck in the past.	Taumarunui to embrace tourism as the way ahead,	Commuter communities for National Park, Taumarunui and Ohakune.



**Table 1: Ruapehu (Elected Reps) District Spatial Planning Worksheet Record**

Name	Question	<p><b>Q1:</b> What do you think the 2 top roles of the Ruapehu District are in the Manawatu-Whanganui region now and into the future?</p> <p><b>Q2:</b> What do you think is the current biggest challenge facing Ruapehu District. Please provide brief reasons for your choice and/or cause/s of the challenge.</p>	<p><b>Q3:</b> What do you think is the top transformational opportunity for the district – the one action/initiative that you think would bring about the most positive change for the district to achieve the district’s vision?</p>	<p><b>Q4:</b> What do you think is the role(s)/function(s) of the listed urban areas of Ruapehu?</p>
		Focussed on what was, not what is. Resistant to change.	not abandon farming but to refocus on the future.	
[REDACTED]	Sought after valued affordable special place to live. “A green natural oasis”.	Lack of ratepayer basis.	Increase ratepayer basis / contributions for the district.	Quality safe, healthy and affordable place to live.

Table 2: Ruapehu (Elected Reps) Housing Worksheet Record

Question Name	QH1: In your view, what are the housing challenges in Ruapehu District and where are these challenges the greatest?	QH2: What do you think Ruapehu District Council's role should be in housing?	QH3: If you had to prioritise two places within the district for housing improvements, which two places would you choose and why?
[REDACTED]	<ul style="list-style-type: none"> <li>• State of – (cold).</li> <li>• Lack of for rental and family occupation.</li> <li>• High proportion owned by outside owners. Many on Airbnb.</li> </ul>	<ul style="list-style-type: none"> <li>• Mitigate any building risk (business).</li> <li>• Clear DP and rules/consents.</li> <li>• Develop a model of affordable ownership.</li> </ul>	
[REDACTED]	<ul style="list-style-type: none"> <li>• Airbnb – Book a Bach – have taken. many houses out of the community that were used as family rentals.</li> <li>• There is no emergency housing.</li> <li>• No Retirement Village – many retired people leave.</li> <li>• No accommodation for jobs.</li> <li>• House stock below average/healthy.</li> <li>• New Govt rules made landlords sell – it became too hard. Taumarunui lost 30% of their rental stock.</li> </ul>	<ul style="list-style-type: none"> <li>• Make the consent process very easy and cost affordable for new builds.</li> <li>• Make land available for retirement village or development of family homes.</li> <li>• Tiny Homes should be encouraged.</li> </ul>	Taumarunui Raetihi
[REDACTED]	<ul style="list-style-type: none"> <li>• Old houses; cold houses.</li> <li>• Quality of renters – people</li> <li>• ¼ acre sections – attractive for families but big for older people.</li> </ul>	<ul style="list-style-type: none"> <li>• Clarify and simplify roles around tiny homes and make them consistent.</li> <li>• Identify land for subdivision/urban expansion.</li> </ul>	<ul style="list-style-type: none"> <li>• Ohura – currently cheap sections; current homes unhealthy. People renting tiny homes – unclear rules around it. Low lying sections – floor issues.</li> <li>• Taumarunui – new, smaller homes for elderly retiring, basically houses now being healthy, they are old uninsulated.</li> <li>• Allow consent costs to be put on rates bill for a property/build under say \$50K.</li> </ul>

**Table 2: Ruapehu (Elected Reps) Housing Worksheet Record**

Name	Question	QH1: In your view, what are the housing challenges in Ruapehu District and where are these challenges the greatest?	QH2: What do you think Ruapehu District Council's role should be in housing?	QH3: If you had to prioritise two places within the district for housing improvements, which two places would you choose and why?
[REDACTED]		<ul style="list-style-type: none"> <li>Lack of social housing initiatives providing for young travellers in Raetihi including Rent-to-Buy, affordable rentals, emergency housing.</li> <li>The large number of holiday homes in Ohakune only used by owners in winter.</li> </ul>	Provision of a social housing programme for local families and seasonal and skilled workforce, incl Rent-to-Buy.	<ol style="list-style-type: none"> <li>Raetihi</li> <li>Ohakune – getting rid of Airbnb's (60% owned by outsiders). (Naturally I would say that though, being from there).</li> </ol>
[REDACTED]		There is generally across the whole of the Ruapehu District a shortage of housing for one reason or other. In Ohakune i.e. 60% of housing stock is owned by out-of-towners, some are Airbnb, some used by other over-nighters. Waiouru and Raetihi also suffer housing shortages.	Help identify areas of shortfall, assist by partnering projects, identifying available land. Partnering with Iwi Treaty Claim Funding Projects.	<ul style="list-style-type: none"> <li>Raetihi – big shortages and overcrowding on existing.</li> <li>Waiouru – again big shortages, residential.</li> </ul>
[REDACTED]		<ol style="list-style-type: none"> <li>Too many Airbnb's all throughout the district.</li> <li>Wealth inequality – too many people have multiple homes that are not being used regularly enough.</li> <li>Poor quality stock throughout the district. Buyers keep renovating rubbish. Tenants trash houses.</li> <li>Land values too low, value of improvements are too high, particularly in Taumarunui.</li> </ol>	Facilitator (Council's role). Community housing for the elderly.	<ul style="list-style-type: none"> <li>Ex saleyards – can build 100 houses @ 400m<sup>2</sup>.</li> <li>Infill housing close to CBD in Taumarunui, National Park, Ohakune and Raetihi.</li> </ul>
[REDACTED]		<ul style="list-style-type: none"> <li>Supply of residential houses.</li> <li>Supply of rental houses.</li> <li>Provision of seasonal staff accommodation, especially winter.</li> </ul>	<ul style="list-style-type: none"> <li>Facilitate planning, partnerships with developers.</li> <li>Facilitate partnerships for staff housing – new build – a consortium of RAL/Gvt/RDC/Developer</li> </ul>	<ul style="list-style-type: none"> <li>National Park Village</li> <li>Ohakune</li> </ul>
[REDACTED]		<ul style="list-style-type: none"> <li>Absentee landlords.</li> </ul>	<ul style="list-style-type: none"> <li>Provide social housing</li> </ul>	<ul style="list-style-type: none"> <li>Taumarunui</li> </ul>

**Table 2: Ruapehu (Elected Reps) Housing Worksheet Record**

Name	Question	QH1: In your view, what are the housing challenges in Ruapehu District and where are these challenges the greatest?	QH2: What do you think Ruapehu District Council's role should be in housing?	QH3: If you had to prioritise two places within the district for housing improvements, which two places would you choose and why?
		<ul style="list-style-type: none"> <li>Govt – reg's on landlords.</li> </ul>	<ul style="list-style-type: none"> <li>Encourage finance easier to buy and build/buy.</li> </ul>	<ul style="list-style-type: none"> <li>Raetihi</li> </ul>
[REDACTED]			Reduce minimum lot size.	
[REDACTED]	Airbnb – why earn a week what you can make overnight with Airbnb? Most intense on Volcanic Plateau – Owango, Raurimu, National Park, Ohakune.	State/Local Government ownership is the only way to ensure available long-term <u>rentals</u> – can be mandated to resist temptation of Airbnb. Highly mobile (inter-region) seasonal workers.	National Park / Raurimu. Need it to support/sustain seasonal (winter) workers (7-800) for ski fields. Less workers → less service → drift to Queenstown (proven in Winter 2019).	
[REDACTED]	<ul style="list-style-type: none"> <li>Social housing in Taumarunui and Ohakune.</li> <li>Seasonal accommodation (National Park, Ohakune, Raetihi, Owango, Taumarunui).</li> </ul>	Support and enable more builds and development.	Taumarunui and Raetihi → RDC/Iwi housing partnerships (utilising iwi land and funds).	

# RUAPEHU DISTRICT COUNCIL

## Confidential Reports Released into the Public Business

FROM THE PUBLIC EXCLUDED MEETING OF RUAPEHU DISTRICT COUNCIL  
ON WEDNESDAY 16 SEPTEMBER 2020

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### Item

#### C4 Social Housing Rent Charges 2020/21

General subject of each matter to be considered	Reason for passing this resolution in relation to each matter	Ground(s) under section 48(1) for the passing of this resolution
Social Housing Rent Charges 2020/21	s7(2)(a) To protect the privacy of natural persons, including that of deceased natural person	s48(1)(a) the public conduct of the relevant part of the proceedings of the meeting would be likely to result in the disclosure of information for which good reason for withholding would exist under section 7

The report has been released into the Public Business through an Official Information Request. The minutes were previously released into the Public Business through a resolution at the meeting 16 September 2020.

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### Minutes

#### C4 Social Housing Rent Charges 2020/21

- 1 That the report on Social Housing Rent Charges 2020/21 be received
- 2 That the rental rates for Council's Social Housing for 2020/21 be adopted as follows:

<b>Location</b>	<b>Current (p/w)</b>	<b>Reviewed Increase</b> (requires resolution of Council, then 60 days' notice)
<i>Taumarunui Bedsit</i>	\$80	\$90
<i>Single bedroom Rochfort &amp; Rangimarie</i>	\$115	\$130
<i>Single bedroom Ohakune</i>	\$125	\$135
<i>Taumarunui Cherry Grove Double bedroom</i>	\$130	\$145

- 3 That social housing rental rates are reviewed annually.
- 4 That this resolution is recorded in the Public Business minutes of this meeting.
- 5 That this report is not released as publicly available information

## Report to: Council

**Meeting Date:** 16 September 2020

**Subject:** Social Housing Rent Changes 2020/21



### Purpose of Report

- 1.1 The purpose of this report is to request confirmation or change to rental rates for Council's Social Housing portfolio as resolved as part of the Fees and Charges for 2020/21.

### Significance and Engagement

- 2.1 This report does not trigger the Significance and Engagement Policy.

### Background

- 3.1 As part of the adoption of the Annual Plan 2020/21, the fees and charges were set for the current financial year.

- 3.2 It was highlighted in the report to Council on 24 June 2020 that fees for social housing were to increase (as below):

#### 4.3.7 Housing – Social

*There are proposed changes across all of council's social housing to bring them more in line with rentals proposed within the housing strategy work.*

- 4.3.8 (a) Taumarunui Bedsit – Increased from \$80 to \$100 per week  
 (b) Taumarunui and Ohakune – Single bedroom – Increased from \$115 to \$135 p/w  
 (c) Taumarunui – 2 bedroom – Increased from \$130 to \$155 p/w  
 (d) Taumarunui – Taupo Road Units – Garage only - \$10  
 (e) Replacement of lost keys – new charge - \$25  
 (f) After hours staff call out – new charge - \$50

- 3.3 It was resolved at that meeting *“that the proposed changes are adopted”*.

- 3.4 This results in the following change:

Location	Current (p/w)	2020/21 Fees and Charges (Including notice period, from 28/09/2020)
Taumarunui Bedsit	\$80	\$100
Single bedroom Rochfort & Rangimarie	\$115	\$135
Single bedroom Ohakune	\$125	
Taumarunui Cherry Grove Double bedroom	\$130	\$155

- 3.4 The proposed changes to the rental rates were based on staff understanding that the maximum accommodation supplement was not being received, and that this increase would not have a full and significant impact on the cash flow of the tenants.

<b>Discussion</b>
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5.1 **Social Impact Analysis**

5.2 There is no wider social impact on residents of the district, however there is a possibility for a large social impact on residents of Council social housing units, if there is a significant financial burden placed on them by this increase in rental rates.

5.3 Council officers have received feedback from a number of tenants that the increase in rental rates has impacted them directly, whereby the approved rent increase, coincided with an increase in their NZ Superannuation payment. Specifically, the \$25 per week increase in rent at Cherry Grove Court negated the \$25 per week increase in their superannuation.

5.4 Staff were distressed to hear that their advice to Council to increase the rent has had a potentially significant financial impact on our social housing tenants.

5.5 Staff have however confirmed the original understanding, which is that there will be a corresponding increase in Housing Accommodation Supplement that is able to be claimed. For every \$10 increase in rental, there is an increase in accommodation supplement of \$7.

5.6 The attached spreadsheet shows the following information:

1	Current rent per week
2	Current Accommodation Supplement available at that rental rate (NZ Super)
3	Current Accommodation Supplement available at that rental rate (Supported Living)
4	New approved rent per week 20/21 Fees and Charges
5	Market Rental Assessments (possible increase that we could have had)
6	New Accommodation Supplement with NEW rent (NZ Super)
7	New Accommodation Supplement with NEW rent (Supported Living)
8	Increase in rent (\$ per week)
9	Increase in Accommodation Supplement NZ Super (\$ per week)
10	Increase in Accommodation Supplement Supported living (\$ per week)
11	Actual financial impact NZ Super (\$ per week)
12	Actual financial impact Supported Living (\$ per week)

5.7 The information in the attachment shows that the tenants facing the highest financial impact from the adopted changes are:

1. Tenants of bedsit units, with a direct impact of \$20 per week, based on a \$20 per week increase in rent.
2. Tenants of Cherry Grove Court, with a direct impact of \$11 per week, based on a \$25 per week increase in rent.

5.8 It is recommended that the rental increase be reviewed to ensure that all tenants have a less than \$10 per week direct financial impact regardless of tenancy type, and whether on NZ Superannuation or the Supported Living benefit.

5.9 It is understood from some tenants that they are not entitled to receive any Accommodation Supplement, therefore they will have to cover the total rent increase which will be detrimental to their weekly available cash flow.

5.10 It is therefore proposed that the following reviewed increase be adopted for the Fees and Charges for social housing tenancies:

Location	Current (p/w)	2020/21 Fees and Charges ( Including notice period, from 28/09/2020)	Reviewed Increase (requires resolution of Council, then 60 days' notice)
Taumarunui Bedsit	\$80	\$100	\$90
Single bedroom Rochfort & Rangimarie	\$115	\$135	\$130
Single bedroom Ohakune	\$125	\$135	\$135
Taumarunui Cherry Grove Double bedroom	\$130	\$155	\$145

- 5.11 If Council resolves to accept the new "Reviewed Increase" as highlighted above, or in fact to arrive at a different rental rate, this will replace the previous approved rental rates, adopted on the 24 June 2020 meeting, and will require 60 days' notice to tenants.
- 5.12 If Council resolves to retain the previously adopted rental rates, there is no further action required.

#### Suggested Resolution(s)

- 1 That the report on Social Housing Rent Changes 2020/21 be received.
- 2 That the rental rates for Council's Social Housing for 2020/21 be kept as adopted at the 24 June 2020 meeting.

Or: be adopted as follows:

Location	Current (p/w)	Reviewed Increase (requires resolution of Council, then 60 days' notice)
Taumarunui Bedsit	\$80	\$90
Single bedroom Rochfort & Rangimarie	\$115	\$130
Single bedroom Ohakune	\$125	\$135
Taumarunui Cherry Grove Double bedroom	\$130	\$145

- 3 That this resolution is/is not recorded in the Public Business Minutes of this meeting.
- 4 That this report is/is not released as publicly available information.



Rebeca Van Orden  
**TEAM LEADER COMMUNITY PROPERTY**

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Attachments Working for Impact on Social Housing Tenants



**Adopted 24/06/2020**

	1	2	3	4	5	6	7	8	9	10	11	12
	OLD	Acc. Supp.	Acc. Supp.	NEW	Feb-19	Acc. Supp.	Acc. Supp.	Increase	NZ Super	Supported Living	NZ Super	Supported Living
Location	Current (p/w)	National Super (living alone)	Supported Living (single 18 and over)	From 28 Sep 2020 (p/w)	Market Rental Assessment	National Super (living alone)	Supported Living (single 18 and over)	In Rent (p/w)	In Suppl. (P/W)	In Suppl. (P/W)	Actual impact (p/w)	Actual impact (p/w)
Taumarunui Bedsit	\$80.00	\$0.00	\$3.00	\$100.00	\$150-155	\$0.00	\$17.00	\$20.00	\$0.00	\$14.00	\$20.00	\$6.00
Single bedroom Rochfort & Rangimarie	\$115.00	\$7.00	\$27.00	\$135.00	\$190-200	\$21.00	\$41.00	\$20.00	\$14.00	\$14.00	\$6.00	\$6.00
Single bedroom Ohakune	\$125.00	\$14.00	\$34.00	\$135.00	\$190-200	\$21.00	\$41.00	\$10.00	\$7.00	\$7.00	\$3.00	\$3.00
Taumarunui Cherry Grove Double bedroom	\$130.00	\$21 (for \$135)	\$38.00	\$155.00	\$210.00	\$35.00	\$55.00	\$25.00	\$14.00	\$17.00	\$11.00	\$8.00

**Proposed reviewed change**

	1	2	3	4	5	6	7	8	9	10	11	12
	OLD	Acc. Supp.	Acc. Supp.	Reviewed	Feb-19	Acc. Supp.	Acc. Supp.	Increase	NZ Super	Supported Living	NZ Super	Supported Living
Location	Current (p/w)	National Super (living alone)	Supported Living (single 18 and over)		Market Rental Assessment	National Super (living alone)	Supported Living (single 18 and over)	In Rent (p/w)	In Suppl. (P/W)	In Suppl. (P/W)	Actual impact (p/w)	Actual impact (p/w)
Taumarunui Bedsit	\$80.00	\$0.00	\$3.00	\$90.00	\$150-155	\$0.00	\$10.00	\$10.00	\$0.00	\$7.00	\$10.00	\$3.00
Single bedroom Rochfort & Rangimarie	\$115.00	\$7.00	\$27.00	\$130.00	\$190-200	\$17.50	\$38.00	\$15.00	\$10.50	\$11.00	\$4.50	\$4.00
Single bedroom Ohakune	\$125.00	\$14.00	\$34.00	\$135.00	\$190-200	\$21.00	\$41.00	\$10.00	\$7.00	\$7.00	\$3.00	\$3.00
Taumarunui Cherry Grove Double bedroom	\$130.00	\$17.50	\$38.00	\$145.00	\$210.00	\$28.00	\$48.00	\$15.00	\$10.50	\$10.00	\$4.50	\$5.00

**Recommended Rental**

Location	Current (p/w)	2020/21 Fees and Charges ( Including notice period, from 28/09/2020)	Reviewed Increase (requires resolution of Council, then 60 days notice)
Taumarunui Bedsit	<b>\$80</b>	<b>\$100</b>	<b>\$90</b>
Single bedroom Rochfort & Rangimarie	<b>\$115</b>	<b>\$135</b>	<b>\$130</b>
Single bedroom Ohakune	<b>\$125</b>	<b>\$135</b>	<b>\$135</b>
Taumarunui Cherry Grove Double bedroom	<b>\$130</b>	<b>\$155</b>	<b>\$150</b>

# RUAPEHU DISTRICT COUNCIL

## Confidential Reports Released into the Public Business

FROM THE PUBLIC EXCLUDED MEETING OF RUAPEHU DISTRICT COUNCIL  
ON WEDNESDAY 25 AUGUST 2021

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### Item

#### C4 Moore Street Social Housing Project

General subject of each matter to be considered	Reason for passing this resolution in relation to each matter	Ground(s) under section 48(1) for the passing of this resolution
Moore Street Social Housing Project	s7(2)(i) To enable any local authority holding the information to carry on, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations)	s48(1)(a) the public conduct of the relevant part of the proceedings of the meeting would be likely to result in the disclosure of information for which good reason for withholding would exist under section 7

The redacted report and minutes have been released into the Public Business through an Official Information Request.

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### Minutes

#### C4 Moore Street Social Housing Project

- 1 That the report on Moore Street Social Housing Project be received.
  - 2 That Council approve the Housing Construction contract to a consortium comprising Eves Construction / Isthmus Group and MyKiwiHouse for a value of [REDACTED] ex GST plus an additional Prime Cost Sum of [REDACTED] which covers the civils works which will be undertaken by a sub-contractor to Eves Construction. Noting that this project is funded entirely (up to \$2.405M) through Crown Infrastructure Partners
  - 3 That this resolution is not recorded in the Public Business Minutes of this meeting.
  - 4 That this report is not released as publicly available information
-

**Report to: Council****Meeting Date:** 25 August 2021**Subject:** Moore Street Social Housing Project**Purpose of Report**

- 1.1 The purpose of this report is to seek approval to undertake earthworks and construct six residential units at 13 Moore Street, Ohakune.

**Significance and Engagement**

- 2.1 This report does not trigger the Significance and Engagement Policy. Although building six social housing units is significant to the community, who the contract is awarded to for undertaking the work is not considered significant.

**Background**

- 4.1 Council owns 1012m<sup>2</sup> vacant land at 13 Moore Street, Ohakune. The site is part of a larger property at 11 Moore Street containing eight residential units which make up part of Council's Social Housing portfolio.
- 3.2 Council has been approved by the New Zealand Government for \$2,405,000 funding support through the COVID Response and Recovery Fund shovel ready project Crown Infrastructure Partners (CIP) initiative to construct six residential housing units on the land at 13 Moore Street.
- 3.3 A resource consent has been sought and granted for the project.
- 3.4 On 17 May 2021 Tenders Group Resolved as follows:
1. *That the report on Moore Street Social Housing Project be received.*
  2. *That the following information on award of contract is/is not recorded on the Ruapehu District Council public website: month awarded, contract name, contract sum (excl GST), proposals received:*
    - *Moore Street Social Housing Contract C60-1881*
    - *Moore Street Social Housing Geotch Contract C60-1882*
  3. *That the Tender Group recommend that the contract be referred for full Council approval. That this report is not released as publicly available information.*
  4. *That the Tenders Group approve the approach to project delivery for the construction of six council houses at 11-13 Moore Street being:*
    - *Direct appointment of Morrison Low and Associated Limited as Project Managers for a value of [REDACTED]*
    - *Direct appointment of Cheal Consultants for a value of [REDACTED] to undertake the resource consents, site investigations, design and specifications, construction monitoring (civils and house construction)*

- Award of the Housing Construction contract for a value of [REDACTED] to a consortium comprising Eves Construction / Isthmus Group and MyKiwiHouse, which was via an open Invitation to Partner process.

Noting that this project is funded entirely (up to \$2.405M) through Crown Infrastructure Partners.

5. That this resolution is not recorded in the Public Business Minutes of this meeting.
6. That this report is not released as publicly available information.

## Discussion

- 4.1 The awarding of this contract is considered to have a social impact on the community. There are public benefits to awarding contracts to local suppliers where the capability exists. The Project is expected to support approximately 15 Full Time Equivalent Jobs.
- 4.2 The proposal is to construct six dwellings on the site. The dwellings will consist of five one bedroom units approximately 56m<sup>2</sup> each in area, and one unit containing two bedrooms approximately 78m<sup>2</sup> in area. A new car park for six vehicles will be formed to the east of the new dwellings.
- 4.3 Government Funding has required the project to be “shovel ready” and has necessitated the identification of consultants and contractors that can undertake the project with a practical completion date of 31 August 2022. The following have been identified to deliver this project:
  - Project Management [REDACTED] – Morrison Low and Associated Limited. Appointed via direct appointment as involved during the CIP application and have specialist skills on projects of this nature
  - Housing Construction – as part of the CIP funding application and the need to be “shovel ready” an Invitation to Partner document was released via GETS to the market for the building consents and construction of six houses on Moore Street. This open tender process identified a preferred contractor (a consortium comprising Eves Construction / Isthmus Group and MyKiwiHouse) which was reviewed by Councils consultants MEQ Consultants. The civils construction works will be incorporated within this contract as it is critical that the site development works are streamlined and coordinated. The consortium is to identify a proposed civils contractor whose pricing will be reviewed and confirmed appropriate by Cheal Consultants. The value of the housing construction is [REDACTED] with civil works estimated to be approximately [REDACTED].
  - Civil Works – resource consents, site investigations, design and specifications, construction monitoring (civils and house construction) - up to [REDACTED]. Cheal Consultants were originally engaged to undertake due diligence on Moore Street to support the CIP funding application. Cheal Consultants, appointed by direct appointment, are the only local consultancy firm that can undertake the works required, and have significant local knowledge (geotechnical, planning and engineering) which will be invaluable on this project. Their submitted fees have been reviewed to ensure they are market appropriate.
  - The remainder of the \$2,405,000 budget comprises costs spent to date (and which CIP has indicated they will reimburse), construction completion works including engineering certification, as built surveys, development contributions etc (in the

order of \$150,000) and contingency (\$230,000)

- 4.4 CIP funding requires milestones to be met and reported on throughout the construction.
- 4.5 The Procurement Plan sets out the terms of engagement and outcomes delivered from this complex procurement.
- 4.6 The project is entirely Government funded, but will require Council to meet the costs of milestones in the short term, before they can be recovered from CIP. Council has set up a separate bank account and has cash reserves available to meet this cost. A project budget, provided in **Figure 1**, shows what and when budget will be required over the duration of the Project. It should be noted that this project budget was supplied as part of the CIP funding agreement in early February but only approved in May, so while the costs are still correct the timing of payments have been delayed by 3-4 months.
- 4.7 We have existing contracts in place for Morison Low and for Cheal Consultants, which do not require Council approval. Whilst CIP have agreed to “Eves Construction / Isthmus Group and MyKiwiHouse” to be awarded this contract, as it is a new contract for [REDACTED] it requires Council’s endorsement.

### Suggested Resolution(s)

- 1 That the report on Moore Street Social Housing Project be received.
  - 2 That Council approve the Housing Construction contract to a consortium comprising Eves Construction / Isthmus Group and MyKiwiHouse for a value of [REDACTED] plus an additional Prime Cost Sum of [REDACTED] which covers the civils works which will be undertaken by a sub-contractor to Eves Construction.
- Noting that this project is funded entirely (up to \$2.405M) through Crown Infrastructure Partners.
- 3 That this resolution is not recorded in the Public Business Minutes of this meeting.
  - 4 That this report is not released as publicly available information.



Rina Hepi

**TEAM MANAGER COMMUNITY PROPERTY AND RECREATIONAL FACILITIES**

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Attachments: Figure 1: Project Budget

Project Budget	Dec-21	Feb-21	Mar-21	Apr-21	May-21	Jun-21	Aug-21	Oct-21	Dec-21	Feb-22	Totals	
Cost to Date - Project establishment Milestone (see notes below)											\$ 65,000	
Resource Consent											\$ 40,000	
Further Site Investigations - including geotechnical, site survey, planning etc											\$ 20,000	
Civil Design - including urban and engineering design											\$ 50,000	
Building Consent											\$ 30,000	
Construction Civils - including site enabling works (Physical works)											\$ 200,000	
Construction Civils (Professional Services)											\$ 40,000	
Construction - Houses (Physical Works)											\$ 1,400,000	
Construction - Houses (Professional Services)											\$ 80,000	
Construction Completion - including engineering certification, as built, survey, GFC, titling, easements and. Includes for any Development Contributions required.											\$ 150,000	
Programme, project management, governance & procurement, reporting etc											\$ 100,000	
Contingency (15% of \$14 construction costs and \$200K civil costs)											\$ 230,000	
<b>Total</b>		\$ 65,000	\$ 27,500	\$ 62,500	\$ 72,500	\$ 147,500	\$ 147,500	\$ 385,000	\$ 445,000	\$ 445,000	\$ 607,500	\$ 2,405,000
												\$ 2,405,000

Figure 1: Project Budget

# RUAPEHU DISTRICT COUNCIL

## Confidential Reports Released into the Public Business

FROM THE MEETING OF RUAPEHU DISTRICT COUNCIL  
ON WEDNESDAY 23 FEBRUARY 2022

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### Item

#### C5 Proposed Assignment of Lease and Subsequent Surrender of Lease: Social Housing Complex Seddon Street, Raetihi (*redacted*)

General subject of each matter to be considered	Reason for passing this resolution in relation to each matter	Ground(s) under section 48(1) for the passing of this resolution
Proposed Assignment of Lease and Subsequent Surrender of Lease: Social Housing Complex Seddon Street, Raetihi	s7(2)(a) To protect the privacy of natural persons, including that of deceased natural persons, s7(2)(i) To enable any local authority holding the information to carry on, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations) s7(2)(i) To prevent the disclosure or use of official information for improper gain or improper advantage	s48(1)(a) the public conduct of the relevant part of the proceedings of the meeting would be likely to result in the disclosure of information for which good reason for withholding would exist under section 7

The report and attachments have been released into the Public Business through an Official Information Request. The report and attachments have been redacted to protect the privacy of natural persons and remove information that could identify individuals. The minutes were previously released into the Public Business through a resolution at the meeting 23 February 2022.

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### Minutes

#### C5 Proposed Assignment of Lease and Subsequent Surrender of Lease: Social Housing Complex Seddon Street, Raetihi (*redacted*)

- 1 Receives the Report Proposed Assignment of Lease and Subsequent Surrender of Lease: Social Housing Complex, Seddon Street, Raetihi;
- 2 Approves the proposed Assignment of Lease of the Seddon Street Social Housing Complex, Seddon Street, Raetihi from the Waimarino Rest Home Trust to the Seddon Street Flats Charitable Trust;
- 3 Accepts a surrender of the Lease of the Seddon Street Social Housing Complex, Seddon Street, Raetihi from the Seddon Street Flats Charitable Trust back to Council;
- 4 Accepts the proposed transfer of ownership to Council of the building currently owned by the Waimarino Rest Home Trust located at 112 Seddon Street, Raetihi;
- 5 Approves the additional operational and capital budgets to be included in the Annual Plan.
- 6 Does record this resolution in the Public Business Minutes of this meeting.
- 7 Does Not release this report as publicly available information



## Report to: Council

Meeting Date: 23 February 2022

Subject: Proposed Assignment of Lease and Subsequent Surrender of Lease: Social Housing Complex, Seddon Street, Raetihi



### Purpose of Report

- 1.1 The purpose of this report is:
- a) To seek Council approval to a proposed two stage process of assignment of lease of the Seddon Street social housing complex from Waimarino Rest Home Trust to Seddon Street Flats Charitable Trust, followed by a proposed surrender of lease between Seddon Street Flats Charitable Trust and Ruapehu District Council, and
  - b) To seek a decision by Council on the preferred option for the future ownership and management of the Seddon Street social housing complex.

### Executive Summary

- 2.1 An assumption has been made that Council will accept the proposed surrender of the lease which incorporates a transfer of ownership of the building located on 112 Seddon Street currently owned by the Waimarino Rest Home Trust.
- 2.2 Once the surrender of lease and transfer of ownership of the Trust owned building has been formalised through a surrender of lease document, Council needs to make a decision on one of the following options which have been discussed in more detail in the body of this report:

**Option One:** Council continues to retain ownership, maintenance, and management of all the assets and re-absorbs the total complex back into its asset and rental portfolios. A later decision can be made on how best to manage the use and ongoing maintenance of the social gathering space that forms a large part of the transferred building once staff have fully assessed how best to utilise this space.

With this option, Council should commit to a capital upgrade of the six bedsit units to provide double glazed aluminium windows and doors, and suspended ceilings and insulation in the last three units that have uninsulated high raking ceilings. These costs, lesser renewal costs and deferred maintenance costs are detailed in **Attachment 1** of this report.

**Option Two:** Council continues to retain ownership of the complex but seeks expressions of interest from other not for profit or charitable entities who may be keen to continue to offer the Raetihi community not only rental accommodation, but additional social support services to tenants which might incorporate the future use of the social gathering space.

This proposal would include a long-term lease proposal similar to the current lease to the Waimarino Rest Home Trust. With this option, undertaking all capital upgrades, renewals and deferred maintenance should be undertaken by Council over the 2022 calendar year to ensure a hand over of the total complex in a well-maintained condition.

**Option Three:** Sell the complex to a not for profit or charitable entity currently working in the field of community social wellbeing, which in principle, should ensure the complex is retained for social housing.

With this option, the complex could be sold in its current condition with negotiations on price taking the costs of bringing the complex up to a good condition, or alternatively, Council could undertake this work prior to any offer for sale.

**Option Four:** Sell the complex on the open market. Although this is an option, it does not align with the Council's Public and Affordable Housing Asset and Tenancy Management Strategy 2020 and therefore could be excluded from further consideration.

## Significance and Engagement, Social Impact

### 3.1 Significance

This report does not trigger the Significance and Engagement Policy.

### 3.2 Engagement

Allocation of new capital and maintenance costs in the 2022/2023 could still be included in the Annual Plan. In the context that the Elected Members and community generally supported the 2020 Public and Affordable Housing Asset and Tenancy Management Strategy, consultation on allocating additional funds to the activity may not be necessary.

### 3.3 Social Impact

This report does not trigger the Social Policy.

## Background

- 4.1 Through the amalgamation of councils in 1989, Ruapehu District Council became the owner of 16 pensioner housing rental units located in Seddon Street, Raetihi. At that time, the policy direction was that the units could be rented only to senior citizens. More latterly, the policy has become a bit more flexible although the current tenants comprise mostly senior citizens and the 2020 strategy provides even more flexibility.
- 4.2 Council managed the rentals, capital, renewal and maintenance of the Raetihi complex until June 2003. At this time Council was approached by members of the Presbyterian Social Services with a proposal that Council lease the complex under a long-term registered lease to a not-for-profit Charitable Trust entity, the Waimarino Rest Home Trust (the Trust).
- 4.3 The Trust, with the support of Presbyterian Social Services, provided a convincing argument to Council that it could undertake the management of the rental portfolio with the added benefit of social interaction and support for tenants extending support to the more senior citizens residing in the Raetihi community which Council staff were not resourced to do.
- 4.4 Council agreed to enter into a lease with the Trust on an 'open book' basis under which the Trust supplied Council financial accounts at each rent review throughout the term of the lease for an assessment of whether the Trust could continue to be viable while paying Council a lease rental. The initial term of lease was set at a peppercorn rental with the Trust paying for all outgoings including rates, insurance, and maintenance. Each rent review to date has resulted in the Trust remaining on a peppercorn lease rental.
- 4.5 At the commence of the lease in June 2003, the units were all in a reasonable level of maintenance including painting of the exterior of the whole complex approximately two years earlier.

- 4.6 During the early years of the lease, the Trust undertook a major project with the construction of a new building on the remaining vacant parcel of land within the total complex. This building comprised a medium size meeting/recreation room with adjoining kitchen and toilet facilities and four small studio residential units which were designed to be used by Raetihi residents who needed the support of outpatient services while transitioning from hospital stay care back to their homes and independent living.
- 4.7 The Trustees had intended and hoped that Raetihi community residents with the right social skills would replace the first Trustees and ensure the ongoing viability of the complex while also providing social support services as had been the vision of the Trust when it was established.
- 4.8 Unfortunately, the challenges for the Trustees, have in more recent years become more difficult and changes to tenancy legislation and the requirements of the healthy homes regime have also impacted on the ability of the Trustees to continue with the lease. Council has supported the requirements of the healthy homes regulations with the installation of heat pumps, insulation and extractor fan units are due to be installed in kitchens and bathrooms where necessary. The Trust has undertaken total refurbishment of a number of units, but there is currently an extensive schedule of deferred maintenance undertaken by staff in early 2021 which is attached as **Attachment 1** to this report. Included in **Attachment 1** is an estimate of the capital cost of installing double glazed aluminium windows and doors and lowering of two ceilings in the bedsit units.
- 4.9 [REDACTED]
- 4.10 [REDACTED]
- 4.11 Council staff were first engaged in conversations with the Trust in late 2020 and early 2021 when the Trust gave a briefing on the Trustees preference to seek a surrender of the lease. During these discussions, the Trustees preference to transfer ownership of the building owned by the Trust was put on the table, including a preference to transfer to Council any funds held by the Trust at the time of surrender. At this time the Trust had also committed to full refurbishment of one of the units, although the work on this was still to start. This unit refurbishment was completed late in 2021.
- 4.12 The Trust indicated that they needed some time to undertake legal advice and their own processes for winding up the Trust before formally requesting Council to accept a surrender of the lease. This has resulted in a significant delay in bringing the proposal to Council. The Trust received and took legal advice that it needed to set up a new Trust to facilitate the proposed surrender, transfer of the Trust owned building and transfer of any cash surplus held at the time of surrender.
- 4.13 In late 2021, a new Trust was set up under which the proposals for surrender and transfer of assets could take place with ease. In January 2022, Council received a formal letter requesting approval for an assignment of the existing lease to be assigned from the Waimarino Rest Home Trust to the Seddon Street Flats Charitable Trust, followed by a surrender of the lease from the Seddon Street Flats Charitable Trust back to Council. A copy of the letter requesting the assignment and surrender is attached as **Attachment 4**.

**Discussion**

- 5.1 Over the past eighteen months to two years, Elected Members have indicated a strong commitment to assist with the provision of housing within the District. There are two projects currently being progressed in Ohakune where Council had the ability to provide suitable land for new build housing units with significant funding to be provided for by Central Government. Council consulted on its new Public and Affordable Housing Asset and Tenancy Management Strategy in 2020 with the community, and subsequently adopted the Strategy.
- 5.2 Council staff have undertaken a delivery review of its older social rental housing stock in Ohakune and Taumarunui; the rental and tenancy support services were separated out from the asset management, with each activity having their own Executive Management oversight. This change not only enables more transparency on income and expenditure but provides for more resource time available for tenancy support as and when needed.
- 5.3 Although taking back the full management of both the assets and tenancies comprising the Raetihi complex adds new management requirements and further Council funding allocations for capital upgrades and renewals, the increase is considered capable of being undertaken within current staff resources. The surplus rentals should assist with an operational cost neutral position without any allocation for depreciation. It is estimated that the annual income from the Raetihi asset will be \$100,000 which has historically been sufficient for the Trust to cover the some but not all maintenance.
- 5.4 Having knowledge of the current condition of the units and the indication that the Trust would be surrendering the lease in the calendar year of 2021, Capital funds for the Raetihi social housing asset refurbishment (RECCOM134) have been allocated in the current financial year 21/22.
- 5.5 It is recommended that an additional \$100,000 of Capital Budget be allocated in FY2022/23 for new double-glazed joinery in the six bedsit units, and the insulation and lowering of the three remaining high uninsulated ceilings in the same complex. Historically there has been a minimal amount of capital funding allocated, so an additional \$91,000 will also need to be added for deferred maintenance, which can be loan funded, to cover items such as stoves, carpet/vinyl replacements etc.
- 5.6 There are currently no Capital funds allocated for subsequent years so this will need to be addressed in the next LTP.
- 5.7 In summary, Council's recent commitments to support community affordable housing including residential rental housing and the community support of the new Public and Affordable Housing Asset and Tenancy Management Strategy, would indicate that Council should take the option of accepting a surrender of the lease of the Seddon Street complex and resume the responsibility for both the asset and tenancies of the social housing units at this time.
- 5.8 The planning phase of the 2024/2034 Long Term Plan is a time that further strategic review of all Council's social housing can take place, with options of divesting future ownership and/or management of the portfolio considered alongside the introduction of asset depreciation funding if the preference is to continue ownership and management for the foreseeable future. This would also be a good time for a comprehensive review of rents to take place in the context of trying to move towards a cost neutral funding position including funding of depreciation.
- 5.9 Acceptance of ownership of the Trust building is not a necessity. Under the terms of the lease, at Council's request, on the expiry of the lease, (or surrender leading to expiry), the Trust is under an obligation to remove the building and make good the remaining land to its former condition. However, if Council owned the building and made a strategic decision to have it removed from the land, the building could be sold for removal or possibly re-located to another

Council owned site to be used for another purpose. An example of this alternative use could be a communal space and short stay rental units at the Raetihi Holiday Park where Council still owns most of the buildings.

- 5.10 A registered valuation of the currently Trust owned building has been obtained to assist Council to determine if it will accept the offer of future ownership of the building as a new asset. A copy of the valuation will be tabled at the council meeting on 23 February 2022 as it is not yet available.
- 5.11 Although the additional building will increase the value of the Council property portfolio, it will also incur new costs related to maintenance and renewal. However, the relatively new age of the building will alleviate any requirement for renewal costs for the next decade.
- 5.12 In light of the significant body of work to review the future of the whole of the housing portfolio, it is recommended that Council pursue Option One, i.e. approve an assignment of the existing lease to the new Trust followed by a surrender of the existing lease and accepting ownership of the Trust owned building.
- 5.13 It is further recommended that Options two and three are assessed more fully and considered in the context of the whole of the social housing portfolio for the 2024/2034 Long Term Plan.

#### Next Actions

- 6.1 The Chief Executive under his delegated authority will respond to the letter of request received from the Waimarino Rest Home Trust in accordance with the resolutions made by Council.
- 6.2 On the assumption that Council will resume full responsibility for management of the Seddon Street complex, additional funding of \$191,000 will need to be allocated in the 2022/2023 Capital budget.
- 6.3 The Operational Maintenance budget should also be increased to \$100,000 per annum to reflect the increased number of units in the portfolio, which will be offset by the additional revenue.

#### Suggested Resolution(s)

That the Council:

1. Receives the Report **Proposed Assignment of Lease and Subsequent Surrender of Lease Social Housing Complex, Seddon Street, Raetihi** ;
2. Approves / Does Not Approve the proposed Assignment of Lease of the Seddon Street Social Housing Complex, Seddon Street, Raetihi from the Waimarino Rest Home Trust to the Seddon Street Flats Charitable Trust;
3. Accepts / Does Not Accept a surrender of the Lease of the Seddon Street Social Housing Complex, Seddon Street, Raetihi from the Seddon Street Flats Charitable Trust back to Council;
4. Accepts / Does Not Accept the proposed transfer of ownership to Council of the building currently owned by the Waimarino Rest Home Trust located at 112 Seddon Street, Raetihi;
5. Approves / Does Not Accept the additional operational and capital budgets to be included in the Annual Plan.
6. **Does** record this resolution in the Public Business Minutes of this meeting;
7. **Does Not** release this report as publicly available information.



Margaret Hawthorne  
**Technical Advisor**

Email address for point of contact: [margaret.hawthorne@ruapehudc.govt.nz](mailto:margaret.hawthorne@ruapehudc.govt.nz)

**Attachment(s)**

1. Deferred Maintenance Schedule
2. [REDACTED]
3. [REDACTED]
4. Letter Requesting Assignment and Surrender

1. Deferred Maintenance Schedule

Room	Room	Flat	Upgrade Required	Estimated Cost
<b>110 Seddon St</b>				
<b>Exterior</b>				
	South west corner of Flat 4		Repair to hole in baseboard	
<b>Interior</b>				
Living	1,2,3		Paint interior walls	4,500
	2		Replace curtain tracks	50
	1,2,3,4		Replace curtains	400
	2,3		Replace carpet	3,200
Kitchen	2		Replace window roller blind	100
	1,2,3		Replace door louvres with glass	300
	2		Replace vinyl	1,200
	1,2,3,4		Install rangehood	4,000
	2		Replace oven	800
Bedroom	4		Install wall protection alongside oven	200
	1,2,3		Paint interior walls	4,500
	1,2,3,4		Replace curtains	400
	3		Replace nets	50
Bathroom	2		Replace carpet	1,600
	2,3,4		Install extractor fan	1,200
	1,2,3		Paint interior walls	4,500
				<b>\$22,500</b>
<b>114 Seddon St</b>				
<b>Interior</b>				
Living	8,9,11,12		Paint interior walls	6,000
	8,9,12		Replace curtains	300
	9,12		Replace net curtains	100
	8,9,12		Replace carpet	4,800
	9		Paint ceiling	500
	9		Paint window and door surrounds	250
Kitchen	9,12		Replace vinyl	2,400
	7,8,9,10,11,12		Install rangehood	6,000
	8,9		Replace cupboards	
	8,9,12		Paint interior walls	4,500
	7,12		Replace curtains	200
Bedroom	8,10,12		Replace nets	150
	8,9,12		Replace carpet	4,800
	9		Replace door	200
Bathroom	7,8,9,10,11,12		Install extractor fan	2,400
	8,9,10,12		Paint interior walls	6,000
	8,9		Replace vinyl	2,400
	8,9,12		Replace toilet cistern	600
	8,9		Replace toilet seat	150
	7,8		Replace laundry tub	600
	9		Replace vanity cupboard handles	50
	9		Paint window sills	250
	12		Replace cabinet mirror	150
10,11,12		Replace shower wall lining	1,500	

	11	Check for leaks in roof and replace ceiling	3,000
			<b>\$47,300</b>
<b>116 Seddon St</b>			
<b>Interior</b>			
Living	Bedsit 5	Paint interior walls	1,500
	Bedsit 6	Replace curtain tracks	100
	Bedsit 5,6	Replace curtains	200
	Bedsit 5	Replace net curtains	50
	Bedsit 2,5,6	Replace carpet	4,000
	Bedsit 1	Replace rear exterior sliding door	
	Bedsit 5,6	Paint window sills	500
	Bedsit 5	Paint ceiling	1,000
Kitchen	Bedsit 2	Replace vinyl	1,200
	Bedsit 1,2,3,5,6,Flat 4	Install rangehood	6,000
	Bedsit 5	Install wall protection alongside oven	200
Bedroom	Bedsit 5	Paint interior walls	1,500
	Bedsit 5,6	Replace curtains	200
	Bedsit 5	Replace nets	50
	Bedsit 2,5,6	Replace carpet	800
	Bedsit 5	Paint ceiling	500
	Bedsit 5,6	Paint window sills	500
	Bedsit 6	Replace curtain tracks	50
Bathroom	Bedsit 1,2,3,5,6, Flat 4	Install extractor fan	2,400
	Bedsit 5	Install towel rail	50
	Bedsit 6	Replace shower head	400
			<b>\$21,200</b>
<b>TOTAL</b>			<b>\$91,000</b>







## 4. Letter Requesting Assignment and Surrender

**MENEFY JAICHAND JORDAN**

(incorporating Nash Jordan Law)  
BARRISTERS & SOLICITORS

Partners: Anil Kumar Jaichand, B. Law (South Africa)  
Joanna Grace Jordan, BA (Hons) LLB

Associate: Rachel Sandford, ANZILE, DipLegalExec  
Registered Legal Executive

8 February 2022

Raupehu District Council  
Private Bag 1001,  
Taumarunui

By email only; [REDACTED]

Attention [REDACTED]

Morning [REDACTED]

RE; Waimarino Rest Home Trust/Seddon Street Flats Charitable Trust and the Seddon Street flats

We act for the Waimarino Rest Home Trust and Seddon Street Flats Charitable Trust. We understand that you have recently meet with [REDACTED] on behalf of the Trusts to discuss the transfer/assignment of the current lease of the flats at 112 Seddon Street, Raetihi.

The Trust end goal is to surrender the lease of the flats at 112 Seddon Street , Raetihi back to the Raupehu District Council. This will have to be a two step process;

1. The lease is currently in the name of the Waimarino Rest Home Trust and will have to be assigned to the new Trust, Seddon Street Flats Charitable Trust;
2. Then Seddon Street Flats Charitable Trust will surrender the lease back to the Raupehu District Council, along with the ownership of the dayroom/bedsits currently owned by the Waimarino Resthome Trust located adjacent to the flats on the land leased from Raupehu district Council.

Both of these steps will require approval from the Raupehu District Council, with the next meeting scheduled to take place early in the New Year. Can you please confirm the Councils position in due course?

Yours faithfully

**JOANNA JORDAN**

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OHAKUNE 4680



# RUAPEHU DISTRICT COUNCIL

## Confidential Reports Released into the Public Business

FROM THE MEETING OF RUAPEHU DISTRICT COUNCIL  
ON WEDNESDAY 27 APRIL 2022

### Item

#### C4 Waimarino Housing Rents

General subject of each matter to be considered	Reason for passing this resolution in relation to each matter	Ground(s) under section 48(1) for the passing of this resolution
Waimarino Housing Rents	s7(2)(i) To enable any local authority holding the information to carry on, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations) s7(2)(i) To prevent the disclosure or use of official information for improper gain or improper advantage	s48(1)(a) the public conduct of the relevant part of the proceedings of the meeting would be likely to result in the disclosure of information for which good reason for withholding would exist under section 7

The report and minutes have been released into the Public Business through an Official Information Request.

### Minutes

#### C4 Waimarino Housing Rents

- 1 Receives the Report Waimarino Housing Rents;
- 2 Increases the Waimarino Housing rents as set out in the table below

Location	Suggested Rent (p/w)	Increase (p/w)
Flats 1- 6 Bedsits (116 Seddon Street)	\$105.00	\$0
Flats 7-12 One Bedroom 114 Seddon Street	\$135.00	\$10.00
Studio Units - bedsits (112 Seddon Street)	\$125.00	\$0
	\$95.00	\$15.00
	\$125.00	\$5.00
Flats 1-4 One Bedroom Units (110 Seddon Street)	\$135.00	\$10.00

- 3 Does Not record this resolution in the Public Business Minutes of this meeting; and
- 4 Does Not release this report as publicly available information

**Report to: Council**

Meeting Date: 27 April 2022

Subject: Waimarino Housing Rents

**Purpose of Report**

- 1.1 The purpose of this report is to request confirmation or change to rental rates for the Waimarino Rest Home 2022/23.

**Significance and Engagement, Social Impact**

- 2.1 **Significance**  
This report does not trigger the Significance and Engagement Policy.
- 2.2 **Social Impact**  
Although this report does not trigger the Social Policy, RDC's involvement in social housing is an important aspect of council's role in social wellbeing.
- 2.3 There is no wider social impact on residents of the district, however there is a possibility for a large social impact on residents of Council social housing units, if there is a significant financial burden placed on them by this increase in rental rates.

**Background**

- 3.1 Council considered a report 23 February 2022 seeking Council approval to a proposed two stage process of assignment of lease of the Seddon Street social housing complex from Waimarino Rest Home Trust to Seddon Street Flats Charitable Trust, followed by a proposed surrender of lease between Seddon Street Flats Charitable Trust and Ruapehu District Council. The report also sought a decision by Council on the preferred option for the future ownership and management of the Seddon Street social housing complex. Council's Technical Advisor spoke to the report and answered Members' questions.
- 3.2 Members decided to accept a surrender of lease and transfer of ownership back to Council as current conditions of the housing were not tenable and posed health risks to residents.

**Discussion**

- 4.1 **Current Rentals**
  - 4.1.1 As part of the handover Council needs to consider the rentals going forward. Once Council has ownership back, then any rental increases can be notified to the occupants, and rents can be increased after 60 days.
- 4.2 Current Rents at the Waimarino Rest Home are:

Location	Current Rent (p/w)
Flats 1- 6 Bedsits (116 Seddon Street)	5 @ \$105.00
Flats 7-12 One Bedroom 114 Seddon Street	7 @ \$125.00
Studio Units – Bedsits (112 Seddon Street)	2 @ \$125.00
	1 @ \$80.00
	1 @ \$120.00
Flats 1-4 One Bedroom Units (110 Seddon Street)	4 @ \$125.00

4.2.1 The Waimarino Flats and Units should be brought into line as much as possible with the other units and flats in the District, once upgrades and repairs are completed.

Location	Current Rent (p/w)	Suggested Rent (p/w)	Increase (p/w)	Other Social Housing rents
Flats 1- 6 Bedsits (116 Seddon Street)	5 @ \$105.00	\$105.00	No increase	\$95.00 Taumarunui
Flats 7-12 One Bedroom 114 Seddon Street	7 @ \$125.00	\$135.00	+\$10.00	\$135.00 Taumarunui \$140.00 (Ohakune)
Studio Units - bedsits (112 Seddon Street)	2 @ \$125.00	\$125.00 Includes power and use of communal laundry, kitchen	No increase	No direct comparisons
	1 @ \$80.00		+\$45.00 (or 3 stage approach of \$15.00 per year)	
	1 @ \$120.00		+\$5.00	
Flats 1-4 One Bedroom Units (110 Seddon Street)	4 @ \$125.00	\$135.00	+\$10.00	\$135.00 Taumarunui \$140.00 (Ohakune)

4.3 These changes start to unify the costs of the service across the District. One of the Studio Units has a large increase, and it is recommended that this be increased in smaller amounts over the next 3 years, unless there is a change in the tenancy.

### Next Actions

5.1 The Waimarino flats and units will need to be given 60 days notices once the transfer is complete for any rental increases.

### Suggested Resolution(s)

That the Council:

- 1 Receives the Report **Waimarino Housing Rents**
- 2 Increases the Waimarino Housing rents as set out in the table below:

Location	Suggested Rent (p/w)	Increase (p/w)
Flats 1- 6 Bedsits (116 Seddon Street)	\$105.00	\$0
Flats 7-12 One Bedroom 114 Seddon Street	\$135.00	\$10.00
Studio Units - bedsits (112 Seddon Street)	\$125.00	\$0
	\$95.00	\$15.00
	\$125.00	\$5.00
Flats 1-4 One Bedroom Units (110 Seddon Street)	\$135.00	+\$10.00



Pauline Welch

**EXECUTIVE MANAGER: COMMUNITY & ECONOMIC DEVELOPMENT**



**Attachment(s)**

NIL

# **RUAPEHU DISTRICT COUNCIL**

## **Workshop Information Released into the Public Business**

FROM THE ELECTED MEMBER WORKSHOP: HOUSING JOURNEY  
ON WEDNESDAY 8 MARCH 2023

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### **Item**

- 1 Workshop Reader
- 2 Workshop Presentation
- 3 Record of Workshop

The reader and notes have been released into the Public Business through an Official Information Request. The information has been redacted to protect the privacy of natural persons and remove information that could identify individuals

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# Housing

NOTE: Standing orders do not apply to this workshop; it is primarily for the provision of information and discussion and will not make any decisions or pass any resolutions

**PRESENTED BY: REE ANDERSON**

**8 MARCH 2023**

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**RUAPEHU DISTRICT COUNCIL**  
Council Chamber,  
Huia Street, Taumarunui



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# Housing - An overview of our journey

February 2023

# Contents

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# Housing background and issues

In early 2020 Council identified the growing housing challenges that are impacting on all sectors of the community and across all social and income levels. This was informed by research undertaken by Key Research Ltd which through Community Discussion Groups investigated how liveable and affordable Ruapehu District was.

The demand for more social and affordable housing is increasing:

- There is a growing waiting list for council's social housing for older persons (60+years) and residents of younger age groups (21 - 60 years) also registering and needing access to council's social housing.
- The number of those on the Ministry of Social Development's Social Housing Register have more than doubled in 2020 (from 22 to 61) and the numbers registered on council's social housing waiting list increased by 20 (from 48 to 68). It was recognised that these statistics are not a true reflection of need as not everyone is entitled to public housing registers.
- The number of Job-seekers - Work Ready Benefits has also increased by 126 in Ruapehu from October 2019- October 2020.
- There are challenges in the supply of affordable homes for key workers such as tradespeople, construction workers, teachers, fire workers, and nurses who cannot access homes either for affordable rental or to buy.

At the same time, there is a shortage of readily available land with infrastructure in place and a market where construction costs are high, profit margins are very low and build risks are too high to attract scale residential builders to towns such as Taumarunui and Raetihi. This is constraining the supply of homes as the private sector is not building new homes. A shortage of homes means rents and house prices rise, overcrowding occurs and homelessness increases.



The impact of Airbnb and take up of holiday homes escalates this issue by reducing the supply of homes in towns such as Ohakune and National Park. This reduces the supply of homes for permanent residents and increases the costs and availability of rental homes for seasonal workers.

Council engaged a team comprising Ree Anderson Consulting Ltd, MEQ Property and Morrison Low to assist Council in reviewing their Social Housing Policy, developing a Housing Strategy and submitting an application to CIP.

# What actions has Council taken to address these issues?

In response to the issues identified above Council chose to take an active role to help address these housing challenges. It however was very clear that any new housing initiatives should not be at the cost of increasing rates and putting a further burden on ratepayers.

It took a number of initiatives to increase social and affordable housing in the district over the past year. These are as follows:

## Clear Strategic Direction

To provide focus and identify Council's future direction regarding housing two key pieces of work were undertaken in 2020.

## The development of a Public and Affordable Housing Asset and Tenancy Management Strategy

A Public and Affordable Housing Asset and Tenancy Management Strategy was developed in mid-2020 with a primary objective to support the District's economic growth, development and community wellbeing through housing.

The aim of this plan was threefold:

- It was to regenerate RDC public (social) housing and where possible, through partnering, encourage an increase in fit for purpose public housing within the district, with an initial 10-year horizon.
- It was also to collaborate with Iwi, the Crown, or Crown controlled entities such as Kāinga Ora, accredited Community Housing Providers and local businesses or investors, so that a greater supply of land suitable for new public and affordable housing can be enabled and built on. Some of these homes can, with new ownership models, enable families to become homeowners.
- It also sought to update tenancy management practices to "best practice" which includes extending eligibility criteria and developing pathways to home ownership and independence. The strategy needs to satisfy RDC's rates neutral policy.

This Plan was consulted on in September 2020 with significant public support. It was adopted in November 2020.

## The development of a 5 Year Housing Strategy and Action Plan

Council was concerned about high housing needs across the District and the intention was to have a housing strategy that delivered for the whole community. A one-page Housing Strategy was developed and workshopped with Council in December 2020.

This Strategy was updated as part of the LTP process and identified six key initiatives (as shown in the following diagram).



**‘Putting a focus on housing’  
Our Ruapehu 5 Year Housing Strategy and Plan of Action on a Page - May 2021**

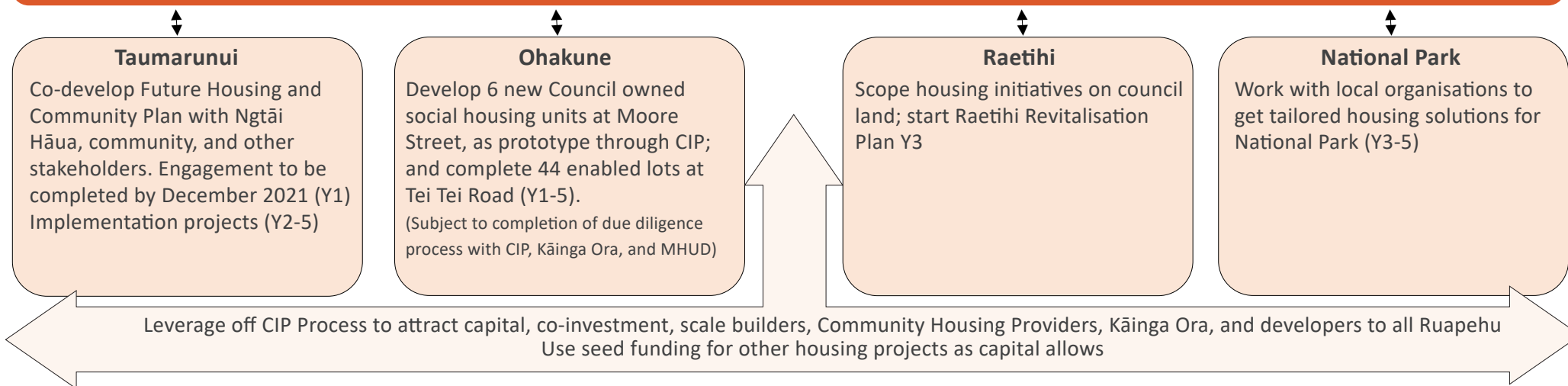
**Our Vision:** Supportive and thriving communities where there is a diversity of warm, dry, safe homes that residents and workers across the District can afford.  
**Our Mission:** Working with others to increase the overall supply of homes and enable and facilitate the delivery of more emergency, social and affordable homes and papakāinga to meet the diversity of whānau, family and individual needs

**Our 6 Key Initiatives:**

**Initiative 1: Support Uenuku, Ngāti Rangī, Ngāti Hāua to enable their delivery of their Māori housing initiatives particularly on Māori owned land**

**Initiative 2: Provide a client friendly approach to Ruapehu District Council’s regulatory and customer services to enable Ruapehu to be a comparatively competitive place for housing developments.**

**Initiative 3: Planning and promoting integrated housing developments in key towns**



**Initiative 4: Investigate achieving a Community Housing Provider (CHP) status in conjunction with IWI and other trusts with a focus on delivering housing in Ruapehu (Y1)**

**Initiative 5: Facilitate Northern and Southern based Working Party Housing Hubs of local iwi, Central Government Agencies (e.g. MSD, MHUD, Kāinga Ora), DHBs, Community Housing Aotearoa and relevant local agencies e.g. Taumarunui Women’s Refuge to facilitate the coordinated delivery of housing delivery, healthy homes programmes and government wrap around services**

**Initiative 6: Work with the private & community housing sectors, businesses, developers, builders to enable more homes for employees**

**MONITOR & REVIEW**



This Strategy identified the need to support and partner with Iwi. It also targeted continuing to work with Kāinga Ora and progressing the town centre, housing and infrastructure planning in Councils main centres (initially Ohakune and Taumarunui 2021/22).

The approach to co-development of a Taumarunui Housing and Community Plan was reviewed by Ngāti Hāua Iwi Trust and they were fully supportive of the approach. The proposed methodology for the Taumarunui Future Housing and Community Plan would include early informal consultation with the community and also the development of a stakeholder management plan that ensures ongoing involvement of central government agencies, local businesses and local organisations, NFP (Not for Profit organisations), Waikato District Health Board, Enterprising Taumarunui etc.

## Partnerships

Council established a Housing Project Steering Group comprising Uenuku Charitable Trust, Ngāti Hāua Iwi Trust and Ngāti Rangī. This group collectively undertook a stocktake of Council owned vacant land that may be able to be used for housing. This process identified 13 parcels of land (some parcels include more than 1 site):

- High level due diligence was undertaken on each of these parcels of land to determine whether any were immediately suitable for development (e.g., have infrastructure to service them; appropriate zoning; iwi support/considerations; proximity to services and amenities, flooding/hazards).
- While only 2 parcels in Ohakune, one adjoining the Council's existing social housing at Moore Street; the other at Tei Tei Drive are considered 'shovel ready' sites at a number of other sites have been identified for potential future investigation and development.



In addition, liaison has also occurred with Kāinga Ora, Community Housing Providers, MHUD (Ministry Housing and Urban Development), MSD (Ministry of Social Development), and builders and developers as part of the ITP (Invitation to Partner Process) associated with the Crown Infrastructure Partners (ITP) funding.

A focus on building relationships with Kāinga Ora has also been successful. Council has worked with their recently appointed Regional Director and team to discuss ways in which Council and Kāinga Ora can work together to get more public, social and affordable homes in Ruapehu. Discussions have been focussed initially on Ohakune (refer to the Housing Developments in Ohakune section below) and are ongoing.

## Taumarunui | Manunui Spatial Plan

Council initiated the development of the Taumarunui | Manunui Spatial Plan in early 2021 because a plan with more diverse and affordable housing and employment options in the town was being sought. After a range of informal community and formal public engagement with mana whenua, central and regional government agencies and residents, the Taumarunui | Manunui Spatial Plan was adopted by Council in August 2022.

The Plan included a development strategy that includes a proposal to change some zonings in the Operative Ruapehu District Plan. Amending the District Plan to allow for more mixed use activity (residential, papakāinga and commercial activity near the town centre) was prioritised in the spatial plan's implementation plan. The Council is currently in the process of engaging planning consultants Tonkin and Taylor Ltd to undertake a Mixed Use Zoning Plan Change. There will be an opportunity for mana whenua, residents and local businesses to comment on the detail of the proposed Mixed Use Zoning as it is developed during late 2022- 2023.

Ree Anderson Consulting Ltd and Richard Knott Ltd were engaged by Council to assist in developing the plan working alongside Ngāti Hāua Iwi Trust and their advisers The Urban Advisory (TUA).





## Housing Developments in Ohakune

Council was successful in early 2021 in securing \$2.4M in funds from Crown Infrastructure Partners (CIP) for funding to help build more public and affordable homes in the District.

This project involved the development of six social houses at 11-13 Moore Street which will be to 8 Homestar Design certification.

This project commenced in 2021 with the establishment of a project team and the securing of a build partner (a consortia comprising Eves Construction/MyKiwiHouse/Isthmus Group). The project was completed in October 2022 on time and under budget; with CIP agreeing to use surplus funds to upgrade eight existing council social houses to meet healthy homes standards.

An additional site at Tei Tei Drive is also currently being pursued. This is large council site that can accommodate circa 200 houses, and which has the potential to provide in the order of a further 40-50 houses, being a mix of public housing, affordable homes and worker rentals. This has the potential to attract capital, co-investment and scale builders to the District, then use any surplus from selling off a portion of houses to provide seed funding for further housing projects as capital allows.

Council has been working directly with Kāinga Ora and Ngāti Rangī in a partnership approach to develop this site and fund, build and manage any social housing stock. This project will also fund the associated infrastructure development to support additional housing within the town.

### Ohakune Spatial Plan

In mid 2022, Council, Ngāti Rangī, Ohakune Inc, and key community stakeholders worked with the Ohakune community to understand the values and aspirations for the future of Ohakune.

Based upon this a 'wish list' of communities priorities were identified to set out key priorities for Ohakune, looking at how Ohakune grows and responds to the key pressures, risk and opportunities that exist. Housing is a key priority and the focus is on ensuring that any housing develops in the right location, growing around centres and facilities such as schools.

## Options to establish a Community Housing Provider

In late May 2021 Options for Council's role in Housing were discussed with Council as part of the Deliberations for the Long-Term Plan 2021-31.

In assessing options on how Council could enable more affordable sustainable housing rentals and ownership, three options for the future were put forward. These were as follows:

- Option 1 - more traditional role where the council facilitates, advocates and partners with others.
- Option 2 - potential new housing delivery option.
- Option 3 - housing funding option.

Some councils (e.g. Queenstown Lakes District, Auckland and Christchurch) have established Trusts, or a subsidiary of the local authority that operates independently as a registered Community Housing Provider. The Ministry of Social Development (MSD) offers subsidised rents in the public housing market through the Income-Related Rent Subsidy (IRRS). If a tenant qualifies for income-related rent the Government pays the difference between the tenant's rent and market rent.

Local authorities and Council controlled organisations are not eligible to obtain IRRS funding with MSD only providing the funds to community housing providers (CHPs). The Community Housing Regulatory Authority (CHRA) sets standards for community housing providers and regulates the sector. A subsidiary of a local authority or council-controlled organisation may apply to register as a CHP if it is operating at arm's length. The subsidiary must be genuinely operating independently from the parent as if not part of its corporate structure. This should be evident from its constitution, membership of its governing body, and its governance and financial management structures.





Ruapehu District Council would need to find a community housing partner to work with and set up a new entity that can be registered as a CHP if that was the option chosen. The partner would also need to have an aligned focus on growing the housing portfolio.

Council has agreed to investigate a CHP as an outcome of the LTP process, and is working with Kāinga Ora on this initiative. It is recognized that Council should have a role in housing as it is a fundamental need and critical to the health and wellbeing of all residents.

#### **Community Housing Provider (CHP) and the Taumarunui Community Kokiri Trust**

The Council is working alongside the Taumarunui Community Kokiri Community Trust to assist it in obtaining registration as a Community Housing Provider. The Trust has been invited by the Community Housing Regulatory Authority (CHRA) to submit an application to become a CHP, which is currently underway.

Organisations that meet the criteria for Community Housing Providers are eligible to apply for funding to build more public and social housing through the Ministry of Housing and Urban Development. Both the Trust and Council, have land that may be able to be used to improve affordable housing options for residents without costs falling on ratepayers .

# Summary

In early 2020 Council identified the growing housing challenges that faces its District. As an outcome of this, Council has taken a proactive approach having developed key documents that set out the Housing Strategic Direction.

These documents identified a number of housing initiatives of which a number are underway already. These are the development of the Taumarunui Housing and Community Plan, establishing key partnerships and Housing Developments in Ohakune including the development of a community led spatial plan. Council is now actively looking at options to establish a Community Housing Provider.







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# Project Plan

## Teitei Drive, Ohakune **DRAFT**

Date – 2/03/2023

Status – DRAFT

Prepared by – Giles Tait, Senior Development Manager – Greenfield and Complex  
and Colleen McCorkindale, Project Director, Greenfield and Complex



# Project Summary

Item	Description	Note
<b>Site address</b>	6 Teitei Drive, Ohakune	
<b>Current owner</b>	Waimarino District Council (a predecessor of Ruapehu District Council)	
<b>Legal description</b>	Lot 2 DP 54909 [WN24D/752]	
<b>Approximate land area (hectares)</b>	Total land area 9.4526 ha Kāinga Ora will acquire 'Stage 1', ~1.6 ha super lot.	Stages 2 and 3 to remain in RDC ownership for later release.
<b>Zoning</b>	Residential	Site has no formed, legal road access. (Paper Road only)
<b>Kāinga Ora Region &amp; Area</b>	Taranaki, Whanganui, Manawatū	
<b>Land Development</b>	Stage 1 delivery of 44 lots. Enablement for approx. 150 – 200 sites entire site.	Initial masterplan concepts indicate full project delivery yield is more likely to be at the lower end of this range is a minimum 300m <sup>2</sup> section is applied.
<b>Housing Development</b>	Stage 1: 15 Public homes, 15 Affordable homes, 14 Worker Rental homes. Stages 2 and 3 typologies to be agreed.	
<b>Mana Whenua</b>	Ngāti Rangi	
<b>Proposal Summary</b>	Partnership development with Ruapehu District Council to deliver a subdivision of at least 44 new sections (stage 1), and key infrastructure for approximately an additional 100+ sections (stage 2 and 3) to be delivered later by RDC. Masterplan and infrastructure design for all stages, build ready land delivery for stage 1.	Kāinga Ora will acquire the Stage 1 area (1.6 ha) to deliver and consent the 44 lot subdivision. Stage 2 and 3 of the Subdivision Development will be retained by RDC, though Kāinga Ora will deliver key infrastructure as funding allows. Kāinga Ora and their partners will work together to create local employment consistent with the CIP application.
<b>Development Funding</b>	Kāinga Ora has been approved to receive \$5.2M + GST (if any) funding support through the COVID Response and Recovery Fund shovel ready project initiative for Kāinga Ora to deliver the	

	<p>Ohakune Social Housing Project. This provides funding to enable land development and provide 44 individual, serviced and ready to be built on lots.</p> <p>The Project is expected to utilise and retain, during the life of the Project, approximately 50 Full Time Equivalent Jobs.</p> <p>Land acquisition of Stage 1 will be completed through Public Housing budget.</p>	
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# Introduction

## Objectives of this Project Plan

The purpose of this plan is to provide a reference document for the project partners and key stakeholders involved in the development and delivery of the project. This plan sets out the project framework and summarises the project scope and deliverables, roles and responsibilities, management and implementation plans, and communications and reporting procedures for the team.

The plan also describes the roles, responsibilities and relationships of the project team and their representatives with regard to their communication protocols.

## Project history

Following local body elections in 2019, Ruapehu District Council identified housing as a key need for the district and developed objectives to address housing supply and affordability issues.

At around the same time, Crown Infrastructure Partners (CIP) ‘shovel ready’ funding was announced. In accordance with CIP requirements, RDC identified two sites in Ohakune as being ‘shovel ready’, Teitei Drive and a smaller site at Moore Street adjacent to existing social housing provision.

RDC initially made application to CIP to undertake both developments themselves, but the application was subsequently split into two projects.

Moore Street has progressed as its own application and development by RDC in consultation with Ngāti Rangī and utilising specialist consultants for delivery. This has recently been completed by RDC and provides 8x 1 and 2 bed units for public housing.

Project Two is Teitei Drive, to be completed in partnership between RDC and Kāinga Ora, in consultation with Ngāti Rangī.

## Demand

Ohakune’s housing shortage is not accurately reflected in the waitlist. The majority of local housing stock is tied up as holiday homes; and vacancies in public housing are rare so applicants do not apply via the waitlist.

- Kāinga Ora own 12 homes in Ohakune, and 6 homes in neighbouring Raetihi. There is a very low turnover in incumbent tenants and vacancies are rare.
- Approximately half of all homes in Ohakune are second homes or holiday homes<sup>1</sup>. If these properties are available for rent, it is typically only on a seasonal basis or short-term through an activity such as Air B’n’B.
- Seasonal demand is exaggerated in Ohakune as there is a group within the community reliant on short-term accommodation during the summer months, who then move in with extended family

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<sup>1</sup> Source: TBC

Interesting commentary at [Ohakune - Ruapehu Livability \(livinginruapehu.co.nz\)](https://livinginruapehu.co.nz)

during the winter period. This is a consequence of demand for long-term rental accommodation far exceeding supply.

- Major employers in the area have a great deal of difficulty finding accommodation for employees, particularly on a seasonal basis such as local vegetable growers and their packinghouses. This issue has been highlighted through consultation with other major employers Ruapehu Alpine Lifts and WPI Tangiwai Sawmill.

## Project Vision

*Refer also to the sale & development agreement.*

For the Development to build on and contribute to the vibrant diverse community within Ohakune while maintaining a sense of place and to set new benchmarks for quality, affordable, dense<sup>2</sup> and diverse urban development with a focus on innovation, affordability and a low climate impact and resilience.

## Project Objectives

*Refer also to the sale & development agreement.*

There are four key outcomes for stage 1 to deliver:

- A minimum of 44 build ready sections,
- Trunk infrastructure sized to enable the further development of stages 2 and 3, as much as CIP funding allows,
- A masterplan to establish a framework for further development of the balance of the site.
- Employment and job objectives (circa 50 employment opportunities) associated with this land development project.

The delivery of these outcomes will serve to increase public housing stock and enable local affordable rental and owner-occupied housing, achieved through working in partnership with local iwi, Ngāti Rangī.

The delivery of stage 1 will inform decisions regarding stages 2 and 3, allowing better-informed outcomes to be delivered (including housing tenure and delivery models).

The project will also deliver the on the following:

- Compliance with the functions and operating principles set out in 12, 13 and 14 of the Kāinga Ora – Homes and Communities Act 2019;
- Consistency with the Ohakune Spatial Plan and draft work under way on the Ohakune Movement Strategy.
- Supporting the development of housing solutions for whānau and the wider Ohakune community.
- Protect the integrity of the Vision throughout the development processes.

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<sup>2</sup> Note: The Operative District plan zoning is 1:300m<sup>2</sup> for comprehensive development

- Delivery of a masterplan and infrastructure strategy to support the entire residential development.
- Deliver Stage 1 as a cohesive part of the Development.
- Design of the homes and the overall housing outcomes reflects Ngāti Rangī values and Crown partnership.
- The overall Project being cost-neutral to RDC, accounting for the sale of Stage 1 to Kāinga Ora for a nominal purchase price, with expenditure by RDC to be agreed in advance with Kāinga Ora.
- Building capacity and capability within RDC, so that the Future Stages can be sold and developed by the Council on a commercial basis.
- The creation of local employment opportunities where possible and consistent with the objectives of the CIP Funding.
- Use the land within the Development efficiently and responsibly, and in a manner that promotes increasingly efficient buildings and construction process that have a low climate impact and resilience.
- Preserve the unique natural features of the site.

## Project Milestones

Milestones for Stage 1 enablement		
Milestones and Milestone Dates:	Milestones	Milestone Dates
	<b>Milestone 1:</b> Kāinga Ora Contract Sale and Purchase unconditional approval	18 March 2023
	<b>Milestone 2:</b> Finalisation of Master Plan	30 March 2023
	<b>Milestone 3:</b> Lodge Resource Consent	30 April 2023
	<b>Milestone 4:</b> Completion of the infrastructure works described in clause 8.1(a) of the Sale and Development Agreement	30 June 2025

## Key Project Success Factors / Measurable Outcomes

To be successful, the project must deliver all the following:

- **Time** – Development completed within the available timeframes in accordance with the CIP Funding Agreement and agreed programme milestones.
- **Quality** – Design of market-leading quality, in accordance with Kāinga Ora and RDC standards, in consultation with Ngāti Rangī.
- **Cost** – Provide a best value solution, which can be delivered within approved cost parameters.
- **Function** – Project objectives are to be achieved. Provision of an efficient, safe, secure, and comfortable environment in line with Kāinga Ora and Council standards.
- **Environment** – Appropriate consideration of environmental sustainability, ensuring the development enhances the environment.

- **Partnership** – Collaborative partnership approach with best endeavours and regular and ongoing communication.
- **Public Perceptions** – Positive perception of the project by others outside of the project, including public and interested parties.
- **Community** – positive and proactive community engagement to identify needs and aspirations and ensure these are delivered.
- **Commercial obligations** – adherence to funding reporting requirements.

## Abbreviations / Definitions

- TDD – Teitei Drive Development
- UDD – Kāinga Ora Urban Design and Delivery
- HUD – Ministry of Housing and Urban Development
- RDC – Ruapehu District Council

## Project Scope

### Location



## Scope of works

In broad terms, the Project involves the following:

- RDC will grant Kāinga Ora a Licence to Occupy over the 9.5ha allotment. This will enable master-planning and due diligence investigations to advance.
- Kāinga Ora (lead), Council and Ngāti Rangī to master plan the whole site for delivery of approximately 150 to 200 homes.

- Design and development of infrastructure (roads and three waters) to service the whole site, by Kāinga Ora.
- The subdivision of a Super Lot of approximately 1.6 ha from RDC's overall land holding of 9.4356ha at Teitei Drive, Ohakune.
- The sale of the Super Lot to HNZ Build.
- Delivery of Stage 1 to 'build ready' land parcels, and the balance of the site (the Future Stages) receiving 'trunk' infrastructure and installation of as much as possible of the civil and infrastructure works as the remaining balance of the CIP Funding will permit.
- Construction of 44 sections by HNZ Build, or other party as contracted, to be used for the mixed uses of public housing, affordably priced home ownership and long-term worker-rental housing.
- Operation of Public Homes by Kāinga Ora.
- Later completion and market release of Stages 2 and 3 by RDC.

Note:

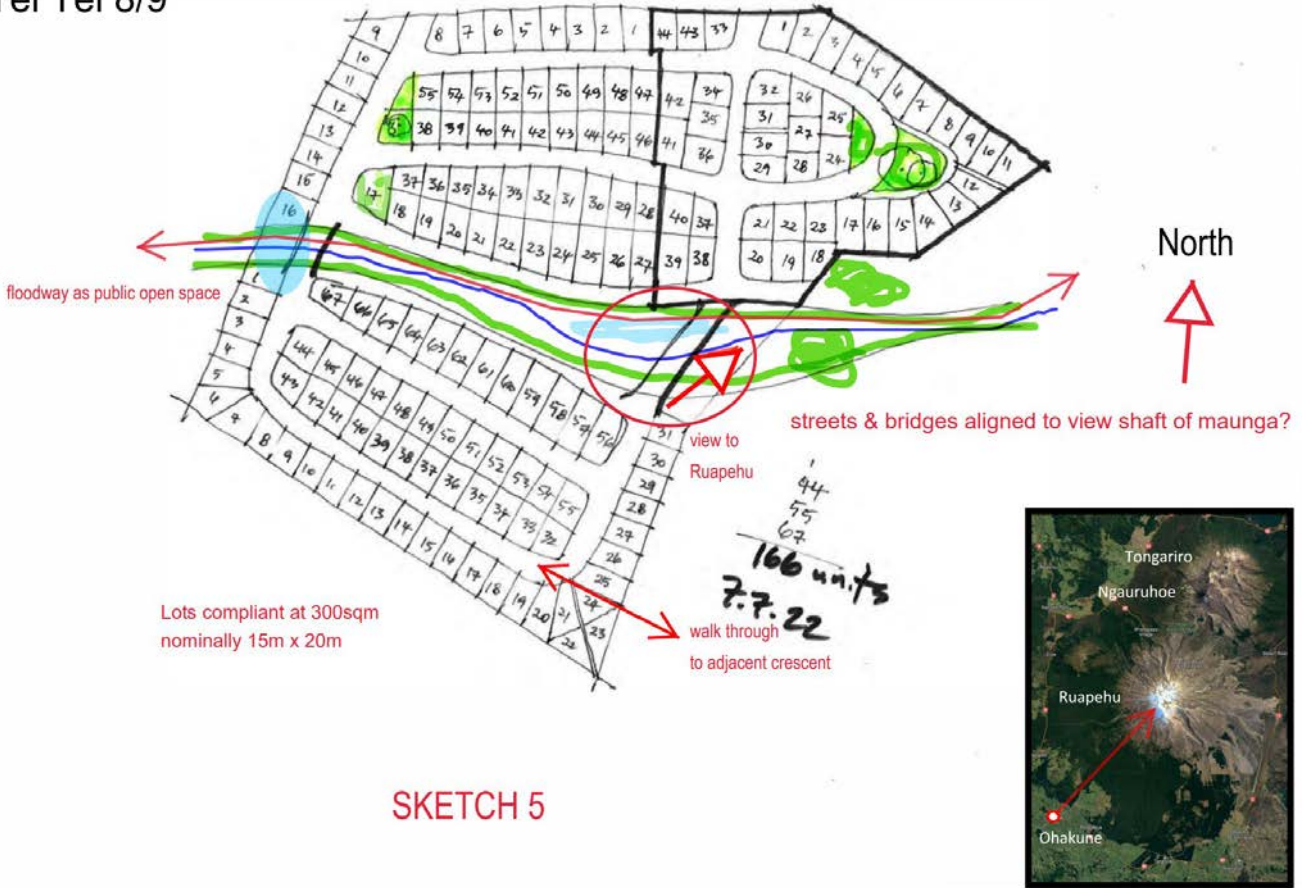
- To enable the Housing Development, Kāinga Ora will need to secure legal access to the site (i.e., form the paper road to the site access point).
- The delivery of 15 public homes will be managed by Construction and Innovation Group within Kāinga Ora. Funding will be sourced from the public housing budget.
- All affordable homes and market rentals will be funded and delivered by an external build partner. A Development Agreement to sell and develop twenty-nine sections will be negotiated, with procurement to strategy to consider key Partnership Objectives including building local capacity through the inclusion of local providers and work force where practical.
- The external build partner may either retain the market rental housing or sell as a single tranche to an investor. This will be addressed during the negotiation of a possible Partnership Agreement.

**Indicative masterplan concept (subject to change)**



Note: An updated version will be available shortly from Ithmus.

### Tei Tei 8/9



## Scope Responsibility

### Partnership Roles

Refer also to Development Agreement for agreed roles for Kāinga Ora, RDC and Ngāti Rangī.

### Development Partner Meetings (DPM)

DPM will be held to foster partnership and ensure project objectives are being met. They will provide an open and transparent forum for communication between Kāinga Ora, RDC and Ngāti Rangī to share ideas and updates, monitor progress, and streamline approval processes. The DPM representatives are authorised to make decisions that relate to the day-to-day operation and undertaking of the project.

DPM will be held at agreed intervals, no less than once every 6 weeks, with an agenda and report circulated by Kāinga Ora no less than 3 working days in advance.

Kāinga Ora will lead the DPM, tasked with the delivery of the initial stage of 44 lots. A project manager from RDC (to be identified) will be a party to the DPM to learn the process associated with

delivery of a residential subdivision and will use these skills to deliver later stages for the direct benefit of RDC.

Below as was agreed by all parties at Hui 25/08/2022

- Kāinga Ora lead design and development of masterplan, including technical requirements, community engagement, and consenting.
- RDC partake in engagement and maintain approval role through design as per DA. RDC have indicated their feedback will be directed by the community – ‘we are the community, the community is us’. The DPM is responsible for reviewing the Communication and Engagement Strategy.
- Ngāti Rangī is interested in the built outcome and opportunities around this, such as trade apprenticeships. Ngāti Rangī would like to be engaged at milestones during design.
- Ngāti Rangī will provide feedback to the development of the master plan through the iterative design process with a representative to review and comment.

Additional stakeholder engagement with parties such as Waka Kotahi to be led by project partners. RDC with support from Kāinga Ora.

### Working Group Meetings

Should the project require Working Group Meetings as an additional governance layer to sit between the DPM and the individual project work-streams, these will be established. It is expected that Kāinga Ora, RDC and Ngāti Rangī will be included in Working Group Meetings in line with DPM representation.

## Exclusions/Out of Scope

There are no allowances for infrastructure beyond the boundaries of the site (excluding the standard extension of the subdivision’s 3 waters services to the nearest existing connection points). RDC have indicated sufficient capacity will be available through works being completed in FY23. This was confirmed at a Hui 13/12/22 by [REDACTED].

Community engagement scope will not include unit design for public housing. The focus will be on the overall masterplan urban design outcomes, amenity provision and potentially placement of typologies (public, affordable, rental) within the sites.

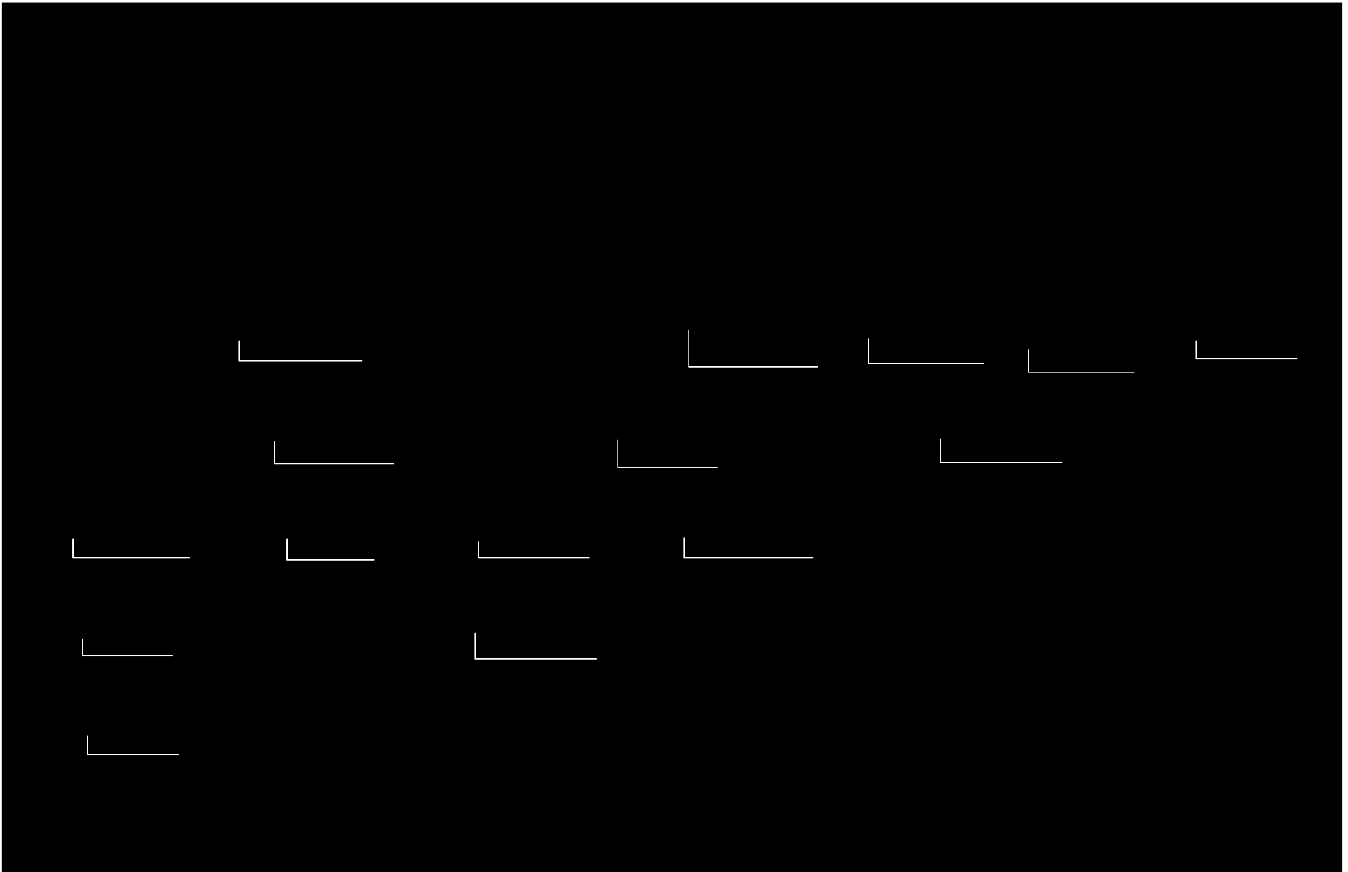
## Constraints/Dependencies

- CIP funding timeline requirements.
- Community engagement outcomes.

- RDC have commissioned a transportation study for Ohakune, within which this must consider and be considered.
- Dark sky requirements to be captured (design lead is across this)

## Roles and Responsibilities

### Partnership Diagram



### Partnership Governance

Group	Meeting Frequency	Core Members	Key Responsibilities
Development Partner Meetings	Monthly	<ul style="list-style-type: none"> <li>– The parties will appoint two representatives each to attend Development Partner Meetings for the Project. A further representative of Ngāti Rangī will also</li> </ul>	Provide a forum for communication and decision making between RDC, Kāinga Ora and Ngāti Rangī in respect of both the Project and progress with the Development to foster the Partnering Concept and ensure the Project Objectives are being met (or are on track to be met);

		be appointed on the advice of Ngāti Rangī.	
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## Kāinga Ora Project Team Roles

Role	Name	Title	Key Responsibilities
<b>Project Owner</b>	Graeme Broderick	Regional Director - Taranaki Whanganui Manawatū	RDC relationship holder (CE). Ngāti Rangī relationship. Oversight and lead strategic direction. Issues resolution
<b>Project Support</b>	[REDACTED]	Assistant Development Manager - Greenfield and Complex	Project support / coordination
<b>Legal Advisor</b>	[REDACTED]	Senior Legal Counsel - Property, General Counsel	Development Agreement / Sale and Purchase. CIP Funding Agreement.
<b>Delivery Lead</b>	[REDACTED]	Senior Development Manager - Greenfield and Complex	G3 Business Case Delivery strategy and execution RDC technical advisor liaison. Programme Budget (following DA execution) Site works / access requirements (RDC liaison) Contractor Procurement CIP funding interface
<b>Delivery Advisor</b>	[REDACTED]	Project Director - Greenfield and Complex	Strategic delivery advice Issues resolution
<b>Investment Lead (Public Housing)</b>	[REDACTED]	Principal Advisor – Development Strategy	G2 Standard Brief
<b>Iwi Partnership</b>	[REDACTED]	Principal Advisor, Te Kurutao Group Māori	Ngāti Rangī relationship / key advisor
<b>Design Lead</b>	[REDACTED]	Principal Urban Designer	Masterplan Design Community Engagement (input)
<b>Planning Advisor</b>	[REDACTED]	Senior Development Planner	Inputs to Masterplan Design.
<b>Communications and Engagement Lead</b>	Renee Regal	Manager - Community Engagement and Partnerships, Taranaki Whanganui Manawatū	Communications and Engagement Strategy
<b>Communications</b>	[REDACTED]	Senior Advisor - Communications	Communications lead – community, Government Relations Unit, internal stakeholders, etc.

<b>Stakeholder Management</b>	[REDACTED]	Senior Stakeholder Relationship Manager, Taranaki Whanganui Manawatū	Community and Stakeholder engagement
<b>Engagement</b>	Renee Regal		Community and Stakeholder engagement

## RDC Teitei Drive Project Team

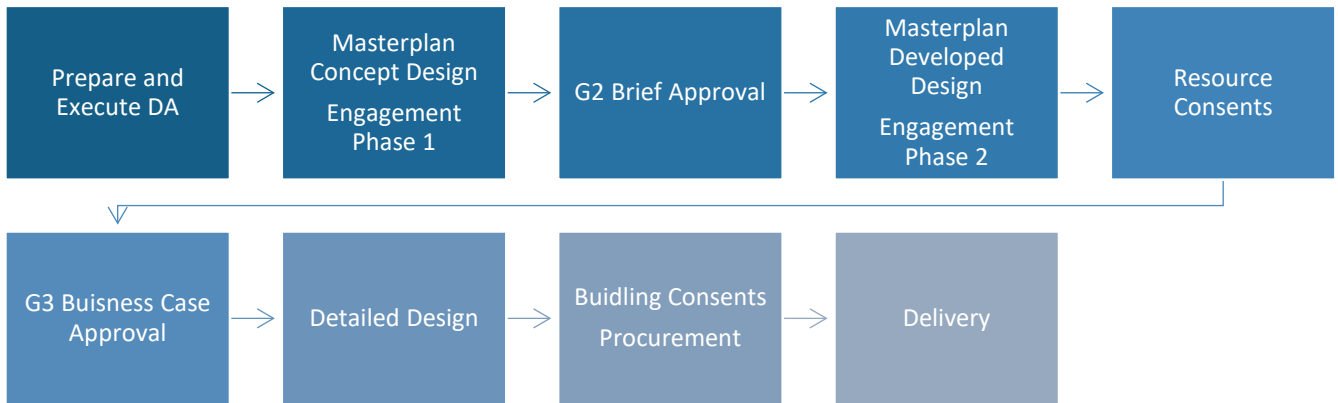
Role	Name	Title	Key Responsibilities
RDC Project Owner	Clive Manley	CEO	Voting member DPM
RDC Support	[REDACTED]	[REDACTED]	Voting member DPM
Technical advisor- Planning/Housing/Strategy	Ree Anderson	Consultant to RDC	Advisory member DPM; member Working groups
Technical advisor - Project management; infrastructure/ engineering	Ewen Skinner	Consultant to RDC	Advisory member DPM; member working groups
Technical advisor	[REDACTED]	[REDACTED]	Member working groups
Technical advisor	[REDACTED]	[REDACTED]	Member working groups

## Ngāti Rangī Teitei Drive Project Team

Role	Name	Title	Key Responsibilities
Chief Executive	Helen Leahy	Chief Executive	Advisory
Advisor	[REDACTED]	Advisor	Advisory
Other	TBC	TBC	TBC

# Implementation Plans

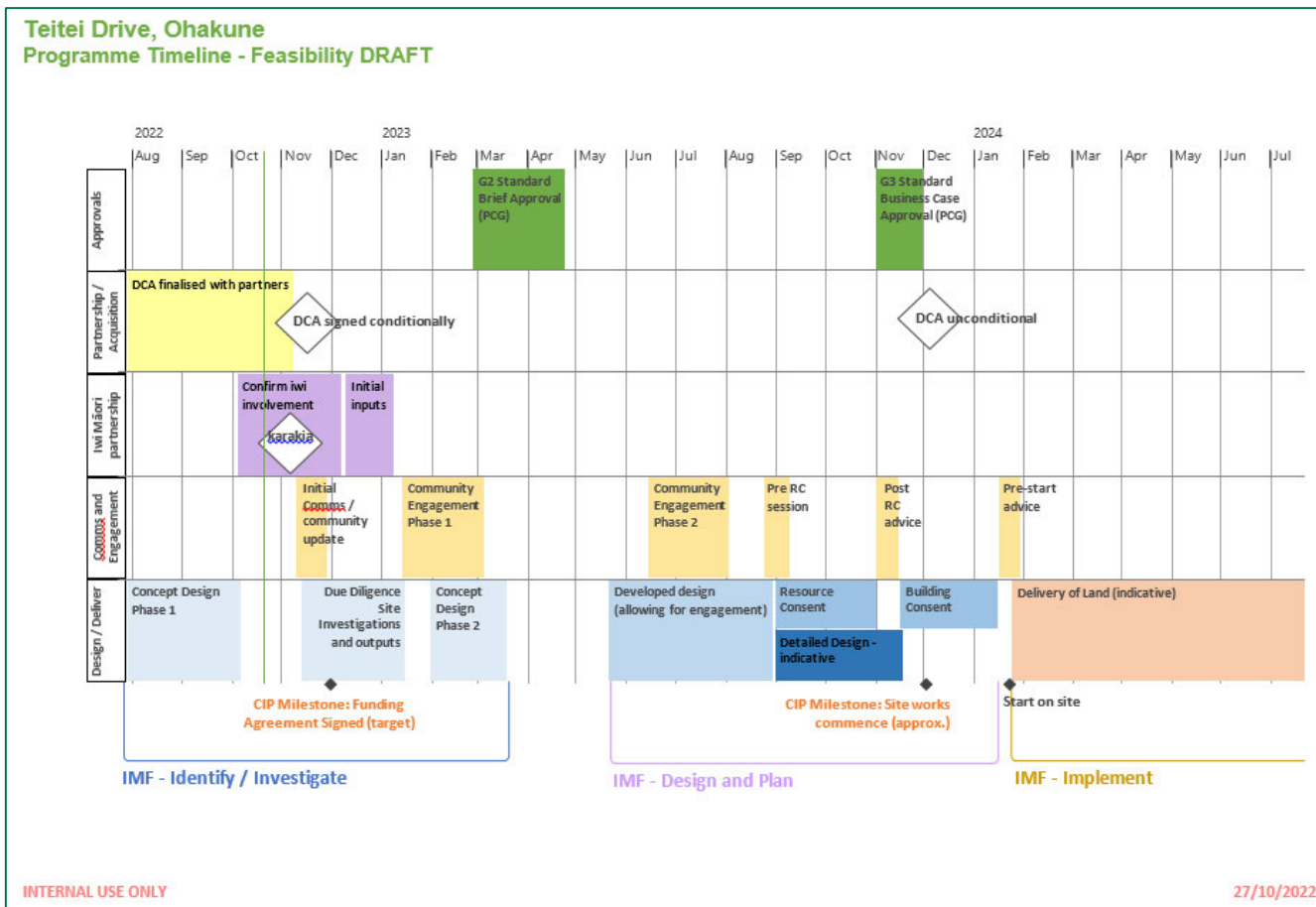
## Implementation Summary – DRAFT PENDING UPDATES



**IMPLEMENTATION TIMING AND MILESTONES TO BE UPDATED FOLLOWING PARTNERSHIP AGREEMENT**

## Programme Summary

Refer also to the programme file for current status.



## Communications and Engagement Strategy

To be developed

## Partnership Strategy

RDC – refer to Development Agreement.

Ngāti Rangi – Draft relationship agreement currently under review by Greame Broderick and Kainga Ora place based team.

## Masterplan Strategy

Masterplanning is underway with iterative development to be undertaken in conjunction with both RDC and Ngāti Rangi, to be progressed following the signing of the DA. Led by Kāinga Ora, an independent urban designer is to be engaged to collate input from all parties and present a cohesive and coordinated master plan that reflects the project Vision and outcomes as agreed in both the DA and Partnership Agreements.

## Budget

The CIP application included an indicative budget, with a total value of circa \$5.2m plus GST (if any) to be managed by Kāinga Ora.

Budget is to be assessed once masterplan concept design has been completed (prior to community engagement and developed design).

## Key Risks and Mitigants

Risk	Mitigant/Action	Rating
<b>Delay in finalising contractual agreements resulting in unachievable programme to meet CIP milestones.</b>	Planning for delivery advancing in parallel	H/M
<b>Price for works exceeds CIP allocation of \$5.2M + GST (if any)</b>	Re-costing proposal for current rates to quantify risk/impact	H/M
<b>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</b>	DPM to maintain view of changing local context to ensure tenure mix reflects local demand	M

## Other Business



**'Putting a focus on housing'**  
**Our Ruapehu 5 Year Housing Strategy and Plan of Action on a Page**  
**May 2021**

**Our Vision:** Supportive and thriving communities where there is a diversity of warm, dry, safe homes that residents and workers across the District can afford.

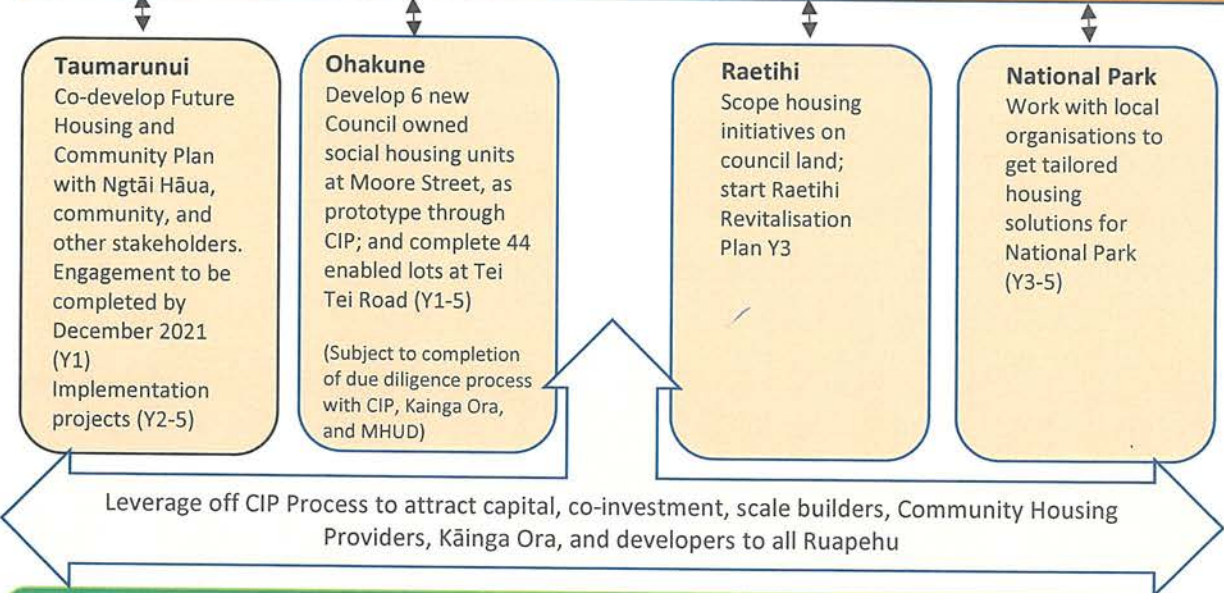
**Our Mission:** Working with others to increase the overall supply of homes and enable and facilitate the delivery of more emergency, social and affordable homes and papakāinga to meet the diversity of whanau, family and individual needs

**Our 6 Key Initiatives:**

**Initiative 1: Support Uenuku, Ngāti Rangī, Ngāti Hāua to enable their delivery of their Maori housing initiatives particularly on Maori owned land**

**Initiative 2: Provide a client friendly approach to Ruapehu District Council's regulatory and customer services to enable Ruapehu to be a comparatively competitive place for housing developments.**

**Initiative 3: Planning and promoting integrated housing developments in key towns**



**Initiative 4: Investigate achieving a Community Housing Provider (CHP) status in conjunction with IWI and other trusts with a focus on delivering housing in Ruapehu (Y1)**

**Initiative 5: Facilitate Northern and Southern based Working Party Housing Hubs of local iwi, Central Government Agencies (e.g. MSD, MHUD, Kāinga Ora), DHBs, Community Housing Aotearoa and relevant local agencies e.g. Taumarunui Women's Refuge to facilitate the coordinated delivery of housing delivery, healthy homes programmes and government wrap around services**

**Initiative 6: Work with the private & community housing sectors, businesses, developers, builders to enable more homes for employees**

**MONITOR & REVIEW**



REE ANDERSON CONSULTING LTD



# Ruapehu's Housing Journey

2020-2023



Prepared for Elected Members' Workshop 8 March 2023

# Why Housing?

§ 2019 Local Government Act re-enacted broader purpose of local government '*to promote the social, economic, environmental, and cultural well-being of communities in the present and for the future*' - Section 10 (1) b

§ 2020 RDC elected members identified need for quality, affordable housing as a top priority – directed CE to investigate initiatives to improve housing options for residents across the district



# Housing Context: Recap



# Why Housing?

- § Housing affects:
  - § Whanau and family health and well-being
  - § Ability for employers to attract employees, including essential workers
  - § The district's economic growth and social well-being
  
- § Housing affordability dependent on house price and household income - Ruapehu median incomes low (2018- \$19,300 - \$31,100)
  
- § House prices/rents increasing (Sept 2022 median house price Manunui \$342,500 - a growth of 29.9% per yr)



# Why Housing?

## § Increasing demand for Central Government public housing

March 2020.

22

December 2020.

61

December 2021.

84

December 2022

66

§ 6 families are also registered on the public housing transfer register (eg need a bigger home for family )

§ Feedback received form residents that many are in need but don't register



# Why Housing?

- § Increasing demand and need for Council social housing
- § Youngest applicant 23 years; oldest 91 yrs
- § Majority of applicants fall in the 50 + years
- § Reasons given for seeking social housing include:
  - § Living in car, boarding house, caravan, or women's refuge
  - § Homeless
  - § Rent too high
  - § Can't stay with family any longer, have no where else
  - § Seek smaller place, place too big to maintain
  - § Want to be close to town and amenities; want to be closer to family



# Why Housing?

- § Lack of emergency housing
- § Taumarunui Women's Refuge has approximately 1000 clients/year
- § 45% of Women's Refuge clients live in Taumarunui
- § 2020 Refuge has one safe house in Taumarunui with 4 rooms





# The Housing Journey

§ March 2020 Councillor Workshop on Housing- sought to be an advocate and look at roles Council could play to improve housing outcomes – Options discussed included:

- § Clear District Plan guidelines and easy consenting processes
- § Use of Council land
- § Provider of Social Housing
- § Deferred rates on subdivided lots until ready for sale
- § Be an advocate for change
- § Develop new models of home ownership
- § RDC/Developer



# The Housing Journey

- § April 2020 Councillor decision to investigate use of Council Land to improve housing outcomes - sought to be an advocate and influencer
- § April 2020 Crown Infrastructure Partner (CIP) funding option announced- for 'shovel ready' projects only
- § Council's first preference for CIP application was to focus on Taumarunui



# The Housing Journey - 2021

Refinement of 1 - page 5year Housing Strategy and Plan of Action

Consultation and Adoption 2021-31 LTP: Role of Council in Housing 1 of 5 'big decisions'

Funding (\$2.1m) Approved for 6 Social Housing Units, Moore Street

Initiatives to partner with Kāinga Ora, Ngāti Rangi to develop Teitei Drive for housing underway

Taumarunui | Manunui Spatial Plan Commenced  
(formerly known as the Taumarunui Community and Housing Plan)

Future Ohakune Strategy Project underway



# The Housing Journey- 2020

RDC Commissioned Key Research Ltd: District-wide Focus Groups

Development of draft 1-page 5year Housing Strategy and Plan of Action (Dec 2020)

Public and Affordable Housing Asset and Tenancy Management Strategy Adopted (Nov 2020)

Due Diligence: 16 Council Landholdings

Invitation to Partner (ITP): Publicly Notified

CIP Application: Moore Street and Teitei Drive, Ohakune submitted



# The Housing Journey- 2022

- Adoption of Taumarunui | Manunui Spatial Plan
  - Draft Ohakune Spatial Plan Completed

6 Social housing units, Moore Street built (on time and within budget)

Funding to Kāinga Ora (\$5.3m) Approved for Teitei Drive Development (44 homes)

Sale and Development Agreement (Teitei Drive) progressed

Project: [REDACTED]



# Kāinga Ora: Introducing

Graeme Broderick, Regional Director - Taranaki, Whanganui, Manawatu



<https://kaingaora.govt.nz/news/housing-offers-for-customers-unable-to-return-home/>



# The Housing Journey – 2023- Next Steps?

VISION: To drive District growth through initiatives that improve the economic, environmental, social and cultural wellbeing of our local communities while protecting our environment”.

## Section 77 Requirements in relation to decisions-Local Government Act 2002

- (1) A local authority must, in the course of the decision-making process,—
  - (a) seek to **identify all reasonably practicable options for the achievement of the objective of a decision;** and
  - (b) assess the options in terms of their advantages and disadvantages; and
  - (c) if any of the options identified under paragraph (a) involves a significant decision in relation to land or a body of water, take into account the relationship of Māori and their culture and traditions with their ancestral land, water, sites, waahi tapu, valued flora and fauna, and other taonga.



# The Housing Journey – 2023- Council’s Housing Strategy

‘Putting a focus on housing’  
Our Ruapehu 5 Year Housing Strategy and Plan of Action on a Page  
2021

**Our Vision:** Supportive and thriving communities where there is a diversity of warm, dry, safe homes that residents and workers across the District can afford.

**Our Mission:** Working with others to increase the overall supply of homes and enable and facilitate the delivery of more emergency, social and affordable homes and papakāinga to meet the diversity of whanau, family and individual needs





# The Housing Journey – 2023: Council’s Housing Strategy - 6 key Initiatives

Initiative 1: Support Uenuku, Ngāti Rangi, Ngāti Hāua to enable their delivery of their Maori housing initiatives particularly on Maori owned land

Initiative 2: Provide a client friendly approach to Ruapehu District Council’s regulatory and customer services to enable Ruapehu to be a comparatively competitive place for housing developments.

Initiative 3: Planning and promoting integrated housing developments in key towns

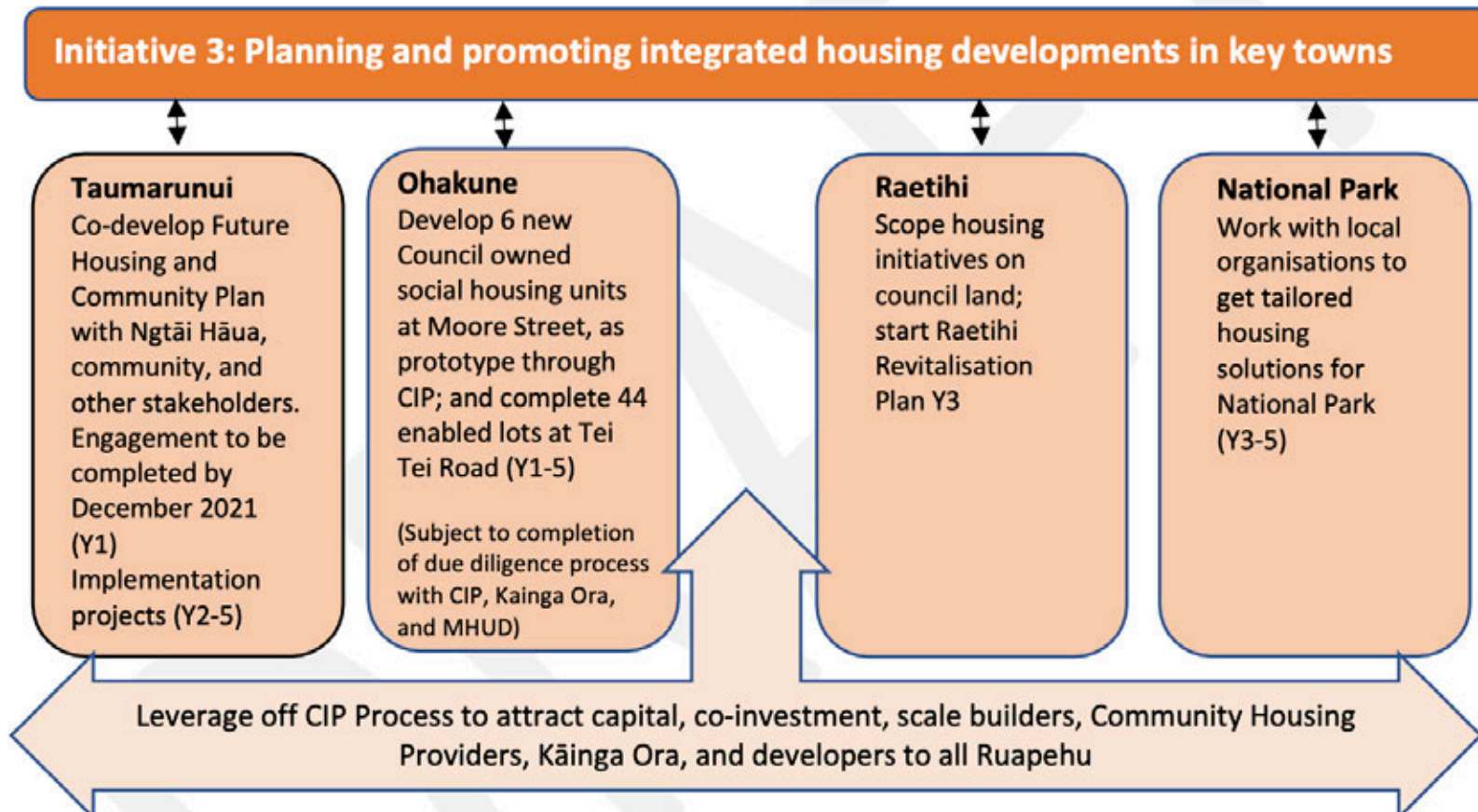
Initiative 4: Investigate achieving a Community Housing Provider (CHP) status in conjunction with IWI and other trusts with a focus on delivering housing in Ruapehu (Y1)

Initiative 5: Facilitate Northern and Southern based Working Party Housing Hubs of local iwi, Central Government Agencies (e.g. MSD, MHUD, Kāinga Ora), DHBs, Community Housing Aotearoa and relevant local agencies e.g. Taumarunui Women’s Refuge to facilitate the coordinated delivery of housing delivery, healthy homes programmes and government wrap around services

Initiative 6: Work with the private & community housing sectors, businesses, developers, builders to enable more homes for employees



# The Housing Journey - 2023 – Township revitalisation



# The Housing Journey - 2023 – Next Steps/Options?

1. Council continues to facilitate, advocates and partner with others
2. Undertake Plan Change for Mixed Use Development Taumarunui Central (identified as a priority in the Taumarunui | Manunui Spatial Plan)
3. Complete Stage 1 Teitei Drive Development in partnership with Kāinga Ora and Ngāti Rangi
4. Establish a Community Housing Provider (CHP) –transfer Council Social Housing to CHP
5. Complete Ohakune Spatial Plan



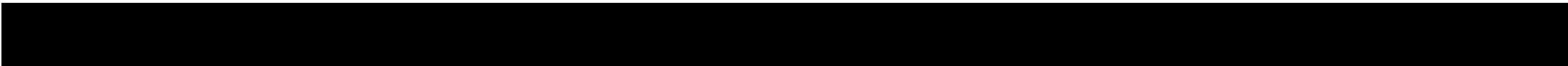
# Options- Community Housing Provider

## Option 1 - Council exits social housing portfolio

- Sells to other party e.g. CHPs
- Scale may not be present for sale
- Discounted price may be required
- Will take time and expense to execute
- Requires community consultation
- Allows CHP to get access to Income Related Rent Subsidy

## Option 2 - Status Quo

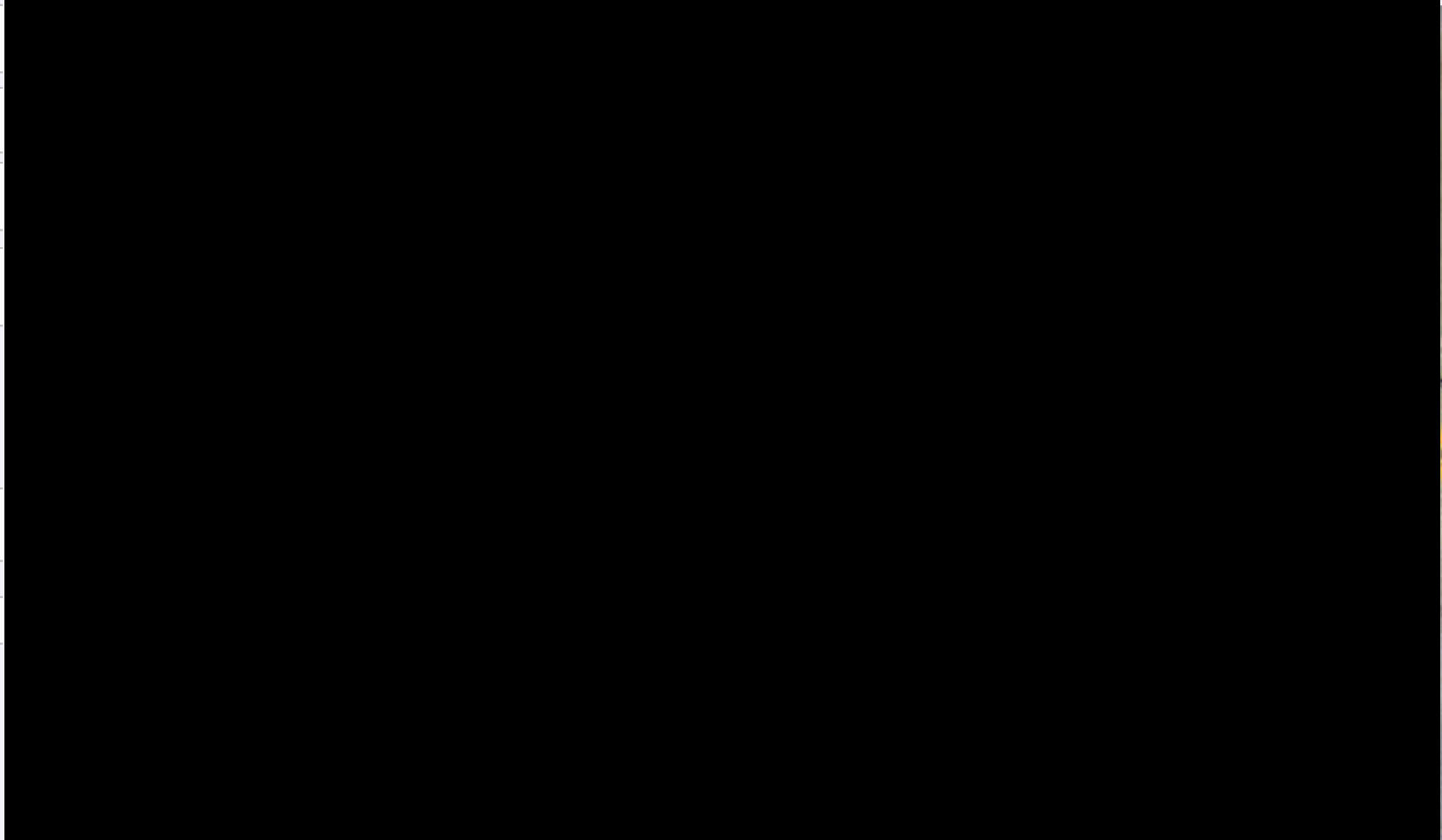
- Not rates neutral
- Limited range of residents served
- No Income related Rent Subsidy available
- Doesn't grow scale in social housing market
- Best practice tenancy incurs additional costs
- Current council social housing requires maintenance



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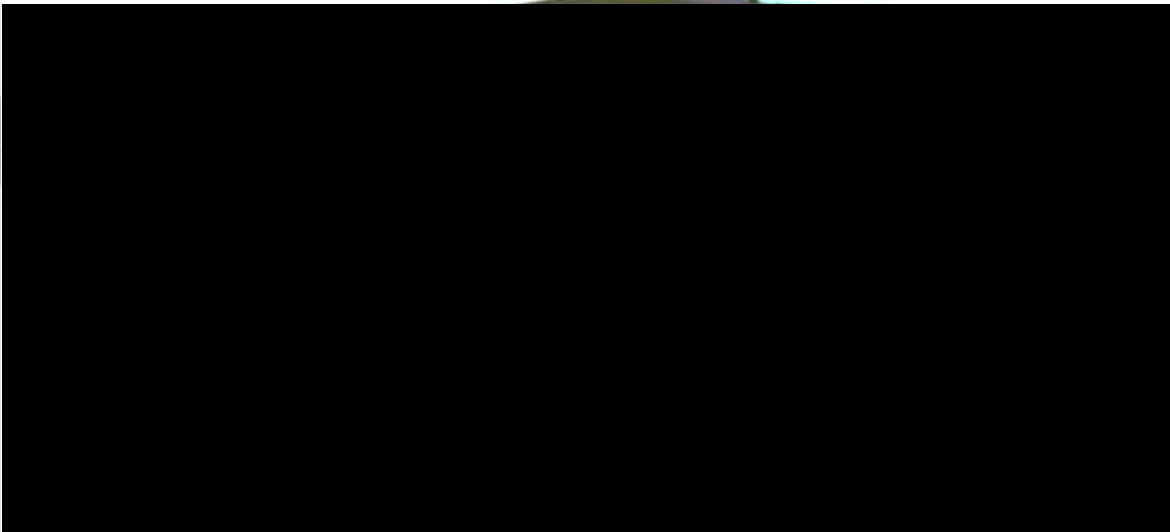
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# The Housing Journey - 2023 – Next Steps

Your views?

Questions and Discussions



## Summing up: next steps

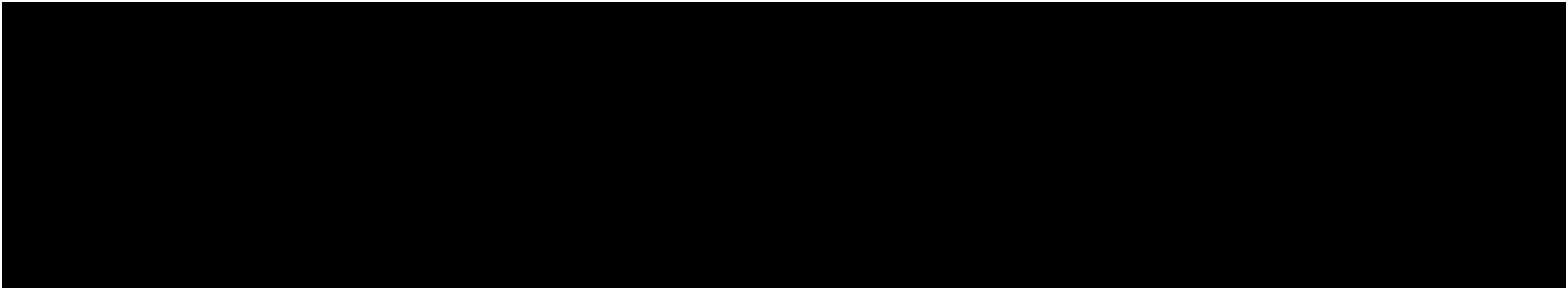




Thank you!



# Get In Touch



REE ANDERSON CONSULTING LTD

# COUNCIL BRIEFING: Housing Journey

HELD AT THE COUNCIL CHAMBERS, 59-63 HUIA STREET, TAUMARUNUI  
ON WEDNESDAY, 8 MARCH 2023, AT 10:00AM

## Present

Mayor	Weston Kirton	
Deputy Mayor	Vivienne Hoeta	
Councillors	Robyn Gram	
	Janelle Hinch	
	Channey Iwikau	
	Fiona Kahukura Hadley-Chase	
	Lyn Neeson	
	Rabbit Nottage	
Community Boards	Molly Jeffries	TOCB
	Aroha Rudkin	TOCB
Chief Executive	Clive Manley	
ELT	[REDACTED]	
	[REDACTED]	
	[REDACTED]	
	[REDACTED]	
	[REDACTED]	
Governance	[REDACTED]	
Officers	[REDACTED]	
	[REDACTED]	
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	[REDACTED]	
	[REDACTED]	
	[REDACTED]	
Apologies / Absences	Korty Wilson	
Presenter(s)	Ree Anderson	Contractor (via Zoom)
In Attendance	Graeme Broderick	Kainga Ora (via Zoom) 10:33AM
	Renee Regal	Kainga Ora (via Zoom) 10:37AM

## Key Objectives of the Briefing

Click or tap here to enter text.

## Discussion

Cr Iwikau opened with a karakia

Cr Hoeta advised that it was International Women's Day and acknowledged all women present and all the women in our lives.

Members were presented with "Putting a focus on Housing" **attachment 3**

Clive Manley (CE) introduced Ree Anderson (Presenter) and gave a brief history of Council and Housing – where Council came from and where Council is going. The previous Council agreed three years ago that more needed to be done to improve the housing situation in the Ruapehu district. This started a process where Ree became involved as a consultant to assist Council to get as much funding support from central government in the form of Housing Support Funding.

He advised that the Teitei Drive housing project is still sensitive information as that agreement is not signed yet, so Council has to wait until the Minister announces it is complete. He requested that any communications to the public go through himself and Paul Wheatcroft first. This also applies to Kokiri Trust's application to become a Community Housing Provider.

█ Commended Clive and previous Council for the template to get Council where it is today. There are now new stress points – industry/first home buyers/affordable housing which need to be addressed.

[Presenter] Why Housing? There is a need for housing in all sectors: market is controlled by the private sector whereas affordable and social housing is controlled by local and central government. In the last three years, Council has complete six houses in Moore Street, Ohakune which will be used for social housing. It is Council's aim to build any new houses so that they are "rate neutral" so no cost to ratepayer.

Community Housing Organisation's (CHO's) have access to the rent subsidy from central government however Councils cannot currently access this. The government spends \$2billion on social housing per year.

Many eligible people do not currently register on MSD's public housing register as they either don't to deal with MSD and/or don't believe housing is available so don't bother. This means that the figures are inaccurate, which makes future housing needs difficult to assess and, if people aren't on the register, they don't qualify for a house.

**Housing Journey** – In April 2020 Council looked at using Council land to build social housing with Crown Infrastructure Partner (CIP) funding however projects had to be 'shovel ready' to qualify and only Moore Street and Teitei Drive – both in Ohakune, qualified for funding. In November 2020 the Public & Affordable Housing Asset & Tenancy Management Strategy was adopted which gave a good overview of what Council has and what is needed in the district. In 2021 the Taumarunui/Manunui Spatial Plan commenced and Teitei Drive is now a work in progress. Kainga Ora are managing the funding.

### **Kainga Ora and Teitei Drive project**

Renee and Graeme from Kainga Ora (KO) joined the meeting. Clive introduced them and asked how much of what they would tell us is confidential. They advised that as the Sale & Development agreement for Teitei Drive has not been signed then it could not be publicly discussed.

[KO] A \$5.2million infrastructure agreement and the Sale & Development agreement are ready to be signed. There are timeline requirements to maintain the funding:

- Jan 2024 Resource Consent obtained
- March 2024 Site works to be started
- June 2025 Infrastructure to be completed
- Nov 2025 First slab to be completed
- April 2028 All 44 houses in Stage 1 are completed (15 Public, 15 Affordable, 14 Worker/Rental)

Kainga Ora currently owns only 13 public housing homes in Ohakune. The above split of the 44 new homes may change as needs may have changed since original plan.

[CE] The current relationship Council has with Kainga Ora will carry through all future projects (dealing with iwi etc)

██████████] What is Kainga Ora?

[KO] In 2019 a new Crown agency was formed comprising of Housing NZ, Kiwibuild and HCL Master Builders. Kainga Ora has a much broader scope than Housing NZ did – it is involved with public housing still but also administers home loans, helps First Home buyers and more.

██████████ The timeline requirements seem to be very tight – are there any penalties for non-compliance?

[KO] Over 6000 new homes are being built over the next few years. Kainga Ora has the experience and capability to deliver.

██████████ Will these houses be of the same standard as Moore Street?

[KO] The houses are built to last 50 years – they will be more modest but will be above the minimum standard for Healthy Homes. There will be a mix of 70m<sup>2</sup> two bedroom houses and 100m<sup>2</sup> three bedroom houses.

[CE] Infrastructure planning has been done for the whole site, however the infrastructure for the 44 houses owned by Kainga Ora will be done first, then the remainder of the money will be used to complete as much of the infrastructure as possible.

██████████] If the infrastructure for Heihei Drive is scheduled to be completed by 2025, what does this mean for existing subdivisions that are on hold due to lack of infrastructure?

[CE] Council is currently in the process of upgrading infrastructure in Ohakune, which should be completed by June 2023. By the time Heihei Drive is ready to move ahead, the infrastructure will be in place. Veolia are all lined up ready to go.

██████████ There are some subdivisions on hold, which will have precedence, plus there are a couple of projects in the pipeline.

██████████ Is there any risk of losing future funding with a change of government?

[KO] Once there is a contractual agreement signed, then there shouldn't be.

██████████] If Council and local iwi formed a CHP, would this cause any conflict in Council's relationship with Kainga Ora?

[KO] No, it would be complementary as Kainga Ora already works with iwi.

██████████] Any tips for communicating with the public about the need for public housing?

[KO] Explain that there is a need for the housing, have a good communication process coming from one organisation, rather than several. Explain that there is more people coming to the area so change is needed.

██████████ Will the Heihei project disadvantage other areas e.g. Taumarunui, by using up Kainga Ora's quota for the district?

[KO] As there is only a small number of public housing planned for Heihei (15), this will leave room for more in the rest of the district.

██████████ Housing NZ homes in Taumarunui have been sold in the past – could this happen to the new ones in the future?

[KO] Five years ago, many of the old stock was sold as the need appeared to have lessened. Some of the homes were sold to first home buyers at market value with a 10% grant. There are also tenant/home ownership schemes. Kainga Ora does now have to replace any houses sold with new stock. The criteria for who can live in public housing has

changed and been opened up to more, however people do have to be on the Public Register to get a home.

██████████] How is the price set for affordable housing?

[KO] It is discussed with the partners to ensure that it is cost neutral.

██████████ who manages the houses?

[CE] Council is selling the land for the 44 homes to Kainga Ora (to cover the costs for the rest of the block) and it will be responsible for those houses. The rest of the houses will be managed by Council.

[KO] Kainga Ora and potential partners will control the social housing. Owner/occupiers and worker/rentals – to be decided.

██████████ How will Kainga Ora manage escalating costs?

[KO] Extra money will be recouped by selling houses if required.

██████████ What there an agreement that two of the Moore Street houses would be given to Ngati Rangī?

[CE] There is no formal agreement, however they are being given preference.

██████████ It was discussed with Ngati Rangī what their need was and two houses were allocated – but is not legally binding.

██████████] How many houses does Kainga Ora own in Ruapehu district?

[KO] Currently 13 houses in Ohakune, 60 houses in Taumarunui and 5 in Raetihi. Currently the houses in Taumarunui are being brought up to code by being retro-fitted with insulation, double glazing and new kitchens.

██████████ Has solar energy been looked at to get costs down for occupiers?

[KO] Housing NZ ran solar panel trials and found it not cost effective, however a new trial is being done now in Taihape. With new technology and lower costs, this may become the new standard.

██████████] Will Kainga Ora engage with the community to find out what they want in the houses?

[KO] Kainga Ora will be doing community hui's. It has a Products team which can carry out 1-on-1 meetings.

██████████] Are local used to do the building work or are outside teams brought in ? Could there be apprenticeships set up with Ngati Rangī?

[KO] Kainga Ora wants to use local tradies where possible, however it depends on the suitability and capacity of the local contractors. Outside contractors may choose to employ locals. The Heihei Drive project is expected to bring 50 jobs to locals.

## **General**

██████████ Who oversees CHP's?

[KO] Kainga Ora is monitored themselves but don't have influence over CHP's – this is done by the Ministry of Housing and Urban Development.

██████████] Is any of the Heihei Drive project providing homes for the elderly?

[KO] The elderly are not targeted.

██████████ There is a wait list for, priority is given to homeless, 65+ etc

██████████ Social policy now allows for a whole range of people – it has been opened up to all those in need. Holly currently manages 72 houses, which will rise to 92 once the Waimarino houses are handed back to Council.

[CE] In the past, Council has looked at partners to manage social housing – this needs to be looked at again in the future.

██████████ As the elderly population is growing, so will the need for elderly housing. Mixed housing areas can cause conflict as neighbours may have different needs and lifestyles. There is also a need for garaging to protect vehicles/mobility scooters in the winter in Ohakune.

[KO] There is no plan to include garaging with the public housing properties. However, community engagement still needs to be done and so these sort of ideas will come out.

██████████ The 20 units at Waimarino resthome require \$800,000 worth upgrades as asset maintenance wasn't done by the Trust who ran them. Six of the units are uneconomical

to repair so Council may discuss a partnership/sale to Kainga Ora.  
[KO] Kainga Ora would only upgrade their existing houses as they have limited resource. However, a redevelopment of the site may be possible.

11.48am Graeme and Renee (Kainga Ora) left the Zoom meeting.

### **Housing Hub**

[Presenter] Creating a "Housing Hub" where people can go to find out information, get onto the Register etc may work better than people having to go to MSD. Council may be a place where this could be set up.

[CE] There is a lot of overcrowding in some houses where people will not want attention drawn to themselves in case they are penalised. Local networks need to be used to contact these people to encourage them to get onto the Register. The Living in Ruapehu site is now obtaining more accurate statistics, which were given to central government to show that there was a need to public housing in Ohakune. This is how Kainga Ora became involved and there is now housing in the pipeline at Heihei Drive.

██████████] Workers do not want the stigma of going into MSD to obtain a house.

██████████] There are many 'working poor' and even 'affordable housing' may not be affordable.

[CE] The partnership with Kainga Ora should create discounted housing. Future ownership of the houses needs to be managed to keep the houses available for that market.

[Presenter] Overseas "Affordable housing" is calculated on 30% of the gross household income. When houses are sold, the capital gain will go back to Kainga Ora.

██████████] What is the risk of property values declining?

[CE] Council is confident that the housing market will continue to grow. Tourism will pick up some of the slack.

### **2023 – Next Steps**

[Presenter] Only one very small CHP offered to partner with Council. Most others require much larger scale of housing e.g. 200+, before they will get involved. Council may want to consider whether it transfers some of its housing stock to a CHP.

██████████] This would need to be consulted on with the community before any changes made.

[CE] As iwi settle their claims, they may have their own housing aspirations. Council and Kainga Ora will work with them.

██████████] Currently the focus is on "shovel ready" for funding applications rather than where the need actually is.

[CE] Council has to work within the government's criteria to obtain funding.

[Presenter] There is infrastructure capacity in Taumarunui/Manunui and there are different funding streams available. "Shovel ready" is not the main issue – funding, not having an existing CHP, and the need to change commercial zoning in Taumarunui to mixed commercial/residential are bigger problems at the moment.

[CE] To have residential units in the town centre would require a district plan change. Once Uenuku's treaty claim is settled, there may be some land freed up in Raetihi that could be used. In National Park the need is for more workers/DOC/RAL housing but this is not a priority yet. What Council can carry out is driven by outside funding.

██████████] Agrees that no ratepayers money should be used for social housing – Council must use outside funding.

[CE] In Year one of this new plan, there was no appetite to create a Council/iwi CHP so never got off the ground.

[Presenter] The Teitei Drive project will not be an instant fix. Even fast-tracked projects take 5-8 years to complete so having the first 44 homes completed by 2028 is a reasonable timeframe.

If the cost of upgrading a house is 1/3 or more of its market value, then it makes more economical sense to buy new stock.

The Workshop adjourned for lunch at 12.35pm and recommenced at 1.04pm.

[REDACTED]

**General**

[REDACTED] What will the value of the Waimarino flats be once they are upgraded?  
[REDACTED] The actual figure is unknown but millions.  
[REDACTED] May a new government change the rules and allow Councils to get the rental subsidy itself?  
[CE] There may be some kind of funding available.  
[REDACTED] There are four parcels of land in the Waimarino block. The oldest 6 units, which sit on their own block, need to be demolished as beyond economic repair. This would free up money to continue upgrading the other 12 units. This upgrading has already started.  
[REDACTED] With Waimarino, Council needs to think outside the box, maybe work with Kainga Ora [REDACTED]  
[REDACTED] Waimarino is a good reminder of how handing over Council assets can go wrong if mismanaged. Council should use its own expertise, services and skills.

[REDACTED]



[REDACTED]

**“Putting a focus on housing” handout**

The CE referred to the handout and explained the one page strategy that was developed by the two previous Councils and during a Long Term Plan (LTP). He explained it needs some tweaking now – years and funding – and if bigger changes are needed, this will need to be included in the 2024 LTP. The strategy is dependant on willing partners to proceed.

[REDACTED] Work with Kainga Ora – they know what they are doing.

[REDACTED] Future governments may change its policy on CHP.

[REDACTED]

**Next Steps**

Organise a road trip for Elected Members to visit all of the social housing sites in the district.

The briefing concluded at 2:23PM.

- Attachment (s)**
- 1 [Powerpoint](#)
  - 2 [Reader](#)
  - 3 [Putting a focus on Housing \(included in reader\)](#)

# RUAPEHU DISTRICT COUNCIL

## Confidential Reports Released into the Public Business

FROM THE MEETING OF RUAPEHU DISTRICT COUNCIL  
ON WEDNESDAY 24 MAY 2023

---

### Item

#### C2 Relationship Agreement between Ruapehu District Council and Te Totarahoe o Paerangi (Ngāti Rangi)

General subject of each matter to be considered	Reason for passing this resolution in relation to each matter	Ground(s) under section 48(1) for the passing of this resolution
Relationship Agreement between Ruapehu District Council and Te Totarahoe o Paerangi (Ngāti Rangi)	s7(2)(j) To prevent the disclosure or use of official information for improper gain or improper advantage. Release would prejudice the goodwill of the parties and the progress of the negotiations	s48(1)(a) the public conduct of the relevant part of the proceedings of the meeting would be likely to result in the disclosure of information for which good reason for withholding would exist under section 7

The report has been released into the Public Business through an Official Information Request however the attachment is not being released in accordance with s7(2)(j) and the Confidentiality clauses within the Agreement preventing its release. The minutes were released through a resolution at the meeting and can be found on Council's website.

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### Minutes

#### C2 Relationship Agreement between Ruapehu District Council and Te Totarahoe o Paerangi (Ngāti Rangi)

- 1 Receives the Confidential Report Relationship Agreement between Ruapehu District Council and Te Totarahoe o Paerangi (Ngāti Rangi);
- 2 Agrees to enter into a formal relationship agreement with Te Totarahoe o Paerangi (Ngāti Rangi);
- 3 Retrospectively adopts the Relationship Agreement between Ruapehu District Council and Te Totarahoe o Paerangi (Ngāti Rangi), signed this day 24 May 2023 in Ohakune and attached to the agenda report at Attachment 1
- 4 Retrospectively authorises the Chief Executive to sign the Relationship Agreement on behalf of the Ruapehu District Council during the Public Business of Council;
- 5 Does record this resolution in the Public Business Minutes of this meeting; and
- 6 Does Not release this report as publicly available information

**Report to: Council**

**Meeting Date:** 24 May 2023



**Subject:** Relationship Agreement between Ruapehu District Council and Te Totarahoe o Paerangi (Ngāti Rangi)

**Report for:** Decision

**Author(s):** Sonny Houpapa **EXECUTIVE MANAGER: IWI RELATIONSHIPS**

**Endorsed By:** Clive Manley **CHIEF EXECUTIVE**

**Purpose of Report | Te take mō te pūrongo**

1.1 The purpose of this report is to present the Relationship Agreement between Ruapehu District Council and Te Totarahoe o Paerangi (Ngāti Rangi) and seek Council’s retrospective approval to enter into a formal relationship agreement with Te Totarahoe o Paerangi (Ngāti Rangi).

**Recommendation(s) | Ngā tūhunga**

That the Council:

- 1 Receives the Confidential Report **Relationship Agreement between Ruapehu District Council and Te Totarahoe o Paerangi (Ngāti Rangi)**;
- 2 Agrees to enter into a formal relationship agreement with Te Totarahoe o Paerangi (Ngāti Rangi);
- 3 Retrospectively adopts the Relationship Agreement between Ruapehu District Council and Te Totarahoe o Paerangi (Ngāti Rangi), signed this day 24 May 2023 in Ohakune and attached to the agenda report at Attachment 1;
- 4 Retrospectively authorises the Chief Executive to sign the Relationship Agreement on behalf of the Ruapehu District Council during the Public Business of Council;
- 5 **Does** record this resolution in the Public Business Minutes of this meeting; and
- 6 **Does Not** release this report as publicly available information.

**Well-Being Outcomes**

In accordance with Section 10 of the Local Government Act 2002 (LGA): the purpose of Local Government is to promote the social, economic, environmental, and cultural well-being of communities in the present and for the future.

Refer: [Pūwhenua ki Ruapehu Portal](#)

	Contributes	Detracts	No Impact
3.1 <b>Social:</b> Safe, healthy communities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3.2 <b>Economic:</b> Thriving economy	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3.3 <b>Environmental:</b> Sustaining beautiful environments	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3.4 <b>Cultural:</b> Vibrant and diverse living	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

## **Significance and Engagement | Takenga mai**

### **4.1 Significance**

This report does not trigger the Significance and Engagement Policy.

## **Background | Tuhinga**

- 5.1 Ruapehu District Council recognises the need to establish authentic relationships with mana whenua. There is a strong desire from all parties to formalise the foundational governance relationships through the development of relationship agreements.
- 5.2 Over the past year Council's Executive Manager Iwi Relationships has been coordinating the development of the Relationship Agreement (Agreement) with Te Totarahoe o Paerangi (Ngāti Rangī), and has had discussions and feedback from Elected Members, Council's Executive Leadership and Te Totarahoe o Paerangi representatives.
- 5.3 Following this process, the agreement is ready to be presented for signing by both parties.

## **Discussion | He Kōrerorero**

### **6.1 PURPOSE OF THE AGREEMENT**

- 6.2 The purpose of the Relationship Agreement is to form a high-level agreement between the Parties to:
  - (a) Provide a basis for the relationship between the Parties to be developed which better enables the Purpose and Principles of the Local Government Act to be promoted and implemented; and
  - (b) Provide parameters around participation by Ngāti Rangī and Te Totarahoe o Paerangi in Council's decision-making processes; and
  - (c) Strengthen the relationship between Council and Ngāti Rangī and Te Totarahoe o Paerangi.
- 6.3 The Agreement establishes responsibilities to enable the Parties to develop and maintain a positive and enduring working relationship that is sustained long term.
- 6.4 The first part of the Agreement outlines the purpose, aspirations and shared principles. Any specific commitments, projects and arrangements, engagement and meeting protocols can also be contained, or referred to, within the body of the Agreement.
- 6.5 There are several appendices, being the meeting schedule, administrative provisions, and contact list. The meeting schedule has not yet been completed and can be drafted following further discussions with Te Totarahoe o Paerangi.
- 6.6 Any other relevant departmental and operational documents can be added as schedules to the Agreement and therefore be amended easily without requiring alteration of the main Agreement.

## **Next Actions | Ngā mahinga e whai ake nei**

- 7.1 Following the Council's approval to enter into the Agreement, a public signing ceremony will take place during the Public Business of the Council Meeting.

**Attachment(s) | Ngā āpitihanga**

1

[Redacted]