

18 October 2023

s9(2)(a)



Thank you for your request to Crown Infrastructure Partners (CIP), dated 17 August 2023, regarding the proposed development at Teitei Drive, Ohakune, which you made through the [www.fyi.org.nz](http://www.fyi.org.nz) website. You requested the following information:

*“While waiting I have come across the following document.  
<https://www.crowninfrastructure.govt.nz/wp-content/uploads/CIP-IRG-Quarterly-Report-MAR-2023-FINAL-with-table.pdf>. Please provide all documents and information pertaining to the Ohakune kainga ora project, while I wait for the others that you are talking with.”*

On 24 August 2023, your request was transferred to Kāinga Ora – Homes and Communities for a response under Section 14 of the Official Information Act 1982 (the Act). We have interpreted your request as follows:

*“All documents and information pertaining to Crown Infrastructure Partners and Stage One of the proposed housing development at Teitei Drive, Ohakune, the project referred to in Crown Infrastructure Partners’ Quarterly Infrastructure Reference Group Update Q1: to 31 March 2023 available at the following link <https://www.crowninfrastructure.govt.nz/wp-content/uploads/CIP-IRG-Quarterly-Report-MAR-2023-FINAL-with-table.pdf>”*

On 20 September 2023 we extended the time frame for a decision on your request to 18 October 2023. This extension was made under section 15A of the Act as your request required a search through a large quantity of information and meeting the original time limit would unreasonably interfere with our operations.

The requested information is released to you as detailed in the attached Document Schedule. Some information is withheld under the following sections of the Act:

- section 9(2)(a) to protect the privacy of natural persons
- section 9(2)(ba)(i) to protect information which is subject to an obligation of confidence, where the making available of the information would be likely to prejudice the supply of similar information, or information from the same source, and it is in the public interest that such information should continue to be supplied
- section 9(2)(j) to enable a Minister of the Crown or any public service agency or organisation holding the information to carry on, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations).

I have considered the public interest as required by section 9(1) of the Act and do not consider that the public interest in making that information available outweighs the reasons for withholding it.

The documents released include relevant emails and attachments exchanged between Kāinga Ora and CIP between 9 December 2020 and 17 August 2023 (the date of your initial request). They also include emails and attachments shared between Kāinga Ora and the Ministry of Housing and Urban Development over the same period that pertain to CIP and Stage One of Teitei Drive.

I am refusing the part of your request relating to information exchanged within Kāinga Ora pertaining to CIP and Stage One of Teitei Drive. This is refused under section 18(f) of the Act, as the information cannot be made available without substantial collation and research. Between 1 January 2019 and 17 August 2023 there were more than 8,800 emails sent within Kāinga Ora containing the term “Crown Infrastructure Partners”, noting that each recipient and each email in an email chain generates a hit in the search. I have considered whether we could respond to the request if given extra time or the ability to charge for the information requested, however these options are unlikely to assist in this instance.

I am also refusing the part of your request that relates to emails or documents pertaining to CIP and Stage One of Teitei Drive exchanged between Kāinga Ora, Ruapehu District Council (RDC) and Ngāti Rangī and created before 15 June 2023. This information is refused under section 18(d) of the Act as the requested information is already publicly available. You can find information relevant to this part of your request on our website at <https://kaingaora.govt.nz/urban-development-and-public-housing/public-housing/public-housing-developments/manawatu-whanganui-region/teitei-drive/> (under Resource and engagement documents and OIAs of note).

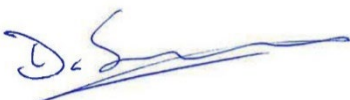
An additional search was undertaken for emails or documents within the scope of your request that were exchanged between Kāinga Ora, RDC and Ngāti Rangī between 15 June 2023 and 17 August 2023, however none were located. This part of your request is refused under Section 18(g) of the Act as the requested information is not held, and we have no reason to believe that it is held by another agency.

Two further documents are refused under section 18(d) of the Act. I am refusing your request for the final signed Funding Agreement for Ohakune Social Housing Project (Document 52) as this document is already available at <https://kaingaora.govt.nz/assets/Publications/OIAs-Official-Information-Requests/September-2023/Agreements-with-HUD-and-RDC.pdf>. I am also refusing your request for the “Briefing – Infrastructure Reference Group projects approval – tranche 14 (Document 37). This document has been released by CIP and is publicly available at <https://www.dropbox.com/scl/fi/uqed71ky2iqtlqse93o7/OIA-Response-approval-documentation.pdf?rlkey=2f8t0v5rchz2mbjg8hxxmijvq&dl=0>.

I trust you find this information useful. You have the right to seek an investigation and review by the Ombudsman of my decision on your request. Information about how to make a complaint is available at [www.ombudsman.parliament.nz](http://www.ombudsman.parliament.nz) or Freephone 0800 802 602.

Please note that Kāinga Ora proactively releases its responses to official information requests where possible. Our response to your request may be published at <https://kaingaora.govt.nz/publications/official-information-requests/>, with your personal information removed.

Nāku noa, nā



Daniel Soughtton  
Deputy Chief Executive – Central

## Document schedule

### 2020 Emails

Document number	Date	Description of document	Decision
1	9 Dec 2020	Email: RE:Q1282 Ruapehu Social and Affordable Housing MHUD/KO Project Feedback	Released in part. Information withheld under s9(2)(a)
2		Attachment: Q1281 Ruapehu Social Housing – Update	Released in full
3	24 Dec 2020	Email: Ruapehu housing issues	Released in part. Information withheld under s9(2)(a)

### 2021 Emails

Document number	Date	Description of document	Recommendation
4	21 Jan 2021	Email: Ruapehu housing issues and the release of the Government's Public Housing Plan 2021-2024	Released in part. Information withheld under s9(2)(a)
5	1 Apr 2021	Email: RE: Organising a meeting to discuss CIP for Ohakune	Released in part. Information withheld under s9(2)(a)
6	8 Apr 2021	Email: RE: Letter from Minister Woods re Ruapehu Housing	Released in part. Information withheld under s9(2)(a)
7		Attachment: Briefing Note: – Housing Solution Tei Tei Drive, Ohakune Ruapehu CIP	Released in full
8	15 Apr 2021	Email: Re: Ruapehu	Released in part. Information withheld under s9(2)(a)
9	29 Apr 2021	Email: RE: IRG (Shovel ready) Project – Ruapehu Community Housing – Rescoped (Q1282)	Released in part. Information withheld under s9(2)(a), s9(2)(j)
10	4 May 2021	Email: Fwd: IRG (Shovel ready) Project – Ruapehu Community Housing – Rescoped (Q1282)	Released in part. Information withheld under s9(2)(a)
11		Attachment: Tei Tei Drive: CIP Background	Released in part. Information withheld under s9(2)(a)
12		Attachment: Ruapehu DC – Notes from CIP Meeting – 11 December 2020	Released in full
13	1 Jul 2021	Email: Re: Letter from Minister Woods re Ruapehu Housing	Released in part. Information withheld under s9(2)(a)

<b>Document number</b>	<b>Date</b>	<b>Description of document</b>	<b>Recommendation</b>
14	2 Jul 2021	Email: Re: RDC Ohakune development proposal – A Call	Released in part. Information withheld under s9(2)(a)
15	26 Jul 2021	Email: Re: RDC Ohakune development proposal – A Call	Released in part. Information withheld under s9(2)(a)
16	9 Aug 2021	Email: RE: Draft memo on Ruapehu IRG funding proposal attached	Released in part. Information withheld under s9(2)(a)
17	4 Aug 2021	Attachment: Ruapehu social housing project, reconsideration for Infrastructure Reference Group funding	Released in part. Information withheld under s9(2)(ba)(i)
18	15 Sep 2021	Email: RE: Ruapehu social housing project	Released in part. Information withheld under s9(2)(a)
19	1 Oct 2021	Email: RE: Progressing Ruapehu funding application	Released in part. Information withheld under s9(2)(a)
20	15 Oct 2021	Email: RE: Ruapehu social housing project, reconsideration for Infrastructure Reference Group Funding	Released in part. Information withheld under s9(2)(a)
21		Attachment: Individual Summary Project Report to IRG Ministers	Released in full
22	8 Nov 2021	Email: Ruapehu project schedule	Released in part. Information withheld under s9(2)(a)
23	18 Nov 2021	Email: Re: Ohakune Report Sections	Released in part. Information withheld under s9(2)(a)
24	18 Nov 2021	Attachment: Individual Summary Project Report to IRG Ministers (draft)	Released in full
25	19 Nov 2021	Email: IRG project approval briefing content-Ruapehu Social Housing Project	Released in part. Information withheld under s9(2)(a)
26		Attachment: Briefing – ‘Shovel Ready’ Infrastructure projects approval	Released in full
27	23 Nov 2021	Email: RE: Meeting availability KB/HUD	Released in part. Information withheld under s9(2)(a)
28	29 Nov 2021	Email: Ruapehu District Council (RDC) CIP fund application	Released in part. Information withheld under s9(2)(a)



Document number	Date	Description of document	Recommendation
29	3 Dec 2021	Email: RE: Ruapehu social housing project, reconsideration for Infrastructure Reference Group funding	Released in part. Information withheld under s9(2)(a)
30	14 Dec 2021	Email: RE: Approval of Ruapehu funding proposal	Released in part. Information withheld under s9(2)(a)
31	15 Dec 2021	Email: RE: Approval of Ruapehu funding proposal	Released in part. Information withheld under s9(2)(a)
32	16 Dec 2021	Email: RE: Kāinga Ora / CIP / MHUD Shovel Ready Meeting	Released in part. Information withheld under s9(2)(a)

## **2022 Emails**

Document number	Date	Description of document	Recommendation
33	27 Jan 2022	Email: RE: Ohakune Project - Catch-up with Graeme and Cynthia	Released in part. Information withheld under s9(2)(a)
34	19 Jul 2022	Email: RE: Meeting request to finalise Ohakune Housing Project	Released in part. Information withheld under s9(2)(a)
35	19 Jul 2022	Meeting Invite: Ohakune Housing Project	Released in full
36	25 Jul 2022	Email: RE: June Reporting	Released in part. Information withheld under s9(2)(a)
37		Attachment: Briefing – Infrastructure Reference Group projects approval – tranche 14	Refused under s18(d). Available at <a href="https://www.dropbox.com/scl/fi/uqed71ky2iqtlqse93o7/OIA-Response-approval-documentation.pdf?rlkey=2f8t0v5rchz2mbjg8hxmijvq&amp;dl=0">https://www.dropbox.com/scl/fi/uqed71ky2iqtlqse93o7/OIA-Response-approval-documentation.pdf?rlkey=2f8t0v5rchz2mbjg8hxmijvq&amp;dl=0</a>
38	5 Aug 2022	Email: RE: Check on Ohakune social housing project	Released in part. Information withheld under s9(2)(a)
39	25 Aug 2022	Email: Re: HUD IRG Ruapehu Housing – Advice on Milestones	Released in part. Information withheld under s9(2)(a)
40	15 Sep 2022	Email: RE: Ruapehu DC projects	Released in part. Information withheld under s9(2)(a)
41	22 Sep 2022	Email: RE: Ohakune Social Housing Project	Released in part. Information withheld under s9(2)(a)

Document number	Date	Description of document	Recommendation
42	25 Nov 2022	Email: RE: June Reporting	Released in part. Information withheld under s9(2)(a)
43		Attachment: Fw: Ohakune shovel ready agreement – KO/Ruapehu DC	Released in part. Information withheld under s9(2)(a)
44	28 Nov 2022	Email: FW: Ohakune shovel ready agreement – KO/Ruapehu DC	Released in part. Information withheld under s9(2)(a)
45	23 Nov 2022	Attachment: Draft Funding Agreement for Ohakune Social Housing Project	Released in full
46	2 Dec 2022	Email: RE: URGENT – RE: Ruapehu Ohakune Housing (Shovel Ready) – site works started?	Released in part. Information withheld under s9(2)(a)

### **2023 Emails**

Document number	Date	Description of document	Recommendation
47	3 Feb 2023	Email: RE: June Reporting	Released in part. Information withheld under s9(2)(a)
48	16 Feb 2023	Email: Fwd: June Reporting	Released in part. Information withheld under s9(2)(a)
49	28 Feb 2023	Email: RE: Teitei Drive Ohakune	Released in part. Information withheld under s9(2)(a)
50	27 Mar 2023	Email: FW: Teitei Drive Ohakune	Released in part. Information withheld under s9(2)(a)
51	5 Apr 2023	Email: RE: Teitei Drive Ohakune	Released in part. Information withheld under s9(2)(a)
52		Attachment: Final signed for Funding Agreement for Ohakune Social Housing Project	Refused under s18(d). Available at <a href="https://kaingaora.govt.nz/assets/Publications/OI-As-Official-Information-Requests/September-2023/Agreements-with-HUD-and-RDC.pdf">https://kaingaora.govt.nz/assets/Publications/OI-As-Official-Information-Requests/September-2023/Agreements-with-HUD-and-RDC.pdf</a>
53	14 Apr 2023	(No subject)	Released in full
54	15 Jun 2023	Email: RE: Media release for your review: Teitei Drive, Ohakune	Released in part. Information withheld under s9(2)(a)
55	15 Jun 2023	Email: RE: Media release for your review: Teitei Drive, Ohakune	Released in part. Information withheld under s9(2)(a)

<b>Document number</b>	<b>Date</b>	<b>Description of document</b>	<b>Recommendation</b>
56	15 Jun 2023	Email: RE: Shovel Ready Project Budget Update – Ohakune	Released in part. Information withheld under s9(2)(a)
57	31 Jul 2023	Email: Shovel Ready Contract No. - Ohakune Social Housing	Released in part. Information withheld under s9(2)(a)
58	3 Aug 2023	Email: RE: Request for partial transfer of Official Information Act request [redacted]	Released in part. Information withheld under s9(2)(a)
59	3 Aug 2023	Email: Notification of partial transfer of your Official Information Act request [redacted]	Released in part. Information withheld under s9(2)(a)
60	21 Jul 2023	Email: Ohakune development proposal	Released in part. Information withheld under s9(2)(a)
61	3 Aug 2023	Attachment: Letter – Transfer of request for official information	Released in part. Information withheld under s9(2)(a)
62	15 Aug 2023	Email: RE: OIA Request: Consultation required	Released in part. Information withheld under s9(2)(a)

Out of scope

-----Original Message-----

**From:** Ngahuia Leighton (Crown Infrastructure) [mailto:ngahuia.leighton@crowinfrastructure.govt.nz]  
**Sent:** 9 December 2020 8:23 AM  
**To:** Caroline McDowall [mailto:Caroline.McDowall@kaingaora.govt.nz]  
**CC:** Sean Wynne (Crown Infrastructure) [mailto:Sean.Wynne@crowinfrastructure.govt.nz], Malcolm Hope (Crown Infrastructure) [mailto:malcolm.hope@crowinfrastructure.govt.nz], katja Lietz [mailto:Katja.Lietz@kaingaora.govt.nz], Geoff Mills [mailto:Geoff.Mills@kaingaora.govt.nz]  
**Subject:** RE: Q1282 Ruapehu Social and Affordable Housing MHUD/KO Project Feedback

Morena Caroline,

Thank you for coming back to us so quickly.

Those comments are helpful.

Nga mihi,

Ngahuia

**From:** Caroline McDowall  
**Sent:** Tuesday, 8 December 2020 10:08 PM  
**To:** Ngahuia Leighton (Crown Infrastructure)  
**Cc:** Sean Wynne (Crown Infrastructure) ; Malcolm Hope (Crown Infrastructure) ; Katja Lietz ; Geoff Mills  
**Subject:** RE: Q1282 Ruapehu Social and Affordable Housing MHUD/KO Project Feedback

Thanks for your patience.

A couple of comments:

1. We support the design outcomes on Project 1 but have not seen the feasibility.
2. It is not an area of high demand for us. While they have been chatting with the team about the ITP, we had other higher priorities over the timeframe required. We don't have visibility of design/planning for Project 2, if there is evidence they can get it away in time, and if they have evidenced demand, then supply in the regions all helps.

Let me know if you need anything further. Keen to hear where you get to.

CM

**Caroline McDowall**

General Manager Commercial  
Commercial Group

Mobile: s9(2)(a)

Email: [caroline.mcdowall@kaingaora.govt.nz](mailto:caroline.mcdowall@kaingaora.govt.nz)

Kāinga Ora - Homes and Communities

PO BOX 84143 Westgate Auckland 0657 | New Zealand Government |

[www.kaingaora.govt.nz](http://www.kaingaora.govt.nz)

**From:** Ngahuia Leighton (Crown Infrastructure) [ngahuia.leighton@crowinfrastucture.govt.nz](mailto:ngahuia.leighton@crowinfrastucture.govt.nz)>

**Sent:** Monday, 7 December 2020 2:48 PM

**To:** Caroline McDowall [Caroline.McDowall@kaingaora.govt.nz](mailto:Caroline.McDowall@kaingaora.govt.nz)>

**Cc:** Sean Wynne (Crown Infrastructure) [Sean.Wynne@crowinfrastucture.govt.nz](mailto:Sean.Wynne@crowinfrastucture.govt.nz)>; Malcolm Hope (Crown Infrastructure) [malcolm.hope@crowinfrastucture.govt.nz](mailto:malcolm.hope@crowinfrastucture.govt.nz)>

**Subject:** RE: Q1282 Ruapehu Social and Affordable Housing (MHUD/KO Project Feedback

Kia ora Caroline

I hope things are going well.

Our CIP Steering Group will be re-considering this project tomorrow and I wanted to touch base to see if you had any new thoughts on the project's viability or potential for other joint-up opportunities. I understand this is very short notice and suspect if we don't hear back by tomorrow morning, any Steering Group decision will be held until we receive KO's comments.

After I last touched base on the Ruapehu Social Housing Project, the CIP Internal Due Diligence Committee and Steering Group decided **not** to recommend the project to Ministers due to concerns with the Council's lack of planning around the project and the project viability.

Since that decision, the Council has advanced the scoping and planning work significantly (compared to where they were). There are essentially two projects.

• **Out of scope**

- Project 2 is for 44 enabled lots in Ohukune which will only be funded once Council can sign off they have a build partner in place for the majority (up to ~4.3m). Council are okay with placing an encumbrance on the titles to keep these as social/affordable.

The Council said they have been talking to Kainga Ora (who we note did not submit on the ITP) and have received planning help from Sarah Coady's team on Project 1.

The attached note provides the high level details (noting we have a lot more information available if that is useful).

Appreciate your thoughts on this one as it s not straight forward. Happy to discuss over the phone if that is easier.

Nga mihi

Ngahuia

Ngahuia Leighton

Bulk Housing Infrastructure | Crown Infrastructure Partners Ltd

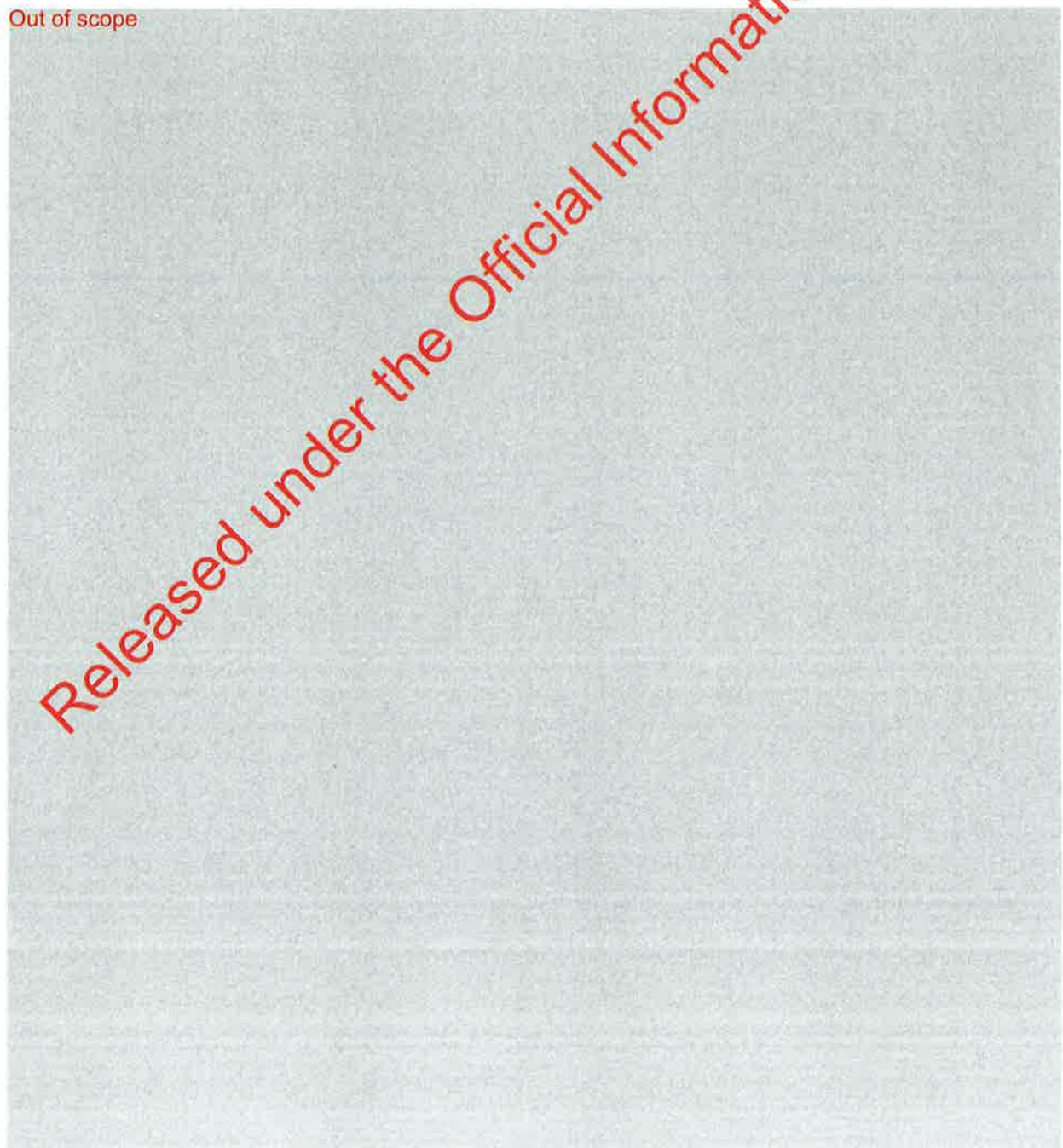
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Out of scope





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Q1282 Ruapehu Social Housing – Update

**Previous Decisions**

On 7 October, the Steering Group considered the recommendation of the Due Diligence Committee and decided not to recommend the Ruapehu Social Housing project to Ministers for the following reasons:

- *The scope has reduced significantly from what was first proposed to Ministers* **Out of scope**
- *Kainga Ora and Ministry of Housing and Urban Development (MHUD) have not expressed support for the project. KO had not heard of the project and MHUD raised flags around demand.*
- *There is risk there is no appetite from CHPs or the private sector to construct or take up the housing on the enabled land (this was raised by MHUD).*
- *The work required to complete the due diligence phase may drift out beyond 6 months (reducing the Project's 'shovel readiness') requiring ongoing CIP input.*
- *There is risk the due diligence phase results in a Project Budget which exceeds the current funding envelope (and Council do not commit to the co-funding).*

After being advised of this decision, the Ruapehu District Council requested they take the time to refine the scope of their project and resubmit the updated project scope to the Steering Group for consideration.

On [x date] the Steering Group decided the Council should resubmit before the end of November so any updated information could be considered in time for the final Shovel Ready report to Ministers before the end of the year.

**Current Status**

The Council has significantly advanced their planning work and have presented CIP with a further refined project scope. They have also run an [ITP] process to further understand the build partner appetite and opportunities in the region and have received a reasonable response from local build partners. We are reasonably comfortable with the due diligence undertaken on Project 1. We are less comfortable with the due diligence undertaken and viability of Project 2.

If a project were pursued, it would be phased with CIP providing approval of due diligence materials ahead of Project 1 or 2 beginning.

**Out of scope**

The updated Project Scope is as follows:

Project	Project Site and Description	Project Assets / Outcomes
<p><b>Out of scope</b></p>		



<b>Project 2</b>	Lot 2 DP 54909 Tei Tei Drive, Ohakune 9.45ha greenfield site	<p>The construction of 44 Enabled Lots.</p> <p>In addition, Master planning of the site will be undertaken to allow for future housing opportunities.</p> <p>Prior to site works commencement the Chief Executive will provide confirmation that the build partners are secured (to a level CIP considers reasonable).</p> <p>Council have agreed to encumber the 44 Lots so they are used for social or affordable housing purposes. The mechanics of this will need to be confirmed.</p>
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**The Project Benefits include:**

- the provision of additional 'fit for purpose' housing to meet the current oversubscribed demand and need for council's social housing,
- The provision of affordable homes for key workers (including those in manufacturing & agriculture) and stimulation of the housing market, this project will encourage the participation of scale builders to enter the housing market in Ruapehu,
- Provision of homes for workers in tourism,
- Thus, both retaining and attracting people to the Ruapehu District is the primary public benefit. As a district heavily reliant upon visitors and tourism to sustain its economy, a replacement project, such as this one is imperative for ongoing economic prosperity.

The Council has provided a copy of their waitlist for social housing in Ohakune which includes mostly single applicants in their later years of life who have been waiting between 57 and 1096 days.

**The Project Costs are as follows:**

*Please note, this Project Budget has not been accepted by CIP and has issues to be worked through.*

High level cost break down – Rounded estimates only	
<b>Establishment Cost</b>	
<i>Out of scope</i>	
Project management and governance arrangements - Project 2	900,000
<i>Out of scope</i>	<i>Out of scope</i>
<i>Out of scope</i>	
<b>Project 2</b>	
Due diligence	70,000
Site Clearance (est sum of Site Clearance line item figures)	3,000,000
Site Civil Costs (Contract Management)	361,000
Consenting, site survey planning, urban & engineering design	677,000
Construction (including titling, easements etc)	128,040

	4,236,040
Total Estimate Cost (Rounded Estimate only) (includes 4.5% contingency)	Out of scope

Released under the Official Information Act 1982

Out of scope

-----Original Message-----

**From:** Clive Manley [mailto:Clive.Manley@ruapehudc.govt.nz]

**Sent:** 24 December 2020 11:45 AM

**To:** Andrew McKenzie [mailto:Andrew.McKenzie@kaingaora.govt.nz]

**CC:** Sean Wynne (Crown Infrastructure) [mailto:Sean.Wynne@crowninfrastructure.govt.nz], Ngahuia Leighton (Crown Infrastructure) [mailto:ngahuia.leighton@crowninfrastructure.govt.nz], Ree Anderson [mailto:ree@reeanderson.co.nz], Catriona McKay [mailto:catriona.mckay@mbie.govt.nz]

**Subject:** Ruapehu housing issues

Hi Andrew,

Thank you for the time on the phone to discuss our housing opportunities in Ruapehu. You asked me to follow up with an email.

Our housing project is to make available our council owned land as our local share, and for government, with their contribution, to de-risk the housing developments, for us to then attract other partners such as yourself to invest with us. Part of this we will be to continue to work with our local Iwi and MSD to utilize displaced local labour and to support our local economy.

Ruapehu has a wide range of housing problems affecting all sectors of our community from homelessness, overcrowding and unaffordability through to a shortage of housing for essential workers and others.

The lack of suitable housing is proving to be a real handbrake on our economic growth and social wellbeing.

Our newly elected council in October 2019 was keen that Council should play an active part in trying to resolve our housing issues in our district.

We are a council with a low residential population but a large land area in national parks and defense land, and other large areas in farms and forestry which contribute to 20% of our GDP. Despite the low permanent resident population we enjoy one million visitors each year and a number of our homes (33%) are used as second holiday homes and Airbnb type of accommodation. This has been further exasperated in the last couple of years by ex-Aucklanders and other large centres residents cashing up and buying rentals in our district and converting them to holiday homes.

Our economy is improving and the demand for housing is now a major impediment to further growth.

Despite the apparent advantage of relatively low land and capital house values our average residents incomes are some of the lowest in the country.

Our social agencies are reporting overcrowding in our available rentals and homes with reports of up to 17 in one home. We also have increasing numbers resorting to cars and other substandard structures. Their only other alternative is to move out of the district and lose their whanau support.

Our businesses who wish to grow, by taking on extra staff, are unable to attract them to the district, as there is limited rental accommodation, at any price, for them or their families, while they become established.

Owing to the relative low land prices, there has been limited interest in developers of scale wishing to operate in our district.



We have recently consulted on and adopted a Five Year Housing Strategy and Plan Action which also involves supporting Uenuku, Ngāti Hāua and Ngāti Rangi to enable them to deliver of their own Maori housing initiatives on Maori owned land.

In addition Ruapehu has been impacted by the lack of international tourist spend in the district with the latest results showing overall tourist spend, which usually makes up 19% of our GDP, still down by 18.5%.

Government, in responding to reduce the impact to the economy as a result of Covid-19, instigated the opportunity to propose projects to stimulate the economy and get people back into jobs.

The then Minister of Infrastructure, Shane Jones announced in August 2020, \$7.78 million from CIP, to Ruapehu for our housing initiative for 50 homes. We are still working with IRG officials to try to meet their due diligence requirements before they will recommend the project to the current Minister.

We have worked with our local Iwi and have completed due diligence on a 'shovel ready' development site and could commence, in a very short time frame, the construction of six 'proof of concept' housing units. We are also near to completing due diligence on the second site for the remaining 50 housing ready lots.

We have every confidence that the success of our 'shovel ready' housing project will be the catalyst for attracting the private capital, co-investment, big builders, community housing providers and agencies such as Kainga Ora required to kick-start development at scale in Ruapehu.

I understand the need for government, through the IRG, to provide due diligence on our project but would hope you could add your support to what we believe is a real game changer to our district.

Regards

Clive

-----  
Clive Manley  
Chief Executive

**Ruapehu District Council**

Ruapehu District Council | Private Bag 1001 | Taumarunui 3946 | New Zealand  
Phone: 07 895 8188 ext: [redacted] | Fax: 07 895 3256 | Mobile: s9(2)(a) [redacted]  
email: Clive.Manley@ruapehudc.govt.nz | RDC website: [www.ruapehudc.govt.nz](http://www.ruapehudc.govt.nz)



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-----Original Message-----

**From:** Clive Manley [mailto:Clive.Manley@ruapehudc.govt.nz]

**Sent:** 21 January 2021 8:01 AM

**To:** Anne Shaw [mailto:Anne.Shaw@hud.govt.nz], HSRP Issues Management [mailto:HSRPIssues@hud.govt.nz]

**CC:** Ree Anderson [mailto:ree@reeanderson.co.nz], Tessa Owen [mailto:Tessa.Owen@ruapehudc.govt.nz], Andrew McKenzie [mailto:Andrew.McKenzie@kaingaora.govt.nz]

**Subject:** Ruapehu housing issues and the release of the Government's Public Housing Plan 2021-2024

**Subject:** Ruapehu housing issues

Kia Ora Anne,

Thank you for this information on the governments Public Housing Plan 2021-2024. I wish to share Ruapehu's housing initiative and would hope you could support us.

Our housing project is to make available our council owned land as our local share, and for government, with their contribution, to de-risk the housing developments, and then for us to attract other partners such as Kainga Ora to invest with us. Part of this we will be to continue to work with our local Iwi and MSD to utilize displaced local labour and to support our local economy.

Ruapehu has a wide range of housing problems affecting all sectors of our community from homelessness, overcrowding and unaffordability through to a shortage of housing for essential workers and others.

The lack of suitable housing is proving to be a real handbrake on our economic growth and social wellbeing.

Our newly elected council in October 2019 was keen that Council should play an active part in trying to resolve our housing issues in our district.

We are a council with a low residential population but a large land area in national parks and defense land, and other large areas in farms and forestry which contribute to 20% of our GDP. Despite the low permanent resident population we enjoy one million visitors each year and a number of our homes (33%) are used as second holiday homes and Airbnb type of accommodation. This has been further exasperated in the last couple of years by ex-Aucklanders and other large centres residents cashing up and buying rentals in our district and converting them to holiday homes.

Our economy is improving and the demand for housing is now a major impediment to further growth.

Despite the apparent advantage of relatively low land and capital house values our average residents incomes are some of the lowest in the country.

Our social agencies are reporting overcrowding in our available rentals and homes with reports of up to 17 in one home. We also have increasing numbers resorting to cars and other substandard structures. Their only other alternative is to move out of the district and lose their whanau support.

Our businesses who wish to grow, by taking on extra staff, are unable to attract them to the

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I understand the need for government, through the IRG, to provide due diligence on our project but would hope you could add your support to what we believe is a real game changer to our district.

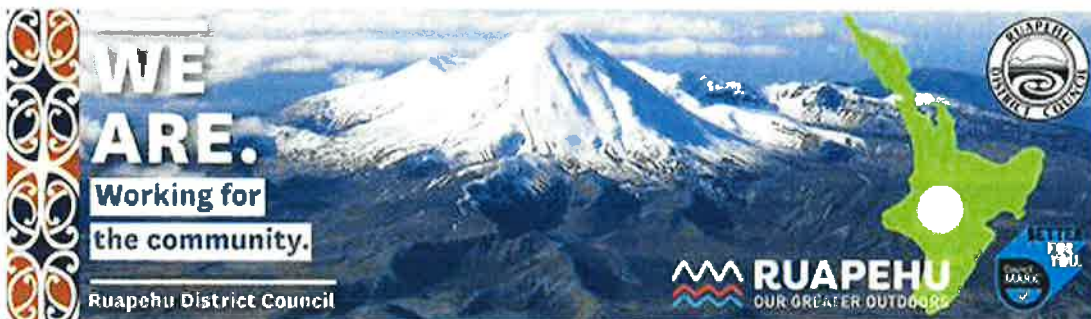
Regards

Clive

---

Clive Manley  
Chief Executive  
**Ruapehu District Council**

Ruapehu District Council | Private Bag 1001 | Taumarunui 3946 | New Zealand  
Phone: 07 895 8188 ext: 592100 | Fax: 07 895 3256 | Mobile: s9(2)(a)  
email: Clive.Manley@ruapehudc.govt.nz | RDC website: [www.ruapehudc.govt.nz](http://www.ruapehudc.govt.nz)





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-----Original Message-----

**From:** Andrew Brown [mailto:Andrew.Brown@kaingaora.govt.nz]

**Sent:** 1 April 2021 10:04 AM

**To:** Sean Wynne (Crown Infrastructure) [mailto:Sean.Wynne@crowinfrastucture.govt.nz]

**Subject:** RE: Organising a meeting to discuss CIP for Ohakune

Thanks Sean0 I will reply along those lines.

Hope you have a good one too.

Cheers

Andrew

**Andrew Brown**

Commercial Advisor  
Infrastructure Funding  
Commercial Group  
Mobile: s9(2)(a)

**From:** Sean Wynne (Crown Infrastructure)

**Sent:** Thursday, 1 April 2021 9:58 AM

**To:** Andrew Brown

**Subject:** RE: Organising a meeting to discuss CIP for Ohakune

Andrew

I agree with your approach here. A bit strange.

Enjoy the Easter break.

Cheers

Sean

Sean Wynne

Deputy Chief Executive Officer – Housing Infrastructure

Crown Infrastructure Partners Limited

L10 | 188 Quay Street | Auckland

PO Box 105321 | Auckland 1143

Mobile +s9(2)(a)

Telecommunications  
and Housing Infrastructure



Crown  
Infrastructure  
Partners

**From:** Andrew Brown [Andrew.Brown@kaingaora.govt.nz](mailto:Andrew.Brown@kaingaora.govt.nz)>

**Sent:** Wednesday, 31 March 2021 12:04 pm

**To:** Sean Wynne (Crown Infrastructure) [Sean.Wynne@crowinfrastucture.govt.nz](mailto:Sean.Wynne@crowinfrastucture.govt.nz)>

**Subject:** FW: Organising a meeting to discuss CIP for Ohakune

Hi Sean

See email below from PWC legal. Appears a bit strange, as it doesn't seem to be the appropriate channel for them to be pursuing.

I was thinking of replying along lines of, "I don't want to cut across the communication channels, so suggest you are best to either speak with CIP who will then no doubt discuss things with the relevant folk at KO- or visa versa- the person you are dealing with at KO can speak with CIP".

Appreciate your thoughts.

Cheers

Andrew

**Andrew Brown**

Commercial Advisor  
Infrastructure Funding  
Commercial Group  
Mobile: s9(2)(a)

**From:** Nicky Harrison (NZ) [nicky.c.harrison@pwc.com](mailto:nicky.c.harrison@pwc.com)>  
**Sent:** Wednesday, 31 March 2021 11:37 AM  
**To:** Andrew Brown [Andrew.Brown@kaingaora.govt.nz](mailto:Andrew.Brown@kaingaora.govt.nz)>  
**Cc:** Candice Joll (NZ) [candice.n.joll@pwc.com](mailto:candice.n.joll@pwc.com)>; Rachael Hurzeler [rachael@sphl.co.nz](mailto:rachael@sphl.co.nz)>  
**Subject:** Organising a meeting to discuss CIP for Ohakune

Kia Ora Andrew.

I hear through the grapevine that you have recently joined the KO team (welcome aboard!) and that you bring with you some expertise around CIP funding. We are supporting the CCO team on an important little project in Ohakune that we are treating as a pilot for solving important housing problems going forward. Much of the viability of the project rests on securing and utilizing CIP funding and we were hoping for some time in your diary to gather your thoughts and recommendations please.

How are you placed Tuesday or Wednesday later afternoon next week?

Ngā mihi mahana

Nicky Harrison

PwC Legal | Director  
Mob: s9(2)(a)  
Email: [nicky.c.harrison@pwc.com](mailto:nicky.c.harrison@pwc.com)  
PricewaterhouseCoopers New Zealand  
15 Customs Street West, Auckland 1010  
<https://www.pwc.co.nz/contacts/n/nicky-harrison.html>

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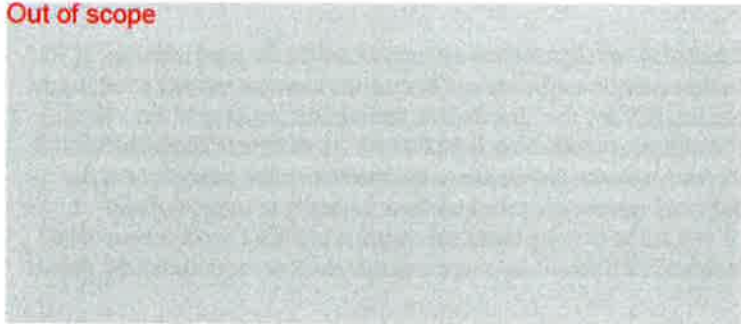
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-----Original Message-----

**From:** Robyn Mathewson [mailto:Robyn.Mathewson@kaingaora.govt.nz]

**Sent:** 8 April 2021 3:48 PM

**To:** Denise Sheehan [mailto:denise.sheehan@hud.govt.nz]

**Subject:** RE: Letter from Minister Woods re Ruapehu Housing

Thanks Denise 😊.

**From:** Denise Sheehan

**Sent:** Thursday, 8 April 2021 3:36 PM

**To:** Clive Manley

**Cc:** Tessa Owen ; Ree Anderson ; Andrew McKenzie

**Subject:** RE: Letter from Minister Woods re Ruapehu Housing

Tēnā koe Clive

I understand that a meeting between yourself and Andrew Crisp has been proposed for either Tuesday or Wednesday next week.

I will make contact with Tessa to discuss availability for yourself and Andrew.

Ngā mihi

Denise

**Denise Sheehan** (she/her)

Executive Assistant to the Chief Executive

[denise.sheehan@hud.govt.nz](mailto:denise.sheehan@hud.govt.nz) Phone: s9(2)(a) Mobile: s9(2)(a)

[www.hud.govt.nz](http://www.hud.govt.nz) Level 7, 7WQ, 7 Waterloo Quay, Wellington 6011

**From:** Clive Manley [Clive.Manley@ruapehudc.govt.nz](mailto:Clive.Manley@ruapehudc.govt.nz)>

**Sent:** Saturday, 3 April 2021 4:34 pm

**To:** Andrew Crisp [Andrew.Crisp@hud.govt.nz](mailto:Andrew.Crisp@hud.govt.nz)>; Info [Info@hud.govt.nz](mailto:Info@hud.govt.nz)>

**Cc:** Tessa Owen [Tessa.Owen@ruapehudc.govt.nz](mailto:Tessa.Owen@ruapehudc.govt.nz)>; Ree Anderson [ree@reeanderson.co.nz](mailto:ree@reeanderson.co.nz)>;

Andrew McKenzie [andrew.mckenzie@kaingaora.govt.nz](mailto:andrew.mckenzie@kaingaora.govt.nz)>

**Subject:** Letter from Minister Woods re Ruapehu Housing

Hi Andrew,

Minister Woods suggested I contact you to discuss our housing initiative in Ruapehu.

I have attached her letter and our draft response, for you to consider, and for us to discuss before I formally respond to them.

I am happy to meet with you when I am next in Wellington. Alternatively you may wish to just contact me on **s9(2)(a)**.

Regards  
Clive

(Note: I was unable to find your email address online so I have guessed it and also sent it to info for them to forward if required)

-----  
Clive Manley  
Chief Executive  
**Ruapehu District Council**

Ruapehu District Council | Private Bag 1001 | Taumarunui 3946 | New Zealand  
Phone: 07 895 8188 | **s9(2)(a)** | Fax: 07 895 3256 | Mobile: **s9(2)(a)**  
email: [Clive.Manley@ruapehudc.govt.nz](mailto:Clive.Manley@ruapehudc.govt.nz) | RDC website: [www.ruapehudc.govt.nz](http://www.ruapehudc.govt.nz)



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## Briefing Note: – Housing Solution Tei Tei Drive, Ohakune Ruapehu CIP

Ministers Woods and Mahuta have extended an invitation to Council to provide 'concrete solutions' on how to increase new build housing supply. This paper provides proposed housing solutions based on the model submitted to CIP for Tei Tei Drive, Ohakune

### Ohakune Housing Needs/Demand

- i. Ohakune is similar to Queenstown with a very high number of visitors owing to its proximity to Ski fields, cycle trails and Tongariro National Park.
- ii. 50% of housing in Ohakune form part of the holiday home and Airbnb market and are not available for local residents.
- iii. Although new builds have increased in Ohakune, the construction is for the higher end of the market, or for second homes, which coupled with the overall shortage of houses in the area, is pushing up prices overall. (53% increase in last three years)
- iv. Needs are high - The Social deprivation index for Ohakune catchment is influenced by the number of second homes. The underlying deprivation is 9 for permanent residents, but is 7 when second homes or out of town residents are included (10 is the highest deprivation).
- v. Tenure security for households and individuals is a problem when leases convert to short term stay properties for the ski season which leads to seasonal overcrowding in winter with a correlating negative effect to the social indicators of health.
- vi. Council has only 8 social housing units/flats in Ohakune - the current waiting list (Dec 2020) is 25 (up from 9 in March 2020) showing a significant increase in demand in a short time.
- vii. The number of persons registered across Ruapehu on MSD's social housing register has increased 3 fold in 10 months from 22 in March 2020 to 61 in December 2020.
- viii. The need is also hidden as many residents in need do not register with MSD.
- ix. Business are being impacted as affordable workers accommodation or homes are limited.

### The Problem

- x. Developers are responding to the high end of the market but new initiatives are needed to address the social and affordable housing end of the market.
- xi. Council needs partners to help deliver social/public and affordable housing.
- xii. An Invitation to Partner with Council was undertaken through the Government's Electronic Tender Service (GETS). This process highlighted that existing Community Housing Providers (CHPs) would find it difficult to operate in Ruapehu as they need scale to make their CHP models work. Distance from other centres where CHPs are located is also a factor making tenancy management services more challenging. Only one small CHP (Homes for People) replied to the Invitation to Partner with Council.
- xiii. Servicing costs for infrastructure are high. The population in Ohakune swells in the holiday season from a Usual Resident Population in 2020 of around 1,250 to a Peak Population of around 9,450 which impacts on infrastructure services.
- xiv. The current Development Contributions paid by developers are relatively low to encourage development in area (approximately \$5,700 - water, wastewater, transport).
- xv. A workable solution was submitted to government for de-risking the construction of 50 new homes in Ruapehu and \$7.78m was announced in August 2020 by the then Minister of Infrastructure through the CIP COVID-19 Response and Recovery Fund. This application included 6 proof of concept units to be retained for social houses under council and is still going through due diligence process with officials. The other part of the proposal was for 44 homes which entailed council putting in its land as the local share (valued at \$1.1m), government de-risking the development by funding infrastructure, and agencies such as Kianga Ora managing the social housing proportion of the development.



Utilising local labour and supplies, the training of youth, and retraining of displaced labour from COVID19 was an integral part of the initiative.

- xvi. The Mayor wrote to government on 4 February 2021 regarding Ruapehu housing issues and Minister Woods responded on 17 March 2021 requesting us to write to her with our ideas.

#### Proposed Housing Solutions

- xvii. Council adopted a draft Ruapehu 5 year Housing Strategy and Plan of Action on 9 December 2020 which forms part of our Draft Long Term Plan out for consultation at present. (See attachment)
- xviii. Our preference is for government to approve the original CIP project for \$7.78m which was agreed in principle in August 2020.
- xix. Alternatively if the government only approves the 6 units under consideration by CIP at present, then the remaining 44 new homes could be achieved as follows:

The Council contributes vacant greenfield land in Ohakune (9.435ha) with an estimated value of \$1.0-1.2M) as a local share to a joint housing development working with Kāinga Ora. The land affords the opportunity for a master planned mixed housing development enabling up to 200 houses. Stage 1 comprises 44 homes over 4 - 5 years, with a 1/3 public housing; 1/3 affordable housing and 1/3 market housing to enable a regeneration fund for future reinvestment in more public and affordable housing.

- xx. A Deed of Covenant requiring a purchaser to live in an affordable home for a minimum period of time (e.g. 3 years). Purchasers of affordable homes subject to income levels consistent with central government policy.
- xxi. Tenancy management services are shared between Council and Kāinga Ora.
- xxii. Central Government provides a Capital Grant - with a cap - as proposed in the approved in principle CIP application. The site is not serviced and will require infrastructure investment. This is likely to include the following infrastructure to service 44 lots and enable the remaining 150 sites to be serviced.

- Water supply – require 640m of 150mm watermain – estimated \$650k
- Wastewater – require pump station and 350m rising main – estimated \$300 - \$400k
- Stormwater – swales and onsite containment estimated - \$200k

- xxiii. A high level cost estimate is as follows, based on what was supplied to CIP

Category	Description	Estimated Cost
<b>Professional Services</b>	Project Establishment, Management over 5 years, Project, Procurement of Contractors	\$400,000
<b>Planning Consents and Development Contributions(DCs)</b>	Master planning, urban design, resource and building consents, Development contributions (\$250k)	\$400,000
<b>Engineering Design</b>	Site investigations (survey, Geotech etc), Engineering design and procurement of construction contractors	\$350,000
<b>Civil Works</b>	Civil works – Earthworks, roading, housing platforms, landscaping etc. Includes for Three Waters - Infrastructure (Water, Wastewater and Stormwater) Upgrades and Services (approx. \$1.3M)	\$4,003,500
<b>Approvals</b>	Engineering Certificates, As Builts and other completion works	\$150,000
<b>Total</b>		\$5,303,500

**'Putting a focus on housing'**  
**Our Draft Ruapehu 5 Year Housing Strategy and Plan of Action on a Page**  
**March 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 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 5 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: Planning and promoting integrated housing developments in key towns**

**Taumarunui**  
 Co-develop Future Housing and Community Plan with Ngāti Hāua, community, and other stakeholders. Engagement to be completed by October 2021 (Y1) Implementation projects (Y2-5)

**Ohakune**  
 Develop 6 new Council owned social housing units at Moore Street, as prototype through CIP; and complete 44 enabled lots at Tel Tel Road (Y1-5)  
 (Subject to completion of due diligence process with CIP)

**Raetihi**  
 Scope housing initiatives on council land; start Raetihi Revitalisation Plan Y3

**National Park**  
 Work with local organisations to get tailored housing solutions for National Park (Y3-5)

Leverage off CIP Process to attract capital, co-investment, scale builders, Community Housing Providers, Kāinga Ora, and developers to all Ruapehu

**Initiative 3: 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**

**Initiative 4: Work with the private & community housing sectors, businesses, developers, builders to enable more homes for employees**

**Initiative 5: Investigate achieving a Community Housing Provider (CHP) status in conjunction with IWI and other trusts with a focus in housing in Ruapehu (Y3-5)**

**MONITOR & REVIEW**

Out of scope

-----Original Message-----

**From:** Brad Ward [mailto:Brad.Ward@hud.govt.nz]  
**Sent:** 15 April 2021 4:46 PM  
**To:** Daniel Soughtton [mailto:Daniel.Soughtton@kaingaora.govt.nz]  
**CC:** Graeme Broderick [mailto:Graeme.Broderick@kaingaora.govt.nz]  
**Subject:** Re: Ruapehu

Hi. Yea Sean Wynn. Thks

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---

**From:** Daniel Soughtton  
**Sent:** Thursday, April 15, 2021 4:01:11 PM  
**To:** Brad Ward  
**Cc:** Graeme Broderick  
**Subject:** RE: Ruapehu

Would it be useful for Graeme to connect with anyone at CIP in the interim?



### Daniel Soughtton

Deputy Chief Executive  
Central

Mobile: s9(2)(a)  
Email: daniel.soughtton@kaingaora.govt.nz

---

Freephone: 0800 000 000 | Māuihine: (04) 439 3052 | Kāinga Ora – Homes and Communities  
PO BOX 2628 Wellington 6140 | New Zealand Government | [www.kaingaora.govt.nz](http://www.kaingaora.govt.nz)

---

**From:** Brad Ward  
**Sent:** Thursday, 15 April 2021 3:51 PM  
**To:** Daniel Soughtton  
**Cc:** Graeme Broderick  
**Subject:** RE: Ruapehu

Hi Daniel

Thanks for your email. I'm keen to meet and would prefer to do it sooner rather than later, but I'm going on leave later next week and am booked up prior. We will have to schedule a meeting in early May when I'm back. I'll ask my EA Sandra to schedule something. I think there's a way we can sort out the Ruapehu Council project and it will be good to get in a room together and discuss how to do this.

Brad

**Brad Ward**  
Deputy Chief Executive  
Place-based Policy and Programmes  
[brad.ward@hud.govt.nz](mailto:brad.ward@hud.govt.nz) Mobile: s9(2)(a)





**From:** Daniel Soughtton [Daniel.Soughtton@kaingaora.govt.nz](mailto:Daniel.Soughtton@kaingaora.govt.nz)  
**Sent:** Wednesday, 14 April 2021 1:46 pm  
**To:** Brad Ward [Brad.Ward@hud.govt.nz](mailto:Brad.Ward@hud.govt.nz)  
**Cc:** Graeme Broderick [Graeme.Broderick@kaingaora.govt.nz](mailto:Graeme.Broderick@kaingaora.govt.nz)  
**Subject:** Ruapehu

Kia Ora Brad

As discussed, Graeme is the regional Director who has been leading our korero with the council. He's expecting an invite for Monday. Get [Outlook for iOS](#)

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-----Original Message-----

**From:** Caroline McDowall [mailto:Caroline.McDowall@kaingaora.govt.nz]

**Sent:** 29 April 2021 11:20 AM

**To:** Ngahuia Leighton (Crown Infrastructure) [mailto:ngahuia.leighton@crowinfrastructure.govt.nz]. Neil Mayo [mailto:Neil.Mayo@kaingaora.govt.nz]

**CC:** Sean Wynne (Crown Infrastructure) [mailto:Sean.Wynne@crowinfrastructure.govt.nz]

**Subject:** RE: IRG (Shovel Ready) Project - Ruapehu Community Housing - Rescoped (Q1282)

Thanks Ngahuia, Neil has been dealing with Ruapehu and will respond directly.

Thanks

CM



### Caroline McDowall

General Manager Commercial

Commercial Group

Mobile: s9(2)(a)

Email: [caroline.mcdowall@kaingaora.govt.nz](mailto:caroline.mcdowall@kaingaora.govt.nz)

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PO BOX 84143 Westgate Auckland 0657 | New Zealand Government |

[www.kaingaora.govt.nz](http://www.kaingaora.govt.nz)

**From:** Ngahuia Leighton (Crown Infrastructure)

**Sent:** Tuesday, 27 April 2021 4:12 PM

**To:** Caroline McDowall ; Neil Mayo

**Cc:** Sean Wynne (Crown Infrastructure)

**Subject:** IRG (Shovel Ready) Project - Ruapehu Community Housing - Rescoped (Q1282)

Kia ora Neil and Caroline,

I hope you are well. You may recall this IRG project in Ruapehu that keeps bubbling away..

**Recommendation to Ministers**

Today our Steering Group agreed to recommend the Ruapehu Community (Council) Housing Project (reduced scope to 6 x council units) to Ministers. I wanted to run our Project Summary (this will be included in the briefing to IRG Ministers) past you as a general heads up and to make sure you did not have any concerns with the recommendation.

The summary report also includes comments which reflect our discussions regarding this project over the past 6 months.

We are aiming to get this briefing out this week. If you have any concerns or comments please feel free to give me a call.

I have included a few reminders on the background below as this one has been around a while..

Thanks,  
Ngahuia

### Background

- This was a project approved in principle by Ministers for IRG Funding support.
- The original scope of the project was a programme of work to utilise Council's existing land holdings across the Ruapehu District.
- The original scope included two phases. The first phase was the construction of six council owned community housing units. This phase was reasonably advanced in terms of feasibility and planning. CIP were generally comfortable with this aspect of the project.
- The second phase was a programme of work to provide enabled lots (~44-77) across the region. This phase of the work was in early conception phases. CIP has concerns regarding the viability of phase two and was therefore unable to reach a satisfactory outcome regarding the due diligence.
- Earlier this year, Ministers agreed that CIP could further explore the option to provide funding support towards the first phase of the project only (6 x Council owned community housing units).
- CIP has now completed due diligence and negotiation of a re-scoped project (6 x Council owned community housing units only) to a satisfactory outcome. The project costs are high (estimated \$2.405m (including a ~10% contingency)). CIP has sought external advice regarding the project budget and we understand this to be reasonable given the location of the project however we have included additional provisions in our agreement to monitor and control the budget.

Ngahuia Leighton  
Bulk Housing Infrastructure | Crown Infrastructure Partners Ltd  
| 188 Quay Street | Auckland  
PO Box 10952 | Auckland I  
Mob +91(2)(a)



**From:** Ngahuia Leighton (Crown Infrastructure) [ngahuia.leighton@crowninfrastructure.govt.nz](mailto:ngahuia.leighton@crowninfrastructure.govt.nz)>  
**Sent:** Friday, 5 February 2021 3:06 PM  
**To:** Caroline McDowall [Caroline.McDowall@kaingaora.govt.nz](mailto:Caroline.McDowall@kaingaora.govt.nz)>; Neil Mayo [Neil.Mayo@kaingaora.govt.nz](mailto:Neil.Mayo@kaingaora.govt.nz)>  
**Subject:** Re: Ruapehu Housing - Shovel Ready Q1282

Fantastic - thanks very much.

Have a good long weekend.

Ngahuia

---

**From:** Caroline McDowall [Caroline.McDowall@kaingaora.govt.nz](mailto:Caroline.McDowall@kaingaora.govt.nz)>  
**Sent:** Friday, February 5, 2021 2:50:49 PM  
**To:** Ngahuia Leighton (Crown Infrastructure) [ngahuia.leighton@crowinfrasturcture.govt.nz](mailto:ngahuia.leighton@crowinfrasturcture.govt.nz)>; Neil Mayo [Neil.Mayo@kaingaora.govt.nz](mailto:Neil.Mayo@kaingaora.govt.nz)>  
**Subject:** RE: Ruapheu Housing - Shovel Ready Q1282

Thanks Ngahuia. Conversations have progressed since we last touched base. Neil will be in touch and loop you in.

Thanks

CM



**Caroline McDowall**

General Manager Commercial  
Commercial Group

Mobile: s 9(2)(a)

Email: [caroline.mcdowall@kaingaora.govt.nz](mailto:caroline.mcdowall@kaingaora.govt.nz)

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**From:** Ngahuia Leighton (Crown Infrastructure) [ngahuia.leighton@crowinfrasturcture.govt.nz](mailto:ngahuia.leighton@crowinfrasturcture.govt.nz)>  
**Sent:** Friday, 5 February 2021 12:04 PM  
**To:** Neil Mayo [Neil.Mayo@kaingaora.govt.nz](mailto:Neil.Mayo@kaingaora.govt.nz)>  
**Cc:** Caroline McDowall [Caroline.McDowall@kaingaora.govt.nz](mailto:Caroline.McDowall@kaingaora.govt.nz)>  
**Subject:** Ruapheu Housing - Shovel Ready Q1282

Kia ora Neil,

I am part of the team at CIP working on the Shovel Ready proposals (Ruapehu's housing project being one of them).

To date my consultation on the project has been with Caroline McDowall.



Do you have time for a quick call on the project? We wanted to test the messaging we are receiving (from the Council) on KO's involvement.

Much appreciated.

Thanks  
Ngahuia

Ngahuia Leighton

Bulk Housing Infrastructure | Crown Infrastructure Partners Ltd  
| 188 Quay Street | Auckland  
PO Box 105321 | Auckland I  
Mob +s9(2)(a)



**From:** Ree Anderson [ree@reeanderson.co.nz](mailto:ree@reeanderson.co.nz)>  
**Sent:** Wednesday, 20 January 2021 10:06 AM  
**To:** Neil Mayo [neil.mayo@kaingaora.govt.nz](mailto:neil.mayo@kaingaora.govt.nz)>  
**Cc:** Ngahuia Leighton (Crown Infrastructure) [ngahuia.leighton@crowinfrastructure.govt.nz](mailto:ngahuia.leighton@crowinfrastructure.govt.nz)>; Clive Manley [clive.manley@ruapehudc.govt.nz](mailto:clive.manley@ruapehudc.govt.nz)>; Tessa Owen [Tessa.Owen@ruapehudc.govt.nz](mailto:Tessa.Owen@ruapehudc.govt.nz)>; Ewen Skinner | Morrison Low [e.skinner@morrisonlow.com](mailto:e.skinner@morrisonlow.com)>  
**Subject:** RDC's CIP contact

Kia ora Neil

Many thanks for the telephone discussion with you this morning. We look forward to having the workshop with Kainga Ora on housing options for Ruapehu District, including options for Tei Tei Drive Ohakune.

I will be in touch with you again shortly as discussed to arrange details for the workshop on the 26 January.

You mentioned you would appreciate the contact details for Ngahuia Leighton CIP whom we have been liaising with on the RDC CIP application.

I have copied Ngahuia into this email. Her other contact details are as follows:

Ngahuia Leighton

Bulk Housing Infrastructure | Crown Infrastructure Partners Ltd  
L10 PWC Tower | 188 Quay Street | Auckland  
PO Box 105321 | Auckland I  
Mob s9(2)(a)

Kind Regards, Ree

Ree Anderson  
Director  
Ree Anderson Consulting Ltd

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-----Original Message-----

**From:** Daniel Soughtton [mailto:Daniel.Soughtton@kaingaora.govt.nz]

**Sent:** 4 May 2021 4:43 PM

**To:** EXT - Brad Ward [mailto:Brad.Ward@hud.govt.nz]

**Subject:** Fwd: IRG (Shovel Ready) Project - Ruapehu Community Housing - Rescoped (Q1282)

Hi Brad

Does this align with your knowledge of the subject? I thought the funding was available just being held until they could prove their case more...

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**From:** Graeme Broderick

**Sent:** Tuesday, May 4, 2021 4:06:43 PM

**To:** Daniel Soughtton

**Subject:** FW: IRG (Shovel Ready) Project - Ruapehu Community Housing - Rescoped (Q1282)

Hi Daniel,

Below is the email that Neil received from Ngahuia at CIP. I've also attached another email I received from Ree Anderson (RDC Consultant).

Look forward to the discussion with Brad on Thursday.

Cheers

Graeme

**From:** Neil Mayo

**Sent:** Friday, 30 April 2021 10:59 AM

**To:** Graeme Broderick ; Rachael Hurzeler

**Subject:** FW: IRG (Shovel Ready) Project - Ruapehu Community Housing - Rescoped (Q1282)

That is fairly clear!

**From:** Ngahuia Leighton (Crown Infrastructure) [ngahuia.leighton@crowninfrastructure.govt.nz](mailto:ngahuia.leighton@crowninfrastructure.govt.nz)>

**Sent:** Friday, 30 April 2021 10:55 AM

**To:** Neil Mayo [Neil.Mayo@kaingaora.govt.nz](mailto:Neil.Mayo@kaingaora.govt.nz)>; Caroline McDowall

[Caroline.McDowall@kaingaora.govt.nz](mailto:Caroline.McDowall@kaingaora.govt.nz)>

**Cc:** Sean Wynne (Crown Infrastructure) [Sean.Wynne@crowninfrastructure.govt.nz](mailto:Sean.Wynne@crowninfrastructure.govt.nz)>

**Subject:** RE: IRG (Shovel Ready) Project - Ruapehu Community Housing - Rescoped (Q1282)

Kia ora Neil,

Thanks for your response.

The Tei Tei project for 44 sections (enabled lots, not houses) was evaluated by CIP and a due diligence process was undertaken. This project was then presented to CIP's internal governance group and a recommendation was made to Ministers not to proceed with this project (this occurred late last year). Ministers accepted this recommendation and the project owner was advised that the project was unsuccessful and would not receive Shovel ready funding.

If you have any other questions please let us know.

Thanks  
Ngahuia

**From:** Neil Mayo [Neil.Mayo@kaingaora.govt.nz](mailto:Neil.Mayo@kaingaora.govt.nz)>  
**Sent:** Friday, 30 April 2021 9:20 AM  
**To:** Ngahuia Leighton (Crown Infrastructure) [ngahuia.leighton@crowinfrastucture.govt.nz](mailto:ngahuia.leighton@crowinfrastucture.govt.nz)>; Caroline McDowall [Caroline.McDowall@kaingaora.govt.nz](mailto:Caroline.McDowall@kaingaora.govt.nz)>  
**Cc:** Sean Wynne (Crown Infrastructure) [Sean.Wynne@crowinfrastucture.govt.nz](mailto:Sean.Wynne@crowinfrastucture.govt.nz)>  
**Subject:** RE: IRG (Shovel Ready) Project - Ruapehu Community Housing - Rescoped (Q1282)

Ngahuia

Perfect timing with your email as I returned from Orakune on Wednesday night having completed our second workshop.

Just to clarify Kāinga Ora has no visibility of the 6 Council Housing Project, we have only been involved in the Tei Tei Drive project for the delivery of approximately 44 houses. I understand there was an application for \$5.3M from the shovel ready fund to prepare the infrastructure to deliver the 44 houses and later stages of approx.. 150 additional houses.

KO have engaged PwC to assist us with the feasibilities, potential CHPs, affordable rental models and other assistance as required.

Our feasibility shows that Tei Tei is a viable project based upon the following assumptions

- CIP funding of \$5.3M
- Kāinga Ora commit to approximately 15 social / transitional houses
- 15 affordable / kiwibuild houses s9(2)(j)
- 14 market / long term market rental properties
- Purchasing / leasing the land from RDC at book value (which is very close to the PwC value)

We are still modelling the different options but the above will be close to our final recommendation.

We are also talking to all the parties regarding the commercial structure. We are considering a collaborative model such as an alliance where all the parties share the risk and work together to achieve the outcomes. The alliance would include KO, RDC, Iwi and a developer.

We also have a lot of interest from our OSM providers to build some houses in this project as



their typology fits well with the stand alone houses , climate and low maintenance costs.

I am not sure if the \$5.3M CIP funding is still an option so it would be great to clarify this, as Clive is pushing hard for it. If it not we will have to go back and look at our feasibilities to see if we can make it work.

PwC are updating our feasibility over the next couple of days and I will forward it to you once it is available

Please contact me if you require any more information

Regards

Neil



### Neil Mayo

Chief Commercial Officer

Mobile: s9(2)(a)

Email: [neil.mayo@kaingaora.govt.nz](mailto:neil.mayo@kaingaora.govt.nz)

---

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**From:** Ngahuia Leighton (Crown Infrastructure) [ngahuia.leighton@crowninfrastructure.govt.nz](mailto:ngahuia.leighton@crowninfrastructure.govt.nz)>

**Sent:** Tuesday, 27 April 2021 4:12 PM

**To:** Caroline McDowall [Caroline.McDowall@kaingaora.govt.nz](mailto:Caroline.McDowall@kaingaora.govt.nz)>; Neil Mayo

[Neil.Mayo@kaingaora.govt.nz](mailto:Neil.Mayo@kaingaora.govt.nz)>

**Cc:** Sean Wynne (Crown Infrastructure) [Sean.Wynne@crowninfrastructure.govt.nz](mailto:Sean.Wynne@crowninfrastructure.govt.nz)>

**Subject:** IRG (Shovel Ready) Project - Ruapehu Community Housing - Rescoped (Q1282)

Kia ora Neil and Caroline,

I hope you are well. You may recall this IRG project in Ruapehu that keeps bubbling away..

#### **Recommendation to Ministers**

Today our Steering Group agreed to recommend the Ruapehu Community (Council) Housing Project (reduced scope to 6 x council units) to Ministers. I wanted to run our Project Summary (this will be included in the briefing to IRG Ministers) past you as a general heads up and to make sure you did not have any concerns with the recommendation.

The summary report also includes comments which reflect our discussions regarding this project over the past 6 months.

We are aiming to get this briefing out this week. If you have any concerns or comments please feel free to give me a call.

I have included a few reminders on the background below as this one has been around a while..

Thanks,

Ngahuia

#### Background

- This was a project approved in principle by Ministers for IRG Funding support.
- The original scope of the project was a programme of work to utilise Council's existing land holdings across the Ruapehu District.
- The original scope included two phases. The first phase was the construction of six council owned community housing units. This phase was reasonably advanced in terms of feasibility and planning. CIP were generally comfortable with this aspect of the project.
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#### Ngahuia Leighton

Bulk Housing Infrastructure | Crown Infrastructure Partners Ltd

| 188 Quay Street | Auckland

PO Box 105321 | Auckland I

Mob +s9(2)(a)



**From:** Ngahuia Leighton (Crown Infrastructure) [ngahuia.leighton@crowinfrasturcture.govt.nz](mailto:ngahuia.leighton@crowinfrasturcture.govt.nz)>

**Sent:** Friday, 5 February 2021 3:06 PM

**To:** Caroline McDowall [Caroline.McDowall@kaingaora.govt.nz](mailto:Caroline.McDowall@kaingaora.govt.nz)>; Neil Mayo

[Neil.Mayo@kaingaora.govt.nz](mailto:Neil.Mayo@kaingaora.govt.nz)>

**Subject:** Re: Ruapehu Housing - Shovel Ready Q1282

Fantastic - thanks very much.

Have a good long weekend.

Ngahuia

---

**From:** Caroline McDowall [Caroline.McDowall@kaingaora.govt.nz](mailto:Caroline.McDowall@kaingaora.govt.nz)>

**Sent:** Friday, February 5, 2021 2:50:49 PM

**To:** Ngahuia Leighton (Crown Infrastructure) [ngahuia.leighton@crowinfrasturcture.govt.nz](mailto:ngahuia.leighton@crowinfrasturcture.govt.nz)>; Neil

Mayo [Neil.Mayo@kaingaora.govt.nz](mailto:Neil.Mayo@kaingaora.govt.nz)>

**Subject:** RE: Ruapehu Housing - Shovel Ready Q1282

Thanks Ngahuia. Conversations have progressed since we last touched base. Neil will be in touch and loop you in.

Thanks



## Caroline McDowall

General Manager Commercial  
Commercial Group

Mobile: s9(2)(a)

Email: [caroline.mcdowall@kaingaora.govt.nz](mailto:caroline.mcdowall@kaingaora.govt.nz)

---

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[www.kaingaora.govt.nz](http://www.kaingaora.govt.nz)

**From:** Ngahuia Leighton (Crown Infrastructure) [ngahuia.leighton@crowinfrasturcture.govt.nz](mailto:ngahuia.leighton@crowinfrasturcture.govt.nz)>

**Sent:** Friday, 5 February 2021 12:04 PM

**To:** Neil Mayo [Neil.Mayo@kaingaora.govt.nz](mailto:Neil.Mayo@kaingaora.govt.nz)>

**Cc:** Caroline McDowall [Caroline.McDowall@kaingaora.govt.nz](mailto:Caroline.McDowall@kaingaora.govt.nz)>

**Subject:** Ruapehu Housing - Shovel Ready Q1282

Kia ora Neil,

I am part of the team at CIP working on the Shovel Ready proposals (Ruapehu's housing project being one of them).

To date my consultation on the project has been with Caroline McDowall.

Do you have time for a quick call on the project? We wanted to test the messaging we are receiving (from the Council) on KO's involvement.

Much appreciated.

Thanks

Ngahuia

Ngahuia Leighton

Bulk Housing Infrastructure | Crown Infrastructure Partners Ltd

| 188 Quay Street | Auckland

PO Box 105921 | Auckland |

Mob +62(2)(a)



**From:** Ree Anderson [ree@reeanderson.co.nz](mailto:ree@reeanderson.co.nz)>

**Sent:** Wednesday, 20 January 2021 10:06 AM

**To:** Neil Mayo [neil.mayo@kaingaora.govt.nz](mailto:neil.mayo@kaingaora.govt.nz)>

**Cc:** Ngahuia Leighton (Crown Infrastructure) [ngahuia.leighton@crowinfrasturcture.govt.nz](mailto:ngahuia.leighton@crowinfrasturcture.govt.nz)>; Clive

Manley [clive.manley@ruapehudc.govt.nz](mailto:clive.manley@ruapehudc.govt.nz)>; Tessa Owen [Tessa.Owen@ruapehudc.govt.nz](mailto:Tessa.Owen@ruapehudc.govt.nz)>; Ewen

Skinner | Morrison Low [e.skinner@morrisonlow.com](mailto:e.skinner@morrisonlow.com)>

**Subject:** RDC's CIP contact

Kia ora Neil

Many thanks for the telephone discussion with you this morning. We look forward to having the workshop with Kainga Ora on housing options for Ruapehu District, including options for Tei Tei Drive Ohakune.

I will be in touch with you again shortly as discussed to arrange details for the workshop on the 26 January.

You mentioned you would appreciate the contact details for Ngahuia Leighton CIP whom we have been liaising with on the RDC CIP application.

I have copied Ngahuia into this email. Her other contact details are as follows:

[Ngahuia Leighton](#)

Bulk Housing Infrastructure | Crown Infrastructure Partners Ltd

L10 PWC Tower | 188 Quay Street | Auckland

PO Box 105321 | Auckland I

Mob **s9(2)(a)**

Kind Regards, Ree

Ree Anderson

Director

Ree Anderson Consulting Ltd

M: **s9(2)(a)**

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**From:** [Ree Anderson](#)  
**To:** [Graeme Broderick](#)  
**Cc:** [Clive Manley](#); [Tessa Owen](#)  
**Subject:** Tei Tei Drive: CIP Background  
**Attachments:** [CIP -ES Meeting Notes 11 December 2020.pdf](#)  
[image003.png](#)

Hi Graeme

Thanks for catching up yesterday to discuss Tei Tei Drive further.

As mentioned, my understanding is that Ruapehu District Council has not been formally advised that the Ministers have declined the funding for Tei Tei Drive.

I have checked with Clive Manley and Council's CIP Project manager (Ewen Skinner) to see if either of them has received any advice that the Ministers had declined Tei Tei Drive application and both have confirmed they haven't. It is acknowledged that advice has been given from CIP that Tei Tei Drive was not being recommended to go forward and that the Steering Group had declined it twice. However, we were of the understanding it was to go the the Ministers and that the Ministers may override the Steering Group. (See attached notes from 11 Dec Zoom meeting with CIP)

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Also, attached below is a copy of the subsequent email (dated 29 January 21) that we received from Ngahuia Leighton (CIP) regarding council's CIP application.

Hence, we were engaging with Kainga Ora on the basis that we thought this would help to advance the Tei Tei development and unlock the \$5.5m funding as well as advance housing models for rural NZ. In other words, partner with Kainga Ora and make the project work subject to Kainga Ora checking the model and feasibility. We understood that this feasibility testing was occurring after our first workshop in January 2021. We appreciate that PWC has been engaged by Kainga Ora and an early draft of the waterfall diagram showed a shortfall in funding for Tei Tei Drive project. As per the draft minutes from Workshop 2, the Council is keen to immediately advance a project with Kainga Ora for the 44 lots/homes at Tei Tei, (and have what was 'approved in principal' funding released) as well as work with Kainga Ora on a medium - longer term option such as the Alliance and CHP model.

I hope this background information assists you with your meeting with MHUD on Thursday. If you have any queries, please don't hesitate to contact me.

"Begin forwarded message: COPY OF EMAIL BELOW FROM NGAHUIA LEIGHTON (CIP) 29 January 2021

**From:** "Ngahuia Leighton (Crown Infrastructure)" <[ngahuia.leighton@crowinfrasturcture.govt.nz](mailto:ngahuia.leighton@crowinfrasturcture.govt.nz)>  
**Subject:** RE: RDC - CIP application  
**Date:** 29 January 2021 at 3:38:54 PM NZDT  
**To:** Ewen Skinner <[e.skinner@morrisonlow.com](mailto:e.skinner@morrisonlow.com)>  
**Cc:** Ree Anderson <[ree@reeanderson.co.nz](mailto:ree@reeanderson.co.nz)>, "Malcolm Hope (Crown Infrastructure)" <[malcolm.hope@crowinfrasturcture.govt.nz](mailto:malcolm.hope@crowinfrasturcture.govt.nz)>, "Sean Wynne (Crown Infrastructure)" <[Sean.Wynne@crowinfrasturcture.govt.nz](mailto:Sean.Wynne@crowinfrasturcture.govt.nz)>, "Clive Manley@ruapehudc.govt.nz" <[clive.manley@ruapehudc.govt.nz](mailto:clive.manley@ruapehudc.govt.nz)>

Kia ora Ewen,

Thank you I have had a great break! Just easing back into work now. I hope you enjoyed some

time off.

Thanks for getting in touch. Good timing as we received an update from Ministers and I can provide an update on process.

The Steering Group and IRG Ministers have provided CIP with a mandate to complete due diligence and negotiate a funding agreement for Project 1 – six council owned social houses (see below for scope).

The details of the timeframes/milestones/costs still need to be confirmed between CIP and RDC and documented into an agreement. If possible we would like to advance this over the next couple of weeks? One area we would like to work through is the Project Budget.

Once documented and agreed between ourselves (essentially signed by the Council) it will go back up again to the Steering Group and to Ministers for approval.

**Out of scope**

Thanks,  
Ngahuia

Project	Project Site and Description	Project Assets / Outcomes
---------	------------------------------	---------------------------

Out of Scope

Ngahuia Leighton

Bulk Housing Infrastructure | Crown Infrastructure Partners Ltd

| 188 Quay Street | Auckland

PO Box 105321 | Auckland I

Mob **s9(2)(a)**



Kind regards, Ree

Ree Anderson | Director | [ree@reeanderson.co.nz](mailto:ree@reeanderson.co.nz)



Tel: s9(2)(a) | PO Box: 56097 Dominion Road, Auckland, 1446

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## Ruapehu DC – Notes from CIP Meeting – 11 December 2020

Via Zoom - attendees: Sean Wynne, Ngahua Leighton, Malcolm Hope, Clive Manley, Ree Anderson, Ewen Skinner

### Notes from Meeting:

Key points from Sean:

- Ministerial requirements for CIP projects:
  - Underway immediately
  - Good employment
  - Strong public benefit
- CIP
  - 2000 applications - \$137B in total
  - Evaluated
    - Commercial/legal/accounting/engineering (regional engineer)
    - Sector experts also involved
  - Brought back to core group with ranking – 1 (high) to 5 (low)
  - Mapped against regions of NZ - emphasis on regions when prioritising
  - Presented to Ministers – if selected then given to agents (CIP)
  - Do Due diligence - more detailed evaluation
  - Process is - Working group then to Steering Group (SG) then recommend to Minister
- This project has gone to SG twice – first time unsuccessful – failed at overall DD with PM and governance costs too high
- Further work undertaken and revised submission – can see further work which was good – went to SG earlier this week – Project 1 (Moore Street – recommended although there are cost issues) and Project 2 (Teitei – will not be recommended)
- Clive - why do you not believe we can get 50 houses on the ground? Would like to understand what issues stopped the project – key fundamentals
- Sean – not in a position to share further detail. Cannot give info to us before it goes to Ministers. Interested whether RDC want just to progress with project 1 alone. Project 1 – more in line with 'shovel ready'. Project 2 – there are issues and they are not going to progress the project – projects need to be underway within year 1
- Clive – confident demand is there in Ohakune. Brought in consultants – RA/MEQ/ML – needed support to get it going
- Sean – restated that SG not recommending Project 2 – although noted that Minister could overrule. No issues with Clive lobbying Ministers
- Ngahua – from CIP working group perspective difficult to bring back Project 2 again to SG – cannot see SG changing their minds. Presented 2 stage process – but not supported by SG

- Sean - Project 1 will go up to Ministers in February. Sean to talk to Mark Bins to see if he can share his perspective and feed back to Clive
- Clive - mentioned that he had a Ngati Haua contact (Tim) who could follow up with Mark Bins – to follow up on this and Clive to also lobby Ministers
- Summary
  - CIP SG recommending Project 1 – not project 2 to Ministers
  - Sean to talk to Mark Bins and feed back to Clive (next week)
  - Clive to follow up with Mark Bins (via Ngati Haua) and Ministers (lobby)

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Out of scope

-----Original Message-----

**From:** Brad Ward [mailto:Brad.Ward@hud.govt.nz]  
**Sent:** 1 July 2021 6:56 PM  
**To:** Daniel Soughtton [mailto:Daniel.Soughtton@kaingaora.govt.nz]  
**Subject:** Re: Letter from Minister Woods re Ruapehu Housing

Hi Daniel. Damn. Hey I will definitely chase him up. Cheers

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**From:** Daniel Soughtton  
**Sent:** Thursday, July 1, 2021 6:16:30 PM  
**To:** Brad Ward  
**Subject:** Re: Letter from Minister Woods re Ruapehu Housing  
 Hi Brad

Haven't heard from Sean. Do you want to give him a nudge so we can maintain momentum?

I have the final pwc report which I send him if he agrees to a few pwc conditions.

Cheers

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**From:** Brad Ward  
**Sent:** Saturday, June 26, 2021 3:23:37 PM  
**To:** Daniel Soughtton  
**Subject:** RE: Letter from Minister Woods re Ruapehu Housing  
 Hi Daniel.

I had a productive chat with Sean last night and he is going to contact you early next week. Sean will have to get his board to agree to green light this project again. The intended commitment from Kainga Ora and the expected yield of the development helps. I am hoping that CIP will agree in principle to support the infrastructure required for the development from unallocated shovel ready monies – dependencies are likely to be Ministerial approval and also Kainga Ora internal approval to support stage 1 of the development. I don't think this will all get sorted in the coming weeks but hopefully once you and Sean chat you can both agree how to re-engage with RDC and the messages for them. Sean did raise the HAF money but I said that RDC was looking for progress on it initial shovel ready proposal still and this process would be quicker than the HAF which only opens for Expressions of Interest on 1 July.

Can you keep me informed, especially the nature of your discussions with Sean and RDC.

Cheers

**Brad Ward**  
 Deputy Chief Executive  
 Place-based Policy and Programmes  
[brad.ward@hud.govt.nz](mailto:brad.ward@hud.govt.nz) Mobile: [s9\(2\)\(a\)](tel:0922222222) [www.hud.govt.nz](http://www.hud.govt.nz)

Level 8, 7 Waterloo Quay, Wellington 6011, New Zealand



He kāinga ora, he hapori ora - our purpose is thriving communities where everyone has a place to call home.

**From:** Daniel Soughtton  
**Sent:** Thursday, 24 June 2021 3:26 PM  
**To:** Brad Ward  
**Subject:** RE: Letter from Minister Woods re Ruapehu Housing

OK.

I've got hold of a draft copy of the report and it does cover the feasibility of non-state homes. PwC do consider them feasible – i.e., they generate an appropriate market return that we can support with a Kiwibuild underwrite.

The report is being finalised next week however PwC will require you and CIP to sign a 'hold harmless' letter as the advice was not originally prepared for you. It's a standard consultant risk position. If you're OK with these arrangements then I'll get the letters and reports to you next week. As indicated earlier, it doesn't interrogate the infrastructure costs provided by RDC. For now, perhaps just tell Sean that the PwC report does indicate feasibility of the stage 1 development (44 homes) and that the report will come next week.



## Daniel Soughtton

Deputy Chief Executive  
Central

Mobile: s9(2)(a)  
Email: [daniel.soughtton@kaingaora.govt.nz](mailto:daniel.soughtton@kaingaora.govt.nz)

Freephone: 0800 000 000 | Mainline: (04) 439 3052 | Kāinga Ora – Homes and Communities  
PO BOX 2628 Wellington 6140 | New Zealand Government | [www.kaingaora.govt.nz](http://www.kaingaora.govt.nz)

**From:** Brad Ward [Brad.Ward@hud.govt.nz](mailto:Brad.Ward@hud.govt.nz)>

**Sent:** Thursday, 24 June 2021 2:09 PM

**To:** Daniel Soughtton [Daniel.Soughtton@kaingaora.govt.nz](mailto:Daniel.Soughtton@kaingaora.govt.nz)>

**Subject:** RE: Letter from Minister Woods re Ruapehu Housing

I Daniel. Copy of the PwC report would still be useful, Im keen to give CIP as much as possible to try and get this over the line.

**Brad Ward**

Deputy Chief Executive

Place-based Policy and Programmes

[brad.ward@hud.govt.nz](mailto:brad.ward@hud.govt.nz) | Mobile: s9(2)(a) | [www.hud.govt.nz](http://www.hud.govt.nz)

Level 8, 7 Waterloo Quay, Wellington 6011, New Zealand



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**From:** Daniel Soughtton [Daniel.Soughtton@kaingaora.govt.nz](mailto:Daniel.Soughtton@kaingaora.govt.nz)>

**Sent:** Monday, 21 June 2021 9:13 AM

**To:** Brad Ward [Brad.Ward@hud.govt.nz](mailto:Brad.Ward@hud.govt.nz)>

**Subject:** RE: Letter from Minister Woods re Ruapehu Housing

Hi Brad

I can confirm that the PwC report we referred to earlier is actually for our PH feso (we used them to help out with some capacity while we build our regional team). They really just took the RDC infra costs as a given. If you want to interrogate the RDC costs more then we'd have to ask them for more information.

Can you confirm what you'd like to do? And that you don't need any of the PwC work we commissioned?



Daniel Soughtton



Deputy Chief Executive  
Central

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Email: [daniel.soughtton@kaingaora.govt.nz](mailto:daniel.soughtton@kaingaora.govt.nz)

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PO BOX 2628 Wellington 6140 | New Zealand Government | [www.kaingaora.govt.nz](http://www.kaingaora.govt.nz)

**From:** Brad Ward [Brad.Ward@hud.govt.nz](mailto:Brad.Ward@hud.govt.nz)>  
**Sent:** Sunday, 20 June 2021 3:22 PM  
**To:** Daniel Soughtton [Daniel.Soughtton@kaingaora.govt.nz](mailto:Daniel.Soughtton@kaingaora.govt.nz)>  
**Subject:** Re: Letter from Minister Woods re Ruapehu Housing  
Hi. Thanks. Haven't seen this before. Cheers  
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**From:** Daniel Soughtton [Daniel.Soughtton@kaingaora.govt.nz](mailto:Daniel.Soughtton@kaingaora.govt.nz)>  
**Sent:** Sunday, June 20, 2021 2:59:53 PM  
**To:** Brad Ward [Brad.Ward@hud.govt.nz](mailto:Brad.Ward@hud.govt.nz)>  
**Subject:** FW: Letter from Minister Woods re Ruapehu Housing  
Hi Brad

Have you seen this? I think their response answers your remaining questions around costs and professional fees.

I'll get back to you about PwC. I am pretty sure that we've actually contracted them to do our feso. But they might have also worked on RDC costs? Will revert.



### Daniel Soughtton

Deputy Chief Executive  
Central

Mobile: s9(2)(a)  
Email: [daniel.soughtton@kaingaora.govt.nz](mailto:daniel.soughtton@kaingaora.govt.nz)

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**From:** Andrew McKenzie [Andrew.McKenzie@kaingaora.govt.nz](mailto:Andrew.McKenzie@kaingaora.govt.nz)>  
**Sent:** Tuesday, 6 April 2021 10:16 PM  
**To:** Daniel Soughtton [Daniel.Soughtton@kaingaora.govt.nz](mailto:Daniel.Soughtton@kaingaora.govt.nz)>  
**Subject:** Fwd: Letter from Minister Woods re Ruapehu Housing  
Hi Daniel  
FYI  
Andrew  
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**From:** Clive Manley [Clive.Manley@ruapehudc.govt.nz](mailto:Clive.Manley@ruapehudc.govt.nz)>  
**Sent:** Saturday, April 3, 2021 4:35 PM  
**To:** [andrew.crisp@hud.govt.nz](mailto:andrew.crisp@hud.govt.nz); [info@hud.govt.nz](mailto:info@hud.govt.nz)  
**Cc:** Tessa Owen; Ree Anderson; Andrew McKenzie  
**Subject:** Letter from Minister Woods re Ruapehu Housing  
Hi Andrew,

Minister Woods suggested I contact you to discuss our housing initiative in Ruapehu.  
I have attached her letter and our draft response, for you to consider, and for us to discuss before I formally respond to them.  
I am happy to meet with you when I am next in Wellington. Alternatively you may wish to just contact me on s9(2)(a).

Regards

Clive

(Note: I was unable to find your email address online so I have guessed it and also sent it to info for them to forward if required)

-----  
Clive Manley  
Chief Executive  
**Ruapehu District Council**

Ruapehu District Council | Private Bag 1001 | Taumaranui 3946 | New Zealand  
Phone: 07 895 8188 | Fax: 07 895 3256 | Mobile: s9(2)(a)  
email: [Clive.Manley@ruapehudc.govt.nz](mailto:Clive.Manley@ruapehudc.govt.nz) | RDC website: [www.ruapehudc.govt.nz](http://www.ruapehudc.govt.nz)



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-----Original Message-----

**From:** Daniel Soughtton [mailto:Daniel.Soughtton@kaingaora.govt.nz]

**Sent:** 2 July 2021 12:02 PM

**To:** Sean Wynne (Crown Infrastructure) [mailto:Sean.Wynne@crowninfrastructure.govt.nz]

**Subject:** RE: RDC Ohakune development proposal - A Call

Hi Sean. I've got some time now if you're free. Phone number below

## Daniel Soughtton

Deputy Chief Executive  
Central

Mobile: s9(2)(a)

Email: daniel.soughtton@kaingaora.govt.nz

Freephone: 0800 000 000 | Mainline: (04) 439 3052 | Kāinga Ora – Homes and Communities  
PO BOX 2628 Wellington 6140 | New Zealand Government | [www.kaingaora.govt.nz](http://www.kaingaora.govt.nz)

**From:** Sean Wynne (Crown Infrastructure)

**Sent:** Friday, 2 July 2021 11:52 AM

**To:** Daniel Soughtton

**Cc:** EXT - Brad Ward

**Subject:** RE: RDC Ohakune development proposal - A Call

Hi Daniel

If you have some time today it would be good to talk about Ruapheu.

Let me know what is a good time for you and a number to call you on?

Cheers

Sean

Sean Wynne

Deputy Chief Executive Officer – Housing Infrastructure

Crown Infrastructure Partners Limited

L10 | 188 Quay Street | Auckland

PO Box 105321 | Auckland 1143

Mobile +s9(2)(a)



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**From:** Brad Ward [mailto:Brad.Ward@hud.govt.nz]  
**Sent:** 26 July 2021 10:07 PM  
**To:** Daniel Soughtton [mailto:Daniel.Soughtton@kaingaora.govt.nz]  
**Subject:** Re: RDC Ohakune development proposal - A Call

Hi, I'll call u tomorrow re way forward. Some positive signs but Clive won't get any definitive yes or no until Ministers are advised. Doesnt preclude IAF still as back up. Cheers

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**From:** Daniel Soughtton  
**Sent:** Monday, July 26, 2021 8:38:38 PM  
**To:** Brad Ward  
**Subject:** Re: RDC Ohakune development proposal - A Call  
 Did you get hold of Sean? Feels like the trail has gone cold but would be good if he could formally let us know. We can suggest to Clive to put in an IAF bid but no guarantee of success

D

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**From:** Brad Ward  
**Sent:** Monday, July 12, 2021 1:14:01 PM  
**To:** Daniel Soughtton  
**Subject:** RE: RDC Ohakune development proposal - A Call  
 Howdy. Any update from Sean? Cheers

**Brad Ward**  
 Deputy Chief Executive  
 Place-based Policy and Programmes  
[brad.ward@hud.govt.nz](mailto:brad.ward@hud.govt.nz) Mobile **s9(2)(a)** [www.hud.govt.nz](http://www.hud.govt.nz)

Waterloo Quay, Wellington 6011, New Zealand



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**From:** Daniel Soughtton  
**Sent:** Friday, 9 July 2021 2:36 PM  
**To:** Sean Wynne (Brown Infrastructure)  
**Cc:** Brad Ward  
**Subject:** Re: RDC Ohakune development proposal - A Call  
 Kia ora Sean

Hope you're well. Have you had a chance to talk with your CE and Board chair about RDC? I'm free at 3.30pm if you wanted to discuss a short update.

Cheers

**Daniel Soughtton**

Deputy Chief Executive  
 Central

Mobile: **s9(2)(a)**  
 Email: [daniel.soughtton@kaingaora.govt.nz](mailto:daniel.soughtton@kaingaora.govt.nz)



**From:** Sean Wynne (Crown Infrastructure) [Sean.Wynne@crowinfrasturcture.govt.nz](mailto:Sean.Wynne@crowinfrasturcture.govt.nz)  
**Sent:** Friday, 2 July 2021 11:52 AM  
**To:** Daniel Soughtton [Daniel.Soughtton@kaingaora.govt.nz](mailto:Daniel.Soughtton@kaingaora.govt.nz)  
**Cc:** EXT - Brad Ward [brad.ward@hud.govt.nz](mailto:brad.ward@hud.govt.nz)  
**Subject:** RE: RDC Ohakune development proposal - A Call

Hi Daniel

If you have some time today it would be good to talk about Ruapheu.  
Let me know what is a good time for you and a number to call you on?

Cheers  
Sean

Sean Wynne  
Deputy Chief Executive Officer – Housing Infrastructure  
Crown Infrastructure Partners Limited  
L10 | 188 Quay Street | Auckland  
PO Box 105321 | Auckland 1143  
Mobile +**s9(2)(a)**

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and Housing Infrastructure



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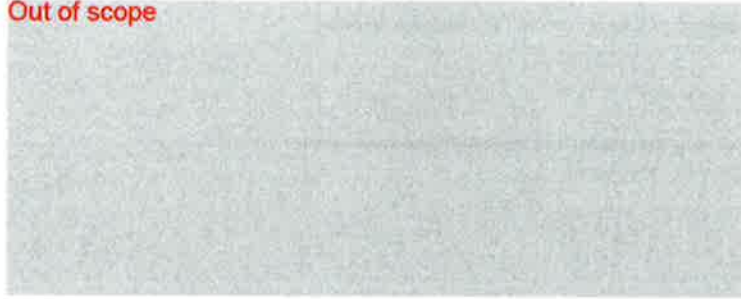
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-----Original Message-----

**From:** Ngahuia Leighton (Crown Infrastructure) [mailto:ngahuia.leighton@crowinfrastructure.govt.nz]  
**Sent:** 9 August 2021 12:45 PM  
**To:** Daniel Soughtton [mailto:Daniel.Soughtton@kaingaora.govt.nz], Fiona McCarthy [mailto:Fiona.McCarthy@hud.govt.nz], Sean Wynne (Crown Infrastructure) [mailto:Sean.Wynne@crowinfrastructure.govt.nz]  
**CC:** Graeme Broderick [mailto:Graeme.Broderick@kaingaora.govt.nz]  
**Subject:** RE: Draft memo on Ruapehu IRG funding proposal attached

Kia ora Fiona,

This looks fine to us.

Only one minor change from us from 'CIP funding' to 'IRG funding'.

Any questions feel free to call.

Thanks,  
 Ngahuia

Ngahuia Leighton

Bulk Housing Infrastructure | Crown Infrastructure Partners Ltd  
 | 188 Quay Street | Auckland  
 PO Box 105321 | Auckland I  
 Mob: s9(2)(a)



**From:** Daniel Soughtton  
**Sent:** Monday, 9 August 2021 11:03 AM  
**To:** Fiona McCarthy ; Sean Wynne (Crown Infrastructure) ; Ngahuia Leighton (Crown Infrastructure)  
**Cc:** Graeme Broderick  
**Subject:** RE: Draft memo on Ruapehu IRG funding proposal attached

Hi Fiona

Thank you for this. Most of it is fine, but I have removed suggestions in the paper that Kāinga Ora would deliver the infrastructure/whole project. We could potentially do this through our Te Aranga infrastructure alliance but I have not fully socialised that internally because I did not know if Government was even



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Ministry of Housing and Urban Development



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## INTERNAL MEMO

## Ruapehu social housing project, reconsideration for Infrastructure Reference Group funding

**To:** Andrew Crisp  
**From:** Fiona McCarthy  
**Date:** 4 August 2021 **Security level:** In Confidence  
**Priority:** Medium

### Purpose

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1. This memo outlines a proposal to reconsider a Ruapehu social housing project for Infrastructure Reference Group (IRG) funding, and the next steps necessary to progress this.

### Recommended actions

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2. It is recommended that you:
  1. **Note** that this project was considered for IRG funding in 2020 but Crown Infrastructure Partners did not recommend it due to concerns at the time about benefit realisation and cost profile. *Noted*
  2. **Note** that a revised, smaller scoped, project was approved by Ministers in April 2021. *Noted*
  3. **Note** that Kāinga Ora has been working with Ruapehu District Council (RDC) and Ngāti Rangī to understand housing need in Ruapehu, and are supportive of this project, and happy to partner with RDC to deliver public housing. *Noted*
  4. **Note** that Minister Woods could seek an instruction from IRG Ministers to fund the project from the IRG fund. *Noted*
  5. **Agree** to brief Minister Woods, and recommend that she seeks that instruction.

*Agree / Disagree*

---



## Background

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### *Previous decision on the Ruapehu Social Housing Project*

The Ruapehu Social Housing project was originally assigned to Crown Infrastructure Partners (CIP) as the Infrastructure Reference Group (IRG) Agency responsible for delivery. CIP's internal due diligence process for IRG projects includes a review of the project from an engineering, commercial, and financial perspective. Following the review, a report is considered by a due diligence committee (DD committee) and following this, to a Steering Group who make the final recommendation to Ministers.

The DD committee considered the project twice; in July 2020 and December 2020. The DD Committee and Steering Group considered this project again and did not approve the Project for recommendation to Ministers. The outstanding concern was the high risk that the outcomes/benefits would not be realised (due to lack of a build partners or developers) and that the empty sections would sit unoccupied. There were also concerns regarding the project budget (which included very high proportion of advisor and project management costs) and deliverability. At the time, Te Tūāpapa Kura Kāinga – Ministry of Housing and Urban Development (HUD) and Kāinga Ora expressed reservations about the proposal.

The Steering Group were more favourable towards the 6 housing units proposal (with a cost of \$1.5 million), as the funding would lead to a clear benefit/outcome. Ministers noted this recommendation in December 2020. In April 2021, the DD Committee & Steering Group approved the rescoped project (6 x social housing units) and recommended this project to Ministers for approval. Ministers approved this rescoped project in April 2021.

## Recent developments

---

Kāinga Ora has been working with RDC and Ngāti Rangī to understand the housing need in the community. From these conversations it is clear that there is an agreed need for public, affordable and worker rental accommodation in the region.

Kāinga Ora operates 12 State Houses in Ohakune and there are no Community Housing Providers or other Public Houses in the area. The MSD housing register has grown from 3 to 8 over the past year. In discussions between Kāinga Ora, the RDC and iwi, it is clear that the housing register understates the true Public Housing need in Ohakune. Ohakune currently has no emergency or transitional housing.

Developers in Ruapehu are responding to the high end of the market but RDC note that new initiatives are needed to address the social and affordable housing end of the market; and that RDC needs partners to help deliver public and affordable housing.

Hon Dr Megan Woods attended the Central and Local Government Forum on 3 March and extended an invitation to RDC to propose ways to increase the supply of housing. RDC provided an updated proposal, outlined below.

## The updated proposal

---

RDC own a 9.5ha piece of residential zoned land in Ohakune on Tei Tei Drive, which could deliver around 200 sections. RDC approached Kāinga Ora to partner with them to build housing for 'Stage 1', being 44 units comprised of 15 Public Houses, 15 Affordable houses, and 14 homes for worker rental accommodation.

Under the proposal, Kāinga Ora would partner with RDC and a developer to provide infrastructure and build 'stage 1' (44 homes - 1.6ha). Kāinga Ora would acquire the Public Housing (a mix of 2, 3 and 4 bed homes) and seek to underwrite the Affordable Housing (2 and 3 bedroom housing) using the KiwiBuild scheme.

RDC still expect the infrastructure costs to be \$5.3 million. These costs cover civil works, infrastructure, building platforms, planning costs and include allowances for contingencies and professional fees. This will provide full infrastructure for stage 1 development, with the balance of the land (7.9ha) being infrastructure enabled (i.e. infrastructure to the boundary).

### *Feasibility*

RDC do not have a budget for the infrastructure needed to enable the development, but would enable the project by making the land available at cost. Kāinga Ora similarly do not have budget for the infrastructure – hence the suggestion to apply for IRG funding.

Kāinga Ora engaged PwC to do a feasibility analysis of the proposal. PwC analysis confirms that IRG funding is needed to ensure the viability of the project.

PwC analysis also shows that the average purchase price for the 15 affordable new builds would be between \$450,000-\$500,000. Kāinga Ora analysis of 2018 Census data suggests that 422 renting households in the district could afford to buy a \$450,000 2 bedroom house and 335 could afford to buy a \$500,000 3 bedroom house.<sup>1</sup> This indicates that there is potential demand in the district for the Affordable Housing that is proposed.

### **Comment**

Kāinga Ora (through Deputy Chief Executive Daniel Soughtton) have advised that they support the proposal, are keen to see it proceed, and to be involved. They note that they would not be in a position to fund the enabling infrastructure.

CIP have been appraised of the updated proposal, and the suggestion that Kāinga Ora be involved with delivery. They have noted their support for Ministers reconsidering this project.

Kāinga Ora has engaged with two major employers in the area s9(2)(ba)(i) who have identified a shortage of worker accommodation and cited availability of housing as a barrier to recruiting staff. These employers currently own or lease homes to employees and have expressed support and interest in purchasing or leasing homes if the Tei Tei Drive project proceeds.

There is around \$200 million of IRG funding contingency remaining, meaning that there is scope to support this project, however Ministers would need to initiate this process, rather than CIP, as their Steering Group process is completed.

---

<sup>1</sup> Spending no more than 30% of household income on their mortgage, assuming interest rates of 5% and 20% equity/deposit.

## Next Steps

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In light of the updated proposal, we could recommend to Minister Woods that she seek an instruction from IRG Ministers to fund the project from the IRG fund.

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-----Original Message-----

**From:** Amos Kamo [mailto:Amos.Kamo@kaingaora.govt.nz]

**Sent:** 15 September 2021 10:34 AM

**To:** Christina Chase [mailto:Christina.Chase@hud.govt.nz]

**Subject:** RE: Ruapehu social housing project

Kia Ora ano e hoa

Below is an update from Graeme Broderick (KO - RD)

*Kāinga Ora is working with Ruapehu District owns some 9ha of land in Ohakune that they are keen to see developed for a mix of public and affordable (home ownership and rentals) housing. RDC, with our support, are endeavouring to secure Infrastructure funding from Crown Infrastructure Partners to kick off the development. Should this come to fruition, then Kāinga Ora will purchase the site (subject to internal approval), and develop stage 1 (44 homes).*

*Ngāti Rangī and Ngāti Hauā, were around the table for the first two hui earlier this year and while not directly involved, both give their support for the project.*

Apparently Graeme is working with Fiona McCarthy (HUD) on this.

Nga mihi

Amos

**From:** Christina Chase

**Sent:** Tuesday, 14 September 2021 8:29 AM

**To:** Amos Kamo

**Subject:** Ruapehu social housing project

Kia ora

Do you have any intel on the Ruapehu social housing project? It looks like it might be a potential partnership between KO, the Ruapehu district council and Ngāti Rangī.




Cheers

C



**Christina Chase**

Programme Manager MAIHI Partnerships Programme  
Te Kāhui Kāinga Ora

[christina.chase@hud.govt.nz](mailto:christina.chase@hud.govt.nz) Phone: +64 4 831 6031 Mobile: **s9(2)(a)**  
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-----Original Message-----

**From:** Graeme Broderick [mailto:Graeme.Broderick@kaingaora.govt.nz]

**Sent:** 1 October 2021 5:24 PM

**To:** Felicity Thurston [mailto:Felicity.Thurston@hud.govt.nz]

**Subject:** RE: Progressing Ruapehu funding application

Kia ora Felicity,

Thank you for your email and voice message. Great to hear the news that the Minister is keen to see it progress.

Our team has a catch-up on this project next week. I'll come back to you after that with a point of contact (it may still be me).

Have a good weekend.

Nga mihi

Graeme



**Graeme Broderick**

Regional Director  
Taranaki Whanganui Manawatu

Mobile: s9(2)(a)

Email: [graeme.broderick@kaingaora.govt.nz](mailto:graeme.broderick@kaingaora.govt.nz)

Freephone: 0800 801 601 | Mainline: (04) 439 3000 | Kāinga Ora - Homes and Communities

PO Box 248 Palmerston North 4440 | New Zealand Government |

[www.kaingaora.govt.nz](http://www.kaingaora.govt.nz)



**From:** Felicity Thurston  
**Sent:** Thursday, 30 September 2021 10:31 AM  
**To:** Graeme Broderick  
**Subject:** Progressing Ruapehu funding application

Mōrena Graeme

Just left you a voicemail, but thought it would be useful to follow up with an email.

We have received the signed Ruapehu briefing back from Minister Woods. We are now in the process of working through next steps with CIP.

They have advised that they will treat this proposal as a scope change to RDC's original IRG proposal for the 6 council houses. CIP provide monthly briefing to the IRG Ministers, the next going next week. We will do the best we can to provide content for that briefing, rather than wait but it may depend on what supporting information is required.

Usually a project schedule is required, but CIP are checking whether or not this is needed in this case. They are sending through the template for this that I will forward on to you as may require additional information from your end.

Feel free to give me a call if it would be easier to talk this through. Let me know if there is anyone else in Kāinga Ora I should be looping in.

Thanks  
Felicity

**Felicity Thurston** [\(she/her\)](#)  
Senior Policy Advisor - Urban Development Regulatory Tools  
Place-based Policy and Programmes  
[felicity.thurston@hud.govt.nz](mailto:felicity.thurston@hud.govt.nz) Phone: s9(2)(a)  
[www.hud.govt.nz](https://www.hud.govt.nz) Level 8, 7WQ, 7 Waterloo Quay, Wellington 6011



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I will be able to get this to you by COB Thursday no problem. Just a heads up, with other workloads at present, it will be on Thursday, not likely to be earlier. I trust that is ok.

Cheers



## Rachael Hurzeler

Director Business Development  
Chief Commercial Office  
Commercial Group

Mobile: s 9(2)(a)  
Email: [rachael.hurzeler@kaingaora.govt.nz](mailto:rachael.hurzeler@kaingaora.govt.nz)

---

Kāinga Ora - Homes and Communities  
Catalina Workshops- 3 Boundary Road, Hobsonville, Auckland 0618  
PO BOX 84143 Westgate Auckland 0616 | New Zealand Government | [www.kaingaora.govt.nz](http://www.kaingaora.govt.nz)

**From:** Felicity Thurston [Felicity.Thurston@hud.govt.nz](mailto:Felicity.Thurston@hud.govt.nz)>  
**Sent:** Thursday, 14 October 2021 9:26 AM  
**To:** Rachael Hurzeler [Rachael.Hurzeler@kaingaora.govt.nz](mailto:Rachael.Hurzeler@kaingaora.govt.nz)>  
**Cc:** Jason Haskell [Jason.Haskell@hud.govt.nz](mailto:Jason.Haskell@hud.govt.nz)>  
**Subject:** RE: Ruapehu social housing project, reconsideration for Infrastructure Reference Group funding

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Mōrena Rachael

As outlined in my original email to Graeme, we are working on the content to go into the next brief to IRG Ministers, seeking funding for the Ruapehu Social Housing Project. I attached a project schedule that I'm hoping you will be able to complete for me.

If possible, could you get this back to me by **COB next Thursday 21<sup>st</sup> October?**

Thanks  
Felicity

**From:** Graeme Broderick [Graeme.Broderick@kaingaora.govt.nz](mailto:Graeme.Broderick@kaingaora.govt.nz)>  
**Sent:** Thursday, 7 October 2021 3:26 pm  
**To:** Felicity Thurston [Felicity.Thurston@hud.govt.nz](mailto:Felicity.Thurston@hud.govt.nz)>  
**Cc:** Jason Haskell [Jason.Haskell@hud.govt.nz](mailto:Jason.Haskell@hud.govt.nz)>; Rachael Hurzeler [Rachael.Hurzeler@kaingaora.govt.nz](mailto:Rachael.Hurzeler@kaingaora.govt.nz)>  
**Subject:** RE: Ruapehu social housing project, reconsideration for Infrastructure Reference Group funding

Kia ora Felicity,

I've forwarded your email to Rachael Hurzeler, Director Business Development. Rachael will pick up this piece of work and be the primary contact. I've copied Rachael in to this email.

Ngā mihi

Graeme



## Graeme Broderick

Regional Director  
Taranaki Whanganui Manawatu

Mobile: s9(2)(a)  
Email: [graeme.broderick@kaingaora.govt.nz](mailto:graeme.broderick@kaingaora.govt.nz)

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**From:** Felicity Thurston [Felicity.Thurston@hud.govt.nz](mailto:Felicity.Thurston@hud.govt.nz)>

**Sent:** Thursday, 7 October 2021 10:27 AM

**To:** Graeme Broderick [Graeme.Broderick@kaingaora.govt.nz](mailto:Graeme.Broderick@kaingaora.govt.nz)>

**Cc:** Jason Haskell [Jason.Haskell@hud.govt.nz](mailto:Jason.Haskell@hud.govt.nz)>

**Subject:** Ruapehu social housing project, reconsideration for Infrastructure Reference Group funding

Mōrena Graeme

As signalled in my email last week, CIP have provided the Project schedule template that will need to be attached to the briefing that goes to IRG ministers. I don't think we have this level of detail so hoping





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**DATE**

Project Reference            **Project Number**  
 Project Name                **Project Name**  
 Funding Recipient         **Recipient**

**1 Project Details**

Project Details			
Project Scope	[Brief 2 sentence summary of scope as set out in agreement]		
Project Benefits	[Brief summary of benefits as set out in agreement]		
Funding Rationale	[Please describe benefits the rationale for the Crown providing funding support to this project]		
Project Owner Background	[describe who the project owner is and any ownership structures etc that are relevant]		
Committed FTE Measure <sup>1</sup>	FTE # as set out in agreement and explanation of any deviation from FTE figure reported to Ministers		
Expected Site Works Commencement	[DD Month YYYY]	Expected Completion Date	[DD Month YYYY]

**2 Project Funding**

Details of Funding	
Shovel Ready Funding	[\$[Insert amount] [Please flag if this is outside Cabinet agreed funding amount] [as previously advised]
Recipient	[\$[Insert amount ie the co-funding to be provided note if varied from what was original submitted]
Estimated Total Project Costs	[\$[Insert amount] note if different from the from what was original submitted]
Payment Regime	Grant paid on Project Milestones (pro rata against co-funding)
Funding type	[i.e. Grant, loan (concessionary or commercial), equity, what mix]
Deviations from General Commercial Terms <sup>2</sup>	This agreement is materially consistent with the standard form grant funding agreement (there are no special terms) or] highlight key deviations from General Commercial Terms or outline special terms

<sup>1</sup> Full Time Equivalent Jobs means the average number of construction full time equivalent contractor, subcontractor and professional services employees (based on a 40 hour week) (FTEs) working on the Project(s) over the duration on the construction period from design to completion (noting that the number of FTEs may vary month to month over the construction period)





<sup>2</sup> The CIP standard form grant funding agreement as at 12 August 2020 (commercial terms of this agreement will be provided in a covering report (reference))

### 3 Summary of Project Review Report

Subject	Status	Points to note
Project owner assessment		[overall assessment of project owner including checks to confirm the reputational credibility of the project owners, directors, and officers etc].
Project confirmation of scope		[outcome of review of scope and confirmation alignment between the Government's basis for previous approvals – highlight any reductions or increases in scope (decreases to be orange or red flagged depending on significance whilst increases are fine provided they are funded if not then orange or red depending on magnitude)]
Project benefits		[has project owner confirmed that the project benefits outlined in the IRG process remain unchanged, if less these need to be highlighted. The funding agreement requires the project owner to notify if there are changes in benefits and provide a post project outcomes report]
Project Costs		[assessment of project cost confidence level by engineering as low, medium, or high and hence risk of cost overrun and any previous history of cost overruns]
Recipient's Management and Delivery Capability		[does the project owner have delivery experience for this type of project/infrastructure – is the project owner engaging professional engineering project managers or not]
Financial capacity and Co-Funding assessment		[has reviewed the project owner's financial capacity and is satisfied that the project owner has sufficient capacity to meet cost overruns and its co-funding obligations]
Project Milestones		[are the project milestones realistic and sensible given the type of infrastructure being built]
Employment Creation		[are the employment created during the construction the same as what was submitted or if a material variance explain and what is the certainty of this]
Conflicts of interest		[are there any direct conflicts of interest between the Agency/Government and the Project owner, what interactions has the project owner had with Ministers or Govt previously, does the Project Owner seek to benefit from an adjacent business or asset/land holding from the project]
Value for money		[Is this value money for the crown based on similar projects the Agency has been involved in and provide a justification on why the form of funding (grant/loan/equity) is necessary to enable the project, with a view to providing value-for-money for the Crown]
Legal Review of the Agreement		[has there been a legal review of the agreement and are there any legal/commercial issues which need to be highlighted and does the agreement meet all the Government's IRG requirements]
Status Symbols		
	No issues	
	Some issues/risks but can be addressed	
	Material issue(s) unlikely to be addressed	



## 4 Project Risks

Risk	Status	Caused by	Mitigated by
Overall project risk		[complete]	[complete]
Project will not commence on time & within 12 months		[risk assessment of start date, low risk if all consents in place and construction contract let, higher risk if start in 12 months and no consents, business case, design or procurement taken place]	[complete]
Infrastructure type		[is the infrastructure construction of a known type and is not bespoke or unique. What inherent risk is there from an engineering perspective to delivering this infrastructure if it is not that which is commonly built by the agency, or has the project owner sought external professional engineering advice, design, quantity surveying etc. expertise]	[complete]
Other Risks [add]		[complete]	[complete]

## 5 Key Terms of Funding Agreement

Key Term	Comment on how it is covered in Funding Agreement
Project will commence on time & within 12 months	[right to suspend or terminate contract if physical works not materially started within 12 months of the agreement]
Any funding before sites works commence	[outline any funding before sites works commence and what that is for and quantum]
Funding type	[milestone or progress payment if NZTA related]
Co-funding	[appropriately dealt with and if not provided Crown funding can be suspended/terminated]
Cost overruns	[are these to the account of the project owner]
Procurement	[is procurement required to be undertaken in accordance with good industry practice applying to the public sector (or NZTA procurement manual where applicable), and the project must be carried out in a manner that takes into account the Construction Sector Accord's principles and guidelines].
Fast-track consent	[project owners using reasonable endeavors to obtain necessary resource consents through the COVID-19 Recovery (Fast Track Consenting) Act 2020, where this process is reasonably expected to accelerate obtaining such consents]
Reporting	[that this complies with IRG requirements and is provided within 10 business days from the end of the month]
Assurances	[that the project owner provides forward looking assurances, that the project will be completed within budget, on time and within scope;
Benefits	[scheduled to the agreement and requirement to notify if changed and review at project end]
Scope	[appropriate scope change controls for reduction and additional, and co-funding for increases]
Legal compliance	[all laws are to be complied with including Health & Safety and employment/labour laws]
Termination rights	[what are the key termination rights ie material breach, project not commencing on time, project failure]
Higher Risk projects	[any clauses dealing specifically with higher risk projects such as step-in, increased governance etc.]

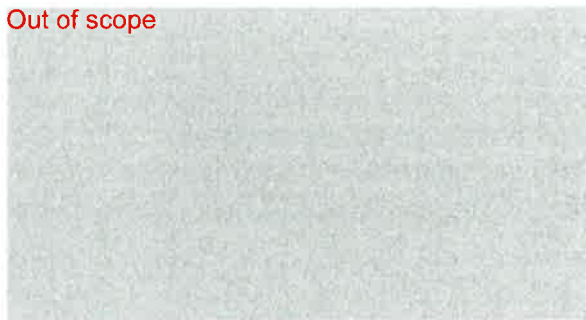


7 Key Terms of Loan Agreement [if applicable]

Key Term	Comment
Term of loan	[years]
Security	[secured on what, unsecured]
Ranking	[first ranking, pari passu, subordinated, no ranking]
Guarantor	[any Guarantor and if so who]
Interest rate	[concessionary, zero, or rate % p.a.]
Interest Type	[floating or fixed]
Interest payment frequency	[monthly or quarterly in arrears, any holiday period i.e. capitalised into loan during construction]
Principal repayment	[amortized, scheduled, bullet]
Key Events of default	[standard terms]
Default interest	[default rate %]

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-----Original Message-----

**From:** Felicity Thurston [mailto:Felicity.Thurston@hud.govt.nz]

**Sent:** 8 November 2021 9:29 AM

**To:** Rachael Hurzeler [mailto:Rachael.Hurzeler@kaingaora.govt.nz]

**CC:** Jason Haskell [mailto:Jason.Haskell@hud.govt.nz]

**Subject:** Ruapehu project schedule

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Morning Rachael

Just following up to see how you're getting on with filling in the project schedule. We need to get the contact back to CIP by early next week so need to figure out if there are still gaps asap.

Thanks

Felicity

**Felicity Thurston** (she/her)

Senior Policy Advisor - Urban Development Regulatory Tools

Place-based Policy and Programmes

[felicity.thurston@hud.govt.nz](mailto:felicity.thurston@hud.govt.nz) Phone: +s9(2)(a)

<!--[if !vml]--><!--[endif]--> <!--[if !vml]--> <!--[endif]--> <!--[if !vml]--> <!--[endif]--> [www.hud.govt.nz](http://www.hud.govt.nz)

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**From:** Rachael Hurzeler [mailto:[Rachael.Hurzeler@kaingaora.govt.nz](mailto:Rachael.Hurzeler@kaingaora.govt.nz)]  
**Sent:** 18 November 2021 7:36 AM  
**To:** Jason Haskell [mailto:[Jason.Haskell@hud.govt.nz](mailto:Jason.Haskell@hud.govt.nz)]  
**CC:** Felicity Thurston [mailto:[Felicity.Thurston@hud.govt.nz](mailto:Felicity.Thurston@hud.govt.nz)]  
**Subject:** Re: Ohakune Report Sections

Hi guys,  
 Just an update , our report in final form will be to you by 10.30 this morning.

Cheers  
 Rachael

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**From:** Jason Haskell  
**Sent:** Monday, November 15, 2021 4:16:53 PM  
**To:** Rachael Hurzeler  
**Ce:** Felicity Thurston  
**Subject:** RE: Ohakune Report Sections

Awesome, thank you!

**From:** Rachael Hurzeler  
**Sent:** Monday, 15 November 2021 4:15 pm  
**To:** Jason Haskell  
**Ce:** Felicity Thurston  
**Subject:** RE: Ohakune Report Sections  
 Hi Jason

Im all good for now. I'll get this doc back to you guys asap. Cheers  
 R

**From:** Jason Haskell [Jason.Haskell@hud.govt.nz](mailto:Jason.Haskell@hud.govt.nz)  
**Sent:** Monday, 15 November 2021 10:43 AM  
**To:** Rachael Hurzeler [Rachael.Hurzeler@kaingaora.govt.nz](mailto:Rachael.Hurzeler@kaingaora.govt.nz)  
**Ce:** Felicity Thurston [Felicity.Thurston@hud.govt.nz](mailto:Felicity.Thurston@hud.govt.nz)  
**Subject:** RE: Ohakune Report Sections  
 Mōrena,

I think I've pulled it together right, let me know if it needs any changes.  
 Ngā mihi,

**Jason Haskell** ([j.haskell@hud.govt.nz](mailto:j.haskell@hud.govt.nz))  
 Policy Advisor, Urban Development Regulatory Tools  
 Place-Based Policy and Programmes  
[jason.haskell@hud.govt.nz](mailto:jason.haskell@hud.govt.nz) Phone [s9\(2\)\(a\)](tel:04-499-9999)

[www.hud.govt.nz](http://www.hud.govt.nz) Level 8, 7 Waterloo Quay, Wellington, New Zealand



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[UNCLASSIFIED]

**From:** Rachael Hurzeler [Rachael.Hurzeler@kaingaora.govt.nz](mailto:Rachael.Hurzeler@kaingaora.govt.nz)  
**Sent:** Monday, 15 November 2021 10:34 am  
**To:** Felicity Thurston [Felicity.Thurston@hud.govt.nz](mailto:Felicity.Thurston@hud.govt.nz)  
**Ce:** Jason Haskell [Jason.Haskell@hud.govt.nz](mailto:Jason.Haskell@hud.govt.nz)  
**Subject:** Re: Ohakune Report Sections



## Out of scope

Jason - look forward to hearing from you.

Regards

Rachael

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---

**From:** Felicity Thurston [Felicity.Thurston@hud.govt.nz](mailto:Felicity.Thurston@hud.govt.nz)  
**Sent:** Monday, November 15, 2021 10:27:51 AM  
**To:** Rachael Hurzeler [Rachael.Hurzeler@kaingaora.govt.nz](mailto:Rachael.Hurzeler@kaingaora.govt.nz)  
**Cc:** Jason Haskell [Jason.Haskell@hud.govt.nz](mailto:Jason.Haskell@hud.govt.nz)  
**Subject:** Re: Ohakune Report Sections  
Morning Rachael,

## Out of scope

. Jason is working on the document this morning. Hopefully he will be able to sort issues. He is copied into this email if you need to touch base. We need this over on Friday so would be great to have your content finalised by Wednesday so we can get it through sign out etc.

Thanks

Felicity

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---

**From:** Rachael Hurzeler [Rachael.Hurzeler@kaingaora.govt.nz](mailto:Rachael.Hurzeler@kaingaora.govt.nz)  
**Sent:** Monday, November 15, 2021 9:36:46 AM  
**To:** Felicity Thurston [Felicity.Thurston@hud.govt.nz](mailto:Felicity.Thurston@hud.govt.nz)  
**Subject:** RE: Ohakune Report Sections

Hi Felicity

Look forward to getting the paper back today and putting our final work into it for you. What day this week do you need to get your overall paper off your desk. Just looking to make sure we pull this off for you on timing.. I know this has become pinched timing wise!

Cheers

R

---

**From:** Felicity Thurston [Felicity.Thurston@hud.govt.nz](mailto:Felicity.Thurston@hud.govt.nz)  
**Sent:** Saturday, 13 November 2021 6:50 AM  
**To:** Rachael Hurzeler [Rachael.Hurzeler@kaingaora.govt.nz](mailto:Rachael.Hurzeler@kaingaora.govt.nz)  
**Subject:** Re: Ohakune Report Sections

Morning Rachael, I will get one of my colleague to try sort it on Monday. Would you like to see it all back together before we input it into our paper?

Thanks

Felicity

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---

**From:** Rachael Hurzeler [Rachael.Hurzeler@kaingaora.govt.nz](mailto:Rachael.Hurzeler@kaingaora.govt.nz)  
**Sent:** Friday, November 12, 2021 8:42:08 PM  
**To:** Felicity Thurston [Felicity.Thurston@hud.govt.nz](mailto:Felicity.Thurston@hud.govt.nz)  
**Subject:** FW: Ohakune Report Sections

Hi Felicity

Can you help me with something...

The person that I received input from that I got back tonight has somehow deleted the sections they weren't working on. I cant seem to merge her work with the template or move the parts from the template into her paper. The formatting is all messed up..... just spent half an hour or so trying and Im making a mess of it!

Are you any good on this sort of thing?

If you can help me get the sections all back in order and back over to me, I'll be able to then make final tidy up and get it over to you in time for Monday.

Thanks Rachael

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**DATE**

Project Reference

**Project Number**

Project Name

**Project Name**

Funding Recipient

**Recipient**

**Project Details**

Project Details	
<b>Project Scope</b>	<p>The Ruapehu District Council (RDC) owns a substantial greenfield, residential zoned, landholding at 6 Tei Tei Drive in Ohakune. RDC is interested in using this project to facilitate development of social / community and affordable housing in the Ruapehu District. While the parent title has development potential for up to 200 lots, the initial focus is on subdividing and building houses on 44 lots to address acute local housing challenges. The project will be delivered via a partnership between RDC (acting as a land developer to provide 44 subdivided, build ready land lots) and Kainga Ora (in partnership with an approved, third party build partner) to develop 44 dwellings, comprising a combination of social, market price capped stock and houses designated for long-term rental accommodation for local residents.</p>
<b>Project Benefits</b>	<p>The project's objective is to address the following housing challenges currently experienced in the Ohakune market:</p> <ol style="list-style-type: none"> <li>1) Ohakune experiences a significant demand for 'fit for purpose' housing to meet the current undersupplied demand for social housing. There are 83 applicants on RDC's waiting list and 24 families /individual applicants on the Kainga Ora waiting list, who have been waiting for between 57 and 1096 days.</li> <li>2) There is a need to provide affordable homes locally for key workers (including those in tourism, manufacturing &amp; agriculture) to retain and attract people to the Ruapehu District (competition for the local housing stock comes from the main centres as people compete to secure holiday homes).</li> </ol> <p>There is a severe shortage of long term rental accommodation in the local market with many properties used as short term holiday accommodation (i.e. Airbnb) and therefore not available to the wider market for long term lease. Local residents are unable to secure long term and stable rental accommodation as a result.</p>
<b>Funding Rationale</b>	<p>Crown Infrastructure Partners (CIP) funding of \$5.2m has been approved for the Tei Tei Drive development, as a "shovel ready" project. This funding is intended to cover site development to provide serviced lots ready for building, including civil costs, infrastructure upgrades and planning costs.</p> <p>This housing project has been chosen due to its relatively high FTE ratios (opportunities for employment and benefits to the district) and as ongoing upskilling of current and future Ruapehu District residents is proposed as a requirement of the partnering arrangements. Therefore, the project is expected to provide direct public and economic benefit to the Ruapehu District.</p> <p>1</p>
<b>Project Owner Background</b>	<p>The overarching delivery structure is via a partnership between RDC and Kainga Ora (in conjunction with a private build partner).</p> <p>RDC will utilise CIP funding to develop a portion of the land (suitable of accommodating 44 lots) to a subdivided (224c) status, being serviced lots ready to be built on.</p> <p>Once complete, the subdivided lots will be sold to Kainga Ora, who will subsequently sell the lots to an approved private build partner subject to the pre-agreed development mix (which will address the desired housing outcomes). As previously detailed, the development mix will include a combination of social, market price capped stock and houses designated for long-term rental accommodation.</p> <p>Once construction is complete (and CCCs have been issued), Kainga Ora will buy back the social stock component at otherwise full market value, and will add it to their rental stock portfolio. Price capped houses will be sold in an open market to qualifying purchasers while the rental stock will be sold 'in one line' subject to a caveat on the titles requiring the owner to keep the dwellings in the local long-term rental market thus ensuring long term security of tenure for tenants.</p>





<b>Committed FTE Measure<sup>1</sup></b>	According to the work completed in preparation for the CIP application, this project is calculated at circa 130 FTE ratio (per CIP application documentation) for every \$10m of direct construction project spend. It is also estimated that there will also be an economic multiplier effect from sustaining this level of employment in the Ruapehu District. The project sponsors will seek to partner with a range of existing parties so that greater scale (therefore employment) will follow and be coupled with requirements around offering apprenticeships / priority placement for current and future residents to participate in the delivery. An increased number of fit-for-purpose homes will also add jobs through associated services and, as completed homes, provide opportunities to those who may seek to relocate to regional areas.		
<b>Expected Site Works Commencement</b>	[DD Month YYYY]	<b>Expected Completion Date</b>	DD Month YYYY

## Project Funding

Details of Funding	
<b>Shovel Ready Funding</b>	\$5.2m of CIP approved funding to enable land development and provide 44 individual, serviced and ready to be built on lots.
<b>Recipient</b>	\$(Insert amount ie the co-funding to be provided note if varied from what was original submitted)
<b>Estimated Total Project Costs</b>	Total project related costs equate to \$16.4m (comprising \$5.2m of the land development costs (funded by CIP grant)); the remaining \$11.2m consists of vertical construction costs (including vertical construction contingency, marketing and holding / finance costs). For clarity, these total project costs are exclusive of development margin
<b>Payment Regime</b>	Grant paid on Project Milestones (pro rata against co-funding)
<b>Funding type</b>	The CIP funding (of \$5.2m) is a one-off grant which would not be repayable on the basis that it will have a long lasting benefit to the district. Rachael to describe funding type for the build form (slab up)
<b>Deviations from General Commercial Terms<sup>2</sup></b>	This agreement is materially consistent with the standard form grant funding agreement (there are no special terms) or] highlight key deviations from General Commercial Terms or outline special terms





## Summary of Project Review Report

Subject	Status	Points to note
Project owner assessment		[overall assessment of project owner including checks to confirm the reputational credibility of the project owners, directors, and officers etc].
Project confirmation of scope		[outcome of review of scope and confirmation alignment between the Government's basis for previous approvals – highlight any reductions or increases in scope (decreases to be orange or red flagged depending on

<sup>1</sup> Full Time Equivalent Jobs means the average number of construction full time equivalent contractor, subcontractor and professional services employees (based on a 40 hour week) (FTEs) working on the Project(s) over the duration on the construction period from design to completion (noting that the number of FTEs may vary month to month over the construction period)

<sup>2</sup> The CIP standard form grant funding agreement as at 12 August 2020 (commercial terms of this agreement will be provided in a covering report (reference))



Subject	Status	Points to note
		significance whilst increases are fine provided they are funded if not then orange or red depending on magnitude]
Project benefits		A hybrid model including a partnership between RDC and Kainga Ora [Rachael - test with you?]
Project Costs		[outcome of review of scope and confirmation alignment between the Government's basis for previous approvals – highlight any reductions or increases in scope (decreases to be orange or red flagged depending on significance whilst increases are fine provided they are funded if not then orange or red depending on magnitude]
Recipient's Management and Delivery Capability		As detailed above, the project's main objective is to address the housing challenges currently experienced in the Ohakune market. The project also benefits from the Central Government's initiative to invest in infrastructure projects (via the approved CIP grant) and will create employment and apprenticeship opportunities. An increased number of fit-for-purpose homes will also add jobs through associated services and, once completed, provide opportunities to those who may seek to relocate to regional areas to do so.
Financial capacity and Co-Funding assessment		The quality of information relating to construction costs varies from QS sourced costings (for land enabling costs) to high level estimates (for vertical construction, as utilised by PwC) which are subject to a higher degree of estimation error (although sensitivity analysis was undertaken for these inputs). Furthermore, construction costs have risen steadily over the past 12 months and this trend is expected to continue.
Project Milestones		A site development feasibility report authored by Cheal Consultants Limited for the site was procured in December 2020 and project specific civil costs have been sourced.  Development expertise of RDC in relation to land development?  Kainga Ora has expertise in providing this type of housing development, generally in partnership with an established build partner.
Employment Creation		The land development will be mostly funded by the CIP funding, which has been approved. Financial standing of RDC to cover any unexpected costs / over runs?
Conflicts of interest		RDC's milestones will include provision of the required infrastructure, site earthworks, civil works and provision of subdivided, individual, serviced lots suitable for house construction.  Kainga Ora milestones include purchasing of the land off RDC and securing of a build partner to be responsible for the vertical construction and disposal of market capped and long term rental housing stock, social housing stock to be purchased by Kainga Ora at a full market value once complete.
Value for money		Employment / apprenticeship creation opportunities for the duration of the project's lifecycle.
Legal Review of the Agreement		[are there any direct conflicts of interest between the Agency/Government and the Project owner, what interactions has the project owner had with Ministers or Govt previously, does the Project Owner seek to benefit from an adjacent business or asset/land holding from the project]
<b>Status Symbols</b>		
	No issues	
	Some issues/risks but can be addressed	

## Key Terms of Funding Agreement

Key Term	Comment on how it is covered in Funding Agreement
Project will commence on time & within 12 months	[right to suspend or terminate contract if physical works not materially started within 12 months of the agreement]
Any funding before sites works commence	[outline any funding before sites works commence and what that is for and quantum]
Funding type	[milestone or progress payment if NZTA related]
Co-funding	[appropriately dealt with and if not provided Crown funding can be suspended/terminated]
Cost overruns	[are these to the account of the project owner]
Procurement	[is procurement required to be undertaken in accordance with good industry practice applying to the public sector (or NZTA procurement manual where applicable), and the project must be carried out in a manner that takes into account the Construction Sector Accord's principles and guidelines].
Fast-track consent	[project owners using reasonable endeavors to obtain necessary resource consents through the COVID-19 Recovery (Fast Track Consenting) Act 2020, where this process is reasonably expected to accelerate obtaining such consents]
Reporting	[that this complies with IRG requirements and is provided within 10 business days from the end of the month]
Assurances	[that the project owner provides forward looking assurances, that the project will be completed within budget, on time and within scope;
Benefits	[scheduled to the agreement and requirement to notify if changed and review at project end]
Scope	[appropriate scope change controls for reduction and additional, and co-funding for increases]
Legal compliance	[all laws are to be complied with including Health & Safety and employment/labour laws]
Termination rights	[what are the key termination rights i.e material breach, project not commencing on time, project failure]
Higher Risk projects	[any clauses dealing specifically with higher risk projects such as step-in, increased governance etc.]

## 7 Key Terms of Loan Agreement [if applicable]

Key Term	Comment
Term of loan	[years]
Security	[secured on what, unsecured]
Ranking	[first ranking, pari passu, subordinated, no ranking]
Guarantor	[any Guarantor and if so who]
Interest rate	[concessionary, zero, or rate % p.a.]
Interest Type	[floating or fixed]
Interest payment frequency	[monthly or quarterly in arrears, any holiday period i.e. capitalised into loan during construction]
Principal repayment	[amortized, scheduled, bullet]
Key Events of default	[standard terms]

Default interest

[default rate %]

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-----Original Message-----

**From:** Felicity Thurston [mailto:Felicity.Thurston@hud.govt.nz]

**Sent:** 19 November 2021 10:56 AM

**To:** Nick Manning (Crown Infrastructure) [mailto:Nick.Manning@crowinfrastructure.govt.nz]

**CC:** Rachael Hurzeler [mailto:Rachael.Hurzeler@kaingaora.govt.nz], Jason Haskell [mailto:Jason.Haskell@hud.govt.nz], EXT - Brad Ward [mailto:Brad.Ward@hud.govt.nz]

**Subject:** IRG project approval briefing content-Ruapehu Social Housing Project

Good morning Nick

Please see attached the relevant content for the Ruapehu Social Housing Project, recommended by Te Tūāpapa Kura Kāinga and Kāinga Ora for approval by IRG Ministers.

If you have any questions, or need further information please let me know.

Thanks  
Felicity

**Felicity Thurston** [\(she/her\)](#)

Senior Policy Advisor | Urban Development Regulatory Tools  
Place-based Policy and Programmes

[felicity.thurston@hud.govt.nz](mailto:felicity.thurston@hud.govt.nz) Phone: s9(2)(a)

<!--[if !vml]--> <!--[endif]--> <!--[if !vml]--> <!--[endif]--> <!--[if !vml]--> <!--[endif]--> <!--[endif]-->

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<!--[if !vml]--> <!--[endif]-->



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# Briefing – ‘Shovel Ready’ Infrastructure projects approval

<b>Date:</b>		<b>Priority:</b>	High
<b>Security classification:</b>			

Actions		
	Action sought	Deadline
Hon Grant Robertson <b>Minister of Finance</b> <b>Minister for Infrastructure</b>	1. <b>Note</b> the contents of this briefing. 2. <b>Agree</b> to the recommendations of this briefing.	
Hon Dr Megan Woods <b>Associate Minister of Finance</b>		
Hon David Parker <b>Associate Minister of Finance</b>		

Contact for telephone discussion (if required)			
Name	Position	Telephone	1st contact

**Consulted agencies:**

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# Briefing – ‘Shovel Ready’ Infrastructure projects approval – tranche twelve

## Purpose of briefing

---

## Recommended action

---

It is recommended that you:

### Te Tūāpapa Kura Kāinga and Kāinga Ora project approval

1. **Note** that Te Tūāpapa Kura Kāinga – Ministry of Housing and Urban Development and Kāinga Ora recommend that IRG Ministers approve recommendations **XX**

*Noted*

#### *Ruapehu Social Housing Project*

2. **Note** that Kāinga Ora, in partnership with Ruapehu District Council, is seeking infrastructure funding to support the delivery of ‘Stage 1’ of the Ruapehu Social Housing Project (44 homes – 1.6ha), with the remaining development site (7.9ha) being infrastructure enabled.

*Noted*

3. **Agree** to fund infrastructure costs of \$5.2 million to support the delivery of the Ruapehu Social Housing Project

*Agree / Disagree*

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## Risks

---

1. We draw Ministers' attention to the following risk areas highlighted in the project summaries for the relevant projects:

### **Ruapehu Social Housing Project (Kāinga Ora)**

- Overall project risk - The project carries an element of delivery risk, which will be mitigated by good procurement processes and contractual arrangements. For example, Kāinga Ora will need to secure an approved local build partner of scale. Beyond the initial development of 44 lots funded by CIP, Ruapehu District Council (RDC) will need to dispose of long-term rental stock. This includes the sale of 14 dwellings 'in one line' with a tag on the title requiring this housing stock to remain in the local, long-term rental market for a minimum period. A strong sales and marketing strategy should go a long way to achieving this result for RDC. Additionally, while some indicative costings have been provided, bulk and location studies were not prepared for this project. Inputs relating to the development mix and vertical costs were informed by high level estimates only.
- Project commencement - Project commencement (consenting/site works) will likely proceed within the 12-month period. The subdivision consent should be straightforward as it relates to a permitted activity. RDC already contracts a local provider, Cheal Consultants, for engineering and land development works and services. The project risk is assessed as medium risk.
- Infrastructure type - RDC will utilise this CIP funding to deliver the required infrastructure and provide 44 fully serviced lots, which Kāinga Ora will ultimately acquire. The land is zoned residential and is currently a 9.45 ha greenfield site. It is used for grazing purposes. As the parent lot can accommodate up to 200 lots, the infrastructure will be sized to enable both the initial 44 lots and wider development, which will be staged over time. As a result, the infrastructure costs are higher than may otherwise be expected for developing 44 lots. Additionally, the network services are essentially being 'front loaded' to enable the future staged development.
- General market risk - The residential market is volatile at present. Key risks are rising interest rates and rising construction costs. The COVID-19 pandemic is putting increased pressure on the construction supply chain, resulting in delays and disruptions.

## **Te Tūāpapa Kura Kāinga and Kāinga Ora Projects**

---

2. The following section covers approval of the Ruapehu Social Housing Project

### **Ruapehu Social Housing Project**

#### *Previous decision on the Ruapehu Social Housing Project*

3. The Ruapehu Social Housing Project was originally assigned to Crown Infrastructure Partners (CIP) as the Infrastructure Reference Group (IRG) agency responsible for delivery. The CIP Due Diligence (DD) committee and Steering Group considered this project in July 2020 and did not approve the project for recommendation to IRG Ministers. The outstanding concern was the high risk the outcomes/benefits would not be realised, and empty sections would sit unoccupied. This was due to lack of a build partners or developers.



4. There were also concerns regarding the project budget and deliverability. At the time, Te Tūāpapa Kura Kāinga – Ministry of Housing and Urban Development (HUD) and Kāinga Ora expressed reservations about the proposal.
5. In December 2020, the Steering Group considered a rescope, smaller proposal for six social housing units. This was viewed more favourably, with a cost of \$1.5 million, as the funding would lead to a beneficial outcome. IRG Ministers noted this recommendation in December 2020.
6. In April 2021, the DD Committee & Steering Group approved the smaller project and recommended this project to IRG Ministers for approval. IRG Ministers approved this rescope project in April 2021.

*Modifying scope of original project*

7. The initial proposal, considered in July 2020, has since been revisited. The rescope proposal is for a multistage development on 9.5ha of residentially zoned, RDC-owned land in Ohakune. This could deliver roughly 200 sections.
8. Under the rescope proposal, Kāinga Ora will partner with RDC and a developer to provide infrastructure and build 'Stage 1' (44 homes - 1.6ha). Kāinga Ora will acquire the public housing (a mix of 2, 3 and 4 bed homes) and seek to underwrite the affordable housing (2- and 3-bedroom housing) using the KiwiBuild scheme. Kāinga Ora has advised that Stage 1 is likely to be completed by 2023.
9. While RDC does not have budget for the infrastructure needed to enable the development, it would enable the project by making the land available at cost. Kāinga Ora similarly does not have budget for the enabling infrastructure – hence the proposal to apply for IRG funding.
10. The rescope proposal is for \$5.2 million for civil works, infrastructure, building platforms, and planning costs. It includes allowances for contingencies and professional fees. This will provide full infrastructure for Stage 1 development, with the remaining land (7.9ha) being infrastructure enabled (i.e. infrastructure to the boundary). Kāinga Ora has advised further funding for enabling infrastructure at later stages of the development is unlikely to be required.

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## Projects being recommended

### Te Tūāpapa Kura Kāinga and Kāinga Ora project

11. There is one project which Te Tūāpapa Kura Kāinga and Kāinga Ora recommends Ministers approve for release of funding to Kāinga Ora to enter into a transaction, as follows.

Project name	Project owner	Project total capex (\$m)	Govt funding (\$m)	FTE annualised	Date of expected execution	Date of expected project start	Date of expected first payment	Completion date	Project description
Ruapehu Social Housing Project	Ruapehu District Council (RDC)	16.4	5.2	50	ASAP	1 December 2022	60-90 days from project commencement	30 June 2024	A \$5.2 million funding grant to Ruapehu District Council to deliver the Ruapehu Social Housing Project at Tei Tei Drive, Ohakune. Funding to enable land development and provide 44 individual, serviced and ready to be built on lots.
<b>Total</b>									

### Grand total

<b>Grand Total</b>									
--------------------	--	--	--	--	--	--	--	--	--

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## Annex xx - Te Tūāpapa Kura Kāinga and Kāinga Ora

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# Individual Summary Project Report to IRG Ministers

18 November 2021

**Project Reference** Q1282  
**Project Name** Community Housing, Tei Tei Drive, Ohakune  
**Funding Recipient** Ruapehu District Council

## 1 Project Details

Project Details	
<b>Project Scope</b>	<p>The Ruapehu District Council (RDC) owns a substantial greenfield, residential zoned, landholding at 6 Tei Tei Drive in Ohakune. RDC is interested in using this project to facilitate development of social / community and affordable housing in the Ruapehu District. While the parent title has development potential for up to 200 lots, the initial focus is on subdividing and building houses on 44 lots to address acute local housing challenges. The project will be delivered via a partnership between RDC (acting as a land developer to provide 44 subdivided, build ready land lots) and Kainga Ora (in partnership with an approved, third party build partner) to develop 44 dwellings, comprising a combination of social housing, market price-capped housing stock and houses designated for long-term rental accommodation for local residents.</p>
<b>Project Benefits</b>	<p>The project's objective is to address the following housing challenges currently experienced in the Ohakune market:</p> <ol style="list-style-type: none"> <li>1) Ohakune experiences a significant demand for 'fit for purpose' housing to meet the current undersupplied demand for social housing. There are 83 applicants on RDC's waiting list and 24 families /individual applicants on the MSD's social housing register, who have been waiting for between 57 and 1096 days.</li> <li>2) There is a need to provide affordable homes locally for key workers (including those in tourism, manufacturing &amp; agriculture) to retain and attract people to the Ruapehu District (competition for the local housing stock comes from the main centres as people compete to secure holiday homes).</li> </ol> <p>There is a severe shortage of long-term rental accommodation in Ohakune. Many existing properties are used as short-term holiday accommodation (i.e. Airbnb) and therefore not available to the wider rental housing market for long term lease. As a result, local residents are unable to secure long term and stable rental accommodation.</p>
<b>Funding Rationale</b>	<p>This housing project has been chosen due to its relatively high FTE ratios (opportunities for employment and social and economic benefits to the district) and as ongoing upskilling of current and future Ruapehu District residents, is proposed as a requirement of the partnering arrangements. Therefore, the project has significant job creation benefits for Ohakune and is expected to provide direct public, social and economic benefit to the Ruapehu District.</p> <p>This funding is intended to cover Council consenting and land development costs to provide 44 serviced lots ready for building: including civil costs, infrastructure upgrades, Council planning fees and costs associated with obtaining all statutory approvals and consents.</p>
<b>Project Owner Background</b>	<p>The project owner is RDC. The overarching delivery structure for the housing project at Tei Tei Drive is via a partnership between RDC and Kainga Ora (in conjunction with a private build partner).</p> <p>RDC has agreed to put in Council-owned land for the 44 lots at Tei Tei Drive, as its local share for this community housing project.</p> <p>RDC will utilise CIP funding to subdivide and develop an initial portion of a large landholding (suitable of accommodating 44 lots and to a s.224c subdivision status, being serviced lots ready to be built on. Once the subdivision has been completed, the 44 lots will be sold to the project partner, Kainga Ora, who will subsequently engage with an approved private build partner to construct the homes, subject to the pre-agreed development mix (which will address the projects desired housing outcomes in terms of typology and tenure). As previously detailed, the development mix will include a combination of social, market price capped stock and houses designated for long-term rental accommodation.</p> <p>In terms of RDC's development partners for the subdivision at Tei Tei Drive, the Council's has recently adopted a new Procurement Strategy which includes evaluation criteria (and some weighting) to providers that have apprenticeship and training schemes, as part of their offering. In addition, RDC may also be guided by Kainga Ora's requirements in terms of delivering this community housing project.</p>

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	<p>RDC already contracts a local provider Cheal Consultants Ltd for planning and engineering services and technical advice.</p> <p>In terms of project management, RDC has an external project manager and an internal project control group comprising an Executive Manager Risk and Project Control.</p> <p>This project supports Council's recently developed Public and Affordable Housing Asset and Tenancy Management Strategy (ATMS), its vision and objectives.</p> <p>The project may also facilitate the co-planning and co-development of social and affordable housing by RDC and Kainga Ora with iwi (Ngāti Haua Iwi Trust, Ngāti Rangī Iwi Trust and Uenuku Charitable Trust). There are related opportunities that may open up, outside of the CIP project, for further housing and development on Council, iwi and other privately owned land.</p>		
<b>Committed FTE Measure<sup>1</sup></b>	<p>According to the work completed in preparation for the CIP application, this project is calculated at circa 50 FTE ratio (per CIP application documentation) for every \$10m of direct construction project spend. It is also estimated that there will also be an economic multiplier effect from sustaining this level of employment in the Ruapehu District. As noted above, the project sponsors will seek to partner with a range of existing parties so that greater scale (therefore employment) will follow and, be coupled with fulfilling expectations and requirements around offering apprenticeships / priority placement for current and future residents to participate in the delivery. An increased number of 'fit-for-purpose' homes will also add jobs through associated services and, as completed homes, provide opportunities to those who may seek to relocate to regional areas.</p>		
<b>Expected Site Works Commencement</b>	1 December 2022	<b>Expected Completion Date</b>	30 June 2024

## 2 Project Funding







Details of Funding	
<b>Shovel Ready Funding</b>	\$5.2m of CIP approved funding to enable land development and provide 44 individual, serviced and ready to be built on lots.
<b>Recipient</b>	Ruapehu District Council
<b>Estimated Total Project Costs</b>	Total project related costs equate to \$16.4m (comprising \$5.2m of the land development costs (funded by CIP grant)); the remaining \$11.2m consists of vertical construction costs (including vertical construction contingency, marketing and holding / finance costs). For clarity, these total project costs are exclusive of development margin.
<b>Payment Regime</b>	Grant monies paid on achievement of Project Milestones. (Progress payment milestones on satisfactory completion of the applicable Project Milestones - pro rata against works and costs incurred at each milestone).
<b>Funding type</b>	The CIP funding (of \$5.2m) is a one-off grant which would not be repayable on the basis that it will support job creation and apprenticeships and other long lasting social benefits, economic benefits to the district.
<b>Deviations from General Commercial Terms</b>	This agreement is materially consistent with the standard form grant funding agreement (there are no special terms)

<sup>1</sup>Full Time Equivalent Jobs means the average number of construction full time equivalent contractor, subcontractor and professional services employees (based on a 40 hour week) (FTEs) working on the Project(s) over the duration on the construction period from design to completion (noting that the number of FTEs may vary month to month over the construction period)

<sup>2</sup> The CIP standard form grant funding agreement as at 12 August 2020 (commercial terms of this agreement will be provided in a covering report (reference))



### 3 Summary of Project Review Report

Subject	Status	Points to note
Project owner assessment		A hybrid model including a partnership between RDC and Kainga Ora
Project confirmation of scope		The Ruapehu District Council (RDC) owns a substantial greenfield, residential zoned, landholding at 6 Tei Tei Drive in Ohakune. RDC is interested in using this project to facilitate development of social / community and affordable housing in the Ruapehu District. While the parent title has development potential for up to 200 lots, the initial focus is on subdividing and building houses on 44 lots to address acute local housing challenges. The project will be delivered via a partnership between RDC (acting as a land developer to provide 44 subdivided, build ready land lots) and Kainga Ora (in partnership with an approved, third party build partner) to develop 44 dwellings, comprising a combination of social housing, market price-capped housing stock and houses designated for long term rental accommodation for local residents.
Project benefits		As detailed above, the project's main objective is to address the housing challenges currently experienced in the Ohakune market. The project also benefits from the Central Government's initiative to invest in infrastructure projects (via the approved CIP grant) and will create employment and apprenticeship opportunities. An increased number of fit-for-purpose homes will also add jobs through associated services and, once completed, provide opportunities to those who may seek to relocate to regional areas to do so.  The project may also result in regeneration funds that allows reinvestment in social and affordable housing elsewhere in the Ruapehu District.
Project Costs		The quality of information relating to construction costs varies from QS sourced costings (for land enabling costs) to high level estimates (for vertical construction, as utilised by PwC) which are subject to a higher degree of estimation error (although sensitivity analysis was undertaken for these inputs). Furthermore, construction costs have risen rapidly over the past 12 months and this trend is expected to continue.
Recipient's Management and Delivery Capability		A site development feasibility report authored by Cheal Consultants Limited for the site was procured in December 2020 and project specific civil costs have been sourced. This information is invaluable and will support the efficient and effective delivery of the subdivision, including consenting.  As noted above, RDC is putting in the land for this community housing project (as its local share of this project) and has an existing contract in place with Cheal Consultants for engineering consultancy. RDC has existing knowledge, specific technical reports, and experience of land development issues and best practice responses at Ohakune. The site is zoned for residential development and in time could potentially accommodate 200 homes.  RDC has related housing project at Moore Street, which is ably managed by a Project Control Group which is currently coming in on budget and time.  Kainga Ora has proven experience and expertise in providing this type of housing development at this scale, and generally in a partnership model or agreement with an established build partner.
Financial capacity and Co-Funding assessment		The land development will be mostly funded by the CIP funding. RDC will fund all over costs required to complete the subdivision, site works and infrastructure services (roading, and 3 waters) and deliver 44 build ready lots for Kainga Ora to purchase.

Subject	Status	Points to note
Project Milestones		RDC's milestones will include provision of the required infrastructure, site earthworks, civil works and provision of subdivided, individual, serviced lots suitable for house construction.
Employment Creation		Employment / apprenticeship creation opportunities for the duration of the project's lifecycle. This includes local builders, contractors, civil consultants and planners. In time as the houses are built and become occupied there will also be employment creation and jobs associated with trades and services, grounds, landscaping and property maintenance, home furnishings and the like.
Conflicts of interest		There are no direct conflicts of interest. RDC will use an independent consultant planner any resource consents and/or an Independent Commissioner for any resource consent hearing. The CE has advised that there are no known conflicts of interest.
Value for money		Independent financial feasibility advice obtained from PWC Real Estate Advisory suggests that (subject to a number of the key assumptions adopted as per the Kainga Ora advice, particularly in relation vertical build costs) the project is financially feasible with high level modelling indicating a profit margin of circa 16% (assuming no CIP or other funding).
Legal Review of the Agreement		The CIP application was legally reviewed by RDC's legal advisors (Le Pine and Co). RDC has also engaged their legal advisor Alan Vane (Le Pine and Co) to review the CIP agreement (Draft).
Status Symbols		
	No issues	
	Some issues/risks but can be addressed	
	Material issue(s) unlikely to be addressed	

#### 4 Project Risks

Risk	Status	Caused by	Mitigated by
Overall project risk		<p>The project's main objective is to address the local housing challenges in Ohakune through the delivery of 44 new homes in a new residential subdivision at Tei Tei Drive. This will have a long lasting and beneficial outcomes for the local community in terms of new, high quality housing stock and job creation. This investment will also catalyse the development of Stage 2 of this residential subdivision, having a potential yield of 200 more homes in this location.</p> <p>The project carries an element of delivery risk. For example, it may be challenging for Kainga Ora to secure an approved local build partner, of scale. However, it is considered that good procurement processes, and contractual arrangements will mitigate such issues and reduce overall project risk.</p> <p>Beyond the initial land development phase (funded by the CIP) there is an element of disposal risk in relation to the long-term rental stock (which will include the sale of 14 dwellings 'in one line' with a tag on the title requiring this housing stock to remain in the local, long-term rental market for a minimum period of, say 5 years). A strong sales and marketing strategy and targeting strategic media, should go a long way to achieving this result for Ruapehu District.</p> <p>In addition, while some indicative costings have been provided, bulk and location studies were not prepared for this project and inputs in relation to the development mix and vertical costs were informed by high level estimates only.</p>	<p>Kainga Ora will engage with an approved build partner to complete vertical construction.</p> <p>Sensitivity analysis has been undertaken to understand sensitivity (and risk) of changes in the revenue and costs inputs in relation to the project's feasibility.</p>



			The development mix was informed by the typical typology found in the local market; size and typology of the dwellings designated for social housing were informed by the composition of the households represented on the social housing waiting lists provided.
Project will not commence on time & within 12 months		Project commencement (consenting/site works) will likely proceed within the 12month period. The subdivision consent should be pretty straightforward (permitted activity), and Council already contracts a local provider Cheal Consultants for engineering and land development works and services. The project risk is assessed as medium risk.	
Infrastructure type		The land is zoned residential and is currently a 9.45 ha greenfield site, and used for grazing purposes. Given the parent lot's capacity to accommodate up to 200 lots, the infrastructure will be sized to enable the development of the initial 44 lots and the wider development, which is being staged over time. Hence the infrastructure costs are significant (more than usual) and the network services are essentially being 'front loaded' to enable the future staged development of the parent lot. Notwithstanding, RDC will utilise CIP funding to deliver the required infrastructure and provide 44 fully serviced lots, which Kainga Ora will ultimately acquire.	RDC and/or their agents (and not Kainga Ora) are responsible for the planning design and installation of roading and 3 waters infrastructure for this subdivision. Some reserve provisioning may also be made.  Kainga Ora will undertake master planning of the site to guide the development of the future housing opportunities. This strategic design process will help with developing the concept development plan, lot yield and layout and general infrastructure requirements.
General market risk		General market risk; the residential market is volatile at present with key risk areas being the rising interest rates and rapidly rising construction costs. Also, as a result of the ongoing COVID 19 crisis nationwide, the construction supply chain is under increased pressure resulting in considerable delays and lockdown related disruptions.	The general market risk is not project specific and can not be mitigated. Risks associated with rising construction costs will be managed by Kainga Ora with the build partner directly.

## 5 Key Terms of Funding Agreement

Key Term	Comment on how it is covered in Funding Agreement
Project will commence on time & within 12 months	Confirmed, yes.
Any funding before sites works commence	In the Project Establishment Phase, the following cost are identified before site works commence: \$125,000 for Design and Planning; \$370,000 for Land Use and Resource Consents; \$350,000 for Design and Drawing; and \$450,000 for Civil Works – Tendering and awarding Civil Works contracts
Funding type	Milestone payment on completion/achievement of Project Milestones, as set out in Part C Schedule 1 of the CIP Funding Agreement.

Co-funding	Not applicable
Cost overruns	RDC has to fund any shortfall.
Procurement	<p>As noted above, RDC already contracts a local provide Cheal for engineering activities. In addition Council utilises an independent consultant planner in specific circumstances, including circumstances such as where there is actual or even perceived conflicts of interest.</p> <p>RDC also has robust procurement processes in place to select providers of service. The Council's procurement processes accord with best industry practise. Council has recently updated and adopted a Procurement Strategy for Ruapehu which prioritises social procurement models where local employment, including apprenticeship schemes will form part of the evaluation criteria.</p> <p>As this community housing project is in partnership with Kainga Ora, procurement in the initial project establishment phases of this housing development, may also be guided by Kainga Ora's requirements.</p>
Fast-track consent	This process is not required. The land use and resource consents, particularly the subdivision consent is likely to be reasonably straightforward.
Reporting	<p>RDC will provide CIP with monthly reports by the 10<sup>th</sup> Business Day following the end of each month (excluding December), and quarterly reports by the 10<sup>th</sup> Business Day following the end of each January, April, July, and October to the End Date.</p> <p>RDC must provide CIP with a Post Contract Outcomes Report within 6 months of the completion of the Project(s).</p> <p>Further, each monthly report, quarterly report and Post Contract Outcomes Report must include the information for the Project, (as set out in Schedule 3 of the CIP Funding Agreement)</p>
Assurances	RDC are a capable entity to complete on time and in budget.
Benefits	The primary benefits identified are scheduled in Part B of the CIP Funding Agreement.

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Out of scope

-----Original Message-----

**From:** Nick McNabb [mailto:Nick.McNabb@hud.govt.nz]

**Sent:** 23 November 2021 3:17 PM

**To:** Joanna Gordon [mailto:Joanna.Gordon@hud.govt.nz], Arielle Yow [mailto:Arielle.Yow@kaingaora.govt.nz]

**CC:** Jonathan Underhill [mailto:Jonathan.Underhill@hud.govt.nz]

**Subject:** RE: Meeting availability KB/HUD

You don't often get email from nick.mcnabb@hud.govt.nz. [Learn why this is important](#)

Yes I would be very keen to be involved. **Out of Scope**

I also understood that KO was looking at the potential for KB support a mixed development of public housing, affordable rentals, Kiwibuild and market housing in Ruapehu. This was on council land where funding for infrastructure might be coming from the CIP shovel ready fund.

Also interested to understand KO's view of the insights on the market demand, affordability etc. Have seen snapshots of this in different contexts – including through commenting on the ADS. Good to line up wit how HUD is thinking about this

Friday would work best for me (apart from midday)

Nick

(UNCLASSIFIED)

**From:** Joanna Gordon

**Sent:** Tuesday, 23 November 2021 3:09 pm

**To:** Arielle Yow

**Cc:** Nick McNabb ; Jonathan Underhill

**Subject:** RE: Meeting availability KB/HUD

Kia ora Arielle

Nick McNabb (Rotorua) and Jonathan Underhill (Opotiki) may be interested in this meeting as well – if you wish to invite them. I have forwarded the invitation to Naomi Stephen-Smith.

The Wednesday times suit me to meet; Thursday is completely hopeless; Friday is OK (I have moveable meetings at that time).

Ngā mihi, nā

**Joanna Gordon**

POLICY DIRECTOR, MARKET AND SUPPLY RESPONSES

[joanna.gordon@hud.govt.nz](mailto:joanna.gordon@hud.govt.nz)

Phone **s9(2)(a)** Mobile **s9(2)(a)**

Out of scope



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Out of scope

-----Original Message-----

**From:** Graeme Broderick [mailto:Graeme.Broderick@kaingaora.govt.nz]

**Sent:** 29 November 2021 4:15 PM

**To:** Felicity Thurston [mailto:Felicity.Thurston@hud.govt.nz]

**Subject:** Ruapehu District Council (RDC) CIP fund application

Kia ora Felicity,

I trust you are well. RDC are following up with me to understand the process and timeframes for hearing back about their CIP application that is being reconsidered. Do you have any info I can share with them?

Ngā mihi

Graeme



**Graeme Broderick**

Regional Director  
Taranaki Whānanganui Manawatu

Mobile: s9(2)(a)

Email: [graeme.broderick@kaingaora.govt.nz](mailto:graeme.broderick@kaingaora.govt.nz)

Freephone: 0800 801 601 | Mainline: (04) 439 3000 | Kāinga Ora - Homes and Communities

PO Box 248 Palmerston North 4440 | New Zealand Government |

[www.kaingaora.govt.nz](http://www.kaingaora.govt.nz)



**Manaakitanga**  
People at the Heart



**Mahi Tahī**  
Better Together



**Whanake**  
Be Bold

Out of scope

-----Original Message-----

**From:** Cynthia Ward [mailto:Cynthia.Ward@kaingaora.govt.nz]  
**Sent:** 3 December 2021 4:26 PM  
**To:** Felicity Thurston [mailto:Felicity.Thurston@hud.govt.nz], Graeme Broderick [mailto:Graeme.Broderick@kaingaora.govt.nz]  
**Subject:** RE: Ruapehu social housing project, reconsideration for Infrastructure Reference Group funding

Kia ora Felicity,

Thank you for your email. We really appreciate your follow up and look forward to receiving your update on next steps, shortly.

There is a real urgency for the parties to know where things are landing this side of Christmas – this advice will inform key programmes particularly Council (LTP) budgeting processes which are presently underway and being confirmed.

Kind regards  
 Cynthia

**From:** Felicity Thurston  
**Sent:** Friday, 3 December 2021 8:48 AM  
**To:** Cynthia Ward ; Graeme Broderick  
**Subject:** RE: Ruapehu social housing project, reconsideration for Infrastructure Reference Group funding.

Morena Cynthia and Graeme,

I have been in leave this week, so only just getting to your emails now

I will touch base with CIP today as have not heard any update yet. We provided the RDC information to CIP on 19 November. I assume it is now with Ministers for their consideration.

I will try and get an updated timeframe for decisions from CIP and let you know.

Thanks  
 Felicity

[IN CONFIDENCE/RELEASE EXTERNAL]

**From:** Cynthia Ward [mailto:Cynthia.Ward@kaingaora.govt.nz]  
**Sent:** Thursday, 2 December 2021 10:59 am  
**To:** Felicity Thurston [mailto:Felicity.Thurston@hud.govt.nz]  
**Subject:** FW: Ruapehu social housing project, reconsideration for Infrastructure Reference Group funding

Kia ora Felicity,

Have you had a chance to review this information request? I would be keen to be able to provide a reply to Ree and the team at RDC this week, if that is possible.

Thanking you in advance for attending to this request.

Kind regards  
 Cynthia

**From:** Cynthia Ward  
**Sent:** Tuesday, 30 November 2021 5:03 PM  
**To:** Felicity Thurston [mailto:Felicity.Thurston@hud.govt.nz]  
**Subject:** RE: Ruapehu social housing project, reconsideration for Infrastructure Reference Group funding

Kia ora Felicity,

I hope you are keeping well.

I'm emailing you as I've been approached by Ree Anderson (strategic advisor for RDC) as they really need to know what is the status of the RDC CIP application for funding 44 lots at Tei Tei Drive Ohakune.

There's strong interest for an update as they'd understood that this application had been submitted to the relevant Ministers for approval some time ago.

Is there any information that you can share which I can pass onto Ree Anderson/RDC, at this juncture and prior to the Christmas Holiday period?

Thank you in advance for considering this information request. I would be happy to relieve for a phone call, if this is easier for you.

Kind regards, nga mihi  
 Cynthia

**From:** Felicity Thurston [Felicity.Thurston@hud.govt.nz](mailto:Felicity.Thurston@hud.govt.nz)  
**Sent:** Friday, 19 November 2021 10:48 AM  
**To:** Cynthia Ward [Cynthia.Ward@kaingaora.govt.nz](mailto:Cynthia.Ward@kaingaora.govt.nz)  
**Subject:** RE: Ruapehu social housing project, reconsideration for Infrastructure Reference Group funding

You don't often get email from [felicity.thurston@hud.govt.nz](mailto:felicity.thurston@hud.govt.nz). [Learn why this is important](#)

No that's fine, I can add a footnote referencing the document. Thanks for getting back to me so quickly

[UNCLASSIFIED]

**From:** Cynthia Ward [Cynthia.Ward@kaingaora.govt.nz](mailto:Cynthia.Ward@kaingaora.govt.nz)  
**Sent:** Friday, 19 November 2021 10:42 am  
**To:** Felicity Thurston [Felicity.Thurston@hud.govt.nz](mailto:Felicity.Thurston@hud.govt.nz); Rachael Hurzeler [Rachael.Hurzeler@kaingaora.govt.nz](mailto:Rachael.Hurzeler@kaingaora.govt.nz)  
**Subject:** RE: Ruapehu social housing project, reconsideration for Infrastructure Reference Group funding

Morena Felicity,

The reference is from the Draft Funding agreement between CIP and RDC for Community Housing, dated 2 October 2020.

This document was been provided from Ree Anderson (RDC Consultant) – in confidence. I note that Clive Manly and Ewen Skinner were cc'd into the email.

Perhaps a footnote referencing this document would suffice? If you think you require the document please let me know and I'll go back to Ree.

Kind regards  
 Cynthia

**From:** Felicity Thurston [Felicity.Thurston@hud.govt.nz](mailto:Felicity.Thurston@hud.govt.nz)  
**Sent:** Friday, 19 November 2021 10:06 AM  
**To:** Rachael Hurzeler [Rachael.Hurzeler@kaingaora.govt.nz](mailto:Rachael.Hurzeler@kaingaora.govt.nz); Cynthia Ward [Cynthia.Ward@kaingaora.govt.nz](mailto:Cynthia.Ward@kaingaora.govt.nz)  
**Subject:** RE: Ruapehu social housing project, reconsideration for Infrastructure Reference Group funding

You don't often get email from [felicity.thurston@hud.govt.nz](mailto:felicity.thurston@hud.govt.nz). [Learn why this is important](#)

Thanks Rachael, If we are not able to provide it we might just need the relevant information that it is referencing?

[UNCLASSIFIED]

**From:** Rachael Hurzeler [Rachael.Hurzeler@kaingaora.govt.nz](mailto:Rachael.Hurzeler@kaingaora.govt.nz)  
**Sent:** Friday, 19 November 2021 10:02 am  
**To:** Felicity Thurston [Felicity.Thurston@hud.govt.nz](mailto:Felicity.Thurston@hud.govt.nz); Cynthia Ward [Cynthia.Ward@kaingaora.govt.nz](mailto:Cynthia.Ward@kaingaora.govt.nz)  
**Subject:** Re: Ruapehu social housing project, reconsideration for Infrastructure Reference Group funding

Hi Felicity,

Cynthia - see below. I'm in a meeting for the next while - can you answer Felicity's query? It's the Doc Ree provided and I'm not sure we can/have permission to provide this?

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**From:** Felicity Thurston [Felicity.Thurston@hud.govt.nz](mailto:Felicity.Thurston@hud.govt.nz)  
**Sent:** Thursday, November 18, 2021 3:39 PM  
**To:** Rachael Hurzeler  
**Subject:** RE: Ruapehu social housing project, reconsideration for Infrastructure Reference Group funding

Hi

Sorry just trying to finalise the paper and noticed reference to some other material, I wonder if its worth annexing this as well? See below

Item	Comment on how it is covered in Funding Agreement
Project will commence on time & within 12 months	Confirmed yes.
Any funding before sites works commence	In the Project Establishment Phase the following costs are identified before site works commence: \$125 000 for Design and Planning; \$370 000 for Land Use and Resource Consents; \$350 000 for Design and Drawing; and \$450 000 for Civil Works – Tendering and awarding Civil Works contracts
Funding type	Milestone payment on completion/achievement of Project Milestones as set out in <a href="#">Part C Schedule 1</a> .
Co-funding	Not applicable
Cost overruns	RDC has to fund any shortfall.
Procurement	As noted above RDC already contracts a local provider Cheal for engineering activities. In addition Council utilises an independent consultant planner in specific circumstances including circumstances such as where there is actual or even perceived conflicts of interest.  RDC also has robust procurement processes in place to select providers of service. The Council's procurement processes accord with best industry practise. Council has recently updated and adopted a Procurement Strategy for Ruapehu which prioritises social procurement models where local employment including apprenticeship schemes will form part of the evaluation criteria.  As this community housing project is in partnership with Kainga Ora procurement in the initial project establishment phases of this housing development may also be guided by Kainga Ora's requirements.
Fast-track consent	This process is not required. The land use and resource consents particularly the subdivision consent is likely to be reasonably straightforward.
Reporting	RDC will provide CIP with monthly reports by the 10 <sup>th</sup> Business Day following the end of each month

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	(excluding December) and quarterly reports by the 10 Business Day following the end of each January April July and October to the End Date. RDC must provide CIP with a Post Contract Outcomes Report within 6 months of the completion of the Project(s). Further each monthly report quarterly report and Post Contract Outcomes Report must include the information for the Project as set out in Schedule 3.
Assurances	RDC are a capable entity to complete on time and in budget.
Benefits	The primary benefits identified are scheduled in Part B of the CIP Funding Agreement.
Scope	
Legal compliance	
Termination rights	
Higher Risk projects	

[UNCLASSIFIED]

**From:** Rachael Hurzeler [Rachael.Hurzeler@kaingaora.govt.nz](mailto:Rachael.Hurzeler@kaingaora.govt.nz)  
**Sent:** Thursday, 18 November 2021 1:24 pm  
**To:** Felicity Thurston [Felicity.Thurston@hud.govt.nz](mailto:Felicity.Thurston@hud.govt.nz); Graeme Broderick [Graeme.Broderick@kaingaora.govt.nz](mailto:Graeme.Broderick@kaingaora.govt.nz)  
**Cc:** Jason Haskell [Jason.Haskell@hud.govt.nz](mailto:Jason.Haskell@hud.govt.nz)  
**Subject:** Re: Ruapehu social housing project, reconsideration for Infrastructure Reference Group funding

Hi Felicity

FTE is 50  
 Execution is overdue so how should the describe  
 This? It s just ASAP  
 Expected first payment best estimate I can give is within 60-90 days from project commencement date

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**From:** Felicity Thurston [Felicity.Thurston@hud.govt.nz](mailto:Felicity.Thurston@hud.govt.nz)  
**Sent:** Thursday, November 18, 2021 1:06:10 PM  
**To:** Rachael Hurzeler [Rachael.Hurzeler@kaingaora.govt.nz](mailto:Rachael.Hurzeler@kaingaora.govt.nz); Graeme Broderick [Graeme.Broderick@kaingaora.govt.nz](mailto:Graeme.Broderick@kaingaora.govt.nz)  
**Cc:** Jason Haskell [Jason.Haskell@hud.govt.nz](mailto:Jason.Haskell@hud.govt.nz)  
**Subject:** RE: Ruapehu social housing project, reconsideration for Infrastructure Reference Group funding

Hi both

I need to fill in this table as part of the main IRG brief. Currently a few gaps, I cant seem to find the specific detail in what you sent through. Are you able to update this for me? Have highlighted bits I cant seem to find

Project name	Project owner	Project total capex (\$m)	Govt funding (\$m)	FTE annualised	Date of expected execution	Date of expected project start	Date of expected first payment	Completion date	project description
Ruapehu Social Housing Project	Ruapehu District Council (RDC)	16.4	5.2			1 December 2022		30 June 2024	A \$5.2 million funding grant to Ruapehu District Council to deliver the Ruapehu Social Housing Project at Tei Tei Drive, Ohakune Funding to enable land development and provide 44 individual, serviced and ready to be built on lots
<b>Total</b>									

Thanks  
 Felicity

[UNCLASSIFIED]

**From:** Rachael Hurzeler [Rachael.Hurzeler@kaingaora.govt.nz](mailto:Rachael.Hurzeler@kaingaora.govt.nz)  
**Sent:** Thursday, 18 November 2021 11:37 am  
**To:** Graeme Broderick [Graeme.Broderick@kaingaora.govt.nz](mailto:Graeme.Broderick@kaingaora.govt.nz); Felicity Thurston [Felicity.Thurston@hud.govt.nz](mailto:Felicity.Thurston@hud.govt.nz)  
**Cc:** Jason Haskell [Jason.Haskell@hud.govt.nz](mailto:Jason.Haskell@hud.govt.nz)  
**Subject:** Re: Ruapehu social housing project, reconsideration for Infrastructure Reference Group funding

Hi Felicity

Please find attached our finalised CIP Project Schedule Report for Community Housing Project at Tei Tei Drive Ohakune. Project Ref no. Q1282. Funding Applicant being Ruapehu District Council.

Please note this is not dated as I wasn't sure if you wanted date to be consistent with reporting you are collating your side. Please date this on our behalf.

If you require anything further please don't hesitate to contact either Graeme or myself.

Regards



## Rachael Hurzeler

Director Business Development  
Chief Commercial Office  
Commercial Group

Mobile: s9(2)(a)  
Email: [rachael.hurzeler@kaingaora.govt.nz](mailto:rachael.hurzeler@kaingaora.govt.nz)

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Catalina Workshops- 3 Boundary Road, Hobsonville, Auckland 0618  
PO BOX 84143 Westgate Auckland 0616 | New Zealand Government | [www.kaingaora.govt.nz](http://www.kaingaora.govt.nz)

**From:** Graeme Broderick [Graeme.Broderick@kaingaora.govt.nz](mailto:Graeme.Broderick@kaingaora.govt.nz)  
**Sent:** Thursday, 7 October 2021 3:26 PM  
**To:** Felicity Thurston [Felicity.Thurston@hud.govt.nz](mailto:Felicity.Thurston@hud.govt.nz)  
**Cc:** Jason Haskell [Jason.Haskell@hud.govt.nz](mailto:Jason.Haskell@hud.govt.nz); Rachael Hurzeler [Rachael.Hurzeler@kaingaora.govt.nz](mailto:Rachael.Hurzeler@kaingaora.govt.nz)  
**Subject:** RE: Ruapehu social housing project, reconsideration for Infrastructure Reference Group funding

Kia ora Felicity,

I've forwarded your email to Rachael Hurzeler, Director Business Development. Rachael will pick up this piece of work and be the primary contact. I've copied Rachael in to this email.

Ngā mihi

Graeme



### Graeme Broderick

Regional Director  
Taranaki Whanganui Manawatu

Mobile: s9(2)(a)  
Email: [graeme.broderick@kaingaora.govt.nz](mailto:graeme.broderick@kaingaora.govt.nz)

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**From:** Felicity Thurston [Felicity.Thurston@hud.govt.nz](mailto:Felicity.Thurston@hud.govt.nz)  
**Sent:** Thursday, 7 October 2021 10:27 AM  
**To:** Graeme Broderick [Graeme.Broderick@kaingaora.govt.nz](mailto:Graeme.Broderick@kaingaora.govt.nz)  
**Cc:** Jason Haskell [Jason.Haskell@hud.govt.nz](mailto:Jason.Haskell@hud.govt.nz)  
**Subject:** RE: Ruapehu social housing project, reconsideration for Infrastructure Reference Group funding

Mōrengi Graeme

As signalled in my email last week, CIP have provided the Project schedule template that will need to be attached to the briefing that goes to IRG ministers. I don't think we have this level of detail so hoping you can fill it out and return to us? We can work on the relevant briefing content but may need to reach out to you again if we need some more information.

I know you signalled in your email someone else might be the contact person for this work going forward, so feel free to pass this email on.

Thanks  
Felicity

### Felicity Thurston (she/her)

Senior Policy Advisor | Urban Development Regulatory Tools  
Place-based Policy and Programmes

[felicity.thurston@hud.govt.nz](mailto:felicity.thurston@hud.govt.nz) Phone: s9(2)(a)





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-----Original Message-----

**From:** Graeme Broderick [mailto:Graeme.Broderick@kaingaora.govt.nz]

**Sent:** 14 December 2021 12:40 PM

**To:** Felicity Thurston [mailto:Felicity.Thurston@hud.govt.nz], Cynthia Ward [mailto:Cynthia.Ward@kaingaora.govt.nz]

**Subject:** RE: Approval of Ruapehu funding proposal

That's great news.

Thank you Felicity.

Graeme



**Graeme Broderick**

Regional Director  
Taranaki Whanganui Manawatu

Mobile: s9(2)(a)

Email: [graeme.broderick@kaingaora.govt.nz](mailto:graeme.broderick@kaingaora.govt.nz)

Freephone: 0800 801 601 | Mainline: (04) 439 3000 | Kāinga Ora - Homes and Communities

PO Box 248 Palmerston North 4440 | New Zealand Government |

[www.kaingaora.govt.nz](http://www.kaingaora.govt.nz)





**From:** Felicity Thurston  
**Sent:** Tuesday, 14 December 2021 11:26 AM  
**To:** Cynthia Ward ; Graeme Broderick  
**Subject:** Approval of Ruapehu funding proposal

Kia ora

Just letting you both know that IRG Ministers have approved the Ruapehu proposal. I am now just waiting to get confirmation from CIP about what the next steps on the process are.

Once I hear back from them, I will be in touch again with next steps.

Thanks  
Felicity

**Felicity Thurston** ([she/her](#))  
Senior Policy Advisor | Urban Development Regulatory Tools  
Place-based Policy and Programmes  
[felicity.thurston@hud.govt.nz](mailto:felicity.thurston@hud.govt.nz) Phone: **s9(2)(a)**  
[www.hud.govt.nz](http://www.hud.govt.nz) Level 8, 7WQ, 7 Waterloo Quay, Wellington 6011

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-----Original Message-----

**From:** Cynthia Ward [mailto:Cynthia.Ward@kaingaora.govt.nz]

**Sent:** 15 December 2021 8:31 AM

**To:** Felicity Thurston [mailto:Felicity.Thurston@hud.govt.nz]

**Subject:** RE: Approval of Ruapehu funding proposal

Kia ora Felicity,

Thank you for getting back to me with this advice. Exciting news for the Council and the community!

In my view, and from what I've heard about CIP implementation, it would be good to have a briefing for the parties, as it's quite an involved process - particularly the start-up phase.

Looking forward to your follow up advice on the next steps.

Thanks and regards

Cynthia

**From:** Felicity Thurston

**Sent:** Tuesday, 14 December 2021 11:26 AM

**To:** Cynthia Ward, Graeme Broderick

**Subject:** Approval of Ruapehu funding proposal

Kia ora

Just letting you both know that IRG Ministers have approved the Ruapehu proposal. I am now just waiting to get confirmation from CIP about what the next steps on the process are.

Once I hear back from them, I will be in touch again with next steps.

Thanks

Felicity

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**Felicity Thurston** ([she/her](#))

Senior Policy Advisor : Urban Development Regulatory Tools

Place-based Policy and Programmes

[felicity.thurston@hud.govt.nz](mailto:felicity.thurston@hud.govt.nz) Phone: **s9(2)(a)**

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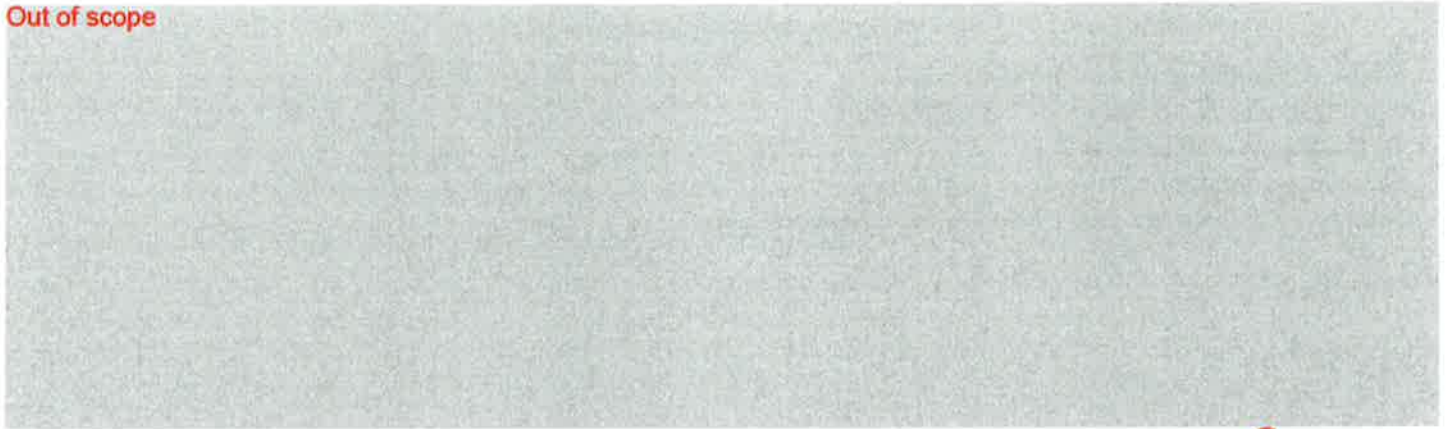
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-----Original Message-----

**From:** Felicity Thurston [mailto:Felicity.Thurston@hud.govt.nz]

**Sent:** 16 December 2021 8:38 AM

**To:** Nirav Amin [mailto:Nirav.Amin@kaingaora.govt.nz], Jason Chan [mailto:Jason.Chan@hud.govt.nz]

**Subject:** RE: Kāinga Ora / CIP / MHUD Shovel Ready Meeting

You don't often get email from felicity.thurston@hud.govt.nz. [Learn why this is important](#)

Hi Nirav and Jason

Just following up on Nick's email from yesterday.

Is it at this stage that this passes on to you to move forward? Haven't been involved in an IRG project before so not sure what the process is.

Nirav I have been working with Cynthia Ward and Graeme Broderick on this from Kainga Ora. Not sure if they have been in touch with you?

Let me know what next steps are and how I can help going forward.

Thanks

Felicity

**Felicity Thurston** (she/her)

Senior Policy Advisor - Urban Development Regulatory Tools

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**From:** Nick Manning (Crown Infrastructure)  
**Sent:** Wednesday, 15 December 2021 5:59 pm  
**To:** Nirav Amin ; Jason Chan  
**Cc:** Felicity Thurston  
**Subject:** RE: Kāinga Ora / CIP / MHUD Shovel Ready Meeting

Hi Nirav and Jason

Hope you're well.

Just on tomorrow's meeting, I need to bring Jeremy Holman along as he's our GM Infrastructure Delivery and manages CIP's projects plus an eye across all projects – however he's not available. Could we bounce this to the new year – perhaps the week of 24 January (from 25 Jan)?

The only thing from our end is to note the new project KO and MHUD had approved in the recent briefing to IRG Ministers – recommendations which were agreed to below:

**Te Tūāpapa Kura Kāinga and Kāinga Ora project**

1. **Note** that Te Tūāpapa Kura Kāinga (MHUD) and Kāinga Ora recommend that IRG Ministers approve recommendations 46– 49;

*Noted*

*Ohakune Social Housing project approval*

2. **Note** that the Ruapehu Social Housing Project (as it was originally submitted in July 2020) was originally assigned to CIP as the IRG agency responsible for delivery, in approval briefing tranche 10. However, in December 2020, MHUD and Kāinga Ora considered a rescoped, smaller proposal for six social housing units in Ohakune as there was no committed party to construct houses on the Ohakune subdivision component of the project;

*Noted*

3. **Note** that the initial proposal has since been revisited as Kāinga Ora has now committed to build/underwrite 44 social/affordable housing units on the Ohakune subdivision site. The rescoped proposal is for a multistage development on 9.5ha of residentially zoned, Ruapehu District Council-owned land in Ohakune. Funding and implementation of the project are being transferred from CIP to MHUD and Kāinga Ora respectively. This could deliver roughly 200 sections and is being called the Ohakune Social Housing project;

*Noted*

4. **Agree** to approve the release of \$5.2m of Crown funds to MHUD and Kāinga Ora as a grant for the delivery of the Ohakune Social Housing Project;

*Agree / Disagree*

5. **Note** that the changes to appropriations to give effect to a decision will be confirmed in a subsequent Treasury Report;

*Noted*

We've been working with Felicity Thurston (copied) to get this new project approved – Felicity it might be good to speak with Jason or Nirav as they are across the processes. I owe you an email Felicity on next steps, and will respond today or tomorrow.

Kind regards  
Nick

Nick Manning  
GM Government and Industry Affairs | Crown Infrastructure Partners  
Level 10 | HSBC Tower | 188 Quay Street | Auckland  
PO Box 105321 | Auckland 1143  
Mob s9(2)(a)

Infrastructure for Aotearoa  
Hanga Ngātahi



-----Original Appointment-----

**From:** Nirav Amin [Nirav.Amin@kaingaora.govt.nz](mailto:Nirav.Amin@kaingaora.govt.nz)>

**Sent:** Thursday, 12 August 2021 11:00 am

**To:** Nirav Amin; Nirav Amin; Nirav Amin; Ritashna Maharaj-Chand; Nick Manning (Crown Infrastructure); Teo McArthur (Crown Infrastructure); Jason Chan; Marc Lorentzen

**Subject:** Kāinga Ora / CIP / MHUD Shovel Ready Meeting

**When:** Thursday, 16 December 2021 1:00 pm-2:00 pm (UTC+12:00) Auckland, Wellington

**Where:** Microsoft Teams Meeting

Hi All – Alligning this meeting so it occurs after the monthly reports are issued. Thanks!

Shovel Ready Kāinga Ora / CIP / MHUD Bi-monthly meeting

General Catchup on Bundle Progress, any key risk/issues & opportunities etc.

Cheers

---

Microsoft Teams meeting

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He kāinga ora, he hapori ora - our purpose is thriving communities where everyone has a place to call home.

**From:** Karen Winchcombe [Karen.Winchcombe@kaingaora.govt.nz](mailto:Karen.Winchcombe@kaingaora.govt.nz)  
**Sent:** Friday, January 14, 2022 11:36 AM  
**To:** Jason Chan [Jason.Chan@hud.govt.nz](mailto:Jason.Chan@hud.govt.nz)  
**Cc:** Cynthia Ward [Cynthia.Ward@kaingaora.govt.nz](mailto:Cynthia.Ward@kaingaora.govt.nz)  
**Subject:** Ohakune Project - Catch-up with Graeme and Cynthia

Hi Jason

Graeme and Cynthia's calendars are available on Wednesday 19 January at 10am-11.00am; or at 1.00pm-2.00pm. Would either of these times suit you?

Kind regards  
Karen

**From:** Graeme Broderick [Graeme.Broderick@kaingaora.govt.nz](mailto:Graeme.Broderick@kaingaora.govt.nz)  
**Sent:** Wednesday, 12 January 2022 2:53 PM  
**To:** Jason Chan [Jason.Chan@hud.govt.nz](mailto:Jason.Chan@hud.govt.nz); Nirav Amin [Nirav.Amin@kaingaora.govt.nz](mailto:Nirav.Amin@kaingaora.govt.nz)  
**Cc:** Karen Winchcombe [Karen.Winchcombe@kaingaora.govt.nz](mailto:Karen.Winchcombe@kaingaora.govt.nz); Cynthia Ward [Cynthia.Ward@kaingaora.govt.nz](mailto:Cynthia.Ward@kaingaora.govt.nz)  
**Subject:** RE: Kāinga Ora / CIP / MHUD Shovel Ready Meeting

Hi Jason,

Yes, I get Karen to set up a catch-up for us. I'll also include Cynthia Ward (our Senior Advisor Development Strategy),

Thanks

Graeme



### Graeme Broderick

Regional Director  
Taranaki Whanganui Manawatu

Mobile: s9(2)(a)  
Email: [graeme.broderick@kaingaora.govt.nz](mailto:graeme.broderick@kaingaora.govt.nz)

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**From:** Jason Chan [Jason.Chan@hud.govt.nz](mailto:Jason.Chan@hud.govt.nz)  
**Sent:** Tuesday, 11 January 2022 10:13 AM  
**To:** Nirav Amin [Nirav.Amin@kaingaora.govt.nz](mailto:Nirav.Amin@kaingaora.govt.nz)  
**Cc:** Graeme Broderick [Graeme.Broderick@kaingaora.govt.nz](mailto:Graeme.Broderick@kaingaora.govt.nz)  
**Subject:** RE: Kāinga Ora / CIP / MHUD Shovel Ready Meeting

Thanks Nirav,

Graeme – lovely to e-meet you, could we organise for a call or zoom soon so that we can kick things off?

**Jason Chan** [\(he/him\)](#)

Senior Adviser – Crown Entity Performance and Monitoring  
Te Tūāpapa Kura Kāinga - Ministry of Housing and Urban Development



[IN-CONFIDENCE:RELEASE EXTERNAL]

**From:** Nirav Amin [Nirav.Amin@kaingaora.govt.nz](mailto:Nirav.Amin@kaingaora.govt.nz)>  
**Sent:** Monday, 10 January 2022 2:38 pm  
**To:** Jason Chan [Jason.Chan@hud.govt.nz](mailto:Jason.Chan@hud.govt.nz)>  
**Cc:** Graeme Broderick [Graeme.Broderick@kaingaora.govt.nz](mailto:Graeme.Broderick@kaingaora.govt.nz)>  
**Subject:** RE: Kāinga Ora / CIP / MHUD Shovel Ready Meeting

Hi Jason,

Happy New Year to you mate.

With regards t the Ohakune project, this will be run by Graeme (Cc'd) and his team.

Cheers

**Nirav Amin**

Urban Development - Delivery

Mobile: [\(s9\(2\)\(a\)\)](tel:s9(2)(a))

Email: [nirav.amin@kaingaora.govt.nz](mailto:nirav.amin@kaingaora.govt.nz)



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**From:** Jason Chan [Jason.Chan@hud.govt.nz](mailto:Jason.Chan@hud.govt.nz)>  
**Sent:** Monday, 10 January 2022 11:27 AM  
**To:** Nirav Amin [Nirav.Amin@kaingaora.govt.nz](mailto:Nirav.Amin@kaingaora.govt.nz)>  
**Subject:** RE: Kāinga Ora / CIP / MHUD Shovel Ready Meeting

Hi Nirav,

Happy new year mate, hope you had a good break with the family.

I'm looking at wrapping the Ohakune project into our regular monitoring processes and there are a couple of things I need from CIP and KO, mainly project information. Is the Ohakune project something that you will be looking after on KO side? If not, could you please put my in touch with the relevant person?

Cheers,

**Jason Chan** [\(he/him\)](#)



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**From:** Nirav Amin [Nirav.Amin@kaingaora.govt.nz](mailto:Nirav.Amin@kaingaora.govt.nz)>  
**Sent:** Friday, 17 December 2021 10:56 am  
**To:** Jason Chan [Jason.Chan@hud.govt.nz](mailto:Jason.Chan@hud.govt.nz)>; Ritashna Maharaj-Chand [Ritashna.Maharaj-Chand@kaingaora.govt.nz](mailto:Ritashna.Maharaj-Chand@kaingaora.govt.nz)>  
**Subject:** RE: Kāinga Ora / CIP / MHUD Shovel Ready Meeting

Enjoy the well deserved break everyone! Catch you all next year.

Cheers

**Nirav Amin**

Urban Development - Delivery

Mobile: s9(2)(a)  
Email: [nirav.amin@kaingaora.govt.nz](mailto:nirav.amin@kaingaora.govt.nz)



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**From:** Jason Chan [Jason.Chan@hud.govt.nz](mailto:Jason.Chan@hud.govt.nz)>  
**Sent:** Friday, 17 December 2021 10:47 am  
**To:** Ritashna Maharaj-Chand [Ritashna.Maharaj-Chand@kaingaora.govt.nz](mailto:Ritashna.Maharaj-Chand@kaingaora.govt.nz)>; Nirav Amin [Nirav.Amin@kaingaora.govt.nz](mailto:Nirav.Amin@kaingaora.govt.nz)>  
**Subject:** RE: Kāinga Ora / CIP / MHUD Shovel Ready Meeting

Have a well-deserved break Ritashna, Nirav – see you both in the new year!

**Jason Chan** (he/him)  
Senior Adviser Crown Entity Performance and Monitoring  
Te Tūāpapa Kura Kāinga - Ministry of Housing and Urban Development



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**From:** Ritashna Maharaj-Chand [Ritashna.Maharaj-Chand@kaingaora.govt.nz](mailto:Ritashna.Maharaj-Chand@kaingaora.govt.nz)>  
**Sent:** Friday, 17 December 2021 10:40 am  
**To:** Nick Manning (Crown Infrastructure) [Nick.Manning@crowinfrastructure.govt.nz](mailto:Nick.Manning@crowinfrastructure.govt.nz)>; Nirav Amin [Nirav.Amin@kaingaora.govt.nz](mailto:Nirav.Amin@kaingaora.govt.nz)>; Jason Chan [Jason.Chan@hud.govt.nz](mailto:Jason.Chan@hud.govt.nz)>  
**Cc:** Felicity Thurston [Felicity.Thurston@hud.govt.nz](mailto:Felicity.Thurston@hud.govt.nz)>  
**Subject:** Re: Kāinga Ora / CIP / MHUD Shovel Ready Meeting

Happy holidays all  
Catchup in the new year.

Regards  
Ritashna

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**From:** Nick Manning (Crown Infrastructure) [Nick.Manning@crowinfrasturcture.govt.nz](mailto:Nick.Manning@crowinfrasturcture.govt.nz)>  
**Sent:** Friday, December 17, 2021 10:30:38 AM  
**To:** Nirav Amin [Nirav.Amin@kaingaora.govt.nz](mailto:Nirav.Amin@kaingaora.govt.nz)>; Jason Chan [Jason.Chan@hud.govt.nz](mailto:Jason.Chan@hud.govt.nz)>  
**Cc:** Felicity Thurston [Felicity.Thurston@hud.govt.nz](mailto:Felicity.Thurston@hud.govt.nz)>; Ritashna Maharaj-Chand [Ritashna.Maharaj-Chand@kaingaora.govt.nz](mailto:Ritashna.Maharaj-Chand@kaingaora.govt.nz)>  
**Subject:** RE: Kāinga Ora / CIP / MHUD Shovel Ready Meeting

Thanks Nirav, that sounds good.

Felicity, if you link up with Jason I'm sure he can take you through the MHUD side of things.

Any queries please let me know.

Have a great break all and merry Christmas!

Cheers  
Nick

**Nick Manning**  
GM Government and Industry Affairs | Crown Infrastructure Partners  
Level 10 | HSBC Tower | 188 Quay Street | Auckland  
PO Box 105321 | Auckland 1143  
Mob **s9(2)(a)**

**Infrastructure for Aotearoa**  
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Infrastructure  
Partners

---

**From:** Nirav Amin [Nirav.Amin@kaingaora.govt.nz](mailto:Nirav.Amin@kaingaora.govt.nz)>  
**Sent:** Thursday, 16 December 2021 10:38 am  
**To:** Nick Manning (Crown Infrastructure) [Nick.Manning@crowinfrasturcture.govt.nz](mailto:Nick.Manning@crowinfrasturcture.govt.nz)>; Jason Chan [Jason.Chan@hud.govt.nz](mailto:Jason.Chan@hud.govt.nz)>  
**Cc:** Felicity Thurston [Felicity.Thurston@hud.govt.nz](mailto:Felicity.Thurston@hud.govt.nz)>; Ritashna.Maharaj-Chand [Ritashna.Maharaj-Chand@kaingaora.govt.nz](mailto:Ritashna.Maharaj-Chand@kaingaora.govt.nz)>  
**Subject:** RE: Kāinga Ora / CIP / MHUD Shovel Ready Meeting

Hi Nick,

Happy to and have moved this afternoon's meeting to Jan 27<sup>th</sup>. Give me a call if there is anything in particular you would like to discuss this side of Christmas.

With regards to the new project, that's exciting. However this project would sit outside of our teams remit within Kāinga Ora to deliver. I have however reached out to Graeme and Cynthia to offer our assistance in setting up the agreement, reporting requirement, funding drawdown etc.

Cheers

**Nirav Amin**

Urban Development - Delivery

Mobile: **s9(2)(a)**  
Email: [nirav.amin@kaingaora.govt.nz](mailto:nirav.amin@kaingaora.govt.nz)





Out of scope

-----Original Message-----

**From:** Jeremy Holman (Crown Infrastructure) [mailto:jeremy.holman@crowninfrastructure.govt.nz]  
**Sent:** 19 July 2022 12:51 PM  
**To:** Tanja Ritson [mailto:Tanja.Ritson@kaingora.govt.nz]  
**Subject:** RE: Meeting request to finalise Ohakune Housing Project

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I can do any of those – preference would be Tuesday

Jeremy Holman  
 General Manager Infrastructure Delivery  
 Crown Infrastructure Partners Ltd  
 Phone: 942226

**From:** Tanja Ritson  
**Sent:** Tuesday, 19 July 2022 12:26 pm  
**To:** Jeremy Holman (Crown Infrastructure); Jason.Chan@hud.govt.nz  
**Subject:** Meeting request to finalise Ohakune Housing Project

Good day,

On behalf of Nirav Amin, Cynthia Ward, Rachael Hurzeier and other members from Kāinga Ora I have been requested to coordinate a meeting to finalise arrangements on the Ohakune Housing Project

Please advise at your earliest convenience if any of the below dates/times would suit your schedule:

- Tuesday 2<sup>nd</sup> August, 12:00 to 13:00
- Wednesday 3<sup>rd</sup> August, 14:30 to 15:30
- Friday 5<sup>th</sup> August, 10:30 – 11:30

The meeting will be held via MS Teams

Thanking you in advance



**Tanja Ritson**

EA to Neil Mayo and Commercial Team Coordinator

Mobile: 942226  
 Email: [tanja.ritson@kaingora.govt.nz](mailto:tanja.ritson@kaingora.govt.nz)

Kāinga Ora - Homes and Communities  
 Catalina Workshops- 3 Boundary Road, Hobsonville, Auckland 1013  
 PO BOX 84143 Westgate Auckland 0616 | New Zealand Government | [www.kaingora.govt.nz](http://www.kaingora.govt.nz)

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Ohakune Housing Project

Sent: 19 July 2022 3:58 PM

From: [Tanja Ritson](#)

Required:

[Nirav Amin](#); [Cynthia Ward](#); [Ritashna Maharaj-Chand](#); [Marin Surgenor](#); [Russell Allen](#); [Rachael Hurzeler](#); [Jason.chan@hud.govt.nz](mailto:Jason.chan@hud.govt.nz); [Jackie.Field@hud.govt.nz](mailto:Jackie.Field@hud.govt.nz); [carla.wellington@hud.govt.nz](mailto:carla.wellington@hud.govt.nz); [Jeremy.Holman@Crowninfrastructure.govt.nz](mailto:Jeremy.Holman@Crowninfrastructure.govt.nz)

Location: Microsoft Teams Meeting

Note:

Note: This Message was sent with Low Importance.

---

Start Time: 2 August 2022 12:00 PM

End Time: 2 August 2022 1:00 PM

Time Zone: (UTC+12:00) Auckland, Wellington

Thank you all.

We will aim to have an agenda circulated prior to the meeting given it has been such a long time since contact.

---

Microsoft Teams meeting

**Join on your computer or mobile app**

[Click here to join the meeting](#)

**Or join by entering a meeting ID**

Meeting ID: 446 050 940 666

Passcode: 

**Or call in (audio only)**

[+64 4-280 7347 842539965#](tel:+6442807347842539965) New Zealand, Wellington

Phone Conference ID: 842 539 965#

[Find a local number](#) | [Reset PIN](#)

[Learn More](#) | [Meeting options](#)

---

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-----Original Message-----

**From:** Naila D'Souza (Crown Infrastructure) [mailto:naila.dsouza@crowinfrastructure.govt.nz]  
**Sent:** 25 July 2022 2:29 PM  
**To:** Nirav Amin [mailto:Nirav.Amin@kaingaora.govt.nz]  
**Subject:** RE: June Reporting

CAUTION: External email. Do not click or open attachments unless you recognise the sender and know the content is safe. If unsure use the Report Phishing button.

Hi Nirav,

Tranche 14 attached.

Cheers  
 Naila

**From:** Nirav Amin  
**Sent:** Monday, 25 July 2022 9:16 am  
**To:** Naila D'Souza (Crown Infrastructure)  
**Subject:** FW: June Reporting

Morning Naila,

Are you able to share the document where the below snip has been taken from?

Cheers  
 Nirav

**From:** Rachael Hurzeler [Rachael.Hurzeler@kaingaora.govt.nz](mailto:Rachael.Hurzeler@kaingaora.govt.nz)>  
**Sent:** Monday, 25 July 2022 9:13 AM  
**To:** Marin Surgenor [Marin.Surgenor@kaingaora.govt.nz](mailto:Marin.Surgenor@kaingaora.govt.nz)>; Nirav Amin [Nirav.Amin@kaingaora.govt.nz](mailto:Nirav.Amin@kaingaora.govt.nz)>; Cynthia Ward [Cynthia.Ward@kaingaora.govt.nz](mailto:Cynthia.Ward@kaingaora.govt.nz)>  
**Cc:** Ritashna Maharaj-Chand [Ritashna.Maharaj-Chand@kaingaora.govt.nz](mailto:Ritashna.Maharaj-Chand@kaingaora.govt.nz)>; Russell Allen [Russell.Allen@kaingaora.govt.nz](mailto:Russell.Allen@kaingaora.govt.nz)>; Tanja Ritson [Tanja.Ritson@kaingaora.govt.nz](mailto:Tanja.Ritson@kaingaora.govt.nz)>  
**Subject:** RE: June Reporting

Hi, we don't have it. Nirav – can you please ask for it or happy for me to?  
 R

**From:** Marin Surgenor [Marin.Surgenor@kaingaora.govt.nz](mailto:Marin.Surgenor@kaingaora.govt.nz)>  
**Sent:** Monday, 25 July 2022 8:58 AM  
**To:** Rachael Hurzeler [Rachael.Hurzeler@kaingaora.govt.nz](mailto:Rachael.Hurzeler@kaingaora.govt.nz)>; Nirav Amin [Nirav.Amin@kaingaora.govt.nz](mailto:Nirav.Amin@kaingaora.govt.nz)>; Cynthia Ward [Cynthia.Ward@kaingaora.govt.nz](mailto:Cynthia.Ward@kaingaora.govt.nz)>  
**Cc:** Ritashna Maharaj-Chand [Ritashna.Maharaj-Chand@kaingaora.govt.nz](mailto:Ritashna.Maharaj-Chand@kaingaora.govt.nz)>; Russell Allen



[Russell.Allen@kaingaora.govt.nz](mailto:Russell.Allen@kaingaora.govt.nz)>; Tanja Ritson [Tanja.Ritson@kaingaora.govt.nz](mailto:Tanja.Ritson@kaingaora.govt.nz)>

**Subject:** RE: June Reporting

Hi all

Would it be possible to get a copy of the full document that has been snipped by Naila below? It would be really helpful to have a record of the document (Ministerial Briefing?) that confirms the grant of funding to Kāinga Ora for the Ohakune project, so I can ensure the Development Agreement between the Council and Kāinga Ora is as fulsome as possible.

48. Agree to approve the release of \$5.2m of Crown funds to MHUD and Kāinga Ora as a grant for the delivery of the Ohakune Social Housing Project:

Agree / Disagree

Do we already have this or could someone ask Naila?

Ngā mihi

Marin

**Marin Surgenor (he/him)**

Senior Legal Counsel – Property  
People, Governance and Capability

Mobile: s9(2)(a)

[marin.surgenor@kaingaora.govt.nz](mailto:marin.surgenor@kaingaora.govt.nz)



Freephone: 0800 801 601 | Mainline: (04) 439 3000 | Kāinga Ora–Homes and Communities  
PO Box 2628, Wellington 6140 | New Zealand Government | [www.kaingaora.govt.nz](http://www.kaingaora.govt.nz)

**From:** Rachael Hurzeler [Rachael.Hurzeler@kaingaora.govt.nz](mailto:Rachael.Hurzeler@kaingaora.govt.nz)>

**Sent:** Tuesday, 19 July 2022 10:28 AM

**To:** Nirav Amin [Nirav.Amin@kaingaora.govt.nz](mailto:Nirav.Amin@kaingaora.govt.nz)>; Cynthia Ward [Cynthia.Ward@kaingaora.govt.nz](mailto:Cynthia.Ward@kaingaora.govt.nz)>

**Cc:** Ritashna Maharaj-Chand [Ritashna.Maharaj-Chand@kaingaora.govt.nz](mailto:Ritashna.Maharaj-Chand@kaingaora.govt.nz)>; Marin Surgenor [Marin.Surgenor@kaingaora.govt.nz](mailto:Marin.Surgenor@kaingaora.govt.nz)>; Russell Allen [Russell.Allen@kaingaora.govt.nz](mailto:Russell.Allen@kaingaora.govt.nz)>; Tanja Ritson [Tanja.Ritson@kaingaora.govt.nz](mailto:Tanja.Ritson@kaingaora.govt.nz)>

**Subject:** RE: June Reporting

Thanks Nirav.

Tanja – can you please set up a mtg for Russell Allen, Marin Surgenor and myself to meet with CIP and MHUD below to finalise arrangements on Ohakune Housing Project.

First week of August would be good pls.



**Rachael Hurzeler**

Director Business Development  
Chief Commercial Office  
Commercial Group

Mobile: s9(2)(a)

Email: [rachael.hurzeler@kaingaora.govt.nz](mailto:rachael.hurzeler@kaingaora.govt.nz)

---

Kāinga Ora - Homes and Communities  
Catalina Workshops- 3 Boundary Road, Hobsonville, Auckland 0618  
PO BOX 84143 Westgate Auckland 0616 | New Zealand Government | [www.kaingaora.govt.nz](http://www.kaingaora.govt.nz)

**From:** Nirav Amin [Nirav.Amin@kaingaora.govt.nz](mailto:Nirav.Amin@kaingaora.govt.nz)  
**Sent:** Tuesday, 19 July 2022 10:24 AM  
**To:** Rachael Hurzeler [Rachael.Hurzeler@kaingaora.govt.nz](mailto:Rachael.Hurzeler@kaingaora.govt.nz); Cynthia Ward [Cynthia.Ward@kaingaora.govt.nz](mailto:Cynthia.Ward@kaingaora.govt.nz)  
**Cc:** Ritashna Maharaj-Chand [Ritashna.Maharaj-Chand@kaingaora.govt.nz](mailto:Ritashna.Maharaj-Chand@kaingaora.govt.nz); Marin Surgenor [Marin.Surgenor@kaingaora.govt.nz](mailto:Marin.Surgenor@kaingaora.govt.nz)  
**Subject:** RE: June Reporting

Hi Rachael,

Contacts as per below.

CIP - [jeremy.holman@crowinfrastructure.govt.nz](mailto:jeremy.holman@crowinfrastructure.govt.nz)  
MHUD - [Jason.Chan@hud.govt.nz](mailto:Jason.Chan@hud.govt.nz)

Cheers  
Nirav

**From:** Rachael Hurzeler [Rachael.Hurzeler@kaingaora.govt.nz](mailto:Rachael.Hurzeler@kaingaora.govt.nz)  
**Sent:** Tuesday, 19 July 2022 10:08 AM  
**To:** Nirav Amin [Nirav.Amin@kaingaora.govt.nz](mailto:Nirav.Amin@kaingaora.govt.nz); Cynthia Ward [Cynthia.Ward@kaingaora.govt.nz](mailto:Cynthia.Ward@kaingaora.govt.nz)  
**Cc:** Ritashna Maharaj-Chand [Ritashna.Maharaj-Chand@kaingaora.govt.nz](mailto:Ritashna.Maharaj-Chand@kaingaora.govt.nz); Marin Surgenor [Marin.Surgenor@kaingaora.govt.nz](mailto:Marin.Surgenor@kaingaora.govt.nz)  
**Subject:** RE: June Reporting

Hi Nirav,

We are just about ready to zone back in to the CIP funding to get this tidied up and signed off.  
Who at CIP/ HUD do we connect with?

Rachael

**From:** Nirav Amin [Nirav.Amin@kaingaora.govt.nz](mailto:Nirav.Amin@kaingaora.govt.nz)  
**Sent:** Tuesday, 19 July 2022 9:10 AM  
**To:** Rachael Hurzeler [Rachael.Hurzeler@kaingaora.govt.nz](mailto:Rachael.Hurzeler@kaingaora.govt.nz); Cynthia Ward [Cynthia.Ward@kaingaora.govt.nz](mailto:Cynthia.Ward@kaingaora.govt.nz)  
**Cc:** Ritashna Maharaj-Chand [Ritashna.Maharaj-Chand@kaingaora.govt.nz](mailto:Ritashna.Maharaj-Chand@kaingaora.govt.nz)  
**Subject:** FW: June Reporting

Morning Rachel/Cynthia,

Hope you're well!

Any update on the Ohakune Social Housing Project? CIP are after an update.

Cheers

Nirav

**From:** Naila D'Souza (Crown Infrastructure) [naila.dsouza@crowinfrasturcture.govt.nz](mailto:naila.dsouza@crowinfrasturcture.govt.nz)>  
**Sent:** Tuesday, 19 July 2022 8:46 AM  
**To:** Nirav Amin [Nirav.Amin@kaingaora.govt.nz](mailto:Nirav.Amin@kaingaora.govt.nz)>  
**Subject:** RE: June Reporting

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Good Moring Nirav,

Hope all well at your end. Is Ohakune Social Housing Project contracted?

48. Agree to approve the release of \$5.2m of Crown funds to MHUD and Kāinga Ora as a grant for the delivery of the Ohakune Social Housing Project:

Agree / Disagree

Thank you,

Naila D'souza  
Infrastructure Programme Analyst | Crown Infrastructure Partners Ltd  
L10 | 188 Quay Street | Auckland  
PO Box 105321 | Auckland 1143  
PH: s9(2)(a)

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Infrastructure  
Partners

**From:** Nirav Amin [Nirav.Amin@kaingaora.govt.nz](mailto:Nirav.Amin@kaingaora.govt.nz)>  
**Sent:** Tuesday, 12 July 2022 11:51 am  
**To:** Naila D'Souza (Crown Infrastructure) [naila.dsouza@crowinfrasturcture.govt.nz](mailto:naila.dsouza@crowinfrasturcture.govt.nz)>  
**Subject:** RE: June Reporting

Hi Naila,

No worries, we will issue by COB Monday 18<sup>th</sup> July.

Thanks

Nirav

**From:** Naila D'Souza (Crown Infrastructure) [naila.dsouza@crowinfrasturcture.govt.nz](mailto:naila.dsouza@crowinfrasturcture.govt.nz)>  
**Sent:** Tuesday, 12 July 2022 11:15 AM  
**Subject:** June Reporting

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Good Morning,



We are nearing June quarterly and we need have the reports ready to the Minister's without any delays, therefore please ensure the June report in updated and submitted on time. Please also attach progress photos.

Let me know if you have any issues.

Thank you.

Naila D'souza

Infrastructure Programme Analyst | Crown Infrastructure Partners Ltd

L10 | 188 Quay Street | Auckland

PO Box 105321 | Auckland 1143

PH: s9(2)(a)



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-----Original Message-----

**From:** Jeremy Holman (Crown Infrastructure) [mailto:jeremy.holman@crowinfrasturcture.govt.nz]

**Sent:** 5 August 2022 11:01 AM

**To:** Nirav Amin [mailto:Nirav.Amin@kaingaora.govt.nz], Nick Manning (Crown Infrastructure) [mailto:Nick.Manning@crowinfrasturcture.govt.nz]

**CC:** Ritashna Maharaj-Chand [mailto:Ritashna.Maharaj-Chand@kaingaora.govt.nz], Naila D'Souza (Crown Infrastructure) [mailto:naila.dsouza@crowinfrasturcture.govt.nz]

**Subject:** RE: Check on Ohakune social housing project

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thanks for the confirmation

Jeremy Holman

General Manager Infrastructure Delivery

Crown Infrastructure Partners Ltd

Phone: s9(2)(a)

**From:** Nirav Amin

**Sent:** Friday, 5 August 2022 10:49 am

**To:** Nick Manning (Crown Infrastructure)

**Cc:** Jeremy Holman (Crown Infrastructure) ; Ritashna.Maharaj-Chand

**Subject:** RE: Check on Ohakune social housing project

Hi Nick

We had a catchup meeting last week with MHUD & CIP regarding this. This hasn't been contracted yet with MHUD however is expected to be by Oct.

Cheers

Nirav

**From:** Nick Manning (Crown Infrastructure) [Nick.Manning@crowinfrasturcture.govt.nz](mailto:Nick.Manning@crowinfrasturcture.govt.nz)>

**Sent:** Friday, 5 August 2022 9:53 AM

**To:** Nirav Amin [Nirav.Amin@kaingaora.govt.nz](mailto:Nirav.Amin@kaingaora.govt.nz)>

**Cc:** Jeremy Holman (Crown Infrastructure) [jeremy.holman@crowinfrastructure.govt.nz](mailto:jeremy.holman@crowinfrastructure.govt.nz)>

**Subject:** Check on Ohakune social housing project

**CAUTION: External email. Do not click or open attachments unless you recognise the sender and know the content is safe. If unsure use the Report Phishing button.**

Hi Nirav

**Out of scope**

Could you pls let us know if the Ohakune social housing project has now been contracted at your end?

(I recall this one was a KO managed project but let me know if not **Out of scope**)

Thanks

Nick

Nick Manning

GM Government and Industry Affairs | Crown Infrastructure Partners

Level 10 | HSBC Tower | 188 Quay Street | Auckland

Mobile **s9(2)(a)**

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-----Original Message-----

**From:** Asha Kjaersgaard [mailto:asha.kjaersgaard@crowinfrastucture.govt.nz]  
**Sent:** 25 August 2022 4:30 PM  
**To:** Jeremy Holman (Crown Infrastructure) [mailto:jeremy.holman@crowinfrastucture.govt.nz], Kate Broadhurst (Crown Infrastructure) [mailto:kate.broadhurst@crowinfrastucture.govt.nz]  
**CC:** Nirav Amin [mailto:Nirav.Amin@kaingaora.govt.nz], Jason Chan [mailto:Jason.Chan@hud.govt.nz]  
**Subject:** Re: HUD IRG Ruapehu Housing - Advice on Milestones

You don't often get email from asha.kjaersgaard@crowinfrastucture.govt.nz. [Learn why this is important](#)

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Will have a chat with Kate and organise something

Get [Outlook for iOS](#)

**From:** Jeremy Holman (Crown Infrastructure)  
**Sent:** Thursday, August 25, 2022 1:44:37 PM  
**To:** Kate Broadhurst (Crown Infrastructure) ; Asha Kjaersgaard  
**Cc:** Nirav Amin ; Jason Chan  
**Subject:** HUD IRG Ruapehu Housing - Advice on Milestones  
 Hi Kate and Asha

CIP has a small IRG social housing project with Ruapehu DC (soon to finished). HUD also have a IRG housing project with Ruapehu DC (soon to start)

Jason (cc'd) at HUD is working his way through the funding agreement for their IRG project and would appreciate a call with you about what works/what doesn't etc. in terms of milestones for similar projects. I suspect RDC doesn't have a large working capital.

Can you reach to Jason and set up a call with him

Jeremy Holman  
 General Manager Infrastructure Delivery  
 Crown Infrastructure Partners Ltd  
 L10 HSBC Tower | 188 Quay Street | Auckland



PO Box 105321 | Auckland 1143

Phone: s9(2)(a)

[jeremy.holman@crowinfrasturcture.govt.nz](mailto:jeremy.holman@crowinfrasturcture.govt.nz)

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-----Original Message-----

**From:** Susan Barker [mailto:Susan.Barker@kaingaora.govt.nz]

**Sent:** 15 September 2022 4:45 PM

**To:** Tanya Hansen (Crown Infrastructure) [mailto:tanya.hansen@crowinfrastucture.govt.nz]

**Subject:** RE: Ruapehu DC projects

Lovey to chat to you as well and very relieved we are on the same page.

Will definitely keep you in the loop.

Have a great evening!

Susan

**From:** Tanya Hansen (Crown Infrastructure)

**Sent:** Thursday, 15 September 2022 3:30 PM

**To:** Susan Barker

**Subject:** Ruapehu DC projects

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Hi Susan

Nice talking to you just now. I'm pleased we're both on the same page re: events and announcements!

Please keep in contact with me once you know the Tei Tei Drive project is signed, **Out of Scope**

Thanks and kind regards

Tanya

Tanya Hansen

Stakeholder and Communications Manager | Crown Infrastructure Partners Ltd

L10 188 Quay Street | Auckland

PO Box 105321 | Auckland 1143

s9(2)(a)

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-----Original Message-----

**From:** Jason Chan [mailto:Jason.Chan@hud.govt.nz]  
**Sent:** 22 September 2022 10:19 AM  
**To:** Marin Surgenor [mailto:Marin.Surgenor@kaingaora.govt.nz]  
**Subject:** RE: Ohakune Social Housing Project

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Hi Marin,

Checking in to see where Kāinga Ora are at with this, hope all is well.

**Jason Chan** (he/him)

Senior Adviser - Crown Entity Performance and Monitoring  
Te Tūāpapa Kura Kāinga - Ministry of Housing and Urban Development

[jason.chan@hud.govt.nz](mailto:jason.chan@hud.govt.nz) Mobile: s9(2)(a)

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[IN-CONFIDENCE]

**From:** Jason Chan  
**Sent:** Thursday, 25 August 2022 1:50 pm  
**To:** Marin Surgenor  
**Cc:** Rachael Hurzeler ; Deborah McFarlane  
**Subject:** RE: Ohakune Social Housing Project



Thank you, Marin. I don't have an expert view of the reasonableness of progress. Crown Infrastructure Partners (as the ultimate monitors) are happy to provide a view for me.

With this in mind, are you able to provide through a timeline that I can review with CIP? I'll get this work through with them next week.

**Jason Chan** ([he/him](#))

Senior Adviser - Crown Entity Performance and Monitoring  
Te Tūāpapa Kura Kāinga - Ministry of Housing and Urban Development

[jason.chan@hud.govt.nz](mailto:jason.chan@hud.govt.nz) Mobile: [s9\(2\)\(a\)](#)

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From: [Marin Surgenor](mailto:Marin.Surgenor@kaingaora.govt.nz) [Marin.Surgenor@kaingaora.govt.nz](mailto:Marin.Surgenor@kaingaora.govt.nz)

**Sent:** Thursday, 25 August 2022 10:15 am

**To:** Jason Chan [Jason.Chan@hud.govt.nz](mailto:Jason.Chan@hud.govt.nz)

**Cc:** Rachael Hurzeler [Rachael.Hurzeler@kaingaora.govt.nz](mailto:Rachael.Hurzeler@kaingaora.govt.nz); Deborah McFarlane [Deborah.McFarlane@hud.govt.nz](mailto:Deborah.McFarlane@hud.govt.nz)

**Subject:** RE: Ohakune Social Housing Project

Hi Jason

Thanks for your feedback.

My understanding of how the Milestones work is that there needs to be defined dates for the Completion Date column in the Milestones table below. The general terms of the funding agreement states:

1.5. HUD may suspend Funding immediately on becoming aware that:

- a) Kāinga Ora fails to meet a Project Milestone by the applicable **Completion Date** set out in **Part C of Schedule 1** (as may be amended in accordance with clause 3.17) and such failure has not been remedied within a period which HUD in its sole discretion believes is reasonable;

So we need to put something more specific than "Stage 2" alongside Final Design and Consent, and then we need further dates or timeframes for each of the other Milestones (i.e. Construction - 25%, etc.).

Does HUD have a view on how quickly Kāinga Ora should be progressing on these

milestones once the project is started in December 2022? Or do you need us to provide you with dates that we think are reasonable for us to unlock each stage of the funding?

Ngā mihi  
Marin

**Marin Surgenor (he/him)**

Senior Legal Counsel – Property  
People, Governance and Capability  
Mobile: s9(2)(a)  
[marin.surgenor@kaingaora.govt.nz](mailto:marin.surgenor@kaingaora.govt.nz)



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PO Box 2628, Wellington 6140 | New Zealand Government | [www.kaingaora.govt.nz](http://www.kaingaora.govt.nz)

**From:** Jason Chan [Jason.Chan@hud.govt.nz](mailto:Jason.Chan@hud.govt.nz)  
**Sent:** Tuesday, 23 August 2022 1:53 PM  
**To:** Marin Surgenor [Marin.Surgenor@kaingaora.govt.nz](mailto:Marin.Surgenor@kaingaora.govt.nz); Deborah McFarlane [Deborah.McFarlane@hud.govt.nz](mailto:Deborah.McFarlane@hud.govt.nz)  
**Cc:** Rachael Hurzeler [Rachael.Hurzeler@kaingaora.govt.nz](mailto:Rachael.Hurzeler@kaingaora.govt.nz)  
**Subject:** RE: Ohakune Social Housing Project

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Hi Marin,

Apologies for the delay in getting back to you. Its been hectic here on multiple fronts.


I can confirm that we are happy with the approach to milestones. You also left a comment in the draft contract for the amendment to the milestone/stages (below). My preference is that we leave it as is (Stage 2 - Final Design and Consent).

Completion Date	Project Milestone	Maximum Payment Milestone NZD\$ plus GST (if any)	Percentage of Total Project Costs
01.12.2022	Startup	\$780,000.00	15%
[insert]	Final Design and Consent	\$520,000.00	10%
[insert]	Construction – 25%	\$780,000.00	15%
[insert]	Construction – 50%	\$1,560,000.00	30%
[insert]	Construction – 75%	\$1,040,000.00	20%
[insert]	Project Final	\$520,000.00	10%
<b>Totals cumulative</b>		<b>\$5,200,000.00</b>	<b>100%</b>
<b>Total Project Costs</b>		<b>\$5,200,000.00</b>	

MS Marin Surgenor  
Can we insert something generic here, like '3 months from Startup'?

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**Jason Chan** (he/him)

Senior Adviser – Crown Entity Performance and Monitoring  
Te Tūāpapa Kura Kāinga - Ministry of Housing and Urban Development  
[jason.chan@hud.govt.nz](mailto:jason.chan@hud.govt.nz) Mobile: s9(2)(a)  
 [www.hud.govt.nz](http://www.hud.govt.nz) 7 Waterloo Quay, Wellington



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[IN-CONFIDENCE:RELEASE EXTERNAL]

**From:** Marin Surgenor [Marin.Surgenor@kaingaora.govt.nz](mailto:Marin.Surgenor@kaingaora.govt.nz)>  
**Sent:** Tuesday, 23 August 2022 11:54 am  
**To:** Deborah McFarlane [Deborah.McFarlane@hud.govt.nz](mailto:Deborah.McFarlane@hud.govt.nz)>; Jason Chan [Jason.Chan@hud.govt.nz](mailto:Jason.Chan@hud.govt.nz)>  
**Cc:** Rachael Hurzeler [Rachael.Hurzeler@kaingaora.govt.nz](mailto:Rachael.Hurzeler@kaingaora.govt.nz)>  
**Subject:** RE: Ohakune Social Housing Project

Hi Jason and Deb

Any chance you have an update on this matter?

Ngā mihi  
Marin

**Marin Surgenor** (he/him)

Senior Legal Counsel – Property  
People, Governance and Capability  
Mobile: s9(2)(a)  
[marin.surgenor@kaingaora.govt.nz](mailto:marin.surgenor@kaingaora.govt.nz)



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**From:** Deborah McFarlane [Deborah.McFarlane@hud.govt.nz](mailto:Deborah.McFarlane@hud.govt.nz)>  
**Sent:** Tuesday, 9 August 2022 10:42 AM  
**To:** Marin Surgenor [Marin.Surgenor@kaingaora.govt.nz](mailto:Marin.Surgenor@kaingaora.govt.nz)>; Jason Chan [Jason.Chan@hud.govt.nz](mailto:Jason.Chan@hud.govt.nz)>  
**Cc:** Rachael Hurzeler [Rachael.Hurzeler@kaingaora.govt.nz](mailto:Rachael.Hurzeler@kaingaora.govt.nz)>  
**Subject:** RE: Ohakune Social Housing Project

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Thanks very much Marin – good to hear from you!

Jason let me know when you'd like to have a chat about this.

Kind regards

**DEB MCFARLANE**  
SENIOR SOLICITOR

Legal Services | Organisational Performance | Ministry of Housing and Urban Development  
[Deborah.McFarlane@hud.govt.nz](mailto:Deborah.McFarlane@hud.govt.nz) | s9(2)(a)  
Level 7, 7 Waterloo Quay, Wellington  
[www.hud.govt.nz](http://www.hud.govt.nz)

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**From:** Marin Surgenor [Marin.Surgenor@kaingaora.govt.nz](mailto:Marin.Surgenor@kaingaora.govt.nz)  
**Sent:** Tuesday, 2 August 2022 4:16 pm  
**To:** Jason Chan [Jason.Chan@hud.govt.nz](mailto:Jason.Chan@hud.govt.nz)  
**Cc:** Deborah McFarlane [Deborah.McFarlane@hud.govt.nz](mailto:Deborah.McFarlane@hud.govt.nz); Rachael Hurzeler [Rachael.Hurzeler@kaingaora.govt.nz](mailto:Rachael.Hurzeler@kaingaora.govt.nz)  
**Subject:** Ohakune Social Housing Project

Hi Jason

Thanks for your time earlier today.

As discussed, we are looking to formalise the grant of funding from HUD to Kāinga Ora for the Ohakune Social Housing Project. This funding was approved by the IRG Ministers in December 2021 pursuant to the **attached** Briefing (refer in particular to Recs 45-49, page 26 and Annex Three).

In recent months, our primary focus has been on preparing a Sale and Development Agreement between Housing New Zealand Build Limited (a subsidiary of Kāinga Ora) and the Ruapehu District Council. This agreement provides for Kāinga Ora to enter onto the Council's land at Teitei Drive, Ohakune to complete the infrastructure works and thereafter purchase the stage 1 "super lot" for delivery of 44 homes (with a mixture of public housing, worker-rental and price-capped market homes). This agreement is nearing finalisation, with execution expected by October this year.



On the funding side, we understand HUD's position is that a stand-alone "Shovel Ready" funding agreement will be needed for this project, as it cannot simply be added as a variation to earlier funding agreements between HUD and Kāinga Ora. I was provided with a copy of one of those earlier funding agreements and have endeavoured to adapt it to this Ohakune project. The **attached** copy of the agreement is our first draft which we wish to provide to HUD for review. We are particularly interested in your view on the payment milestones provided for in Part C of Schedule 1, as we have started with a fairly generic/macro-level description of the milestones.

Thank you for confirming that my old colleague, Deborah, is your legal point of contact for this matter. I understand that she did try to reach out to a member of our wider legal team earlier in the year, but we were focussed at the time on engagement with RDC before getting our heads around the funding side.

I have copied in our Business Development Director, Rachael Hurler, who is the current project-lead for this matter. Rachael and I would be happy to answer any questions you or Deborah may have regarding the project and we otherwise look forward to receiving your thoughts on the funding agreement in due course.

Ngā mihi  
Marin

**Marin Surgenor (he/him)**

Senior Legal Counsel – Property  
People, Governance and Capability  
Mobile: s9(2)(a)  
[marin.surgenor@kaingaora.govt.nz](mailto:marin.surgenor@kaingaora.govt.nz)



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-----Original Message-----

**From:** Nirav Amin [mailto:Nirav.Amin@kaingaora.govt.nz]  
**Sent:** 25 November 2022 9:43 AM  
**To:** Naila D'Souza (Crown Infrastructure) [mailto:naila.dsouza@crowinfrasturcture.govt.nz]  
**Subject:** RE: June Reporting

Hi Naila,

As discussed, please see attached email from MHUD re the Ohakune project.

Agreement had been issued to CIP for their comments on a couple of sections. This is now back with HUD who will issue to Kāinga Ora legal to address the comments.

Cheers  
Nirav

**From:** Naila D'Souza (Crown Infrastructure)  
**Sent:** Friday, 25 November 2022 8:22 AM  
**To:** Nirav Amin  
**Subject:** RE: June Reporting

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Hi Nirav,

Hope all well at your end. Any updates on Ohakune contract?

Thank you  
Naila

**From:** Nirav Amin [Nirav.Amin@kaingaora.govt.nz](mailto:Nirav.Amin@kaingaora.govt.nz)>  
**Sent:** Tuesday, 19 July 2022 10:26 am  
**To:** Naila D'Souza (Crown Infrastructure) [naila.dsouza@crowinfrasturcture.govt.nz](mailto:naila.dsouza@crowinfrasturcture.govt.nz)>  
**Subject:** RE: June Reporting

Hi Naila,

This hasn't been contracted yet, likely to be in the next couple of months.

Cheers  
Nirav

**From:** Naila D'Souza (Crown Infrastructure) [naila.dsouza@crowinfrasturcture.govt.nz](mailto:naila.dsouza@crowinfrasturcture.govt.nz)>  
**Sent:** Tuesday, 19 July 2022 8:46 AM  
**To:** Nirav Amin [Nirav.Amin@kaingaora.govt.nz](mailto:Nirav.Amin@kaingaora.govt.nz)>  
**Subject:** RE: June Reporting

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Good Moring Nirav,

Hope all well at your end. Is Ohakune Social Housing Project contracted?

48. Agree to approve the release of \$5.2m of Crown funds to MHUD and Kāinga Ora as a grant for the delivery of the Ohakune Social Housing Project;

Agree / Disagree

Thank you,

Naila D'souza  
Infrastructure Programme Analyst | Crown Infrastructure Partners Ltd  
L10 | 188 Quay Street | Auckland  
PO Box 105321 | Auckland 1143  
PH: s9(2)(a)

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**From:** Nirav Amin [Nirav.Amin@kaingaora.govt.nz](mailto:Nirav.Amin@kaingaora.govt.nz)>  
**Sent:** Tuesday, 12 July 2022 11:51 am  
**To:** Naila D'Souza (Crown Infrastructure) [naila.dsouza@crowinfrasturcture.govt.nz](mailto:naila.dsouza@crowinfrasturcture.govt.nz)>  
**Subject:** RE: June Reporting

Hi Naila

No worries, we will issue by COB Monday 18<sup>th</sup> July.

Thanks  
Nirav

**From:** Naila D'Souza (Crown Infrastructure) [naila.dsouza@crowinfrasturcture.govt.nz](mailto:naila.dsouza@crowinfrasturcture.govt.nz)>  
**Sent:** Tuesday, 12 July 2022 11:15 AM  
**Subject:** June Reporting

CAUTION: External email. Do not click or open attachments unless you recognise the sender and know the content is safe. If unsure use the Report Phishing button.



---

Good Morning,

We are nearing June quarterly and we need have the reports ready to the Minister's without any delays, therefore please ensure the June report in updated and submitted on time. Please also attach progress photos.

Let me know if you have any issues.

Thank you,

Naila D'souza

Infrastructure Programme Analyst | Crown Infrastructure Partners Ltd

L10 | 188 Quay Street | Auckland

PO Box 105321 | Auckland 1143

PH: s9(2)(a)



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**From:** [Jason Chan](#)  
**To:** [Nirav Amin](#)  
**Subject:** Fw: Ohakune shovel ready agreement - KO/Ruapehu DC  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)  
[image006.png](#)  
[Outlook-Graphical.png](#)  
[Outlook-Graphical.png](#)

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Hey Nirav,

Just to loop you in, this is the current state of the Ohakune project. There are quite a few suggestions for the Funding Agreement to work through. I'll send it all to Marin and cc you in.

As below, I am leaving HUD shortly, **Out of Scope**

I don't yet have a handover person on my side but someone will be in contact with you, possibly in the new year.

**Jason Chan** ([he/him](#))

Senior Adviser : Crown Entity Performance and Monitoring  
 Te Tuapapa Kura Kainga - Ministry of Housing and Urban Development

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**From:** Jason Chan <[Jason.Chan@hud.govt.nz](mailto:Jason.Chan@hud.govt.nz)>  
**Sent:** Thursday, November 24, 2022 4:43 PM  
**To:** Kate Broadhurst (Crown Infrastructure) <[kate.broadhurst@crowinfrastucture.govt.nz](mailto:kate.broadhurst@crowinfrastucture.govt.nz)>;  
 Asha Kjaersgaard <[asha.kjaersgaard@crowinfrastucture.govt.nz](mailto:asha.kjaersgaard@crowinfrastucture.govt.nz)>  
**Cc:** Jeremy Holman (Crown Infrastructure) <[jeremy.holman@crowinfrastucture.govt.nz](mailto:jeremy.holman@crowinfrastucture.govt.nz)>  
**Subject:** Re: Ohakune shovel ready agreement - KO/Ruapehu DC

Thank you so much to you both for the substantive comments. I'll share these with HUD Legal and back to Marin at KO to work through all of your great suggestions.

Just as an FYI, **Out of Scope**

## Out of Scope

### Jason Chan ([he/him](#))

Senior Adviser - Crown Entity Performance and Monitoring  
Te Tuapapa Kura Kainga - Ministry of Housing and Urban Development

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**From:** Kate Broadhurst (Crown Infrastructure) <kate.broadhurst@crowinfrasturcture.govt.nz>  
**Sent:** Thursday, November 24, 2022 4:10 PM  
**To:** Asha Kjaersgaard <asha.kjaersgaard@crowinfrasturcture.govt.nz>; Jason Chan <Jason.Chan@hud.govt.nz>  
**Cc:** Jeremy Holman (Crown Infrastructure) <jeremy.holman@crowinfrasturcture.govt.nz>  
**Subject:** RE: Ohakune shovel ready agreement - KO/Ruapehu DC  
Hi Jason and Asha

Thanks for copying me on the below. My only additional comment would be on item 5 of Part 1. At CIP we do not treat the requirement to fund cost overruns as Co-Funding. It may be worthwhile considering removing the additional wording that has been added.

Many thanks  
Kate

**From:** Asha Kjaersgaard <asha.kjaersgaard@crowinfrasturcture.govt.nz>  
**Sent:** Thursday, 24 November 2022 1:37 pm  
**To:** Jason Chan <Jason.Chan@hud.govt.nz>  
**Cc:** Kate Broadhurst (Crown Infrastructure) <kate.broadhurst@crowinfrasturcture.govt.nz>; Jeremy Holman (Crown Infrastructure) <jeremy.holman@crowinfrasturcture.govt.nz>  
**Subject:** RE: Ohakune shovel ready agreement - KO/Ruapehu DC

Hi Jonathan,

I've had a look at the milestones table below and have a few items for your consideration:

1. You will need to have a way to check that a milestone has been achieved so its usual to have a milestone once an activity or part of an activity is completed. We require invoices to be provided and certified to show that a milestone is complete so maybe include the first milestone you have in the table but don't have dollars against it?
2. I note that you don't have a design phase here? Is this solely construction? If not you should add in some design milestones e.g prelim, developed, detailed.



3. You have site works commencement before Building Consent – you’ll need a consent of some form to start site works – so these are possibly the wrong way around?
4. It’s also good to put in dates, rather than ‘x month from’
5. In high level durations – design takes circa 1 year (including BC) and construction works circa 1 to 2 years depending on scope, staging, delivery method etc.
6. The final milestones would usually be Practical Completion and the Project Close (generally allow 3 months for documentation to be finalised after PO).
7. You also may want to look at the amount of funding at the back end of the project – we usually hold a token sum after PC (which is mainly paper work including a Project Completion Report).

Kate, do you have any comments on the funding agreement itself apart from my comments above?

Jason, feel free to give me a call if you want me to chat you through my comments.

Thanks  
Asha

<b>Ohakune Social Housing Project</b>			
<b>Completion Date</b>	<b>Project Milestone</b>	<b>Maximum Payment Milestone NZD\$ plus GST (if any)</b>	<b>Percentage of Total Project Costs</b>
The date of this agreement	Startup	\$260,000.00	5%
Site Works Commencement Deadline (being 12 months from the date of this agreement)	Site Works Commencement	\$520,000.00	10%
19 January 2024	Building Consent	\$520,000.00	10%
3 months from Building Consent	Construction – 25%	\$780,000.00	15%
6 months from Building Consent	Construction – 50%	\$1,560,000.00	30%
9 months from Building Consent	Construction – 75%	\$1,040,000.00	20%
12 months from Building Consent	Project Final	\$520,000.00	10%
<b>Totals cumulative</b>		\$5,200,000.00	100%

<b>Total Project Costs</b>	\$5,200,000.00
----------------------------	----------------

**From:** Jason Chan <[Jason.Chan@hud.govt.nz](mailto:Jason.Chan@hud.govt.nz)>

**Sent:** Tuesday, 22 November 2022 11:37 am

**To:** Jeremy Holman (Crown Infrastructure) <[jeremy.holman@crowinfrasturcture.govt.nz](mailto:jeremy.holman@crowinfrasturcture.govt.nz)>; Asha Kjaersgaard <[asha.kjaersgaard@crowinfrasturcture.govt.nz](mailto:asha.kjaersgaard@crowinfrasturcture.govt.nz)>

**Cc:** Kate Broadhurst (Crown Infrastructure) <[kate.broadhurst@crowinfrasturcture.govt.nz](mailto:kate.broadhurst@crowinfrasturcture.govt.nz)>

**Subject:** Re: Ohakune shovel ready agreement - KO/Ruapehu DC

Hi Asha,

Feels like a lifetime ago since our call about this. I finally have the funding agreement from KO for the Ohakune project for your review.

We primarily want CIP to review the milestones vs. payments on page 11 (for appropriateness), but we are open to suggestions to the wider document too.

Much much appreciated,

**Jason Chan** ([he/him](#))

Senior Adviser - Crown Entity Performance and Monitoring  
Te Tuapapa Kura Kainga - Ministry of Housing and Urban Development



---

**From:** Jeremy Holman (Crown Infrastructure) <[jeremy.holman@crowinfrasturcture.govt.nz](mailto:jeremy.holman@crowinfrasturcture.govt.nz)>

**Sent:** Monday, August 29, 2022 2:24 PM

**To:** Jason Chan <[Jason.Chan@hud.govt.nz](mailto:Jason.Chan@hud.govt.nz)>

**Cc:** Kate Broadhurst (Crown Infrastructure) <[kate.broadhurst@crowinfrasturcture.govt.nz](mailto:kate.broadhurst@crowinfrasturcture.govt.nz)>;

Asha Kjaersgaard <[asha.kjaersgaard@crowinfrasturcture.govt.nz](mailto:asha.kjaersgaard@crowinfrasturcture.govt.nz)>

**Subject:** RE: Ohakune shovel ready agreement - KO/Ruapehu DC

Hi Jason

It would be good for CIP to see the funding agreement – Kate (CIP) can do that as part of the assisting with advising on the milestones

Jeremy Holman

General Manager Infrastructure Delivery

Crown Infrastructure Partners Ltd

Phone: [s9\(2\)\(a\)](#)

**From:** Jason Chan <[Jason.Chan@hud.govt.nz](mailto:Jason.Chan@hud.govt.nz)>  
**Sent:** Monday, 29 August 2022 10:57 am  
**To:** Jeremy Holman (Crown Infrastructure) <[jeremy.holman@crowinfrasturcture.govt.nz](mailto:jeremy.holman@crowinfrasturcture.govt.nz)>  
**Subject:** FW: Ohakune shovel ready agreement

Hi Jeremy,

Great to catch up last week and thank you for forwarding your colleagues contact info.

Deborah and I just want to double check if CIP wishes to secondary review the Funding Agreement with Kāinga Ora, for the new Ohakune project.

**Jason Chan** ([he/him](#))  
Senior Adviser Crown Entity Performance and Monitoring  
Te Tūāpapa Kura Kāinga - Ministry of Housing and Urban Development  
[jason.chan@hud.govt.nz](mailto:jason.chan@hud.govt.nz) Mobile: **s9(2)(a)**  
[www.hud.govt.nz](http://www.hud.govt.nz) 7 Waterloo Quay, Wellington

Graphical user interface, website   Description automatically generated



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**From:** Deborah McFarlane <[Deborah.McFarlane@hud.govt.nz](mailto:Deborah.McFarlane@hud.govt.nz)>  
**Sent:** Monday, 29 August 2022 10:37 am  
**To:** Jason Chan <[Jason.Chan@hud.govt.nz](mailto:Jason.Chan@hud.govt.nz)>  
**Subject:** Ohakune shovel ready agreement

Hi Jason

I am working through some changes to the agreement sent to us by KO, mainly to remove the references to project bundles and resulting consequential changes. I just wanted to check with you what the process was in involving CIP on the Auckland infrastructure projects agreement, did they approve that agreement, did we need their signoff? I just wanted to check as there are some changes between that agreement and the CIP template and if we need this agreement to go past CIP then we will need to build that into our timeframes.

I'm hoping to make the remaining tidy-ups to the agreement today or tomorrow and I will send it to you so you can add in any comments by Wednesday.

Thanks

**DEB MCFARLANE**

SENIOR SOLICITOR

Legal Services | Organisational Performance | Ministry of Housing and Urban Development

[Deborah.McFarlane@hud.govt.nz](mailto:Deborah.McFarlane@hud.govt.nz) | s9(2)(a)

Level 7, 7 Waterloo Quay, Wellington

[www.hud.govt.nz](http://www.hud.govt.nz)

Please note I work Monday to Thursday

Our safety and well-being mantra is: See, Fix, Care



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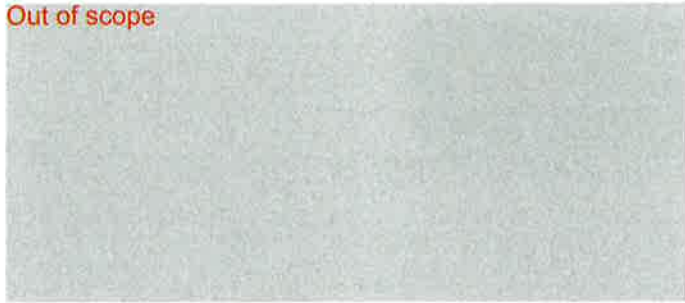
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Out of scope



-----Original Message-----

**From:** Jason Chan [mailto:Jason.Chan@hud.govt.nz]

**Sent:** 28 November 2022 12:23 PM

**To:** Marin Surgenor [mailto:Marin.Surgenor@kaingaora.govt.nz]

**CC:** Nirav Amin [mailto:Nirav.Amin@kaingaora.govt.nz], Deborah McFarlane [mailto:deborah.mcfarlane@hud.govt.nz]

**Subject:** FW: Ohakune shovel ready agreement - KO/Ruapehu DC

CAUTION: External email. Do not click or open attachments unless you recognise the sender and know the content is safe. If unsure use the Report Phishing button.

Hi Marin,

Thanks for your time this morning.

I've attached a copy of the Funding Agreement that has been reviewed by Deborah. She has left one point (Schedule 2 – Payment Request) for you to review and amend.

Included below are CIP's comments, focused on the **Project Milestones and Payment**. I proposed that we take on CIP's recommendations here:

1. If there is a design phase, please include it into the project milestones, with cost allocations updated;
2. The Building Consent phase before any of the site works commencement stages;
3. Update milestones as dates rather than x month from Building Consent
4. A Project Closure stage included as the last project stage, with a nominal sum allocated (a propose a sum of 30k).

**Jason Chan** (she/her)

Senior Advisor - Crown Entity Monitoring Team

Group Name

Jason.Chan@hud.govt.nz Phone: s9(2)(a) Mobile:

Waterloo Quay, Pipitea, Wellington [www.hud.govt.nz](http://www.hud.govt.nz) Level 7, 7

[IN-CONFIDENCE:RELEASE EXTERNAL]



**From:** Kate Broadhurst (Crown Infrastructure)



<b>Ohakune Social Housing Project</b>			
<b>Completion Date</b>	<b>Project Milestone</b>	<b>Maximum Payment Milestone NZD\$ plus GST (if any)</b>	<b>Percentage of Total Project Costs</b>
The date of this agreement	Start-up	\$260,000.00	5%
Site Works Commencement Deadline (being 12 months from the date of this agreement)	Site Works Commencement	\$520,000.00	10%
19 January 2024	Building Consent	\$520,000.00	10%
3 months from Building Consent	Construction – 25%	\$780,000.00	15%
6 months from Building Consent	Construction – 50%	\$1,560,000.00	30%
9 months from Building Consent	Construction – 75%	\$1,040,000.00	20%
12 months from Building Consent	Project Final	\$520,000.00	10%
<b>Totals cumulative</b>		<b>\$5,200,000.00</b>	<b>100%</b>
<b>Total Project Costs</b>		<b>\$5,200,000.00</b>	

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[date]

## FUNDING AGREEMENT

BETWEEN

KĀINGA ORA – HOMES AND COMMUNITIES

AND

THE SOVEREIGN IN RIGHT OF NEW  
ZEALAND ACTING BY AND THROUGH THE  
CHIEF EXECUTIVE OF THE MINISTRY OF  
HOUSING AND URBAN DEVELOPMENT

FOR

OHAKUNE SOCIAL HOUSING PROJECT

PROJECT REFERENCE

Q1282

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## Part 1: Key Details

### 1. Parties **HUD**

THE SOVEREIGN IN RIGHT OF NEW ZEALAND ACTING BY AND THROUGH THE CHIEF EXECUTIVE OF THE MINISTRY OF HOUSING AND URBAN DEVELOPMENT

#### **KĀINGA ORA**

KĀINGA ORA – HOMES AND COMMUNITIES, a Crown entity for the purposes of the Crown Entities Act 2004, established by section 8 of the Kāinga Ora – Homes and Communities Act 2019 with the objective to contribute to sustainable, inclusive, and thriving communities.

### 2. Background

Kāinga Ora has been approved by the New Zealand Government to receive funding support through the COVID Response and Recovery Fund shovel ready project initiative for Kāinga Ora to deliver the Ohakune Social Housing Project described in **Part A of Schedule 1 (Project)**.

HUD has been mandated to distribute and manage the funding support under this Agreement.

Key details of this Agreement are set out in this **Part 1**, general terms are set out in **Part 2**, and defined terms are set out in **Part 3**.

### 3. Benefits

*Job creation:* The Project is expected to utilise and retain, during the life of the Project, approximately 50 Full Time Equivalent Jobs.

*Other benefits:* The Project is also expected to give rise to the other benefits outlined in **Part B of Schedule 1 (Benefits)**.

### 4. Funding

The total Funding available to be paid by HUD under and on the terms of this Agreement is up to \$5,200,000.00 plus GST (if any). This is the **Total Maximum Amount Payable**. Kāinga Ora is required to fund all other costs (including any and all cost overruns and any funding shortfall) required to complete the Project.

On completion of a Project Milestone set out in **Part C of Schedule 1 (Project Milestones)**, Kāinga Ora must, subject to clauses 1.3 and 1.5 of **Part 2**, submit a Payment Request to HUD for payment of the corresponding progress payment (**Payment Milestone**) in accordance with **Part C of Schedule 1**.

Each Payment Request is to be signed by the General Manager Urban Development and Delivery (**GM UDD**) of Kāinga Ora, and must include the information set out in **Schedule 2**.

HUD will pay Kāinga Ora the Funding for the Project by way of Payment Milestones on satisfactory completion of the applicable Project Milestones.

### 5. Co-Funding

Except as provided in clause 4 of Part 1, no co-funding is required.

### 6. Reporting

Kāinga Ora must (up until the End Date) provide Crown Infrastructure Partners (CIP) (at an address advised by HUD) and HUD (*copied* in to HUD's nominated Monitoring Unit and Finance Unit representatives) with:

monthly reports by the 12<sup>th</sup> Business Day following the end of each month (excluding December); and

quarterly reports by the 12<sup>th</sup> Business Day following the end of each January, April, July and October; and

(iii) a Post Contract Outcomes Report within 6 months of completion of the Project.

Each **monthly report, quarterly report** and **Post Contract Outcomes Report** must include the information set out in **Schedule 3** and otherwise be provided as required in that Schedule.

- |                               |  |  |
|-------------------------------|--|--|
| <b>7. Special Terms</b>       | Any wholly-owned subsidiary of Kāinga Ora (including Housing New Zealand Limited or Housing New Zealand Build Limited) may submit a Payment Request to HUD for and on behalf of Kāinga Ora.  |  |
| <b>8. Contact Person</b>      | HUD's Contact Person:<br>Name: Glenn Phillips<br>Email: <a href="mailto:glenn.phillips@hud.govt.nz">glenn.phillips@hud.govt.nz</a>   | Contact Person for Kāinga Ora:<br>Name: Ritashna Maharaj-Chand<br>Email: <a href="mailto:Ritashna.Maharaj-Chand@kaingaora.govt.nz">Ritashna.Maharaj-Chand@kaingaora.govt.nz</a>  |
| <b>9. Address for Notices</b> | Te Tūāpapa Kura Kāinga - Ministry of Housing and Urban Development<br>Level 7, 7 Waterloo Quay,<br>Wellington, 6011<br><br>Attention: Chief Executive<br><br>Email: <a href="mailto:contracts@hud.govt.nz">contracts@hud.govt.nz</a> | Kāinga Ora – Homes and Communities<br>Level 5, 7 Waterloo Quay, Wellington<br>6011<br><br>Attention: General Manager Urban Development and Delivery<br><br>Email: <a href="mailto:mark.fraser@kaingora.govt.nz">mark.fraser@kaingora.govt.nz</a> |

**SIGNATURES** **SIGNED** for and on behalf of The Sovereign in right of New Zealand acting by and through the Chief Executive of the **Ministry of Housing and Urban Development** under delegated authority by:

Name:  
Position:  
Date:

**SIGNED** for and on behalf of the Board of **Kāinga Ora – Homes and Communities** by the person named below, being a person duly authorised to enter into obligations on behalf of Kāinga Ora:

Name:  
Position:  
Date:

END OF PART 1

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## PART 2: GENERAL TERMS

### FUNDING

- 1.1. Each Payment Milestone amount set out in **Part C of Schedule 1** represents the maximum payment to be made by HUD towards Eligible Costs for completion of the applicable Project Milestone.

In the event that the Eligible Costs of Kāinga Ora for completion of a Project Milestone are:

- (a) more than the maximum payment to be made by HUD, HUD and Kāinga Ora may from time to time agree that excess costs may be carried forward to be claimed against the next Project Milestone (subject always to the maximum payment amount for the Payment Milestone relating to that next Project Milestone); or
- (b) less than the maximum payment to be made by HUD, HUD and Kāinga Ora may from time to time agree that the amount payable by HUD towards Eligible Costs in respect of the next Project Milestone may be increased by the amount of the difference,

provided that the total amount of Funding is in no circumstances to exceed the Total Maximum Amount Payable.

- 1.2. HUD will pay each Payment Milestone amount to Kāinga Ora, subject to the terms of this Agreement.
- 1.3. HUD is not required to pay any Payment Milestone in respect of a Payment Request:
- (a) that does not satisfy the requirements of **Item 4 (Funding) of Part 1 (Key Details)**;
- (b) while there are one or more Termination Event(s) subsisting;
- (c) if this Agreement has expired or been terminated; and/or
- (d) if Funding has been suspended under clause 1.5.
- 1.4. Subject to the terms of this Agreement, HUD will pay each valid Payment Request by no later than 20 Business Days after the date the Payment Request is received by HUD.
- 1.5. HUD may suspend Funding immediately on becoming aware that:
- (a) Kāinga Ora fails to meet a Project Milestone by the applicable Completion Date set out in **Part C of Schedule 1** (as may be amended in accordance with clause 3.17) and such failure has not been remedied within a period which HUD in its sole discretion believes is reasonable;
- (b) Kāinga Ora, in HUD's reasonable opinion, is unable to fund the estimated costs of the Project that exceed HUD's Total Maximum Amount Payable; and/or
- (c) there has been a material change to the scope of the Project that does not satisfy clause 3.1.

### CO-FUNDING

- 2.1. No Co-Funding is specified and nor is it to be secured and made available to be applied to the Project.

### RESPONSIBILITIES OF KĀINGA ORA

#### The Project

- 3.1. Kāinga Ora must undertake the Project as described in this Agreement and will not make any material reduction to the scope of the Project without HUD's prior written consent, or make any material increase to the scope of the Project without first satisfying HUD that Kāinga Ora can fund or finance such additional scope.
- 3.3. Kāinga Ora confirms that the Government funding in the form agreed supports the Project proceeding in the timeframes contemplated in this Agreement.
- 3.4. Kāinga Ora will take all reasonable steps to ensure that the Project Milestones are completed by the relevant Completion Date specified in **Part C of Schedule 1** (as may be amended in accordance with clause 3.17).
- 3.5. Kāinga Ora undertakes to pay any and all cost overruns of the Project and any funding shortfall, and acknowledges that HUD and the New Zealand Government have no obligations or responsibility whatsoever in respect of cost overruns or funding shortfalls.
- 3.6. Kāinga Ora must ensure that the Project is carried out:
- (a) in compliance with all applicable laws, regulations, consents, authorisations, rules and professional codes of conduct or practice, including all health and safety and employment and labour laws (including to ensure no migrant exploitation occurs), and ensure its contractors and subcontractors are required to do the same;
- (b) promptly with due diligence, care and skill, and in a manner that meets Best Industry Practice;
- (c) by appropriately trained, qualified, experienced and supervised persons;
- (d) by running an open arm's length procurement process pursuant to which contracts for material components of the Project will be awarded to suppliers in accordance with good industry practice for procurement practices and guidelines that apply to the public sector, and Kāinga Ora must provide evidence that it has complied with this obligation if requested by HUD;
- (e) in a manner that takes into account the Construction Sector Accord's guiding principles; and
- (f) using reasonable endeavours to obtain any necessary resource consents for the Project in accordance with the COVID-19 Recovery (Fast-track Consenting) Act 2020, where such process is reasonably expected by Kāinga Ora to accelerate the obtaining of such resource consents for the Project.
- 3.7. Kāinga Ora will notify HUD if:



**Shovel Ready Funding Agreement - Ohakune Social Housing Project**  
**Ministry of Housing and Urban Development - Kāinga Ora**

- (a) the number of Full Time Equivalent Jobs expected to be employed on the Project is or will likely fall below the number specified in **Item 3 of Part 1 (Key Details) and Part B of Schedule 1**, and in doing so will provide a revised forecast; and
- (b) any of the expected Benefits specified in **Part B of Schedule 1** are unlikely to arise.

**Information Undertakings**

- 3.8. Kāinga Ora will provide HUD with the reports specified in **Item 6 of Part 1 (Key Details)**, in accordance with the timeframes and reporting requirements set out **Item 6 of Part 1 (Key Details) and Schedule 3**.
- 3.9. Kāinga Ora will provide HUD with any other information about the Project reasonably requested by HUD within the timeframe set out in the request.
- 3.10. Kāinga Ora will promptly notify HUD if:
  - (a) Kāinga Ora (or any of its personnel or contractors) becomes aware of, or subject to, a Conflict of Interest; or
  - (b) Kāinga Ora becomes aware of any matter that could reasonably be expected to have an adverse effect on a Project, or result in a Termination Event or a breach of any term of this Agreement by Kāinga Ora.
- 3.11. Kāinga Ora will not at any time do anything in connection with the Project that could reasonably be expected to have an adverse effect on the reputation, good standing or goodwill of HUD or the New Zealand Government. Kāinga Ora will keep HUD informed of any matter known to Kāinga Ora which could reasonably be expected to have such an effect.

**Funding, records and auditors**

- 3.12. Kāinga Ora will receive and manage all Funding in accordance with good financial management and accounting practices and to a high standard that demonstrates appropriate use of public funds.
- 3.13. Kāinga Ora must keep full and accurate records (including invoices and accounting records) of the Project, and retain them for at least seven (7) years after the last payment of Funding under this Agreement. Kāinga Ora must permit HUD (or any auditor nominated by HUD) to inspect all records (including financial and project records) relating to the Project, and will allow HUD and/or the auditor access to the premises, systems and personnel of Kāinga Ora for the purposes of this inspection.

**Health and Safety and Conflicts of Interest**

- 3.14. Without limiting its other obligations under this Agreement, Kāinga Ora will:
  - (a) perform its, and ensure that its contractors and any subcontractors perform their, obligations in carrying out any works in relation to the Project in compliance with its and their obligations under the Health and Safety at Work Act 2015;
  - (b) on request by HUD, provide copies of its and its contractors' health and safety management plans applicable to the Project for review; and
  - (c) report any health and safety injury, or any notice issued under the Health and Safety at Work Act 2015, to HUD to the

extent that it relates to, or affects, this Agreement or the Project.

- 3.15. Kāinga Ora must address any potential or actual Conflict of Interest in relation to itself or its personnel or contractors in accordance with Best Industry Practice or, where required by HUD, to HUD's satisfaction.

**Project assets**

Not Used

**Project Milestone Completion Dates**

Kāinga Ora may request an extension of time to a Completion Date for the Project Final Milestone specified in **Part C of Schedule 1** for the Project, provided such extension of time request is supported by an explanation for the extension and a revised Completion Date from the GM (HUD). HUD shall not unreasonably refuse such extension of time request.

**PROJECT GOVERNANCE**

- 4.1. Kāinga Ora will, if requested in writing by HUD:
  - (a) provide reasonable notice to HUD of all project governance group meetings for the Project; and
  - (b) provide copies of all documents and notices to be tabled at any relevant project governance meetings for the Project to HUD no later than five (5) Business Days prior to the meetings, and the minutes of those meetings within a reasonable period after each meeting.
- 4.2. HUD may appoint observers who will be entitled to attend and speak at all Project management group meetings and Project governance group meetings (but will not be entitled to vote on any matter at those meetings).
- 4.3. If HUD has reasonable grounds for concern over the ability of Kāinga Ora to deliver the Project, including where a material change to the scope of the Project arises, HUD shall be entitled to contract the necessary expertise (which may for example include, procurement, engineering, project management, financial expertise) to Kāinga Ora at the cost of Kāinga Ora for the sole purpose of providing the expertise necessary to carry out the Project to the standards required by the Agreement. Kāinga Ora must allow such expertise to perform the role assigned by HUD to Kāinga Ora on the Project, and do all things necessary to support and assist those contracted expertise to perform the role assigned to them by HUD.

**TERM AND TERMINATION**

- 5.1. This Agreement will be effective on and from the Commencement Date (which will be the date this Agreement has been signed by both parties) and will remain in force until the End Date, unless terminated in accordance with this Agreement.
- 5.2. HUD can terminate this Agreement in full or part with immediate effect, by giving notice to Kāinga Ora, at any time:
  - (a) while HUD reasonably considers that Kāinga Ora has become or is likely to become, insolvent;
  - (b) while Kāinga Ora is subject to the appointment of a liquidator, receiver, administrator, manager or similar person in respect of any of its assets, or Kāinga Ora is declared at risk

pursuant to the Corporations (Investigation and Management) Act 1989;

- (c) where Kāinga Ora has ceased to carry on its operations or business (or a material part of them) in New Zealand;
- (d) where Kāinga Ora fails to meet a Project Final Milestone by the applicable Completion Date set out in **Part C of Schedule 1** (as may be amended in accordance with clause 3.17), and such failure has not been remedied within a period which HUD in its sole discretion believes is reasonable;
- (e) while any one or more of the following events or circumstances remains unremedied:
  - i. Kāinga Ora is materially in breach of any obligation, or a condition or warranty, under this Agreement;
  - ii. Kāinga Ora abandons a Project or fails to pay its contractors or other suppliers to the Project as and when due;
  - iii. Kāinga Ora fails to pay the Project cost overruns or funding shortfalls;
  - iv. Kāinga Ora has provided HUD with information in connection with or under this Agreement that (whether intentionally or not) is materially incorrect or misleading, and/or omits material information;
  - v. HUD reasonably considers that this Agreement or the Project(s) has caused, or may cause, HUD and/or the New Zealand Government to breach any legal obligations (including its international trade obligations);
  - vi. Kāinga Ora is involved in any intentional or reckless conduct which, in the opinion of HUD, has damaged or could damage the reputation, good standing or goodwill of HUD, HUD and/or the New Zealand Government, or is involved in any material misrepresentation or any fraud.

5.3. However, where HUD considers that a Termination Event set out in clause 5.2(f) [excluding the event or circumstance set out in 5.2(f)(iii)] can be remedied, or that the Termination Event set out in clause 5.2(f)(iii) exists, HUD will give notice to Kāinga Ora requesting a remedy, and will not exercise its right of termination unless the relevant event remains unremedied for at least 14 days (or any longer period agreed with Kāinga Ora) after that notice has been provided by HUD.

HUD may recover Funding from Kāinga Ora as follows:

- (a) **Misspent Funding.** At any time HUD may recover the amount of any Funding that has been spent or used other than in accordance with this Agreement, together with interest on all such amounts calculated at 10% per annum from the date of the misspending to the date the money is repaid.
- (b) **Co-Funding not provided.** If Co-Funding is required as set out in **Item 5 of Part 1** (Key Details), on expiry or termination of this Agreement, if the Co-Funding has not been used for the Project, HUD may recover an amount that represents the amount of Co-Funding that has not been used and may set off such amounts against any Funding payable to Kāinga Ora.
- (c) **Project abandoned.** If Kāinga Ora has abandoned the Project or stated an intention to abandon the Project, and does not within 10 Business Days of being requested to do so by HUD demonstrate to HUD's satisfaction that Kāinga Ora will

proceed with the Project, HUD may recover an amount up to the total value of the Funding already paid for that Project

- (d) **Excess Funding.** On expiry or termination of this Agreement, where the total Funding paid under this Agreement and any other money received by Kāinga Ora to carry out the Project exceeds the funding required to perform the Project, Kāinga Ora must upon request refund to HUD the excess amount. Kāinga Ora is not required to refund, under this clause 5.3(d), any amount that exceeds the total amount of Funding.

5.5 Clauses 1.3, 3.5, 3.6(a), 3.8, 3.10, 3.11 and 5 to 12 survive expiry or termination of this Agreement, along with any other parts of this Agreement necessary to give effect to those provisions. Expiry or termination of this Agreement does not affect any accrued rights, including any rights in respect of a breach of this Agreement or Termination Event that occurred before expiry or termination.

#### WARRANTIES

6.1. Kāinga Ora warrants that, as at the date of this Agreement:

- (a) it has full power and authority to enter into and perform its obligations under this Agreement which, when executed, will constitute binding obligations on it in accordance with its terms; and
- (b) all information and representations disclosed or made to the Infrastructure Reference Group and/or HUD by Kāinga Ora in connection with this Agreement are true and correct, do not omit any material matter, and are not likely to mislead or deceive HUD as to any material matter.

6.2. Kāinga Ora acknowledges that HUD has entered into this Agreement in reliance on these warranties.

#### LIABILITY

- 7.1. The maximum liability of HUD under or in connection with this Agreement, whether arising in contract, tort (including negligence) or otherwise, is limited to the total amount of Funding paid or payable under this Agreement, capped at the Total Maximum Amount Payable.
- 7.2. HUD is not liable for any claim under or in connection with this Agreement, whether arising in contract, tort (including negligence) or otherwise, where such claim is or relates to any loss of profit, loss of revenue, loss of use, loss of reputation, loss of goodwill, loss of opportunity (in each case whether direct, indirect or consequential) or any other indirect, consequential or incidental loss or damages of any kind whatsoever.

#### CONFIDENTIALITY

- 8.1. Subject to clauses 8.2 and 8.3, each party will keep the other party's Confidential Information in confidence, and will use or disclose that Confidential Information only to the extent necessary to perform its obligations, and/or take the intended benefit of its rights, under this Agreement. However, this will not prohibit:
  - (a) either party from using or disclosing any information with the written prior consent of the other party;
  - (b) use or disclosure of information that has become generally known to the public other than through a breach of this Agreement;
  - (c) disclosure required by any law, or any compulsory order or requirement issued pursuant to any law; or



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- (d) HUD from using or disclosing to any third party any information, document, report or other material, provided that prior to any such disclosure HUD removes all information that is commercially sensitive to Kāinga Ora from the relevant work;

8.2. Each party acknowledges and agrees that nothing in this Agreement restricts:

- (a) either party's ability to discuss, and provide all information in respect of, any matters concerning Kāinga Ora, the Project or this Agreement with any Minister of the Crown, any other government agency or any of their respective advisors;
- (b) either party's ability to meet its obligations under any constitutional or parliamentary convention (or other obligation at law) of or in relation to the New Zealand Parliament, the New Zealand House of Representatives or any of its Committees, any Minister of the Crown, or the New Zealand Auditor-General, including any obligations under the Cabinet Manual including the "no surprises" principle; and
- (c) HUD's ability to publicise and report on the awarding of the Funding, including for Kāinga Ora and any of its subcontractor's names, the amount and duration of the Funding and a brief description of the Project, on websites; in media releases; general announcements and annual reports.

8.3. Each party acknowledges that:

- (a) the contents of this Agreement; and
- (b) information provided to the other party,

may be official information in terms of the Official Information Act 1982 and, in line with the purpose and principles of the Official Information Act 1982, this Agreement and such information may be released to the public unless there is good reason, in terms of the Official Information Act 1982, to withhold it. This may include a copy of the Agreement (redacted to remove confidential and commercially sensitive information), being published on the website of HUD and/or Kāinga Ora.

#### MEDIA AND COMMUNICATIONS

- 9.1. Before making any media statements or press releases (including social media posts) regarding this Agreement and/or HUD's involvement with the Project, Kāinga Ora will consult with HUD, and will obtain HUD's prior approval to any such statements or releases.
- 9.2. All correspondence with HUD under this clause 9 must be directed to HUD's Contact Person. Kāinga Ora will refer any enquiries from the media or any other person about the terms or performance of this Agreement to HUD's Contact Person.
- 9.3. Kāinga Ora will acknowledge the New Zealand Government as a source of funding in all publications (including any digital presence) and publicity regarding the Project in accordance with funding acknowledgement guidelines agreed with HUD. Kāinga Ora must obtain the HUD's approval of the form and wording of the acknowledgement prior to including the acknowledgement in the publication or publicity (as the case may be).
- 9.4. If requested by HUD, Kāinga Ora will establish or erect temporary and/or permanent signage (which may be in the form of a plaque) at the site of the Project acknowledging the New Zealand Government as a source of funding for the Project. HUD may provide such signage and HUD will consult with Kāinga Ora in respect of a suitable location for such signage

- 9.5. Kāinga Ora does not have the right to enter into any commitment, contract or agreement on behalf of HUD or any associated body, or to make any public statement or comment on behalf of HUD or the New Zealand Government in relation to the Project signage.

#### DISPUTES

In the event of any dispute, controversy or claim arising out of or in connection with this Agreement, or in relation to any question regarding its existence, breach, termination or invalidity (in each case, a **Dispute**), either party may give written notice to the other. As soon as reasonably practicable thereafter, the parties will meet and endeavour to resolve the Dispute by discussion, negotiation and agreement. A party must not commence any proceedings in connection with a Dispute unless at least 40 days have elapsed since the issue of a notice, and that party has used reasonable endeavours to comply with this clause. However, nothing in this clause prohibits seeking urgent interim relief.

#### CONTACT PERSONS

- 11.1 All matters or enquiries regarding this Agreement will be directed to each party's Contact Person (set out in Item 8 of Part 1 (Key Details)).
- 11.2 Each party may from time to time change the person designated as its Contact Person on 10 Business Days' written notice to the other party.

#### GENERAL

- 12.1 Each notice or other communication given under this Agreement (each a **notice**) will be in writing and delivered personally or sent by post or email to the address of the relevant party set out in Item 9 of Part 1 (Key Details) or to any other address from time to time designated for that purpose by at least 10 Business Days' prior written notice to the other party. A notice under this Agreement is deemed to be received if:

- (a) **Delivery:** delivered personally, when delivered;
- (b) **Post:** posted, 5 Business Days after posting or, in the case of international post, 7 Business Days after posting; and
- (c) **Email:** sent by email:

- i. If sent between the hours of 9am and 5pm (local time) on a Business Day, at the time of transmission; or
- ii. If subclause (i) does not apply, at 9am (local time) on the Business Day most immediately after the time of sending,

provided that an email is not deemed received unless (if receipt is disputed) the party giving notice produces a printed copy of the email which evidences that the email was sent to the email address of the party given notice.

- 12.2 This Agreement constitutes the sole and entire understanding with respect to the subject matter hereof and supersedes all prior discussions, representations and understandings, written or oral.
- 12.3 No amendment to this Agreement will be effective unless agreed in writing and signed by both parties.
- 12.4 Kāinga Ora may not assign or transfer any of its contractual rights or obligations under this Agreement, except with HUD's prior written approval.
- 12.5 No failure, delay or indulgence by any party in exercising any power or right conferred on that party by this Agreement shall operate as a waiver. A single exercise of any of those powers or rights does not preclude further exercises of those

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powers or rights or the exercise of any other powers or rights.

12.6. The exercise by a party of any express right set out in this Agreement is without prejudice to any other rights, powers or remedies available to a party in contract, at law or in equity, including any rights, powers or remedies which would be available if the express rights were not set out in this Agreement.

12.7. Any provision of this Agreement that is invalid or unenforceable will be deemed deleted, and will not affect the other provisions of this Agreement, all of which remain in force to the extent permitted by law, subject to any modifications made necessary by the deletion of the invalid or unenforceable provision.

12.8. This Agreement is to be governed by the laws of New Zealand, and the parties submit to the non-exclusive jurisdiction of the courts of New Zealand.

12.9. This Agreement may be executed in any number of counterparts (including scanned and emailed copies). So long as each party has received a counterpart signed by each of the other parties, the counterparts together shall constitute a binding and enforceable agreement.

END OF PART 2

Released under the Official Information Act 1982



### PART 3: DEFINITIONS

In this Agreement, unless the context requires otherwise, terms defined in the Key Details have the meanings specified therein and:

*Agreement* means this agreement including Parts 1, 2 and 3 and the schedules and appendices (and any other attachments).

*Best Industry Practice* means that degree of skill, care and foresight and operating practice that would reasonably and ordinarily be expected of a skilled and competent supplier of services engaged in the same type of undertaking as that of Kāinga Ora or any contractors (as applicable) under the same or similar circumstances as those contemplated by this Agreement.

*Business Day* means any day other than a Saturday, Sunday or public holiday within the meaning of section 44 of the Holidays Act 2003.

*Co-Funding* means the "Co-Funding" (if any) or any part of the Co-Funding (as the context requires), described in the Key Details.

*Commencement Date* has the meaning given in clause 5.1 of **Part 2**.

*Committed Funding* means, at any time, the aggregate of the Funding that has not, at that time, been advanced to Kāinga Ora to meet Eligible Costs.

*Completion Date* means, in respect of a Project Milestone, the applicable "Completion Date" specified in **Part C of Schedule 1**.

*Confidential Information of a party (Owner)*, means any information in the possession or control of another party (**Holder**) that:

- (a) was originally acquired by the Holder in connection with this Agreement through disclosures made by or at the request of the Owner; and/or
  - (b) was originally acquired by the Holder in connection with this Agreement through any access to, or viewing, inspection or evaluation of, the premises, facilities, documents, systems or other assets owned or controlled by the Owner; and/or
  - (c) is derived from information of a kind described in paragraph (a) or (b) above
- but excludes any information which the Holder can show:
- (d) was lawfully acquired by the Holder, entirely independently of its activities in connection with this Agreement, and is free of any other obligation of confidence owed to the Owner; and/or
  - (e) has been independently developed by the Holder without reference to the Owner's Confidential Information, and without breaching any other obligation of confidence owed to the Owner.

Notwithstanding the foregoing, the terms of this Agreement are Confidential Information of which each party is both an Owner and a Holder.

*Conflict of Interest* means any matter, circumstance, interest or activity of Kāinga Ora, its personnel or contractors, or any other person with whom Kāinga Ora has a relationship that:

- (a) conflicts with:

- i. the obligations of Kāinga Ora (or its personnel or contractors) to HUD under this Agreement; or
- ii. the interests of Kāinga Ora in relation to this Agreement and/or the procuring of the Project(s); or

- (b) otherwise impairs or might appear to impair the ability of Kāinga Ora (or any of its personnel or contractors) to diligently and independently carry out the Project in accordance with this Agreement.

*Construction Contract* means each construction contract between Kāinga Ora and a construction contractor relating to work to be carried out for a Project and all the plans, specifications, drawings, details and information forming part of or which are or which are required to be prepared and provided in accordance with or which are referred to or contemplated by the relevant contract or otherwise required to complete the Project, or any of them (as applicable).

*Contact Person* means, in respect of each party, the applicable "Contact Person" specified in the Key Details.

*Cost to Complete* means, at any time, the aggregate amount of Project Costs not yet paid but payable or reasonably likely to be payable in order to achieve Practical Completion.

*Cost to Complete Test* means as at any date, the Committed Funding, plus any additional funding committed by Kāinga Ora to the Project(s) (where such additional funding is supported by evidence reasonably satisfactory to HUD) is not less than the Cost to Complete as at that date.

*Eligible Costs* means the actual costs reasonably incurred by Kāinga Ora in delivering the Project(s):

- (a) on or after the Commencement Date (unless expressly agreed to the contrary, in writing, by HUD including as provided for in **Part C of Schedule 1**) and no later than the End Date;
- (b) in good faith for the purpose of carrying out the Project or for purposes incidental to the Project, including disbursements and expenses incurred by Kāinga Ora for such purposes (and to the extent Kāinga Ora is carrying out any other activities) reasonably and proportionately allocated towards such purposes;
- (c) at "arm's length", at reasonable market value; and
- (d) excludes overhead and management time.

*End Date* means the date that is three months after the latest Completion Date for Practical Completion set out in **Part C of Schedule 1** (as may be amended in accordance with clause 3.17).

*Full Time Equivalent Jobs* means the average number of construction full time equivalent contractor, subcontractor and professional service employees regardless of employer (based on a 40 hour week) (FTEs) working on the Project over the duration of the construction period from design to completion (noting that the number of FTEs may vary week to week over the construction period).

*Funding* means the funding or any part of the funding (as the context requires) payable by HUD to Kāinga Ora in accordance with the terms of this Agreement, as described in the Key Details.

*Key Details* means Part 1 of this Agreement.

*Payment Milestones* means the "Payment Milestones" specified in **Item**

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4 (Funding) of **Part 1** (Key Details).

*Payment Request* means a request submitted to HUD by Kāinga Ora, seeking payment of Funding in a form agreed between HUD and Kāinga Ora.

*Practical Completion* means the date on which the GM UDD provides to HUD confirmation, which is satisfactory to HUD (in its sole discretion), that a Project is practically complete in accordance with the terms of the Construction Contract(s) and that the Project is ready for use or operations.

*Project or Projects* means each "Project" and if more than one "Project", the "Projects" described in the Key Details.

*Project Budget* means a breakdown of budgeted cashflows and costs relating to a Project, including a provision of an acceptable level of contingency sums, broken down on a monthly basis.

*Project Costs* means the total budgeted costs of the Project as set out in the project milestone table in **Part C** of **Schedule 1**.

*Project Final Milestone* means a "Project Final Milestone" specified in **Part C** of **Schedule 1**.

*Project Milestones* means the "Project Milestones" specified in **Item 4** (Funding) of **Part 1** (Key Details).

*Site Works Commencement Deadline* means the physical construction works for the Project(s) having materially commenced by the date falling 12 months from the Commencement Date.

*Site Works Commencement Milestone* means the date where the Project begins physical work on the work site of the respective Project.

*Termination Event* means any one or more of the events or circumstances set out in clause 5.2 of **Part 2**.

*Total Maximum Amount Payable* means the "Total Maximum Amount Payable" specified in **Item 4** (Funding) of **Part 1** (Key Details).

*Writing*: a reference to "written" or "in writing" includes email and any commonly used electronic document format such as .DOC or .PDF.

END OF PART 3

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**Schedule 1: Project**

**Part A: Description of the Project**

Project	Project Names
Ohakune Social Housing Project	Community Housing, Tei Tei Drive, Ohakune

**Part B: Project Benefits**

Housing
Addressing the housing challenges currently experienced in the Ohakune market.

**Part C: Project Milestones and Payment Milestones**

NOTE:

Completion Dates are subject to any amendments agreed pursuant to clause 3.17 of **Part 2**.

Ohakune Social Housing Project			
Completion Date	Project Milestone	Maximum Payment Milestone NZD\$ plus GST (if any)	Percentage of Total Project Costs
The date of this agreement	Start-up	\$260,000.00	5%
Site Works Commencement Deadline (being 12 months from the date of this agreement)	Site Works Commencement	\$520,000.00	10%
19 January 2024	Building Consent	\$520,000.00	10%
3 months from Building Consent	Construction – 25%	\$780,000.00	15%
6 months from Building Consent	Construction – 50%	\$1,560,000.00	30%
9 months from Building Consent	Construction – 75%	\$1,040,000.00	20%
12 months from Building Consent	Project Final	\$520,000.00	10%
<b>Totals cumulative</b>		\$5,200,000.00	100%
<b>Total Project Costs</b>		\$5,200,000.00	

## Schedule 2: Payment Request

*Payment request invoices to be made for the Project Milestone completed for which payment is sought:*

A Payment Request shall be in the form of an invoice, with line items describing the Project Milestone completed in the period the Payment Request covers.

*Timing of Payment Request(s):*

Any Payment Request must be submitted to HUD concurrently with the corresponding quarterly report (i.e. relating to the quarter in which the applicable Project Milestones were completed).

*Content of Payment Request(s)*

A Payment Request must include the following information:

- (a) the amount of Funding requested, which must not exceed the applicable Payment Milestone set out in **Part C of Schedule 1**
- (b) confirmation that Kāinga Ora can pay all Project costs as and when they fall due;
- (c) confirmation (in a format to be agreed between HUD and Kāinga Ora, which may include reliance on the quarterly report) signed by the GM UDD of Kāinga Ora:
  - (i) of the Project's progress against the applicable Project Milestones including details of any material projected delay and the expected impacts of any such delay on Project quality, timing and cost;
  - (ii) of the amount of Eligible Costs incurred by Kāinga Ora on the Project, including in respect of the relevant Payment Milestone within the scope of the Payment Request (and confirmation that the applicable Project Milestone has been satisfied by the applicable Completion Date and that the Eligible Costs relating to the applicable Project Milestone have been paid or are due and payable to the contractors to the Project ) being for Eligible Costs incurred in relation to the applicable Project Milestone in the quarter to which the Payment Request relates;
  - (iii) that the most recent monthly report for the Project includes an updated estimated Cost to Complete for that Project against the corresponding Project Budget;
  - (iv) that the Project is on target to reach Practical Completion by or before the Completion Date for Practical Completion specified in **Part C of Schedule 1**;
  - (v) of any material variations to the Construction Contracts;
  - (vi) that as at the date of the confirmation, the Cost to Complete Test is met; and
  - (vii) of the forecasted Cost to Complete the Project;
- (d) evidence of satisfaction of the Project deliverable(s) applicable to the relevant Project Milestone set out in Part C of Schedule 1,
- (e) if the Payment Request includes a GST component, a valid GST invoice complying with the Goods and Services Tax Act 1985;
- (f) confirmation that no Termination Event is subsisting and that each of the warranties under clause 6 of Part 2 of this Agreement are correct as at the date of the Payment Request;
- (g) a reconciliation showing:



- (i) The amount being invoiced
  - (ii) Actual spend to date for the completed milestones.
  - (iii) Any previous claimed Government funding for previously achieved milestones
  - (iv) The total amount of Government funding up to and including the milestone(s) being claimed for in the current Payment Request.
- (h) a statement on the Government funding amount linked to each milestone achieved, with respect to the constraints given:
- a. If the actual spend is at or under the planned Government funding only the actual spend may be included.
  - b. If the actual spend is more than the planned Government funding only the planned funding may be included, unless:
    - i. The forecast for the project completion still shows that the total spend is at or under the total amount to be received in Government funding, OR
  - c. If the actual spend is more than the planned Government funding, but the project is allowed to spend more as per (h) b. iv. the amount invoiced may be up to the lower of the actual spend in the milestone and the total Government funding for the applicable milestone; and
- (i) any other information required by HUD.

**Schedule 3: Reporting**

Each monthly report must include the information for the Project, to satisfy the reporting requirements set out by CIP in the following format specified by CIP:

**SHOVEL READY MONTHLY REPORTING TEMPLATE**



<b>Project Name:</b> [Project Name]				<b>Project Number:</b>			
Project Owner:		Project Sponsor:		Mobile:		E-mail:	
Project Manager:		Govt. Funded (\$'m): \$		Co-Funded (\$'m): \$			
Total Project Cost (\$'m):		Target Start Date: [dd/mm/yyyy]		Target Completion Date: [dd/mm/yyyy]			
Estimated FTE:							
Month end date: [dd/mm/yyyy]							

Project Costs						Total Project Cost (\$'m):		
Actual \$'m	Month		Project to Date			Forecast \$'m	Project Complete	
	Plan \$'m	Var %	Actual \$'m	Plan \$'m	Var %		Plan \$'m	Var %
		0.00%			0.00%		0	0.00%
Commentary: [Commentary on variance and forecast cost to complete]								

Project Milestones [Add milestones as required]						
Milestone	Milestone Name	Contract Date	Latest Actual / Forecast Date	Variance (+/- days)	Govt. Funding Drawn \$'m	Co-Funding Drawn \$'m
1				-		
2				-		
3				-		
4				-		
5				-		
Average				-		
Commentary: [Commentary on progress towards milestones and variance between contract and forecast]						

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Project CashFlows	Costs to Date			Cashflow Forecast		
	Month \$'m	Project to Date \$'m	Forecast Project Complete \$'m	Next Month \$'m	Second Month \$'m	Third Month \$'m
Govt. Funding Received						
Co-Funding Received						
Total Funding Received						
Commentary:						

Personnel					
	Month	Project to Date	Forecast Project Complete	Target	Variance %
FTE:					
Resident					
Non-resident					
Apprentices					
TRIFRs:					
Injuries:					
Hours worked					
Commentary:	[Commentary on workers movement in period and progress towards stated FTE target]				

Top 5 Risks and Contractor Claims [Choose Low/Medium/High]					
Risk Number	Risk Name	Impact	Likelihood	Treated	Commentary on mitigants
1					
2					
3					
4					
5					
Contractor Claims:	[List any material contractor claims in dispute]				

Scope and Progress commentary	
Commentary:	[Commentary on progress during period, i.e. content gained, work done etc., Progress towards scope and any major changes to scope]
Media Announcements:	[Any major media announcements or upcoming opportunities for media announcements]

Pre-work commencement status				
		Status	Expected completion date	Commentary on progress issues
RMA	1	[Drop down options]		
Building Consent	1	[Drop down options]		
PWA Designation	1	[Drop down options]		
Other Consents	1	[Drop down options]		
Design	2	[Drop down options]		
Main Contract	3	[Drop down options]		
Drop Down options are: 1 - In Preparation; Filed with Authority; Approved; Rejected/Revised; N/A 2 - Yet to Commence; Underway; Completed; Reviewed; N/A 3 - RFP in Preparation; RFP Issued; RFP Closed; Contract Evaluation; Contract Negotiation; Contract Executed				

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- (a) The format shown is the summary page showing the required reporting on the Project. It is agreed that the required underlying Project reporting will be reported upon using the template as instructed by HUD.
- (b) The template is subject to change should CIP decide (either itself or by request of the IRG Ministers) that more or different reporting is required.
- (c) This reporting format is what Kāinga Ora must provide to HUD. Should the CIP request the same information be reported to them in a different format, Kāinga Ora will still be obliged to report using the format agreed to in this Funding Agreement, unless HUD agrees to a change of format in writing.
- (d) Kāinga Ora may not amend the formulas in the reporting template without prior consent from HUD.
- (e) Each quarterly report must include an updated forecast [projected costs to completion] of the Project, be signed by the GM UDD and must include the following information for each Project, in the reporting format specified by HUD:
  - (f) the Cost to Complete Test was met as at the last date of the previous quarter and the Cost to Complete Test is expected to be met at all times until Practical Completion;
  - (g) confirmation that any costs exceeding the Project Budget can be funded or financed by Kāinga Ora or through third party co-funding;
  - (h) the Project are expected to reach Practical Completion by the applicable Completion Date specified in Part C of Schedule 1;
  - (i) there has been no material change in the scope of the Project as described in Schedule 1 other than where the requirements of clause 3.1 of Part 2 have been satisfied, and the Project are still expected to deliver the Benefits and all of the Project deliverables as set out in Schedule 1; and
  - (j) an update on media, marketing and communication activities for each Project.
- (k) If either Completion Date, scope or Benefits deliverables are now being forecasted to be different from what was set out in Schedule 1 a full description of what has changed and why will be included in the report as a separate section for CIP and HUD to be able to take action and engage with Kāinga Ora on the matter.

The **Post Contract Outcomes Report**, provided within 6 months of completion of the Project, must include the following information:

an analysis of how the Funding has enabled Kāinga Ora to achieve the key outcomes of the Project;

the number of jobs that were utilized and retained during and resulting from the Project (including local/national employment);

how the Project(s) have contributed to the social, environmental and economic wellbeing of the local region;

how the Project(s) have increased regional/national resilience by improving critical infrastructure and/or growth and diversification of the economy;

how the Project(s) have contributed to New Zealand's climate change commitments and environmental sustainability (as applicable); and

any other relevant information that is requested by HUD in writing to Kāinga Ora.



Out of scope

-----Original Message-----

**From:** Jeremy Holman (Crown Infrastructure) [mailto:jeremy.holman@crowinfrastructure.govt.nz]

**Sent:** 2 December 2022 4:04 PM

**To:** Colleen McCorkindale [mailto:Colleen.McCorkindale@kaingaora.govt.nz], Rachael Hurzeler [mailto:Rachael.Hurzeler@kaingaora.govt.nz], Ritashna Maharaj-Chand [mailto:Ritashna.Maharaj-Chand@kaingaora.govt.nz], Nirav Amin [mailto:Nirav.Amin@kaingaora.govt.nz]

**CC:** Naila D'Souza (Crown Infrastructure) [mailto:naila.dsouza@crowinfrastructure.govt.nz]

**Subject:** RE: URGENT - RE: Ruapehu Ohakune Housing (Shovel Ready) - site works started?

CAUTION: External email. Do not click or open attachments unless you recognise the sender and know the content is safe. If unsure use the Report Phishing button.

Hi all

The IRG funding had a requirement to commence on site activities with 12 months of funding approval from the IRG Ministers - or risk losing the funding. If I recall the 12 months window was up to Dec 2022 (but I could be mistaken)

For now I have put this bullet point in the month end report that will be sent to IRG ministers early week commencing 5 Dec

- **Kāinga Ora Ruapehu Housing** – The final version of the MHUD/Kāinga Ora funding agreement is under review for approval pre-execution and on-site planning due diligence is underway and scheduled to be completed pre-Christmas.

It would be good to clarify (and mention) that on site works (any of the points below) will be starting in December so we can declare “Construction (site works) started”

- Contractor has taken possession of the site and hoardings/site security fences are being erected,
- Site set out,
- Early enabling works, such as locating and moving of utilities,
- Demolition of existing structures,
- Strip out of buildings interiors and/or asbestos removal,
- Trenching for new utilities,
- Creation of temporary access routes to site,
- Earthworks.



Out of Scope

please respond to Naila (cc'd)

Jeremy Holman  
General Manager Infrastructure Delivery  
Crown Infrastructure Partners Ltd  
Phone: s9(2)(a)

**From:** Colleen McCorkindale  
**Sent:** Friday, 2 December 2022 2:27 pm  
**To:** Rachael Hurzeler ; Ritashna.Maharaj-Chand ; Jeremy Holman (Crown Infrastructure)  
**Cc:** Naila D'Souza (Crown Infrastructure)  
**Subject:** RE: URGENT - RE: Ruapehu Ohakune Housing (Shovel Ready)

Kia ora,

Further to the request below, I can confirm that the current status of the project is:

- Final version of the MHUD/Kāinga Ora agreement is under review for approval pre execution.
- On-site planning due diligence is underway and scheduled to be completed pre-Christmas

Please let me know if you have any further questions.

Ngā mihi,  
Colleen

**From:** Rachael Hurzeler [Rachael.Hurzeler@kaingaora.govt.nz](mailto:Rachael.Hurzeler@kaingaora.govt.nz)>  
**Sent:** Friday, 2 December 2022 12:18 PM  
**To:** Ritashna Maharaj-Chand [Ritashna.Maharaj-Chand@kaingaora.govt.nz](mailto:Ritashna.Maharaj-Chand@kaingaora.govt.nz)>; Colleen McCorkindale [Colleen.McCorkindale@kaingaora.govt.nz](mailto:Colleen.McCorkindale@kaingaora.govt.nz)>  
**Cc:** Naila D'Souza (Crown Infrastructure) [naila.dsouza@crowinfrasturcture.govt.nz](mailto:naila.dsouza@crowinfrasturcture.govt.nz)>  
**Subject:** Re: URGENT - RE: Ruapehu Ohakune Housing (Shovel Ready)

Colleen - passing this on to you.

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**From:** Jeremy Holman (Crown Infrastructure) [jeremy.holman@crowinfrasturcture.govt.nz](mailto:jeremy.holman@crowinfrasturcture.govt.nz)>  
**Sent:** Friday, December 2, 2022 11:49 AM  
**To:** Ritashna Maharaj-Chand [Ritashna.Maharaj-Chand@kaingaora.govt.nz](mailto:Ritashna.Maharaj-Chand@kaingaora.govt.nz)>; Rachael Hurzeler [Rachael.Hurzeler@kaingaora.govt.nz](mailto:Rachael.Hurzeler@kaingaora.govt.nz)>  
**Cc:** Naila D'Souza (Crown Infrastructure) [naila.dsouza@crowinfrasturcture.govt.nz](mailto:naila.dsouza@crowinfrasturcture.govt.nz)>  
**Subject:** RE: URGENT - RE: Ruapehu Ohakune Housing (Shovel Ready)

You don't often get email from [jeremy.holman@crowinfrasturcture.govt.nz](mailto:jeremy.holman@crowinfrasturcture.govt.nz). [Learn why this is important](#)

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Please can I get an update today on this from what Ministers were advised in last month's IRG report:

<!--[if !supportLists]-->• <!--[endif]--> **Kāinga Ora Ruapehu Housing** – The funding agreement with HUD is expected to be signed by HUD in November, and subsequently the contract for the work executed thereafter by Kāinga Ora. Site works will commence in December 2022;

Has the funding agreement with HUD been signed (says it was due to be signed in Nov)?  
When in Dec has/will site works commence?

Thank you

Jeremy Holman  
General Manager Infrastructure Delivery  
Crown Infrastructure Partners Ltd  
Phone: s9(2)(a)

**From:** Ritashna Maharaj-Chand [Ritashna.Maharaj-Chand@kaingaora.govt.nz](mailto:Ritashna.Maharaj-Chand@kaingaora.govt.nz)  
**Sent:** Thursday, 1 December 2022 2:05 pm  
**To:** Jeremy Holman (Crown Infrastructure) [jeremy.holman@crowinfrasturcture.govt.nz](mailto:jeremy.holman@crowinfrasturcture.govt.nz);  
Rachael Hurzeler [Rachael.Hurzeler@kaingaora.govt.nz](mailto:Rachael.Hurzeler@kaingaora.govt.nz)  
**Cc:** Naila D'Souza (Crown Infrastructure) [naila.dsouza@crowinfrasturcture.govt.nz](mailto:naila.dsouza@crowinfrasturcture.govt.nz)  
**Subject:** RE: URGENT - RE: Ruapehu Ohakune Housing (Shovel Ready)

Hi Rachael

Hope well.

Are you or someone from the team able to assist with the query below?

Thanks  
Regards  
Ritashna

**From:** Jeremy Holman (Crown Infrastructure) [jeremy.holman@crowinfrasturcture.govt.nz](mailto:jeremy.holman@crowinfrasturcture.govt.nz)  
**Sent:** Thursday, 1 December 2022 1:58 PM  
**To:** Ritashna Maharaj-Chand [Ritashna.Maharaj-Chand@kaingaora.govt.nz](mailto:Ritashna.Maharaj-Chand@kaingaora.govt.nz)  
**Cc:** Naila D'Souza (Crown Infrastructure) [naila.dsouza@crowinfrasturcture.govt.nz](mailto:naila.dsouza@crowinfrasturcture.govt.nz)  
**Subject:** URGENT - RE: Ruapehu Ohakune Housing (Shovel Ready)

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Hi there – understand Nirav is away and you're best placed to answer this below

Jeremy Holman  
General Manager Infrastructure Delivery  
Crown Infrastructure Partners Ltd  
Phone: s9(2)(a)

**From:** Jeremy Holman (Crown Infrastructure)  
**Sent:** Thursday, 1 December 2022 1:55 pm  
**To:** Nirav Amin [Nirav.Amin@kaingaora.govt.nz](mailto:Nirav.Amin@kaingaora.govt.nz)  
**Cc:** Naila D'Souza (Crown Infrastructure) [naila.dsouza@crowinfrasturcture.govt.nz](mailto:naila.dsouza@crowinfrasturcture.govt.nz)  
**Subject:** Ruapehu Ohakune Housing (Shovel Ready)

Hi Nirav

Has the Ruapehu Ohakune funding agreement been signed and do you know if construction has started.

I know were only up to end of Oct formal reporting but there is a uncontracted projects portion in the monthly report that says:

<!--[if !supportLists]-->• <!--[endif]--> **Kāinga Ora Ruapehu Housing** – The funding agreement with HUD is expected to be signed by HUD in November, and subsequently the contract for the work executed thereafter by Kāinga Ora. Site works will commence in December 2022;

Would be keen to have an 'as at now' update

Jeremy Holman  
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Infrastructure for Aotearoa  
Hanga Ngātahi



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