

EOI Response Form

Infrastructure Acceleration Fund

How to respond to the Expression of Interest Invitation

Applicants should complete this EOI Response Form to submit an EOI and Proposal in response to the EOI Invitation released on 30 June 2021. Applicants must also complete the Applicant Declaration and submit it with their EOI and Proposal.

Please complete this EOI Response Form in relation to one specific housing development and the infrastructure required to enable that housing development.

Applicants may submit a separate EOI and Proposal by completing a separate EOI Response Form for a distinctly different scenario if it involves materially different housing outcomes.

Applicants can contact IAF@kaingaora.govt.nz if there are any queries.

Content

The EOI Response Form has the following parts:

- Part A- General Information: seeking basic information about the Applicant
- Part B- Proposal Information: seeking high level information about the housing development and the infrastructure required to enable the housing development

Part B MUST BE COMPLETED IN NO MORE THAN 7 PAGES

- Part C- Criteria Responses: seeking high-level responses to the Eligibility and Evaluation Criteria.

Part C MUST BE COMPLETED IN NO MORE THAN 25 PAGES

Applicants should note that these page limits incorporate the table format of this EOI Response Form (including various check-boxes). Free text responses will make up only a fraction of the total pages in a completed EOI Response Form.

Applicants must complete this form **using size 10 font**. Capitalised terms in this EOI Response Form shall have their meaning as set out in the Appendix of the EOI Invitation.

Supporting Material

Where a particular question in this EOI Response Form indicates that further material and/or evidence (**Supporting Material**) may be uploaded (to the extent the Applicant has such information available), Applicants may refer to that Supporting Material in their responses.

The Supporting Material is in addition to the page limits specified above. It should be limited to information specific to the Proposal that will support its evaluation (do not submit generic marketing information for example).

Use the table below to outline what Supporting Material (if any) has been included in the Proposal in support of each question.

Question	Reference to supporting material? <i>[insert name of attachment]</i>
Part B question 1	Click or tap here to enter text.
Part C Eligibility Criteria 2: Eligible Infrastructure Project/s – dwellings enabled and timeframes question (c)	Click or tap here to enter text.
Part C Evaluation Criteria: 4.3	Click or tap here to enter text.



Part A- General Information

1. Enter the following details (if a Territorial Authority lead Applicant).

Territorial Authority name (including council controlled organisations)	Choose a Territorial Authority: Rotorua District OR If council controlled organisation: Click or tap here to enter text.
Provide a contact person for this EOI: - Full name - Position - Contact number - Email address	Jean-Paul Gaston Deputy Chief Executive Officer 0276554415 Jean-Paul.Gaston@rotorualc.nz

OR

1. Enter the following details (if a developer or Māori lead Applicant).

About your organisation	Response
Organisation name	Click or tap here to enter text.
Organisation website	Click or tap here to enter text.
NZBN/NZBM Māori identifier	Click or tap here to enter text.
Address	Click or tap here to enter text.
Region	Click or tap here to enter text.
Post code	Click or tap here to enter text.
Type of organisation	Choose a type of organisation.
Tax residency	Click or tap here to enter text.
Owners / Shareholders	Click or tap here to enter text.
Directors / Trustees	Click or tap here to enter text.
Identify iwi affiliation (if relevant)	Click or tap here to enter text.
Provide a contact person for this EOI: - Full name - Position - Contact number - Email address	Click or tap here to enter text.

2. Please list the names of each known housing developer expected to be involved in the housing development. [note: "housing development" is referring to the additional dwellings being enabled by the Eligible Infrastructure Project(s)]

Existing developers progressing development projects within the Western area include **572161601MA** Development within the Pukehangi Heights plan change area (PC2) is also being progressed by the landowners. All have appetite to increase their activity but are constraints by a lack of suitable development sites. Several national developers have also expressed interest in actively working in Rotorua that would increase the capacity of the market to meet the Council's housing targets and support the local economy but are deterred by the same limiting factors. The projects outlined in this application will play a key role in unlocking these additional sites.



3. Please enter the following details about the housing development:

Name:	Western Area Development		
Location (suburb and city):	Western, Rotorua		
Territorial Authority region:	Rotorua District		
Brownfield / Greenfield: <i>[note, if the housing development is a mix or if the category is unclear, choose the type which best describes the housing development].</i>	Category	<input checked="" type="checkbox"/>	
	Greenfields OR	<input checked="" type="checkbox"/>	
	Brownfields	<input checked="" type="checkbox"/>	

4. IAF Funding sought: \$ 61,550,000

5. Timing when IAF funding is expected to be drawn:

	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031 – onwards
Amount (\$)	\$5,680,000	\$5,820,000	\$6,970,000	\$16,800,000	\$15,280,000	\$11,000,000	\$	\$	\$	\$



Part B - Proposal Information

1. Please describe:

(a) the housing development and associated housing outcomes;

Our application is based on a calculated estimate yield of 1,514 dwellings; 1,320 additional dwellings to current state. This includes a potential of s7(2)(i) to be developed by KO. Pukehangi Heights is within this area and this has a yield of s7(2)(i). These dwellings will be delivered in an area with significant unmet demand, in line with the NPS-UD and include a significant portion of lower cost homes. The proposal also encompasses 1,418 gross hectares of urban land. The Western area of the city is an area with pockets of high deprivation. Through the intensification plan change, RLC is anticipating significant brownfield / infill developments. We do believe there will be further opportunities within the area enabled by this project and the Intensification Plan Change such as s7(2)(h) s7(2) however, we are unable to estimate with any comfort at this stage.

The Fordland's Community sits within the Western area. Fordland's was identified as the most deprived neighbourhood in New Zealand (Huffadine, 2017). There are currently 600 houses within this community. The Fordland's Community Centre has developed their own 'Housing Strategy' and a Fordland's Steering Group has been set up with the support of the local and central government. Through intensification, the Fordland's Community aspires to develop 200 extra housing units. Given the existing deprivation levels within this community, it is anticipated that a large proportion of the additional housing will be social housing.

We have established a 'Planning our way Forward' Work Programme to give effect to the NPS-UD 2020, to plan well for growth, to enable intensification in appropriate locations and to ensure we have a well-functioning urban environment. This work programme includes delivering an intensification plan change, which will be operative by 2024. Our project is intrinsically linked to the intensification plan change. The Intensification Plan Change will not have impact without the stormwater project delivered.

NOTE: The following supporting material has been provided in support of this section:

Appendix A: 'Application Notes and the Rotorua Context' that provides a valuable insight and evidence-based underpinning for our project selection.

Appendix B: 'Plan Our Way Forward Programme outline and delivery milestones'

Appendix C: 'Rotorua Urban Stormwater Catchments and Housing Outcomes' illustrating the boundaries for both the housing outcomes and the infrastructure project.

(b) all of the infrastructure required to enable the housing development; and

To increase the yield on Pukehangi and enable intensification / infill in the western area of Rotorua including the Fordland's community, we need to upgrade the Rotorua Waste Water Treatment Plant (budgeted 2021-2026 - \$60m) and waste water network near Pukehangi, undertake minor upgrades to the fresh water network, make minor transport improvements including cycle ways to support mode shift, and undertake significant stormwater infrastructure projects.



The application is for the major stormwater upgrade estimated at \$61.6M. This includes the construction of four major stormwater detention ponds / basins within the western catchments (including wetland areas) and upgrades to existing undersized drains. The stormwater infrastructure upgrades will be accelerated, as majority of these projects were not funded in the 2021-2031 LTP. RLC has the ability to sufficiently fund the remaining transport and three waters growth infrastructure. The first priority is to deliver a major upgrade to the Waste Water Treatment Park for the district.

NOTE: The following supporting material has been provided in support of this section:

Appendix A: 'Application Notes and the Rotorua Context' that provides a valuable insight and evidence-based underpinning for our project selection.

§7(2)(h) LGOIMA

(c) current status and timing.

The RLC Stormwater Master Plan 2021 was developed to identify the stormwater enabling works required to support the Pukehangi Heights greenfield development and respond to climate change. The Stormwater Master Plan details the required works and associated costs. Year 1 will be focussed on feasibility work, year 2 and 3 on detailed design and consenting and construction will begin in year 4. The project is expected to be delivered in 6 years.

\$7M of the required funding for enabling stormwater projects has been provided by the DIA specifically to support the upgrade of the existing Linton Park East detention pond to enable compliance with new dam safety regulations. This is one of the four detention dams required to enable the development of the Pukehangi Plan Change 2 area and infill within the existing western catchment urban area. The DIA project is now at detailed design stage through an early contractor involvement process. Construction is programmed to start in October 2021 and completed in March 2022, therefore this project has not been included in the budget for this project.

Inline with NPS-UD requirements, RLC is actively pursuing a plan change in relation to intensification. Currently we are working on the HBA that forms key piece of the evidence. We are aiming to notify the plan change in November 2022 and for it to become operative by 2024.

NOTE: The following supporting material has been provided in support of this section:

Appendix A: 'Application Notes and the Rotorua Context' that provides a valuable insight and evidence-based underpinning for our project selection.

Please attach any Supporting Material which will assist us in gaining an understanding of the Proposal.

- 2. Please complete the following tables showing the total cost for all infrastructure required to enable the housing development (broken down by type of cost and infrastructure category). The final table is requesting information from Applicants on their proposed funding sources for the total cost of the infrastructure.**



Please complete the table below by breaking down the estimated **total enabling infrastructure cost** for the housing development into the “type of cost” categories below.

2a. Total enabling infrastructure cost for the housing development (breakdown by type of cost)				
Type of cost	Estimated total cost of infrastructure (excl GST) [note that costs already incurred should be excluded] (\$)	Comment on the degree of confidence the Applicant has in the estimate		Amount of IAF funding sought (\$) for the Eligible Costs in the relevant category
Feasibility costs and other early-stage planning work	\$ 10,610,867	High	Could contract immediately.	\$ 5,680,000
Costs of designing, consenting and tendering	\$ 21,081,733	Medium	RLC has significant experience in delivery stormwater infrastructure projects and therefore has a reasonable level of confidence in the estimate however as design and consenting will not be undertaken for over a year there is a moderate risk that costs will increase.	\$ 11,220,000
Land acquisition	\$	Choose a confidence level.	Click or tap here to enter text.	\$ [note, costs under this category must be wholly required for Eligible Infrastructure Projects to be eligible for IAF funding]
Construction	\$ 79,166,067	Medium	RLC has significant experience in delivery stormwater infrastructure projects and therefore has a reasonable level of confidence in the estimate however as construction will not commence for over two years there is a moderate risk that costs will increase.	\$ 44,650,000
Administrative costs for establishing complementary financing	\$	Choose a confidence level.	Click or tap here to enter text.	\$



Other (non-Eligible Costs)	\$ [provide a breakdown of these other costs, i.e., BAU administrative costs]	Choose a confidence level.	Click or tap here to enter text.	[note, costs that are not in one of the categories above are not eligible for IAF funding . See “Eligible Costs”].
Total	\$ 110,858,667 [total should equal amount in table 2b below]			\$ 61,550,000

Please complete the table below by breaking down the estimated **total enabling infrastructure cost** for the housing development into the “infrastructure categories” below.

2b. Total enabling infrastructure cost for the housing development (breakdown by category of infrastructure, aggregating as appropriate)				
Infrastructure category	Estimated total cost of infrastructure (excl GST) (\$)	Comment on the degree of confidence the Applicant has in the estimate		Amount of IAF funding sought (\$)
Transport	\$ 24,968,667	Medium	Included in the 2021-2031 LTP	\$ 0
Three Waters	\$ 24,340,000	Medium	Included in the 2021-2031 LTP	\$ 0
Flood Management	\$ 61,550,000	Medium	As above	\$ 61,550,000
Other Eligible Costs ¹	\$	Choose a confidence level.	Click or tap here to enter text.	\$
Other (non-Eligible Costs)	\$ [Please provide a breakdown of these other costs, i.e., for community infrastructure not funded under the IAF]	Choose a confidence level.	Click or tap here to enter text.	[note, projects that are not one of the types above are not eligible for IAF funding . See “Eligible Infrastructure Project”.]
Total	\$ 110,858,667 [total should equal amount in table 2a above]			\$ 61,550,000

Please complete the table below by identifying the funding sources for the estimated **total enabling infrastructure cost** for the housing development into the “source of funding” categories below.

2c. Funding sources for total infrastructure cost for the housing development				
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¹ These are Eligible Costs that enable Eligible Infrastructure Project(s) but are not directly attributable to one category of Eligible Infrastructure Project.



Source of funding	Estimated amount (\$)	Confirm status of the funding sources [describe any key assumptions and issues regarding these funding sources (both received and applied for)]
Territorial Authority (not recovered from development contributions)	\$ 35,326,213 [note, this should exclude amounts paid for by the Territorial Authority and recovered through development contributions]	Included in 2021-2022 LTP, funded via our use of borrowings.
Territorial Authority (anticipated to be recovered via development contributions)	\$ [note, this should only include amounts paid for by the Territorial Authority but which are expected to be recovered through development contributions]	RLC is implementing a Development Contributions policy in 2022, if implemented, some of this figure will be recovered from Development Contributions. §7(2)(h) LGOIMA [REDACTED] §7(2)(h) LGOIMA [REDACTED]
Developer / landowner (other than from development contributions)	\$ [note, include any other amounts paid for by the developer(s) and landowners other than via development contributions or IFF levies]	Click or tap here to enter text.
Waka Kotahi	\$ 13,982,453	Curerntly receiving 56% subsidy relating to transport capital works, it has been assumed this will not change going forward.
DIA Three Waters funding	\$	Click or tap here to enter text.
IFF funding	\$	Click or tap here to enter text.
Other central government funding (e.g., CIP shovel ready funding)	\$	Click or tap here to enter text.
Other non-government funding	\$	Click or tap here to enter text.
Sub-total (excluding IAF Funding)	\$ 49,308,667	Not applicable
IAF Funding Sought	\$ 61,550,000 [note should equal amount in table 2a above]	Not applicable



Total including IAF Funding	\$ 110,858,667 <i>[note, should equal total cost in tables 2a and 2b above]</i>	<i>Not applicable</i>
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3. Other matters:

- (a) please describe any engagement/funding arrangements with central government on the infrastructure and/or housing development to date (including which agencies have been engaged and the status of those discussions); and**

An Emergency Housing Taskforce to deal with the emergency housing crisis and homelessness issues in Rotorua has been set up with central government agencies including KO, MHUD and MSD.

RLC has received \$131k from KO to support the Housing and Business Development Capacity Assessment for the Rotorua District.

RLC has formed a working group, 'Planning the Way Forward' with central government agencies and regional council that broadly aligns with KO's strategic views.

RLC has received \$7M from DIA to deliver enabling stormwater infrastructure to enable the development of the Pukehangi Plan Change 2 and some infill within the western catchments.

RLC works closely with Waka Kotahi to deliver roading solutions in the district.

Fordland's Community Centre has recently set up a Fordland's Steering Group to support the development of the Fordland's Community. Partners of the Fordland's Steering Group are Rotorua Police, Department of Internal Affairs, Kainga Ora, Ministry of Social Development and RLC.

RLC is involved with the Three Waters Reform Programme and may receive funds as part of the Support Package, should the reforms proceed. We are awaiting guidance on how we can spend these funds to achieve community outcomes.

- (b) identify how non-financial powers of central government (e.g. Ministerial RMA powers, RMA fast-track, Urban Development Act powers) could complement funding to maximise the outcomes.**

The Urban Development Act powers relating to Specified Development Projects would assist in facilitating complex development projects Building Act 2004 (Regulatory settings under the Act for provision of affordable housing) - We will work with the new regulatory settings to ensure there are pathways for the construction of more affordable houses e.g. through the use of prefabricated products

RMA 1991 Streamlined Planning Process - will be exploring this option with all the Plan Changes initiated as a part of the 'Planning Our Way Forward' Programme including those associated with intensification, Eastside and Ngongotaha.



Part C – Eligibility and Evaluation Criteria Responses

Introduction

This Part C relates to (i) the Eligibility Criteria and (ii) the Evaluation Criteria, which will be considered to determine which Proposals are to proceed to the RFP stage.

(i) Eligibility Criteria

The table below sets out the criteria which must be satisfied for a Proposal to be eligible for funding. Failure to satisfy any of these criteria will result in the Proposal being unsuccessful.

Eligibility Criteria	Applicant response
<p>1. Eligible Applicant</p> <p>The Applicant is either:</p> <p>(a) a Territorial Authority; or</p> <p>(b) Māori/ a developer with sufficient rights in, or access to, the land (or a material proportion of the land) upon which the housing development will be built.</p>	<p>Only developer and Māori Applicants are required to respond to this question.</p> <p>Please outline the nature and extent of the Applicant’s interests in the relevant land (being the land upon which the housing development will be built, not the infrastructure).</p> <div data-bbox="544 751 1868 831" style="border: 1px solid black; padding: 5px; margin-top: 10px;"> <p>Click or tap here to enter text.</p> </div>
<p>2. Eligible Infrastructure Project/s – (minimum housing outcomes)</p> <p>The Eligible Infrastructure Project(s) for which the Applicant is seeking funding must be expected to enable at least:</p>	<p>Identify the number of additional dwellings that are expected to be enabled by the Eligible Infrastructure Project(s) referred to in the Proposal.</p> <div data-bbox="544 1086 1868 1126" style="border: 1px solid black; padding: 5px; margin-top: 10px;"> <p>1,320</p> </div>



Eligibility Criteria	Applicant response						
(i) 200 additional dwellings in tier one urban environments ² ; (ii) 100 additional dwellings in tier two urban environments ³ ; or (iii) 30 additional dwellings elsewhere.							
Eligible Infrastructure Project/s (type) The Eligible Infrastructure Project(s) for which the Applicant is seeking funding must be of the type traditionally paid for by local authorities and be for new or upgraded enabling infrastructure in the form of transport (including local roading, state highways, public transport infrastructure, footpaths and cycleways), three waters (water supply, wastewater and stormwater) and flood-management infrastructure.	With reference to your response to question 2 in Part B, confirm that the amount of IAF funding being sought will be applied to Eligible Infrastructure Project(s). <table border="1" style="margin-top: 10px;"> <thead> <tr> <th>Response</th> <th></th> </tr> </thead> <tbody> <tr> <td>Yes</td> <td style="text-align: center;"><input checked="" type="checkbox"/></td> </tr> <tr> <td>No</td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> </tbody> </table>	Response		Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
Response							
Yes	<input checked="" type="checkbox"/>						
No	<input type="checkbox"/>						

² **Auckland** (Auckland Council), **Hamilton** (Waikato Regional Council, Hamilton City Council, Waikato District Council, Waipā District Council), **Tauranga** (Bay of Plenty Regional Council, Tauranga City Council, Western Bay of Plenty District Council), **Wellington** (Wellington Regional Council, Wellington City Council, Porirua City Council, Hutt City Council, Upper Hutt City Council, Kāpiti Coast District Council), **Christchurch** (Canterbury Regional Council, Christchurch City Council, Selwyn District Council, Waimakariri District Council).

³ **Whangārei** (Northland Regional Council, Whangarei District Council), **Rotorua** (Bay of Plenty Regional Council, Rotorua District Council), **New Plymouth** (Taranaki Regional Council, New Plymouth District Council), **Napier Hastings** (Hawke’s Bay Regional Council, Napier City Council, Hastings District Council), **Palmerston North** (Manawatū-Whanganui Regional Council, Palmerston North City Council), **Nelson Tasman** (Nelson City Council, Tasman District Council), **Queenstown** (Otago Regional Council, Queenstown Lakes District Council), **Dunedin** (Otago Regional Council, Dunedin City Council).



Eligible Infrastructure Project/s – (dwellings enabled and timeframes)

The Eligible Infrastructure Project(s) for which the Applicant is seeking funding must be wholly or primarily for the purpose of enabling the building of new or additional dwellings in the short to medium term.

Note: short to medium term in this context means, in most cases, that a material number of dwellings are built (to completion) by December 2029.

(a) Confirm the Eligible Infrastructure Project(s) for which funding is sought are **wholly or primarily for the purpose of enabling additional dwellings.**

Response	<input checked="" type="checkbox"/>
Yes	<input checked="" type="checkbox"/>
No	<input type="checkbox"/>

(b) State the expected number of additional dwellings to be built (to completion) over each year:

	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036 onward
No. Dwellings (within each period)		177	255	235	227	202	164	60							

(c) Comment on the basis for the figures above, the degree of risk around these housing outcomes, and provide any Supporting Material that you are relying on.

The expected housing outcomes above is the minimum estimated yield that could be realised within the Western area because of the project. There is a clear opportunity to achieve significantly more yield in the longer term in the Western area that would be enabled by the delivery of the project along with the intensification plan change. This will result in significantly more housing outcomes in the longer term (post 2030).

There is still a level of risk in achieving these outcomes as many of the proposed developments are yet to reach resource consent stage and have due diligence to work through. RLC has recently established a District Development team to support developers through due diligence and to match opportunities to developers. With the significant housing shortage in the district, we are confident a large percentage of these housing outcomes will be realised.

Some of the anticipated housing outcomes will also be dependent on the Intensification Plan Change that will be operable in 2024.



Eligibility Criteria	Applicant response						
<p>3. Eligible Costs</p> <p>Funding requested under the Proposal relates to the following costs:</p> <p>(a) feasibility studies and other early-stage planning work;</p> <p>(b) designing, consenting, tendering and acquiring land (where it is wholly required for Eligible Infrastructure Project(s));</p> <p>(c) constructing Eligible Infrastructure Projects; and</p> <p>(d) in limited situations, non-capital administrative matters, where these are necessary to establishing complementary financing.</p>	<p>With reference to your response to question 2 in Part B, confirm that the amount of IAF funding being sought will be applied to Eligible Infrastructure Costs, being:</p> <p>(a) feasibility studies and other early-stage development work;</p> <p>(b) designing, consenting, tendering and acquiring land (where it is wholly required for Eligible Infrastructure Projects);</p> <p>(c) constructing Eligible Infrastructure Projects; and</p> <p>(d) in limited situations, non-capital administrative matters, where these are necessary to establishing complementary financing.</p> <table border="1" data-bbox="544 555 1003 676"> <thead> <tr> <th data-bbox="544 555 792 592">Response</th> <th data-bbox="792 555 1003 592"></th> </tr> </thead> <tbody> <tr> <td data-bbox="544 592 792 628">Yes</td> <td data-bbox="792 592 1003 628">✓</td> </tr> <tr> <td data-bbox="544 628 792 676">No</td> <td data-bbox="792 628 1003 676"><input type="checkbox"/></td> </tr> </tbody> </table>	Response		Yes	✓	No	<input type="checkbox"/>
Response							
Yes	✓						
No	<input type="checkbox"/>						



The table below sets out the Evaluation Criteria to be applied to determine which Proposals are to proceed to the RFP Stage.

It is important to note that progression to the RFP stage does not mean that the Proposal will ultimately receive funding. Applicants themselves should therefore carefully consider their prospects of success before submitting an EOI in response to this EOI Invitation having regard to the Evaluation Criteria below (noting that more fulsome information about the Proposal will be requested, and due diligence undertaken, at RFP Stage).

Evaluation Criteria – Housing Outcomes 40%		Applicant response
1.1	<p>The number of additional dwellings that the funding will enable relative to demand in that area.</p>	<p>Please describe how the scale of the housing development will deliver a number of dwellings that is significant relative to demand in the area (being the region of the relevant Territorial Authority).</p> <p>The initial estimate of potential of additional dwellings is 1,320 that includes 200 additional housing units in Fordland’s. We estimate all of these dwellings could be delivered by 2030. We also predict with this project delivered and the Intensification Plan Change operative additional housing opportunities will arise.</p> <p>The MHUD place-based assessment in 2020 identified that we currently have a housing shortfall of between 1,500 and 1,750 homes. Starting from this deficit and based on Infometrics growth projections for the Rotorua district, 4160 new homes will be needed to meet population growth by 2026 and 6,000 by 2030. There is sufficient demand of the housing outcomes this project will deliver.</p> <p>Based on income levels, employment status and demographics of the district’s population Council estimates that approximately 1,000-1,200 additional social housing units need to be constructed in Rotorua to address current needs and foreseeable demand. This estimate is in addition to the current KO pipeline.</p>
1.2	<p>The proportion of lower-cost houses expected to be enabled by the Eligible Infrastructure Project(s) (primarily informed by typology of housing expected to be built).</p> <p><i>[Note to Applicants: to the extent that this information cannot be provided because a willing</i></p>	<p>Please:</p> <p>(a) describe the expected typology of the proposed dwellings, such as the proportion of dwellings that are standalone, terraced, and/or apartments and section sizes;</p> <p>As this project supports intensification and infill, we anticipate the majority of the housing outcomes will be a higher density typology, smaller sections and/or terraced (subject to the Intensification Plan Change) and within the ‘affordable’ housing bracket.</p> <p>The population of Rotorua is aging and families are getting smaller. Household numbers are expected to continue to</p>



Evaluation Criteria – Housing Outcomes 40%	Applicant response
<p><i>developer(s) has not yet been engaged, respond to this 1.2 with what you consider to be reasonably achievable with regard to similar housing developments in the particular area. Note that further due diligence will be undertaken to verify statements made above at the RFP Stage.]</i></p>	<p>increase over time, whilst the number of people per household is expected to fall and as a result, 66% of household growth over the next 10 years will be from smaller household types (1 to 2 bedroom dwellings).</p> <p>Within the Fordland’s Community, relevant parties are investigating options for redeveloping the existing and significantly increasing the social housing stock (30% of the existing 600 houses) to provide higher density options and increase the provision of social housing within this community. The Fordland’s Steering Group is working on projects to also provide the social and health services required in this community.</p> <p>(b) outline the planned number of dwellings that will be within the First Home Grant price cap (by region)⁴; and</p> <p>As above, as this project will largely support intensification and increased housing density, we anticipate a significant portion of the housing outcomes to be within the First Home Grant price cap. We estimate 532 dwellings have high affordability potential.</p> <p>Approximately 30% of the Rotorua community currently receive an accommodation supplement. Wages are lower compared to the rest of New Zealand and the unemployment rate is 6.9% compared with 4.7% nationally as at March 2021. This results in significant levels of deprivation and suggests that a significant proportion of the 6,000 homes required in the district will therefore need to be social housing, assisted rentals and from a market perspective, be affordable.</p> <p>The Fordland’s Community Centre Strategic Plan identifies establishing a Fordland’s Property Trust to enabling the trust to buy and lease land to help Fordland’s tenants to work towards home ownership. KO will be able to increase their yield within the Collie Drive development.</p> <p>(c) describe any level of commitment to the lower-cost outcomes referred to in paragraph (b) from a developer or other relevant party to the housing development.</p> <p>Fordland’s (200 dwellings) is fully committed to lower-cost housing outcomes. A large proportion of the anticipated s7(2)(i) that will be delivered by KO within the Western area will be within the lower cost housing bracket.</p>
<p>The extent to which the location</p>	

⁴ Check property criteria :: <https://kaingaora.govt.nz/home-ownership/first-home-grant/check-property-criteria/>



Evaluation Criteria – Housing Outcomes 40%		Applicant response								
1.3	where housing will be enabled has unmet demand and provides access to amenity and opportunity.	<p>(a) Please describe the extent of unmet demand in the particular location of the housing development.</p> <p>MHUD’s place-base assessment in 2020 identified that we currently have a short fall of between 1,500 – 1,750 homes. Starting from this deficit and based on Infometrics growth projections for the Rotorua district, 4,161 new homes will be needed to meet population growth by 2026 and 6,000 by 2030.</p> <p>The western area of Rotorua has the highest deprivation (includes Fordland’s Community) and therefore there is significant need to not only provide public, transitional and affordable homes, there is need extensive need to work with the community and support moving them out of the grip of poverty.</p> <p>The Housing and Business Development Capacity Assessment (HBA) is due to be complete in October 2021. On completion of this, we will have a more accurate view of the specific housing demand in the Western area.</p> <p>(b) Describe the proximity (including a description of the distance in kilometres) of the proposed dwellings to each of the types of amenity listed in the table below. Include a comment on the nature of the access to the amenity (e.g. via public transport and/or active transport).</p> <table border="1"> <thead> <tr> <th colspan="2">Type of amenity and opportunity (both existing and planned)</th> </tr> </thead> <tbody> <tr> <td>(i)</td> <td>employment opportunities (i.e., local industry and employment bases);</td> <td>The western side of Rotorua has a tourism corridor along Fairy Springs Road that has specialised tourist attractions clustered together, including a range of indoor and outdoor activities set on large sites. Complementary services sit alongside this corridor such as accommodation and commercial activities located on Fairy Springs Road.</td> </tr> <tr> <td>(b)</td> <td></td> <td>Additionally, the western area holds a large cluster of industrial businesses that service a large number of jobs in the area. It is also the neighbouring area to our secondary city centre, Ngongotaha where significant business activity is located.</td> </tr> </tbody> </table> <p>NOTE: The following supporting material has been provided in support of this section:</p>	Type of amenity and opportunity (both existing and planned)		(i)	employment opportunities (i.e., local industry and employment bases);	The western side of Rotorua has a tourism corridor along Fairy Springs Road that has specialised tourist attractions clustered together, including a range of indoor and outdoor activities set on large sites. Complementary services sit alongside this corridor such as accommodation and commercial activities located on Fairy Springs Road.	(b)		Additionally, the western area holds a large cluster of industrial businesses that service a large number of jobs in the area. It is also the neighbouring area to our secondary city centre, Ngongotaha where significant business activity is located.
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Evaluation Criteria – Housing Outcomes 40%		Applicant response	
			<p>Appendix F: 'Map of Employment Areas in Rotorua' - a spatial view of the area in regards to employment.</p> <p>Appendix G: Map of 'Medium to High Residential Intensification and Development Opportunity' - a visual view of the medium to high residential intensification opportunities in relation to amenities.</p>
		(ii) educational facilities (i.e., local primary schools and secondary schools); and	<p>Within the western area there are the following educational facilities: 16 Schools consisting of;</p> <ul style="list-style-type: none"> o 10 primary schools o one intermediate school o two high schools o two composite schools o one special needs school <p>And 34 Early childhood centres.</p> <p>Western Heights High School and John Paul College are located within the Western Catchment and are two of the largest high schools within Rotorua.</p> <p>NOTE: The following supporting material has been provided in support of this section: Appendix H: 'Map of Schools in Rotorua' for a spatial representation of school locations in the area.</p>
		(iii) other amenities (i.e., social amenities such as recreation and cultural facilities and retail and shopping).	<p>Located within western Rotorua there is 45 health facilities, 3 retirement villages, cafes, fast food stores, recreation parks, sports fields, a golf course, two supermarkets and neighbourhood centres.</p> <p>NOTE: The following supporting material has been provided in support of this section: Appendix I: 'Map of Health Facilities' -a spatial representation of where MOH facilities are located within the district. Appendix J: 'Map of Reserve Land and Marae' - a spatial representation of where</p>



Evaluation Criteria – Housing Outcomes 40%		Applicant response	
			council reserves and marae are located in the district. Appendix K: 'Map of Amenity Access & Reserves' - a spatial representation of amenity access and reserves.
1.4	The extent to which the Eligible Infrastructure Project(s) supports intensification, in particular that required to be enabled by councils under the National Policy Statement on Urban Development (i.e. typology and density).	<p>With regard to the typology of the housing development described in 1.2, and the location of the particular housing development described in 1.3, please outline the extent to which the housing enabled by the Eligible Infrastructure Project(s) supports intensification, in particular that required under the National Policy Statement on Urban Development.</p> <p>This Eligible Infrastructure Proposal is to fully enable intensification and density in Rotorua therefore is strongly aligned to the National Policy Statement on Urban Development (NPS-UD).</p> <p>The Intensification Plan Change and the EIP are intrinsically linked, we need the stormwater infrastructure to achieve the NPS-UD outcomes. We anticipate the Intensification Plan Change to be operative by 2024, notified by November 2022.</p> <p>NOTE: The following supporting material has been provided in support of this section: Appendix G: 'Map of Medium to High Residential Intensification and Development Opportunity' – demonstrating alignment with the NPS-UD and why we are focussing on the enabling infrastructure to support intensification.</p>	
1.5	The extent to which the Proposal supports housing development on land owned by Māori and to which mana whenua have been involved in developing the proposed solution.	<p>(a) Please comment on the extent to which the proposal supports housing development on land owned by Māori.</p> <p>Of the additional dwellings estimate to develop this application (1,320 dwellings), 120 of these are on general Māori owned land. The Fordland's Community is made up of 2,000 residents, mostly Māori and a significant portion of the land within the community is Māori owned (200 of the additional dwellings). The population of Rotorua is 40% Māori, therefore we estimate a significant portion of the infill and intensification which we have not accounted for in this application will be on Māori-owned land.</p> <p>(b) Please comment on the extent to which mana whenua have been involved (or will be involved) in developing the proposed solution.</p> <p>The Te Arawa Partnership is an partnership approach between the Rotorua Lakes Council and Te Tatau o Te Arawa to work together to improve Rotorua and ensure Te Arawa can effectively participate in decision making.</p> <p>He Papakāinga, He Hāpori Taurikura Rotorua Housing and Thriving Communities Strategy Te Arawa Partnership was developed in partnership by Te Arawa and the Rotorua Lakes Council to provide a framework to address Rotorua's</p>	



Evaluation Criteria – Housing Outcomes 40%		Applicant response
		<p>housing issues.</p> <p>Significant engagement with Iwi was undertaken as part of the Plan Change for Pukehangi Heights (PC2) which has directly informed the development of the stormwater solutions for the Western area. Iwi continue to be involved in implementation of the next stages required to enable housing within the PC2 area including ensuring an integrated approach to stormwater management.</p> <p>Further significant engagement will be required with mana whenua, including the Te Arawa Lakes Trust, as part of the consenting process to implement the proposed stormwater solutions. This application includes funding intended to direct fund mana whenua to effectively participate by ensuring adequate resources and capability. This is critical given the extensive work to be undertaken and the impact of Te Arawa lakes, waterways, lands, and communities.</p>
1.6	The extent to which the Proposal supports housing development that is environmentally sustainable including through reduced private vehicle use, lower risks from climate change (such as coastal inundation), and supporting water quality and biodiversity.	<p>(a) Describe the proximity of the housing development to public transport, both existing and planned (in kilometres).</p> <p>As the project is within existing areas of Rotorua, there is well established public transport routes and shared paths. RLC has budget provided in the 2021 – 2031 LTP to further develop the public transport network and shared paths to ensure growth areas have sufficient access to public transport. It is expected that there will be additional bus routes and stops through Pukehangi Heights when housing outcomes have been achieved.</p> <p>NOTE: The following supporting material has been provided in support of this section: Appendix L: ‘Transport Map’ – a visual representation of existing bus routes, bus stops and shared paths.</p> <p>(b) Describe any complementary environmental benefits that will be realised by this Proposal (e.g., mitigation on flood risks, or protection of wetland areas).</p> <p>The purpose of this project is to develop and upgrade infrastructure to mitigate flood risks to enable intensification. The western project will support reducing floodwaters into the Utuhina Stream, reducing the impact to this stream that is at capacity and is culturally significant to mana whenua. The proposed stormwater detention ponds that are included as part of the project will be designed to filter contaminants and includes the construction of wetlands to support water quality outcomes.</p> <p>Both Central Government and RLC have ‘Wood First’ or ‘Low Carbon’ construction policies or procurement guides and climate action plans, therefore we are anticipating the dwellings built will be efficient and support building for climate change objectives.</p> <p>(c) Describe any commitment from developers(s) and other relevant parties to the infrastructure and housing</p>



Evaluation Criteria – Housing Outcomes 40%	Applicant response
	<p>development regarding the complementary environmental benefits described in your response to (b).</p> <p>Developers (including KO) will need to comply with the on-site stormwater requirements. Once DC's are in place, they will also support further delivering environmental outcomes.</p> <p>(d) Describe any known material environmental compliance requirements (such as regulatory requirements) which apply to the infrastructure and housing delivery, and your approach to complying with these.</p> <p>Currently treated effluent from the Wastewater Treatment Plant (WWTP) is irrigated into the Whakarewarewa Forest to pass through the land before the ground water discharges into Lake Rotorua. Discharge to the Whakarewarewa Forest is no long a viable option for a number of reasons including cultural concerns. RLC is currently working with Iwi through a partnership agreement to identify a solution that is culturally acceptable and environmentally sustainable.</p> <p>The WWTP is requiring an upgrade and discharge solution needs to be completed to comply with the reduced nitrogen discharge requirement; \$60m has been funded in the first five years of the LTP to deliver, therefore subsequently reducing the funding available to significantly upgrade other infrastructure.</p> <p>RLC has also committed funding of \$36million over the next ten years to connect a number of rural and lakeside communities to the reticulated wastewater network.</p>



Evaluation Criteria – Impact of funding 20%		Applicant response
2.1	The impact that this funding will have on the housing development advancing, or on the pace and scale at which it will advance compared to what is currently expected.	<p>(a) Describe how the Eligible Infrastructure Project(s) are critical to the housing development.</p> <div data-bbox="674 411 1982 708" style="border: 1px solid black; padding: 5px;"> <p>The Intensification Plan Change, due to become operative in 2024, will enable intensification across the district, however the current stormwater infrastructure will not have the capacity to deal with the increased run off from intensified developments. Development will hence be constrained to either developments where storm water can be managed onsite or in pockets where piecemeal, localised solutions are possible. In both cases this will decrease yield, increase consenting time and cost and likely make many developments uneconomical or unaffordable. Additionally ability to develop will not be universally aligned to the district plan and large developers will lack the certainty needed to operate in the areas. The proposed global approach to stormwater infrastructure upgrade would unlock the entire district for intensification - critical to stimulate enough development to address the housing shortfall currently experienced.</p> </div> <p>(b) Describe how the IAF funding requested is critical to the delivery of that infrastructure.</p> <div data-bbox="674 778 1982 976" style="border: 1px solid black; padding: 5px;"> <p>The Eligible Infrastructure project is not fully funded in the LTP and council has very little headroom remaining within its borrowing limits. Hence Development Contributions (DCs) will be the primary funding mechanism. DC's that can support the necessary projects will severely impact the economics of development in the area in turn slowing the pace of funds being collected. Rotorua Lakes Council will be severely limited in its ability to implement the EIP and it is likely that the full impact of the Intensification Plan Change will take decades to manifest. This would also limit the ability to fund the community infrastructure needed to ensure that good outcomes are realised for our community.</p> </div> <p>OR</p> <p>(c) To the extent that the housing development is set to be delivered without funding, then describe how the delivery of housing will be accelerated, with reference to the timeframes and scale for housing delivery with funding.</p> <div data-bbox="674 1139 1982 1214" style="border: 1px solid black; padding: 5px;"> <p>Click or tap here to enter text.</p> </div>



Evaluation Criteria – Impact of funding 20%		Applicant response
2.2	Demonstration that other means to fund the Eligible Infrastructure Project(s) without displacement of investment elsewhere (i.e. rate	<p>(a) Describe how other means to fund the Eligible Infrastructure Project(s) have been explored, including rate rises, prudent borrowing, development agreements, and/or use of the IFF framework over the last 3 years⁵.</p> <p>In 2021, RLC released its 30 year Infrastructure Strategy that was adopted through the 2021-31 LTP. This includes a \$90m stormwater upgrade/expansion for the district over 30 years of which \$35.5M is to support intensification in the</p>

⁵ Developer and Māori Applicants should describe their engagement with the relevant Territorial Authority on funding the Eligible Infrastructure Project(s).



<p>rises, prudent borrowing, or use of the IFF framework) have been exhausted.</p>	<p>Western area. The required stormwater enabling works identified in the Infrastructure Strategy is proposed to be delivered over 30 years therefore the IAF funding will accelerate project delivery from over 30 years to over 5 years. We have significant committed works that are estimated to be completed by the end of 2023 for the Rotoiti/Rotoma Waste Water Treatment plant. We also have the finalisation of the Tarawera wastewater reticulation (2024 completion).</p> <p>These programmes of works have been ongoing since 2005 and therefore the funding for these projects has been prioritised. In addition, \$60m has been committed to the upgrade of the Rotorua Waste Water Treatment Plant to ensure that the city has sufficient capacity to cater for growth. Through the prioritisation of these projects, RLC will be close to the imposed debt limit from 2025 to 2027 and therefore, cannot afford to bring additional works forward into this timeframe. Any works brought forward would facilitate a breach of RLC lending criteria and would make borrowing less affordable for RLC and would be passed onto the ratepayer.</p> <p>Through the adopted 2021-2031 LTP we have a one-off 9.2% increase in the first year, with an average increase of 4% from year 2 to year 10. We have explored all other funding options and without this accelerated funding, the necessary stormwater enabling works will not be implemented until 2051, therefore will not achieve maximum yield with the Pukehangi greenfield development and intensification / infill in the area.</p> <p>(b) Describe why IAF funding is a last option for bridging the gap for funding the Eligible Infrastructure Project(s), and does not displace those sources of funding. For instance, explain how these funding sources are already maximised, or why they are not feasible in the circumstances.</p> <p>The project is included in the 30-year Infrastructure Strategy, with a significant portion funding outside of the 2021-2031 LTP. Without the full cost being funded we cannot accelerate this infrastructure project therefore developers will have to fund their own on-site storm water solutions which will result ad-hoc, ineffective and inefficient stormwater solutions and development costs being high and uneconomical. This may also become a barrier to development as the cost on the developer may become unaffordable. RLC is in the process of creating a development contributions policy. While this policy will help to fund certain infrastructure in the long term, the initial funding is required up front in order to develop the infrastructure. Without this upfront funding, RLC will not be able to cater for expected growth.</p> <p>(c) Provide a copy or link to the 2021 Long Term Plan (in its most recent form), and describe any funding in the Long Term Plan which relates to the Eligible Infrastructure Project(s).⁶</p> <p>NOTE: The following supporting material has been provided in support of this section: Appendix M: 'Rotorua Long Term Plan 2021 – 2031' – The 2021-31 LTP is underpinned by five key priorities, one of which is key network infrastructure based on the referenced 30-year Infrastructure Strategy.</p>	
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Evaluation Criteria – Impact of funding 20%	Applicant response
	This EIP was included in the 30-year Infrastructure Strategy, however majority of funding was forecast in the longer term – post 2030.

⁶ Developer and Māori Applicants should provide the most recent Long Term Plan publicly available, and answer this to the best of their knowledge.



Evaluation Criteria – Cost and co-funding 20%		Applicant response
3.1	The average whole-of-government cost per dwelling expected to be enabled by the Eligible Infrastructure Project(s).	Response not required – Proposals will be evaluated on the basis of Applicants’ response to question 2 in Part B.
3.2	<p>Alignment with co-funding principles for the Fund.</p> <p>Note: Key principles of the IAF are:</p> <ul style="list-style-type: none"> • <i>developers and landowners should be paying a similar share of the costs of the infrastructure as would be the case if the Eligible Infrastructure Project(s) was funded by traditional means through the local authority, which is generally the reasonable ‘growth’ portion of the total infrastructure cost (in some cases this contribution can be non-financial (e.g. land or commitments to sub-market housing), but any such contribution should be similar in value to the foregone financial contribution); and</i> • <i>Territorial Authorities should be co-investing to the maximum extent possible.</i> <p>At this EOI Stage, Kāinga Ora is looking for:</p> <ul style="list-style-type: none"> • <i>in all Proposals, evidence of developers and landowners’ preparedness to make such a contribution; and</i> • <i>in most cases, co-investment from Territorial Authorities.</i> 	<p>Please outline your intentions in relation to:</p> <p>(a) the extent to which these principles are accepted by the relevant parties;</p> <div style="border: 1px solid black; padding: 5px;"> <p>RLC and Waka Kotahi have committed to funding the other enabling infrastructure projects (apart from the stormwater) to deliver the Pukehangi Plan Change 2, Western area intensification and infill.</p> <p>We currently do not have a Development Contributions (DC) policy, however we have committed to implement a new policy in 2022. If these enabling infrastructure projects where required to be funded via DC, bearing in mind the high cost of land and construction in Rotorua, the levels of development contributions will restrict the economic viability of key infill developments.</p> </div> <p>(b) the expected quantum of such co-funding; and</p> <div style="border: 1px solid black; padding: 5px;"> <p>\$ \$49,308,667 – RLC, Waka Kotahi to consider business cases for SH upgrades.</p> </div> <p>(c) the method(s) by which this funding is proposed to be made (i.e., development agreements, IFAs, IFF levy, etc.).</p> <div style="border: 1px solid black; padding: 5px;"> <p>Developers will need to meet the costs associated with on-site attenuation requirements. RLC’s District Plan also currently requires financial contributions of 5% of the land value of any new lot for reserves and open spaces. From 2022, on adoption of a DC’s Policy, will be required to pay development contributions which will assist in funding increased demand on other infrastructure and Council amenities associated with development e.g. reserves and community facilities. We have completed very high-level modelling and we expect once the</p> </div>



		<p>DC policy is in place, developers will be contributing towards costs. Initial estimates reflect §7(2) could be recovered in relation to these housing outcomes. Any monies received through this fund, we will not seek to recover from DC's.</p>
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Evaluation Criteria – Capability and readiness 20%		Applicant response
4.1	The extent to which there are other barriers to the housing development that the Eligible Infrastructure Project(s) will serve (and how they will be removed if funding is approved).	<p>(a) Comment on any other key risks of (i) the Eligible Infrastructure Project(s) being constructed and (ii) the housing development proceeding. Identify any other barriers to housing development, and in the event that funding is approved, explain how these barriers will be removed so they don't constrain progress.</p> <p>Note such barriers could include inappropriate zoning, lack of other types of infrastructure (including infrastructure not fundable under IAF), restrictive bylaws and land use restrictions, and any other housing development constraints (i.e., partially contaminated sites).</p> <p>The Council has robust and well-established risk management procedures and controls in place to mitigate risks at every level of the organisation from enterprise risk management to portfolio, programme and project delivery. All activities are delivered under well-defined governance structures and controls that routinely evaluate, manage and escalate issues within established tolerances. Key high risk associated with this project include;</p> <p>Risk – The housing developments do not eventuate. Mitigation – There is significant demand for affordable housing in Rotorua; RLC is implementing a number of measures (including the intensification plan change) to ensure developers have assurance in the development process if they meet the performance standards.</p> <p>Risk – Other infrastructure projects run over time or budget. Mitigation – Competent team delivering aligned with strong project processes.</p> <p>Risk – Infrastructure figures are based on best estimate currently, however the construction market is very volatile currently. Mitigation – On confirmation of funding lock in prices with consultants. We included minor contingency to mitigate cost fluctuations.</p> <p>Risk – Delays or issues when consenting the stormwater project. Mitigation – Working with Te Arawa on engagement plan.</p> <p>Risk – Delays or issues when consenting the stormwater project. Mitigation – Working with BOPRC through feasibility stage.</p>



Evaluation Criteria – Capability and readiness 20%		Applicant response		
		<p>Risk - Land for projects not available. Mitigation – Starting early, initially doing feasibility work.</p> <p>Risk – Unable to find required contractors Mitigation – On confirmation of funding lock in prices with consultants therefore starting the partnership early. With the secured funding, we will be able to commit to long term contracts.</p> <p>Risk – Enable to deliver Intensification Plan Change by 2024. Mitigation – This has been prioritised by RLC and will be closely managed as a key risk.</p> <p>(b) Please complete the milestone table below, regarding the Eligible Infrastructure Project(s) only, and not the housing development.</p>		
Milestone	Status	✓	Expected Date	Comment
Procurement of construction contractors	<i>Suitable tender complete</i>	<input type="checkbox"/>	Click or tap to enter a date.	Click or tap here to enter text.
	<i>Tender evaluation in progress</i>	<input type="checkbox"/>	Click or tap to enter a date.	Click or tap here to enter text.
	<i>Request for Tender in the Market</i>	<input type="checkbox"/>	Click or tap to enter a date.	Click or tap here to enter text.
	<i>About to put out a Request for Tender to the market</i>	<input type="checkbox"/>	Click or tap to enter a date.	Click or tap here to enter text.
Detailed Design	<i>Detailed Design Complete</i>	<input type="checkbox"/>	Click or tap to enter a date.	Click or tap here to enter text.
	<i>Detailed Design Underway</i>	<input type="checkbox"/>	Click or tap to enter a date.	Click or tap here to enter text.
	<i>Detailed Design to commence</i>	<input checked="" type="checkbox"/>	3/04/2023	As per high-level plan
Designations/Consents	<i>Approved</i>	<input type="checkbox"/>	Click or tap to enter a date.	Click or tap here to enter text.
	<i>Lodged</i>	<input type="checkbox"/>	Click or tap to enter a date.	Click or tap here to enter text.
	<i>In preparation</i>	<input type="checkbox"/>	Click or tap to enter a date.	Click or tap here to enter text.
Land Acquired	<i>Yes</i>	<input type="checkbox"/>	Click or tap to enter a date.	Click or tap here to enter text.



	<i>Being negotiated under PWA (please indicate stage below)</i>	<input type="checkbox"/>	Click or tap to enter a date.	Click or tap here to enter text.
	<i>Has not commenced</i>	<input type="checkbox"/>	Click or tap to enter a date.	Click or tap here to enter text.
Preliminary design and costing	<i>Approved</i>	<input type="checkbox"/>	Click or tap to enter a date.	Click or tap here to enter text.
	<i>Draft</i>	<input type="checkbox"/>	Click or tap to enter a date.	Click or tap here to enter text.
	<i>Underway</i>	<input type="checkbox"/>	Click or tap to enter a date.	Click or tap here to enter text.
	<i>None</i>	<input checked="" type="checkbox"/>	4/04/2022	Will commence on confirmation of funding
Business Case or Investment Case	<i>Approved</i>	<input checked="" type="checkbox"/>	24/03/2021	Master plan was finalised in March which informed the infrastructure strategy which was adopted by council through the LTP.
	<i>Draft</i>	<input type="checkbox"/>	Click or tap to enter a date.	Click or tap here to enter text.
	<i>Underway</i>	<input type="checkbox"/>	Click or tap to enter a date.	Click or tap here to enter text.
	<i>None</i>	<input type="checkbox"/>	Click or tap to enter a date.	Click or tap here to enter text.
Other approvals	<i>(i.e. Council committee, Waka Kotahi approvals)</i>	<input type="checkbox"/>	Click or tap to enter a date.	Click or tap here to enter text.
4.2	The degree of developer commitment or interest in building housing quickly.	<p>Please comment on the following based on your knowledge of the developer(s) expected to be involved in the housing development:</p> <p>(a) the anticipated sales plan and any evidence of commitment from the developer(s) to the (funded) timeframe for housing delivery; and</p> <div style="border: 1px solid black; padding: 5px;"> <p>RLC is actively working with a number of developers in the Western area including KO. Civil works have begun in some of the Western area development and the Freedom Villages development are actively working through the resource consent.</p> <p>As at 21 March 2021, KO has publicly committed to building 335 homes by 2024 across the district. Several developers have provided letters of support for this application demonstrating the importance of a comprehensive stormwater solution.</p> </div> <p>(b) what conditions would likely be applicable to the developer(s) commitment to delivering the additional dwellings within the timeframes indicated in your response to table (b) in Eligible Infrastructure Project/s – (dwellings enabled and timeframes) and the other housing outcomes referred to in this Response Form.</p> <div style="border: 1px solid black; padding: 5px;"> <p>No conditions, it is expected to the housing demand, developments will proceed.</p> </div>		

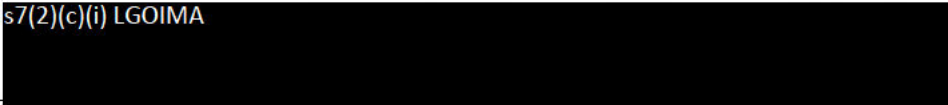


4.3	Demonstrated alignment between all parties including Territorial Authorities, Regional Councils,	
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	<p>mana whenua and developers needed to advance the housing development.</p>	<p>Please comment on the alignment of the following parties in advancing the housing development <i>[note your response should describe the level of support, input, or knowledge between the parties as they relate to the Proposal]</i>:</p> <p>(a) Territorial Authorities;</p> <div data-bbox="752 339 1933 416" style="border: 1px solid black; padding: 5px;"> <p>Developed the proposal; would be responsible for planning and implementing the proposal.</p> </div> <p>(b) Regional Councils;</p> <div data-bbox="752 483 1933 715" style="border: 1px solid black; padding: 5px;"> <p>Bay of Plenty Regional Council has endorsed the proposal in principle. The proposal is in alignment with their key priorities, namely climate change adaption, improving water quality in a sensitive catchment and working in partnership with iwi. Both parties are planning on working together through the feasibility and detailed design phase of the project. A letter of support has been provided.</p> <p>s7(2)(c)(i) LGOIMA</p> </div> <p>(c) mana whenua;</p> <div data-bbox="752 778 1933 978" style="border: 1px solid black; padding: 5px;"> <p>A letter of support from the Te Arawa Lakes Trust (TALT) as owner of the Rotorua Lakebed is included. TALT will have a significant role in the consenting processes associated with the projects including leading iwi engagements and any required cultural impact assessments.</p> <p>s7(2)(c)(i) LGOIMA</p> </div> <p>(d) developers (to the extent possible); and</p> <div data-bbox="752 1042 1933 1241" style="border: 1px solid black; padding: 5px;"> <p>s7(2)(c)(i) LGOIMA</p> </div> <p>(e) any others,</p> <div data-bbox="752 1305 1933 1382" style="border: 1px solid black; padding: 5px;"> <p>The environment benefits of this proposal align with the strategic objectives of The Rotorua Te Arawa Lakes Strategy Group. All organisations represented in this group are aware of this application and</p> </div>
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		<p>endorse in principle.</p> <p>Habitat for Humanity, Rotorua Energy Charitable Trust and Bay Trust are in support of the proposal and have provided a letter of support.</p> <p>Fordland's Community Centre is an active community run organisation that offers a range of services including housing support, to the community that meet needs and build the capacity, sustainability, and capability for the people of Fordland's.</p> <p>s7(2)(c)(i) LGOIMA </p>					
4.4	Confidence in the ability of all parties to deliver the Eligible Infrastructure Project(s) and housing development as proposed.	<p>(a) Describe the capability of the Applicant to deliver the Eligible Infrastructure Project(s) and/or housing development proposed.</p> <p>RLC has significant experience successfully delivering infrastructure projects across the District. Waka Kotahi has successfully managed and upgraded the major roading (State Highways) within the District to date.</p> <p>We have a number of experienced and capable developers working in the district including Classic Builders, Watchman Capital, Three Dukes Development, R&B Property Development and Construction and Holmes Group.</p> <p>(b) Provide prior examples for each of the relevant parties in delivering infrastructure and/or housing developments within an accelerated timeframe.</p> <p>Note: <i>Kāinga Ora understands that many Applicants do not themselves have experience in delivering infrastructure and/or housing developments.</i></p> <p><i>Proposals can still pass this criterion if Applicants can demonstrate that suitable parties have been engaged, and are willing to participate in the Proposal to deliver the infrastructure and/or housing (or sections).</i></p> <table border="1" data-bbox="757 1246 2013 1374"> <thead> <tr> <th colspan="2">Infrastructure experience</th> </tr> </thead> <tbody> <tr> <th>Relevant party</th> <th>Describe prior example <i>[insert name, location, number of dwellings]</i></th> </tr> </tbody> </table>	Infrastructure experience		Relevant party	Describe prior example <i>[insert name, location, number of dwellings]</i>	
Infrastructure experience							
Relevant party	Describe prior example <i>[insert name, location, number of dwellings]</i>						



		RLC	<p>RLC - Lakeside Communities Sewerage Scheme - a total of about \$60m new sewerage scheme delivered on time and budget with an average of \$10m per year completed. The programme was partly funded by MfE and MOH.</p> <p>Network Renewals – The infrastructure team deliver approximately \$15M of asset renewal per year across the 4 asset groups. This is done year in and year out.</p>
		Waka Kotahi	<p>Waka Kotahi - Delivering major upgrades to two of the key transport networks: SH30/Te Ngae Road and SH30A/Amohau Street – Connect Rotorua</p> <p>https://www.nzta.govt.nz/projects/connect-rotorua/</p>
		Click or tap here to enter text.	Click or tap here to enter text.
		Housing development experience	
		Relevant party	Describe prior example <i>[insert name, location, number of dwellings]</i>
		KO	Delivered significant housing projects throughout New Zealand – mandated to deliver housing outcomes.
s7(2)(c)(i) LGOIMA			



		[REDACTED]	§7(2)(c)(i) LGOIMA [REDACTED]	
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