s 9(2)(a) [redacted]

Subject: [redacted] RE: Nelson City Centre Info Memo - Weekly Catch up
Date: Wednesday, 14 June 2023 10:22:11 AM

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Hi

I've sent you an invite for 1pm Thursday hope that works?

Are you able to share the T & T or Opus recommended ground and floor level part of your due diligence with me? I'd like to share it with the engineers before the meeting.

Lisa

From: [redacted] s 9(2)(a)
Sent: Wednesday, 14 June 2023 10:04 am
To: [redacted] s 9(2)(a)
Cc: [redacted] s 9(2)(a) [redacted]
Subject: RE: Nelson City Centre Info Memo - Weekly Catch up

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Hi Lisa,

As discussed at yesterday's meeting, would it be possible to meet with some of the flooding consent compliance people for a quick chat next week?
Calendars will be a challenge so it might only be one/two of us from KO but how is Monday afternoon or Thursday afternoon?

Regards,
s 9(2)(a) [redacted]

-----Original Appointment-----
From: [redacted] s 9(2)(a)
Sent: Friday, 9 June 2023 3:21 PM
To: [redacted] s 9(2)(a)
Cc: s 9(2)(a)

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Subject: Nelson City Centre Info Memo - Weekly Catch up
When: Tuesday, 13 June 2023 3:30 PM-4:00 PM (UTC+12:00) Auckland, Wellington.
Where: Microsoft Teams Meeting

Sorry guys – trying to suit diaries and struggling.

Hopefully this suits better?

C

Extending this series

Hi team,

I will pop these in as re-occurring. We can amend as needed and I'll try and keep them short.

C

Microsoft Teams meeting

Join on your computer, mobile app or room device
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[redacted]
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From: s 9(2)(a)
To: s 9(2)(a)
Subject: KO Confidential Briefing 29 June 2023 - Notes on Direction
Date: Thursday, 27 July 2023 10:11:56 AM
Attachments: KO Confidential Briefing 29 June 2023 - Notes on Direction.docx

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Kia ora Maria and Robbie

Minutes aren't officially taken for workshops, however the attached summary of key questions/direction from the Councillor's was taken by the administration assistant in my team. Please note they aren't official minutes just notes taken to assist our team to recall what each Councillor is concerned about.

Nikki H has also confirmed your other email of key directions as below.

Topic	Issue	Direction / Path forward
Density	Feedback from market test should concern from developers over the level of density being proposed.	Proceed to RFP with current expectation of 175 units.
Design requirements for landmark sites –	Requirement for appropriate bulk, high quality, interactive and accessible street frontage could be difficult to balance with financial feasibility and flood risk requirements.	Proceed to RFP with current intent of council resolutions, noting Council is keen to see viable development and is prepared to flex if required.
Mix of tenure: *3.(ii) (f) Less than 50% of household units will be for social housing, the remainder will be a mix of affordable housing types.*	Should some market housing be included for mixed community and better financial feasibility? s 9(2)(h) [redacted]	Council open to this and enabled via Mayor's report in July meeting. Kāinga Ora will work internally to confirm its appetite to be the social housing provider or otherwise
Affordability criteria for housing	Resolution calls for a mix of affordable housing types but	Proceed to RFP with current wording of council

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	there isn't a clear definition of "affordable" – discussion covered the ambiguity of key worker housing and Council's previous work in this space to define affordable and concluded that this is a high bar.	resolutions, noting some anticipated forms of affordable product, affordable rentals, Kiwibuild etc. Noting Council is keen to see viable development occur which includes an appropriate amount of affordable housing.
Climate resilience *3. (ii) (e) Inclusion of quality, climate resilient, sustainable, design and building practices.* *3.(ii) (a) High quality, high amenity, interactive and accessible design to street and laneway edges.*	Providing certainty and clear direction is key to give developers certainty, including a clear path to consent. It was discussed that there is significant uncertainty around an acceptable floor level given the expected guidance update from MfE on sea level rise that may or be adopted by Council later this year. The indicative acceptable level of RL4.2m is in conflict with council resolution 3. (ii) (a) and (b) which require an accessible and compatible street/development interface.	Proceed to RFP without ability to provide certainty noting this will likely be a point of concern from respondents.
Market value sale expectation *3.(i) That the sites be sold for market value to be determined by agreement with Kāinga Ora having regard to independent valuations for the site obtained by Kāinga Ora and Nelson City Council.*	Given the above uncertainties and our limited ability to provide confidence and certainty. On top of current market challenges to fund and finance developments. We will have to be realistic about potential valuations here.	Proceed with RFP as per resolutions.
Partnership opportunities and expectations	Discussions included ensuring we are cognisant of related / complementary council works – flood gate work, wider strategy work, IAF project, etc.	Proceed with RFP as per resolutions.
3. Approves the sale of 69 to	Kāinga Ora is not mandated to	Proceed with RFP as per

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101 Achilles Avenue and 42 Rutherford Street to Kāinga Ora…	develop and sell to market affordable housing, and requires a development partner to facilitate this. The requirement for Kāinga Ora to purchase both sites places limitation on the subsequent on-sale of sites to a development partner, and also limits the ability for development of only one site, or for independent development of each site by Kāinga Ora and / or a development partner.	resolutions.

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From: [redacted]
To: s 9(2)(a)
Cc: [redacted]
Subject: Advice for sale of City Centre Sites
Date: Monday, 6 November 2023 10:18:46 AM
Attachments: image001.jpg

Kia ora [redacted]

Further to our discussion last week, we sought advice on the following issues:

1/ Based on our standard DA, what is the exposure to Kāinga Ora and the local council (land owner) if Kāinga Ora brokered a deal for the dev on NCC's land and the developer commenced but was unable to complete the development - what would our role and financial exposure be? Should a developer commence the development of the site under a DA, and complete 50% or 75% and then be unable to continue, what would be the likely outcome and our obligations/exposures? Would Kāinga Ora still carry the liability for the site?

2/ Re the flooding advice - if we enter into a sale process with full visibility of the sea level rise issue but act as broker on the sale of the land, what is the extent of our legal and then reputational risk associated with the issue and any subsequent events/damages. Noting that we will be fully transparent when it comes to sharing our due diligence with potential buyers. This needs to be considered from the perspective of Kāinga Ora, NCC and NCC consenting.

Hope this is helpful,

C

***Please note my new mobile number:** s 9(2)(a)

[redacted]

Project Director
Greenfield and Complex Projects
Urban Development and Delivery

Mobile: s 9(2)(a)
Email: [redacted]

Freephone: 0800 801 601 | Kāinga Ora - Homes and Communities
PO BOX 0000 Wellington 6140 | New Zealand Government | **www.kaingaora.govt.nz**

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From: [redacted]
To: [redacted]
Cc: [redacted]
Subject: RE: Draft report
Date: Wednesday, 29 November 2023 12:32:08 PM
Attachments: image001.jpg

That would be my recommendation (pending the identification of a suitable alternative site) for reducing risk, limiting existing liability and ensuring we develop a fit for purpose offering to meet the needs of the city development objectives and provide appropriate housing for those most in need.

From: [redacted]
Sent: Wednesday, November 29, 2023 12:27 PM
To: [redacted]
Cc: [redacted]
Subject: RE: Draft report

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So just checking would your preferred option be another site?

From: [redacted]
Sent: Wednesday, 29 November 2023 11:46 am
To: [redacted]
Cc: [redacted]
Subject: RE: Draft report

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Hi [redacted]

Looks good and I have included a handful of suggestions in the attached for your consideration.

The only other point not highlighted in the report, which you might like to include somewhere is that the process of the EoI has helped to strengthen Kāinga Ora-Council-Iwi relationships and develop a common understanding on the need for collaboration in solving the housing crisis. Up to you if you think there is a place for that.

You may also like to note that the report is submitted with the input and support of Kāinga Ora and the IAF too.

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Happy to chat again if you need.

C

From: [redacted] s 9(2)(a)
Sent: Wednesday, November 29, 2023 9:21 AM
To: [redacted] s 9(2)(a)
Subject: Draft report

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Morena Colleen

Apologies I haven't caught you up with stuff at this end, there have been a lot of changes in direction, but I hope I have finally landed the report which is due end of day today.

I thought to save time, I'd send you a copy, in case you have time to look at it before our meeting, if not we can discuss during our meeting.

The recommendations took an unexpected turn on Tuesday in the CE' office while meeting with Julia so apologies I haven't kept you up to speed on that.

As it's a long report setting out all the background the particular sections I think you would be interested in checking I have worded Kāinga Ora's position correctly are:

Section 1
Section 4.20 onwards in the background is the part where you came on board – the previous stuff has been in previous reports.
Legal section 4.28
Section 5 – could you have a look to ensure I haven't overstated or understated the risks in relation to the options and Kāinga Ora's position.

Tracked changes work good for me.

I have also sent this to Suresh to review the IAF parts and particularly our risk in relation to funding for the options. After you have viewed, I will send a copy to Julia.

Thanks

[redacted] s 9(2)(a)
Strategic Housing Adviser

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Nelson City Council / *Te Kaunihera o Whakatû*
03 546 0375
www.nelson.govt.nz

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I will send a copy to Julia.

Thanks

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From: s 9(2)(a)
To: s 9(2)(a)
Subject: FW: Meeting request
Date: Wednesday, 1 May 2024 9:13:30 AM
Attachments: image001.jpg

From: s 9(2)(a)
Sent: Tuesday, November 21, 2023 4:22 PM
To: s 9(2)(a)
Cc: s 9(2)(a)
Subject: RE: Meeting request

Kia ora s 9(2)(a)

I have Monday 9am, Tuesday 8.30, 4pm or Thursday 11am?

From: s 9(2)(a)
Sent: Tuesday, November 21, 2023 3:20 PM
To: s 9(2)(a)
Cc: s 9(2)(a)
Subject: Meeting request

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Kia ora Julia

Nikki Harrison and I would like to meet with you to discuss the report going to Council on 14 December.

Do you have any availability next week please?
If you et me know some options I can find a time when Niki is also free.

Thanks

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From: s 9(2)(a)
To: [redacted] s 9(2)(a) [redacted]
Subject: Potential alternative site (confidential)
Date: Monday, 4 December 2023 3:54:46 PM
Attachments: image001.png
image002.png
image003.jpg

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Hi Colleen and Maria

I am wondering if you have some time to provide your preliminary thoughts on an alternative site, in case I am asked questions at the Council meeting [redacted] week.

s 9(2)(j)

Given the little time I am giving you (between now and next Wednesday) and the limited information contained below would you be able to provide any indication of whether Kāinga ora would be interested in this as an alternative site for part market, mostly affordable and some social housing (or any combination of that)?

s 9(2)(j)

They say there's always a compromise when buying a property, but location, location, location……..

Any initial thoughts? Need any further info that I may have? Like to discuss via teams?

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regards

s 9(2)(a) [redacted]

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Out of Scope

From: [redacted] s 9(2)(a) [redacted]
Sent: Tuesday, February 27, 2024 7:51 AM
To: [redacted] s 9(2)(a) [redacted]
Subject: Re: Nelson City Centre

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Kia Ora [redacted] s 9(2)(a)

Thanks for info. Partially answers.

I would like to know the date of the meeting in early Nov of the KO project team when it was agreed it should not proceed. Only if easy to confirm.

Nga mihi nui,

[redacted] s 9(2)(a)

Get Outlook for iOS

From: [redacted] s 9(2)(a) [redacted]
Sent: Tuesday, February 27, 2024 7:38:21 AM
To: [redacted] s 9(2)(a) [redacted]
Subject: Nelson City Centre

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Kia ora [redacted] s 9(2)(a)

As discussed on Friday.

The decision not to progress with the City Centre site was formally agreed with your staff, in a hui I attended on 28 November.

In early November the Kāinga Ora project team, agreed that Kāinga Ora should not proceed based on feasibility and flood challenges.

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We did not formally test the market by way of RFP.

The earlier Expression of Interests, showed willing parties but they also raised concerns on feasibility (affordable/social housing only).

I hope this answers your question.

Ngā mihi, s 9(2)(a)

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Kāinga Ora
Homes and Communities

Media release

February 2024

Nelson central city housing options continue to be explored

Kāinga Ora Homes and Communities will continue to work in partnership with Nelson City Council to look at options for providing housing in Nelson's city centre, following a decision not to proceed with a proposed development on two sites in Achilles Avenue and Rutherford Street.

In October 2021, Nelson City Council agreed to sell the Achilles Avenue and Rutherford Street sites to Kāinga Ora for the development of housing, subject to conditions around the mix of social and affordable housing the proposed development would include, and the building design. It was also subject to Kāinga Ora carrying out due diligence on the site.

Regional Director Nelson, Marlborough and West Coast Julia Campbell says thorough investigations have shown that is not financially feasible for Kāinga Ora to provide a mix of only social and affordable housing on the Achilles Avenue and Rutherford Street sites.

"We remain committed to working closely with Nelson City Council as together we recognise the need for housing in Nelson's city centre," Ms Campbell says. "Kāinga Ora is also committed to providing more public housing across Nelson.

"Our early plans suggest we could provide up to 270 new homes in the coming years," she says. "This includes our proposed plans for new homes in Examiner and Nile Streets, on the city fringe, which are progressing well."

Find out more about Kāinga Ora plans to provide more homes in Nelson: www.kaingaora.govt.nz/nelson

About Kāinga Ora – Homes and Communities

Kāinga Ora is the country's public housing landlord with over 70,000 properties providing homes to nearly 185,000 New Zealanders.

We are leading the largest state house building programme in decades with more than 9,000 newly built public homes delivered in recent years and more than 6,600 homes under construction or contract.

As an urban development agency Kāinga Ora is enabling, facilitating and delivering tens of thousands of market, affordable and public homes across Aotearoa. We do this by working with iwi, public and private sector partners.

Through best practice urban planning and design, we are also ensuring the neighbourhoods those homes are in have the infrastructure and amenities that make them a great place to live.

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