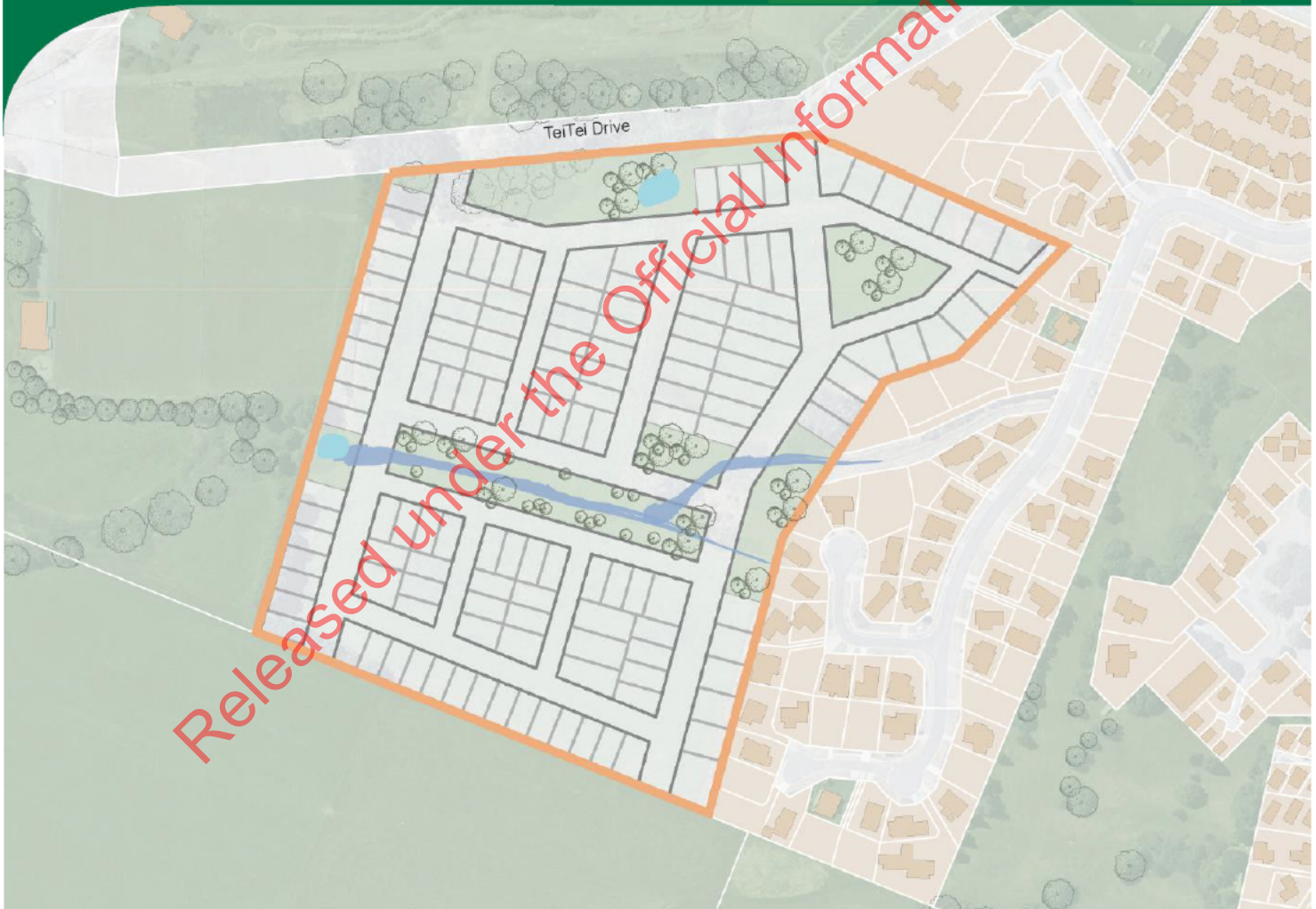


Development Partners Meeting Meeting Minutes #6

Teitei Drive, Ohakune

23 November 2023




Development Partners Meeting Minutes #6

Date: Thursday 23 Nov 2023	Time: 2:01pm-3:11pm	Venue: 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"/>
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 type="checkbox"/>
Vini Dutra	VD	Executive Mgr. Infrastructure	<input checked="" type="checkbox"/>
s 9(2)(a)		Environmental and Relationship Advisor, Ngāti Rangī	<input type="checkbox"/>
s 9(2)(a)		Environmental and Relationship Advisor, Ngāti Rangī	<input type="checkbox"/>
Fraser McNutt	FM	Planner Barker and Associates	<input checked="" type="checkbox"/>
Hayden Potaka	HP	Principle Advisor, Kāinga Ora	<input type="checkbox"/>
Katherine Hu	KH	Planner Barker and Associates	<input type="checkbox"/>
Helen Leahy	HL	Pou Ārahi, Ngāti Rangī	<input type="checkbox"/>
Stuart Watson	SW	Manager three Waters, RDC	<input type="checkbox"/>
Deena Tapara	DT	Project Manager, Kāinga Ora	<input checked="" type="checkbox"/>
Sharon Robinson	SR	Regulatory Group Manager	<input checked="" type="checkbox"/>
Tryone Kemp	TK	Stakeholder Relationship Manager	<input checked="" type="checkbox"/>
Samuel Seu	SS	Assistant Development Manager	<input checked="" type="checkbox"/>

Item	Particulars	Action	By
1	Welcome, apologies and approval of previous minutes		
1.1	GB – Conducted Karakia		
1.2	Apologies – RR, ES, s 9(2), HP, KH, HL, SW		
2	Welcome and Agenda overview		
2.1	CMcC – Welcomed everyone to the meeting. <ul style="list-style-type: none"> • Introduction of SR to DPM members 		

3	Review and approve meeting minutes		
3.1	<p>CMcC requested feedback on previous minutes.</p> <ul style="list-style-type: none"> No objections from DPM members, Item closed, Minutes accepted into record. 		
4	Project Update		
4.1	<p>Review the progress made since the last meeting (see attachment 3). Report provided in Attachment 3 taken as read. CMcC reviewed the key workstreams. No further questions or comments from DPM members on the report. The major delay noted in Consent that was issued to Council in July which is currently on hold. It is confirmed that the s92 responses have been assessed however, this is on hold pending the revised strategy.</p>		
4.2	<p>Discuss any changes to the project timeline or budget. CMcC highlighted to DPM members that the programme is delayed and advised there is an item on compliance with programme requiring formal agreement from the DPM. GB was to take up the second Kāinga Ora DPM position in absence of SDM for voting status on this issue. According to the Sale and Purchase Agreement, the first milestone was to complete a masterplan by the 30th September 2023. Legal Counsel have legally advised that variation to the contracted milestones can be voted in by the DPM and recorded in minutes.</p> <p>CMcC tabled and moved for the DPM to acknowledge, as a result of the proposed change of consenting strategy and amendments to the proposed layout, that the first milestone to complete a masterplan by the 30th September 2023 was exceeded and that the original layout would have otherwise met this milestone.</p> <p>DPM acknowledge that a milestone was exceeded and that the DPM is comfortable with the progress.</p> <p>The DPM agrees that at the next Meeting, following a consenting strategy decision, a revised milestone date will be tabled for approval of the concept masterplan.</p> <p>CMcC asked the DPM if there were any objections. No objections from the DPM.</p> <p>Comment was made and supported, that the delays were due to consenting but also to ensure improvements are incorporated in the design and process.</p>		
4.3	<p>CIP funding report. CMcC confirmed that the works relating to the wetlands has potentially brought down the funding overrun risk down. Therefore, once the new layout is agreed, a QS will re-cost prior to proceeding with the layout.</p> <p>CMcC asked the DPM if there are any comments on the report. No comments raised.</p>		
5	Development Partners Discussion		
5.1	OIA's - update		

	<p>CMcC advised that there are currently more than 70 OIAs at KO.</p> <p>CM advised there being 3 times more OIAs this year. Council have received a formal letter from the ombudsman, indicating that Council is contravening it's legal obligations despite the ombudsman understanding the issue.</p> <p>RA raised the issues RDC are currently faced with such as receiving one OIA with 50 questions. Parties noted scope of information requests.</p> <p>CMcC reviews the summary of OIA's for raising awareness of pipeline and timing.</p> <p>5.2 Site Design and Consent</p> <p>CMcC summarises the consenting strategy referring to the document titled "Proposed Resource Consenting Strategy".</p> <p>CMcC advised that the consenting strategy was sent to all DPM members for review prior to this discussion.</p>		
	<p>s 9(2)(g)(i)</p> 		

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	<p>s 9(2)(g)(i)</p> <p>Actions:</p> <ol style="list-style-type: none"> 1. Consider the on-hold strategy for the existing consent 2. Review the consent applicant <p>CMcC asked the DPM if everybody is comfortable with the revised strategy. DPM members agreed to support.</p> <p>Community engagement and comms</p> <p>5.3 Presented by TK.</p> <ul style="list-style-type: none"> • 3 sessions were completed over the last couple of days around first home ownership. • No questions about the development, just interest in purchasing a home • Worthwhile sessions and positive. • Thank you to James and Ngāti Rangi members. <p>CMcC confirmed KO have received three media requests in the last week. CM expresses gratitude to the comms group for the first home buyers engagement and providing a needed resource for the community.</p> <p>Tenure mix and placement</p> <p>5.4 CMcC notes the interest in the 44 lots. There are several OIA's that go into ownership. This is timely for the group to determine the allocation of the tenure. This will require spin off discussions to consider placement of the three tenures within the future development. CM notes the partners objectives of realising a strong community and not just houses. GB suggests that typologies are to be determined, and to mix it up and build a community. CMcC proposes to reach out for nominations on who should be involved in those discussions. A meeting is to be scheduled in the new year where the key driving principles can be established earlier on.</p>	<p>CMcC</p> <p>ALL</p>	
<p>6</p>	<p>Next Steps</p>		

6.1	<p>Key action items and next steps for the project</p> <p>CMcC suggested meeting mid-December to have a summary snapshot of the project prior to Christmas.</p> <p>CMcC will be transitioning out of Kāinga Ora with a new staff introduction in the next meeting to ensure continuity in the project.</p>		
6.2	<p>Next DPM proposal for discussion:</p> <ul style="list-style-type: none"> a. Brief update to be held with DPM 14th Dec 2023 b. Next full DPM to be scheduled for 25 Jan 2024 		
7	Karakia Whakakapi		
7.1	Karakia by GB		
7.2	Meeting closed at 3:11pm		

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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
1	ACTION – RR to provide HL link to the Comms and engagement notifications.	Ongoing	N
2	ACTION – VD to meet with DW and discuss details on WW treatment plant.	Ongoing	N
3	ACTION – CMcC to place current consent on hold and review consent applicant		
4	ACTION – CMcC to schedule next interim DPM for 14 th December		

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Attachment 3: Status Report

Highlights:
<ul style="list-style-type: none"> All-party engagement on OIA's and media responses continues
<ul style="list-style-type: none"> Recommendation for revised consenting strategy and alternative layout for approval
<ul style="list-style-type: none"> First home buyers sessions held 22-23 November 2023

Next Steps:
<ul style="list-style-type: none"> Mobilise revised consenting

Key Work streams:	
Health and safety matters: 1. N/A	N/A
Consent status: 1. Resource consent submitted to RDC - 11.07.2023 2. Decision made to request fully notified consent based on community response 3. S92 response and current consent on hold pending updated recommendation approval	Delayed
Design Document status: 1. Masterplan Issued – 02.06.2023 2. Revised layout pending Ngāti Rangī approval	N/A
Comms and Engagement 1. Community sessions for first home buyers held w/c/ 10 th November 2. Collateral to support revised consenting strategy under development	On track
Addresses allocated to Homes: 1. N/A	N/A
Tenures and market context: 1. 15x Public housing (subject to business case) 2. 15x Affordable homes (subject to business case) 3. 14x Worker housing (subject to business case)	On track
Home and section sizes: 1. Section sizes proposed 300-450m ² subject to consent 2. Proposed green reserves 17,012 m ² +	On track
Compliance with the Programme: 1. Key milestone remains on site works commencing April 2024	Delayed

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. Spend to date: \$407.5k
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/Kāinga Ora involvement	High	High	High	Extensive community engagement workstream underway with regular touch-points for community briefing.
3	Westland assessment	High	Medium	Medium	Ecological (wetlands) assessment has been completed with no major impact to yield.
4	Consenting Delays	High	Medium	Medium	Delays in planned consenting process has impacted programme, with revised consenting strategy under development to de-risk likely impact to programme and funding.
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.

Attachment 4: Development Partners Discussion

4.1 Official Information Act requests

Summary of OIA's for consultation

Teitei Drive OIAs scheduled to go to partners for consultation (as at 20th Nov)

OIA number	Requester	Summary of request	Status
OI 23 652	s 9(2)(a)	Further information on land sale.	To be issued to partners for consultation late this week or early next
OI 23 650	s 9(2)(a)	Further information on consultant costs.	To be issued to partners for consultation late this week or early next
OI 23 369	s 9(2)(a)	Partner correspondence and infrastructure funding.	Tranche 3 documents expected to be ready for partner consultation this week

Summary of OIA's for information only

Copies of OIA decision letters scheduled to be sent to partners within the next week as an fyi (no consultation needed on these)

OIA number	Requester	Summary of request	Status
OI 23 660	s 9(2)(a)	Involves releasing information already consulted on, and released in OI 23 553; only new information is additional minimal contextual information	To be issued to partners for consultation late this week or early next
OI 23 677	s 9(2)(a)	Further COI information	Copy expected to be sent to partners fyi later this week

4.2 Recommendation for revised consenting strategy

(see attached paper)

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