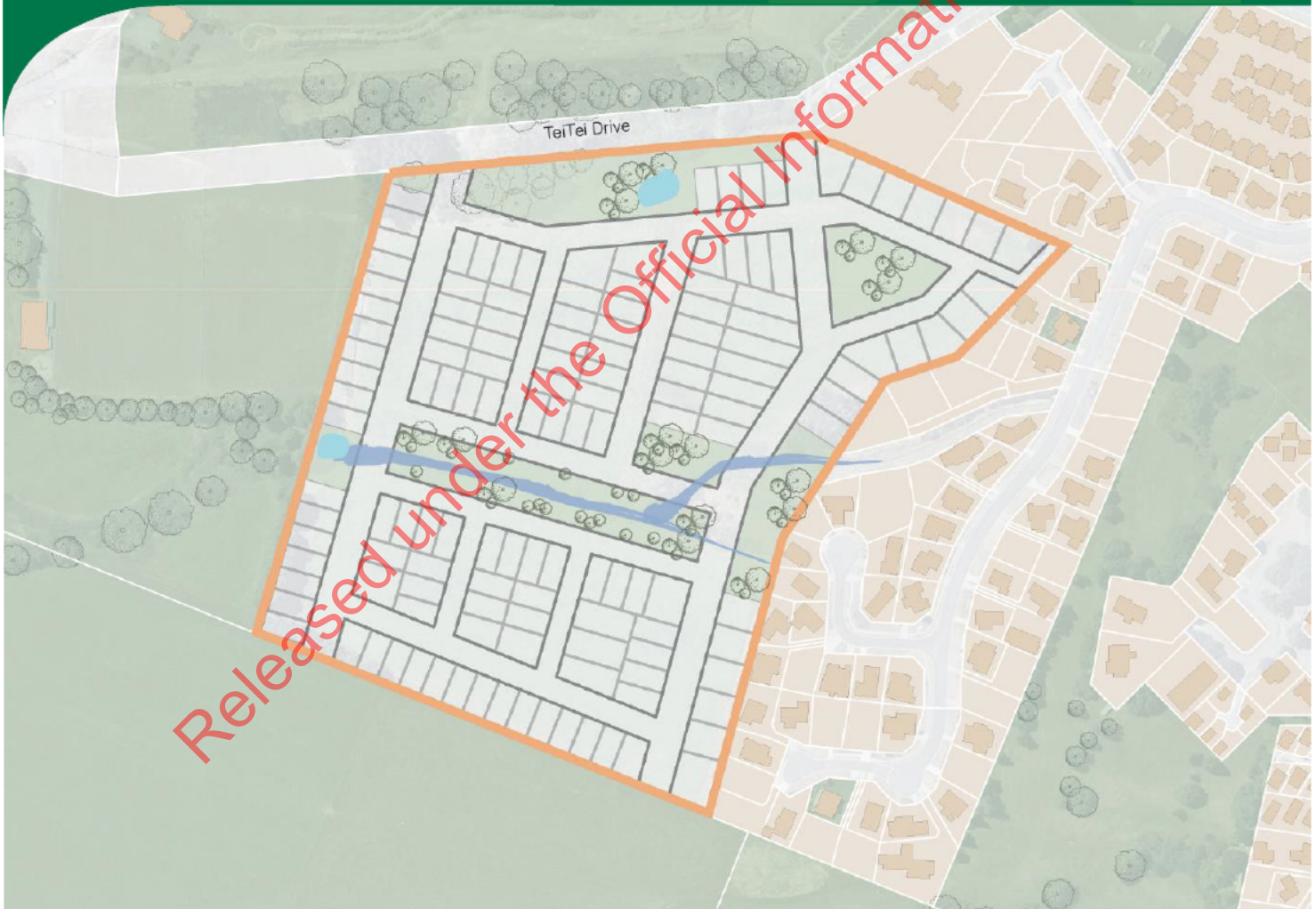


# Development Partners Meeting Meeting Minutes #5

## Teitei Drive, Ohakune

12 October 2023



## Development Partners Meeting Minutes #5

<b>Date:</b>	Thursday 12 October 2023	<b>Time:</b>	2:03pm-3:16pm	<b>Venue:</b>	Microsoft Teams
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Attendees	Initials	Role	
Colleen McCorkindale	CMcC	Project Director, Kāinga Ora (Chair)	<input checked="" type="checkbox"/>
Graeme Broderick	GB	Regional Director, Kāinga Ora	<input checked="" type="checkbox"/>
Robbie Woods	RW	Associate Project Director, Kāinga Ora	<input checked="" type="checkbox"/>
Renee Regal	RR	Manager Community Engagement, Kāinga Ora	<input type="checkbox"/>
Clive Manley	CM	CEO	<input checked="" type="checkbox"/>
Melissa Jackson	MJ	RDC Mgr. Policy and Strategy	<input checked="" type="checkbox"/>
Ree Anderson	RA	Consultant to RDC	<input checked="" type="checkbox"/>
Ewen Skinner	ES	Consultant to RDC	<input checked="" type="checkbox"/>
Vini Dutra	VD	Executive Mgr. Infrastructure	<input checked="" type="checkbox"/>
s 9(2)(a)	s	Environmental and Relationship Advisor, Ngāti Rangi	<input type="checkbox"/>
s 9(2)(a)	s	Environmental and Relationship Advisor, Ngāti Rangi	<input type="checkbox"/>
Fraser McNutt	FM	Planner Barker and Associates	<input checked="" type="checkbox"/>
Hayden Potaka	HP	Principle Advisor, Kāinga Ora	<input checked="" type="checkbox"/>
Katherine Hu	KH	Planner Barker and Associates	<input type="checkbox"/>
Helen Leahy	HL	Pou Ārahi, Ngāti Rangi	<input checked="" type="checkbox"/>
Stuart Watson	SW	Manager three Waters, RDC	<input type="checkbox"/>
Deena Tapara	DT	Project Manager, Kāinga Ora	<input checked="" type="checkbox"/>
Samuel Seu	SS	Assistant Development Manager	<input checked="" type="checkbox"/>

Item	Particulars	Action	By
<b>1</b>	<b>Welcome, apologies and approval of previous minutes</b>		
1.1	HP – Conducted Karakia		
1.2	Apologies – RR, s 9(2) , VD, SW		
1.3	CMcC – Welcomed everyone to the meeting. <ul style="list-style-type: none"> <li>• Introduction of Tyrone Kemp - sitting in for RR</li> <li>• Requested feedback on previous minutes. No objections from</li> </ul>		

	DPM members, Item closed, Minutes accepted into record.		
<b>2</b>	<b>Actions from previous meetings</b>		
2.1	<b>RR to provide HL link to the Comms and engagement notifications.</b> HL confirmed this was happening and would remain ongoing.	RR	
2.2	<b>SW to provide Ngāti Rangī with information on WW treatment plant.</b> VD – Closed.		
2.3	<b>Wastewater treatment plant details to be worked through with Ngāti Rangī</b> This item is to remain ongoing.	VD	
<b>3</b>	<b>Project Update</b>		
3.1	<b>Review the progress made since the last meeting (see attachment 3).</b>  Presented by CMcC  Highlights: verbatim  Next Steps: verbatim  CM –Confirmed that a Council Meeting was held on 27 Sept 2023, during which councillors discussed the project and elected to proceed with, and reconfirmed Council’s full support for the project.		
3.2	<b>Key work streams:</b> <ul style="list-style-type: none"> <li>○ No matters of Health &amp; Safety to report.</li> <li>○ Consent status: Subdivision consent was submitted mid-July. Decision is to proceed with fully notified process being worked through.</li> <li>○ Design work is ongoing as result of the consent preparation work for the masterplan.</li> <li>○ Comms and engagement collateral are attached at 4.1. No change to tenures or market context.</li> <li>○ Question to group for mix of tenures. Currently 44 lots have been agreed to be delivered as part of the sale and development agreement consisting of 15 public, 15 affordable and 14 worker rentals. As result of master planning process and opportunity to achieve best outcome for the site, 46 lots are represented currently on the masterplan.</li> <li>○ CMcC advised while still in RC process the additional lots are available for any change required in the consenting process or use for additional green spaces where if needed, however, if the additional two lots are still included in the final layout, the DPM will need to detail how these will be managed.</li> <li>○ CM advised from the Council point of view - more interested in what is being done on those lots, lot sizes, how many bedrooms, garage provisioning etc.</li> <li>○ CMcC - confirms agreement with group for KO will proceed with additional lots if they represent the best outcome for the site; and any additional lots will be retained by RDC, in line with the Sale and Development Agreement, unless otherwise agreed. CM confirmed.</li> <li>○ Home and section sizes <ul style="list-style-type: none"> <li>● No change</li> </ul> </li> </ul>		

<p>3.3</p>	<p><b>Key risks:</b></p> <ul style="list-style-type: none"> <li>○ Compliance with programme is under pressure due to:             <ol style="list-style-type: none"> <li>1. Extra workload for OIA</li> <li>2. Consenting amendment process</li> </ol> </li> <li>○ Delay in consenting             <ul style="list-style-type: none"> <li>● Original programme under non-notified but now changed to notified. This results in timing implications which are currently being assessed.</li> </ul> </li> <li>○ Community opposition and action impact on Ohakune community and partner organisational capacity             <ul style="list-style-type: none"> <li>● KO are aware of the local activities.</li> <li>● s 9(2)(g)(i) [REDACTED]</li> <li>[REDACTED]</li> <li>[REDACTED]</li> <li>[REDACTED]</li> <li>[REDACTED]</li> <li>[REDACTED]</li> <li>[REDACTED]</li> <li>[REDACTED]</li> <li>[REDACTED]</li> </ul> </li> <li>○ Price for works confirmed to exceed the CIP allocation of \$5.2m to the account of Kāinga Ora.             <ul style="list-style-type: none"> <li>● Costings will continue to fluctuate until works are contracted.</li> </ul> </li> <li>○ Impact on neighbours and potential supporters and end occupiers of proposed homes discussed.             <ul style="list-style-type: none"> <li>● Whilst managing feedback from a project perspective, Kāinga Ora are cognisant of the impact of some of the public rhetoric on the end users/buyers.</li> </ul> </li> </ul>		
<p>3.4</p>	<p><b>Key milestones:</b></p> <ul style="list-style-type: none"> <li>○ Resource Consent was lodged.</li> <li>○ Completion of the infrastructure works are to be confirmed.</li> </ul>		
<p>3.5</p>	<p><b>CIP funding report.</b></p> <ul style="list-style-type: none"> <li>○ Report has been attached as required by the DPM report requirements.</li> <li>○ This report is produced in accordance with the terms of the Crown Infrastructure Partners Agreement.</li> </ul>		
<p>4</p>	<p><b>Development Partners Discussion</b></p>		
<p>4.1</p>	<p><b>Community Response</b></p> <p>Presented by TK</p> <p>Observation to date/Current state of play</p> <ul style="list-style-type: none"> <li>○ 4 community outreaches completed to date consisting of 2 community barbeques in the centre of town, and 2 school barbeques.</li> <li>○ Collateral includes brochures, flyers and corflu boards, bulletin invites, letters and meetings with businesses and general public.</li> <li>○ There is still a strong trend of misinformation.</li> </ul>		

	<ul style="list-style-type: none"> <li>○ Being on the ground and meeting the locals has revealed there is a significant amount of positive feedback.</li> <li>○ Recommended next steps:             <ul style="list-style-type: none"> <li>● Not to practically engage with opposition groups                 <ul style="list-style-type: none"> <li>▪ Suggestion is to use the voices of those members of the public in support of the development. Their voices are stronger than ours. Would need to tread carefully to avoid making anyone uncomfortable in the process.</li> </ul> </li> <li>● To counter the spread of misinformation, it is believed the current information released to the public is fine.</li> <li>● Once the process for the revised Resource Consent strategy is agreed, comms plan will be updated to focus on these next steps.</li> <li>● Face to face engagement will be prioritised.                 <ul style="list-style-type: none"> <li>▪ A focus on the first home ownership opportunity is currently under development. This will help to shed a different light on the development and is important mahi to commence now to ensure first home buyers are ready when construction is completed. The 6<sup>th</sup> or 13<sup>th</sup> November are the dates being considered for this launch.</li> <li>▪ DPM members agreed to support the initiative to shift the focus to first home buyers.</li> <li>▪ HL advises that there are positive stories in the community highlighting items in the Tekarere release.</li> </ul> </li> </ul> </li> <li>○ TK – notes appreciation for Julie and Paul’s assistance.</li> </ul> <p><b>4.2 OIA’s</b>            HL - s 9(2)(a) frequently sends information through. HL indicates the challenges of capacity and resource to respond to the significant OIA workload.</p> <p>RA - confirms that it is not easy and empathises with HL sentiments.</p> <p>CMcC - confirms the same.</p> <p>CMcC – Kāinga Ora will continue to liaise with partners for sign-out of jointly referenced materials and required extensions of time.</p> <p>CMcC - Linda to touch base with CM and HL to understand the capacity constraints so that this can be considered for applications of extension of time.</p> <p>HL - suggests having a summary of OIA requests status in the body of the email. CMcC to follow up with team.</p>		
<p><b>4.3 Site Design and Consent</b></p>	<p>Presented by FM</p> <ul style="list-style-type: none"> <li>○ Noted, consent submission is for both subdivision and concurrent land use.</li> </ul>		

- Received s92 for the district consent. The consultant team are currently working through these. Key feedback taken into design consideration includes:
  - Ecological, relating to stream and wetland design on potential affects; and
  - Iwi consultation to close out the ecological matters.
- Horizons regional consent s92 is also on hold for similar reasons being ecological and hydrology.
- As a result of the requests from both Councils, the scheme has been amended.
- Requirements from Waka Kotahi in terms of a right bay into the site can be accommodated.

Updated layout presented for discussion as follows:  
s 9(2)(g)(i)

Released under the Official Information Act

	<p>s 9(2)(g)(i)</p>		
5.	<b>Next Steps</b>		
5.1	<p><b>Key action items and next steps for the project</b></p> <ul style="list-style-type: none"> <li>○ DPM were asked to endorse updated scheme as preferred layout, subject to the project team confirming the support of Ngati Rangī</li> <li>○ DPM voted and majority vote in favour carried</li> </ul>		
5.2	<p><b>Next Steps:</b></p> <ul style="list-style-type: none"> <li>○ Facilitate Ngata Rāngī review and feedback (Design and Environment Team)</li> <li>○ Advise consultant team of preferred scheme</li> <li>○ Update preferred scheme for consultant team</li> <li>○ Mobilise community engagement, to include: <ul style="list-style-type: none"> <li>● Socialising updated layout for open feedback and consultation. This is to seek a response from the public to help provide insight and discovering any missing pieces the public want us to focus on for: <ul style="list-style-type: none"> <li>▪ Placemaking for certain components of the green space.</li> <li>▪ What is important for the community to see in terms of streetscapes.</li> </ul> </li> <li>● The comms and engagement team are keen to get the engagement going on the ground to obtain this information.</li> </ul> </li> </ul>		

5.3	<ul style="list-style-type: none"> <li>• CM - encourages this type of engagement to get insights that may not have been considered earlier. CM in support of this approach.</li> </ul> <p>No further matters were tabled.</p> <p><b>Next DPM</b> Thursday 23<sup>rd</sup> November 2023 – 2:00pm -3:30pm</p>		
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## Attachment 2: Actions from previous meetings

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

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

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## Attachment 3: Status Report

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

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

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

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

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

## CIP Funding report update:

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

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

## Attachment 4: Development Partners Discussion

### 4.1 Community response summary & discussion document

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

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

October 2023

s 9(2)(g)(i)

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s 9(2)(g)(i)

Released under the Official Information Act

s 9(2)(g)(i)

Released under the Official Information Act

## 4.2 Official Information Act requests

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

### Summary of OIA's for consultation

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

## 4.3 Site design and consent

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

### Sketch Plan - Masterplan V6.

#### Alternative Stream Alignment.

**Key Moves**

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



**Sketch Plan.**

#### Lot Relocation.

**Lots Relocated**

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

**Lots Reshaped**

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





Draft for discussion only.

## Sketch Plan.

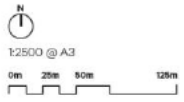
### Access.

**Pros**

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

**Cons**

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



## Sketch Plan.

### Open Space and Connectivity

**Pros**

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

