

RUAPEHU DISTRICT COUNCIL

Confidential Reports Released into the Public Business

FROM THE PUBLIC EXCLUDED MEETING OF RUAPEHU DISTRICT COUNCIL
ON WEDNESDAY 9 DECEMBER 2020

Item

C1 Housing Update

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	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.

Minutes

C1 Housing Update

- 1 That the report on the Housing Update be received.
- 2 That "Putting a focus on housing" – Our Draft Ruapehu 5 Year Housing Strategy and Plan of Action on a page be adopted for consultation and made publicly available, subject to the following amendments:
 - (a) Re-word Initiative 2: Taumarunui to read "Co-develop Future Housing and Community Plan with Ngāti Haua, community, and other stakeholder engagement to be completed by October 2021 (Y1) Implementation projects (Y2-5)"
 - (b) The deletion of "Prioritise Developing Community Hub Y1-2 and scope small housing initiatives on Council land" under Initiative 2: Raetihi.
- 3 That feedback on the co-development of a Taumarunui Future Housing and Community Plan be received.
- 4 That this report is not released as publicly available information

Report to: Council**Meeting Date:** 9 December 2020**Subject:** **Housing Update****Purpose of Report**

- 1.1 The purpose of this report is to update Council on:
- (a) The CIP (Crown Infrastructure Partners) Housing Project
 - (b) A wider Draft Ruapehu 5 Year Housing Strategy - Plan of Action on a Page
 - (c) A proposed Taumarunui Future Housing and Community Plan.

Significance and Engagement**2.1 SIGNIFICANCE**

This report does not trigger the Significance and Engagement Policy.

2.2 ENGAGEMENT

- 2.2.1 The Council has been actively engaging with Uenuku Charitable Trust, Ngāti Hāua Iwi Trust and Ngāti Rangī on the CIP project. Their staff participate in a CIP Project Control Group that is sponsored by the RDC Chief Executive. 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 CIP. Consultation on housing matters has occurred with the wider community as part of the development of the Public and Affordable Housing and Asset and Tenancy Management Strategy.
- 2.2.2 A copy of the Draft Ruapehu 5 Year Housing Strategy - Plan of Action (Copy in section 3.2 of this report) only recently drafted was provided to all three iwi, on a confidential basis, as part of the process of ongoing engagement so that any feedback on the draft Strategy may be provided from them to the Mayor and elected representatives at this meeting.
- 2.2.3 The attached draft proposed methodology for the co-development of a Taumarunui Housing and Community Plan has been reviewed by Maxine Ketu and Tim Castle on behalf of Ngāti Hāua Iwi Trust and they are fully supportive of the approach.
- 2.2.4 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.

Discussion**3.1 THE CIP PROJECT**

- 3.1.1 The following summarises the current status of the CIP project, noting that CIP are seeking further certainty as to the "shovel readiness" of the project and are essentially taking the

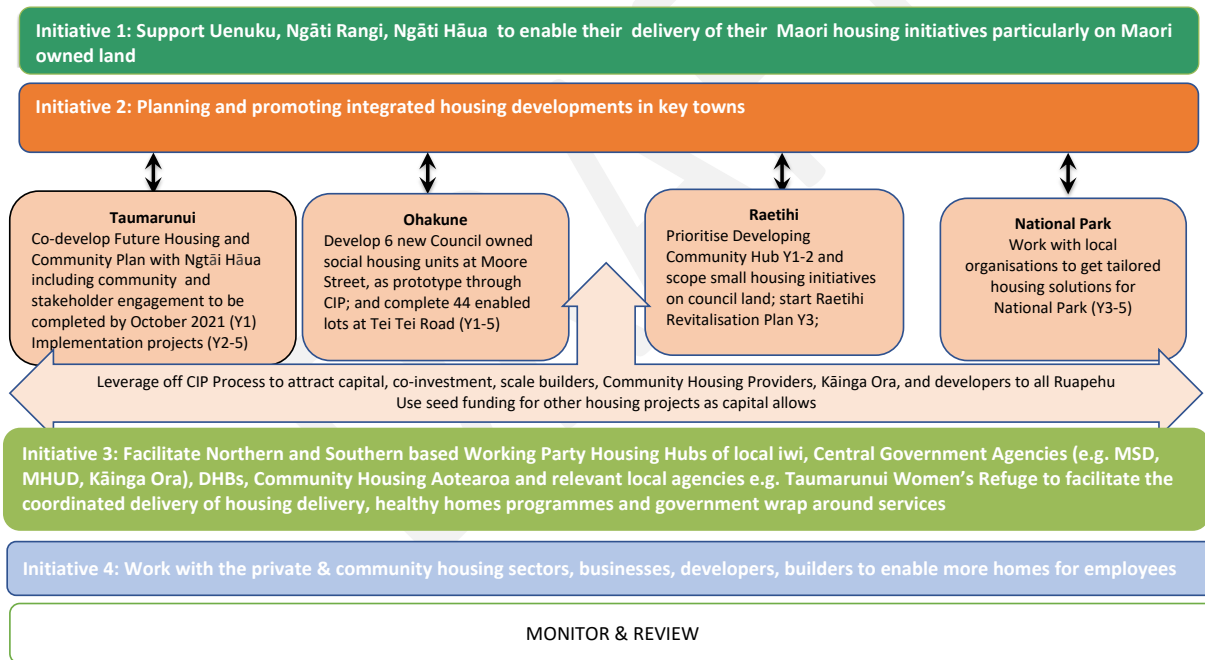
project through due diligence as if it were a new project. The RDC Chief Executive and Council's CIP Project Manager (Ewen Skinner) will also be available to speak to the item.

- 3.1.2 The Council, after due diligence, has confirmed with CIP that it seeks to proceed with the development of two sites (Moore Street and Tei Tei Road, Ohakune). After due diligence, these are the only two Council-owned properties that can be made 'shovel ready' and deliver the 50 lots including the first six units at Moore Street.
 - 3.1.3 A masterplan has been prepared by Council and its advisers for Moore St. This has included "in kind" urban design review by Kāinga Ora. The intention is to have a resource consent for the development of six units ready to lodge with Council by 23 December 2020. Any assessment of the consent would need to be undertaken by an independent adviser.
 - 3.1.4 The ITP process has closed and the council has received 10 Expressions of Interest. These have been through an initial review process and three parties have been identified as potential partners for Moore Street and/or Tei Tei Road. The Council will be further updated at its meeting.
 - 3.1.5 The CIP has advised that it is undertaking its due diligence on the Council's final proposal and will be meeting with the CIP Steering Group on 7 December 2020 regarding its recommendation. The Steering Group is Chaired by Mark Binns. The Steering Group then makes a recommendation to Ministers as to whether the project should be approved. The Ministers will be meeting on 9 December 2020 to consider the Ruapehu Proposal (amongst others). Subject to feedback from CIP, further advice on what is being recommended may be available at the Council's meeting.
- 3.2 'PUTTING A FOCUS ON HOUSING' - A DRAFT 5 YEAR RUAPEHU HOUSING STRATEGY- PLAN OF ACTION ON A PAGE**
- 3.2.1 It is acknowledged that the Mayor and Councillors initiated discussion on housing matters because it is concerned about high housing needs across the District and that the intention was always to have a housing strategy that delivered for the whole community. The topic "Putting a Focus on Housing" was included in the Mayor and elected representatives' version of the one page draft spatial plan prototype following a Councillors' workshop held in March 2020. Staff are including this in the upcoming draft integrated spatial plan/2021-31 LTP for the elected representatives review. However, detailed work on the district wide housing strategy was put aside while work was undertaken to try to ensure any opportunity that CIP funding could provide to "kick start" housing initiatives was sought. Much of this work can now be used to help frame a District -wide Housing Strategy. A draft one page Housing Strategy has therefore been prepared for the Mayor and elected representatives' review and consideration. The draft is included below and the RDC Chief Executive can speak to this item.
 - 3.2.2 It is noted that the co-development of a Taumarunui Future Housing and Community Plan features as part of this Housing Strategy on the basis that the Mayor and elected representatives indicated at the March 2020 Workshop that, even though all towns had housing needs, if they had to prioritise one they would prioritise Taumarunui.

'Putting a focus on housing' - Our Draft Ruapehu 5 Year Housing Strategy and Plan of Action on a Page - November 2020

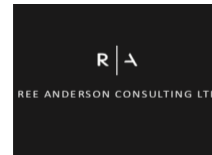
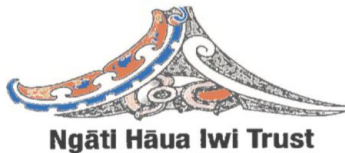
Our Vision: Supportive and thriving communities where there is a diversity of warm, dry, safe homes that residents and workers across the District can afford.
Our Mission: Working with others to increase the overall supply of homes and enable and facilitate the delivery of more emergency, social and affordable homes and papakāinga to meet the diversity of whanau, family and individual needs
Our Target Groups: Local iwi, low income households & families, older persons, key workers, those seeking to improve their living environments e.g. those with transitional housing needs

Our 4 Key Initiatives:



3.3 A PROPOSED DRAFT METHODOLOGY FOR A TAUMARUNUI HOUSING AND COMMUNITY PLAN

3.3.1 Discussions have been undertaken with Ngāti Hāua Iwi Trust (Maxine Ketu and Tim Castle) in an attempt to find a way forward to progress housing initiatives in Taumarunui. As a consequence of these discussions, a proposed draft methodology was developed to enable the co-development of a Taumarunui Future Housing and Community Plan. This has the support of the both Ms Ketu and Mr Castle. A copy is included below for the Mayor and elected representatives' consideration.



Proposed methodology: Taumarunui Future Housing and Community Plan

Kaupapa/Purpose: A collaboration between Ruapehu District Council (with the engagement of Ree Anderson Consulting Ltd* - as project director for the Council) and Ngāti Hāua Iwi Trust (with the engagement of Maxine Ketu- as project director for NHIT and support adviser Tim Castle) to co-develop with community and stakeholder engagement, a masterplan (framework and implementation plan for the future development of Taumarunui that takes account of social, economic, cultural and environmental wellbeing (the '4 well-beings')

*Note: Richard Knott Ltd (specialist in urban design/masterplanning/built heritage/town planning and his associates) is also intended to be engaged by the council as part of the Taumarunui Plan project team for technical specialist inputs.

Putanga/Outputs Required: A plan that identifies:

1. An understanding of Taumarunui, the place (context) and the people – including meaningful inclusion and visibility of tangata whenua
2. What is valued and should be protected; strengths, weaknesses, future aspirations and opportunities for everyone
3. A high level strategy of development areas across Taumarunui with detailed plans (including 2 dimensional and 3 dimensional images) for the Taumarunui Town Centre and surrounds- these are to include feasibility for development of different commercial and housing typologies in around the town centre, identification of precincts (including any heritage precincts) recommended urban and building design guides and recommended projects that need to happen to deliver on the plan (i.e. an implementation plan)
4. A strategic partnering strategy including with central government, local iwi, infrastructure providers, Community Housing Providers (CHPs), builders, local businesses, schools, Waikato Health Board etc.

Whāinga/Outcomes sought: A Plan that has the support of the community and stakeholders, will improve the '4 well-beings' and is endorsed by the Ruapehu District Council on behalf of the community and endorsed by NHIT on behalf of Ngāti Hāua.

Principles for collaboration and working together:

1. Respecting the principles of Te Tiriti o Waitangi - partnership, reciprocity, good faith, mutual benefit, active protection, acting honourably
2. Commitment to the process, including attending meetings (be they in person or via Zoom etc.), timely responses, and follow up
3. Proactive, open and transparent discussion – no surprises
4. Strive for consensus; respect when agreements cannot be reached
5. Recognise public good, iwi perspectives and commercial imperatives and balance these in a way to achieve the overall outcomes sought
6. Acknowledgement that Council's statutory duties and discretions cannot be fettered (i.e. this proposal does not fetter the council in its regulatory capacity)

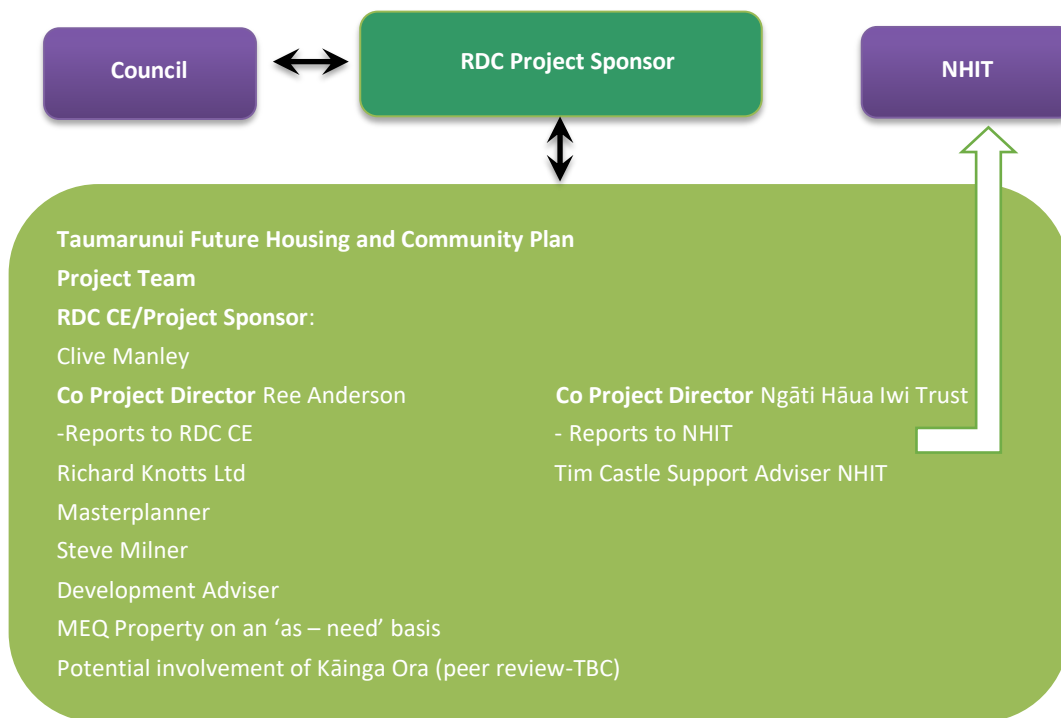
Tikanga-Methodology and Wātaka-timeframe:

Stage 1 (Background)	What	Who	When
1.1 Current state: what we know about community - from existing sources	Desk top review- popn statistics; RDC Liveability Study; MEQ Property Report; etc-pull into summary	Ree	Late January -mid February 2021
1.2 Current state: what we know about Ngati Haua whanau, hapu	Overview of NHIT's people, aspirations, values , needs in Taumarunui; pull into summary	Maxine and Tim	Late January – mid February 2021
Stage 2 (Project Team Meet)	What	Who	When
2.1 Project team 'kick off' meeting and site visit/assessment of Taumarunui	<p>Introductions and sharing what we know now-current state</p> <p>Reconnaissance of Taumarunui-identification of special areas, natural; precincts/town structure, Taumarunui CBD boundary</p>	Ree, Maxine, Tim Richard and his associate Steve Milner	Late February
Stage 3 Involving the community/stakeholders	What	Who	When
3.1 Community hui (public meeting) Taumarunui town	Hui/public meeting to ensure the wider community are aware of the Plan and have the opportunity to provide their views on vision, values, aspirations for the future	<p>Mayor/Taumarunui elected reps</p> <p>RDC Chief Executive</p> <p>Co Project Directors (Ree and Maxine)</p> <p>Ree can facilitate and develop questionnaire</p>	End of March 2020
3.2 'One -on-One' and group Stakeholder engagement	Ree to develop a stakeholder management plan e.g. developers, builders, land owners, Maori Trusts, MSD; NZTA; Kāinga Ora, Waikato District Health Board (who have Ruapehu as a	<p>Ree and Maxine to hold Zoom conferencing; respond to requests</p> <p>Ree to ensure minutes recorded of stakeholder meetings</p>	March -completion

	priority area and will also review masterplans for 'healthy living outcomes'); local organisations e.g. Enterprising Taumarunui, local businesses etc.		
3.3 Front end of Taumarunui Plan drafted	Includes draft vision, values, current state, desired future state	Ree, Maxine and Tim	By end of April
Stage 4 (The physical layout -masterplan and Taumarunui Plan)	What	Who	When
4.1 Mapping	Foundation material	Richard	March
4.2 Development opportunities analysis	Includes council owned land (note needs to be informed by current due diligence undertaken by CIP project) and also include other options such as carparks in the Taumarunui CBD; Illustrations of options commercial and housing	Richard/Steve Milner review by Ree/Maxine /Tim – Draft to RDC-CE/Council for review	April -May
4.2 Develop and test draft Masterplan options Preferred masterplan option	Master plan documentation; key initiatives identified	As above	April -May
4.3 The draft Taumarunui Future Housing and Community Plan including Implementation Plan	Bringing it all together	Ree/Maxine with inputs from Tim and Richard -Draft to RDC CE	May
Stage 5 RDC/NHIT Review	What	Who	When
5.1 Mayor/elected reps	Councillor Workshop	Project team present to Cllrs	June
5.2 NHIT Trustees	NHIT Board Workshop	Project team present to NHIT Board	June
5.2 Formal reporting to Full Council	Draft Plan for formal public consultation	Co-Project Director report/sign off RDC Chief Executive	Early July
Stage 6 Formal Consultation	What	Who	When
6.1 Public notification of draft plan for feedback	Notification under the LGA 2002	RDC	Late July
6.2 Public meetings		RDC and project team can Zoom in	Early August

6.3 Submissions received/analysed	Written submissions recorded by RDC; emailed to Ree to summarise and prepare hearings/deliberations report	Ree with review by project team; final council report signed off by RDC Chief Executive for Council agenda	September
Stage 7 Completion	What	Who	When
7.1 Taumarunui Plan finalised and distributed	Plan updated in response to council decisions	Ree/Richard email updated version to committee secretary; final version on council website and also NHIT website	October
7.1 Taumarunui Plan takes steps to ensure implementation happens	Activate implementation Plan	RDC Chief Executive in consultation with NHIT	October onwards

The Project Team and Governance



Resources

The Council agrees to fund the project “Taumarunui Future Housing and Community Plan”, including the consultancy fees of Ree Anderson Consulting Ltd and Richard Knotts Ltd and Associates in keeping with its standard practice for engagement with consultants and for the work as outlined in this proposal.

The Council’s Chief Executive discussing the resourcing of Ngāti Hāua Iwi Trust (NHIT) advisers who will co-develop the project with RDC and its advisers.

Suggested Resolution(s)

- 1 That the report on the Housing Update be received.
- 2 That “Putting a focus on housing” – Our Draft Ruapehu 5 Year Housing Strategy and Plan of Action on a page be adopted for consultation and made publicly available.
- 3 That feedback on the co-development of a Taumarunui Future Housing and Community Plan be received.
- 4 That this report is not released as publicly available information.



Ree Anderson, Director Ree Anderson Consulting Ltd

Email address for point of contact: ree@reeanderson.co.nz