

RUAPEHU DISTRICT COUNCIL

Confidential Reports Released into the Public Business

FROM THE MEETING OF RUAPEHU DISTRICT COUNCIL
ON WEDNESDAY 26 AUGUST 2020

Item

C1 Housing Initiative Update (*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
Housing Initiative Update	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 report and attachments have been released into the Public Business through an Official Information Request. The report and attachments have been redacted due to commercially sensitive assessments of Council land holdings within the District.

Minutes

C1 Housing Initiative Update (*redacted*)

- 1 That the Housing Initiative Update report be received.
 - 2 That the amended consultation programme and reporting of the draft Public Housing and Asset and Tenancy Management Strategy be noted.
 - 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
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Report to: Council**Meeting Date:** 26 August 2020**Subject:** Housing Initiative Update**Purpose of Report**

- 1.1 The purpose of this report is to update Council on further high level due diligence being undertaken on potential sites for housing development based on the “in principle” approved Crown Infrastructure Partners (CIP) funding; and,
- 1.2 To update the Council on proposed public consultation on a reviewed draft “Public and Affordable Housing Asset and Tenancy Management Strategy (ATMS)”.

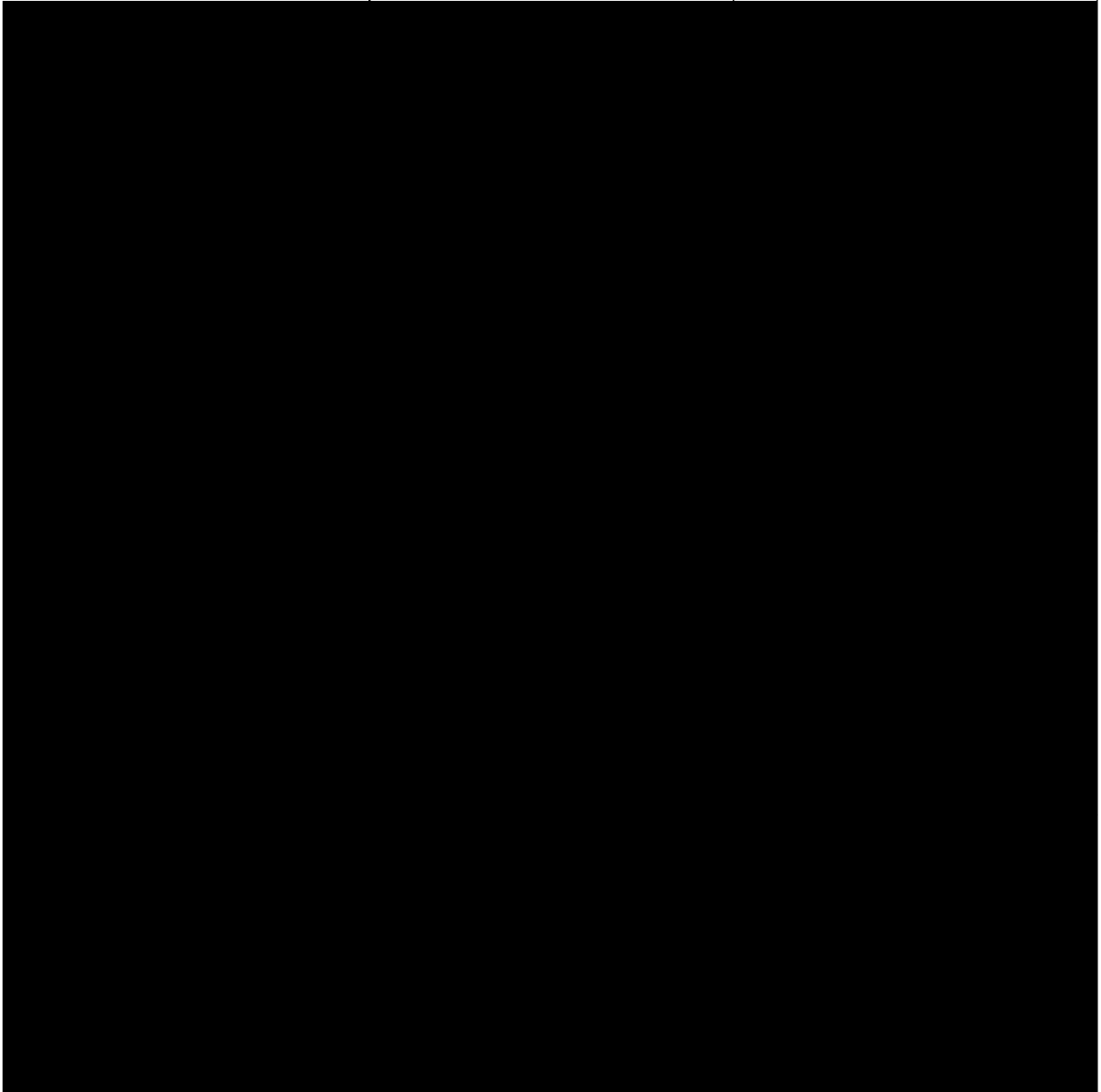
Significance and Engagement

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

Shovel Ready Options

- 3.1 The Council is aware that when its CIP funding application for social and affordable housing was submitted it was done so on the basis that there would be a ‘shovel ready’ housing project that could be delivered. At the time the application was submitted, [REDACTED] was identified as a potential shovel ready site subject to due diligence. Council has also identified throughout the process an interest in having other sites considered as part of due diligence including [REDACTED] and other sites in other towns such as Raetihi and Ohakune. Council’s CIP application identified funding for at least five more sites to be further investigated and due diligence undertaken.
- 3.2 Following the 5 August 2020 Council meeting, further high level due diligence on potential “shovel ready” sites has been undertaken and council staff and advisors have identified that three sites across three towns, rather than [REDACTED] are more suited to being “shovel ready”. [REDACTED], while on the original list (allowing costings to be supplied in the CIP application with a rolling programme), has been excluded as it is more constrained than originally thought including the need for and cost of a new pump station, the realignment of the road and road crossing private land requiring an easement or agreement from [REDACTED], all of which would challenge the CIP timeframes.
- 3.3 The following table identifies three sites based on recent high level due diligence that are being investigated further to enable the drawdown of funds from CIP and the commencement of a Public and Affordable housing programme for the Ruapehu District:

High level description of the asset (including its location/address)	Expected completion date of construction of the asset	Ownership of the completed asset (that is, which legal entity will own it)
Quick Start priorities for DD within the CIP agreement ¹	Years 1 – 2 August 2020 to August 2022	



Public and Affordable Housing Asset and Tenancy Management Consultation Option

- 4.1 At the 5 August 2020 Council meeting there was a Table included in the Council report identifying a timeline and tasks needed to be undertaken to ensure that a shovel ready housing project could be delivered in keeping with the CIP funding requirements. Tasks included the need to consult on a reviewed Public and Affordable (key worker) Housing Asset and Tenancy Management Strategy (ATMS) with it being adopted by Council by the end of October. At this stage the consultation on the ATMS is made more difficult as all matters pertaining to the “approved in principle” CIP funding remains confidential. It is

therefore proposed that the Council programme be along the lines identified in Table 1 below:

Table 1: Indicative ATMS Consultation programme

Wednesday 2 nd September	Report completed
Wednesday 16 th September	Report to Council for Adoption of Consultation document and draft Public and Affordable Housing and Asset and Tenancy Strategy (ATMS)
Friday 18 th September	Consultation starts
Monday 21 st September	Ohakune Meeting
Wednesday 23 th September	Taumarunui Meeting
Thursday 24 th September	Raetihi Meeting
Tuesday 6 th October	Consultation Closes
Monday 12 th October	Submissions out to Councillors
Wednesday 14 th October	Hearings (afternoon after Workshop)
Wednesday 28 th October	Deliberations and Adoption

4.2 Consultation is occurring as there will be public interest in the proposal. In terms of significance, the Group Manager Customer Services advises that the project does not trigger the special consultative procedures, nor does it require an amendment to the Long Term Plan 2018-28. The programme above is tight with two and half weeks for submissions to be lodged allowing completion of the whole process by the end of October 2020.

4.3 It is noted that Clause 8.1 of the draft CIP Funding Agreement states that:
“Before making any media statements or press releases (including social media posts) regarding this Agreement and/or CIP’s involvement with the Projects, the Recipient will consult with CIP, and will obtain CIP’s prior approval to any such statements or releases.”
 Council will need to take this into account when it undertakes any public consultation on the draft ATMS. At the same time, the new Public and Affordable Housing Asset and Tenancy Management Strategy is being drafted so that it is self-contained and does not refer to, or rely on CIP funding, albeit the preference will be to be able to draw down on CIP funding. The draft ATMS will be reported to Council at its 16 September meeting for approval to proceed with public consultation in September 2020.

Suggested Resolution(s)

- 1 That the Housing Initiative Update report be received.
- 2 That the amended consultation programme and reporting of the draft Public Housing and Asset and Tenancy Management Strategy be noted.
- 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.



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Attachments: Maps

