



Coromandel Independent Living Trust

Capital Projects History

Samuel James Reserve building restoration

Timeframe: 2008 - 2010

Samuel James Reserve building renovation	Cost
Original Budget	\$85,000
Actual Cost	\$78,127

Issues	Resolution
CILT needed to convince the local Community Board that the derelict building was worth restoring in the knowledge that if it was demolished another building would not be erected due to the Reserve status of the land and therefore there would be a loss of opportunity for a building with public amenities in such a strategic location.	Clear communication with the Community Board. Gathering community support for the idea. Formation of a working group during the design phase made up of local people.
Objection by the working group to include space for a small office as well as the toilets.	Working group accepted the value in including a space for community use (the office created now used by the Coromandel Information Centre and acknowledged as the ideal location for purpose, although constrained in size).
Managing expectations of the descendents of the original building, as well as community expectations.	Involving the family and the community in the design process. An empathetic builder was employed with a commitment to heritage values.



Coromandel Independent Living Trust

Capital Projects History

Kapanga Flats – construction of 7 new units

Timeframe: 2000 - 2012

	Cost
Original Budget	\$1,132,803
Actual Cost	\$1,188,450

Issues	Resolution
Neighbours objection – Environment Court	Clear communication
Council Infrastructure discovered under the building platform	Negotiation with Council to deal with and pay to relocate the infrastructure.
Length of time from project instigation to construction	CILT identified and worked with experienced, committed partner NZ Housing Foundation (Tindall Foundation) who provided guidance and housing policies. This has been instrumental in not only this project but CILT becoming a Registered Community Housing Provider in 2012.
Change in the composition of council and council staff during the project	Clear communication with new staff and local council representatives
Funding from Housing NZ approved on an original budget created in 2007 with construction not commencing until 2012	Increase in funding requirements negotiated with Housing NZ.
The Housing Innovation fund was shut down during the timeframe	CILT negotiated for the funds to be ringfenced and kept for the Kapanga Flats Project
CILT caught between local and central government	CILT negotiated a tripartite agreement for funding.
Funding for the CILT Housing Coordinator ceased	Construction Project managed in-house by CILT Financial Controller and Executive Trustee



Coromandel Independent Living Trust

Capital Projects History

Community Reuse Centre

Timeframe: 2012-2016

	Cost
Original Budget	\$142,566
Revised Budget	\$204,121
Actual Cost	\$216,678

Issues	Resolution
Small Parcel of land in carpark found to be privately owned	Family of owner found. Dealing with Council to negotiate for them to purchase the land in lieu of undpaid rates
Land transfer from Crown ownership to Council not completed prior to project commencement	Communicate and push for swift resolution
Old historic goldmine discovered under proposed building platform	Work with Engineer to redesign building platform @ CILT cost
Original building design recommended by kitset supplier found to be inadequate	Further funding sourced for building to be constructed fit for purpose
Delays in the supply of the kitset building	Pressure kept on the Supplier
Neighbours objection during the resource consent process	Meetings held with neighbours to gain agreement
Project delays affecting funding milestones set by Ministry for the Environment	Successfully negotiated with Mfe to continue the funding due to factors outside CILT control
Change in composition of council staff during the project	Committed project manager employed. Clear communication with all council staff and local council representatives