

Infrastructure Acceleration Fund

RFP Response Form



How to respond to the RFP

Please complete this RFP Response Form in relation to the Proposal that advanced through the EOI Stage.

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

Content

The RFP Response Form has the following parts:

- **Part A-** General Information and Proposal Overview: detailed overview of the housing development and Supporting Material provided.
- **Part B-** Criteria Responses: detailed responses to the Eligibility and Evaluation Criteria.
 - **Schedule 1 (Eligible and ineligible infrastructure)**
 - **Schedule 2 (Cost and funding tables)**
 - **Schedule 3 (Status of Eligible Infrastructure Projects)**
 - **Schedule 4 (Dwellings Enabled – Direct and Additional Growth)**

Capitalised terms in this RFP Response Form shall have their meaning as set out in the Schedule to the RFP.

Completing this RFP Response Form

This RFP Response Form incorporates parts of the Applicant's responses at EOI Stage. This is to help reduce duplication of effort and enable Applicants to focus on refining their Proposals submitted at EOI Stage.

Applicants are requested to review, and if necessary, update any of their statements provided at EOI Stage. Updates should be inserted into the editable cells.

Applicants must complete this form using size 10 font.

Guidance

Kāinga Ora has prepared Guidance to help Applicants complete this form. The Guidance provides further information on the Supporting Material that Kāinga Ora is looking for in Applicants' responses to each Eligibility Criteria and each Sub-criteria.

Applicants should take the time to read and understand the Guidance.



Proposal Name: Central Area development

Unique Identifier: P056

Part A – General Information and Proposal Overview

1. Known developers	Response at EOI Stage
<p>The names of each known housing developer expected to be involved in the housing development.</p>	<p>Existing developers progressing development projects within the Central area include; Kainga Ora, Copthorne Developments Limited and Watchman Capital Limited. All have appetite to increase their activity but are constrained 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 sites.</p>
	<p style="text-align: center;">Update at RFP Stage</p> <p>Since RLC submitted its EOI, Council-controlled entity Rotorua Economic Development (RED) Ltd has been authorised to extend its remit and work with landowners and developers to influence and support development in the CBD. They have completed an Expression of Interest process to find potential projects that support inner city living. There were 14 applications from landowners and developers which both RLC and RED are actively working on. Kāinga Ora – Homes and Communities (KO) continues to show strong interest in the Central catchment area along with Watchman Capital and Classic Developments. Unfortunately, Copthorne Developments Limited is no longer proceeding with its development based on uncertainty regarding stormwater requirements and the associated costs.</p> <p>Through RLC's recently established 'Build Our Way Forward' Programme we continue to work closely with the wider developer community in a proactive manner. RLC has a Developer Support Manager who proactively works with developers in the pre-feasibility stage of their development.</p> <p>§7(2)(b)(iii) LGOIMA</p>



2. Funding Request	Response at EOI Stage
IAF Funding Sought	\$28,540,000
	Update at RFP Stage
	<p>\$41,400,000</p> <p>In total, across the two applications, RLC's request has increased from \$90.1m to \$99.6m due to an increase in estimated cost of the stormwater solution. The increase in the overall cost is associated with the peer review recommendations (Tonkin and Taylor) and the cost of inflation.</p>

3. Timing for drawdown of Funding										
Timing when IAF funding is expected to be drawn.										
	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031 – onwards
Amount (\$) (EOI Stage)	\$2,840,000	\$3,000,000	\$3,730,000	\$9,480,000	\$9,490,000	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Amount (\$) (RFP Stage)	\$Click or tap here to enter text.	\$Click or tap here to enter text.	\$29,223,992	\$12,176,008	\$Click or tap here to enter text.	\$Click or tap here to enter text.	\$Click or tap here to enter text.	\$Click or tap here to enter text.	\$Click or tap here to enter text.	\$Click or tap here to enter text.

4. Housing Development and Outcomes	Response at EOI Stage
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<p>Description of the housing development and associated housing outcomes.</p>	<p>Our application is based on a calculated estimate yield of 1,939 dwellings; 1,765 additional dwellings to current state. This includes potential of 268 dwellings to be developed by KO. 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 600 gross hectares of urban land.</p> <p>The Central area is identified as a key location for residential intensification and infill that will be enabled through an Intensification Plan Change and this infrastructure project. Further opportunities within the area will also potentially be enabled through these activities including; the Whakatau block and Fenton Street.</p> <p>We have established a 'Planning our way Forward' Programme to give effect to the NPS-UD 2020, to plan for growth, to enable intensification in appropriate locations and to ensure we have a well-functioning urban environment. This Programme includes the delivery an intensification plan change, which would be operative by 2024 (notified as per NPS-UD requirements). Our project is intrinsically linked to the intensification plan change that will not have impact without the stormwater project delivered.</p> <p>NOTE: The following supporting material has been provided in support of this section:</p> <p>Appendix A: 'Application Notes and the Rotorua Context' that provides a valuable insight and evidence-based underpinning for our project selection.</p> <p>Appendix B: 'Plan Our Way Forward Programme outline and delivery milestones'</p> <p>Appendix C: 'Rotorua Urban Stormwater Catchments and Housing Outcomes' illustrating the boundaries for both the housing outcomes and the infrastructure project.</p>
	<p style="text-align: center;">Update at RFP Stage</p>
	<p>Since submission of the EOI, RLC has made significant progress in moving towards intensification plan change(s).</p> <p>In November, our Council unanimously resolved to request inclusion of the Rotorua urban area (Tier 2 urban environment) in the Resource Management (Enabling Housing Supply and Other Matters) Amendment Bill ('The Bill'). This will provide another opportunity for Te Arawa, Council and Government to build on existing initiatives to enable the much-needed supply of more housing in our urban area through amending our District Plan.</p> <p>Within our 'Plan Our Way Forward' Programme (POWFP), RLC has prioritised developing a 'Priority Development Area' (PDA) Plan for the central city. The first workshop was held 1 December 2021, getting input from both developers and community leaders to work on a development framework for the PDA. The development</p>



framework involves: A shared vision for growth, agreed Framework for investment, plan of action with clearly allocated roles and a shared commitment to deliver. The report from the first workshop has been provided as evidence. Apart from enabling housing directly, a key focus of the Central City PDA is the revitalisation of the CBD.

Through the POWFP we are initiating the development of a Future Development Strategy (FDS) that will be finalised in June 2023, in time to inform the Infrastructure Development Strategy prior to the next LTP (2024). The FDS spatially sets out how and where RLC will meet long term growth requirements as identified in the HBA. The FDS will show spatially how RLC intends to achieve a 'well-functioning urban environment' and how 'sufficient development capacity' will be provided to meet future growth needs over the next 30 years. POWFP RLC is initiating an Intensification which will be notified in August 2022. We will be using the HBA and the Accessibility and Demand Analysis, which will be completed in December 2021, to inform the scope of the intensification plan change.

Further to this, through the programme we have also initiated the development of a Development Contributions Policy due to be implemented by June 2022.

We have also established a 'Build Our Way Forward' Programme (BOWFP) alongside the POWFP to ensure key housing development opportunities are identified and realised.

All of this progress is putting us in the best position to realise housing outcomes that will be supported by the eligible infrastructure projects.

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

Appendix 1 - RLC Submission to Resource Management (Enabling Housing Supply and Other Matters) Amendment Bill - November 2021

Appendix 2 - Central PDA 1st Workshop Report_1 December 2021

Appendix 3 - POWFP and BOWFP Joint Programme Steering Group_Presentation _External_29_09_21

Appendix 4 – RFP for Contract FDS Intensification PC Design Guide



Description of the current status and timing for the proposed housing development and associated infrastructure projects.

A high-level analysis has been completed to establish what is required to upgrade and improve the Central area flood management system. Year 1 will be focussed on feasibility work, year 2 on detailed design and consenting with construction beginning in year 3. The project is expected to be delivered within 5 years.

Inline with NPS-UD requirements, RLC is actively pursuing a Plan Change in relation to intensification. Currently we are working on the Housing and Business Capacity Assessment (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.

Update at RFP Stage

We start feasibility work in July 2022 on Cent 03, 04, 05 with construction due to commence in Aug/Sept 2025. Cent 08, 09 feasibility work starts in July 2023 with construction due to commence in Aug/Sept 2024. All construction will be completed by the Dec 2025. The changes in drawdown reflects KO ability to only fund 50% of pre-construction costs and RLC not being able to draw down the other 50% of pre-construction costs until construction starts.

We have provided an updated breakdown of the Stormwater Solution and associated images. We have also had the solution peer reviewed by Tonkin and Taylor which has been provided as evidence.

We have now completed the HBA which has helped inform the need for an Intensification Plan Change. Acknowledging the need for a plan change, RLC initiated accessibility modelling and demand analysis to identify areas suitable for intensification which is important evidence for the plan change. We aim to consult on the Intensification Plan Change by February 2022, develop a draft plan change by June 2022 and notify the plan change in August 2022.

As above, our Council unanimously support inclusion in the Bill. If we are included in The Bill, RLC will be required to apply medium density residential standards (MDRS) from August 2022. Through the new intensification streamlined planning process (ISPP), introduced by the Bill, we would be able to change the district plan quicker than if we have to follow the standard plan change process under Schedule 1 of the RMA.



	<p>Alongside the application of the MDRS through the Bill we will also be looking at how we can enable higher density in central city PDA area and in relation to areas that would support mixed use (residential and commercial) development along Fenton Street and in relation to key urban centres. This may take form a separate plan change/s.</p> <p>NOTE: The following supporting material has been provided in support of this section: Appendix 5 - RFP Stormwater Solution Breakdown Appendix 6 – Pictures of Stormwater Solution Appendix 7 – Housing & Business Assessment (HBA) Appendix 8 – Tonkin Taylor Infrastructure Solution Peer Review</p>
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6. Development Phase	Tick the box that best applies	
With reference to the Pre-Development/Construction Phases lifecycle diagram identified in the Guidance, please identify which Phase best applies to the Proposal.	Pre-Feasibility	<input checked="" type="checkbox"/>
	Feasibility	<input type="checkbox"/>
	Planning / Master Planning	<input type="checkbox"/>
	Design / Consenting	<input type="checkbox"/>

7. Supporting Material



Please provide the full list of Supporting Material included in the RFP Proposal.

Letter from Mayor Chadwick
Executive Summary – IAF RFP
Appendix 1 - RLC Submission to Resource Management (Enabling Housing Supply and Other Matters) Amendment Bill - November 2021
Appendix 2 - Central PDA 1st Workshop Report_1 December 2021
Appendix 3 - POWFP and BOWFP Joint Programme Steering Group_Presentation_External_29_09_21
Appendix 4 – RFP for Contract FDS Intensification PC Design Guide
Appendix 5 - RFP Stormwater Solution Breakdown
Appendix 6 – Pictures of Stormwater Solution
Appendix 7 - HBA
Appendix 8 – Tonkin Taylor Infrastructure Solution Peer Review
Appendix 9 – Letter of Support KO
Appendix 10 – KO RLC/KO Presentation
§7(2)(b)(ii) LGOIMA
Appendix 12 - Barkers Housing Suitability Assessment Presentation
Appendix 12a – Email from MOE confirming no further schools
Appendix 13 - Urban cycle ways project
Appendix 14 - BOP Sub Regional Rotorua Mode Shift Plan
Appendix 15 - TDM Scoping Study - RFP Letter Rotorua
Appendix 16 - Safe Ways to School
Appendix 17 - POWF Gantt Chart
Appendix 18 - Joint Programme Steering Group Presentation External
Appendix 19 – Portfolio Governance Group (PGG) TOR
§7(2)(b)(ii) LGOIMA
Appendix 21 – Te Arawa Engagement – RLC Te Arawa Partnerships
Appendix 22 – Draft Partners Operational Working Group TOR
Appendix 23 - MOU - RLC and BOPRC - Working Together on Urban Development
Appendix 24 - Santorium Reserve Management Plan
Appendix 25 - Regional Infrastructure Technical Specification
Appendix 26 - RLC Wood First Policy
Appendix 27 - Rotorua Stormwater Masterplan
Appendix 28 - BOPRC Utuhina Modelling Report



	<p>Appendix 29 - BOPRC Utuhina Workshop Presentations</p> <p>Appendix 30 - IAF Cashflow Forecasts</p> <p>Appendix 31 – IAF Funding Narrative</p> <p>Appendix 32 - Draft Development Contribution Project Plan</p> <p>Appendix 33 - Waka Kotahi Support</p> <p>§7(2)(b)(ii) LGOIMA</p> <p>§7(2)(b)(ii) LGOIMA</p> <p>Appendix 38 - Waka Kotahi National Land Transport Plan - Bay of Plenty</p> <p>Appendix 39 – HTC Portfolio Governance Group ToR Final</p> <p>Appendix 40 – Tonkin + Taylor Preferred Supplier Agreement</p> <p>Appendix 40A – Schedule of Consents</p> <p>Annexure A – Risk Register Template – Infrastructure Projects</p> <p>Appendix 41 - Developers Forum TOR</p> <p>Appendix 42 – Developers Forum Agenda and Minutes</p> <p>Appendix 43 - Deep Dive Development – Recycle Centre</p> <p>Appendix 44 - Deep Dive Development - Racecourse</p> <p>§7(2)(b)(ii) LGOIMA</p> <p>§7(2)(b)(ii) LGOIMA</p> <p>Appendix 47 – Letter of Support BOPRC Transport Committee</p> <p>Appendix 48 - Structure Chart of Proposal</p> <p>Appendix 49 – Infrastructure Solution Gantt Chart</p> <p>Appendix 49a – Infrastructure Solution Gantt Chart with risk</p> <p>§7(2)(b)(ii) LGOIMA</p>
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8. Key Milestones			
	Phase	Specific Milestone	Expected completion date



<p>In addition to the standard milestones set out for the relevant Phase in the Guidance, Applicants should identify any other milestones that are unique to the particular housing development (Specific Milestones).</p>	<p>EXAMPLE</p> <p><i>Feasibility/ Concept Plan</i></p>	<p><i>Finalisation of whenua Māori acquisition process, to be reflected in the conditional agreement to acquire land.</i></p>	<p><i>March 2023</i></p>
	<p>Pre-feasibility, feasibility/concept plan & planning and master planning stages</p>	<p><i>RLC District Development, Development Support function to continue to work with developers overcoming issues within the pre-feasibility, feasibility/concept plan stage & planning and master planning stage. (See Appendix 43 Case Study – Recycling Centre and Rotorua Youth Centre Reserve Site and appendix 44 – Case Study Rotorua Racecourse)</i></p>	<p><i>On-going</i></p>
	<p>Pre-feasibility, feasibility/concept plan & planning and master planning stages</p>	<p><i>KO Development Plan – 650 houses by June 2024</i></p>	<p><i>30 June 2024</i></p>
	<p><i>Pre-feasibility</i></p>	<p><i>Complete a Central City Priority Development Area Action Plan</i></p>	<p><i>30 June 2022</i></p>
	<p><i>Consenting</i></p>	<p><i>Implement a Development Contributions Policy (See Appendix 32 for a draft project plan)</i></p>	<p><i>1 July 2022</i></p>
	<p><i>Consenting</i></p>	<p><i>Intensification Plan Change Notification</i></p>	<p><i>1 August 2022</i></p>
	<p><i>Consenting</i></p>	<p><i>Medium Density residential standards operative (If accepted into The Bill)</i></p>	<p><i>20 August 2022</i></p>

9. Proposal Prioritisation		
	Priority	Proposal Name



<p>An Applicant with multiple Proposals should indicate their prioritisation of Proposals.</p> <p><i>Note: the agreed prioritisation of Programme Path Applicants and other joined up Applicants will be sought separately.</i></p>	1	Click or tap here to enter text.
	2	Click or tap here to enter text.
	3	Click or tap here to enter text.
	Click or tap here to enter text.	<p>Due to the nature of urban development and our holistic approach to enabling residential growth it is important to note that the two applications are intrinsically linked, which makes it difficult to prioritise one application over the other. The Utuhina Stream bordering the central and western catchments creates a significant bottle neck for stormwater flow across both the central and western catchments as defined in our applications. Ohinemutu, described as the founding village of Rotorua, is located at the stream's mouth to the lake. This stream is at capacity due to our inability to alter the course of the stream due to its path through volatile geothermal land and more importantly, its cultural significance to mana whenua. We need to both reduce (focus of western application) and re-direct (focus of central application) the amount of water that would enter into the stream in an extreme flooding event. If the applications cannot be funded together, we would be better to consider prioritising the individual stormwater projects within the proposal across the two applications to find the most effective combination in order to realise the best housing development potential.</p>

10. Engagement with Central Government

Response at EOI Stage



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)

An Emergency Housing Taskforce has been established to address the emergency housing crisis and homelessness issues in Rotorua. The Emergency Housing Programme is being delivered in partnership with key government agencies including KO, MHUD and MSD.

RLC has also received \$131k from KO toward the cost of the Housing and Business Development Capacity Assessment for the Rotorua District.

A multi-agency technical working group has been established to support the 'Planning the Way Forward' Programme. The group is attended by representatives from RLC, KO, MHUD and regional council and broadly aligns with KO's strategic objectives for the district.

RLC is involved with the Three Waters Reform Programme and may receive funds as part of the support package, should the reforms proceed. The Council is awaiting guidance on how these funds can be utilised to achieve the desired community outcomes.

The Council also works closely with Waka Kotahi to deliver roading solutions throughout the district.

Update at RFP Stage

RLC continues to have a strong partnership with central government in the housing space.

RLC has received \$4.7m as part of the Three Waters Reform Programme and will receive further funding as the reforms proceed.

The multi-agency technical working group now also supports the BOWFP.





11. Non-financial Powers of Central Government	Response at EOI Stage
<p>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.</p>	<p>The Urban Development Act powers relating to Specified Development Projects would assist in facilitating complex development projects. Within the Central area, this includes the Recycling Centre site where KO and RLC are partners.</p> <p>Building Act 2004 (Regulatory settings under the Act for provision of affordable housing) - The Council 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</p> <p>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.</p>
	<p>Update at RFP Stage</p>



Inclusion in The Bill (with the ability to exclude areas as per our submission) will support maximising our housing outcomes both by enabling higher density across a broader urban area, and by bringing forward the date we would expect the medium density provisions to become operative. In our submission, RLC supports the proposed Intensification Streamlined Planning Process (ISPP) which is quicker than typical Schedule 1 process and the proposal that there is no right of appeal to the Environment Court. This is a deliberate statutory direction to ensure that intensification plans are operative by mid-2023. Rotorua District Council Reserves Revocation Bill - RLC, in conjunction with the Ministry of Housing and Urban Development and Kāinga Ora is developing a Local Bill that would enable the classification of a number of identified reserves to be revoked to enable the sites to be developed for housing. RLC expects to continue working in partnership with Central Government on this.

s7(2)(b)(ii) LGOIMA

There are a range of consenting processes available to developers to help fast track developments, both at the Resource and Building consent stage. RLC's Planning and Development Team are committed to supporting developers with any one of these processes to help to fast-track residential development where possible. RLC's Development Support Team are also advising developers on all of Governments non-financial powers at the pre-lodgement stage.

RLC is currently developing a Priority Development Area (PDA) Plan for the Central City area with the support of our stakeholders including KO. Once completed, RLC will need the continued support of their partners including Central Government to deliver the action plan.

Council is working with Kāinga Ora to understand the development potential of the Rotorua Recycling Centre. Initially this includes undertaking a detailed constraints assessment (contamination and Geotech) and the development of an initial master plan. More recently POT has expressed an interest in developing this site.



Part B – Eligibility and Evaluation Criteria Responses

Eligibility Criteria

The table below sets out the criteria which must be satisfied for a Proposal to be eligible for funding.

1. Eligible Applicant	<i>Response at EOI Stage</i>
<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><i>Only developer and Māori Applicants are required to respond to this question.</i></p> <p><i>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).</i></p>
	<p><i>Update at RFP Stage</i></p>
	<p>Click or tap here to enter text.</p>
	<p><i>Supporting Material</i></p> <p>Reference [insert name of attachment and cross reference to relevant part below]</p> <ul style="list-style-type: none"> Click or tap here to enter text.



2. Eligible Infrastructure Project(s)	<i>Update at RFP Stage</i>
<p>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> <ul style="list-style-type: none"> (i) 200 additional dwellings in tier one urban environments; (ii) 100 additional dwellings in tier two urban environments; or (iii) 30 additional dwellings elsewhere. 	<p>Applicants are asked to complete Schedule 4 (Dwellings Enabled – Direct and Additional Growth).</p>
<p>Type</p> <p>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.</p>	<p><i>Update at RFP Stage</i></p> <p>Applicants are asked to complete Schedule 1 (Eligible and Ineligible Infrastructure).</p>
<p>Dwellings enabled and timeframes</p> <p>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.</p> <p><i>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.</i></p>	<p><i>Update at RFP Stage</i></p> <p>Applicants are asked to complete Schedule 1 (Eligible and Ineligible Infrastructure) and Schedule 4 (Dwellings Enabled – Direct and Additional Growth).</p>



3. Eligible Costs	<i>Update at RFP Stage</i>
<p>Funding requested under the Proposal relates to the following costs:</p> <ul style="list-style-type: none"> (a) feasibility studies and other early-stage planning work; (b) designing, consenting, tendering and acquiring land (where it is wholly required for Eligible Infrastructure Project(s)); (c) constructing Eligible Infrastructure Projects; and (d) in limited situations, non-capital administrative matters, where these are necessary to establishing complementary financing. 	<p>Please complete Schedule 2 (Cost and Funding Tables).</p>



Part B – Eligibility and Evaluation Criteria Responses

Evaluation Criteria

The table below sets out the Evaluation Criteria. Applicants are requested to review, and if necessary, update any of their statements provided at EOI Stage.

1. Evaluation Criteria – Housing Outcomes 40%		Response at EOI Stage
1.1	The number of additional dwellings that the funding will enable relative to demand in that area.	<p><i>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).</i></p> <p>The estimated minimum potential of additional dwellings is 1,765. We estimate up to 1,660 dwellings could be delivered by 2030. We also predict with this project delivered and the Intensification Plan Change operative additional housing opportunities will arise. 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 that 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>
		Update at RFP Stage
		<p>Since submitting the EOI, RLC has continued to progress work supporting an intensification plan change. Our request to be included in the Bill, as detailed in the sections above, will provide a rule framework that will create an enabling environment for an increased housing yield through an intensification plan change that will have operative medium density residential standards in August 2022. This will support increased housing yield that will be enabled by the eligible infrastructure project.</p> <p>As per MHUD's Public Housing Plan 2021 - 2024, Bay of Plenty has been allocated 430 – 450 public houses and 150 – 190 transitional houses. Rotorua has been identified as a priority area with a high proportion of Māori in housing need and the overall supply of public housing is oriented towards Tauranga and Rotorua.</p>



		<p>It is RLC's understanding that the Housing Minister has directed KO to deliver 650 new houses by June 2024, rather than the 190 previous reflected in the Public Housing Plan.</p>
		<p><i>Supporting Material</i></p>
		<p>Reference [insert name of attachment and cross reference to relevant part below]</p> <ul style="list-style-type: none"> https://www.hud.govt.nz/assets/Community-and-Public-Housing/Increasing-Public-Housing/Public-Housing-Plan/Public-Housing-Plan-2021-2024-web.pdf https://kaingaora.govt.nz/developments-and-programmes/our-work-in-communities/planned-developments/ https://kaingaora.govt.nz/developments-and-programmes/what-were-building/public-housing-developments/bay-of-plenty-region/ Appendix 9 – Letter of Support KO
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 style="text-align: center;"><i>Response at EOI Stage</i></p> <p><i>Please:</i></p> <p>(a) <i>describe the expected typology of the proposed dwellings, such as the proportion of dwellings that are standalone, terraced, and/or apartments and section sizes;</i></p> <p>As this project will largely support intensification and increased housing density in Central Rotorua which is close to amenities, we anticipate majority of the housing outcomes will be on smaller section sizes (subject to the Intensification Plan Change), terraced and/or apartments and affordable.</p> <p>The population of Rotorua is aging and families are getting smaller. Household numbers are expected to continue to 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>(b) <i>outline the planned number of dwellings that will be within the First Home Grant price cap (by region); and</i></p> <p>As above, 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 1,492 (88%) have high or certain affordability potential. KO will be able to increase their yield on the Ranolf and Malfroy sites, the Boulevard Motel and the Wylie Court Motel site if purchased. The Recycling Centre</p>



(estimate of 300) and future potential of the Racecourse (880) if developed will also be supported by this project.

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.

(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.

A large proportion of the anticipated 268 dwellings that will be delivered by KO within the Central area will be within the lower cost housing bracket.

Update at RFP Stage

We continue to work closely with KO to support its delivery of public housing. We believe all of the housing KO will deliver will be in the more affordable range.

We also have developers in Rotorua such as Watchman Capital who are partners of the KiwiBuild programme and committed to lower cost housing. Watchman Capital has provided a letter of commitment and support in this regard.

Intensification and MDRS will result in more affordable homes as a result of having smaller typology options. Compared to the rest of NZ, Rotorua house prices and land prices are generally more affordable.

Supporting Material

Reference [insert name of attachment and cross reference to relevant part below]

- Appendix 9 – Letter of Support from KO
Appendix 10 – KO RLC/KO Presentation
s7(2)(b)(ii) LGOIMA



1.3	The extent to which the location where housing will be enabled has unmet demand and provides access to amenity and opportunity.	<i>Response at EOI Stage</i>
		<p><i>(a) Please describe the extent of unmet demand in the particular location of the housing development.</i></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 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 Central area.</p> <p><i>(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).</i></p> <p>i) Central area is the main location within Rotorua for retail, entertainment, restaurants, accommodation and office activities resulting in employment opportunities in a number of different sectors.</p> <p>Central Rotorua is compact and has shared pathways enabling quick access to amenity and jobs.</p> <p>Central area is also close to both the Scion Innovation Park and the Waipa Business Park. There are a large number of tourism operators and accommodation providers resulting in employment on Fenton Street and State Highway 30 (Te Puia).</p> <p>NOTE: The following supporting material has been provided in support of this section:</p> <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> <p>ii) Within the Central area there are the following educational facilities:</p> <p>9 Schools consisting of:</p> <ul style="list-style-type: none"> o 5 primary schools o 2 high schools o one intermediate o one school for young parents



And 27 early childcare centres.

Rotorua Boys High School and Rotorua Girls High school located in Central Rotorua are two of the larger high schools in the district.

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.

iii) Central Rotorua has strong links to public space with the Lakefront, Kuirau Park, and the Government Gardens all being within walking distance. As the largest centre in Rotorua there is 121 health care facilities, 3 retirement villages, restaurants, churches, cafes, commercial shops, a trade centre, a mall all within Central Rotorua.

At the top of Fenton Street is a major golf course and Te Puia.

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

Appendix I: 'Map of Health Facilities' - a spatial representation of where health facilities are located within the district.

Appendix J: 'Map of Reserve Land and Marae' - a spatial representation of where council reserves and marae are located in the district.

Appendix K: 'Map of Amenity Access & Reserves' - a spatial representation of amenity access and reserves.

Update at RFP Stage

Updates in respect of question (a):

Since submitting the EOI, we have finalised with Market Economics our Housing and Business Development Capacity Assessment (HBA). The HBA was developed to provide robust information on the demand and supply and capacity of housing and business land in Rotorua. Through the HBA we quantified the development capacity that is sufficient to meet expected demand for housing and business land in the urban environment in the short, medium and long term. The HBA further provides information on the likely impact of Council planning and infrastructure decisions on future affordability and competitiveness of the housing market.



The HBA also outlines the housing bottom lines to meet housing demand over the short, medium and long-term. Sufficient zoned and infrastructure-served, feasible development capacity is required to meet demand to accommodate the following number of projected additional dwellings in each time period:

Short Term (3 years 2020-2023): additional 3,560 dwellings

Medium Term (10 years 2020-2030): additional 6,240 dwellings

Long Term (30 years 2020-2050): an additional 9,740 dwellings

These housing bottom lines will be adopted by Council and will be inserted into the District Plan and the BOPRC Regional Policy Statement (RPS). Without the support of this fund, the land will not be sufficiently infrastructure-served, making it impossible for RLC to meet housing bottom lines.

As a requirement of the NPS-UD, particularly Policy 1 and 5, in November we contracted Barkers and Associates (B&A) to undertake Accessibility Modelling and Demand Analysis. This is being completed currently. Their work to date has been provided as evidence. From slide 9 of the presentation in the evidence outlines accessibility to open spaces, education, supermarkets, healthcare, community, centres, employment, public transport, cycle networks; demonstrating housing intensification is most suited to the central area the key location where high accessibility and high demand overlap.

This work will inform the scope of the intensification plan change/s in relation how we consider medium density, high density and mixed-used development within the Central City PDA.

We continue to work with the Ministry of Education (MOE) to ensure we have enough capacity within our schools. Based our short to medium term targets, we have enough capacity within our existing schooling network. We will continue to work with MOE to determine if any new schools are required associated with growth and support identifying appropriate land for future education purposes. To provide evidence on this working relationship, we have included an email from Te Mahau (MoE).

Transport

RLC is making significant investment, along with key partners such as BOPRC and Waka Kotahi into improving the cycling infrastructure and encouraging/supporting mode-shift in our city. These



investments include, but are not limited to:

- Investment in to expansion of the shared use/cycleways network – See Evidence.
- Working with Waka Kotahi and Bay of Plenty Regional Council to implement the Rotorua Lakes Sub regional Mode Shift Plan. This work has identified a number of interventions to make shared and active transport methods more attractive. These will be pursued jointly by RLC, BOPRC and Waka Kotahi – See Evidence.
- Plan to establish with Bay of Play Regional Council a programme to understand and influence residents travel choices – see brief attached for initial stage scoping study.
- The Bike Ready cycle skills programme is delivered to primary and intermediate schools and kura kaupapa throughout Rotorua. The programme gives young people the skills to be able to cycle safely on the road to then use cycling as a means of transport. In 20/21, over 2,600 youth were trained.
- Targeted ‘pieces’ of work to ensure shared ways are safe and effective. See evidence attached as an example study that has resulted in RLC committing to upgrading pedestrian crossings outside Selwyn School, Old Quarry Road and Western Heights Primary and Clayton Road.

Updates in respect of question (b):

Type of amenity and opportunity (both existing and planned)		
(b)	(i) employment opportunities (i.e., local industry and employment bases);	Click or tap here to enter text.
	(ii) educational facilities (i.e., local primary schools and secondary schools); and	Click or tap here to enter text.
	(iii) other amenities (i.e., social amenities such as recreation and cultural	Click or tap here to enter text.



		facilities and retail and shopping).	
		<i>Supporting Material</i>	
		Reference [insert name of attachment and cross reference to relevant part below]	
		<ul style="list-style-type: none"> Appendix 12 - Barkers Housing Suitability Assessment Presentation Appendix 12A – Letter from MOE confirming no further schools Appendix 13 - Urban cycle ways project Appendix 14 - BOP Sub-Regional Rotorua Mode Shift Plan Appendix 15 - TDM Scoping Study - RFP Letter Rotorua Appendix 16 - Safe Ways to School 	
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).	<i>Response at EOI Stage</i>	
		<p><i>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.</i></p> <p>This 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 EIP are intrinsically linked, we need the stormwater infrastructure to achieve</p>	



the NPS-UD outcomes. We anticipate the Intensification Plan Change to be operative by 2024 – notified by November 2022.

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.

Update at RFP Stage

We continue to focus significant effort on giving full effect to the NPS-UD requirements. Progress with regard to this has been outlined throughout this application. As previously stated, a significant milestone is the completion of the HBA.

In order to ensure the NPS-UD 2020 requirements are fully implemented the Planning Our Way Forward Programme (POWFP) was established. Key elements of the programme that are to be implemented prior to the next LTP (2024) are outlined in the Gantt chart provided in the evidence. The shaded arrows show the key projects that need to be implemented prior to the next LTP 2024. The projects are the HBA, NPS Monitoring System & Reports, FDS and the Intensification Plan Change/s.

We have now established a 'Joint POWF Programme and the BOWF Programme Steering Group that includes key external stakeholders (KO, BOPRC & NZTA) to oversee progress of project work associated with these programmes. As evidence we have provided the deck from the most recent external meeting. There is also a Technical Advisory Group (TAG) setup to help with working through and testing POWF Programme housing related work with KO.

Following completion of the HBA we have initiated Accessibility modelling and demand analysis work to give effect to Policy 1 and 5 of the NPS-UD 2020 in particular. NPS-UD has directive requirements for setting building heights and densities based on the level of accessibility (or demand). Together with the HBA this work provides key evidence that will inform the scope to the intensification plan change and FDS. The HBA and accessibility modelling and demand analysis is completed in December. The NPS-UD 2020 requires that RLC as a tier 2 Council needs to have a notified plan change implementing intensification policies by 20 August 2022. In early December RLC issued an RFP for consultant support to support RLC through the development of a the Intensification Plan Change and a non-statutory



		<p>design guide. The same RFP also requires the consult to develop a FDS, which will be developed concurrently with the intensification and design guide. Tier 2 Councils are required to prepare a FDS in time to inform the 2024 LTP. The date we have planned to complete the FDS by is June 2023 so that this strategy can inform the 30 Year Infrastructure Strategy review prior to the 2024 LTP. This RFP document has been provided as evidence.</p> <p>As detailed above, RLC supports the Bill due to our acute housing needs and hopes to use the powers to both increase housing yield and bring forward the point at which the medium density residential provisions would become operative.</p> <p style="text-align: center;"><i>Supporting Material</i></p> <p>Reference [insert name of attachment and cross reference to relevant part below]</p> <ul style="list-style-type: none"> • Appendix 7 - HBA Appendix 17 - POWF Gantt Chart Appendix 18 - Joint Programme Steering Group Presentation External Appendix 4 - RFP for Contract FDS Intensification PC Design Guide
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 style="text-align: center;"><i>Response at EOI Stage</i></p> <p>(a) <i>Please comment on the extent to which the proposal supports housing development on land owned by Māori.</i></p> <p>Of the additional dwellings estimate to develop this application (1,765 dwellings), 668 of these are on general Māori owned land. 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) <i>Please comment on the extent to which Mana Whenua have been involved (or will be involved) in developing the proposed solution.</i></p> <p>The Te Arawa Partnership is a 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. He Papakāinga, He Hāpori Taurikura Rotorua Housing and Thriving Communities Strategy Te Arawa Partnership was developed in partnership by Te Tatau o Te Arawa and the Rotorua Lakes Council to provide a</p>



	<p>strategic framework to collectively address Rotorua’s housing issues.</p> <p>Engagement with mana whenua will be undertaken as part of the consenting process required for implementation of the required stormwater solution for the Central area. In addition, 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> <p style="text-align: center;"><i>Update at RFP Stage</i></p> <p>The above aligns with current state. The HBA references a map of the Māori-owned land in Rotorua. s7(2)(b)(ii) LGOIMA</p> <p>As we continue to make progress with our Homes and Thriving Communities Portfolio, particularly into the significance plan changes we have noted the significant extend in which mana whenua engagement is required. RLC’s Te Arawa Partnerships team whose mandate is to ensure RLC partners effectively with Te Arawa to achieve enhanced outcomes for iwi, has provided two recommendations to support an improved partnership approach to working with iwi on responding to the housing crisis. Recommendation 1 is to have a workshop with key Te Arawa entities early 2022 as to how the mana whenua groups with work together. Recommendation 2 is to set up a working group as soon as possible focussed on the central area to develop thinking and oversee the work programme in respect of the PDA, flooding plan change, comprehensive stormwater consent and to oversee the IAF works. The paper from RLC’s Te Arawa Partnerships team has been provided as evidence.</p> <p>At time of submission, the working group was not set up, however a draft Terms of Reference has been provided as evidence.</p> <p style="text-align: center;"><i>Supporting Material</i></p> <p>Reference [insert name of attachment and cross reference to relevant part below]</p>
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		<ul style="list-style-type: none"> Appendix 19 – Portfolio Governance Group (PGG) TOR §7(2)(b)(ii) LGOIMA Appendix 21 – Te Arawa Engagement – RLC Te Arawa Partnerships Appendix 22 – Draft Partners Operational Working Group TOR
1.6		<i>Response at EOI Stage</i>



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.

(a) Describe the proximity of the housing development to public transport, both existing and planned (in kilometres).

As the project is located within existing urban 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. In the Central area, there has also been a commitment from Bay of Plenty Regional Council to implement a free CBD-orbiter shuttle.

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.

(b) Describe any complementary environmental benefits that will be realised by this Proposal (e.g., mitigation on flood risks, or protection of wetland areas).

This project is to develop and upgrade infrastructure to mitigate flood risks to enable intensification. The central project will redirect floodwaters from the Utuhina Stream towards the east, reducing the impact to this stream that is at capacity and is of cultural significance. By expanding the stormwater network, this reduces the amount of water flowing through to Lake Rotorua and improves the quality.

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.

(c) Describe any commitment from developers(s) and other relevant parties to the infrastructure and housing development regarding the complementary environmental benefits described in your response to (b).

Developers (including KO and RLC/RED) will need to comply with the on-site stormwater requirements. Once DC's are in place, they will also support further delivering environmental outcomes.

KO has publicly committed at the Malfroy and Ranolf site to develop shared green spaces.

(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.

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 longer 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



		<p>that is culturally acceptable and environmentally sustainable. 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>
<p><i>Update at RFP Stage</i></p>		



The eligible infrastructure projects as proposed in this document are largely intended to support intensification in appropriate locations in the urban area of the district. The NPS-UD focusses on ensuring Councils enable urban growth (both up and out) and provides for well-functioning, liveable cities that meet the housing demand of our growing communities. Enabling more intensification will result in a more efficient urban form with a smaller carbon footprint.

To ensure effective intensification that supports good environmental outcomes, we need to enable higher density around centres and key corridors. By concentrating on this, referred to as the compact city model, we use existing amenity to support higher residential yield within walkable catchments. A centres-based approach in other words enables housing developers, including Kāinga Ora, to build higher density housing close to services, schools, open space, recreation and jobs that are accessible through more active modes of transport.

Centres focus to intensification allows development to be focussed around existing and planned public transport and cycleways reducing reliance on private vehicles and hence reduces overall carbon emissions over time as mode shift takes place. The impact of flooding on residential areas is potentially limited to fewer spatial locations as intensification reduces urban sprawl. This further results in the retention of agricultural land and the natural environment that would be developed. By supporting intensification in the urban area, the eligible projects described supports these outcomes demonstrated below:

To inform the intensification plan change, Barker and Associates have been commissioned to undertake accessibility modelling. The proposed methodology identifies a range of different catchments for destinations/ facilities that are considered critical for providing amenity to support more intensive forms of residential living. In order to determine accessibility B&A consider the location's proximity to essential services e.g. supermarkets and health services, existing hierarchy of centres, education & employment opportunities and social opportunities e.g. open spaces and community facilities.

The heat map in the presentation reflects the results of the accessibility mapping where the darker the colour is associated with greater accessibility. There will be greater longer term environmental outcomes if higher density development is focussed in the darker areas reflected on the map. Focussing residential development where there is exiting amenity in Rotorua is a more efficient form of urban



development.

This more efficient approach allows RLC to maximise its investment in improved cycling infrastructure and further encourages/supports mode-shift in our city. These investments include, but are not limited to:

- Investment in to expansion of the shared use/cycleways network – See Evidence.
- Working with Waka Kotahi and Bay of Plenty regional Council to implement the Rotorua Lakes Subregional Mode Shift Plan. This work has identified a number of interventions to make shared and active transport methods more attractive. These will be pursued jointly by RLC, BOPRC and Waka Kotahi – See Evidence.
- Plan to establish with Bay of Play Regional Council a programme to understand and influence residents travel choices – see brief attached for initial stage scoping study.
- The Bike Ready cycle skills programme is delivered to primary and intermediate schools and kura kaupapa throughout Rotorua. The programme gives young people the skills to be able to cycle safely on the road to then use cycling as a means of transport. In 20/21, over 2,600 youth were trained.
- Targeted pieces of work to ensure shared ways are safe and effective. See evidence attached as example study that has resulted in RLC committing to upgrading pedestrian crossings outside Selwyn School, Old Quarry Road and Western Heights Primary and Clayton Road.

(b) Evidence of investment in to complementary environmental benefits (e.g. mitigation on flood risk, or protection of wetland areas)

A district wide flood risk assessment is currently underway to support the intensification plan change and ensure that there is no increase in flooding risk as a result of subsequent development. We are working closely with Bay of Plenty Regional Council to leverage the extensive modelling they have already conducted for the Uthina river mouth area. BOPRC provided a letter of support at the EOI phase and also have a Memorandum of Understanding (MOU) to Work together on Urban Development in place. A copy of the MOU has been provided as evidence.

Rotorua Lakes Council has a programme of work underway to monitor our greenspaces and protect our wetlands within Council reserves. In the central area we have commissioned Wildlands Consultants Ltd. to establish an Ecological Management Plan for Sanatorium Reserve to protect the ecological environment, including arrow bamboo control and revegetation – refer to evidence for further



information.

Rotorua Lakes Councils has signed up to the Regional Infrastructure Technical Specifications (RITS) as developed by the Waikato Local Authority Shared Services organisation. This includes commitments to standards of Three Waters Management and low-impact urban design principles above those current required by legislation. See the Regional Infrastructure Technical Specification for more information.

Further, RLC are working with Tonkin and Taylor to develop a developer toolkit that will support developers in implementing low impact urban design principles, consistent with that outline in the RITS.

We have attached a copy of our Wood First Policy. As KO being a key developer in Rotorua it is likely their housing outcomes will meet the government procurement construction guidelines.

Several of our local development community have sustainability values and commitments. CH Builders is focussed on sustainability and support local. With our strong Māori-influence in the development community, Kaitiakitanga influences decision-making.

(c) details of any planned accreditation or rating system in respect of the housing outcomes referred to in the Proposal (e.g. Homestar and NABERS);

It is anticipated that Kāinga Ora will be a major developer in the area supported by this application, with a commitment over 600 new homes in the next 3 years. As of June 2020, all Kāinga Ora homes will be built to the 6 Homestar standard. Reference to KO's Healthier Homes under Homestar Press Release in the evidence.

Supporting Material



Reference [insert name of attachment and cross reference to relevant part below]

- Appendix 12 - Barkers Housing Suitability Assessment Presentation
- Appendix 13 - Urban cycle ways project
- Appendix 14 - BOP Subregional Rotorua Mode Shift Plan
- Appendix 15 - TDM Scoping Study - RFP Letter Rotorua
- Appendix 16 - Safe Ways to School
- Appendix 23 - MOU - RLC and BOPRC - Working Together on Urban Development
- Appendix 24 - Santorium Reserve Management Plan
- Appendix 25 - Regional Infrastructure Technical Specification
- Appendix 26 - RLC Wood First Policy



2. Evaluation Criteria – Impact of funding 20%		Response at EOI Stage
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) <i>Describe how the Eligible Infrastructure Project(s) are critical to the housing development.</i></p> <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> <p>(b) <i>Describe how the IAF funding requested is critical to the delivery of that infrastructure.</i></p> <p>The Eligible Infrastructure project is not 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> <p>OR</p> <p>(c) <i>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.</i></p> <p style="text-align: center;">Update at RFP Stage</p> <p>The HBA has found that there is a sizeable amount of plan enabled capacity relative to demand. While</p>



		<p>there is a sizeable amount of plan enabled capacity, the assessment has found that much of the capacity is unlikely to be developed into dwellings by the commercial developer sector due to being unfeasibly. A substantial share of the greenfield capacity and underutilised urban land capacity (within the Eastern reporting area) is leasehold land and is therefore less likely to be feasible for commercial developers (although may be feasible for some forms of development if lead by iwi). The commercial feasibility of significant shares of Rotorua’s plan enabled capacity is also adversely affected by a number of technical constraints across portions of the city’s urban area. These increase the cost and complexity of development, therefore reducing the margin able to be achieved through the development. These include geotechnical constraints, additional costs to manage stormwater on site and flooding hazards. Planned infrastructure networks only cover around two-thirds of the feasible developable areas, which amount to less than half of the overall plan enabled greenfield areas. The Intensification Plan Change or/and The Bill will further increase the possible yield, however without the infrastructure being enabled, developments will continue to be constrained, uneconomic and unaffordable, further exuberating our housing crisis.</p> <p>BOPRC has completed modelling to demonstrate the flooding issues with the Utuhina stream – these have been provided as evidence.</p> <p>The cashflows demonstrate RLC’s inability to fund this work</p>
		<p><i>Supporting Material</i></p>
		<p>Reference [insert name of attachment and cross reference to relevant part below]</p> <ul style="list-style-type: none"> • Appendix 27 - Rotorua Stormwater Masterplan • Appendix 28 - BOPRC Utuhina Modelling Report • Appendix 29 - BOPRC Utuhina Workshop Presentations • Appendix 30 - IAF Cashflow Forecasts
<p>2.2</p>		<p><i>Response at EOI Stage</i></p>



<p>Demonstration that other means to fund the Eligible Infrastructure Project(s) without displacement of investment elsewhere (i.e. rate rises, prudent borrowing, or use of the IFF framework) have been exhausted.</p>	<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 years¹.</p> <p>In 2021, RLC released its 30 year Infrastructure Strategy that was adopted through the 2021-31 LTP.</p> <p>This included \$90m storm water upgrade for district over 30 years, however did not include major upgrades for the Central area.</p> <p>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 waste water reticulation (2024 completion) 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>
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¹ Developer and Māori Applicants should describe their engagement with the relevant Territorial Authority on funding the Eligible Infrastructure Project(s).



		<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).</p> <p>NOTE: The following supporting material has been provided in support of this section:</p> <p>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> <p>This EIP was not included in the 30-year Infrastructure Strategy, therefore not funded in the LTP.</p> <p style="text-align: center;"><i>Update at RFP Stage</i></p> <p>Please refer to the financial analysis provided in the evidence.</p> <p style="text-align: center;"><i>Supporting Material</i></p> <p>Reference [insert name of attachment and cross reference to relevant part below]</p> <ul style="list-style-type: none"> • Appendix 31 – IAF Funding Narrative
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3. Evaluation Criteria Cost and co-funding 20%		<i>Update at RFP Stage</i>
3.1	The average whole-of-government cost per dwelling expected to be enabled by the Eligible Infrastructure Project(s).	Applicants are asked to complete Schedules 1 (Eligible and Ineligible Infrastructure) and Schedule 2 (Cost and Funding Tables).
3.2	Alignment with co-funding principles for the Fund.	<p data-bbox="1290 539 1536 564"><i>Response at EOI Stage</i></p> <p data-bbox="786 608 1261 633"><i>Please outline your intentions in relation to:</i></p> <p data-bbox="786 659 1619 684"><i>(a) the extent to which these principles are accepted by the relevant parties;</i></p> <p data-bbox="837 710 1995 767">RLC and Waka Kotahi have committed to funding the other enabling infrastructure projects (apart from the stormwater) to deliver intensification and infill.</p> <p data-bbox="837 798 2002 928">We currently do not have a Development Contributions (DC) policy, however we are aiming to implement a new policy in 2022. If these enabling infrastructure projects were 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> <p data-bbox="786 954 1339 979"><i>(b) the expected quantum of such co-funding; and</i></p> <p data-bbox="837 1005 943 1031">47268667</p> <p data-bbox="786 1056 2029 1082"><i>(c) the method(s) by which this funding is proposed to be made (i.e., development agreements, IFAs, IFF levy, etc.).</i></p> <p data-bbox="837 1107 2013 1343">\$47,268,667 - from RLC, Waka Kotahi to consider business cases for SH upgrades. 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 DC policy is in place, developers will be contributing towards costs. Initial estimates reflect \$15M could be recovered in</p>



		relation to these housing outcomes. Any monies received through this fund, we will not seek to recover from DC's.
<i>Update at RFP Stage</i>		



For the RFP, we have included development contributions as the landowner's contribution. We have calculated the amount (or share) by using the figures included in RLC's current Long-Term Plan multiplied by the housing outcomes recognised in this proposal. As part of the Development Contribution (DC) Policy project being delivery over the coming months, we suspect the value will either remain constant or increase. In the event it increases, this will result in RLC requiring less debt funding, however we believe this will be immaterial.

We have made progress with implementing a Development Contribution Policy. See the below overview. In the central area, the stormwater solution will be not covered through DC's as it's not true growth, however developers will be paying their fair share through DC's for other projects such as the waste water treatment plant upgrade.

Development Contributions Overview

We are working to implement a Development Contributions Policy by July 2022 to support in funding infrastructure requirements driven from housing growth. Until recent years due to the low growth level, we did not require a development contributions policy. Infrastructure to support growth was funded through CIP funding and borrowing.

As per our LTP, looking into the future Council is contributing a moderate amount to growth infrastructure and will introduce development contributions from June 2022. Contributions will provide third party funding to Council from residents and businesses that create growth demand on our infrastructure.

Any development contributions received will be applied to the projects as identified in the Development Contributions policy. Projects identified in the policy may be either completed projects (with debt yet to be repaid) or future projects planned to be undertaken. It is anticipated that, that the stormwater assets projects identified in the central proposal will not be covered through the Development Contributions Policy as they don't represent true growth. They enable growth, however are the result of climate change provisions, Bay of Plenty Regional Council development.


Development Contributions Project

As committed in our LTP, we have begun work to implement a Development Contributions Policy by



	<p>June 2022. We have implemented a project structure and team which is sponsored by the Deputy Chief Executive Organisational Enablement and owned by our Financial Controller. The structure of the project is outlined below. We have both external technical and legal support to deliver this policy on by June 2022. This project is included as a key milestone in the overall delivery of this IAF proposal.</p> <p>Developer Understanding of Fund As part of the BOWFP we have initiated a Developers Forum. At the first meeting/forum, we provided developers an overview of this application and the requirements around housing outcomes and paying their fair share. While it is too early to get commitment on housing numbers or feedback on the Developer Contribution policy, those who attended the forum were happy to sign a letter signalling they understand how the fund is intended to work. Please refer with letters of support from the developers evidencing their understanding of the fund criteria.</p> <p>Transport The funding from Waka Kotahi is to support minor roading improvements including cycleways. This is agreed in 3-year cycles and since the EOI we have received approval from Waka Kotahi. After the 3 years, there is no formal approval from Waka Kotahi at this stage. We have calculated Waka Kotahi contribution using the standard 56% contribution method. This was what was included in our LTP, and agreed with Audit NZ. As evidence an email is provided from Waka Kotahi recommending using the 56% rate for this LTP period.</p> <p>Alongside this, but currently not included in the proposal, Waka Kotahi has a number of major state highway projects underway in the district which all support intensification and growth in our district as part of their National Land Transport Programme (NLTP). There is \$1.4B forecasted infrastructure spend across the Bay of Plenty. See evidence for more detail around their Bay of Plenty plans.</p>
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		<i>Supporting Material</i>
		<p>Reference [insert name of attachment and cross reference to relevant part below]</p> <ul style="list-style-type: none">• Appendix 32 - Draft Development Contribution Project Plan• Appendix 33 - Waka Kotahi Support• Appendix 38 - Waka Kotahi National Land Transport Plan - Bay of Plenty <p>s7(2)(b)(ii) LGOIMA</p> 



4. Evaluation Criteria – Capability and readiness 20%	Response at EOI Stage
<p>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>	<p>(a) <i>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.</i></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.</p> <p>Key high risk associated with this project include;</p> <p>Risk – The housing developments do not eventuate.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>Mitigation – Working with Te Arawa on engagement plan.</p> <p>Risk – Delays or issues when consenting the stormwater project.</p>



		<p>Mitigation – Working with BOPRC through feasibility stage.</p> <p>Risk - Land for projects not available.</p> <p>Mitigation – Starting early, initially doing feasibility work.</p> <p>Risk – Unable to find required contractors</p> <p>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 – Unable to deliver Intensification Plan Change by 2024.</p> <p>Mitigation – This has been prioritised by RLC and will be closely managed as a key risk.</p> <p style="text-align: center;">Update at RFP Stage</p> <p>Waka Kotahi is responsible for the State Highways.</p> <p>RLC has a good, working relationship with MOE and both parties are monitoring growth.</p> <p>Reserve provision in new development areas are currently funded through Financial Contributions collected under the District Plan on subdivisions.</p> <p>The Regional Commission for the Ministry of Social Development, the Chief Executive of the Lakes District Health Board and the District Commander of the Rotorua Police all are members of the Homes and Thriving Communities Portfolio Governance Group and therefore are monitoring progress and growth for their respective organisations. The Terms of Reference has been provided as evidence of this.</p> <p>Tonkin and Taylor have peer reviewed the solution; the peer review is provided as evidence. The peer review supports the initial work RLC has completed. It has suggested other alternatives which RLC will investigate through the design phase and compared with the initial proposal. This is a known risk to RLC and included on our risk register. RLC is comfortable managing this risk.</p> <p>With the significant amount of infrastructure work foreseeable over the near future and the current resource pressure on the industry, we have been careful to build great working relationships with our</p>
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		<p>key suppliers. RLC is focussed on procuring smartly and contracting key contractors for longer. Tonkin and Taylor are a key infrastructure supplier and we have been working closely with them to ensure they have the capacity for this proposal once accepted. Evidence of preferred supplier contract with Tonkin and Taylor is attached. We are also looking to increase the capacity and capability of Infracore and look to achieve broader outcomes from this work refer to 4.4.</p> <p>s7(2)(b)(ii) LGOIMA</p> <p><i>Supporting Material</i></p> <p>Reference [insert name of attachment and cross reference to relevant part below]</p> <ul style="list-style-type: none"> Annexure A – Risk Register Template – Infrastructure Projects Appendix 39 – HTC Portfolio Governance Group ToR Final Appendix 40 – Tonkin + Taylor Preferred Supplier Agreement Appendix 41 – Schedule of Consents
4.2	The degree of developer commitment or interest in building housing quickly.	<p><i>Response at EOI Stage</i></p> <p><i>Please comment on the following based on your knowledge of the developer(s) expected to be involved in the housing development:</i></p> <p><i>(a) the anticipated sales plan and any evidence of commitment from the developer(s) to the (funded) timeframe for housing delivery; and</i></p> <p>RLC is actively working with a number of developers in the central city including KO. The larger sites actively been worked on with a developer are Ranolf and Malfroy (KO), Corpthorne Hotel land redevelopment, the TAGH sites (KO) and Boulevard Motel (KO).</p> <p>KO has publicly committed to the Ranolf and Malfroy site, with work to start on site in 2022.</p>



		<p>KO has publicly committed to the Boulevard Motel, where at least 29 new warm dry homes will be built, with the first expected to be ready to go in May 2022.</p> <p>As at 21 March 2021, KO has publicly committed to building 335 homes by 2024 across the district.</p> <p>Several developers have provided letters of support for this application demonstrating the importance of a comprehensive stormwater solution.</p> <p><i>(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.</i></p> <p>No conditions, it is expected to the housing demand, developments will proceed.</p> <p style="text-align: center;">Update at RFP Stage</p> <p>Due to being in pre-feasibility stage with majority of our developments, this continues to be challenge at this stage.</p> <p>As part of our BOWFP we have initiated a Development Support function in council. The development support team proactively supports developers, and land owners outside of Councils regulatory consenting processes. This team performs a range of functions from identifying development opportunities, connecting land owners with developers, supporting developer's and land owners through the pre-feasibility stage, supporting entities to develop concept plans and masterplans, reporting on progress and RLC targets, and supporting developers with other Council processes. This function has been operating for 10 months and is developing strong relationships with the development community. During this time, we have experienced an increase in the number of land owners looking to develop their land, including a significant increase in Māori Land owners. There has also been a significant increase in large Developers choosing to invest in Rotorua. Due to the increase in the number of developers we have been able to initiate a 'Developers Forum' to proactively communicate and consult with our development community. An overview of the Developers Forum is provided in the evidence.</p> <p>We have provided project overviews on 2 of our higher yielding developments – The Recycle Centre and the Racecourse. Please refer to the evidence for more detail.</p>
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		<p>§7(2)(b)(ii) LGOIMA</p> <p style="text-align: center;"><i>Supporting Material</i></p> <p>Reference [insert name of attachment and cross reference to relevant part below]</p> <ul style="list-style-type: none"> Appendix 41 - Developers Forum TOR Appendix 42 – Developers Forum Agenda and Minutes Appendix 43 - Deep Dive Development – Recycle Centre Appendix 44 - Deep Dive Development - Racecourse Appendix 9 - Letter of Support KO <p>§7(2)(b)(ii) LGOIMA</p> <p>§7(2)(b)(ii) LGOIMA</p>
4.3	<p>Demonstrated alignment between all parties including Territorial Authorities, Regional Councils, Mana Whenua and developers needed to advance the housing development.</p>	<p style="text-align: center;">Response at EOI Stage</p> <p><i>Please comment on the alignment of the following parties in advancing the housing development [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) <i>Territorial Authorities;</i></p> <p>Developed the proposal; would be responsible for planning and implementing the proposal.</p> <p>(b) <i>Regional Councils;</i></p> <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</p>



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.

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

Appendix N: 'Letter of Support - Bay of Plenty Regional Council'

(c) Mana Whenua;

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.

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

Appendix O: 'Letter of Support Te Arawa Lakes Trust'

(d) developers (to the extent possible); and

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

s7(2)(b)(ii) LGOIMA

(e) any others,

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 endorse in principle.

Habitat for Humanity, Rotorua

with Supporting Material where necessary (e.g., letters of support or intent).

Update at RFP Stage

We continue to work closely with all our partners.



We have a MOU in place with BOPRC to Work together on Urban Development in place. A copy of the MOU has been provided as evidence.

Our response to question 1.5 further defines our on-going partnership with mana whenua include Te Arawa Lakes Trust.

We continue to work closely with our developer community, refer to our response to question 4.2. We have included our Minutes and Agenda from the first Developers Forum and further letters of support as evidence.

Our all-of-government approach to the Homes and Thriving Community Portfolio demonstrates our commitment to align all parties to ensure we achieve the best outcomes for the people of Rotorua.

Bay of Plenty Regional Council Regional Transport Committee has also provided a letter of support for the proposal.

Supporting Material

Reference [insert name of attachment and cross reference to relevant part below]

- Appendix 42 - Agenda & Minutes - Developers Forum - 7 December 2021
- Appendix 23 - MOU - RLC & BOPRC - Working Together on Urban Development - 23 March 2021
- Appendix 47 – Letter of Support BOPRC Transport

s7(2)(b)(ii) LGOIMA




4.4	Confidence in the ability of all parties to deliver the Eligible Infrastructure Project(s) and housing development as proposed.	Response at EOI Stage
		<p><i>(a) Describe the capability of the Applicant to deliver the Eligible Infrastructure Project(s) and/or housing development proposed.</i></p> <p>RLC has successfully managed the infrastructure requirements of the district to date.</p> <p><i>(b) Provide prior examples for each of the relevant parties in delivering infrastructure and/or housing developments within an accelerated timeframe.</i></p>
		Update at RFP Stage
		<p><i>Updates in respect of question (a):</i></p> <p>Infracore (RLC Council Controlled Organisation) is a social enterprise that delivers core infrastructure for RLC (parks, two waters and roading plus other operational and maintenance services). As a social enterprise, Infracore is focussed on broader outcomes than making a profit for RLC. Infracore is focussed on delivering positive outcomes for both RLC and Te Arawa including actively supporting local youth and adult return to employment initiatives and other social good and well-being initiatives in order to further contribute towards the well-being of Rotorua.</p> <p>Infracore and RLC is in discussion with Te Arawa entities on the future ownership model of Infracore with the idea to grow the capability and capacity and enable Infracore to tender for a number of the large construction contracts within this proposal. This represents an opportunity to create high skill jobs and career opportunities for local people. If successful, there will be more than housing outcomes achieved with this proposal. Jobs will be created for locals, particularly local Maori and the funding will stay in our community, where it is most needed. This will support improving a number of key wellbeing indicators including our unemployment rate, our youth NEETS rate and financial wellbeing which all sit well below national averages.</p> <p><i>Complete the table below in respect of question (b):</i></p> <table border="1" data-bbox="790 1246 2024 1315" style="width: 100%; background-color: #e0e0e0;"> <tr> <td style="padding: 5px;">Infrastructure experience</td> </tr> </table>
Infrastructure experience		



		Relevant party	Describe prior example <i>[insert name, location, number of dwellings]</i>
		Click or tap here to enter text.	Click or tap here to enter text.
		Click or tap here to enter text.	Click or tap here to enter text.
		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>
		Click or tap here to enter text.	Click or tap here to enter text.
		Click or tap here to enter text.	Click or tap here to enter text.
		Click or tap here to enter text.	Click or tap here to enter text.
		Experience in partnering and working with Māori	
		Relevant party	Describe prior example <i>[insert name, location, number of dwellings]</i>
		RLC – Te Arawa	RLC and Te Arawa entered into a partnership agreement on 18 December 2015. This agreement is in place to meet its Rotorua 2030 vision commitment to effectively partner with Te Arawa; to improve



		the delivery of Council's legal and statutory obligations to Māori; to strengthen Te Arawa's participation in council decision-making; to identify strategic opportunities to work closely together for the betterment of Rotorua district; and to build Iwi capacity and capability to partner with local government.
	Rotorua Te Arawa Lakes Programme	This is a programme where Rotorua Lakes Council, Te Arawa Lakes Trust and Bay of Plenty Regional Council are working as one to protect our lakes. Together, we're working to remove 320 tonnes of nitrogen from Lake Rotorua by 2032 and restore the water quality of all Te Arawa lakes.
	Pukeroa Oruawhata Trust	Refer to application and evidence
<i>Supporting Material</i>		
Reference [insert name of attachment and cross reference to relevant part below]		
<ul style="list-style-type: none"> Appendix 48 - Structure Chart of Proposal Appendix 49 – Infrastructure Solution Gantt Chart Appendix 49a – Infrastructure Solution Gantt Chart with risks s7(2)(b)(ii) LGOIMA 		



Schedule 1: Eligible and Ineligible Infrastructure

Complete both tables below.

Table 1a: Eligible Infrastructure Projects: Complete the table below by listing each Eligible Infrastructure Project:

Ref #	IAF Eligible Infrastructure Description	Total Expected Cost (excl. GST)	Details of expected Funding Sources		IAF Request (Bal requiring funding)	Delivery Party Responsible (if known)	Construction Estimated Start Date	Construction Estimated Completion Date
			Amount	Source				
Transport (describe project)								
1	Minor Roading Improvements including cycle ways (mode shift). Upgrade of Malfroy/Old Taupo Road SH Upgrades delivered by Waka Kotahi have not being included in Eligible Projects, although RLC deems them to be eligible.	\$13,256,000	\$7,423,000 \$5,833,000	Waka Kotahi RLC	\$0	Multiple – Fulton Hogan is a large contractor	2022	Ongoing – however for application purposes included funding in current LTP – 30 June 2031
Three Waters (describe project)								
2	Waste Water Treatment Plan Upgrade New Storage Reservoir and water supply system	\$13,554,000	\$13,554,000	RLC	\$0	Multiple – Trilty is the main contractor for the Waste Water Treatment Park	2023	30 June 2026
Flood Management (describe project)								
3	Central Stormwater Solution	\$45,607,000	\$4,506,000	RLC	\$41,100,000	Multiple – T&T for design and engineering. Infracore (RLC) potentially to complete construction.	2025	30 June 2026
Total Eligible Infrastructure		\$72,418,000	\$31,316,000		\$41,100,000			

Table 1b: Ineligible Infrastructure Projects: Complete the table below by listing all other infrastructure and associated work including ineligible infrastructure (which will not be funded under the IAF and is excluded from the scope of the Proposal for IAF funding), that is required to progress the housing development:

Ref #	IAF <u>Non Eligible</u> Infrastructure Description	Total Expected Cost (excl. GST)	Details of Funding Sources		Delivery Party Responsible for Non Eligible Infrastructure (if known)	Estimated Start Date	Estimated Completion Date
			Amount	Source			
Transport (describe project)							
Ref	Click or tap here to enter text.	\$Click or tap here to enter text.	Click or tap here to enter text.	Click or tap here to enter text.	\$Click or tap here to enter text.	Click or tap here to enter text.	Click or tap here to enter text.
Three Waters (describe project)							
Ref	Click or tap here to enter text.	\$Click or tap here to enter text.	Click or tap here to enter text.	Click or tap here to enter text.	\$Click or tap here to enter text.	Click or tap here to enter text.	Click or tap here to enter text.
Flood Management (describe project)							
Ref	Click or tap here to enter text.	\$Click or tap here to enter text.	Click or tap here to enter text.	Click or tap here to enter text.	\$Click or tap here to enter text.	Click or tap here to enter text.	Click or tap here to enter text.
Other Infrastructure (describe project)							
Ref	Click or tap here to enter text.	\$Click or tap here to enter text.	Click or tap here to enter text.	Click or tap here to enter text.	\$Click or tap here to enter text.	Click or tap here to enter text.	Click or tap here to enter text.
Total Ineligible Infrastructure		\$Click or tap here to enter text.	\$Click or tap here to enter text.		\$Click or tap here to enter text.		

Schedule 2: Infrastructure Cost and Funding Tables

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	\$ 5,211,000	High	Could contract immediately.	\$ 1,264,800
Costs of designing, consenting and tendering	\$ 11,805,000	High	Based on RLC's significant infrastructure experience and peer review from T+T, there is confidence in the estimate however with the anticipated start date for detailed design and consenting not until 2023 there is a small risk estimated cost could increase in this time. Some contingency and inflation has being built in.	\$ 3,207,600
Land acquisition	\$ Click or tap here to enter text.	Choose a confidence level.	Click or tap here to enter text.	\$ 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	\$ 55,402,000	Medium	Based on RLC's significant infrastructure experience and peer review from T+T, there is confidence in the estimate however with the anticipated start date for detailed design and consenting not until 2023/2024 there is a small risk estimated cost could increase in	\$ 36,627,600

			this time. Some contingency and inflation has being built in.	
Administrative costs for establishing complementary financing	\$ Click or tap here to enter text.	Choose a confidence level.	Click or tap here to enter text.	\$ Click or tap here to enter text.
Other (non-Eligible Costs)	\$ Click or tap here to enter text. [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	\$ 72,418,000 [total should be equal to the amount in table 2b below]			\$ 41,100,000

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	\$ 13,256,000	Medium	Included in the 2021-2031 LTP	\$ Click or tap here to enter text.
Three Waters	\$ 13,554,000	Medium	Included in the 2021-2031 LTP	\$ Click or tap here to enter text.
Flood Management	\$ 45,607,000	Medium	As above	\$ 41,100,000
Other Eligible Costs ²	\$ Click or tap here to enter text.	Choose a confidence level.	Click or tap here to enter text.	\$ Click or tap here to enter text.

² These are Eligible Costs that enable Eligible Infrastructure Project(s) but are not directly attributable to one category of Eligible Infrastructure Project.

Other (non-Eligible Costs)	\$ Click or tap here to enter text. [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	\$ 72,418,000 [total should be equal to the amount in table 2a above]			\$ 41,100,000

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		
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)	\$ 8,906,000 [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 or other mechanisms)	\$ 14,987,000 [note, this should only include amounts paid for by the Territorial Authority (excluding IAF funding) but which are expected to be recovered through development contributions or other mechanisms]	RLC will have a Development Contributions Policy in place by July 2022. At this stage, we don't have any further modelling completed than what was included in our LTP. Our LTP has been modelled \$7,751 for equivalent household units, therefore based on housing outcomes estimated in this proposal, this is an estimate of the amount of DC's we will collect.
Waka Kotahi	\$ 7,423,000	Currently 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.	Click or tap here to enter text.
Other central government funding (e.g.,	\$ Click or tap here to enter text.	Click or tap here to enter text.

shovel ready funding)		
Other non-government funding	\$ Click or tap here to enter text.	Click or tap here to enter text.
Sub-total (excluding IAF Funding)	\$ 31,318,000	
IAF Funding Sought	\$ 41,100,000 <i>[note, should equal amount in table 2a above]</i>	
Total including IAF Funding	\$ 72,418,000 <i>[note, should be equal to total cost in tables 2a and 2b above]</i>	
Developer / landowner (fair share contribution)	\$ 14,987,000 <i>[note, specify amounts expected to be recovered by developer/landowners for their fair share contribution]</i>	As above

Schedule 3: Status of Eligible Infrastructure Projects

Complete the status table below for each Eligible Infrastructure Project identified in your response to table 1 in Schedule 1 (Eligible and Ineligible infrastructure), adding additional tables, as needed.

Table 3a: Insert Eligible Infrastructure Project: Water Supply Projects			
Status	Completed Y/N	Date Completed or Expected to Be Completed	Comments (to explain further if required)
1. Preliminary Design and Costing (select applicable stage applicant is at from one of the options below and complete row)			
Not Started	Yes	Click or tap here to enter text.	Click or tap here to enter text.
Preliminary Design & Costing Underway	Yes	Click or tap here to enter text.	
Draft Preliminary Design & Costs Completed	Yes	June 2020	
Final Preliminary Design & Costs Completed & Approved	No	June 2024	
2. Detailed Design (select applicable stage applicant is at from one of the options below and complete row)			
Commencement of Detailed Design	No	July 2024	Click or tap here to enter text.
Detailed Design Underway	No	Click or tap here to enter text.	
Detailed Design Completed	No	June 2025	
Engineering Plan Approved	No	June 2025	
3. Business Case or Investment Case (select applicable stage applicant is at from one of the options below and complete row)			
No Business or Investment Case Started	Yes	June 2020	Included in LTP

Draft Business or Investment Case Underway	Click or tap here to enter text.	Click or tap here to enter text.	
Draft Business or Investment Case Completed	Click or tap here to enter text.	Click or tap here to enter text.	
Business or Investment Case Approved	Yes	June 2021	
4. Land Acquisition (if applicable - select stage applicant is at from one of the options below and complete row)			
Acquisition to commence	Click or tap here to enter text.	Click or tap here to enter text.	Not applicable
Acquisition under negotiation	Click or tap here to enter text.	Click or tap here to enter text.	
Land Acquired	Click or tap here to enter text.	Click or tap here to enter text.	
5. Consenting (select applicable stage applicant is at from one of the options below and complete row)			
Consents in Preparation to be lodged	No	Click or tap here to enter text.	Click or tap here to enter text.
Consents have been Lodged	No	Click or tap here to enter text.	
Consents Approved	No	June 2025	
6. Procurement of Construction Contractors (select applicable stage applicant is at from one of the options below and complete row)			
Request for Tender ready to go to Market	No	Click or tap here to enter text.	Click or tap here to enter text.
Request for Tender gone to Market	No	Click or tap here to enter text.	
Evaluation of Tenders in Progress	No	Click or tap here to enter text.	

Preferred Tender Contract Procured	No	June 2025	
7. Other Approvals (please note any other approvals that may help application)			
Other Applicable Approvals (i.e. Council committee, Waka Kotahi approvals)	Click or tap here to enter text.	Click or tap here to enter text.	Not applicable
Table 8a: Insert Eligible Infrastructure Project: Waste Water Treatment Park			
Status	Completed Y/N	Date Completed or Expected to Be Completed	Comments (to explain further if required)
1. Preliminary Design and Costing (select applicable stage applicant is at from one of the options below and complete row)			
Not Started	Yes	Click or tap here to enter text.	Click or tap here to enter text.
Preliminary Design & Costing Underway	Yes	Click or tap here to enter text.	
Draft Preliminary Design & Costs Completed	Yes	Click or tap here to enter text.	
Final Preliminary Design & Costs Completed & Approved	No	September 2022	
2. Detailed Design (select applicable stage applicant is at from one of the options below and complete row)			
Commencement of Detailed Design	No	October 2022	Click or tap here to enter text.
Detailed Design Underway	No	Click or tap here to enter text.	
Detailed Design Completed	No	March 2023	
Engineering Plan Approved	No	March 2023	
3. Business Case or Investment Case (select applicable stage applicant is at from one of the options below and complete row)			
No Business or Investment Case Started	Click or tap here to enter text.	Click or tap here to enter text.	Included in LTP

Draft Business or Investment Case Underway	Click or tap here to enter text.	Click or tap here to enter text.	
Draft Business or Investment Case Completed	Click or tap here to enter text.	Click or tap here to enter text.	
Business or Investment Case Approved	Yes	June 2020	
4. Land Acquisition (if applicable - select stage applicant is at from one of the options below and complete row)			
Acquisition to commence	Click or tap here to enter text.	Click or tap here to enter text.	Not applicable at this stage – depends on final detail design
Acquisition under negotiation	Click or tap here to enter text.	Click or tap here to enter text.	
Land Acquired	Click or tap here to enter text.	Click or tap here to enter text.	
5. Consenting (select applicable stage applicant is at from one of the options below and complete row)			
Consents in Preparation to be lodged	Yes	Click or tap here to enter text.	Click or tap here to enter text.
Consents have been Lodged	No	Click or tap here to enter text.	
Consents Approved	No	July 2022	
6. Procurement of Construction Contractors (select applicable stage applicant is at from one of the options below and complete row)			
Request for Tender ready to go to Market	No	July 2022	Click or tap here to enter text.
Request for Tender gone to Market	No	July 2022	
Evaluation of Tenders in Progress	No	Click or tap here to enter text.	
Preferred Tender Contract Procured	No	October 2023	

7. Other Approvals (please note any other approvals that may help application)			
Other Applicable Approvals (i.e. Council committee, Waka Kotahi approvals)	Click or tap here to enter text.	Click or tap here to enter text.	Likely will go up to council for approval due to significance, however agreed in LTP.
Table 3a: Insert Eligible Infrastructure Project: Transport – Annual Roading Plan			
Status	Completed Y/N	Date Completed or Expected to Be Completed	Comments (to explain further if required)
1. Preliminary Design and Costing (select applicable stage applicant is at from one of the options below and complete row)			
Not Started	Yes	Click or tap here to enter text.	As required
Preliminary Design & Costing Underway	Click or tap here to enter text.	Click or tap here to enter text.	
Draft Preliminary Design & Costs Completed	Click or tap here to enter text.	Click or tap here to enter text.	
Final Preliminary Design & Costs Completed & Approved	Yes	Click or tap here to enter text.	
2. Detailed Design (select applicable stage applicant is at from one of the options below and complete row)			
Commencement of Detailed Design	Yes	Click or tap here to enter text.	As required
Detailed Design Underway	Click or tap here to enter text.	Click or tap here to enter text.	
Detailed Design Completed	Yes	Click or tap here to enter text.	
Engineering Plan Approved	Click or tap here to enter text.	Click or tap here to enter text.	
3. Business Case or Investment Case (select applicable stage applicant is at from one of the options below and complete row)			
No Business or Investment Case Started	Yes	Click or tap here to enter text.	Agreed in the LTP and 3 years approved by Waka Kotahi

Draft Business or Investment Case Underway	Click or tap here to enter text.	Click or tap here to enter text.	
Draft Business or Investment Case Completed	Click or tap here to enter text.	Click or tap here to enter text.	
Business or Investment Case Approved	Yes	June 2021	
4. Land Acquisition (if applicable - select stage applicant is at from one of the options below and complete row)			
Acquisition to commence	Click or tap here to enter text.	Click or tap here to enter text.	Not applicable
Acquisition under negotiation	Click or tap here to enter text.	Click or tap here to enter text.	
Land Acquired	Click or tap here to enter text.	Click or tap here to enter text.	
5. Consenting (select applicable stage applicant is at from one of the options below and complete row)			
Consents in Preparation to be lodged	Click or tap here to enter text.	Click or tap here to enter text.	As required
Consents have been Lodged	Click or tap here to enter text.	Click or tap here to enter text.	
Consents Approved	Click or tap here to enter text.	Click or tap here to enter text.	
6. Procurement of Construction Contractors (select applicable stage applicant is at from one of the options below and complete row)			
Request for Tender ready to go to Market	Yes	Click or tap here to enter text.	As required
Request for Tender gone to Market	Click or tap here to enter text.	Click or tap here to enter text.	
Evaluation of Tenders in Progress	Click or tap here to enter text.	Click or tap here to enter text.	
Preferred Tender Contract Procured	Click or tap here to enter text.	Click or tap here to enter text.	

7. Other Approvals (please note any other approvals that may help application)			
Other Applicable Approvals (i.e. Council committee, Waka Kotahi approvals)	Yes	October 2021	As required – approved every 3 years.
Table 3a. Insert Eligible Infrastructure Project: Stormwater			
Status	Completed Y/N	Date Completed or Expected to Be Completed	Comments (to explain further if required)
1. Preliminary Design and Costing (select applicable stage applicant is at from one of the options below and complete row)			
Not Started	Yes	Click or tap here to enter text.	For more detail, refer to Appendix X - IAF STORMWATER ENABLING WORKS PROGRAMME Gantt Chart Multiple dates are the different stormwater deliverables in the proposed solution.
Preliminary Design & Costing Underway	Yes	Click or tap here to enter text.	
Draft Preliminary Design & Costs Completed	Yes	November 2021	
Final Preliminary Design & Costs Completed & Approved	No	July 2023, December 2023	
2. Detailed Design (select applicable stage applicant is at from one of the options below and complete row)			
Commencement of Detailed Design	No	August 2023, January 2024	
Detailed Design Underway	No	Click or tap here to enter text.	
Detailed Design Completed	No	August 2024	
Engineering Plan Approved	No	August 2024	
3. Business Case or Investment Case (select applicable stage applicant is at from one of the options below and complete row)			
No Business or Investment Case Started	Click or tap here to enter text.	Click or tap here to enter text.	Not included in LTP.
Draft Business or Investment Case Underway	Click or tap here to enter text.	Click or tap here to enter text.	

Draft Business or Investment Case Completed	Click or tap here to enter text.	Click or tap here to enter text.	
Business or Investment Case Approved	Click or tap here to enter text.	Click or tap here to enter text.	
4. Land Acquisition (if applicable - select stage applicant is at from one of the options below and complete row)			
Acquisition to commence	Click or tap here to enter text.	Click or tap here to enter text.	Not required.
Acquisition under negotiation	Click or tap here to enter text.	Click or tap here to enter text.	
Land Acquired	Click or tap here to enter text.	Click or tap here to enter text.	
5. Consenting (select applicable stage applicant is at from one of the options below and complete row)			
Consents in Preparation to be lodged	No	Click or tap here to enter text.	BOPRC Earthworks consent, BOPRC Stormwater Diversion Consent, BOPRC Stormwater Discharge Consent
Consents have been Lodged	No	Click or tap here to enter text.	
Consents Approved	No	August 2024	
6. Procurement of Construction Contractors (select applicable stage applicant is at from one of the options below and complete row)			
Request for Tender ready to go to Market	No	Click or tap here to enter text.	Click or tap here to enter text.
Request for Tender gone to Market	No	Click or tap here to enter text.	
Evaluation of Tenders in Progress	No	Click or tap here to enter text.	
Preferred Tender Contract Procured	No	August 2024	

7. Other Approvals (please note any other approvals that may help application)			
Other Applicable Approvals (Le. Council committee, Waka Kotahi approvals)	Click or tap here to enter text.	Click or tap here to enter text.	Click or tap here to enter text.

Repeat a table for each Eligible Infrastructure Project.

Schedule 4: Dwellings Enabled – Direct and Additional Growth

Dwellings Enabled	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035 onwards	Total
Dwellings delivered by the housing development (Direct)	Cl ic k	17	12 7	13 1	88	47 3	38 6	33 4	10 5	10 5	Cl ic k	Cl ic k	Cl ic k	Cl ic k	1765
Broader housing capacity enabled by the Eligible Infrastructure Project(s) (Indirect)	Cl ic k	Cl ic k	Cl ic k	Cl ic k	Cl ic k	Cl ic k	Cl ic k	Cl ic k	Cl ic k	Cl ic k	Cl ic k	Cl ic k	Cl ic k	Cl ic k	We do believe there will be significantly more indirect housing outcomes enabled by this infrastructure project, however it is difficult to quantify the amount with any certainty at this stage.
Total Dwellings Enabled	Cl ic k	17	12 7	13 1	88	47 3	38 6	33 4	10 5	10 5	Cl ic k	Cl ic k	Cl ic k	Cl ic k	1765

