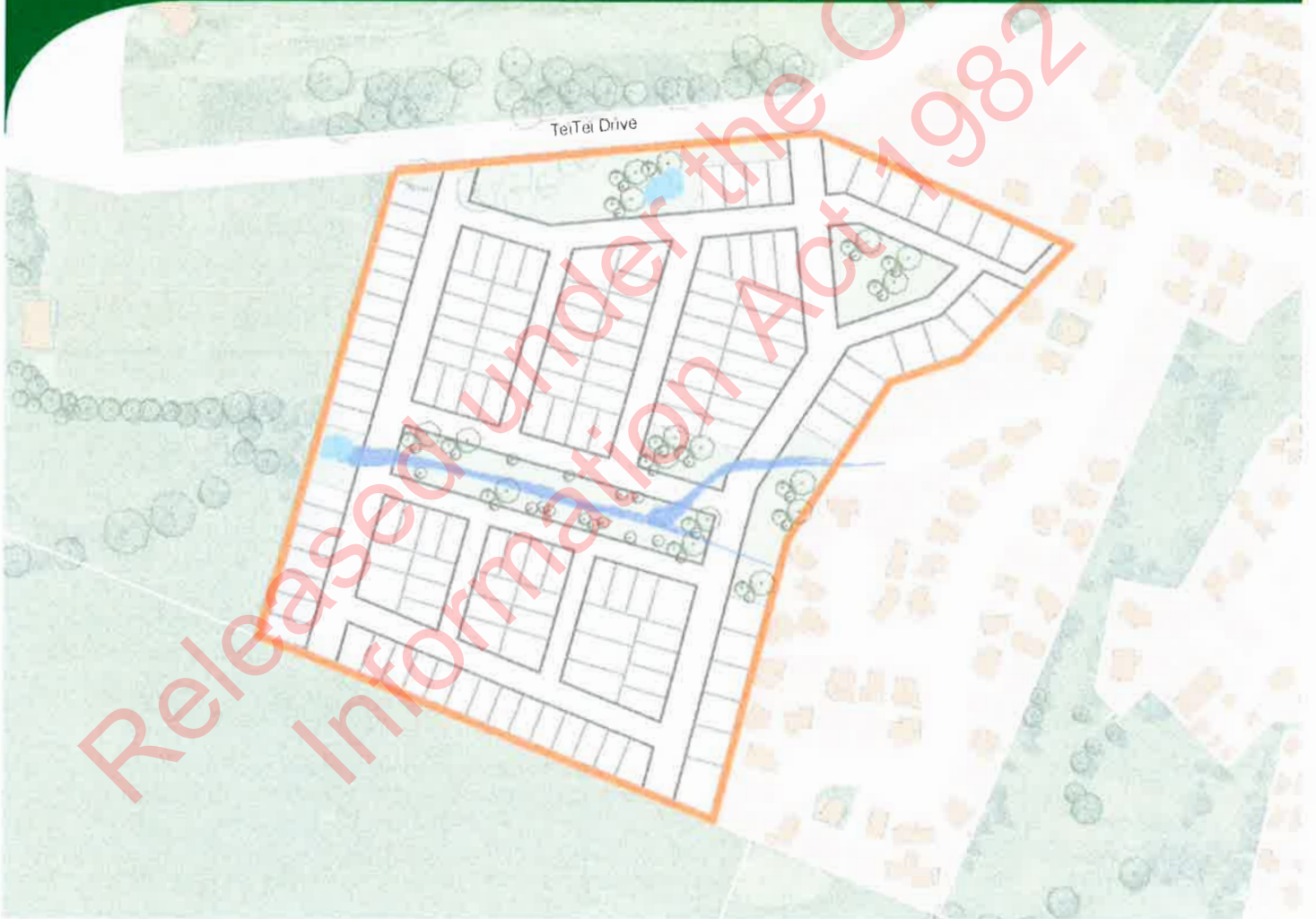


# Development Partners Meeting Meeting Minutes #7

## Teitei Drive, Ohakune

14 December 2023



## Development Partners Meeting Minutes #7

|              |                      |              |                 |               |                 |
|--------------|----------------------|--------------|-----------------|---------------|-----------------|
| <b>Date:</b> | Thursday 14 Dec 2023 | <b>Time:</b> | 11:05pm-11:53pm | <b>Venue:</b> | Microsoft Teams |
|--------------|----------------------|--------------|-----------------|---------------|-----------------|

| Attendees            | Initials | Role  |                                     |
|----------------------|----------|---|-------------------------------------|
| Colleen McCorkindale | CMcC     | Project Director, Kāinga Ora (Chair)                | <input checked="" type="checkbox"/> |
| Graeme Broderick     | GB       | Regional Director, Kāinga Ora                       | <input checked="" type="checkbox"/> |
| Renee Regal          | RR       | Manager Community Engagement, Kāinga Ora            | <input type="checkbox"/>            |
| Clive Manley         | CM       | CEO   | <input checked="" type="checkbox"/> |
| Melissa Jackson      | MJ       | RDC Mgr. Policy and Strategy                        | <input checked="" type="checkbox"/> |
| Ree Anderson         | RA       | Consultant to RDC                                   | <input type="checkbox"/>            |
| Ewen Skinner         | ES       | Consultant to RDC                                   | <input checked="" type="checkbox"/> |
| Vini Dutra           | VD       | Executive Mgr. Infrastructure                       | <input type="checkbox"/>            |
| 9(2)(a)              |          | Environmental and Relationship Advisor, Ngāti Rangī | <input type="checkbox"/>            |
|                      |          | Environmental and Relationship Advisor, Ngāti Rangī | <input type="checkbox"/>            |
| Fraser McNutt        | FM       | Planner Barker and Associates                       | <input checked="" type="checkbox"/> |
| Hayden Potaka        | HP       | Principle Advisor, Kāinga Ora                       | <input checked="" type="checkbox"/> |
| Katherine Hu         | KH       | Planner Barker and Associates                       | <input type="checkbox"/>            |
| Helen Leahy          | HL       | Pou Ārahi, Ngāti Rangī                              | <input type="checkbox"/>            |
| Stuart Watson        | SW       | Manager three Waters, RDC                           | <input type="checkbox"/>            |
| Deena Tapara         | DT       | Project Manager, Kāinga Ora                         | <input checked="" type="checkbox"/> |
| Sharon Robinson      | SR       | Regulatory Group Manager                            | <input checked="" type="checkbox"/> |
| Tryone Kemp          | TK       | Stakeholder Relationship Manager                    | <input checked="" type="checkbox"/> |
| Aileen Maniti        | AM       | Project Director                                    | <input checked="" type="checkbox"/> |
| Claire Laybourne     | CL       | Senior Development Manager                          | <input checked="" type="checkbox"/> |
| Mindy Noh            | MN       | Project Coordinator                                 | <input checked="" type="checkbox"/> |
| Samuel Seu           | SS       | Assistant Development Manager                       | <input checked="" type="checkbox"/> |

| Item     | Particulars  | Action | By |
|----------|--|--------|----|
| <b>1</b> | <b>Welcome, apologies and approval of previous minutes</b> |        |    |
| 1.1      | HP – Conducted Karakia                                     |        |    |

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| 1.2      | Apologies – RR, RA, VD, 9(2)(a) KH, HL, SW  |  |  |
| <b>2</b> | <b>Welcome and Agenda overview</b>  |  |  |
| 2.1      | CMcC – Welcomed everyone to the meeting. <ul style="list-style-type: none"> <li>• Introduction of CL, AM and MN to DPM members</li> </ul>   |  |  |
| <b>3</b> | <b>Review and approve meeting minutes</b>   |  |  |
| 3.1      | CMcC requested feedback on previous minutes that were included in the meeting pack distributed at 5:43pm Tuesday 12 December 2024. <ul style="list-style-type: none"> <li>• No objections from DPM members, Item closed, Minutes accepted into record.</li> </ul>   |  |  |
| <b>4</b> | <b>Project Update - CMcC</b>  |  |  |
| 4.1      | <b>Review the progress made since the last meeting (see attachment 3).</b>  |  |  |
| 4.2      | <b>Highlights</b> <ul style="list-style-type: none"> <li>• Briefing note about the Ohakune transaction was requested by the new minister of housing on Monday 4 December.</li> <li>• Development of consenting strategy following the approval of DPM to take into action.</li> </ul>   |  |  |
| 4.3      | <b>Next steps</b> <ul style="list-style-type: none"> <li>• Project team will continue to mobilise consenting.</li> </ul>  |  |  |
| 4.4      | <b>Key Work Streams</b> <ul style="list-style-type: none"> <li>• Pre-app with RDC completed.</li> </ul>   |  |  |
| 4.5      | <b>Design documents status</b> <ul style="list-style-type: none"> <li>• DPM agreed to progress development of revised masterplan for issue in draft to community early next year, pending input from Ngāti Rangī.</li> <li>• No further concerns and comments raised.</li> </ul>  |  |  |
| 4.6      | <b>Comms and engagement</b> <ul style="list-style-type: none"> <li>• Since the revised consenting strategy was voted in, a letter box drop was actioned by way of updating the community. An email update including an update to the website with a copy of the letter was actioned to cover off the comms to the community.</li> <li>• 2 media requests received and responded to with no particular adverse comments from recent releases.</li> </ul> |  |  |
| 4.7      | <b>Compliances with the programme</b> <ul style="list-style-type: none"> <li>• Key milestone remains April 2024 for onsite works. CIP team is happy to work with us around requirements for the project.</li> </ul>   |  |  |
| 4.8      | <b>No change to risks.</b><br><br><b>No further comments on status report.</b>  |  |  |
| <b>5</b> | <b>Development Partners Discussion – CMcC &amp; FM</b>  |  |  |
| 5.1      | <b>OIA's</b>  |  |  |

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| 5.2      | <ul style="list-style-type: none"> <li>An update is provided per attachment 4.</li> <li>Key issue to highlight is the significant public expense being incurred as a result of OIA requests.</li> </ul> <p><b>Consent update</b></p> <p>FM led discussion on current consent, including highlighting that RDC are expected to grant an extension to the timeframe for s92 responses rather than place consent on hold. The revised deadline will be 1 April 2024.</p> <p>FM confirmed Horizon application is waiting on response on section 92</p> <p>9(2)(g)(i)</p> <p>Overview of timeframes:</p> <ul style="list-style-type: none"> <li>Target RC package completion by mid Feb 24</li> <li>Small but tight timeframe</li> <li>Leave 20 to 40 working days for assessment</li> </ul> <p>Consent applicant will be Kāinga Ora.</p>  |  |  |
| <b>6</b> | <b>Motions for approval - CMcC</b>  |  |  |
| 6.1      | <p><b>Proposal</b></p> <p>CMcC advised (per advice from internal legal Counsel) that the changes proposed in the following motions can be minuted in the DPM minutes and taken as an amendment to the Sale and Development Agreement.</p> <p>No objections to the proposal by CMcC.</p>   |  |  |
| 6.2      | <p><b>Motion 1:</b></p> <p>CMcC tabled to update the Sale and Development Agreement of Understanding to reflect changes to the named voting parties. In specific terms under the Development Partners Sale and Development Agreement the changes are proposed as follows:</p> <ul style="list-style-type: none"> <li>Page 5 The Housing New Zealand build addresses for notices are noted as Giles Tait and Colleen McCorkindale</li> <li>Page 6 The Housing New Zealand build initial DPM representatives are noted as Giles Tait and Colleen McCorkindale.</li> </ul> <p>Motion 1 was tabled to replace Giles Tait with Clare Laybourne and replace Colleen McCorkindale with Aileen Maniti</p> <ul style="list-style-type: none"> <li>No objections, all in support.</li> <li>Updates to proceed.</li> <li>CMcC confirmed with CM to keep CM's email as the address for Council notices.</li> <li>CM and MJ confirmed to remain as Council's DPM representatives.</li> </ul> |  |  |
| 6.3      | <p><b>Motion 2:</b></p> <ul style="list-style-type: none"> <li>As discussed in the last DPM - the first milestone is to finalise the masterplan on 30 September 2023. This was submitted July 2023,</li> </ul>  |  |  |

|          |  |  |  |
|----------|--|--|--|
|          | <p>however, this is subject to amendments following revised consenting strategy.</p> <ul style="list-style-type: none"> <li>• CMcC tabled - DPM agree the finalisation of the masterplan on the basis of feedback and amended strategy of the delivery of the project, that a revised masterplan would look to be finalised by 1 April 2024. This aligns with programme and lodging of consent and expiry of current masterplan (on hold).</li> <li>• DPM voted to pass motion.</li> <li>• CM advised no comment but relies on CMcC's expertise on timing.</li> </ul> <p>CMcC highlights a generic overview of the programme as follows:</p> <ul style="list-style-type: none"> <li>• Milestone of completion of infrastructure works by 30 June 2025</li> <li>• First floor slab to be poured by Nov 25</li> <li>• Completion of homes 2028</li> </ul> <p>Update to the Sale and Development Agreement details recorded reflect changes to milestones to proceed as agreed.</p> |  |  |
| <b>7</b> | <b>Next Steps</b>  |  |  |
| 7.1      | <p><b>Key action items and next steps for the project</b></p> <p>Programme to be updated with programme team.</p>  |  |  |
| 7.2      | <p><b>Next DPM proposal for discussion:</b></p> <p>Next full DPM to be scheduled for 1<sup>st</sup> February 2024</p>  |  |  |
| <b>8</b> | <b>Karakia Whakakapi</b>   |  |  |
| 8.1      | <b>Karakia whakakapi by HP</b>   |  |  |
| 8.2      | <b>Meeting closed at 11:43am</b>   |  |  |