



Expressions of Interest

Housing Project Manager

We are seeking an experienced project manager in residential development for our housing programme. The successful candidate should demonstrate:

- Strong project management skills
- Delivery of a turn-key residential development
- Strategic stakeholder engagement, collaboration and partnership
- Ability to inspire, align and develop people
- Logistically manage a team of consultants, contractors, builders, and suppliers
- Experience in managing residential developments
- Experience in business case writing and financial planning
- Working with the crown, iwi and hapū
- A high level of organisational skills, including reporting to a Board
- Possession of relevant qualifications

To respond to this Eoi, please email contact@ttotw.iwi.nz and include your resume or curriculum vitae.

Expressions of Interest close at **5pm on Friday 20 August 2021**

Introduction Tātau Tātau o Te Wairoa Commercial Ltd is the General Partner of Tātau Tātau Commercial Limited Partnership (LP). The commercial LP is responsible for the prudent investment of settlement funds to ensure intergenerational benefits for iwi and hapū of the district.

Recently the commercial LP acquired a 3.2 hectares property at 45 Kitchener Street for residential development in the Wairoa township. The Tātau Tātau o Te Wairoa Trust has been assisting Kāhui to develop feasibility reports for housing on Deferred Settlement Properties (DSPs) throughout the district.

Purpose The Project Manager (PM) will be responsible for managing the proposed 45 Kitchener Street development including planning, consenting, above and below ground development, managing suppliers and stakeholder engagement. The primary purpose of the role is to deliver the development of 45 Kitchener Street



in terms of a potential mixed-use development, housing options including progressive ownership maximising opportunities for social and economic returns.

The PM role will need to ensure that there is alignment between 45 Kitchener St and DSPs by participating in the development and delivery of a cohesive programme of work between developments.

Internal Relationships

The PM will have a contractual relationship with Tātau Tātau o Te Wairoa Commercial Limited Partnership reporting directly to the 45 Kitchener Street Project Steering Committee. The PM will also participate in the Joint Board Working Committee established between the trust and commercial boards to align developments of 45 Kitchener and DSP's.

Key Activities

1. Managing the Urban Designer to develop a scheme plan, engaging with Kāhui in coordination with the Trust to obtain feedback on the concept plan, to ensure the housing mix provides a balance between housing need, demand, and commercial return.
2. Ensure the master plan meets the goals and objectives of the group and the local council, planning, and infrastructure.
3. Explore the appropriate funding structure taking into consideration crown funding, long term lease options to housing trusts, rented houses, potential open market sales and progressive homeownership options.
4. Once the master plan is finalised including housing model (including house types, floor plans, layout) and commercial model developed, obtain commercial Board approval to proceed with the development.
5. The proposal build model will also need to be explored early to address how the houses will be delivered, using either group builders, local builders, or a mix of both.
6. Once commercial board approval is obtained engage and manage planning, surveying, engineering, infrastructure, and environmental consultants to obtain the appropriate consents and approvals.
7. Once land use consent has been obtained organise for the land development works.
8. To ensure that the development is managed in a holistic way based on Tātau Tātau's tikanga, ensuring that protection and enhancement of our Taiao, reflecting the broader aspirations of our Kāhui and understanding the wider impacts of the development on the cultural and social goals of iwi and hapū.
9. Provide monthly reports that reflect the measures across our tikanga that are based on our Pou and demonstrate the broader sustainability of all investments and monitoring that progress.
10. Early engagement with Kāhui to ensure their input into the master plan, house types and tenure options. Work with the urban designer to ensure that the views of the Kāhui are taken into consideration for the development along with those of other key stakeholders.
11. Operate on a collaborative basis with the Trust General Manager to ensure the development fits with the wider development plans for the DSPs.



12. Where possible engage with builders to obtain standard plans which can be delivered cost efficiently and meet the objectives of the project.
13. If detailed building plans are required then a more active approach to building is required, working with the Trust to ensure a consistent and cohesive approach is undertaken for the build.
14. Ensure that build partners understand the tikanga of Tātau Tātau.
15. Prepare an overall project budget for approval by the board and report monthly to the project steering committee and joint board working committee.
16. Develop an overall budget for the delivery of the project and report on actual to budget.
17. Ensure that consultant arrangements are appropriately negotiated and procurement processes achieve value for money and maximising
18. Ensure consultants, project costs, contractors are managed appropriately around delivery and billing.
19. Ensure policies, procedures and processes are fit for purpose and are compliant with health and safety in employment regulations and best practices.
20. Ensure proactive and effective health and safety oversight and compliance
21. Engage with the Trust General Manager and Project leader to ensure ideas are shared and a shared strategy is implemented.