

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: Millard and Andrew

Unique Identifier: P235

Part A – General Information and Proposal Overview

1. Known developers	Response at EOI Stage
The names of each known housing developer expected to be involved in the housing development.	DMST Internationals Limited owns two sites at 42 and 45 Millard Avenue, Masterton with a combined area of 6.94ha with a potential acquisition of the neighbouring 3.81ha site at 64 Millard Avenue, Masterton. The sites are legally described as SEC 103 SO 34530, PT LOTS 5 6 DEEDS PLAN 275 and SEC 104 SO 34530. A Further application has been received for the development of 28 Andrews Street, Masterton, to be subdivided into 8 lots including parent.
	Update at RFP Stage
	Update. DMST Internationals have lodged a resource consent to subdivision 42 Millard Avenue to create 47 vacant residential allotments. The subdivision is a Controlled Activity (meaning that MDC must grant the consent) and all requests for further information have just been satisfied.

2. Funding Request	Response at EOI Stage
IAF Funding Sought	s 9(2)(b)(ii)
	Update at RFP Stage
	s 9(2)(b)(ii) Click or tap here to enter text.



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)	s 9(2)(b)(ii)	\$ 0	\$	\$	\$	\$	\$	\$	\$	\$
Amount (\$) (RFP Stage)	s 9(2)(b)(ii)	s 9(2)(b)(ii)	\$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.	\$Click or tap here to enter text.

4. Housing Development and Outcomes	Response at EOI Stage
Description of the housing development and associated housing outcomes.	<p>The Masterton District Council (Council) want to enable housing developments that support our community in having access to rent/buy houses. Despite houses being built in the Masterton District, demand is still exceeding supply. DMST Internationals Limited owns two sites at 42 and 45 Millard Avenue, Masterton, with a combined area of 6.94ha with a potential acquisition of the neighbouring 3.81ha site at 64 Millard Avenue, Masterton. The sites are legally described as SEC 103 SO 34530, PT LOTS 5 6 DEEDS PLAN 275 and SEC 104 SO 34530. The three sites have a development potential for up to 150 residential lots, however significant infrastructure upgrades are required to enable this development. Two of the sites also require an approved plan change to the Wairarapa Combined District Plan. The upgrades will however enable development of adjacent sites. Masterton District Council (Council) is seeking the IAF for the upgrade of enabling infrastructure in Millard Avenue and adjoining Andrews Street. This infrastructure upgrade will service the multiple proposed developments along Millard Avenue with a piped wastewater reticulation network and pressurised water supply network whilst also improving the road corridor, pedestrian safety and stormwater disposal/conveyance network along the road. Due to the lack of public infrastructure adjacent to these sites, the current preliminary design does not rely on the road/infrastructure upgrade due to the significant portion of the road upgrade that is required to enable any developments on Millard Ave and Andrews Street. This will inevitably result in the doubling up of newly constructed infrastructure within the public road reserve i.e. pump station and rising mains which yield additional costs to landowners/developers and Council. A principle that has been applied is that on-site infrastructure solutions that are temporary work arounds ahead of global solutions to network infrastructure problems should generally be avoided. This is because the on-site solutions duplicate infrastructure costs, which ultimately add to per unit housing costs. Funds spent</p>



	on-site are funds not applied to network solutions and may adversely affect the affordability and viability of network solutions. On-site solutions also lead to future maintenance issues, often with blurred responsibilities.
	Update at RFP Stage
	No further update except that the proposed Resource Management (Enabling Housing Supply and Other Matters) Amendment Bill will likely lead to significant indirect housing uplift in the area should this proposal be successful. Typical residential allotments comprise single standalone houses on 500 – 1200sqm allotments, therefore representing significant potential under new medium density provisions.

5. Status and Timing	Response at EOI Stage
Description of the current status and timing for the proposed housing development and associated infrastructure projects.	The landowners project team are currently progressing design works and resource consent applications for 45 Millard Ave. All applications are expected to be submitted during 2021.
	Update at RFP Stage
	The Controlled Activity subdivision consent for 45 Millard Avenue has since been submitted and is currently sitting with Council to be assessed and a subsequent decision made. Further, the developer and its team are progressing conversations with Council regarding development of the other sites.

6. Development Phase	Tick the box that best applies
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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 type="checkbox"/>
	Feasibility	<input type="checkbox"/>
	Planning / Master Planning	<input type="checkbox"/>
	Design / Consenting	<input checked="" type="checkbox"/>

7. Supporting Material

Please provide the full list of Supporting Material included in the RFP Proposal.	<p>21140 LDS Millard Avenue Upgrade – Drawing Set – Nov 21 CF Projects (included as part of RFP documentation)</p> <p>21140 TT1 Millard Ave DD – Schedule of Quantities CF Projects (included as part of RFP documentation)</p> <p>45 Millard Ave Contract Schedule Dec 21 DMST International (included as part of RFP documentation)</p> <p>45 Millard Ave Development Costs Dec 21 DMST International (included as part of RFP documentation)</p> <p>Millard Ave Programme DMST International (included as part of RFP documentation)</p> <p>Millard Ave Programme MSTN District Council (included as part of RFP documentation)</p> <p>Masterton District Housing Stocktake (included as part of RFP documentation)Mas</p> <p>Long Term Plan 2021-31 Consultation Document (refer website): mstn.govt.nz/documents/council-plans/long-term-plan-2021-31</p> <p>Long Term Plan 2021-31 (refer website): mstn.govt.nz/documents/council-plans/long-term-plan-2021-31/</p> <p>Wairarapa Combined District Plan (refer website): mstn.govt.nz/documents/council-plans/Wairarapa-combined-district-plan/</p> <p>Wellington Regional Growth Framework 2021 wrgf.co.nz/reports</p>
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8. Key Milestones



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).	Phase	Specific Milestone	Expected completion date
	EXAMPLE <i>Feasibility/ Concept Plan</i>	<i>Finalisation of whenua Māori acquisition process, to be reflected in the conditional agreement to acquire land.</i>	<i>March 2023</i>
	<i>Preliminary Design and Costing</i>	<i>This includes the draft preliminary design, costs completed, final preliminary design, and costs completed and approved</i>	<i>December 2021</i>
	<i>Detailed Design</i>	<i>This includes commencement of detailed design, detailed design completed, engineering plan review, engineering plan approved</i>	<i>January 2022</i>
	<i>Land easement agreements</i>	<i>This includes sewer agreements under negotiation, easements and consenting, and easements and consenting approved</i>	<i>February 2022</i>
	<i>Procurement of construction contractors</i>	<i>This includes draft specifications, draft tendering RFP documents, finalise request for tender ready to go Market, tender period, evaluation of tenders in progress, council committee approvals, preferred tender contact and procured award contract</i>	<i>June 2022</i>
	<i>Construction</i>	<i>Construction of works</i>	<i>December 2023</i>
	Click or tap here to enter text.	Click or tap here to enter text.	Click or tap here to enter text.

9. Proposal Prioritisation		
	Priority	Proposal Name



<p>An Applicant with multiple Proposals should indicate their prioritisation of Proposals.</p> <p>Note: <i>the agreed prioritisation of Programme Path Applicants and other joined up Applicants will be sought separately.</i></p>	1	Masterton District Council only has one proposal that has made it to the RFP stage
	2	Click or tap here to enter text.
	3	Click or tap here to enter text.
	Click or tap here to enter text.	Masterton District Council is part of the Wellington Regional Growth Framework (WRGF) that has been developed as part of Government's Urban Growth Agenda.

10. Engagement with Central Government	Response at EOI Stage
<p>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)</p>	There has not been any engagement or funding arrangements with central government on the infrastructure and/or housing development to date.
	Update at RFP Stage
	No further update – same response provided at Eoi stage



11. Non-financial Powers of Central Government	Response at EOI Stage
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.	Council is part of the Wellington Regional Growth Framework (WRGF) that has been developed as part of Government’s Urban Growth Agenda. The WRGF has six project objectives that include increasing housing supply, affordability and choice, and improving multi modal access to and between housing, employment, education and services.
	<p style="text-align: center;">Update at RFP Stage</p> <p>Council is part of the Wellington Regional Growth Framework (WRGF) that has been developed as part of Government’s Urban Growth Agenda. The WRGF has six project objectives that include increasing housing supply, affordability and choice, and improving multi modal access to and between housing, employment, education and services.</p> <p>DMST Internationals is exploring opportunities to develop 45 and 64 Millard Avenue by way of a fast-track resource consent under the Covid 19 Recovery (Fast Track Consenting) Act.</p>



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>Territorial Authority</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"> • Not applicable



2. Eligible Infrastructure Project(s)	<p style="text-align: center;"><i>Update at RFP Stage</i></p>
<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 style="text-align: center;"><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 style="text-align: center;"><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>More housing is needed in the Masterton District. Housing demand in the Masterton District exceeds supply. Any additional housing in the Masterton District will contribute towards meeting demand in the Masterton District.</p>
		<p>Update at RFP Stage</p> <p>More housing is needed in the Masterton District. Housing demand in the Masterton District exceeds supply. Any additional housing in the Masterton District will contribute towards meeting demand in the Masterton District.</p>
		<p>Supporting Material</p> <p>Reference [insert name of attachment and cross reference to relevant part below]</p> <p>The following documents identify significant shortfalls in the medium and long term housing supply in Masterton: Masterton District Housing Stocktake (included as part of the RFP documentation) Long Term Plan 2021-31 Consultation Document (refer website): mstn.govt.nz/documents/council-plans/long-term-plan-2021-31 Long Term Plan 2021-31 (refer website): mstn.govt.nz/documents/council-plans/long-term-plan-2021-31/ Wellington Regional Growth Framework 2021 (refer website): wrgf.co.nz/reports/</p>
1.2	The proportion of lower-cost houses expected to be enabled by the Eligible Infrastructure Project(s) (primarily informed by typology of	<p>Response at EOI Stage</p>
		<p><i>Please:</i></p>



	housing expected to be built).	<p><i>(a) describe the expected typology of the proposed dwellings, such as the proportion of dwellings that are standalone, terraced, and/or apartments and section sizes;</i></p> <p>The land topography is flat. The developer is proposing 100% of the dwellings will be standalone houses on individual lots.</p> <p><i>(b) outline the planned number of dwellings that will be within the First Home Grant price cap (by region); and</i></p> <p>There is no allocation to affordable housing however the infrastructure sought in this EOI will enable intensification of adjacent sites as well as infill of existing residential properties.</p> <p><i>(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.</i></p> <p>Refer response above.</p>
		Update at RFP Stage
		<p>The developer intends on selling the sites for development of standalone houses but future owners could, via a resource consent apply to construct terrances or detached units on the sites. Given that the site is flat and the allotments are a regular/standard shape, medium density development would be easy to achieve.</p> <p>While there is no allocation of affordable housing on the DMST sites, the infrastructure sought will enable intensification of adjacent sites as well as infill of existing residential properties under the new housing intensification RMA amendments.</p>
		Supporting Material
		<p>Reference [insert name of attachment and cross reference to relevant part below]</p> <ul style="list-style-type: none"> • No supporting material submitted for this response
1.3	The extent to which the location where housing will be enabled has unmet demand and provides access to amenity and opportunity.	<p style="text-align: center;">Response at EOI Stage</p> <p><i>(a) Please describe the extent of unmet demand in the particular location of the housing development.</i></p> <p>More housing is needed in the Masterton District. Housing demand in the Masterton District exceeds supply. Masterton has a thriving property market with buyers continuing to outnumber sellers. Trade Me Property</p>



		<p>have seen an increased demand in provincial centres across the country as people looked to move further from the city in search of lower property prices. In December 2020 a Wairarapa realtor noted a 58 per cent reduction in listing in comparison with December 2019. Currently there are six (approx.) houses to rent in the Masterton District, and 87 houses approx. (101 properties and houses) for sale. Three of the six homes available for rent are one bed, one bath. Two of the houses for sale are one bath, one bed homes.</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) The proposed housing development is based within the urban area of the Masterton District (Masterton is comprised of one urban township, with rural and coastal areas). As of 1 August 2021, there were 87 employment vacancies being advertised that are based within the Masterton District. Source: seek.co.nz</p> <p>ii) The closest early childhood education facility and primary school are on South Road, which is an 8 minute walk/650m from the housing development. Secondary Schools closest to the housing development is Wairarapa College which is approximately 2.6km/30 min walk/5 minute drive.</p> <p>iii) The Kuripuni Shopping Village is less than 2km/4 min drive/17 minute walk from the housing development. The Kuripuni Shopping Village has retail shops, a range of restaurants and cafes, a chemist, post shop, yoga studio, and supermarket (Pak n Save).</p>
Update at RFP Stage		
<p><i>Updates in respect of question (a):</i></p> <p>Response provided at EoI stage remains the same, with the following updates: there are currently 19 houses being advertised for rent ranging in cost from \$260 through to \$650 per week. There are currently 137 houses and properties (bare sections to build).</p> <p>(Source: realestate.co.nz)</p>		



		<i>Updates in respect of question (b):</i>	
		Type of amenity and opportunity (both existing and planned)	
		(i) employment opportunities (i.e., local industry and employment bases);	As at 16 December 2021, there were 80 employment vacancies being advertised that are based within the Masterton District. Source: seek.co.nz
		(b) (ii) educational facilities (i.e., local primary schools and secondary schools); and	The sites are: <ul style="list-style-type: none"> - an 4 minute walk to Masterton Primary School - an 8 minute walk to Hadlow Preparatory School - an 8 minute walk to Chanel College - within 10mins walk of three early learning centres and a kindergarden
(iii) other amenities (i.e., social amenities such as recreation and cultural facilities and retail and shopping).	The sites are: <ul style="list-style-type: none"> - A 5 minute walk to the Kuripuni Shopping Village - Within a 5min drive to Masterton Airport - A 3 min drive or 10min walk to the Masterton town centre - Within walking distance to numerous parks and playing fields - Within walking distance of a number of small suburban shops and churches 		
		Supporting Material	



		<p>Reference [insert name of attachment and cross reference to relevant part below]</p> <p>Masterton District Housing Stocktake (included as part of RFP documentation) Long Term Plan 2021-31 Consultation Document (refer website): mstn.govt.nz/documents/council-plans/long-term-plan-2021-31 Long Term Plan 2021-31 (refer website): mstn.govt.nz/documents/council-plans/long-term-plan-2021-31/ Wellington Regional Growth Framework (refer website): wrgf.co.nz/reports</p> <p>Websites seek.co.nz realestate.co.nz</p>
1.4	<p>The extent to which the Eligible Infrastructure Project(s) supports intensification, in particular that required to be enabled by councils under the National Policy Statement on Urban Development (i.e. typology and density).</p>	<p style="text-align: center;">Response at EOI Stage</p> <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>Up to 150 new houses (with 100 of these requiring an approved plan change through the Wairarapa Combined District Plan) will result from the three sites on Millard Ave, Masterton. The typology is standalone houses on individual units. This will increase the housing stock in the Masterton District. Millard Ave is also close to Kuripuni Shopping Village. The enabling infrastructure that Council is seeking IAF for will enable intensification of adjacent sites as well as potential infill of existing residential properties.</p> <p style="text-align: center;">Update at RFP Stage</p> <p>Up to 167 new houses (with 100 of these requiring an approved plan change through the Wairarapa Combined District Plan or a fast-track resource consent approved by an Independent Hearings Panel) will result from the three sites on Millard Ave, Masterton. The Developer intends on selling the allotments as vacant allotments for standalone houses however, given the housing intensification changes to the RMA, buyers may seek to construct terrace or detached houses. Either way, the developments will provide a significant number of new dwellings to a heavily constrained housing market.</p>



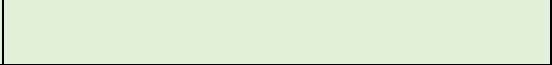
		<p>Millard Ave is also close to Kuripuni Shopping Village. The enabling infrastructure that Council is seeking IAF for will enable intensification of adjacent sites as well as potential infill of existing residential properties as envisaged under the recently announced housing intensification amendments to the Resource Management Act. .</p> <p style="text-align: center;">Supporting Material</p> <p>Reference [insert name of attachment and cross reference to relevant part below]</p> <p>The developer intends on selling the sites for development of standalone houses but future owners could, via a resource consent apply to construct terraces or detached units on the sites. Given that the site is flat and the allotments are a regular/standard shape, medium density development would be easy to achieve.</p> <p>While there is no allocation of affordable housing on the DMST sites, the infrastructure sought will enable intensification of adjacent sites as well as infill of existing residential properties under the new housing intensification RMA amendments.</p> <p>Wairarapa Combined District Plan (refer website): mstn.govt.nz/documents/council-plans/Wairarapa-combined-district-plan/ Wellington Regional Growth Framework 2021 (refer website): wrgf.co.nz/reports</p>
1.5	The extent to which the Proposal supports housing development on land owned by Māori and to which Mana Whenua have been involved in developing the proposed solution.	<p style="text-align: center;">Response at EOI Stage</p> <p>(a) <i>Please comment on the extent to which the proposal supports housing development on land owned by Māori.</i></p> <p>The current housing developments related to this EoI are owned by DMST Internationals Limited.</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>Mana Whenua have not been engaged by DMST Internationals Limited, but they are open to engagement.</p> <p style="text-align: center;">Update at RFP Stage</p>



		<p>The current housing developments that relate to this proposal are owned by DMST Internationals Limited (stage 1 and 2). Potential further in-fill development will be subject to other individual land-owners subdividing their land. Mana whenua have not been engaged by DMST Internationals Limited, but they are open to engagement.</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">• No supporting material available for this response



1.6



Response at EOI Stage



<p>The extent to which the Proposal supports housing development that is environmentally sustainable including through reduced private vehicle use, lower risks from climate change (such as coastal inundation), and supporting water quality and biodiversity.</p>	<p>(a) <i>Describe the proximity of the housing development to public transport, both existing and planned (in kilometres).</i></p> <p>There is public transport by way of a bus service, with the closest bus stop being on High Street which is a 15 minute walk/approx. 1.2km. The main Masterton bus stop is on Queen Street which is a 2km/5min drive/25 min walk. The closest train station (train service Masterton-Wellington) is Solway train station. It is a 30 min walk/5 min drive/3km away approximately.</p> <p>(b) <i>Describe any complementary environmental benefits that will be realised by this Proposal (e.g., mitigation on flood risks, or protection of wetland areas).</i></p> <p>The design and development of the adjoining land will incorporate stormwater neutrality principals and provide resilience against future storm events. As part of the design process for stormwater neutrality there will be opportunities to potentially create improvements in biodiversity through stormwater management and design.</p> <p>(c) <i>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).</i></p> <p>Although Mana Whenua has not been involved, the daylighting of stormwater and neutrality through the use of swales and holding area is envisaged to restore the mauri of water and direct aligns with Te Mana o te Wai principles.</p> <p>(d) <i>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.</i></p> <p>All enabling planning, consenting and development construction will be procured and carried out in compliance with nationally recognised methodologies and specifications and regulatory requirements. The New Zealand Transport Agency Quality Assurance level applicable to project will be TQS2:1995 being the Quality System for road construction, road maintenance and structures physical works contracts having a normal QA level. The consenting process shall identify all possible environmental improvements and any hazards with a detail means to mitigate these. The developers will be required to also consult and gain consents from Greater Wellington Regional Council where further opportunities to improvement biodiversity, protection and improvement of the environment will be released. Any consents provided by the Principal will be outlined in the Specific Specification. The Contractor will be required to comply with his approved Environmental Management Plan. The Contractor is required to adopt an environmentally responsible attitude in order to ensure compliance with the relevant environmental protection laws and especially the Resource Management Act 1991.</p>
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		<i>Update at RFP Stage</i>
		The Controlled Activity subdivision consent application that has been lodged with MDC includes stormwater attenuation and treatment measures to ensure post-development flows do not exceed pre-development flows and that all stormwater discharges from the new road will be treated.
		<i>Supporting Material</i>
		Reference [insert name of attachment and cross reference to relevant part below] <ul style="list-style-type: none"> • Stage One scheme plan



2. Evaluation Criteria – Impact of funding 20%		<i>Response at EOI Stage</i>
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>Significant infrastructure upgrades are required to enable this housing development. The Millard Ave upgrade will service multiple proposed developments along Millard Ave with a piped wastewater reticulation network and pressurised water supply network whilst also improving the road corridor, pedestrian safety and stormwater disposal/conveyance network along the road.</p> <p>(b) <i>Describe how the IAF funding requested is critical to the delivery of that infrastructure.</i></p> <p>AF funding will enable Council to deliver the infrastructure required to support the housing developments that are already planned.</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>Refer response above.</p>
		<i>Update at RFP Stage</i>
		No updates – same responses provided at the Eoi Stage apart from the response for b. The IAF funding will accelerate the construction of the enabling infrastructure to support the housing development by DMST International as well as additional ‘indirect uplift’ by way of development of other allotments and infill development of residential lots .
		<i>Supporting Material</i>



		<p>Reference [insert name of attachment and cross reference to relevant part below]</p> <p>21140 LD5 Millard Avenue Upgrade – Drawing Set – Nov 21 CF Projects (included as part of RFP documentation) Long Term Plan 2021-31 (refer website): mstn.govt.nz/documents/council-plans/long-term-plan-2021-31/</p>
2.2	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 style="text-align: center;">Response at EOI Stage</p> <p>(a) <i>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.</i></p> <p>Council expects this project to be funded (over time) from financial contributions generated from development in the Millard Ave/Andrews Street area. Much of it likely to be in the medium term future, leaving Council with a short fall in the short term and risk that other Council funds will need to be used and the shortfall never made up.</p> <p>(b) <i>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.</i></p> <p>Refer response above.</p> <p>(c) <i>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).</i></p> <p>A copy of the 2021-31 Long Term Plan is available on our website: https://mstn.govt.nz/wp-content/uploads/2021/07/21-07-29-FINAL-LTP-DOCUMENT_Reduced-1.pdf</p> <p style="text-align: center;">Update at RFP Stage</p> <p>Same response provided at Eoi stage, with the addition of the following information: The costs of upgrading the three waters and roading infrastructure in Millard Avenue to service and support the DMST development are well in excess of the standard financial contributions that the Council can recover from the developer and other potential developments in the vicinity. Two options the Council has considered for funding are described below, but both will put the viability of the developments at risk.</p>

¹ Developer and Māori Applicants should describe their engagement with the relevant Territorial Authority on funding the Eligible Infrastructure Project(s).



		<p>1. Add a 'specific infrastructure' financial contribution as part of all resource consents for developments in the newly serviced area. This would move the contributions from \$9k per lot to as much as \$28k per lot. This has the potential to make any development in the area uneconomic.</p> <p>2. Council borrows some \$3.2m and funds the debt servicing (interest and repayments) via a targeted rate on all new lots created in the newly serviced area. This will potentially add \$1,500 per annum (+50%) to the rates on each of the new lots and the Council (other ratepayers) will be carrying much of the debt servicing costs until the area is fully developed.</p> <p>The Council wants to encourage development, so is not keen to impose specific infrastructure contributions of that level and it has not used previously used targeted rates to fund specific infrastructure upgrades in urban Masterton before. Also, Council's level of debt is subject to limits set within our Financial Strategy and any new debt associated with this development will mean other projects which require debt funding may have to be shelved.</p>
<i>Supporting Material</i>		
<p>Reference [insert name of attachment and cross reference to relevant part below]</p> <p>Long Term Plan 2021-31, and in particular the Revenue and Financing Policy section (refer website): mstn.govt.nz/documents/council-plans/long-term-plan-2021-31/</p>		



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="775 520 2042 587" style="text-align: center;"><i>Response at EOI Stage</i></p> <p data-bbox="775 587 2042 638"><i>Please outline your intentions in relation to:</i></p> <p data-bbox="775 638 2042 689"><i>(a) the extent to which these principles are accepted by the relevant parties;</i></p> <p data-bbox="775 689 2042 858">If the IAF were to cover the requested proportion of the costs and assist with enabling the site for development, Council will have the opportunity to fund the balance of the costs from financial contributions from the newly created lots – as levied via the Wairarapa Combined District Plan. The land development will be funded completely by the developer, but has not been quantified as part of this application</p> <p data-bbox="775 858 2042 909"><i>(b) the expected quantum of such co-funding; and</i></p> <p data-bbox="775 909 2042 960">1350000</p> <p data-bbox="775 960 2042 1011"><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="775 1011 2042 1062">Via resource consent decision and an additional development agreement between the developer and council to be implemented to ensure responsibilities and timing of the components of work are agreed.</p> <p data-bbox="775 1062 2042 1169" style="text-align: center;"><i>Update at RFP Stage</i></p>



		<p>New estimate of potential new lots that could be created as a result of installing the 3 waters and roading infrastructure is 167. Based on the current District Plan, over time, that will generate approximately \$1,503,000 in financial contributions (roading and infrastructure only).</p> <p>Council and the developer (through engagement in this RFP process) confirm acceptance with the co-funding principles.</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> <p>Wairarapa Combined District Plan (refer website): mstn.govt.nz/documents/council-plans/Wairarapa-combined-district-plan/</p>
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4. Evaluation Criteria – Capability and readiness 20%		Response at EOI Stage
4.1	The extent to which there are other barriers to the housing development that the Eligible Infrastructure Project(s) will serve (and how they will be removed if funding is approved).	<p>(a) <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 most significant barriers to the development are that there are currently no piped wastewater reticulation networks and pressurised water supply networks servicing Millard Avenue and Andrews Street. Once the proposed Millard/ Andrews upgrade has occurred, the necessary infrastructure will be in place such that there is no additional works required on the part of the landowners and developers, separate to their developments. It also minimises the risk for potential doubling up/parallel public infrastructure in the public road reserve.</p> <p style="text-align: center;">Update at RFP Stage</p> <p>No further updates as per the Eoi response</p> <p style="text-align: center;">Supporting Material</p> <p>Reference [insert name of attachment and cross reference to relevant part below]</p> <ul style="list-style-type: none"> Refer completed risk register (included as part of the RFP documentation)nO
4.2	The degree of developer commitment or interest in building housing quickly.	<p style="text-align: center;">Response at EOI Stage</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>(a) <i>the anticipated sales plan and any evidence of commitment from the developer(s) to the (funded) timeframe for housing delivery; and</i></p>



		<p>The developer has shown commitment to the development of the sites proposed and has had meetings with council planning and assets team for the application of resource consents for the first stages of the development. The intention is for this consent to be approved before the end of the year. The developer has a commitment to vertical build and has the necessary relationships with build companies. As such their building commitment is in place and aligning for delivery of these developments and others in their portfolio. The developer has a proven track record of project delivery within timeframes.</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>The developer’s commitments to contribute to the funding of infrastructure and to build houses would be set out in development agreements and their resource consent applications</p>
		Update at RFP Stage
		<p>The only update following content submitted at EoI stage is that Council needs to make a decision on the approval of the resource consent.</p> <p>It is also acknowledged that the developer and its consultants have engaged with Council in the preparation of the RFP and support its content.</p>
		Supporting Material
		<p>Reference [insert name of attachment and cross reference to relevant part below]</p> <ul style="list-style-type: none"> • DMST international letter of support
4.3	Demonstrated alignment between all parties including Territorial Authorities, Regional Councils, Mana Whenua and developers needed to advance the housing development.	<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><i>(a) Territorial Authorities;</i></p>



		<p>The Wellington Regional Council (GWRC) were party to the preparation of the Wellington Regional Growth Framework (WRGF) alongside the region’s territorial authorities, Horowhenua District Council, Waka Kotahi NZ transport Agency, Ministry of Housing and Urban Development and Iwi parnters. This project is fully aligned with the WRGF. All ten councils including GWRC have formally endorsed the WRGF.</p> <p><i>(b) Regional Councils;</i></p> <p>Refer response above. In addition, the developer has held a pre-application meeting with GWRC and will continue to liaise with the relevant teams as the project progresses. In response to discussions with GWRC, the necessary site assessments have been conducted that confirm the development will not trigger the National Environmental Standard for freshwater.</p> <p><i>(c) Mana Whenua;</i></p> <p>While no specific engagement has taken place with mana whenua on the projects, the developer intends on advancing cultural impact assessments and having hui with mana whenua to determine how te ao Māori values can be incorporated into the proposals.</p> <p><i>(d) developers (to the extent possible); and</i></p> <p>The developer fully supports and has contributed to this EOI</p> <p><i>(e) any others,</i></p> <p><i>with Supporting Material where necessary (e.g., letters of support or intent).</i></p>
Update at RFP Stage		
<p>The developer continues to fully support the proposal and has been involved in the preparation of this RFP.</p> <p>With respect to GWRC, the developer has lodged earthworks and operational stormwater consents with GWRC for the Stage 1 development. The application has been received positively and all of the responses for further information have been satisfied.</p>		
Supporting Material		
<p>Reference [insert name of attachment and cross reference to relevant part below]</p> <ul style="list-style-type: none"> • A letter of support from DMST International was provided at EoI stage and is reattached for reference. 		



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>(a) Describe the capability of the Applicant to deliver the Eligible Infrastructure Project(s) and/or housing development proposed.</p> <p>Envelope Engineering have delivered significant housing development projects across New Zealand, including: • Wallaceville, Upper Hutt Hutt (700 residential lots) • Erskine Development, Wellington (100 residential lots) Council has the capability to delivery these enabling works in the timeframes specified through our internal teams and with the support of a successful contractors through our procurement and RFT process.</p> <p>(b) Provide prior examples for each of the relevant parties in delivering infrastructure and/or housing developments within an accelerated timeframe.</p>	
		Update at RFP Stage	
		<p><i>Updates in respect of question (a):</i></p> <p>Other consultants engaged by DMST International are involved in a number of housing developments across the Wellington Region. The project planner (Stephanie Blick of Scope Planning Limited) provides planning services for a number of land development projects including the Plimmerton Farm, Kenepuru Landing and Shelly Bay developments and is involved in public and private rezoning plan changes and three fast track consenting applications.</p> <p><i>Complete the table below in respect of question (b):</i></p>	
		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>
		Envelope engineering and Scope Planning	Silverwood and silverbrooke development Wallaceville estate Shelly Bay
		Scope Planning	Plimmeton Farm Kenepuru Landing Hyde lane and other apartment developments Erskine Development
		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>
		Scope Planning Limited	Kenepuru landing limited – engaged by Ngati Toa rangitira
		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.



		<i>Supporting Material</i>
		Reference [insert name of attachment and cross reference to relevant part below] <ul style="list-style-type: none"><li data-bbox="837 352 1048 379">• [NEED TO LIST]



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)								
Ref	Roading, pavements, kerbing earthworks and site clearing including 50% preliminary and general cost	§ 9(2)(b)(ii)	§ 9(2)(b)(ii)	Roading contributions @ 2% of LV of each new lot	§ 9(2)(b)(ii)	Masterton District Council	Nov 2022	Nov 2023
Ref	Street Lighting network	§ 9(2)(b)(ii)	Click or tap here to enter text.	Click or tap here to enter text.	§ 9(2)(b)(ii)	Masterton District Council	Nov 2022	Nov 2023
Three Waters (describe project)								
Ref	Stormwater, wastewater and potable water 50% preliminary and general costs	§ 9(2)(b)(ii)	§ 9(2)(b)(ii)	§ 9(2)(b)(ii)	§ 9(2)(b)(ii)	Masterton District Council	Nov 2022	Nov 2023
Flood Management (describe project)								
Ref	Design, supervision and management 5% total cost	§ 9(2)(b)(ii)	Click or tap here to enter text.	Click or tap here to enter text.	§ 9(2)(b)(ii)	Masterton District Council	Nov 2022	Nov 2023
Ref	Contingency 10%	§ 9(2)(b)(ii)	Click or tap here	Click or tap here to enter text.	§ 9(2)(b)(ii)	Masterton District Council	Nov 2022	Nov 2023

		to enter text.					
Total Eligible Infrastructure	§ 9(2)(b)(ii)						

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)							
1	<i>Internal Roading Nwrwork</i>	§ 9(2)(b)(ii)	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)							
2	<i>Internal wastewater,stormwater and potable water network</i>	§ 9(2)(b)(ii)	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)							
3	<i>Stormwater detention</i>	§ 9(2)(b)(ii)	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)							
4	<i>Internal Electrical, street lighting and telecommunication installation</i>	§ 9(2)(b)(ii)	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		§ 9(2)(b)(ii)	§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	\$ NA	High	Completed	\$ 0
Costs of designing, consenting and tendering	§ 9(2)(b)(ii)	High	Sort form agreement signed work is 70% completed	§ 9(2)(b)(ii)
Land acquisition	\$ NA	High	At this stage no land acquisition is required. A easement for new sewer is required	\$ 0 [note, costs under this category must be wholly required for Eligible Infrastructure Projects to be eligible for IAF funding]
Construction	§ 9(2)(b)(ii)	Medium	Total sum is only for the eligible construction costs	§ 9(2)(b)(ii)
Administrative costs for establishing complementary financing	\$ 0	Choose a confidence level.	Click or tap here to enter text.	\$ 0
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	§ 9(2)(b)(ii) [total should be equal to the amount in table 2b below]			§ 9(2)(b)(ii)

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	§ 9(2)(b)(ii)	High	Detail design and costing completed	§ 9(2)(b)(ii)
Three Waters	§ 9(2)(b)(ii)	High	Detail design and costing completed	§ 9(2)(b)(ii)
Flood Management	§ 9(2)(b)(ii)	High	Detail design and costing completed	§ 9(2)(b)(ii)
Other Eligible Costs ²	§ 9(2)(b)(ii)	High	Detail design and costing completed	§ 9(2)(b)(ii)
Other (non-Eligible Costs)	§ 9(2)(b)(ii) [Please provide a breakdown of these other costs, i.e., for community infrastructure not funded under the IAF]	High	Detail design and costing completed	[note, projects that are not one of the types above are not eligible for IAF funding. See “Eligible Infrastructure Project”.]
Total	\$ 9,119,833 [total should be equal to the amount in table 2a above]			\$ 3,323,328

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

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

Source of funding	Estimated amount (\$)	Confirm status of the funding sources [describe any key assumptions and issues regarding these funding sources (both received and applied for)]
Territorial Authority (not recovered from development contributions)	\$ 0 [note, this should exclude amounts paid for by the Territorial Authority and recovered through development contributions]	Click or tap here to enter text.
Territorial Authority (anticipated to be recovered via development contributions or other mechanisms)	§ 9(2)(b)(ii) [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]	As resource consent approval is given, payable on issue of 224 certificate for title of land
Waka Kotahi	\$ 0	Click or tap here to enter text.
DIA Three Waters funding	\$ 0	Click or tap here to enter text.
Other central government funding (e.g., shovel ready funding)	\$ 0	Click or tap here to enter text.
Other non-government funding	\$ 0	Click or tap here to enter text.
Sub-total (excluding IAF Funding)	§ 9(2)(b)(ii)	
IAF Funding Sought	§ 9(2)(b)(ii) [note, should equal amount in table 2a above]	
Total including IAF Funding	§ 9(2)(b)(ii) [note, should be equal to total cost in tables 2a and 2b above]	
Developer / landowner (fair share contribution)	\$ 0 [note, specify amounts expected to be recovered by developer/landowners for their fair share contribution]	Expectation that develop is installing all internal infrastructure on the lots

share contribution)		
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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:			
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			Final approval of funding will be dependent on outcome IAF
Preliminary Design & Costing Underway			
Draft Preliminary Design & Costs Completed			
Final Preliminary Design & Costs Completed & Approved	Yes	104/2022	
2. Detailed Design (select applicable stage applicant is at from one of the options below and complete row)			
Commencement of Detailed Design	Click or tap here to enter text.	Click or tap here to enter text.	Click or tap here to enter text.
Detailed Design Underway	Click or tap here to enter text.	Click or tap here to enter text.	
Detailed Design Completed	Yes	24/12/2021	
Engineering Plan Approved	yes	21/01/2021	
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.	Click or tap here to enter text.

Draft Business or Investment Case Underway	yes	1/04/2022	
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.	No land acquisition required only easement for sewer
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.	Click or tap here to enter text.
Consents have been Lodged	yes	31/01/2022	
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	8/04/2022	Procurement and contract documents are under preparation between now and April 2022
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)	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.

