

SHOVEL READY MONTHLY REPORTING TEMPLATE



Project Name: Ohakune Social Housing Project			Project Number: AP111980		
Project Owner:	Kāinga Ora	Project Sponsor:	Ruapehu District Council		
Project Manager:	Ritashna Maharaj-Chand	Mobile:	9(2)(a)	E-mail: Ritashna.Maharaj-Chand@kaingaora.govt.nz	
Total Project Cost (\$'m):	\$7.50	Govt. Funded (\$'m):	\$5.20	Co-Funded (\$'m): \$2.30	
Estimated FTE:	3	Target Start Date:	4/04/2023	Target Completion Date:	30/07/2025
Month end date:	31/10/2023				

Forecast	
Forecast Start Date:	4/04/2023
Forecast Completion Date:	31/08/2025

Project Costs							Total Project Cost (\$'m): 7.50		
Month			Project to Date			Project Complete			
Actual \$'m	Plan \$'m	Var %	Actual \$'m	Plan \$'m	Var %	Forecast \$'m	Plan \$'m	Var %	
0.024648		-80.94%	0.407542	0.52	-21.46%	9.6	7.5	27.87%	
Commentary: Funding Agreement between Kāinga Ora and MHUD signed 4th April 2023. Project has been updated for full costs including co-funding by Kāinga Ora (\$4.35m), bringing the total project cost to \$9.55m. August 2023 re-price by Q5 now puts the Civils at \$7.63 versus \$5.58M, hence project now requires \$4.35M of KO funding or \$94,500 per section.									

Out of scope

Project Milestones						
Milestone	Milestone Name	Contract Date	Latest Actual / Forecast Date	Variance (+/- days)	Govt. Funding Drawn Plan \$'m	Co-Funding Drawn \$'m
1	Startup	4/04/2023	4/04/2023	-	0.26	0
2	Concept Design	3/07/2023	3/07/2023	-	0.26	0
3	Preliminary Design	30/09/2023	30/09/2023	-	0.26	0
4	Final Design and Consent	30/01/2024	15/06/2024	137	0.52	0
5	Construction - 25% complete	30/04/2024	30/11/2024	214	0.78	0
6	Construction - 50% complete	30/10/2024	28/02/2025	121	1.56	0.19
7	Construction - 75% complete	30/03/2025	31/05/2025	62	1.04	1.08
8	Project Final	30/07/2025	31/08/2025	32	0.52	1.03
Average				71		
Commentary: Design and consenting planned for between May 2023 and October 2023. Civil construction is planned for Dec 2023 to April 2024, winter close down, then Oct to April 2025 - total of 43 months. Notified RMA moves earliest decision to 31/3/2024 and means civil construction would start later 31/8/2024 to 31/8/2025 with no winter close down.						

Site Works Commencement	
Planned date	31/08/2024
Actual date	

Project Cashflows	Cash to Date			Cashflow Forecast				
	Month \$'m	Project to Date \$'m	Forecast Project Complete \$'m	Next Month \$'m	Second Month \$'m	Third Month \$'m	Next Quarter \$'m	Quarter After \$'m
Govt. Funding Received	0.00	0.00	5.20	0.00	0.00	0.00	0.52	0.52
Co-Funding Received	0.00	0.00	2.30	0.00	0.00	0.00	0.00	0.00
Total Funding Received	0.00	0.00	7.50	0.00	0.00	0.00	0.52	0.52
Commentary: No DRG draw downs to date.								

Personnel					
	Month	Project to Date	Forecast Project Complete	Target	Variance %
FTEs	3.0	4.5	3	3	-
Resident	3.8	3.4			
Non-resident	1.3	1.1			
Apprentices	0	0			
TRIFRs	0	0			
Injuries	0	0			
Hours worked	800.0	2160.0			
Commentary:					

Top 5 Risks and Contractor Claims [Choose Low/Medium/High]					
Risk Number	Risk Name	Impact	Likelihood	Treated	Commentary on mitigants
1	Cost overrun	High	High	Medium	Consultants investigation discovers unforeseen factor which impacts budget estimate resulting in cost overrun.
2	Risk - Negative community response to higher density/Kāinga Ora involvement	High	High	High	Extensive community engagement workstream underway with regular touch points for community briefing.
3	Westland assessment	High	Medium	Medium	Ecological (wetlands) assessment has been completed with no major impact to yield.
4	Consenting Delays	High	Medium	Medium	Delays in planned consenting process has impacted programme, with revised consenting strategy under development to de-risk likely impact to programme and funding.
5	Risk - Total project estimated cost greater than CIP funding.	Medium	High	Low	Kāinga Ora to fund shortfall and treat that amount as the land cost for the public housing.
Contractor Claims: None					

Scope and Progress commentary	
Commentary:	Original land use and subdivisional consent lodged July 2023 with adverse neighbour reaction. Consenting strategy is currently being re-aligned to prioritise enabling consent for infrastructure works to progress. Subsequent consenting stages to follow incorporating community engagement.
Media Announcements:	Ruapehu Bulletin article 21 June 2023, Stuff article 20 July 2023, 14 August Whanganui Chronicle & 18 August The Post.

Pre-work commencement status					
	Status	Expected / Actual Commencement Date	Expected / Actual completion date	Commentary on progress issues	
Business Case	1	In Preparation	1/07/2023	31/08/2023	Being prepared.
RMA	1	Filed with Authority	30/05/2023	31/03/2024	notified so earliest RMA actual completion now March 2024 without Environment Court appeal. Revised consenting strategy to provide programme costs under development.
Building Consent	1	N/A			N/A
PWA Designation	1	N/A			N/A
Other Consents	1	N/A			N/A
Design	2	Underway	15/06/2023	15/06/2024	EPA Design and Approval
Procurement	3	N/A	16/06/2024	30/08/2024	Civil Contractor procurement process
Main Contract	4	N/A	31/08/2024	31/08/2025	Start date for Contractor
Drop Down options are: 1 - In Preparation; Filed with Authority; Approved; Rejected/Reworked; N/A 2 - Yet to Commence; Underway; Completed; Reviewed; N/A 3 - RFP in Preparation; RFP Issued; RFP Closed; N/A 4 - Contract Evaluation; Contract Negotiation; Contract Executed; Construction Started; N/A					

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