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 Programme/Agenda for Teitei Drive, Ohakune project Thursday 25 August

Sent: 22 August 2022 4:13 PM

From: Ree Anderson

To: s 9(2)(a) Clive Manley; Graeme Broderick; Karen Winchcombe; Hayden Potaka; Russell Allen; paki maaka; Andrew Hill; Mark Bayfield; Rebecca Kinloch; Rachael Hurzeler; Susan Barker; Heni Butler; Ewen Skinner | Morrison Low; Ree Anderson;  
CC: Renee Regal;

 1 Attachments

 Draft ProgrammeAgenda Tei Tei Drive 25 August 2022.pdf (16 MB);

### Message

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Kia ora koutou

Thanks everyone for your confirmation to attend either in person or online the site visit and/or meeting to discuss the Teitei Drive, Ohakune housing project.

For those participating online - a Team's invitation will be emailed to you from Council.

Attached is a programme and agenda for the day.

Look forward to seeing you then.

Any queries in the meantime, please just let me know.

Kind regards, Ree

Ree Anderson  
Director  
Ree Anderson Consulting Ltd  
M: s 9(2)(a)

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Agenda/program 25 August Teitei Drive

Sent: 23 August 2022 3:19 PM

From: Ree Anderson

To: Clive Manley; Graeme Broderick; s 9(2)(a) Karen Winchcombe; Hayden Potaka; Russell Allen; paki maaka; Andrew Hill; Mark Bayfield; Rebecca Kinloch; Rachael Hurzeler; Susan Barker; s 9(2)(a) Ewen Skinner | Morrison Low; Heni Butler; CC: Renee Regal;

1 Attachments

Final Programme Agenda Tei Tei Drive 25 August 2022.pdf (16 MB);

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Hi Everyone

I am just resending the agenda (without the draft wash mark on it)n for Thursday's site visit/meeting -this way it will be easier to read.

Sorry forgot to remove it earlier.

Look forward to catching up on Thursday.

Kind regards, Ree

ReeAnderson  
Director  
ReeAnderson Consulting ltd  
Ms 9(2)(a)

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**Ruapehu District Council/Kāinga Ora/ Ngāti Rangī  
Teitei Drive, Ohakune Project**

**Programme/Agenda**

10.30am Site visit: Meet at Teitei Drive - Public carpark  
12pm (approx.) Meeting Ohakune Council Chambers 37 Ayr Street  
10.30 pm - 4pm

**Thursday 25 August 2022**

*Lunch will be provided*

**Attendees:**

**Council:**

Clive Manley, CE  
Heni Butler RDC Environmental Planner  
Ree Anderson, Consultant to RDC General Housing/Plg Advice  
Ewen Skinner, Morrison Low, Consultant to RDC Project Manager

**Ngāti Rangī Representatives**

s 9(2)(a)

s 9(2)(a)

**Kāinga Ora**

Graeme Broderick, Regional Director  
Karen Winchcombe, Snr Executive Assistant  
Hayden Potaka Principal Advisor Te Kurutao Group Māori  
Russell Allen, Senior Development Mgr Greenfields and Complex  
Paki Maaka, Principal Urban Designer  
Andrew Hill, Snr Development Planner  
Mark Bayfield, Snr Programme Mgr, Infrastructure Strategy  
Rebecca Kintoch – Senior Stakeholder Relationship Manager  
(By VC) Rachael Hurzeler – Business Development Director  
(By VC) Susan Barker – Senior Advisor Communications

**Apologies:**

Renee Regal – Manager Community Engagement and Partnerships

**Council's Housing Vision**

Supportive and thriving communities where there is a diversity of warm, dry, safe homes that residents and workers across the District can afford.

**Kāinga Ora** - Building better, brighter homes, communities and lives  
He oranga kāinga, he oranga hapori, he oranga tāngata.

**Ngāti Rangī** – Kia mua ai te ora o Ngāti Rangī ki tua o te 1000 tau  
Ngāti Rangī continues to vibrantly exist in 1000 years

**Purpose:** To discuss working together on Milestone 1: the masterplanning of Teitei Drive to enable the delivery of public, affordable and worker rental homes

**Outcomes:** A shared understanding of:

- Masterplanning process and options
- Programme of work
- Roles/Responsibilities
- Agreed next steps

**Karakia (at beginning of site visit- see page 3 for site maps)**

10.30 pm Meet at Teitei Drive – please bring suitable footwear/raincoat) (All)  
• Walk over site

- Walk to adjoining neighbourhoods (context setting)
- Walk to town centre (accessibility/proximity/context)

11.30am (approx.) Drive to Moore Street; view 6 new council social homes. (All)

Overview- how (CIP), who, when (Clive/Ewen)

12.00pm (approx.) Meet at Ohakune Chambers – Lunch

12.30pm(approx.). Meeting commences

12.30pm Item1: Introductions: Roles/Responsibilities

- RDC (Clive), Kāinga Ora (Graeme), Ngāti Rangi (s 9(2) ( ))

12.45pm Item 2: Ngāti Rangi Representatives (s 9(2) ( ))

- Iwi expectations/desired outcomes
- Process for engagement/partnering/partnership with Ngāti Rangi
- Opportunities

Round table Discussion/Queries

1.15pm Item 3: Council

- Introduction (Clive)
- Community and Engagement Expectations
- The Planning context (Ree/Heni)
  - The Ohakune Spatial Plan
  - The District Plan
  - Regulator vs applicant-process for Council engagement
- Infrastructure requirements (Ewen)

Round table Discussion/Queries

1.45pm Item 4: Kāinga Ora's Overview

- Introduction (Graeme)
- Update: procurement of services due diligence (Russell)
- The masterplanning and design process (Russell/Paki)
- Integrating infrastructure (Mark)
- Record any emerging issues/gaps in information
- Technical Queries




Round table Discussion/Queries


3.00pm Item 5: Recap: Summary of shared understandings/next steps/actions (3.30pm). (All)

3.50 – 4.00pm Wrap up (Clive/Graeme/ Ngāti Rangī)

*Workshop closes with Karakia 4pm (at the latest)*



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 Planning and design Teitei Drive Ohakune


Sent: 26 August 2022 5:43 PM

From: Ree Anderson

To: s 9(2)(a)

CC: Ewen Skinner | Morrison Low; paki maaka; Russell Allen; Clive Manley; Graeme Broderick; Karen Winchcombe;

 1 Attachments

 Updated Tei Tei Dr Ohakune KOHC UPD Proposal of Services 20May2022.pdf (3 MB);

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Kia ora korua Rogier and Gerard

As discussed at the hui on Teitei Drive yesterday, I attach below the Proposed Draft Planning and Design Services from Kainga Ora. Please note, these include at the request of RDC design principles.(see Note 1) Some of these were discussed at the hui yesterday.

We also acknowledge that Ngati Rangi seek to be involved as partners and following the hui yesterday that there will be arrangements made to discuss the way we work together to deliver on the Teitei Drive housing project. Graeme volunteered to arrange a separate meeting to discuss the partnership arrangements with you.

Any queries please let me know.

Kind regards, Ree

Ree Anderson  
Director  
Ree Anderson Consulting Ltd  
M s 9(2)(a)

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# Kāinga Ora Urban Planning and Design Services for 6 Tei Tei Drive, Ohakune

Prepared by:	Paki Maaka, Principal Urban Designer Kāinga Ora - Homes & Communities
Updated:	Friday, 26 August 2022



Site location plan – indicative only.

**PURPOSE:** This paper describes the services that the Kāinga Ora – Homes and Communities (Kāinga Ora) Urban Planning and Design (UPD) team can offer for initial masterplanning and yield assessment for the site at 6 Tei Tei Drive, Ohakune.

**UPD SCOPE:** Utilising best practice Urban Planning and Design principles (note 1), UPD will undertake an assessment to develop an initial concept for the 9.4Ha site and an indicative layout for the development for the 1.6Ha portion of the site (that is subject to potential acquisition by Kāinga Ora). Where applicable UPD scope will support and enable key outcomes (note 2) sought by Ngati Rangi, Ruapehu District Council, and Kāinga Ora. Any further considerations on next steps in terms of scope, process, and involvement of partners is to be agreed between project partners.

## UPD KEY DELIVERABLES:

- 1. Overall Concept:** An initial concept drawing will be produced for the whole 9.4Ha site. This concept drawing will outline:
  - a. The potential street network, open space distribution, block structure;
  - b. Densities and phasing, and
  - c. At a high level, any additional infrastructure requirement identified in background reports and assessments.
  - d. Opportunities and constraints relating to key outcomes sought by all project partners.

2. **Indicative layout:** An indicative layout will be developed to test the viability of the 1.6Ha site (of the 9.4Ha site) reflecting our understanding of local conditions and characteristics (district plan, site, expectations etc.). This indicative layout will help refine the overall concept to the specific site and may result in a variation to key features such as density, block structure, and/or project phasing.
3. **A Planning Assessment** (based upon current planning documents) to identify opportunities and constraints for the 1.6Ha site as well as the whole 9.4Ha site.
4. **Programming and procurement:** Assist in outlining next steps for the project and support the procurement of external consultants to undertake the next stages of the master planning where required.
5. **Design Review:** UPD can tailor in-house design review processes to ensure robust and well-tested outcomes for items 1 and 2 of the proposed deliverables. There is no UPD budget for an external review. For the scope proposed it is considered appropriate that design progress will be tested within project control groups and project partner fora.

**UPD TIMEFRAME:** 4 - 6 weeks to complete items 1, 2, 3, 4 above pending input of Ruapehu District Council (RDC), sufficient data or direction upon the district plan, indicative typologies, road access to site, geotechnical, and approach for three waters esp. storm water.

#### NEXT STEPS

- Confirm the proposal with RDC and their expectations for involvement.
- Confirm scopes and services above to be delivered by UPD.
- Complete GAP analysis with Council files.
- Establish project structure, programme and governance, including roles and responsibilities for project deliverables, staging and delivery dates. "Project" being this piece of master planning work
- Identify any resources or consultants required to support the development of the masterplan and yield assessments.
- Quantifying and mitigating risk - understanding planning risk, expectations for development (of iwi, community, RDC), programme risk (due to engagement etc.).
- Procurement for masterplanning, site design, consenting and project delivery.

#### Notes.

1. *Kāinga Ora master planning will incorporate but not be limited to design methodologies described by the NZ Urban Design Protocol (The Seven C's), Kāinga Ora design guides for architecture and landscape, and will utilise where necessary specific skills internal to Kāinga Ora eg. Crime Prevention Through Environmental Design.*
2. *Outcomes per Minutes of Project Partner meeting held Thursday 21 April 2022 as follows: Note some of these are beyond the scope and influence of Kāinga Ora's proposed Urban Planning and Design Services.*

#### *Ngati Rangi.*

- a. *Whanau transformation; create enduring communities.*
- b. *Homes fit for family growing up together – opportunity for all residents to be part of connected community.*



- c. Look to future – 1000-year plan; understand past to build community with stories – enable connection to the area.*
- d. Improve labour market model – currently based on seasonal work and low annual income.*




*Ruapehu District Council.*


- a. Affordable Worker Housing – mixed ownership models; affordable rentals.*
- b. Social Housing that meets MSD criteria.*
- c. Regeneration Fund to enable ongoing housing initiatives.*
- d. Resourcing – costs of consultants and funding for infrastructure.*
- e. Operate so that resources are not taken from Ngati Rangī.*

*Kāinga Ora.*

- a. Mix of three types of housing including Protected Rental Housing, Affordable Housing, and Social/Public Housing.*
- b. Learn what demand is from the project.*
- c. Master Plan for the whole site.*
- d. New Governance Model – fit for purpose – looking for it to be repeatable elsewhere.*

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 Teitei Drive Masterplan and Resource Consenting

Sent: 1 September 2022 12:45 PM

From: Ree Anderson

To: Russell Allen; paki maaka;

CC: Graeme Broderick; Clive Manley; s 9(2)(a) Andrew Hill; Mark Bayfield; Renee Regal; Susan Barker; Ewen Skinner | Morrison Low; Heni Butler; Karen Winchcombe; Hayden Potaka; Rebecca Kinloch; Rachael Hurzeler;

Message

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Kia ora Russell and Paki

As you know from our recent meeting on the Teitei housing project, we were asked to come back to you with the preferred way forward for the Council to ensure that it separates its regulatory and applicant role in this project.

We have sought advice from Council's Executive Mgr Regulatory and Customer Services and he advises as follows:

Hi Ree,

We prefer the option of an independent planner from start to finish. The team and I agreed the person to engage is Grant Eccles from Tonkin and Taylor-

[Grant Eccles | Tonkin + Taylor](#)

Please let me know when we are at a stage to engage Grant. I will ensure he has a heads up to expect the application.

Regards,

-----  
Warrick Zander  
Executive Manager Regulatory & Customer Services  
**Ruapehu District Council**

As noted pre-application meetings can be booked through Council's RM administrator, Sandra Holman.

If you have any queries, please just let me know.




Would be good to have a draft programme for the masterplanning and consenting process soon.


Many thanks.

Kind regards, Ree

Ree Anderson

-----

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 RE: Draft Confidential Minutes/Actions Teitei Drive project

Sent: 5 September 2022 9:40 AM

From: paki maaka

To: Ree Anderson; Graeme Broderick;

CC: Clive Manley; s 9(2)(a) Karen Winchcombe; Russell Allen; Hayden Potaka; Andrew Hill; Mark Bayfield; Rebecca Kinloch; Susan Barker; Renee Regal; Rachael Hurzeler; Ewen Skinner Morrison Low; Heni Butler;

Message

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Kia Ora Ree and Graeme

Graeme, Waka Kotahi are key to possible dark sky initiatives due to the management of light pollution caused by modern LED street lighting. May be worth raising sooner rather than later with Waka Kotahi.

Nga Mihi, PAKI.

---

**From:** Ree Anderson <ree.anderson@icloud.com>

**Sent:** Friday, 2 September 2022 2:24 PM

**To:** Russell Allen <Russell.Allen@kaingaora.govt.nz>

**Cc:** Clive Manley <clive.manley@ruapehudc.govt.nz>; s 9(2)(a) [redacted]; Graeme Broderick <Graeme.Broderick@kaingaora.govt.nz>; s 9(2)(a) [redacted]; Karen Winchcombe <Karen.Winchcombe@kaingaora.govt.nz>; Hayden Potaka <Hayden.Potaka@kaingaora.govt.nz>; Paki Maaka <Paki.Maaka@kaingaora.govt.nz>; Andrew Hill <Andrew.Hill@kaingaora.govt.nz>; Mark Bayfield <Mark.Bayfield@kaingaora.govt.nz>; Rebecca Kinloch <Rebecca.Kinloch@kaingaora.govt.nz>; Susan Barker <Susan.Barker@kaingaora.govt.nz>; Renee Regal <Renee.Regal@kaingaora.govt.nz>; Rachael Hurzeler <Rachael.Hurzeler@kaingaora.govt.nz>; Ewen Skinner Morrison Low <e.skinner@morrisonlow.com>; Heni Butler <Heni.Butler@ruapehudc.govt.nz>

**Subject:** Re: Draft Confidential Minutes/Actions Teitei Drive project

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Hi Russell

Many thanks for your feedback on the draft minutes.

All the amendments look good to Ewen and I, and I have accepted all the changes with one amendment to reflect the infrastructure constraints outside the site being addressed in the 23/24 financial year rather than be specific to June 23 as timing may depend on availability of contractors etc.

I have updated the minutes and saved as V2 below- in case there is any other feedback.

And thanks for the update on the work programme- really appreciated.

Kind regards, Ree

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On 2/09/2022, at 11:23 AM, Russell Allen <[Russell.Allen@kaingaora.govt.nz](mailto:Russell.Allen@kaingaora.govt.nz)> wrote:

Kia ora Ree,

Thanks for the minutes. See attached feedback included through tracked changes for your consideration.

We are working through the programme internally at the moment to make sure we accurately reflect the expectations and will have a draft for circulation next week.

Ngā mihi  
Russell

**From:** Ree Anderson <[ree.anderson@icloud.com](mailto:ree.anderson@icloud.com)>  
**Sent:** Friday, 26 August 2022 8:48 AM  
**To:** Clive Manley <[clive.manley@ruapehudc.govt.nz](mailto:clive.manley@ruapehudc.govt.nz)>; s 9(2)(a)  
Graeme Broderick <[Graeme.Broderick@kaingaora.govt.nz](mailto:Graeme.Broderick@kaingaora.govt.nz)>; s 9(2)(a)  
s 9(2)(a); Karen Winchcombe <[Karen.Winchcombe@kaingaora.govt.nz](mailto:Karen.Winchcombe@kaingaora.govt.nz)>;  
Hayden Potaka <[Hayden.Potaka@kaingaora.govt.nz](mailto:Hayden.Potaka@kaingaora.govt.nz)>; Russell Allen  
<[Russell.Allen@kaingaora.govt.nz](mailto:Russell.Allen@kaingaora.govt.nz)>; Paki Maaka <[Paki.Maaka@kaingaora.govt.nz](mailto:Paki.Maaka@kaingaora.govt.nz)>; Andrew Hill  
<[Andrew.Hill@kaingaora.govt.nz](mailto:Andrew.Hill@kaingaora.govt.nz)>; Mark Bayfield <[Mark.Bayfield@kaingaora.govt.nz](mailto:Mark.Bayfield@kaingaora.govt.nz)>; Rebecca  
Kinloch <[Rebecca.Kinloch@kaingaora.govt.nz](mailto:Rebecca.Kinloch@kaingaora.govt.nz)>; Susan Barker  
<[Susan.Barker@kaingaora.govt.nz](mailto:Susan.Barker@kaingaora.govt.nz)>; Renee Regal <[Renee.Regal@kaingaora.govt.nz](mailto:Renee.Regal@kaingaora.govt.nz)>; Rachael  
Hurzeler <[Rachael.Hurzeler@kaingaora.govt.nz](mailto:Rachael.Hurzeler@kaingaora.govt.nz)>; Ewen Skinner Morrison Low  
<[e.skinner@morrisonlow.com](mailto:e.skinner@morrisonlow.com)>; Heni Butler <[Heni.Butler@ruapehudc.govt.nz](mailto:Heni.Butler@ruapehudc.govt.nz)>  
**Subject:** Draft Confidential Minutes/Actions Teitei Drive project

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Kia ora koutou

Thanks again to everyone for your participation in the site visit and/or hui to advance the Teitei Drive Housing Project.

Attached are draft confidential minutes and an action record.

I have emailed the document in WORD - if you have any feedback you could track changes (or preferable highlight changes in yellow) and email back to me (if possible say by Friday 3 September).

I have also indicated potential time frames for actions -so please could you provide feedback on these.

Russell and Paki - it would be good if we could have a programme of work and dates around the

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Confidential  
Minutes/Actions  
Meeting Ruapehu District Council/Kāinga Ora/ Ngāti Rangī  
Teitei Drive, Ohakune Project  
25 August 2022

**Attendees:**

**Council:**

Clive Manley, CE  
Heni Butler RDC Environmental Planner  
Ree Anderson, Consultant to RDC General Housing/Plg Advice  
Ewen Skinner, Morrison Low, Consultant to RDC Project Manager

**Ngāti Rangī Representatives**

s 9(2)(a) , Commercial Advisor to Ngāti Rangī  
s 9(2)(a) Technical Support  
(Development Team Lead, Egmont Dixon)

**Apologies:**

Renee Regal – Manager Community Engagement and Partnerships  
Rachael Hurzeler – Business Development Director

**Kāinga Ora**

Graeme Broderick, Regional Director  
Karen Winchcombe, Snr Executive Assistant  
Hayden Potaka Principal Advisor Te Kurutao Group Māori  
Russell Allen, Senior Development Mgr Greenfields and Complex  
Paki Maaka, Principal Urban Designer  
Andrew Hill, Snr Development Planner  
Mark Bayfield, Snr Programme Mgr, Infrastructure Strategy  
Rebecca Kinloch – Senior Stakeholder Relationship Manager  
(By VC) Susan Barker – Senior Advisor Communications

Opened programme with introductions and Karakia prior to site visit; further introductions for those online at meeting.

Topic	Action/Who	By When
<p><b>1. Separation of council's regulatory and applicant role.</b></p> <p>2 options discussed: Option (i) Council planner processes application, then the assessment is given to an Independent Hearings Commissioner for review and determination Option (ii) An independent planning consultant engaged at the outset by Council to process, assess and determine the application</p>	<p>1. Henri/Ree to discuss options for the regulatory assessment and determination of the project's resource consent with Regulatory Executive Mgr Warwick Zander and advise all participants (Note Warwick Zander confirmed on 1 September Option (ii) is the preferred option, and Grant Eccles - Tonkin and Taylor will be approached at the appropriate time)</p>	<p>Monday 5 September</p>
<p><b>2. Technical and cultural reports</b></p> <p>Kāinga Ora has sought RFQ for Due diligence -includes Ohakune. Closes early September and expect to engage a consultant by end of September. Scope includes geotechnical, ecology. Separate RFQ for contamination.</p>	<p>RA to confirm fields included within scope of RFQ, in particular if archaeological and cultural assessment are included.</p>	<p>Monday 5 September</p>




<p>Ngāti Rangi advised that they will seek to have a cultural assessment of the site - look for cultural fit; seek to have the cultural narrative evident in the project expects archaeology site assessment also.</p> <p>Noted that Russell had emailed a note of technical matters (eg DCs, water waste etc- these can be discussed at pre app meeting). Noted also dark Sky initiative to take into account.</p>	<p>2.Gerard to source examples of iwi cultural narratives that are evident in other developments and email to attendees</p> <p>3. s 9(2) to advise if Ngāti Rangi has a preferred archaeologist.</p>	<p>Monday 5 September</p>
<p><b>3. Communication and Engagement Plan</b></p> <p>As a partnership would expect it be a joint announcement. Noted that there are communications protocols to follow through based on CIP funding agreement. Bottomline for RDC is that the community are engaged early and fully. Clive reiterated he needs support from community board, council and wider community. Wants to present to Ohakune PCG prior to any substantive work commencing. Open day once publicly announced.</p> <p>Communication and engagement plan needs developing. Agreed that Paul Wheatcroft (RDC Exec Mgr Communications; Renee Regal Kāinga Ora and s 9(2) in interim be the 3 key points of contact for communication plan).</p>	<p>4.Renee Regal to prepare a communication and engagement plan framework for review and completion in consultation with RDC and Ngāti Rangi</p>	<p>tbc</p>
<p><b>4. Masterplanning and Design Kāinga Ora overview:</b></p> <p>Starting point is Zoning (Residential); and the flood maps from Horizons Regional Council (1 in 200 yrs flood) noting extent of potential flooding not known until topo survey and modelling undertaken. Also that looking at overall development of around 150-160 lots/homes based upon average 300m2 lot size.</p> <p>Context: is within a walkable catchment (eg to town centre). Noted existing Teitei Drive doesn't have a footpath and this will need to be part of the project if required</p>	<p>5.Agreed Kāinga Ora to lead the masterplanning and design process engaging both RDC (Ree/Ewen) and Ngāti Rangi s 9(2)(a) as new iterations of masterplan prepared. Agreed that Paki would take feedback from the meeting and site visit and develop new sketches.</p> <p>6.Agreed that once next iteration of masterplan sketch completed and reviewed by RDC and Ngāti Rangi that a preapplication meeting with</p>	<p>Paki/Russell tbc</p> <p>Russell to arrange the Preapplication</p>




<p>by RDC, noting potential to utilise existing walkways in the adjacent park area.</p> <p>3 basic different approaches for first draft masterplan sketches- each with a different circulation pattern. Kāinga Ora's preferred sketch is sketch 2 with loop road and 2 entrances off Teitei paper road. Are a number of crescents with pedestrian access Existing water course is smaller than expected, will need to look at flooding. Seek to make these a green amenity and to use to connect to adjoining developments</p> <p>Sketches are currently draft options and seeking feedback before going forward and want to work in partnership.</p> <p>RDC and Ngāti Rangi confirmed Kāinga Ora are to lead the masterplan development utilising the capability in best practice, and engage at agreed milestones through the process, rather than needing to involve RDC and Ngāti Rangi in every decision. This included the appropriate locating of the stage 1 lots.</p>	<p>RDC be arranged through Susan Holman (Ngāti Rangi (Gerard) seek to be at the preapplication as do Ree and Ewen)</p>	<p>meeting tbc- dependent on action 5 being completed</p>
<p><b>Feedback from Ngāti Rangi (Gerard)</b></p> <p>Ngāti Rangi will look at principles of 5 minute city; want mountain township character preserved. Seek wider overall context / site analysis and connections to community amenities and wider community. Development of main spine/water swale – will also probably need to cater for SW retention. Pay to have a set of design guidelines rather than a set of covenants. Millbrook has strict design guidelines. And council could embrace these overall design guideline. May even guide the design of colour palettes. Also look at design such as wide 3m one sided footpaths. Look at traffic management very carefully; narrow roads for slower</p>	<p>7.Graeme Broderick to liaise with Waka Kotahi Regional Director and discuss entry to Ohakune main street and SH safety improvements at the appropriate time, noting current confidentiality of project.</p> <p>8.Ree to email Gerard and Rogier the Kāinga Ora Planning and Design</p>	<p>By Monday 5 September</p> <p>Friday 26 August</p>

<p>traffic movement. Noted that no discussions with Waka Kotahi to date. In terms of masterplanning process Ngāti Rangī not in front row; but want to be engaged with and have input; Gerard will bring his expertise to the table and then link with Ngāti Rangī.</p> <p><b>RDC feedback</b>  Safety of crossing Clyde Road/SH(Ohakune main street) for children a key concern raised through community consultation on the Ohakune Spatial Plan. Option to involve Waka Kotahi in the project development.</p> <p>Ewen noted that Cheal did talk to Horizons as part of due diligence. However further engagement hasn't occurred owing to the confidential nature of the project at this stage.</p> <p>Ree noted that RDC sought to have design principles such as those of the NZ Urban Design protocol used as a guideline. The principles include both process (eg collaboration) and outcome based goals (eg context and character).</p> <p>Ree suggested that roads should be seen as streets and part of the public open space network. Road reserve widths of 17-20m provide greater flexibility for softening hard urban areas/edges with grass, berm, planting etc and also are a much more adaptable width over time. Streets (road reserves) also provide space and outlook. Can have a wider road reserve (site boundary to site boundary) with a narrow carriageway, or can use traffic calming to slow traffic. Support the one-sided development along the creek/water spine.</p> <p>Clive noted that Cameron Martin (Boffa Miskell- Hamilton) undertaking a traffic movement strategy for Ohakune.</p>	<p>Services which includes references to design principles</p> <p>9.Russell/Paki to liaise with Boffa Miskell about wider traffic management study for Ohakune</p> <p>Clive to confirm lease arrangements on existing site (being utilised for grazing).</p>	<p>Russell/Paki tbc</p> <p>Clive to discuss lease arrangements with Rina 5 September</p>
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<p>Noted the CIP funding anticipated a 3-year timeframe to deliver, There are no expectations otherwise from other parties. Kāinga Ora to review with CIP to ensure project milestones align with Funding agreement</p> <p>Clive advised that infrastructure constraints outside of the site were being addressed by RDC and in the 2023/24 financial year there would be no chokepoints within the existing network, meaning sufficient capacity would exist for this full development.</p> <p>It was reiterated and agreed by all parties that the CIP funding intent was to deliver stage 1 to be build ready, and to utilise remaining funding for key infrastructure to the stage 2 and stage 3 areas. Masterplan and infrastructure design is to be completed for all stages. The extent of stage 2 and stage 3 works will be reviewed as works progress and costs are clarified.</p>		
<p><b>5. Partnership with Ngāti Rangī</b></p> <p>s 9(2) to be the key point of contact until new GM appointed.</p> <p>s 9(2) noted Ngati Rangī were looking specifically at stage 1, and would anticipate different involvement in later stages.</p> <p>Rogier noted Ngāti Rangī had desire for thorough engagement in the masterplan process, but did not want to hold up process.</p> <p>Have an expectation of partnership around the build phase to provide opportunities for iwi. Agreed need for separate meeting to discuss partnership.</p>	<p>9 Graeme to set up a separate meeting with s 9(2) and Clive to discuss engagement and partnership arrangements</p>	<p>By Mid-September</p>


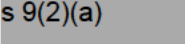
 Reply  Copy  View Images

 Re: RDC Feedback on Sale and Development Agreement Tei Tei Drive

Sent: 5 September 2022 5:14 PM

From: Ree Anderson

To: Marin Surgenor;

CC: Clive Manley; Ewen Skinner | Morrison Low; Aaron Pendergrast; Graeme Broderick; Karen Winchcombe; Rachael Hurzeler; Neil Mayo;  Russell Allen;   
helen@ngatirangi.com;

Message

---

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Kia ora Marin

RDC has now had a chance to look at the latest version (dated 25 Aug 22) of the draft Sale and Development Agreement for Teitei Drive, Ohakune and Clive has asked that I forward the feedback below to you.

First, we just want to acknowledge the work undertaken so far and that it is nearly there. We also appreciate that there will be a separate meeting with Ngati Rangi, RDC and KO to discuss Ngati Rangi engagement and partnership and their feedback on the Agreement. Graeme is arranging this meeting as an action from our recent site visit and hui in Ohakune.

RDC Feedback

- **Background** We are happy with the new paragraph J (project description) page 2 -this picks up previous RDC feedback to have this included
- **Specific terms.** (Page 6) Clive Manley (RDC CE) and Aaron Pendergrast (Executive Mgr Risk and Project Control) will be the 2 reps on the Development Partner meetings
- **Specific terms** (Page 6 The RDC Snr Mgr be Aaron Pendergrast, and Clive may delegate to Council advisors Ree and Ewen as appropriate
- **Terminology** There are a lot of different terms used in the Agreement such "Occupation Date", "Settlement date", "Date of Satisfaction"- with different dates/milestones attached to these. Recommend that there be clarification of these eg when the Occupation Date is. Is it now or at Settlement date?
- **Remediation and Management Plan-** (see definitions page 13; and Clause 12, page 29 and 30). No remediation has been undertaken. Reference to a remediation plan is included in definitions and clause 12.2 etc - there will be a cost to this- It would be expected that Kainga Ora would check for contamination as part of its due diligence (Geotechnical) investigation.. RDC seek an amendment to the Remediation Clause 12 - to reflect this position. Council in the agreement is required to provide a validation agreement however this is part of the due diligence work yet to be undertaken and if need be remediation can be factored into site works and CIP funding be used for this.
- **Design Review Panel** Clause 5 see pages 22/23 - Ree and Ewen are RDC nominees on the Design Review Panel at this stage until council has its own resource.. (The definition does include a rep from Ngati Rangi. We are assuming that will be s 9(2)(a)
- **Infrastructure** (Clause 8 page 25/26) The amendments seem to have picked up about providing as much infrastructure as possible within the funding limit Clause 8.1 b etc. We would like it confirmed that the Funding Agreement aligns with the Sale and Development Agreement. (i.e. as much infrastructure within the funding available is provided -ie amend the Funding Agreement so that it doesn't refer to infrastructure at the boundary but uses the phrases in the Sale and Development agreement. Also Clause 8.1 (a) (i) and (ii) refers to demolishing buildings and tree removal. Suggest these be removed as they are really sites works/site clearance rather than infrastructure works.

- **Superlot subdivision and Assistance by the Council** (Clauses 9.2 and 9.3 page 27) - Clause 9.2 acknowledges that RDC external advisers may need to assist with the superlot subdivision. Can you please confirm arrangements of when council starts to get paid for external advisers - will this be from the date the Sale and Purchase agreement is signed?
- **Ngati Rangi Engagement and Partnership** As mentioned above a meeting between KO, Ngati Rangi and RDC that Graeme is arranging will determine how the Sale and Development Agreement reflects the participation of Ngati Rangi in the project. Rogier emailed his views on 26 August 22 and these can be discussed in the meeting being arranged. Also relevant to clauses 3.1, 4, 5 and 17.2
- Assume sections in yellow need to be confirmed/amended and agreed. Currently default dates that are unrealistic -see condition dates page 5
- Could we please make sure from hereon we refer to the project as Teitei Drive, Ohakune (sorry we have used different versions of Tei Tei before).
- The other amendments look fine

Thanks heaps again for all the work on developing the Agreement.

Look forward to the next version- noting a meeting is being arranged for Ngati Rangi around 3rd week of September.

Kind regards, Ree

Ree Anderson  
Director  
Ree Anderson Consulting Ltd  
M: s 9(2)(a)

On 25/08/2022, at 12:12 PM, Marin Surgenor <[Marin.Surgenor@kaingaora.govt.nz](mailto:Marin.Surgenor@kaingaora.govt.nz)> wrote:

Hi Ree

Thank you for your feedback provided below.

**Response to feedback:**

We have incorporated many of the Council's requested amendments into the latest copy of the agreement (see **attached**). In particular, we have agreed with:

1. A more fulsome "project description" being included in the Background paragraphs (see new para J);
2. Ensuring the extent of the infrastructure works to be carried out on the balance of the Council's land is not limited only to "trunk infrastructure", and will include

works within the boundaries of the Future Stages (as far as the remaining balance of CIP funding will permit);

3. Incorporated the Council's external lawyers suggestions to:
  - a. Replace the Law Society with AMINZ as the appointor of an expert, should a dispute arise; and
  - b. Clarified that any external professional assistance (not just legal) required by the Council in creating the Super Lot would be reimbursed by the CIP funding.

I have added a few comments in the margins to the agreement to address other aspects of the Council's feedback (including in relation to the milestones, licence commencement date and insurances). I have also made a substantive change to clause 27.4 in relation to restricting assignment by the Council. Please let us know if you have any further thoughts on these clauses.

I note there were also a couple of suggestions by the Council's external lawyer in relation to definitions found in the body of the agreement but not in the ADLS Terms. We consider that the parties will not have any trouble "referring back" to the definitions in clause 1.1 of the agreement when reviewing the ADLS Terms. Given there are no substantive changes requested in relation to the ADLS Terms, we would prefer to keep this document in its current form as it aligns with our standard Development Agreement template.

Ree, you also queried what the validation certificate was (referred to in clause 12). This is a certificate from the Council's consultants confirming that remediation works have been completed on the Super Lot. Are you able to confirm that one is available? (assuming the Council has actually carried out remediation works)

**Kāinga Ora still to consider the following:**

There are a couple of areas in the Council's feedback where I will need to consult with our development team before responding further. These areas are:

1. The involvement of Ngāti Rangī in development partner meetings; and
2. The decision-making role of the Council and Ngāti Rangī in relation to the sale of the "Affordable" homes by Kāinga Ora.

I will get back to you on these points once I have instructions from our team.

**Further input sought:**

Finally, I am also conscious that we were expecting feedback on this agreement by **Ewen Skinner** (especially regarding clause 8 – Infrastructure and clause 12 – Remediation) and **Ngāti Rangī** / s 9(2)(a) (especially regarding clause 3 – Project Objectives). Can these parties please let me know if they have had a chance to review the agreement or if they have any questions regarding it?

Please let me know if there are any other matters to be discussed.

Ngā mihi  
Marin

**Marin Surgenor ( he/him )**




Senior Legal Counsel – Property  
People, Governance and Capability


People, Sovereignty and Capacity  
Mobile: s 9(2)(a)  
[marin.surgenor@kaingaora.govt.nz](mailto:marin.surgenor@kaingaora.govt.nz)

<image002.png>

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 RE: Teitei Drive - Engagement and Partnership discussion

Sent: 5 September 2022 4:46 PM

From: Marin Surgenor

To: Rachael Hurzeler; s 9(2)(a) Karen Winchcombe; helen@ngatirangi.com; Clive Manley;

CC: Graeme Broderick; Hayden Potaka; Russell Allen;

 5 Attachments

 image005.jpg (4 KB);  image006.jpg (5 KB);  image007.png (4 KB);  image008.jpg (4 KB);  image009.jpg (24 KB);

Message

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Hi all

I can make any of the below dates work. Thanks Rachael.

Ngā mihi

Marin

**Marin Surgenor (he/him)**

Senior Legal Counsel – Property  
People, Governance and Capability  
Mobile: s 9(2)(a)  
[marin.surgenor@kaingaora.govt.nz](mailto:marin.surgenor@kaingaora.govt.nz)

Freephone: 0800 801 601 | Mainline: (04) 439 3000 | Kāinga Ora–Homes and Communities  
PO Box 2628, Wellington 6140 | New Zealand Government | [www.kaingaora.govt.nz](http://www.kaingaora.govt.nz)

**From:** Rachael Hurzeler <[Rachael.Hurzeler@kaingaora.govt.nz](mailto:Rachael.Hurzeler@kaingaora.govt.nz)>

**Sent:** Monday, 5 September 2022 3:51 PM

**To:** s 9(2)(a) Karen Winchcombe <[Karen.Winchcombe@kaingaora.govt.nz](mailto:Karen.Winchcombe@kaingaora.govt.nz)>;  
[helen@ngatirangi.com](mailto:helen@ngatirangi.com); Clive Manley <[Clive.Manley@ruapehudc.govt.nz](mailto:Clive.Manley@ruapehudc.govt.nz)>

**Cc:** Graeme Broderick <[Graeme.Broderick@kaingaora.govt.nz](mailto:Graeme.Broderick@kaingaora.govt.nz)>; Hayden Potaka  
<[Hayden.Potaka@kaingaora.govt.nz](mailto:Hayden.Potaka@kaingaora.govt.nz)>; Russell Allen <[Russell.Allen@kaingaora.govt.nz](mailto:Russell.Allen@kaingaora.govt.nz)>; Marin Surgenor  
<[Marin.Surgenor@kaingaora.govt.nz](mailto:Marin.Surgenor@kaingaora.govt.nz)>

**Subject:** RE: Teitei Drive - Engagement and Partnership discussion

Hi all,

I am avail on the 9<sup>th</sup> Sept 3-4pm and on leave the other two dates.

I am however comfortable with Graeme and Russell holding the meeting without and could suggest our colleague Marin attend instead of me if he is available? (cc – Marin here to respond – Marin dates below)...if he isn't available Im still happy for the team to move forward while I am on leave.

Regards

**Rachael Hurzeler**

Director Business Development  
Chief Commercial Office  
Commercial Group

Mobile: s 9(2)(a)  
Email: [rachael.hurzeler@kaingaora.govt.nz](mailto:rachael.hurzeler@kaingaora.govt.nz)

Kāinga Ora - Homes and Communities  
Catalina Workshops- 3 Boundary Road, Hobsonville, Auckland 0618  
PO BOX 84143 Westgate Auckland 0616 | New Zealand Government | [www.kaingaora.govt.nz](http://www.kaingaora.govt.nz)

**From:** s 9(2)(a)  
**Sent:** Monday, 5 September 2022 2:14 PM  
**To:** Karen Winchcombe <[Karen.Winchcombe@kaingaora.govt.nz](mailto:Karen.Winchcombe@kaingaora.govt.nz)>; [helen@ngatirangi.com](mailto:helen@ngatirangi.com); Clive Manley <[Clive.Manley@ruapehudc.govt.nz](mailto:Clive.Manley@ruapehudc.govt.nz)>  
**Cc:** Graeme Broderick <[Graeme.Broderick@kaingaora.govt.nz](mailto:Graeme.Broderick@kaingaora.govt.nz)>; Hayden Potaka <[Hayden.Potaka@kaingaora.govt.nz](mailto:Hayden.Potaka@kaingaora.govt.nz)>; Russell Allen <[Russell.Allen@kaingaora.govt.nz](mailto:Russell.Allen@kaingaora.govt.nz)>; Rachael Hurzeler <[Rachael.Hurzeler@kaingaora.govt.nz](mailto:Rachael.Hurzeler@kaingaora.govt.nz)>  
**Subject:** RE: Teitei Drive - Engagement and Partnership discussion

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Kia ora Karen,

Helen and I are available the 21<sup>st</sup> and 27<sup>th</sup> September.

Ngā Mihi

**From:** Karen Winchcombe <[Karen.Winchcombe@kaingaora.govt.nz](mailto:Karen.Winchcombe@kaingaora.govt.nz)>  
**Sent:** Monday, 5 September 2022 12:13 pm  
**To:** s 9(2)(a); [helen@ngatirangi.com](mailto:helen@ngatirangi.com); Clive Manley <[Clive.Manley@ruapehudc.govt.nz](mailto:Clive.Manley@ruapehudc.govt.nz)>  
**Cc:** Graeme Broderick <[Graeme.Broderick@kaingaora.govt.nz](mailto:Graeme.Broderick@kaingaora.govt.nz)>; Hayden Potaka <[Hayden.Potaka@kaingaora.govt.nz](mailto:Hayden.Potaka@kaingaora.govt.nz)>; Russell Allen <[Russell.Allen@kaingaora.govt.nz](mailto:Russell.Allen@kaingaora.govt.nz)>; Rachael Hurzeler <[Rachael.Hurzeler@kaingaora.govt.nz](mailto:Rachael.Hurzeler@kaingaora.govt.nz)>  
**Subject:** RE: Teitei Drive - Engagement and Partnership discussion  
**Importance:** High

Kia ora Helen, Rogier and Clive

Following-on from earlier correspondence, can you please advise your availability on the following date/time options for VC hui:

- Friday 9 September - 3pm to 4pm
- Wednesday 21 September – anytime between 10.30am to 2pm
- Tuesday 27 September – 1pm to 2pm

Ngā mihi nui  
Karen

**From:** Karen Winchcombe  
**Sent:** Monday, 5 September 2022 10:32 AM  
**To:** s 9(2)(a)  
**Cc:** Graeme Broderick <[Graeme.Broderick@kaingaora.govt.nz](mailto:Graeme.Broderick@kaingaora.govt.nz)>; [helen@ngatirangi.com](mailto:helen@ngatirangi.com); Clive Manley <[Clive.Manley@ruapehudc.govt.nz](mailto:Clive.Manley@ruapehudc.govt.nz)>; Hayden Potaka <[Hayden.Potaka@kaingaora.govt.nz](mailto:Hayden.Potaka@kaingaora.govt.nz)>  
**Subject:** RE: Teitei Drive - Engagement and Partnership discussion

Kia ora Rogier

Thank you, we certainly will.

I will circulate some alternative date/time options for [this](#) discussion.

Ngā mihi

Karen

### Karen Winchcombe

Senior Executive Assistant - Regional Director  
Taranaki Whanganui Manawatū

Mobile: s 9(2)(a)

Email: [karen.winchcombe@kaingaora.govt.nz](mailto:karen.winchcombe@kaingaora.govt.nz)

---

Freephone: 0800 801 601 | Mainline: (04) 439 3000 | Kāinga Ora - Homes and Communities  
PO Box 248 Palmerston North 4440 | New Zealand Government | [www.kaingaora.govt.nz](http://www.kaingaora.govt.nz)

From s 9(2)(a)

Sent: Monday, 5 September 2022 10:23 AM

To: Clive Manley <[Clive.Manley@ruapehudc.govt.nz](mailto:Clive.Manley@ruapehudc.govt.nz)>; Karen Winchcombe  
<[Karen.Winchcombe@kaingaora.govt.nz](mailto:Karen.Winchcombe@kaingaora.govt.nz)>

Cc: Graeme Broderick <[Graeme.Broderick@kaingaora.govt.nz](mailto:Graeme.Broderick@kaingaora.govt.nz)>; [helen@ngatirangi.com](mailto:helen@ngatirangi.com)

Subject: RE: Teitei Drive - Engagement and Partnership discussion

Kia ora koutou,

I have cc'ed Helen Leahy (Ngāti Rangi pou ārahi) into this email, can we please ensure that she is included in this discussion.

Ngā Mihi

---

From: Clive Manley <[Clive.Manley@ruapehudc.govt.nz](mailto:Clive.Manley@ruapehudc.govt.nz)>

Sent: Monday, 5 September 2022 9:02 am

To: s 9(2)(a); Karen Winchcombe <[Karen.Winchcombe@kaingaora.govt.nz](mailto:Karen.Winchcombe@kaingaora.govt.nz)>

Subject: RE: Teitei Drive - Engagement and Partnership discussion

Unfortunately I am in Wellington for the Maniapoto Treaty Settlement Third Reading at that time sorry.

-----  
Clive Manley  
Chief Executive  
**Ruapehu District Council**

Ruapehu District Council | Private Bag 1001 | Taumarunui 3946 | New Zealand  
Phone: 07 895 8188 ext: s 9(2) Fax: 07 895 3256 | Mobile s 9(2)(a)  
email: [Clive.Manley@ruapehudc.govt.nz](mailto:Clive.Manley@ruapehudc.govt.nz) | RDC website: [www.ruapehudc.govt.nz](http://www.ruapehudc.govt.nz)

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**From:** s 9(2)(a)  
**Sent:** Monday, 5 September 2022 8:50 am  
**To:** Karen Winchcombe <[Karen.Winchcombe@kaingaora.govt.nz](mailto:Karen.Winchcombe@kaingaora.govt.nz)>; Clive Manley <[Clive.Manley@ruapehudc.govt.nz](mailto:Clive.Manley@ruapehudc.govt.nz)>  
**Subject:** RE: Teitei Drive - Engagement and Partnership discussion

Kia ora Karen,

I am available at that time.

Ngā Mihi

---

**From:** Karen Winchcombe <[Karen.Winchcombe@kaingaora.govt.nz](mailto:Karen.Winchcombe@kaingaora.govt.nz)>  
**Sent:** Friday, 2 September 2022 5:58 pm  
**To:** s 9(2)(a); Clive Manley <[clive.manley@ruapehudc.govt.nz](mailto:clive.manley@ruapehudc.govt.nz)>  
**Subject:** Teitei Drive - Engagement and Partnership discussion  
**Importance:** High

Kia ora Rogier and Clive

As noted in the meeting actions following last week's hui in Ohakune, Kāinga Ora is to arrange a hui to discuss engagement and partnership arrangements with Ngāti Rangī.

We would like to propose **Thursday 15 September, 1.00pm – 2.15pm** by VC for this hui.

Can you please confirm your availability.

Ngā mihi nui  
Karen




**Karen Winchcombe**


Senior Executive Assistant - Regional Director  
Taranaki Whanganui Manawatū

Mobile: s 9(2)(a)  
Email: [karen.winchcombe@kaingaora.govt.nz](mailto:karen.winchcombe@kaingaora.govt.nz)

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 RE: Teitei Drive - Engagement and Partnership discussion

Sent: 9 September 2022 3:58 PM

From: Clive Manley

To: Karen Winchcombe;

 3 Attachments

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Message

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Thanks

---

**From:** Karen Winchcombe <Karen.Winchcombe@kaingaora.govt.nz>  
**Sent:** Tuesday, 6 September 2022 12:27 pm  
**To:** Clive Manley <Clive.Manley@ruapehudc.govt.nz>  
**Cc:** Ree Anderson <ree.anderson@icloud.com>  
**Subject:** RE: Teitei Drive - Engagement and Partnership discussion

Afternoon Clive

Appreciate your flexibility on the date, it was starting to get a bit tricky.

I will send a calendar invitation out shortly to everyone for 27 September.

Ngā mihi nui  
Karen

---

**From:** Clive Manley <[Clive.Manley@ruapehudc.govt.nz](mailto:Clive.Manley@ruapehudc.govt.nz)>  
**Sent:** Tuesday, 6 September 2022 9:47 AM  
**To:** Karen Winchcombe <[Karen.Winchcombe@kaingaora.govt.nz](mailto:Karen.Winchcombe@kaingaora.govt.nz)>  
**Cc:** Ree Anderson <[ree.anderson@icloud.com](mailto:ree.anderson@icloud.com)>  
**Subject:** Re: Teitei Drive - Engagement and Partnership discussion

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Hi Karen,

I am committed both days but I will make it work for the 27th Sept at 1pm.

(I could do 30min on 21st Sept from 12:30pm)

Regards  
Clive

Sent from Clive Manley's iPhone s 9(2)(a)

On 5/09/2022, at 4:31 PM, Karen Winchcombe <[Karen.Winchcombe@kaingaora.govt.nz](mailto:Karen.Winchcombe@kaingaora.govt.nz)> wrote:

Kia ora Clive

Just checking-in on your availability for:

1. Wednesday 21 September – anytime between 10.30am to 2pm; or
2. Tuesday 27 September – 1pm to 2pm

Can you also please confirm if Ree will join this hui?

Ngā mihi



Karen

---

**From:** s 9(2)(a)  
**Sent:** Monday, 5 September 2022 2:14 PM  
**To:** Karen Winchcombe <[Karen.Winchcombe@kaingaora.govt.nz](mailto:Karen.Winchcombe@kaingaora.govt.nz)>; [helen@ngatirangi.com](mailto:helen@ngatirangi.com); Clive Manley <[Clive.Manley@ruapehudc.govt.nz](mailto:Clive.Manley@ruapehudc.govt.nz)>  
**Cc:** Graeme Broderick <[Graeme.Broderick@kaingaora.govt.nz](mailto:Graeme.Broderick@kaingaora.govt.nz)>; Hayden Potaka <[Hayden.Potaka@kaingaora.govt.nz](mailto:Hayden.Potaka@kaingaora.govt.nz)>; Russell Allen <[Russell.Allen@kaingaora.govt.nz](mailto:Russell.Allen@kaingaora.govt.nz)>; Rachael Hurzeler <[Rachael.Hurzeler@kaingaora.govt.nz](mailto:Rachael.Hurzeler@kaingaora.govt.nz)>  
**Subject:** RE: Teitei Drive - Engagement and Partnership discussion

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Kia ora Karen,

Helen and I are available the 21<sup>st</sup> and 27<sup>th</sup> September.

Ngā Mihi

---

**From:** Karen Winchcombe <[Karen.Winchcombe@kaingaora.govt.nz](mailto:Karen.Winchcombe@kaingaora.govt.nz)>  
**Sent:** Monday, 5 September 2022 12:13 pm  
**To:** s 9(2)(a) <[helen@ngatirangi.com](mailto:helen@ngatirangi.com)>; Clive Manley <[Clive.Manley@ruapehudc.govt.nz](mailto:Clive.Manley@ruapehudc.govt.nz)>  
**Cc:** Graeme Broderick <[Graeme.Broderick@kaingaora.govt.nz](mailto:Graeme.Broderick@kaingaora.govt.nz)>; Hayden Potaka <[Hayden.Potaka@kaingaora.govt.nz](mailto:Hayden.Potaka@kaingaora.govt.nz)>; Russell Allen <[Russell.Allen@kaingaora.govt.nz](mailto:Russell.Allen@kaingaora.govt.nz)>; Rachael Hurzeler <[Rachael.Hurzeler@kaingaora.govt.nz](mailto:Rachael.Hurzeler@kaingaora.govt.nz)>  
**Subject:** RE: Teitei Drive - Engagement and Partnership discussion  
**Importance:** High

Kia ora Helen, Rogier and Clive

Following-on from earlier correspondence, can you please advise your availability on the following date/time options for VC hui:

3. Friday 9 September - 3pm to 4pm
4. Wednesday 21 September – anytime between 10.30am to 2pm
5. Tuesday 27 September – 1pm to 2pm

Ngā mihi nui  
Karen

---

**From:** Karen Winchcombe  
**Sent:** Monday, 5 September 2022 10:32 AM  
**To:** s 9(2)(a)  
**Cc:** Graeme Broderick <[Graeme.Broderick@kaingaora.govt.nz](mailto:Graeme.Broderick@kaingaora.govt.nz)>; [helen@ngatirangi.com](mailto:helen@ngatirangi.com); Clive Manley <[Clive.Manley@ruapehudc.govt.nz](mailto:Clive.Manley@ruapehudc.govt.nz)>; Hayden Potaka <[Hayden.Potaka@kaingaora.govt.nz](mailto:Hayden.Potaka@kaingaora.govt.nz)>  
**Subject:** RE: Teitei Drive - Engagement and Partnership discussion

Kia ora Rogier

Thank you, we certainly will.

I will circulate some alternative date/time options for [this](#) discussion.

Ngā mihi  
Karen

### Karen Winchcombe

Senior Executive Assistant - Regional Director  
Taranaki Whanganui Manawatū

Mobile: s 9(2)(a)

Email: [karen.winchcombe@kaingaora.govt.nz](mailto:karen.winchcombe@kaingaora.govt.nz)

---

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PO Box 248 Palmerston North 4440 | New Zealand Government | [www.kaingaora.govt.nz](http://www.kaingaora.govt.nz)

---

**From:** s 9(2)(a)

**Sent:** Monday, 5 September 2022 10:23 AM

**To:** Clive Manley <[Clive.Manley@ruapehudc.govt.nz](mailto:Clive.Manley@ruapehudc.govt.nz)>; Karen Winchcombe  
<[Karen.Winchcombe@kaingaora.govt.nz](mailto:Karen.Winchcombe@kaingaora.govt.nz)>

**Cc:** Graeme Broderick <[Graeme.Broderick@kaingaora.govt.nz](mailto:Graeme.Broderick@kaingaora.govt.nz)>; [helen@ngatirangi.com](mailto:helen@ngatirangi.com)

**Subject:** RE: Teitei Drive - Engagement and Partnership discussion

Kia ora koutou,

I have cc'ed Helen Leahy (Ngāti Rangī pou ārahi) into this email, can we please ensure that she is included in this discussion.

Ngā Mihi

---

**From:** Clive Manley <[Clive.Manley@ruapehudc.govt.nz](mailto:Clive.Manley@ruapehudc.govt.nz)>

**Sent:** Monday, 5 September 2022 9:02 am

**To:** s 9(2)(a); Karen Winchcombe  
<[Karen.Winchcombe@kaingaora.govt.nz](mailto:Karen.Winchcombe@kaingaora.govt.nz)>

**Subject:** RE: Teitei Drive - Engagement and Partnership discussion

Unfortunately I am in Wellington for the Maniapoto Treaty Settlement Third Reading at that time sorry.

-----  
Clive Manley  
Chief Executive  
**Ruapehu District Council**

Ruapehu District Council | Private Bag 1001 | Taumarunui 3946 | New Zealand  
Phone: 07 895 8188 s 9(2)(a) | Fax: 07 895 3256 | Mobile: s 9(2)(a)

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-----

**From:** s 9(2)(a)  
**Sent:** Monday, 5 September 2022 8:50 am  
**To:** Karen Winchcombe <[Karen.Winchcombe@kaingaora.govt.nz](mailto:Karen.Winchcombe@kaingaora.govt.nz)>; Clive Manley <[Clive.Manley@ruapehudc.govt.nz](mailto:Clive.Manley@ruapehudc.govt.nz)>  
**Subject:** RE: Teitei Drive - Engagement and Partnership discussion

Kia ora Karen,

I am available at that time.

Ngā Mihi

**From:** Karen Winchcombe <[Karen.Winchcombe@kaingaora.govt.nz](mailto:Karen.Winchcombe@kaingaora.govt.nz)>  
**Sent:** Friday, 2 September 2022 5:58 pm  
**To:** s 9(2)(a) Clive Manley <[clive.manley@ruapehudc.govt.nz](mailto:clive.manley@ruapehudc.govt.nz)>  
**Subject:** Teitei Drive - Engagement and Partnership discussion  
**Importance:** High

Kia ora Rogier and Clive

As noted in the meeting actions following last week's hui in Ohakune, Kāinga Ora is to arrange a hui to discuss engagement and partnership arrangements with Ngāti Rangī.

We would like to propose **Thursday 15 September, 1.00pm – 2.15pm** by VC for this hui.

Can you please confirm your availability.

Ngā mihi nui  
Karen

### Karen Winchcombe

Senior Executive Assistant - Regional Director  
Taranaki Whanganui Manawatū

Mobile: s 9(2)(a)  
Email: [karen.winchcombe@kaingaora.govt.nz](mailto:karen.winchcombe@kaingaora.govt.nz)




---


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PO Box 248 Palmerston North 4440 | New Zealand Government | [www.kaingaora.govt.nz](http://www.kaingaora.govt.nz)

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 RE: Ohakune Spatial Plan

Sent: 12 September 2022 2:45 PM

From: Heni Butler

To: paki maaka;

 1 Attachments

 image001.jpg (24 KB);

Message

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Kia ora Paki,

Happy to help. Hope it all works out,

Na mihi  
Heni

**From:** Paki Maaka <Paki.Maaka@kaingaora.govt.nz>  
**Sent:** Wednesday, September 7, 2022 3:49 PM  
**To:** Heni Butler <Heni.Butler@ruapehudc.govt.nz>; frazer.baggaley@boffamiskell.co.nz  
**Cc:** Pauline Welch <Pauline.Welch@ruapehudc.govt.nz>  
**Subject:** RE: Ohakune Spatial Plan

Thanks Heni.

Hi Fraser, I'll be in touch.

Nga Mihi, Paki

**From:** Heni Butler <[Heni.Butler@ruapehudc.govt.nz](mailto:Heni.Butler@ruapehudc.govt.nz)>  
**Sent:** Wednesday, 7 September 2022 1:39 PM  
**To:** Paki Maaka <[Paki.Maaka@kaingaora.govt.nz](mailto:Paki.Maaka@kaingaora.govt.nz)>; [frazer.baggaley@boffamiskell.co.nz](mailto:frazer.baggaley@boffamiskell.co.nz)  
**Cc:** Pauline Welch <[Pauline.Welch@ruapehudc.govt.nz](mailto:Pauline.Welch@ruapehudc.govt.nz)>  
**Subject:** Ohakune Spatial Plan

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Kia ora Frazer and Paki,

Frazer, I trust you are well since we last communicated with regards to the Ohakune Spatial Plan.

I would like to introduce you to Paki Maaka who is an Urban Designer for Kainga Ora. Paki is working on another housing project with Council in Ohakune by the Carrot and Snowmass Drive area.

Paki would like to communicate with you about the Ohakune plan and his project which is the Teitei Drive Housing plan to talk about connections, consistencies all towards creating a fabulous environment for us in Ruapehu.

In saying that, I will leave this conversation and let the experts do their stuff 😊

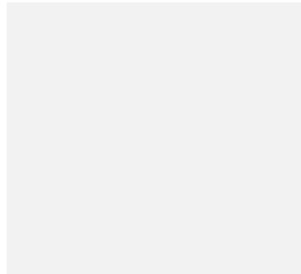
Thanks team and have a great afternoon,

Nga mihi  
Heni




-----  
Heni Butler BIEM

**Environmental Planner**  
**Ruapehu District Council**

Ruapehu District Council | Private Bag 1001 | Taumarunui 3946 | New Zealand  
Phone: 07 895 8188 ext: | Fax: 07 895 3256 | Mobile:  
email: [Henri.Butler@ruapehudc.govt.nz](mailto:Henri.Butler@ruapehudc.govt.nz) | RDC website: [www.ruapehudc.govt.nz](http://www.ruapehudc.govt.nz)



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 RE: TDD - Teitei Drive Concept


Sent: 27 September 2022 4:51 PM

From: Ewen Skinner | Morrison Low

To: paki maaka;

CC: Russell Allen; Ree Anderson;  Clive Manley - Ruapehu District Council  
(clive.manley@ruapehudc.govt.nz);

 1 Attachments

 image001.jpg (2 KB);

Message

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Hi Paki,

Just had a catch up with a few Council staff regarding the Moore Street Housing project; and they were asking about Teitei Drive. I showed them the concept plans and they all thought it looked good. With respect to the realignment of Teitei Drive they mentioned a couple of issues that we may need to consider and work around, these being:

- There is a St Johns ambulance site adjacent to Raetihi Ohakune Road which was looking to expand
- There had been some early discussions around a park and ride facility in this area – not sure if this was just at a high level or where the location of this was proposed
- There was also some discussion around there being an EV charging station in this area (again do not have any details) – apparently cabling is located in the vicinity which makes it a good option

As mentioned above it was just some initial high level feedback but thought I should flag so we make sure we cover off as necessary.

Cheers.

**Ewen Skinner**  
 Director  
 Morrison Low  
 M: s 9(2)(a)  
[e.skinner@morrisonlow.com](mailto:e.skinner@morrisonlow.com)  
[www.morrisonlow.com](http://www.morrisonlow.com)

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**From:** Ree Anderson <ree@reeanderson.co.nz>  
**Sent:** Tuesday, 27 September 2022 1:13 pm  
**To:** Paki Maaka <Paki.Maaka@kaingaora.govt.nz>  
**Cc:** Russell Allen <Russell.Allen@kaingaora.govt.nz>; Ewen Skinner | Morrison Low <e.skinner@morrisonlow.com>; s 9(2)(a)  
 s 9(2)(a) ; Clive Manley <clive.manley@ruapehudc.govt.nz>  
**Subject:** Re: TDD - Teitei Drive Concept

Kia ora Paki

Many thanks for forwarding the attached concept plans to us. And sorry a bout the mix up, I didn't forward to Ngati Rangi. We are happy that as we progress the masterplan you email all of us directly. (I have copied Rogier and Gerard into this email so they now have your email and concept plans attached below). It will be good to have a 3 way online discussion as the "applicant team" once we have all commented on the draft options. This way we can go into the pre application meeting with council with a shared "applicant team" view.

As discussed, Ewen and I have had a look at the options and our preference is for Option 2 as it is a more permeable layout however we also comment as follows:

- In Option 2 it would be good to have a road fronting the greenway on the southern side of the greenway (lots 55-65). This my mean some lots are lost, however this would mean the greenway is a more public space and usable space, rather than have the back of houses fronting this land- a sense of privatisation. It builds in the principle too that roads are part of public space and integrates the street and greenway space.

Can this please be considered in the design? Option 2 has more lots than Option 1 so even if we lost some

lots it wouldn't necessarily be less than Option 1 in total.

- Thanks for explaining that the JOAL (marked alongside lots 30-36 ) is a joint ownership access way. This may be a narrow access way and meant only for private use - can this be clarified? With jointly owned accessways that are private there is the issue of ongoing maintenance and upkeep. How would this be managed?
- We appreciate the ideas of realigning Tei Tei Road to take account of flooding and ecological values and that you are waiting on due diligence to confirm some of these aspects. It would be good to have an idea of the possible cost of the realignment. Also we will need to find out the process of removing the paper road status which we can discuss at a pre application meeting.
- Thanks for making the roads 18m.

We are very happy to discuss the feedback further -perhaps we could do this with Ngati Rangī once we have received comments from s 9(2)(a)

After that, and we have decided which may be the preferred option with amendments made we would like to proceed with, a pre application meeting with council could be booked.

Hope these comments are helpful. Look forward to progressing the masterplan with you.

Kind regards, Ree

Ree Anderson  
Director  
Ree Anderson Consulting Ltd  
M: s 9(2)(a)

On 22/09/2022, at 8:07 AM, Paki Maaka <[Paki.Maaka@kaingaora.govt.nz](mailto:Paki.Maaka@kaingaora.govt.nz)> wrote:

Kia Ora Ree

Please find attached the latest CONCEPT SKETCHES dated 21.9.22 for circulation to project partners for comment. Please reinforce confidentiality.

The main points I recall from our korero 25 August are:

1. Preference to consider streets as public space with road reserve width 17 to 20m to provide design flexibility. 18m is sketched.
2. 5 minute city & traffic management. Boffa Miskell advise their thinking on the movement strategy is work in progress. I have indicated fundamental connections to open space, the college, and the town centre. Specific design mechanisms will require input of RDC, Waka Kotahi, Boffa Miskell, and KOHC.
3. Passive urban design and storm water design. Without showing the detail this can be achieved in both options but has more potential as shown by the dual storm water spines in Option One.
4. Recognition of Te Taiao (natural world). Public space and arrangement of housing typologies has capacity to design for view shafts to maunga. Await cultural narrative from Ngati Rangī to capture opportunities for wai, cosmology, and biodiversity etc.
5. Dark Sky. KOHC are meeting with Waka Kotahi on 22.9.22 to discuss design of traffic management and street lighting.
6. Tei Tei Drive has been re-aligned in the sketches to avoid areas of biodiversity and known flood risk.
7. Open spaces in the wider area are shown connected together with opportunities for walking, cycling, stormwater, public space, and the reinforcement of local

spatial character.

8. Design Guides are not indicated in the drawings and can be developed as a parallel deliverable.

It is unusual to send out design sketches without ability to talk directly to them. Please call me if I can assist in this regard or if you have any questions.

Kia Ora Russell, will you distribute sketches PDF at our end or will we discuss c/- an in-house KOHC meeting?

Nga Mihi, Paki

---

**From:** Ree Anderson <[ree@reeanderson.co.nz](mailto:ree@reeanderson.co.nz)>  
**Sent:** Friday, 16 September 2022 11:04 AM  
**To:** Russell Allen <[Russell.Allen@kaingaora.govt.nz](mailto:Russell.Allen@kaingaora.govt.nz)>  
**Cc:** Paki Maaka <[Paki.Maaka@kaingaora.govt.nz](mailto:Paki.Maaka@kaingaora.govt.nz)>; Rachael Hurzeler <[Rachael.Hurzeler@kaingaora.govt.nz](mailto:Rachael.Hurzeler@kaingaora.govt.nz)>; Ewen Skinner | Morrison Low <[e.skinner@morrisonlow.com](mailto:e.skinner@morrisonlow.com)>; Clive Manley <[clive.manley@ruapehudc.govt.nz](mailto:clive.manley@ruapehudc.govt.nz)>  
**Subject:** Re: TDD - Teitei Drive Concept

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-------------------------------------------------------------------------------------------------------------------------------------------------------------------

Hi Russell

Many thanks for this update- it is very helpful.

We look forward to receiving Paki's updated masterplan sketch. It would be good if we saw this before the pre-application meeting and provide any further comment before the pre-application meeting.




In terms of the pre-application meeting it would also be good for us to know when you may like this to happen as Warwick Zander the RDC Executive Mgr Regulatory and Customer Services has asked me to let him know. This way Warwick can arrange to engage Grant Eccles (Independent Planner Tonkin and Taylor). The booking though will be through Susan Holman.


Ewen Skinner and I would both like to join online the pre application meeting. Preapplication meetings can be held in person, online or a mix of both. Did you intend to meet online or in person?

Great to hear that the RFQ and communications plan are progressing.

Many thanks, Ree

Ree Anderson  
Director


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 RE: Teitei Drive - Sale and Development Agreement





Sent: 19 October 2022 1:45 PM

From: Marin Surgenor

To: helen Leahy;

CC: Graeme Broderick; Karen Winchcombe; Russell Allen; Hayden Potaka; Rachael Hurzeler;  
s 9(2)(a)  Clive.Manley@ruapehudc.govt.nz;

 4 Attachments

 image005.png (2 KB);  image004.jpg (4 KB);  image007.jpg (4 KB);  Ruapehu District Council and Kāinga Ora - Sale and Development Agreement 19-10-22.docx (241 KB);

Message

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Hi Helen

Further to our hui with Ngāti Rangi this afternoon, I **attach** a further mark-up of the Sale and Development Agreement.

The key changes are:

1. Inserted reference to *He Toa Takitini* – the Partnership and Engagement Framework of Kāinga Ora;
2. Updated the following definitions to include reference to Ngāti Rangi (reflecting the terms of the agreement and the parties' intentions regarding the scope of **Urban Planning and Design Services**):
  - a. Design Review Process;
  - b. Development Partner Meetings; and
  - c. Master Plan;
3. Replaced “mana whenua values” with “Ngāti Rangi values” in relation to the Project Objectives; and
4. Removed reference to Ngāti Rangi acting as a non-voting member of the Development Partner Meetings. Please note that, from a legal perspective, as the agreement remains one principally between RDC and Kāinga Ora, if a dispute were to arise from the Development Partner Meetings then the contractual powers to call for a dispute resolution process would remain with RDC and Kāinga Ora.

In relation to your query below regarding the legal descriptions/ and certificate of title of the SuperLot, please note that the Super Lot has not yet been subdivided from the head title to the land at Teitei Drive, so there is no formal title reference available. The Master Plan to be developed will identify “Stage One” and this will be the portion of the land that will be subdivided, transferred and developed as the “Super Lot” under this agreement. The agreement allows for the parties to sign it before the title to this land is formally created.

Once you have had an opportunity to review this latest update, we would appreciate receiving your confirmation that all is in order from the perspective of Ngāti Rangi.

Ngā mihi  
Marin

**Marin Surgenor (he/him)**

Senior Legal Counsel – Property  
People, Governance and Capability  
Mobile: s 9(2)(a)  
[marin.surgenor@kaingaora.govt.nz](mailto:marin.surgenor@kaingaora.govt.nz)

Freephone: 0800 801 601 | Mainline: (04) 439 3000 | Kāinga Ora—Homes and Communities  
PO Box 2628, Wellington 6140 | New Zealand Government | [www.kaingaora.govt.nz](http://www.kaingaora.govt.nz)

**From:** Helen Leahy <helen@ngatirangi.com>

**Sent:** Monday, 17 October 2022 11:14 PM

**To:** Marin Surgenor <Marin.Surgenor@kaingaora.govt.nz>; s 9(2)(a)

**Cc:** Graeme Broderick <Graeme.Broderick@kaingaora.govt.nz>; Karen Winchcombe

<Karen.Winchcombe@kaingaora.govt.nz>; Russell Allen <Russell.Allen@kaingaora.govt.nz>; Hayden Potaka  
archivemanager.hnz.co.nz/app.html#/message/d30bbdf4-2deb-7c77-e533-3d16f29e624b/

<NARETH.VINICHCOMBE@kaingaora.govt.nz>, RUSSELL.AHLEN@kaingaora.govt.nz, HAYDEN.POTAKA <Hayden.Potaka@kaingaora.govt.nz>; Rachael Hurzeler <Rachael.Hurzeler@kaingaora.govt.nz>; Clive.Manley@ruapehudc.govt.nz; Rogier@koau.co.nz

**Subject:** RE: Teitei Drive - Sale and Development Agreement

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Tēnā koutou katoa

Please find attached some preliminary comments. We will provide more substantive comments subsequently.

**Page 5: (Sections D-F):** I would have thought there would be reference to *He Toa Takitini* – the Partnership and Engagement Framework which reflects the intention and aspiration of the Kāinga Ora - Homes and Communities Act 2019 and its operating principles, and the Urban Development Act 2020. It acknowledges that the partnerships and relationships that Kāinga Ora develops and sustains with Māori the Crown's Treaty partner, customers and stakeholders are central to their business and, ultimately, to deliver successful outcomes for all New Zealanders.

**Page 7:** What are the legal descriptions/ and certificate of title of the SuperLot?

**Page 12 : Design Review Process** the definition of the Design Review Process established by the Council and Kāinga Ora pursuant to the Urban Planning and Design Services for the promotion of good design and compliance with the Design Guidelines in the Development should explicitly refer to Ngāti Rangī in the Design Review Process.

**Page 12; Development Partner Meeting or DPM** meaning the meetings to be held between representatives of HNZ Build and the Council as required by clause 4; This should also refer to Ngāti Rangī. [See 4.1 on page 23]

**Page 14 : Master Plan** means the master plan for the Development as developed by the Council and Kāinga Ora pursuant to the Urban Planning and Design Services and clause 5.6; This should also refer to Ngāti Rangī.

**Page 20, section f :** replace 'mana whenua' values with Ngāti Rangī values; that is: That the design of the homes and the overall housing outcomes of this Agreement reflects Ngāti Rangī values and Crown partnership;

**Page 24, 4.3:** We strongly object to the statement that: "The representative of Ngāti Rangī will be consulted on all decisions, **but will not be required to vote** on any matter". We can not accept any arrangement in which Ngāti Rangī is not considered on the same level as the other partners.

**Helen Leahy**

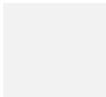
Pou Ārahi / Chief Executive

Ngā Waihua o Paerangi Trust  
(formerly Ngāti Rangī Trust)  
1 Mountain Road  
PO BOX 195  
Ohakune 4625

Phone [REDACTED] s 9(2)(a)

Email: [Helen@ngatirangi.com](mailto:Helen@ngatirangi.com)  
Web: [www.ngatirangi.com](http://www.ngatirangi.com)




**KĀKĀ TE WHARE TOKA O PAERANGI KĀKĀ HOKI KO AU**  
I am the eternal flame of the House of Stone of Paerangi



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 Re: Feedback Draft Teitei Drive Concept plan

Sent: 31 October 2022 1:45 PM

From: Ree Anderson

To: Russell Allen;

CC: paki maaka; s 9(2)(a) helen Leahy; Clive Manley; Ewen Skinner |

Morrison Low; Graeme Broderick; Hayden Potaka; Karen Winchcombe;

Message

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Kia ora Russell

Many thanks for this update. We look forward to Kāinga Ora and Ngāti Rangī finalising the partnership framework and will wait to hear back from you on this in due course.

I agree that workshops with all of us present ( either online and/or in person) are likely to be the best way to progress the masterplan design subsequently.

Will wait to hear back from you.

Kind regards, Ree

Ree Anderson  
Director  
Ree Anderson Consulting Ltd  
M: s 9(2)(a)

On 31/10/2022, at 10:02 AM, Russell Allen <[Russell.Allen@kaingaora.govt.nz](mailto:Russell.Allen@kaingaora.govt.nz)> wrote:

Kia ora Ree,

Thanks for the email and feedback.

We've been a little delayed in following up on your suggestion to engage directly with Ngāti Rangī on the concept masterplan as we are in the process of setting up a face-to-face hui with Ngāti Rangī to discuss the broader context and relationship of the development. This will inform how Kāinga Ora and Ngāti Rangī partnership moves forward in line with our principles and will set the framework to ensure we capture Ngāti Rangī's objectives in order to reflect their values within the design development.

We want to await this before we make any further design changes, but our general preference for design progression is to enable discussion and feedback through workshops and the like with all parties, as I'm sure you know it's often hard to capture the essence of feedback in emails.

Graeme Broderick is in the process of arranging the hui with Ngāti Rangī and we will keep you updated as we progress.

Ng ā mihi,

<image003.jpg>

### Russell Allen

Senior Development Manager – Greenfield, Mobile: s 9(2)(a)  
and Complex Email: [russell.allen@kaingaora.govt.nz](mailto:russell.allen@kaingaora.govt.nz)  
Urban Development and Delivery

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**From:** Ree Anderson <[ree@reeanderson.co.nz](mailto:ree@reeanderson.co.nz)>  
**Sent:** Friday, 28 October 2022 1:56 PM  
**To:** Paki Maaka <[Paki.Maaka@kaingaora.govt.nz](mailto:Paki.Maaka@kaingaora.govt.nz)>  
**Cc:** Russell Allen <[Russell.Allen@kaingaora.govt.nz](mailto:Russell.Allen@kaingaora.govt.nz)>; Deana Wilson  
 s 9(2)(a)  
 s 9(2)(a) Helen Leahy <[helen@ngatirangi.com](mailto:helen@ngatirangi.com)>; Clive Manley  
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 <[e.skinner@morrisonlow.com](mailto:e.skinner@morrisonlow.com)>  
**Subject:** Feedback Draft Teitei Drive Concept plan

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Kia ora Paki

Earlier today I was able to have an online meeting with Deana Wilson (Ng ātirangitanga and Te Ao Turoa Manager) and Gerard Logan (engaged by Ngāti Rangī) to discuss their feedback on the draft Teitei Drive concept plan.

We discussed the feedback that the Council has provided to you (as per my email 27/9/22) and Ewen's email 27 September) and then also additional matters that Deana and Gerard raised.

First, in terms of the Council feedback, Deana and Gerard agreed with our feedback as follows- that:

- Concept option 2 is the preferred option for them also as it has less cul de sacs and is more permeable
- That there is a need to have better road frontage along the greenway. One suggestion is to lose 6-7 Lots (lots 60-66) so that a public road can front the southern greenway at this location). This may allow a few of the other lots ( eg Lots 50-54) to be slightly larger and to accommodate 4-5 bedroom family homes
- That if the JOAL (Joint Owner Access lane) along Lots Stage One 30-31 and the next stage Lots 36-42 remains that these may be best earmarked for public housing so that Kāinga Ora is responsible for the maintenance of this JOAL).

Other feedback from s 9(2)(a) includes:

- Participation of Ngāti Rangī currently is voluntary (unpaid work that takes them away from other of their own projects or other paid work). They seek to be fully engaged in the Teitei project and seek to be enabled to do so. A request is being made to allow for payment of the advisory services being provided by Ngāti Rangī and their consultants to allow for full engagement on the project. Can some options please be looked at how this may happen. There may be other examples where Kāinga Ora provide some form of payment for this engagement under the He Toa Takitini Framework.
- The need to ensure that there is good linkage to the sportsfield on the western side of the development- this maybe just a clarification that a walkway is anticipated along the extended greenway?
- That there is sufficient water infrastructure available for the development - we can get further clarification on this with council at the pre-application meeting

- That there is a need to understand the requirements for stormwater to ensure healthy waterways. s 9(2) is discussing stormwater matters with Horizons at the moment
- That Ngāti Rangī will expect a visual presence of their cultural values in the development. These details can be provided as the project advances. By way of example however s 9(2)(a) s 9(2) have shared the attached 2 examples of other iwi narratives

We are anticipating that Kāinga Ora will take the feedback and update the Concept option 2 so that we can advance to a pre-application meeting with Council. s 9(2)(a) s 9(2)(a) so could we please have an online meeting after 11 November with all of us present on an updated design of concept option 2 the week of 14 November. If you could let me know that this is possible for you then we can arrange a time when everyone is free that week. After we have looked at the updated version we can then look to secure a pre-application meeting, hopefully late November.

Paki, if you have any queries, please let me know.

s 9(2)(a) if I have mis-interpreted any of the feedback from today's meeting, please feel free to email back to us all.

Many thanks.

Ng ā mihi, Ree

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# Tikanga Maori Cultural Expression

Examples// Taurira

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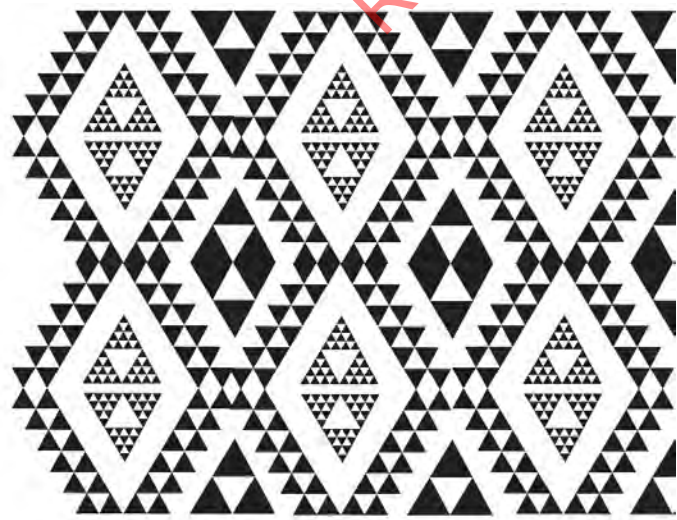
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