

# **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

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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**

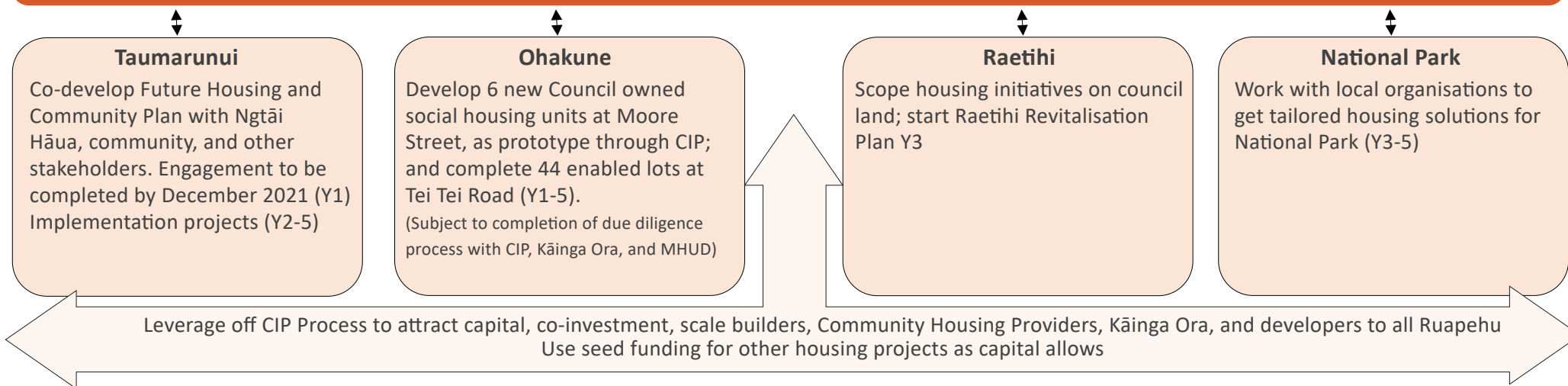
**Our Vision:** Supportive and thriving communities where there is a diversity of warm, dry, safe homes that residents and workers across the District can afford.  
**Our Mission:** Working with others to increase the overall supply of homes and enable and facilitate the delivery of more emergency, social 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 Rangi 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 Rangi, 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
Site address	6 Teitei Drive, Ohakune	
Current owner	Waimarino District Council (a predecessor of Ruapehu District Council)	
Legal description	Lot 2 DP 54909 [WN24D/752]	
Approximate land area (hectares)	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.
Zoning	Residential	Site has no formed, legal road access. (Paper Road only)
Kāinga Ora Region & Area	Taranaki, Whanganui, Manawatū	
Land Development	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.
Housing Development	Stage 1: 15 Public homes, 15 Affordable homes, 14 Worker Rental homes. Stages 2 and 3 typologies to be agreed.	
Mana Whenua	Ngāti Rangi	
Proposal Summary	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.
Development Funding	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.

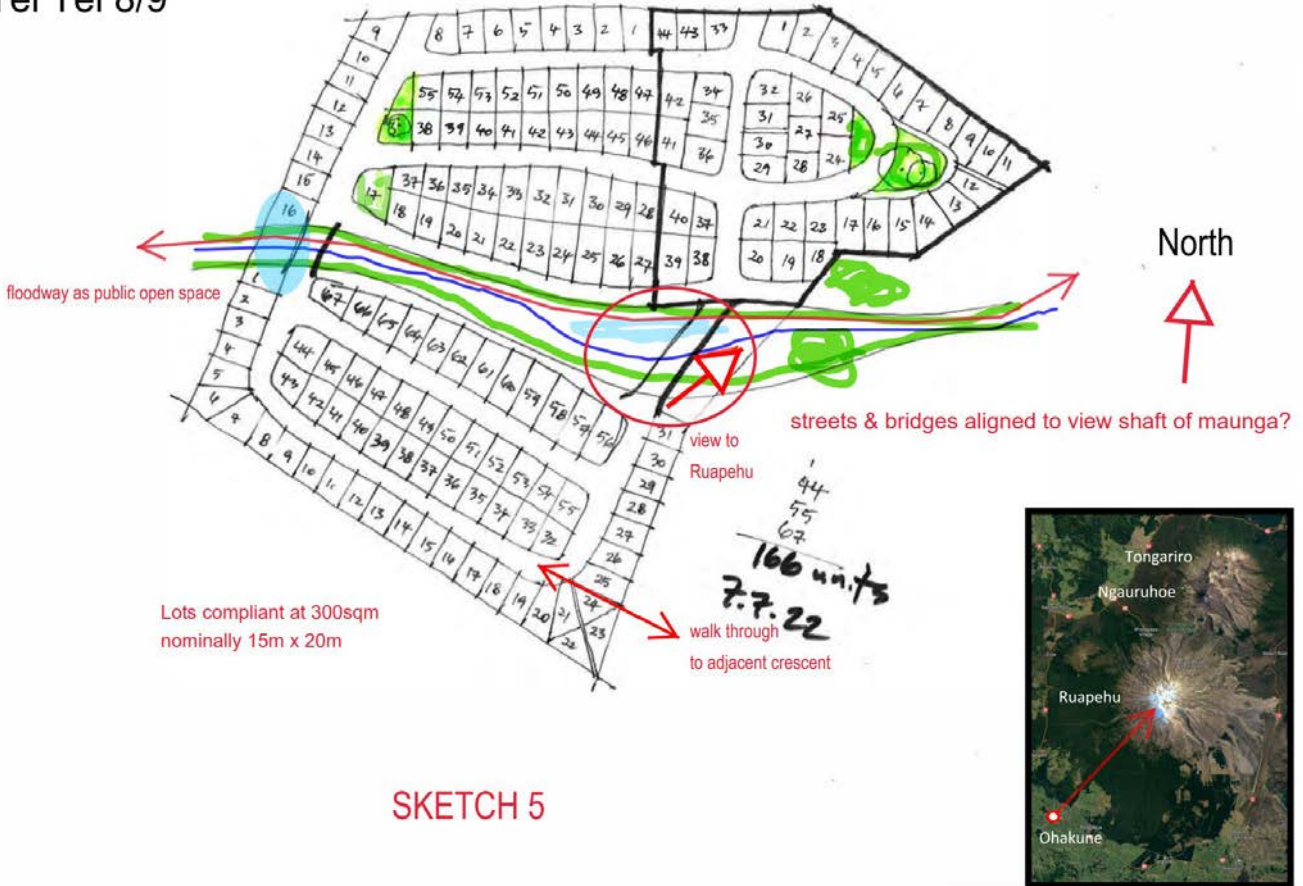
Note:

- 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.

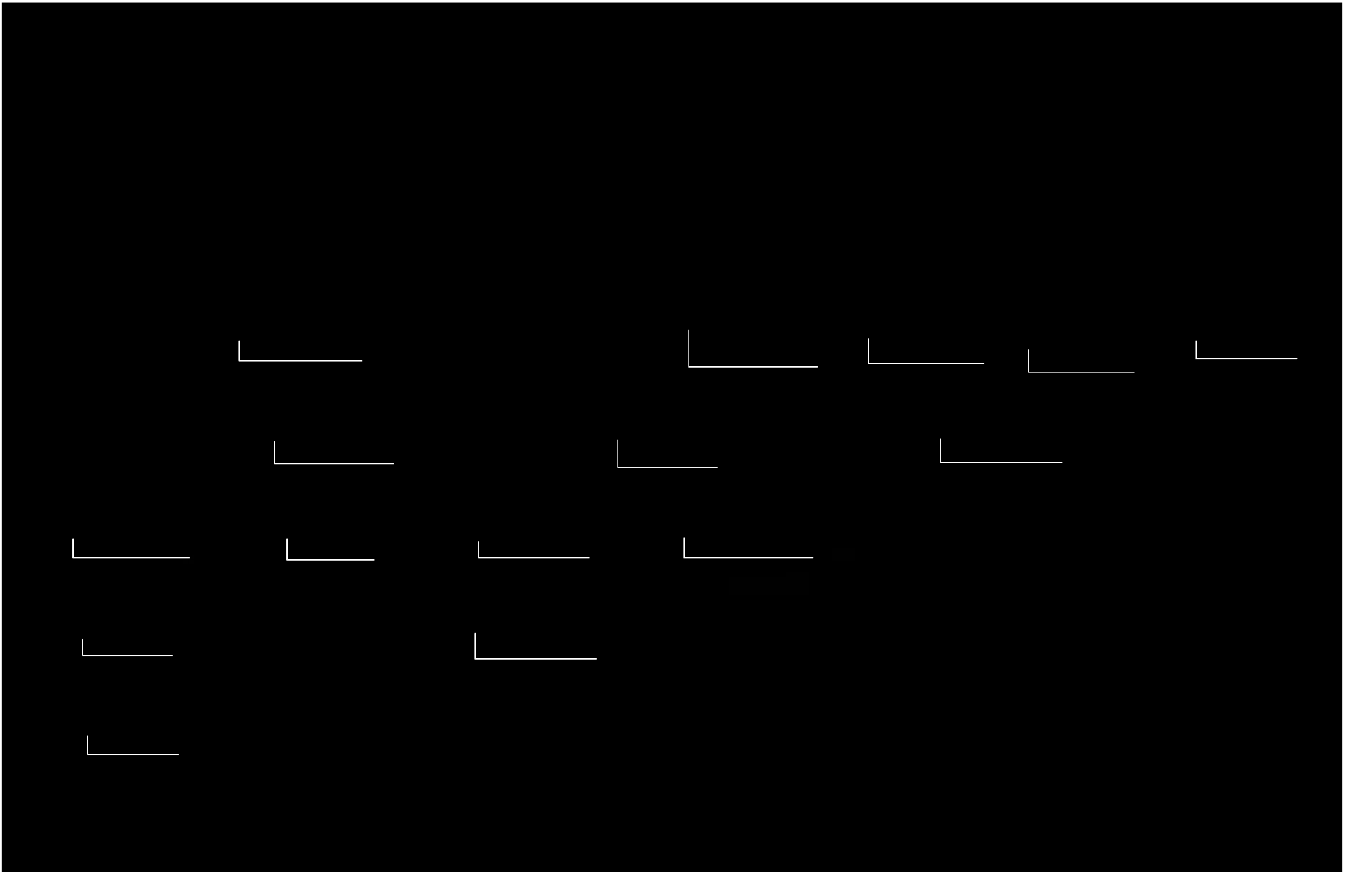
## Constraints/Dependencies

- 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

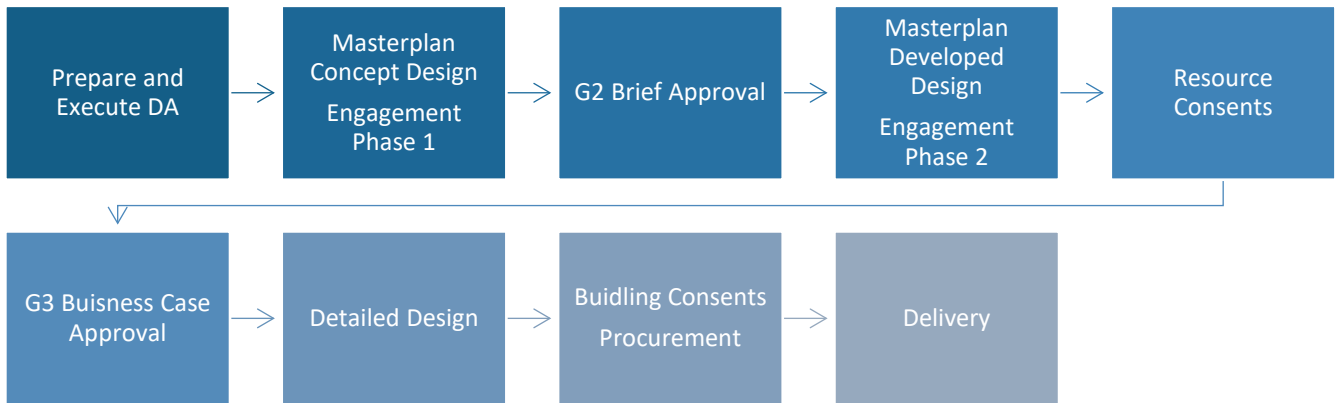
Role	Name	Title	Key Responsibilities
RDC Project Owner	Clive Manley	CEO	Voting member DPM
RDC Support	[REDACTED]	[REDACTED]	Voting member DPM
Technical advisor- Planning/Housing/Strategy	Ree Anderson	Consultant to RDC	Advisory member DPM; member Working groups
Technical advisor - Project management;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

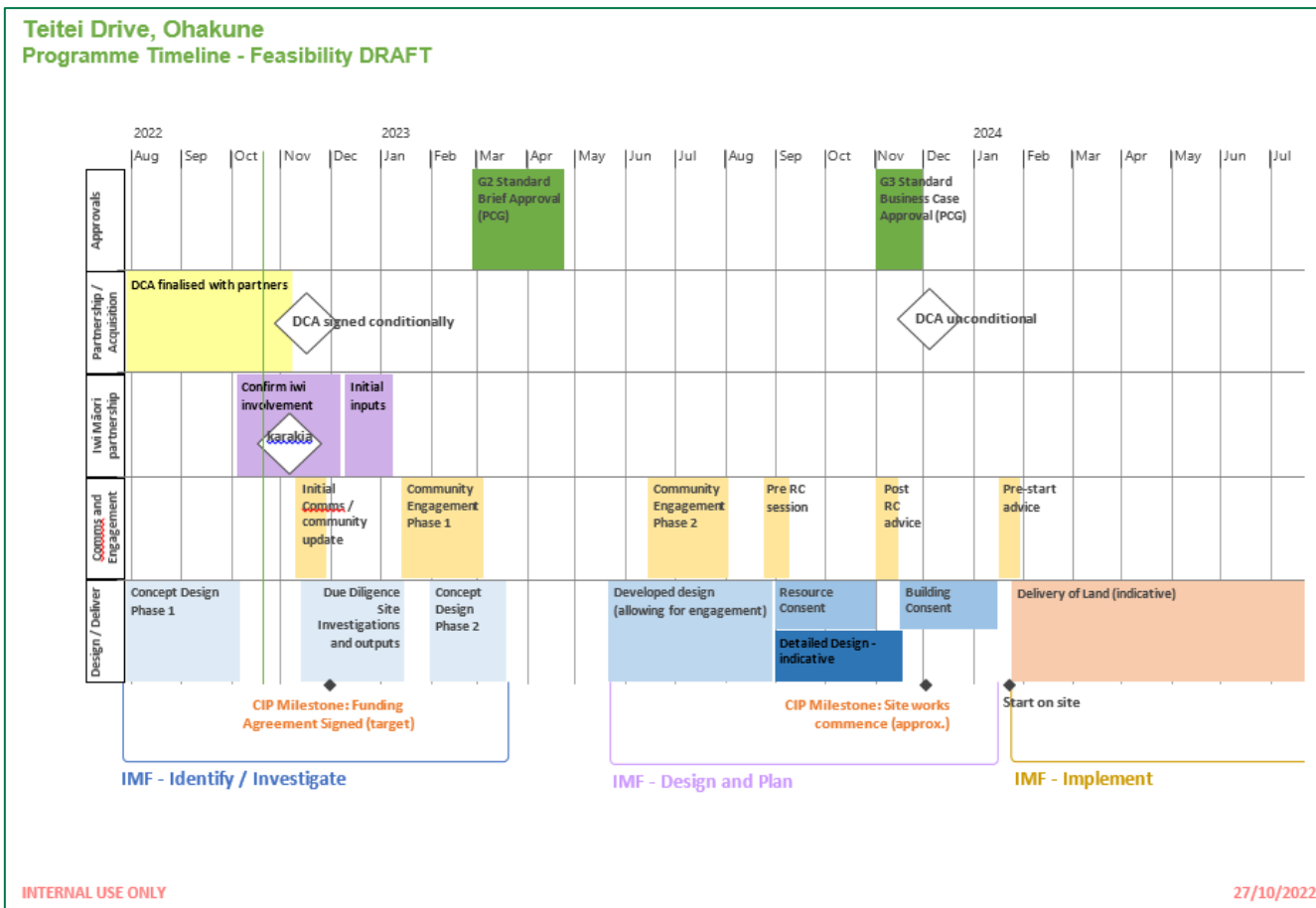
### Implementation Summary – DRAFT PENDING UPDATES



**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.

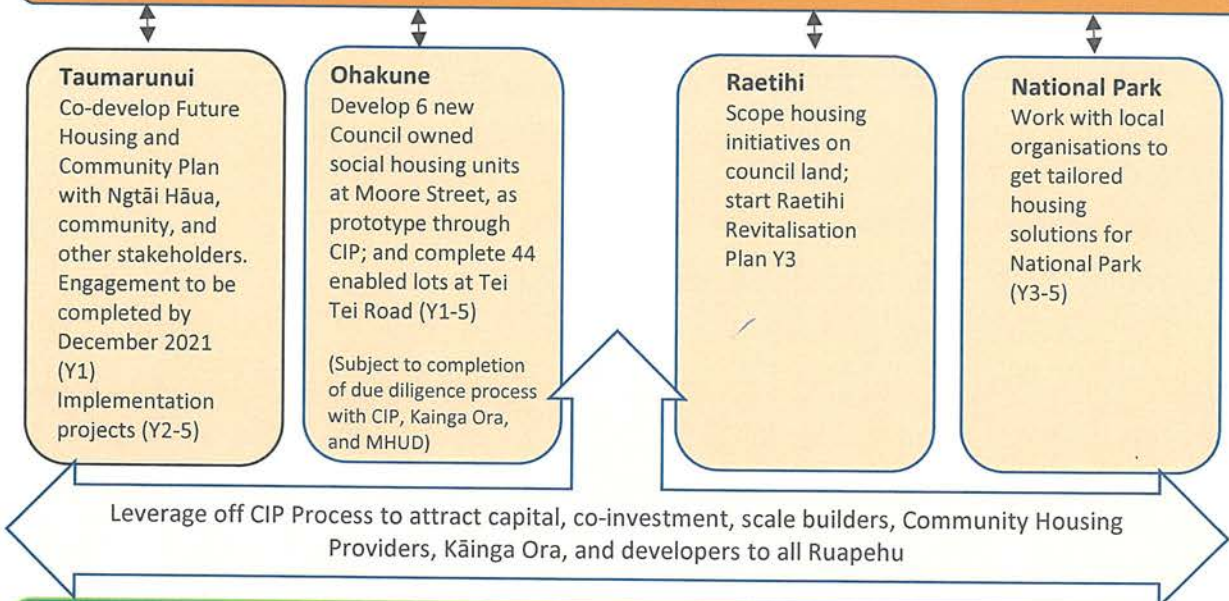
**Our Mission:** Working with others to increase the overall supply of homes and enable and facilitate the delivery of more emergency, social and affordable homes and papakāinga to meet the diversity of whanau, family and individual needs

**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

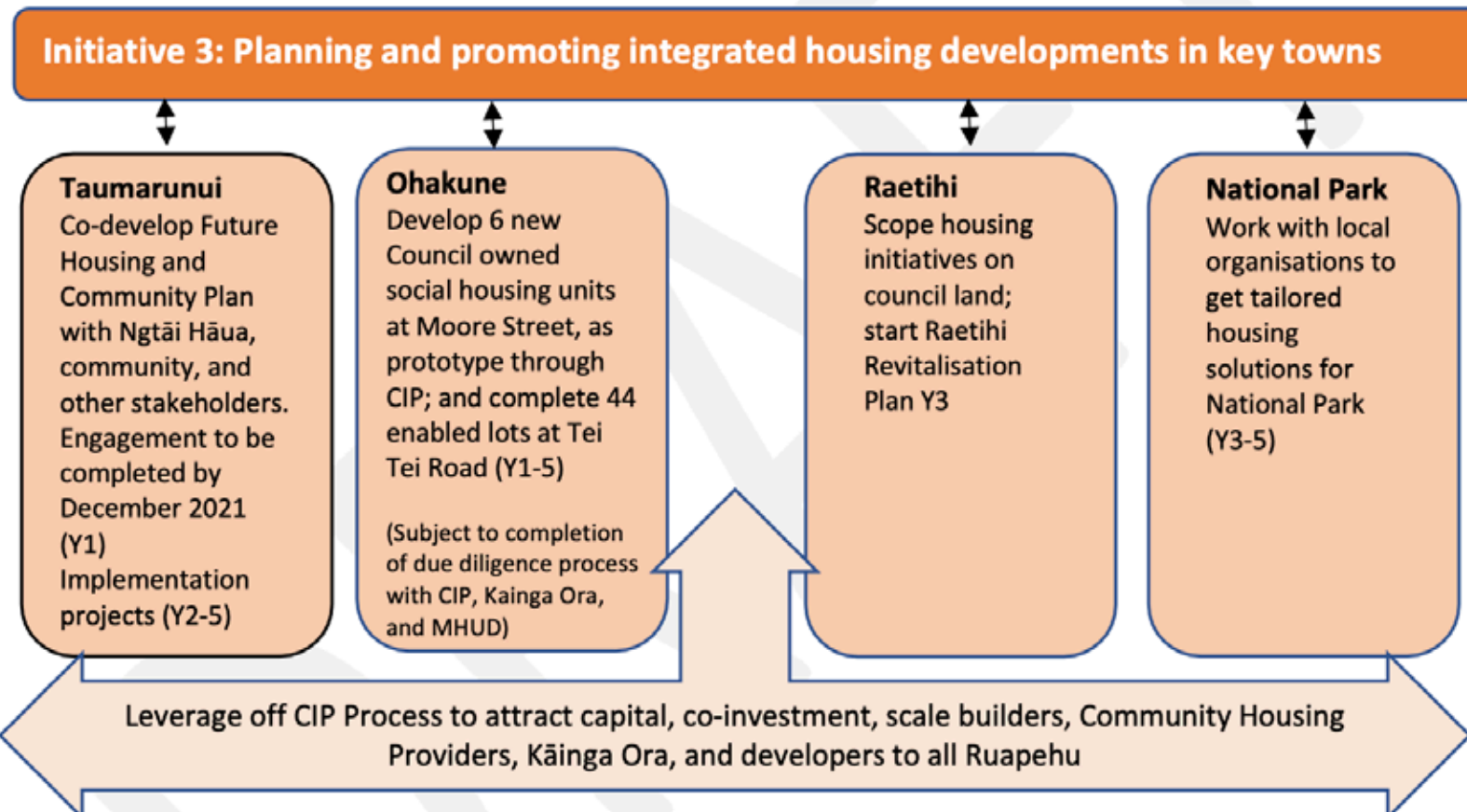
Initiative 4: Investigate achieving a Community Housing Provider (CHP) status in conjunction with IWI and other trusts with a focus on delivering housing in Ruapehu (Y1)

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 Rangī
4. Establish a Community Housing Provider (CHP) –transfer Council Social Housing to CHP
5. Complete Ohakune Spatial Plan



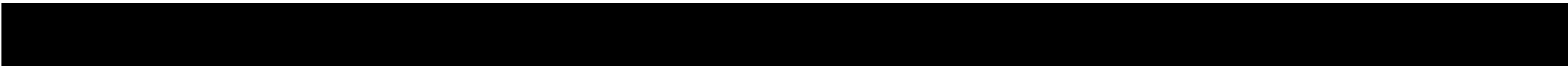
# Options- Community Housing Provider

## Option 1 - Council exits social housing portfolio

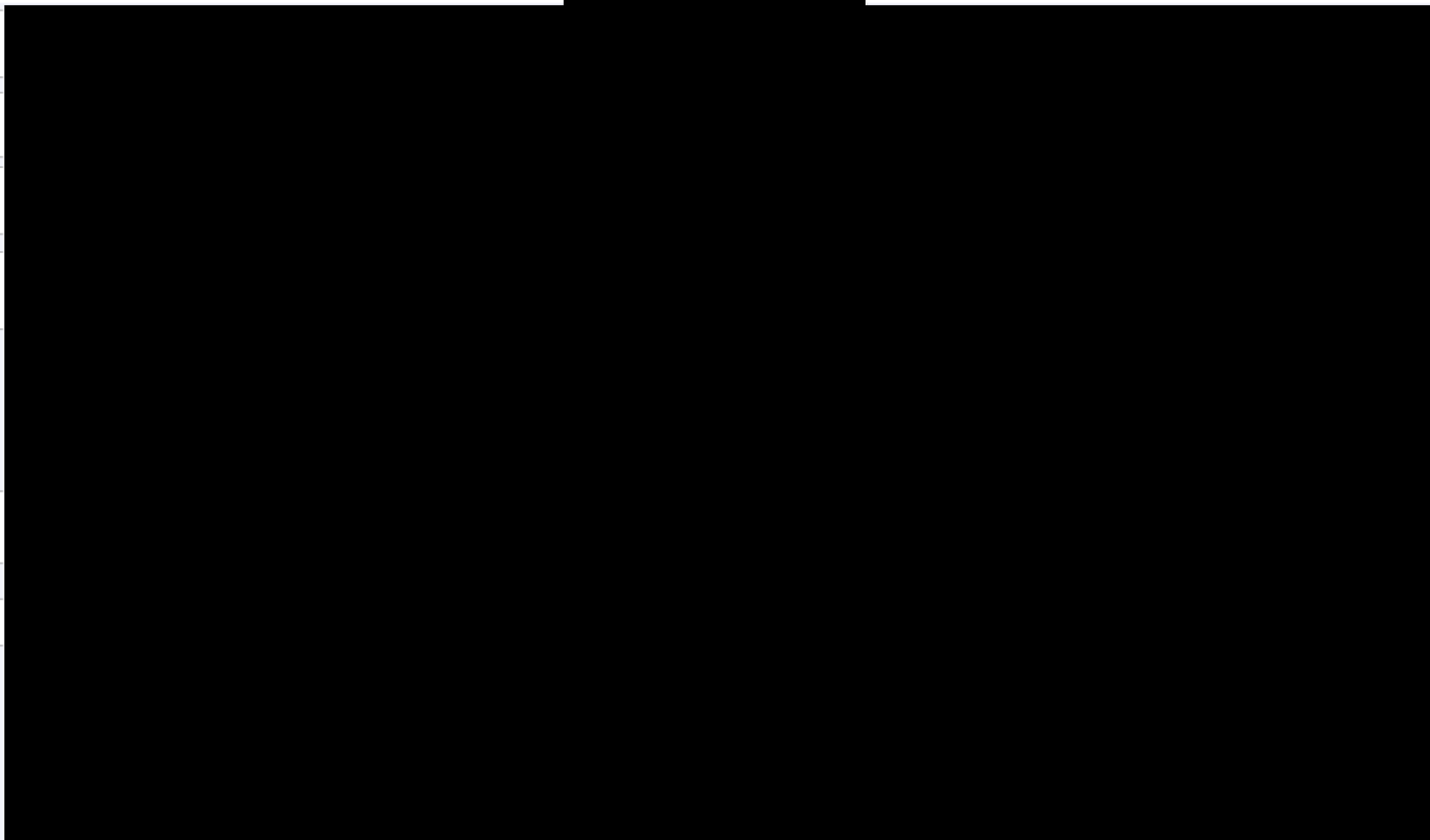
- Sells to other party e.g. CHPs
- Scale may not be present for sale
- Discounted price may be required
- Will take time and expense to execute
- Requires community consultation
- Allows CHP to get access to Income Related Rent Subsidy

## 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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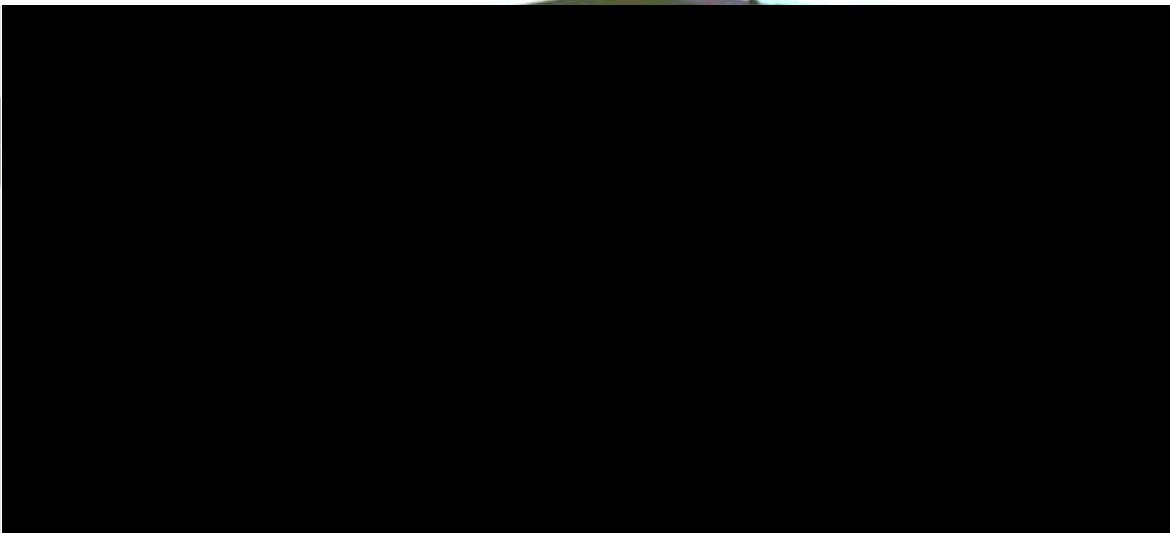
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# The Housing Journey - 2023 – Next Steps

Your views?

Questions and Discussions





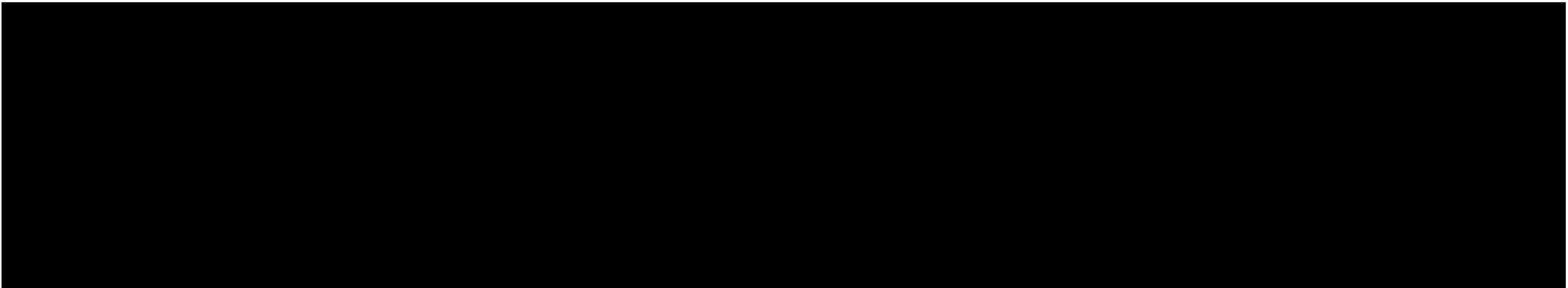
## Summing up: next steps



Thank you!



# Get In Touch



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# 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]
	[REDACTED]
Governance	[REDACTED]

Officers	[REDACTED]
	[REDACTED]
	[REDACTED]
	[REDACTED]
	[REDACTED]
	[REDACTED]
	[REDACTED]
	[REDACTED]
	[REDACTED]
	[REDACTED]

Apologies / Absences	Korty Wilson
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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.





[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 \(included in reader\)](#)