


 Reply  Copy  View Images

 RE: Tei Tei Drive

Sent: 8 November 2022 1:33 PM

From: Graeme Broderick

To: helen leahy;

CC: s 9(2)(a) Te Rau o te Huia Tuta; s 9(2)(a)

Hayden Potaka; Marin Surgenor; Karen Winchcombe; Renee Regal; Russell Allen; Colleen McCorkindale; Rachael Hurzeler; Clive.Manley@ruapehudc.govt.nz;

 4 Attachments

 image008.jpg (5 KB);  image009.png (24 KB);  image010.png (2 KB);  image011.png (27 KB);

Message

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Kia ora Helen

Thank you for sharing your further feedback on the Sale and Development Agreement. We do wish to meet with you to discuss this further and will reach out to arrange another hui shortly. In advance of that hui, please see below our initial comments.

§ 9(2)(ba)(i)

§ 9(2)(ba)(i)

§ 9(2)(f)(iv)

§ 9(2)(f)(iv)

§ 9(2)(f)(iv)

Kāinga Ora intends to own the public housing units being developed, and the land underneath them. This also means that a lease-back of the public housing units to Ngāti Rangī is not currently contemplated.

The rental homes to be built are intended, in accordance with Ruapehu District Council's wishes, to be used for worker-rental accommodation or otherwise to increase the stock of long-term rental homes in Ohakune. The developer and/or provider of these homes has not yet been identified, however the intention is for that provider to administer a worker-rental scheme for a minimum period of around 10 years (the period is yet to be finalised in the agreement). The priority placement of Ngāti Rangī whānau in these rental homes may depend on which developer/provider is selected, and we note that Ngāti Rangī will have a collaborative role in the selection process.

The development partner would need to have the expertise to deliver up to 44 homes, being the 15 public homes, 15 affordable homes and 14 worker-rental homes provided in the Sale and Development Agreement. If capacity was an issue, Kāinga Ora may procure a second builder to deliver the public housing, for example. A similar contract to the Sale and Development Agreement would be entered into with the development partner to secure these outcomes, and many of the same terms in the Sale and Development Agreement would "pass-through" to the development partner (e.g. project objectives and milestones). We note that the Sale and Development Agreement already provides for Ngāti Rangī to have input into the design of the infrastructure. Kāinga Ora will continue to engage with Ngāti Rangī regarding the selection of a development partner.

In terms of KiwiBuild, we have not yet decided on the affordable housing programme that would apply to the 15 affordable homes. While KiwiBuild is one option, we need to consider whether an alternative programme that better serves the Ohakune community would be possible. In order for KiwiBuild homes to be underwritten by the Government, the developer of these homes would need to submit a proposal for an underwrite that meets the requirements of the Minister of Housing and Minister of Finance. At present, the minimum number of homes in any development that may be underwritten is 20. Nonetheless, KiwiBuild homes can still be delivered without an underwrite, and if these homes cannot be sold to eligible first home buyers in the first instance, then they may be sold to other interested parties (including CHPs, iwi organisations and Kāinga Ora).

The Sale and Development is intended to realise the mutual outcomes of all parties, and these outcomes include realising the overall housing aspirations of Ngāti Rangī, while recognising there are some constraints, as noted above. We note that this agreement relates to the first stage of the development of Teitei Drive, and that future opportunities will emerge in due course. The agreement ensures that Ngāti Rangī and the Ohakune community will continue to be engaged with on the realisation of its aspirations, and that key decision-making is made in a joint-manner.

Please do not hesitate to contact us if you have any questions.

Ngā mihi

Graeme

Graeme Broderick

Regional Director
Taranaki Whanganui Manawatu

Mobile: s 9(2)(a)
Email: graeme.broderick@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

From: Helen Leahy <helen@ngatirangi.com>
Sent: Tuesday, 1 November 2022 5:31 PM
To: Graeme Broderick <Graeme.Broderick@kaingaora.govt.nz>; s 9(2)(a)
Cc: s 9(2)(a); Karen Winchcombe <Karen.Winchcombe@kaingaora.govt.nz>; s 9(2)(a)
s 9(2)(a); Te Rau o te Huia Tuta s 9(2)(a); Hayden Potaka <Hayden.Potaka@kaingaora.govt.nz>
Subject: Tei Tei Drive

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Tena Kautau katoa

To close the loop on our discussion earlier this week, I need to signal that Ngāti Rangī will not be able to support the Sales and Development Agreement until such time as Kainga Ora agree to priority access being provided to Ngāti Rangī whānau regarding the social housing and affordable rentals.

The social housing access is determined by Kainga Ora and should be straightforward.

We also consider that affordable rental priority should be included in any development agreement once a partner is found.

With regards to the development partner discussion, the scale of development would not fit within Ngāti Rangī portfolio allocation, however Ngāti Rangī, through its investment/ownership of Hāpai, could potentially take on this role if the commercial returns are appropriate.

The key questions for this is that if Kainga Ora are seeking a development partner, what would their role be once the enabling infrastructure has been developed?

Inevitably -if the circumstances were agreeable our preference is for Ngāti Rangī and our preferred development partner to lead the development going forward– provided:

Ngāti Rangī can have input into design / layout to ensure infrastructure aligns to subdivision layout to enable strong community outcomes

Kainga Ora can commit to an underwrite for all Kiwi Build dwellings (e.g. if Ngāti Rangī development entity cannot sell to any first home buyers then Kainga Ora will purchase these houses from Ngāti Rangī development entity at same price caps);

Kainga Ora will commit to a lease back of all public/social housing in the development (e.g. Ngāti Rangī led entity develops housing with a long-term lease back agreement with Kainga Ora);

s 9(2)(ba)(i)

We thought it appropriate to set out our position to clarify next steps.

Heoi ano

Helen Leahy
Pou Arahi / Chief Executive

Sent from [Outlook for iOS](#)

From: Graeme Broderick <Graeme.Broderick@kaingaora.govt.nz>
Sent: Tuesday, September 27, 2022 4:59 PM
To: Helen Leahy <helen@ngatirangi.com>; s 9(2)(a)
Cc: s 9(2)(a) Karen Winchcombe <Karen.Winchcombe@kaingaora.govt.nz>
Subject: RE: Tei Tei Drive - Ka Uruora Introduction

Kia ora Helen and Rogier,

I'll get Karen to set up a hui for us all to get together to explore this opportunity. I'll invite one of our managers from our first home housing products team, Rachael Hurzeler, from our Commercial team, who is involved in this project and Hayden Potaka from our Te Kurutao team.

I look forward to the korero.

Ngā mihi

Graeme

Graeme Broderick

Regional Director
Taranaki Whanganui Manawatu

Mobile: s 9(2)(a)
Email: graeme.broderick@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

From: Helen Leahy <helen@ngatirangi.com>
Sent: Tuesday, 27 September 2022 3:10 PM
To: s 9(2)(a); Graeme Broderick
<Graeme.Broderick@kaingaora.govt.nz>
Cc: s 9(2)(a)
Subject: RE: Tei Tei Drive - Ka Uruora Introduction

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Tēnā koutou katoa




Thank you Rogier for your concise summary of our involvement in this work.


We appreciate the work of Ka Uruora as a collective iwi-led charitable trust which support whānau to engage with housing options.

Ngati Rangi believes that with the assistance of Ka Uruora we can support whānau to get on the housing register, and access opportunities through education, which will then enable them to be eligible for support through Kainga Ora. We are very committed to supporting whānau to access affordable housing – utilising a navigation approach. We are particularly keen to identify and support whānau to be 'mortgage-ready' to take up the opportunity.

s 9(2)(ba)(i)

We look forward to our ongoing discussions.

 Reply  Copy  View Images

 RE: access route to Teitei



Sent: 10 November 2022 8:40 AM

From: Russell Allen

To: Carole Colquhoun; Cynthia Ward;

CC: Colleen McCorkindale; Giles Tait;

 2 Attachments

 Image001.png (1 MB);  Image002.jpg (24 KB);

Message

Released under the Official Information Act

Kia ora koutou,

Adding Giles into the email train.

The permanent access (including main temporary works route for construction activities next year) will be identified through the design process and our design lead is across this. The site investigations will inform this as part of the design process.

Access for the site investigations next month should just utilise existing routes to avoid any works – presumably this was how the initial works were done, but as I wasn't aware of this at the time I can't confirm.

Ngā mihi
Russell

From: Carole Colquhoun <Carole.Colquhoun@ruapehudc.govt.nz>
Sent: Rāpare, 10 Whiringa ā-rangi, 2022 7:10 a.m.
To: Cynthia Ward <Cynthia.Ward@kaingaora.govt.nz>
Cc: Russell Allen <Russell.Allen@kaingaora.govt.nz>; Colleen McCorkindale <Colleen.McCorkindale@kaingaora.govt.nz>
Subject: RE: access route to Teitei

Some people who received this message don't often get email from carole.colquhoun@ruapehudc.govt.nz. [Learn why this is important](#)

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Morena,

Yes the Rugby Club is RDC land and leased to the Club – red arrow
There is a walking route that is a potential way in too - blue arrow
Let's see what the special significance and etc report brings as that will define our parameters, do we know when that will be ready?

From: Cynthia Ward <Cynthia.Ward@kaingaora.govt.nz>
Sent: Wednesday, 9 November 2022 4:46 pm
To: Carole Colquhoun <Carole.Colquhoun@ruapehudc.govt.nz>
Cc: Russell Allen <Russell.Allen@kaingaora.govt.nz>; Colleen McCorkindale <Colleen.McCorkindale@kaingaora.govt.nz>
Subject: RE: access route to Teitei

Kia ora Carole,

Thank you for sending through this aerial of the site and the mark-up showing the Raetihi-Ohakune Road and 'rough formed entry' into 6 Tei Tei Drive.

This access passes through indigenous landcover (bush/scrub) and *evidently*, this vegetated area has wetland characteristics.

The Cheal's investigations (underway) will provide our project team with further advanced hydrology information (including a characterisation of this area), alongside other modelling work. This will will

inform our high level plans.

From the earlier site visits and discussions, we are aware there may be potential RMA planning issues if we retain this as the primary access, due to the natural and physical features described e.g, the National Policy Statement-Freshwater Water (Te Mana o te Wai) and the Proposed National Policy Statement - Indigenous Biodiversity. There may also be cultural considerations and values associated with this environment, which we may need to recognise in our future plans.

Hence at this early stage, we are keen to investigate and potentially secure an alternate primary access route into the property for not only the project partners, but agents and contractors.

I think I can speak for others, that some discrete inquiries with the Rugby Club around access arrangements/permissions through their land, would be helpful. Is this leased land?

Thanks and regards,
Cynthia

From: Carole Colquhoun <Carole.Colquhoun@ruapehudec.govt.nz>

Sent: Wednesday, 9 November 2022 2:10 PM

To: Cynthia Ward <Cynthia.Ward@kaingaora.govt.nz>

Subject: access route to Teitei

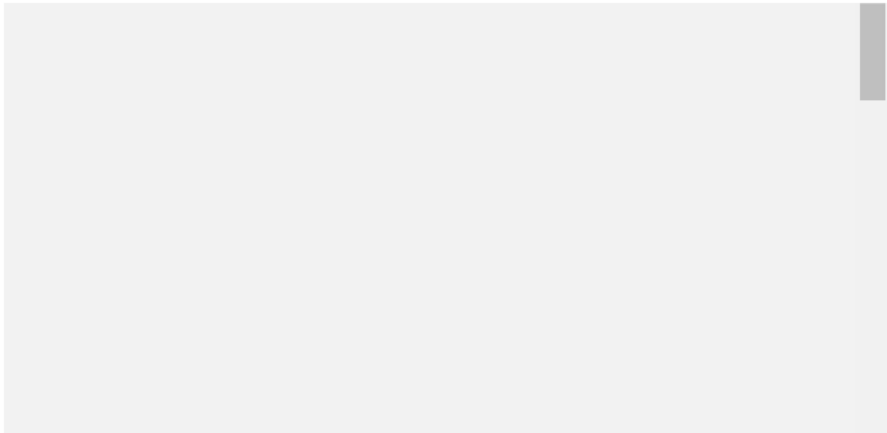
You don't often get email from carole.colquhoun@ruapehudec.govt.nz. [Learn why this is important](#)

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Kia ora Cynthia,

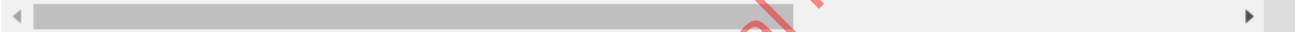
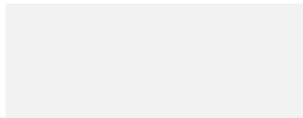
The route I have indicated in red follows the existing rough formed road from Raetihi-Ohakune Road into 6 Teitei.

Not sure where the wetland is but if this route doesn't look feasible then please indicate where the wetland is – we can feasibly get a route from the rugby club too

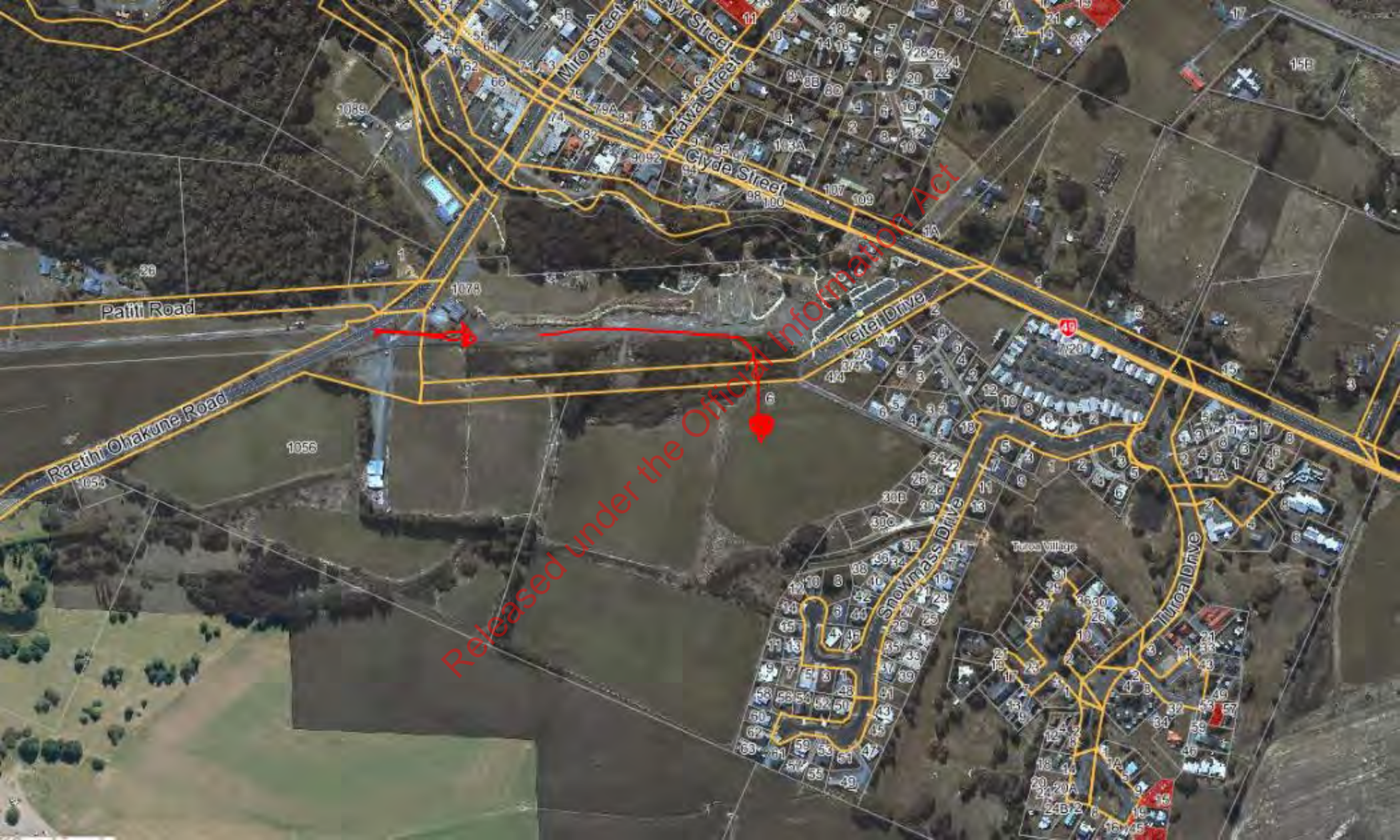


Carole Colquhoun
Community Property Assets Officer
Ruapehu District Council




Ruapehu District Council | Private Bag 1001 | Taumarunui 3946 | New Zealand
Phone: 07 895 8188 s 9(2)(a) | Fax: 07 895 3256 | Mobile:
email: Carole.Colquhoun@ruapehudc.govt.nz | RDC website: www.ruapehudc.govt.nz



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 Fwd: Feedback Draft Teitei Drive Concept plan




Sent: 28 November 2022 7:21 PM

From: Ree Anderson

To: Colleen McCorkindale;

CC: Giles Tait; Cynthia Ward; Ewen Skinner | Morrison Low; Carole Colquhoun;

 3 Attachments

 Image003.png (2 KB);  000_Blac_Cultural_Narative_010922.pdf (6 MB);  20210916-Cultural-Design-Examples.pdf (1 MB);

Message

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Kia ora Collen

As per my previous email regarding a meeting with RDC - attached below is the feedback on the concept plan options for Tei Tei Drive from the 28 October meeting Ewen and I had with Ngati Rangī.

Kind regards, Ree

Ree Anderson | Director | ree@reeanderson.co.nz

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Tel: s 9(2)(a) PO Box: 56097 Dominion Road, Auckland, 1446

Begin forwarded message:

From: Ree Anderson <ree@reeanderson.co.nz>

Subject: Feedback Draft Teitei Drive Concept plan

Date: 28 October 2022 at 1:55:49 PM NZDT

To: Paki Maaka <paki.maaka@kaingaora.govt.nz>

Cc: Russell Allen <Russell.Allen@kaingaora.govt.nz>, s 9(2)(a)

s 9(2)(a) Helen Leahy <helen@ngatirangi.com>, Clive Manley <clive.manley@ruapehuc.govt.nz>, Ewen Skinner | Morrison Low <e.skinner@morrisonlow.com>

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

LOIS 50-72 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 Deana and Gerard includes:

- Participation of Ngāti Rangi 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 Rangi and their consultants to allow for full engagement on the project. Can some options pleased 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. Deana is discussing stormwater matters with Horizons at the moment
- That Ngāti Rangi 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 Deana and Gerard 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. Deana will be on leave from 1-11 November, 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

 Reply  Copy  View Images

 Re: TDD - Teitei Drive catch up


Sent: 28 November 2022 7:18 PM

From: Ree Anderson

To: Colleen McCorkindale;

CC: Ewen Skinner | Morrison Low; Giles Tait; Cynthia Ward; Carole Colquhoun; Graeme Broderick; paki maaka; Clive Manley;

 1 Attachments

 image002.png (2 KB);

Message

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Kia ora Colleen

Thank you for the follow-up. However, before we schedule a meeting with RDC (which in Ewen and my view should be a pre-application meeting) - it is important to have other actions completed. This includes:

- An understanding of the partnership agreement that Kāinga Ora are arranging with Ngāti Rangi. Graeme Broderick was arranging this noting that the Ngati Rangi, CEO Paora Stanley had been away overseas. However this relationship is critical to moving forward with the funding agreement.
- Also please note that I recieved an email from s 9(2)(a) (Commercial Advisor to Ngāti Rangi) this morning asking if Kāinga Ora had responded to feedback provided to them from a meeting that Ewen and I had with Advisors to Ngāti Rangi s 9(2)(a) on the draft concept plan. In particular s 9(2)(a) sought feedback the matter below:
 - Participation of Ngāti Rangi 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 Rangi and their consultants to allow for full engagement on the project. Can some options pleased 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. (This and other feedback was emailed to Paki Maka and Russell Allen - (I will email through this feedback from 28 October as I note you were not included and Russell has now left)
- We also provided fecceback on the concept plans and advised that we both thought Concept option 2 was preferred however with some amendments. We were advised by Russell Allen that amendments were not being made at this stage as Kāinga Ora was finalising the partnering arrangement with Ngāti Rangi. However if we are to meet with Council we should update the preferred concept option and then discuss that with council. This would also mean emailing the updated version to Ewen, myself and Ngāti Rangi first so that the 3 parties (including Kāinga Ora) as the joint project team agree with the concept plan to be discussed with the regulatory (and infrastructure) side of council
- Ewen, myself and Ngati Rangi reps seek to be involved in a pre application meeting. They must be arranged through the regulatory arm of council. (Susan Holman). What dates are available depends on what Susan can arrange and it could be a 2 weeks before one can be setup.
- In terms of the Ohakune Spatial Plan, Boffa Miskell (Frazer Baggaley) has been undertaking work on this. He was going to update the map following feedback from Ngāti Rangi. There has been some community engagement on the draft plan including a Future Ohakune Reference Group being set up and an online survey. I think there may have been some additional consultaion around Labour weekend. There is a traffic study underway also.

I am very happy to discuss the above. Would you like to have a telephone call or email me a Team's meeting. I am available Tuesday 9am-10am; or after 2.30pm otherwise Wednesday afternoon.

Look forward to hearing from you.

Kind regards, Ree

Ree Anderson | Director | ree@reeanderson.co.nz

Tel: s 9(2)(a) PO Box: 56097 Dominion Road, Auckland, 1446

On 28/11/2022, at 4:00 PM, Colleen McCorkindale
<Colleen.McCorkindale@kaingaora.govt.nz> wrote:

Kia ora Ree and Ewan,

As we continue our planning for the delivery of this project and further to the points noted below, Giles and I would like to schedule a session with the RDC and their advisers to work through the scope of this initiative. As well as a meet and greet with the team, we are keen to cover off the following and how they will impact/feed into the proposed programme for Teitei Drive:

- Planned local infrastructure, services and traffic projects
- Discussion on draft spatial plan and community engagement on this

Ideally, we are looking to schedule this in in-person meeting on Friday 9th Dec or Monday 12th Dec if possible, so please can you let me know how feasible these dates are from your perspective and if it will be easiest to organise through yourselves, or directly with RDC.

Many thanks in advance and please don't hesitate to let me know if you would like to discuss.

Ngā mihi,
Colleen

From: Ewen Skinner | Morrison Low <e.skinner@morrisonlow.com>
Sent: Friday, 11 November 2022 8:54 AM
To: Russell Allen <Russell.Allen@kaingaora.govt.nz>
Cc: Giles Tait <Giles.Tait@kaingaora.govt.nz>; Cynthia Ward <Cynthia.Ward@kaingaora.govt.nz>; Carole Colquhoun <Carole.Colquhoun@ruapehucd.govt.nz>; Colleen McCorkindale <Colleen.McCorkindale@kaingaora.govt.nz>; Ree Anderson <ree@reeanderson.co.nz>
Subject: RE: TDD - Teitei Drive catch up

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Thanks for the notes Russell.

Couple of other points from the meeting that I noted:

Site Investigations –

- Cheal intending to complete site investigations on 12th Dec (Giles / Colleen to confirm) – potentially 3 days on site
- Iwi blessing – scheduled for 18th Nov but note it may be delayed
- Cynthia noted that Geosciences had also been on site – confirmed no contamination found
- Programme of intrusive work – KO to share with council

Communications –

- For key correspondence KO to copy in Ree, Ewen and Carole

Design –

- Ree mentioned Boffa undertaking wider traffic modelling – need for Paki to have an initial discussion with them

Thanks (and good luck with new job)

<image001.jpg> **Ewen Skinner**
 Director
Morrison Low
 M: § 9(2)(a)
e.skinner@morrisonlow.com
www.morrisonlow.com

Auckland +64 9 523 0122	Wellington +64 4 472 7228	Sydney +61 2 9211 2991	Brisbane +61 7 3852 3865
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From: Ree Anderson <ree@reeanderson.co.nz>
Sent: Thursday, 10 November 2022 4:35 pm
To: Russell Allen <Russell.Allen@kaingaora.govt.nz>
Cc: Ewen Skinner | Morrison Low <e.skinner@morrisonlow.com>; Giles Tait <Giles.Tait@kaingaora.govt.nz>; Cynthia Ward <Cynthia.Ward@kaingaora.govt.nz>; Carole Colquhoun <Carole.Colquhoun@ruapehucd.govt.nz>; Colleen McCorkindale <Colleen.McCorkindale@kaingaora.govt.nz>
Subject: Re: TDD - Teitei Drive catch up

Thanks Russell

The notes are very helpful.

Just one thought we may want to get the regulatory side of council's thoughts on the refined concept plan before any engagement as this way we know what the council may need to have changed before we engage- anyway as the notes say we can confirm the pre application meeting date later.

All the best in your new role.

Cheers Ree

Ree Anderson | Director | ree@reeanderson.co.nz

<image002.png>

Tel: § 9(2)(a) PO Box: 56097 Dominion Road, Auckland, 1446

On 10/11/2022, at 12:28 PM, Russell Allen <Russell.Allen@kaingaora.govt.nz> wrote:

Kia ora koutou,

Thanks for your time yesterday. Circulating key notes and actions from the kōrero below.

- Once the Development Agreement is finalised and signed this is the trigger for the project internally here to transfer to the Greenfields and Complex team, at which point Giles (with Colleen) will be the lead for Kāinga Ora design and delivery.
- The DA includes partnership meetings, which will effectively be Steering Group meetings for the partners covering high level strategy and requirements. A separate Project Working Group will be established to cover the detail / on the ground issues. Meetings to be held fortnightly.




cover the detail / on the ground issues. Meetings to be held fortnightly / monthly as appropriate for the phase. Proposed members of this panel are below, please suggest others as needed:


- Giles Tait, Kāinga Ora (delivery lead)
- Renee Regal, Kāinga Ora (engagement lead)
- Paki Maaka, Kāinga Ora (design lead)
- Colleen McCorkindale, Kāinga Ora (optional attendee)
- Hayden Potaka, Kāinga Ora (optional attendee)
- Clive Manly, or RDC delegate (TBC)
- Ewan Skinner, RDC external consultant
- Ree Anderson, RDC external consultant
- Carole Colquhoun, RDC
- Ngāti Rangi TBC (dependant on current discussion outcomes)
- Noted RDC have a lease in place on the site until 31/12/2025, with six month notice period for termination. Team to diarise end of March date to confirm timeframes and arrangements around this. All correspondence with lessee to be via Carole, and advanced notice required to agree site access.
- Archaeological and cultural investigations to be confirmed, noting Ngāti Rangi have indicated they have preferred consultants here.

I thought it also useful to clarify the key project steps moving forward, to ensure all parties are on the same page.

1. Partnership discussions between Kāinga Ora and Ngāti Rangi to be resolved. Noting the timeframes of this are dependent on availability of Ngāti Rangi CE (who is currently out of the country).
2. Development Agreement to be executed, currently in final draft. Noting this requires a confirmation of the Ngāti Rangi position above.

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 Teitei Drive


Sent: 2 December 2022 11:25 AM

From: Ree Anderson

To: Colleen McCorkindale; Giles Tait;

CC: Ewen Skinner | Morrison Low; Vini Dutra; Rina Hepi;

 1 Attachments

 Image002.png (2 KB);

Message

CAUTION: External email. Do not click or open attachments unless you recognise the sender and know the content is safe. If unsure use the Report Phishing button.

Hi Colleen and Giles

Thanks for the recent catch up on Teitei Drive.

Just to let you know the team at RDC are in the process of gathering information on infrastructure services that you have requested.

We hope to have this to you next week.

Also in terms of the Project Working Group the RDC reps will be Vini Dutra, Rina Hepi, Ewen Skinner and myself. They are copied into this email so that you have their email addresses.




If we are to meet online before Xmas on the 12 December, can we please make the meeting after 1pm.


Many thanks.

Kind regards, Ree

Ree Anderson | Director | ree@reeanderson.co.nz

Tel:  | PO Box: 56097 Dominion Road. Auckland. 1446

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 RE: 6 Teitei Drive, Ohakune: access route to Teitei

Sent: 6 December 2022 2:00 PM

From: Carole Colquhoun

To: Giles Tait;

 3 Attachments

 image002.jpg (6 KB);  image003.png (1 MB);  image004.jpg (27 KB);

Message

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CAUTION: External email. Do not click or open attachments unless you recognise the sender and know the content is safe. If unsure use the Report Phishing button.

Kia ora Giles,

You are good to go, be aware that towards the back of the property there may be a contractor working on a stand of trees if he does not get there this week. Nothing dangerous, he is clearing away debris from under the trees not felling any

Otherwise on site safety, be aware the ground will be not be smooth as it is a working field and your team should watch for any trip hazards and be conscious of their footing

KR
Carole

From: Giles Tait <Giles.Tait@kaingaora.govt.nz>
Sent: Tuesday, 6 December 2022 1:50 pm
To: Carole Colquhoun <Carole.Colquhoun@ruapehudc.govt.nz>
Subject: 6 Teitei Drive, Ohakune: access route to Teitei

Hi Carole,

Just checking in to confirm that access for Cheal's for additional Geotechnical investigation starting next Monday the 12th (Russell's rebooked date) has been shared with the farmer/lessee?

Kind regards

Giles

Giles Tait

Senior Development Manager - Greenfield & Complex
Urban Development and Delivery

Mobile s 9(2)(a)

Email: giles.tait@kaingaora.govt.nz

Catalina Workshops, 3 Boundary Road, Hobsonville, Auckland 0616
Kāinga Ora - Homes and Communities
PO BOX 84143 Westgate, Auckland 0616 | New Zealand Government | www.kaingaora.govt.nz

From: Carole Colquhoun <Carole.Colquhoun@ruapehudc.govt.nz>
Sent: Wednesday, 9 November 2022 2:10 PM
To: Cynthia Ward <Cynthia.Ward@kaingaora.govt.nz>
Subject: access route to Teitei

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Kia ora Cynthia,

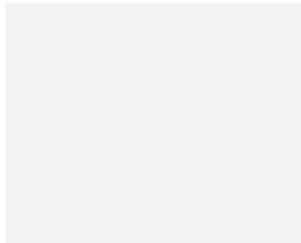
The route I have indicated in red follows the existing rough formed road from Raetihi-Ohakune Road into 6 Teitei.

Not sure where the wetland is but if this route doesn't look feasible then please indicate where the wetland is – we can feasibly get a route from the rugby club too

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Carole Colquhoun
Community Property Assets Officer
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:
email: Carole.Colquhoun@ruapehudc.govt.nz | RDC website: www.ruapehudc.govt.nz



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Ohakune Wastewater Network Modelling

Static Capacity Assessment

Project:	Ohakune Wastewater Network Modelling		
Our reference:	424652	Your reference:	P.O. 7300139267
Prepared by:	Catherine Dagan	Date:	March 2022
Approved by:	Sarah Davies	Checked by:	Tom Lecomte
Subject:	Static Capacity assessment		

1 Introduction

As an alternative to the model calibration and system performance assessment, the development of a static model is commonly used and often preferred to evaluate the impact of new developments on the existing wastewater system.

Static models have the advantage of being rapidly set up and are still considered as the most reliable approach to assess the capacity of the extremities of a network. This approach is however proven to be conservative for the most downstream parts of the network.

In this assessment, the static model of Ohakune wastewater network is to be used to determine the theoretical ability of the network to accept future growth and development, which is particularly relevant for Ruapehu District Council to respond to resource consents.

The analysis will highlight and prioritise the parts of the system predicted to be impacted the most by the forecasted population growth. However, the approach is not suitable to accurately assess the pipe surcharge, or the volume spilled at the uncontrolled overflows. This assessment will be achieved once the system performance of the calibrated model is undertaken.

2 Model update

The existing (2021) scenario of the static model was developed from the Ohakune model used for the on-going calibration.

Two additional scenarios were implemented to represent the 2026 and 2031 population growth.

2.1 Wastewater network

The model is built based on the GIS asset data provided in April 2021, with the amendments implemented during the model build and the on-going calibration on the missing or unreliable data.

No committed projects have been modelled as part of this capacity assessment.

This document is issued for the party which commissioned it and for specific purposes connected with the above-captioned project only. It should not be relied upon by any other party or used for any other purpose.

We accept no responsibility for the consequences of this document being relied upon by any other party, or being used for any other purpose, or containing any error or omission which is due to an error or omission in data supplied to us by other parties.

This document contains confidential information and proprietary intellectual property. It should not be shown to other parties without consent from us and from the party which commissioned it.

2.2 Population growth

The population projection, presented in Table 2.1, was extracted from the 'Ruapehu District Council Growth Projections 2020-2031 dated January 2021 (Ohakune)' with the amendment provided in December 2021. The assumptions and distribution methodology are consistent with the approach used in the water supply network model study completed in 2021, see 'Okahune Township Water Supply Network Model, Mott MacDonald, Version C, December 2021'.

Table 2.1: Ohakune peak population 10-year forecast

	2021	2026	2031
Peak Population ¹	9,544	10,773	12,010

1: Peak population includes 1) Usually resident population, 2) Holiday home, 3) Overnight visitors, and 4) Other visitors.

The new growth areas and connection points to the existing wastewater network are shown in Figure 2.1.

2.3 Design flows

Static model uses design flows, which parameters were taken from the 'NZS 4404:2010 Land Development and Subdivision Infrastructures, October 2010' section 5.3.5.1:

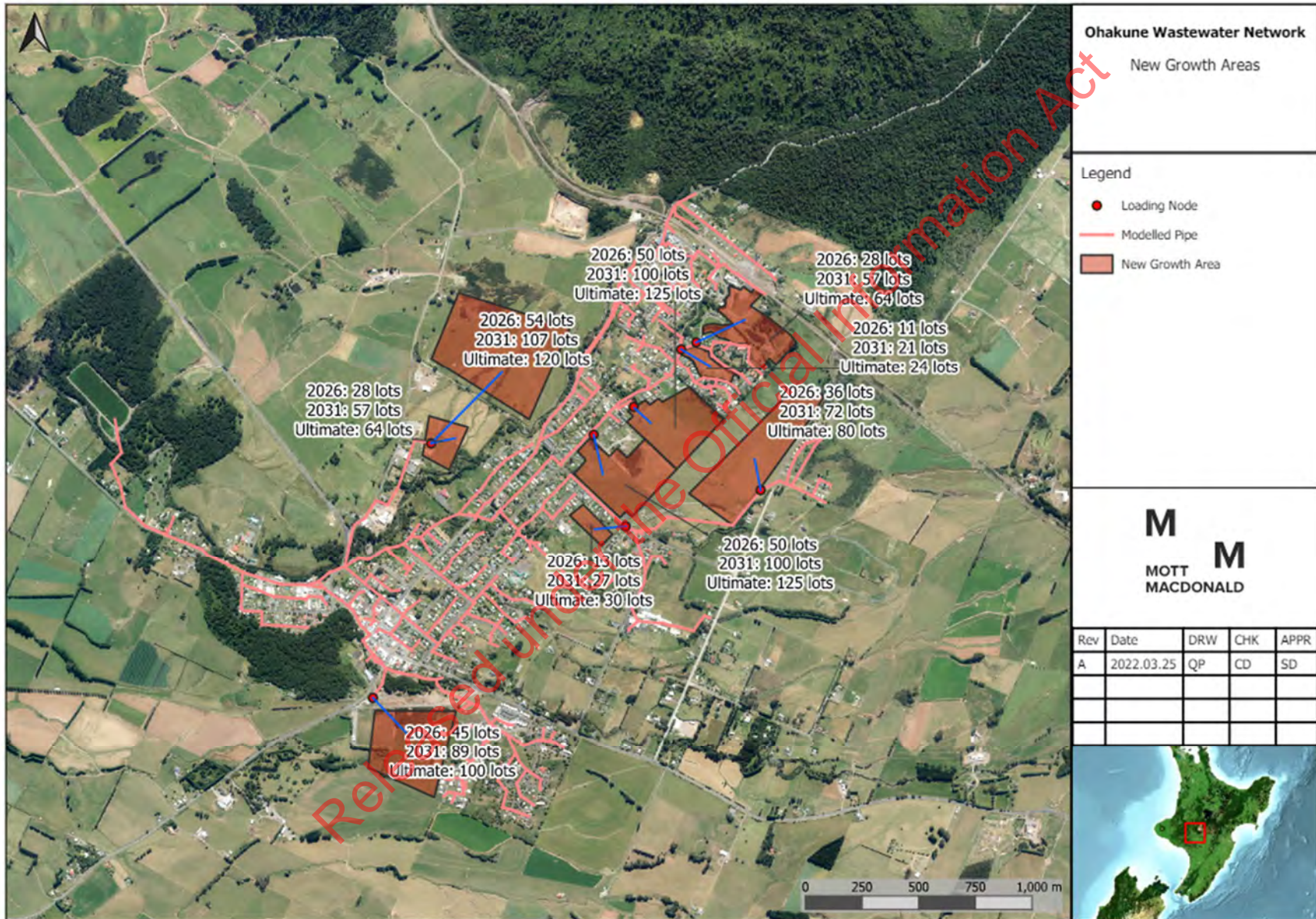
- Average dry weather flow (ADWF) of 180 litres per day per person (NZS 4404:2010 recommends an ADWF of 180 to 250 l/d/person).
- Dry weather diurnal peak factor of 2.5.
- Dilution/infiltration factor of 2 for peak wet weather.

Two design flows were utilised in this capacity assessment:

1. Peak Dry Weather Flow (PDWF), implemented in the model as constant flows of 360l/d/pers. and associated to the distributed residential population, and
2. Peak Wet Weather Flow (PWWF), implemented in the model as constant flows of 900l/d/pers. and associated to the distributed residential population.

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Figure 2.1: Ohakune new growth areas



3 Peak dry weather flow capacity assessment

The static capacity assessment for the PDWF is shown in Figure 3.1 to Figure 3.3.

No overflow is predicted during static peak dry weather flow.

Three areas are showing pipe surcharge in PWDF conditions for the existing (2021) and/or future (2026 & 2031) peak population scenarios – see Figure 3.3 for the location of the issue areas:

- PDWF1: Vicinity of Snowmass Rd pump station:
 - The pipeline upstream of Snowmass Rd pump station is expected to be surcharged. However, the surcharge is due to a limitation of the static models as flows are represented as constant peak flows over the day while in reality the peak would only last a few hours. This surcharge can be disregarded.
 - The pipeline downstream of the pump station is also shown as surcharged; the pump rate implemented in the model comes from the rates provided by the manufacturer and might be overestimated.
- PDWF2: 150mm diameter pipe ID 20210420102443 connected to the Ø375mm main branch on Burns Rd close to the wastewater treatment plant (WWTP) is also predicted to be surcharged. However, no levels were available for that branch in the GIS asset data; the simulation results need therefore to be considered with reservation.
- PDWF3: A third area is predicted to be surcharged in the 2031 peak population scenario, between Ayr St and Rata St due to a particularly slack gradient (0.00027m/m) of pipe ID 1000697. Please note the levels provided in GIS asset data were unreliable and had to be interpolated, which means that the predicted surcharge is to be considered with caution.

The Ohakune wastewater system is predicted to have sufficient capacity to convey the peak dry weather design flows. No overflows are expected, and only a few areas appear to be surcharged. However, the uncertainties around the pipe gradients, the Snowmass Rd pump station capacity as well as the conservative nature of the approach are likely to overpredict the peak dry weather flows and the pipe surcharge.

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Figure 3.1: Static capacity assessment – Current (2021) peak population – PDWF

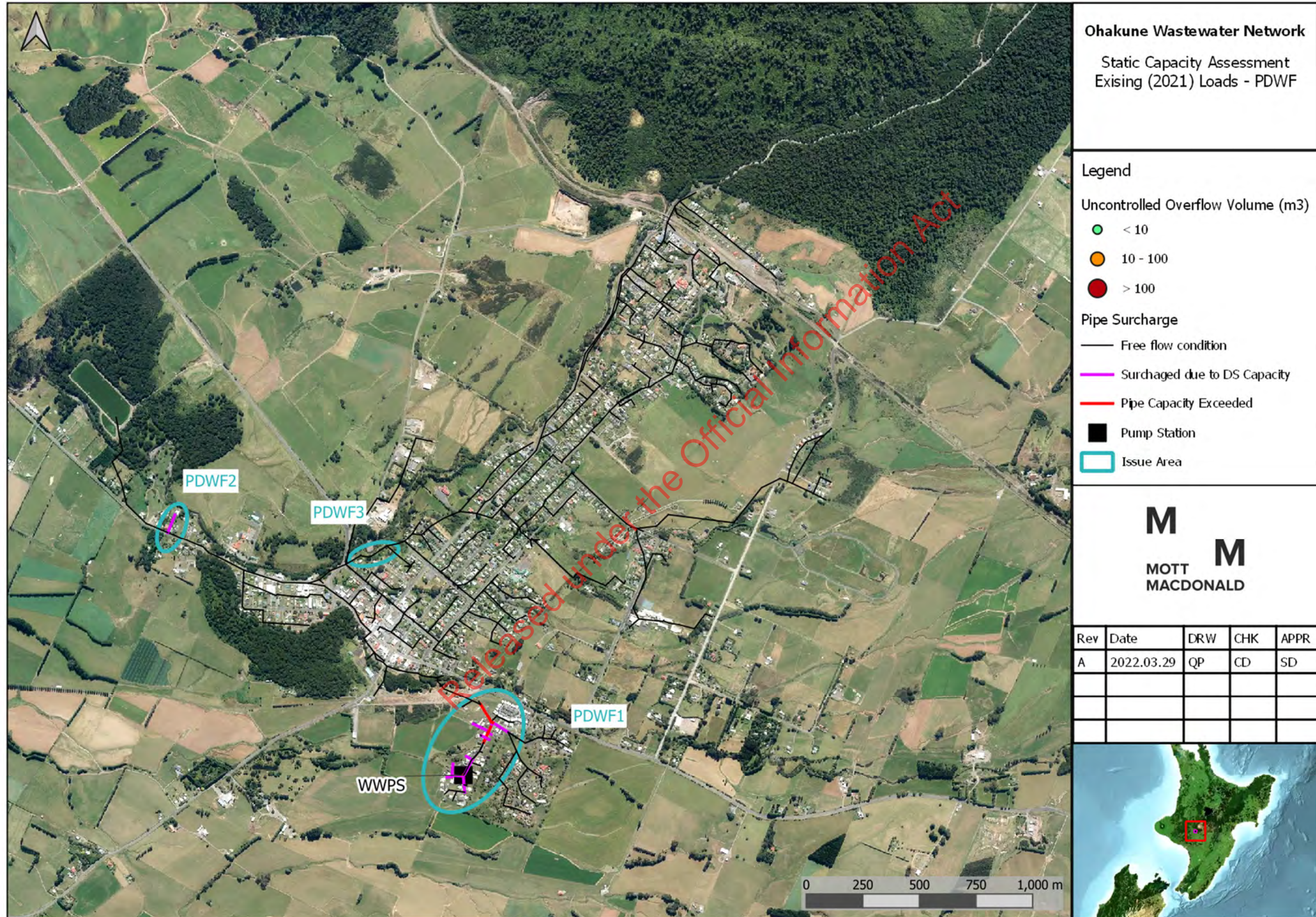


Figure 3.2: Static capacity assessment –2026 peak population – PDWF

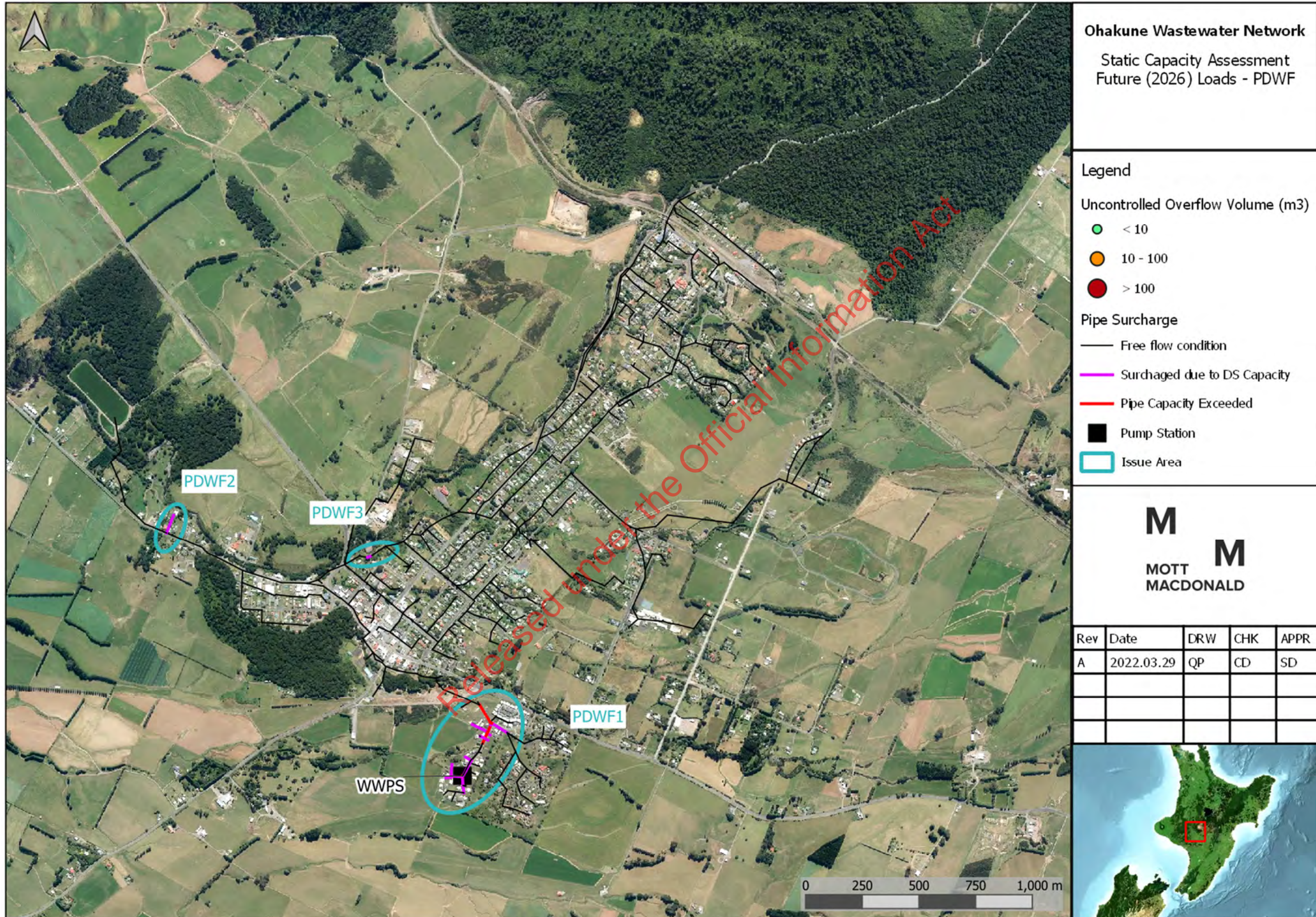
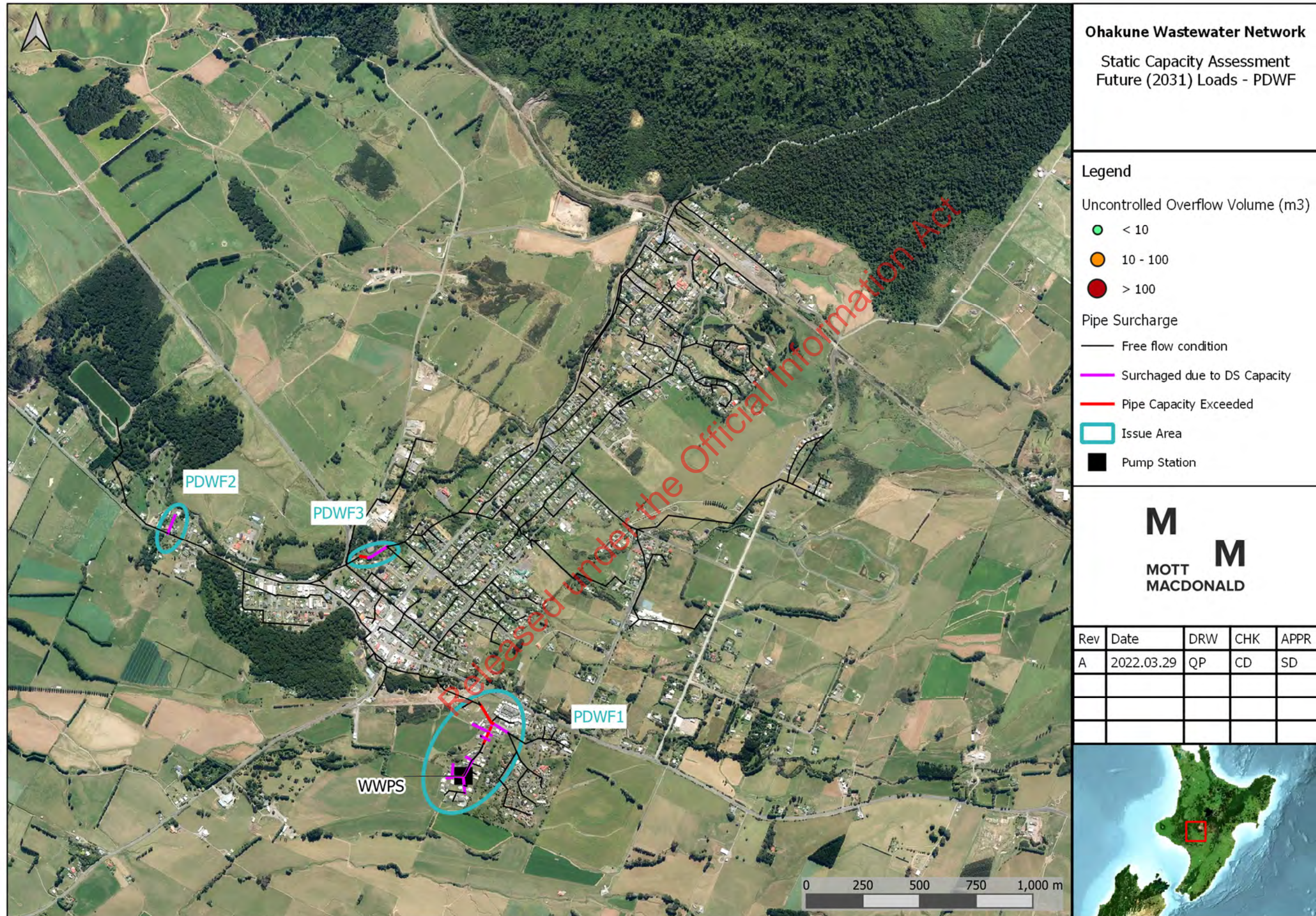


Figure 3.3: Static capacity assessment –2031 peak population – PDWF



4 Peak wet weather flow capacity assessment

The static capacity assessment for the PWWF is shown in Figure 4.1 to Figure 4.3.

One uncontrolled overflow is predicted in the current (2021) and future (2026 & 2031) scenarios, on the Ø150mm on Southridge Dr upstream of its intersection with Miro St, at manhole ID2001180. The overflow is due to the shallow ground cover of 0.77m observed at the manhole. However, Veolia Operational team mentioned that no overflows were observed on the Ohakune wastewater system, which implies that the peak wet weather factor of 2 used in this analysis is probably too conservative compared to the actual intrusion of Inflow and Infiltration (I&I) in the Ohakune wastewater system.

The table below summarises the uncontrolled overflows predicted in PWWF conditions.

Table 4.1: Ohakune predicted uncontrolled overflow daily volume.

Manhole ID	Daily volume spilled (m ³)		
	2021	2026	2031
2001180	5	135	190
2000757	-	8	93
2001867	-	-	430

Despite the conservative aspect of this assessment, it is most likely that the following parts of the network will not have sufficient capacity to convey the additional flows from the population growth, see Figure 4.3 for the location of the issue areas.

- PWWF1: ~300m of the Ø150mm pipeline along Miro St, upstream of its change of diameter to Ø225mm.
- PWWF2: ~300m of the Ø250mm pipeline and ~300m of the Ø300mm pipeline at the bottom of Tikouka Pl and Tay St.
- PWWF3: The Ø375mm pipeline along Burns St. This branch is predicted to be surcharged at a couple of low-gradient conduits but presents sufficient ground cover to prevent any overflow to occur.

The Ohakune wastewater system is predicted to show insufficient capacity to convey the peak wet weather design flows, with multiple pipes surcharged, as well as a few uncontrolled overflows. The situation will worsen with the additional flows from the future (2026 and 2031) peak population. The main areas of concern are along Park Avenue, along Burns St (close to the WWTP) and at the bottom of Tikouka Pl. However, it is important to put the results into perspective noting the conservative nature of the static approach, especially for the further downstream of the pipe network.

Figure 4.1: Static capacity assessment – Current (2021) peak population – PWWF

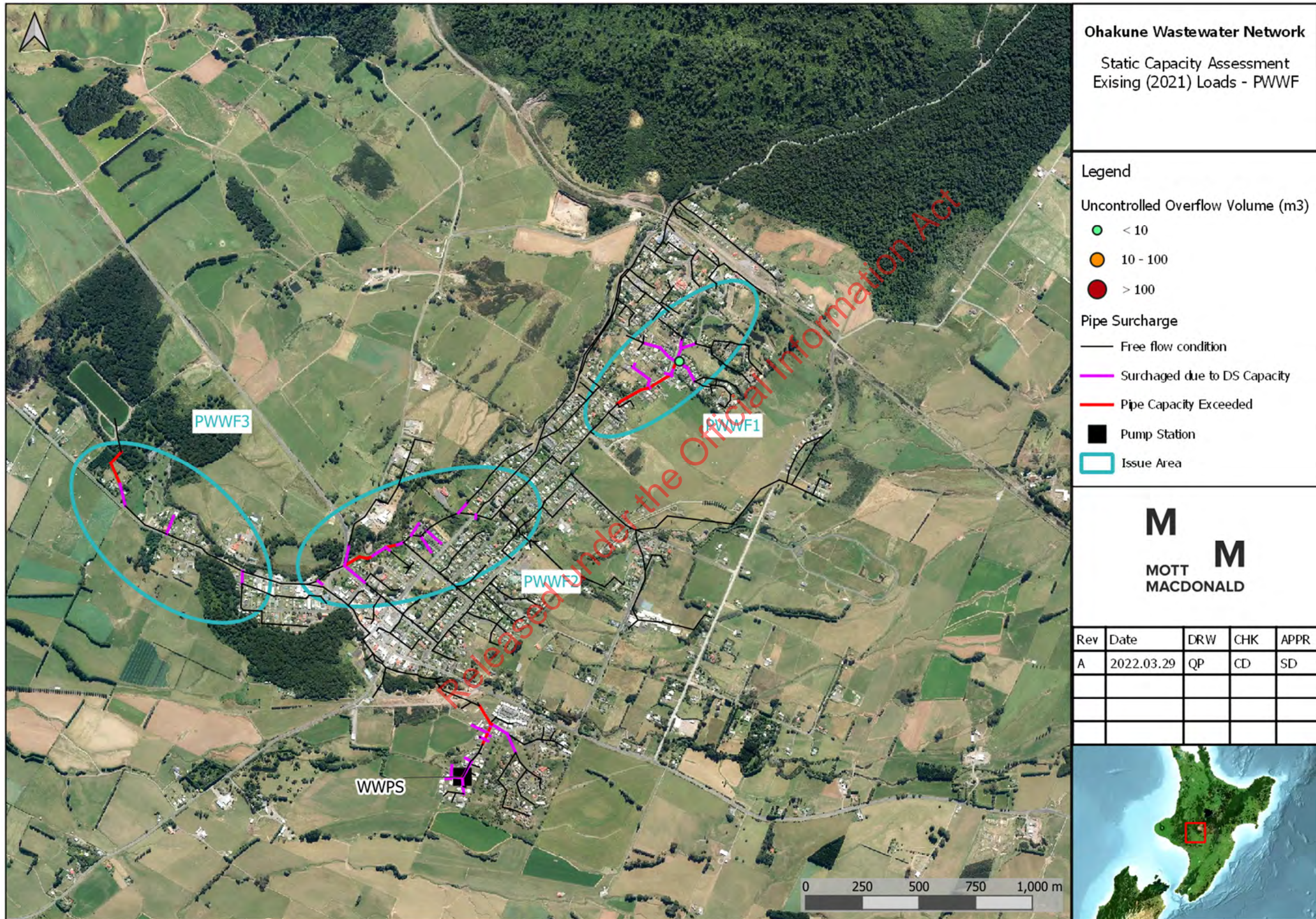


Figure 4.2: Static capacity assessment –2026 peak population – PWWF

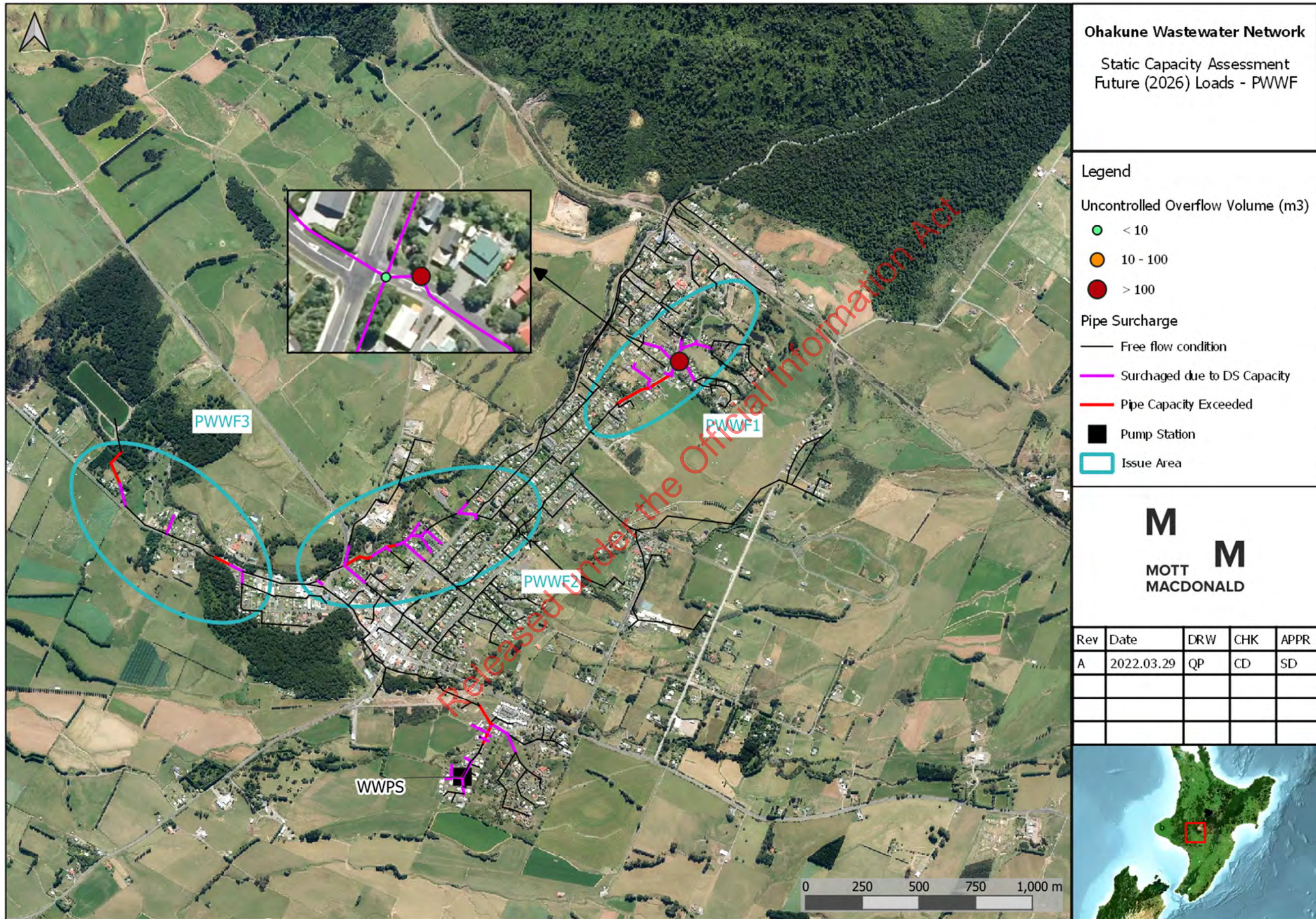
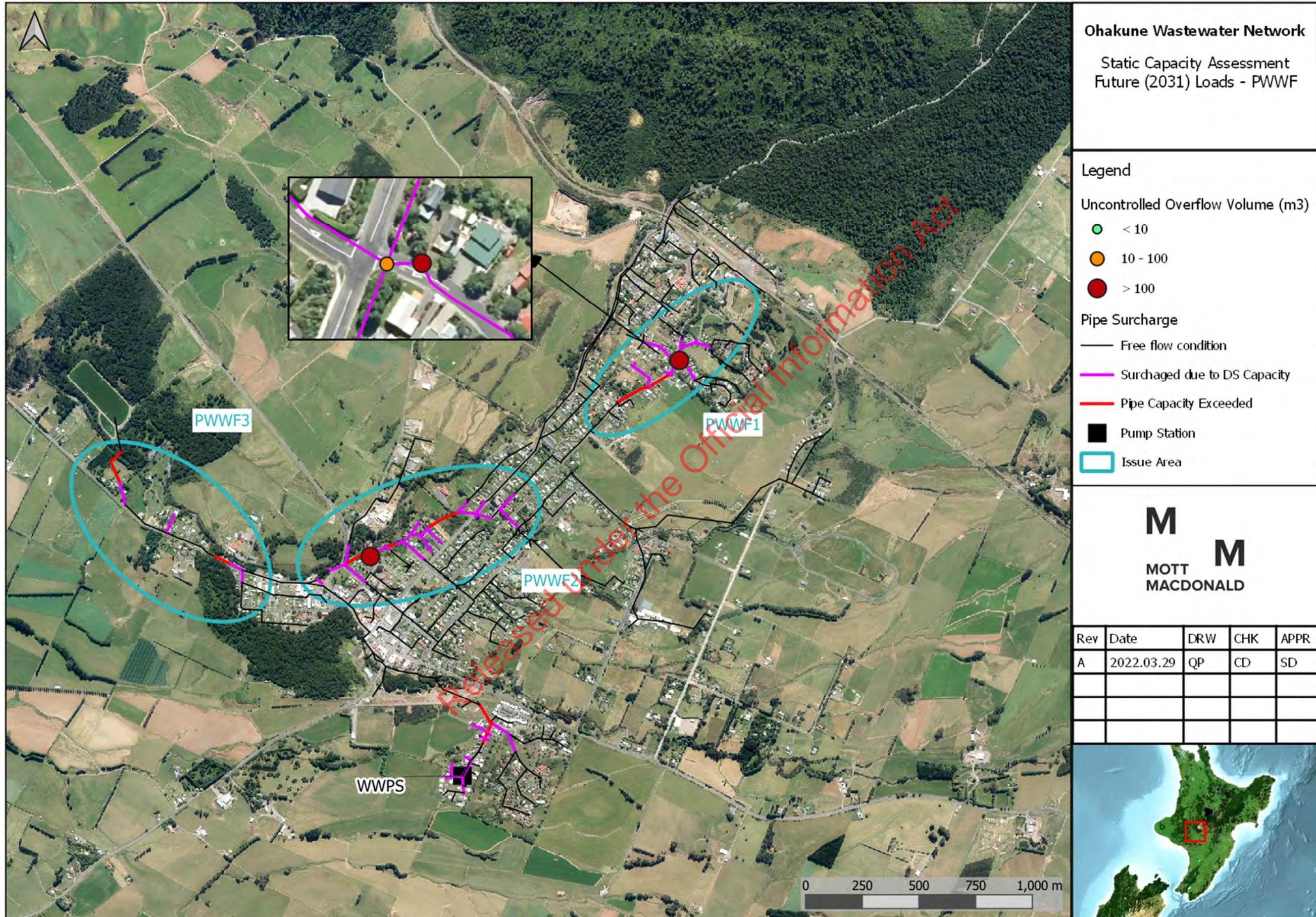


Figure 4.3: Static capacity assessment –2031 peak population – PWWF



5 Findings and recommendations

5.1 Peak dry weather flow capacity

The simulated peak dry weather performance for the existing and future horizons shows the modelled sewers generally operate with sufficient capacity and no overflows are predicted. The main areas of concern are summarised in Table 5.1 below and shown in Figure 3.1 to Figure 3.3.

Table 5.1: PDWF static capacity assessment

Issue area ID	Location	2021	2026	2031	Comments
PDWF1	Upstream of Snowmass Rd PS	√	√	√	Surcharge due to a limitation of the static models as flows are represented as constant peak flows over the day while in reality the peak would only last a few hours. This surcharge can therefore be disregarded.
PDWF1	Downstream of Snowmass Rd PS	√	√	√	Surcharge due to the pump rate implemented, which might be overestimated.
PDWF2	Ø150mm secondary branch connected to Ø375mm on Burns Rd close to the WWTP	√	√	√	Invert levels of the conduit were not available and were inferred.
PDWF3	Ø300mm between Ayr St and Rata St	-	-	√	Invert levels of the conduit were not reliable and inferred. A diameter of 288mm was modelled as per the flow gauge installation report.

5.2 Peak wet weather flow capacity

The existing (2021) scenario simulates one uncontrolled overflow at the intersection of Park Av, Willow Ln and Southridge Dr, at manhole ID 2001180. This increases to two and three overflows in the future 2026 and 2031 scenarios respectively.

The table below summarises the uncontrolled overflows predicted in PWWF conditions.

Table 5.2: Ohakune predicted uncontrolled overflow daily volume.

Issue area ID	Manhole ID	Daily volume spilled (m ³)		
		2021	2026	2031
PWWF1	2001180	5	135	190
PWWF1	2000757	-	8	93
PWWF2	2001867	-	-	430
	Comments	No overflow observed by Veolia; the PWWF is likely to be overly conservative.		

Several pipelines are also unable to pass the peak wet weather design flow without surcharging and three locations have been identified with insufficient capacity, as summarised in Table 5.3 below. However, please note the issue areas mentioned are only indicative and need to be confirmed with the system performance of the calibrated model.

Table 5.3: PWWF static capacity assessment – pipelines with insufficient capacity

Issue area ID	Location	2021	2026	2031	Comments
PWWF1	Miro St	√	√	√	Surcharge creating overflow(s) within a secondary branch on Southridge Dr. ~300m of Ø150mm pipe to upgrade.
PDWF1	Downstream of Snowmass Rd PS	√	√	√	Surcharge due to the pump rate implemented, which might be overestimated.
PWWF2	Bottom of Tikouka PI and Tay St	√	√	√	300m of the Ø250mm pipeline and ~300m of the Ø300mm pipeline for the 2031 scenario.
PWWF3	Burns St	Only DS ¹	Only DS	√	Main surcharge just upstream of the WWTP – to be confirmed by the system performance of the calibrated model as the static approach is conservative for the downstream parts of the system.

¹ DS: Downstream

5.3 Recommendations

The key recommendations are summarised below.

- Confirm Snowmass Rd pump station capacity with a drawdown test.
- Confirm the depth of manhole ID 2001180 and the gradients of the upstream and downstream pipes.
- Survey the pipelines predicted to be surcharged during PDWF conditions to confirm the gradient and capacity.

The upgrades mentioned in the PWWF capacity assessment are only indicative and need to be confirmed with the system performance of the calibrated model.

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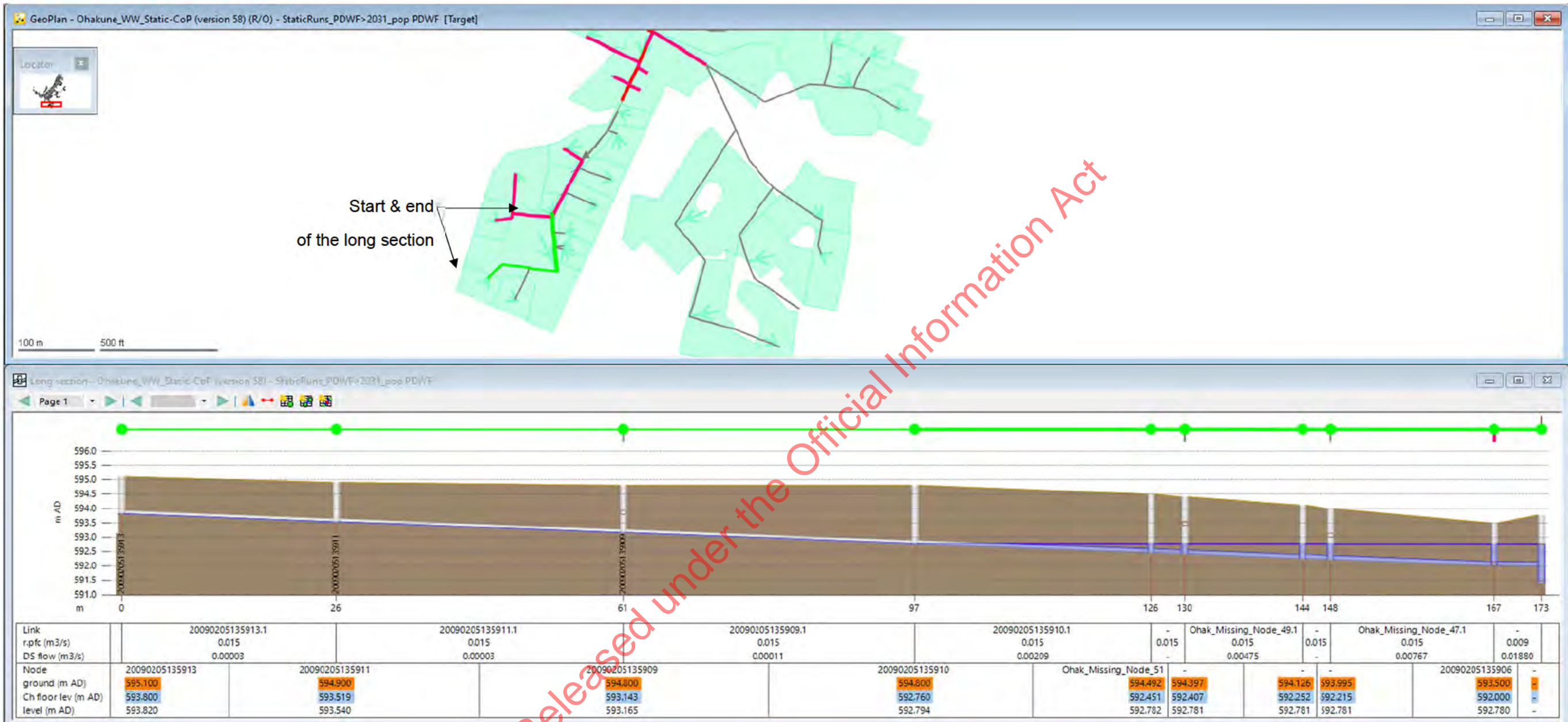
Appendices

- | | | |
|----|---|----|
| A. | Long sections – 2031 peak population – PDWF results | 15 |
| B. | Long sections – 2031 peak population – PWWF results | 19 |

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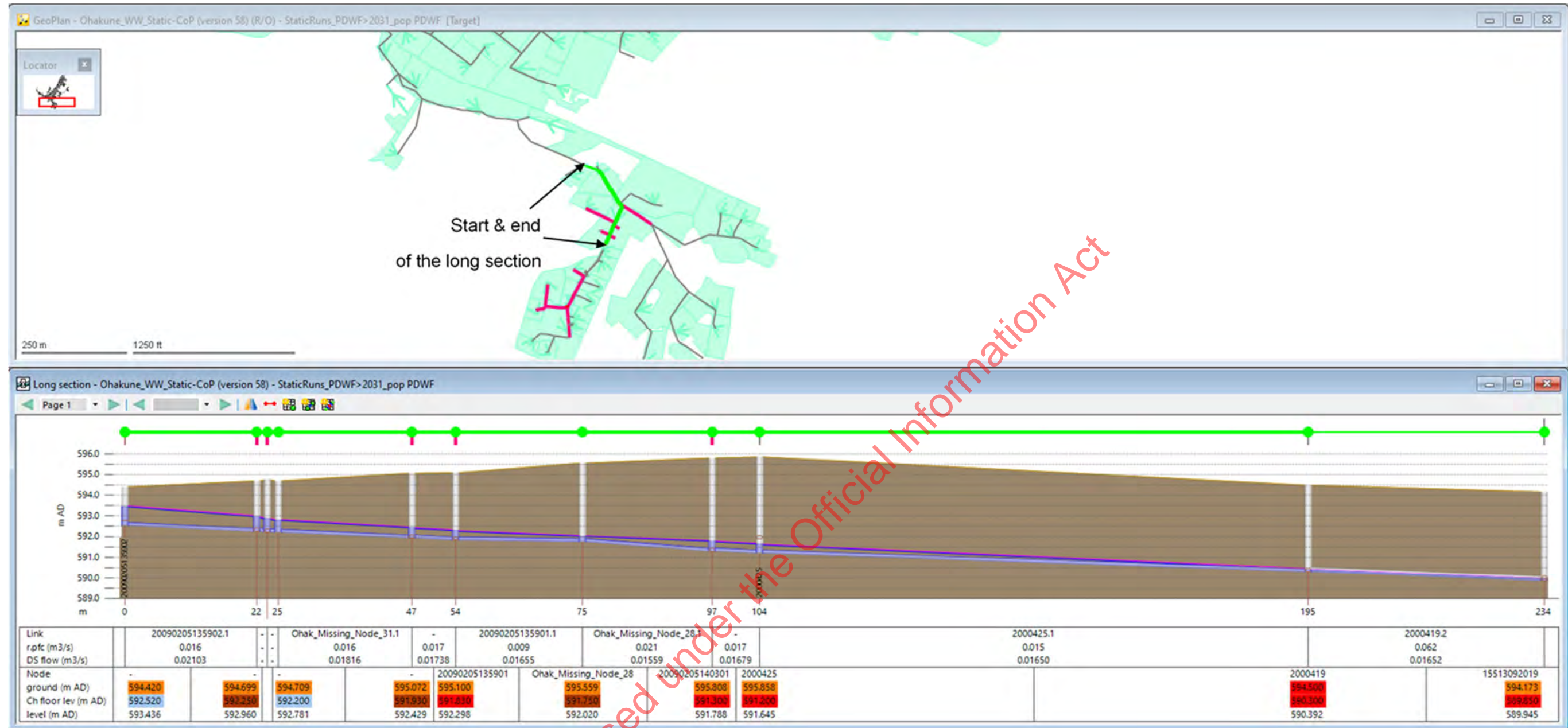
A. Long sections – 2031 peak population – PDWF results

A.1 Upstream of Snowmass Rd PS



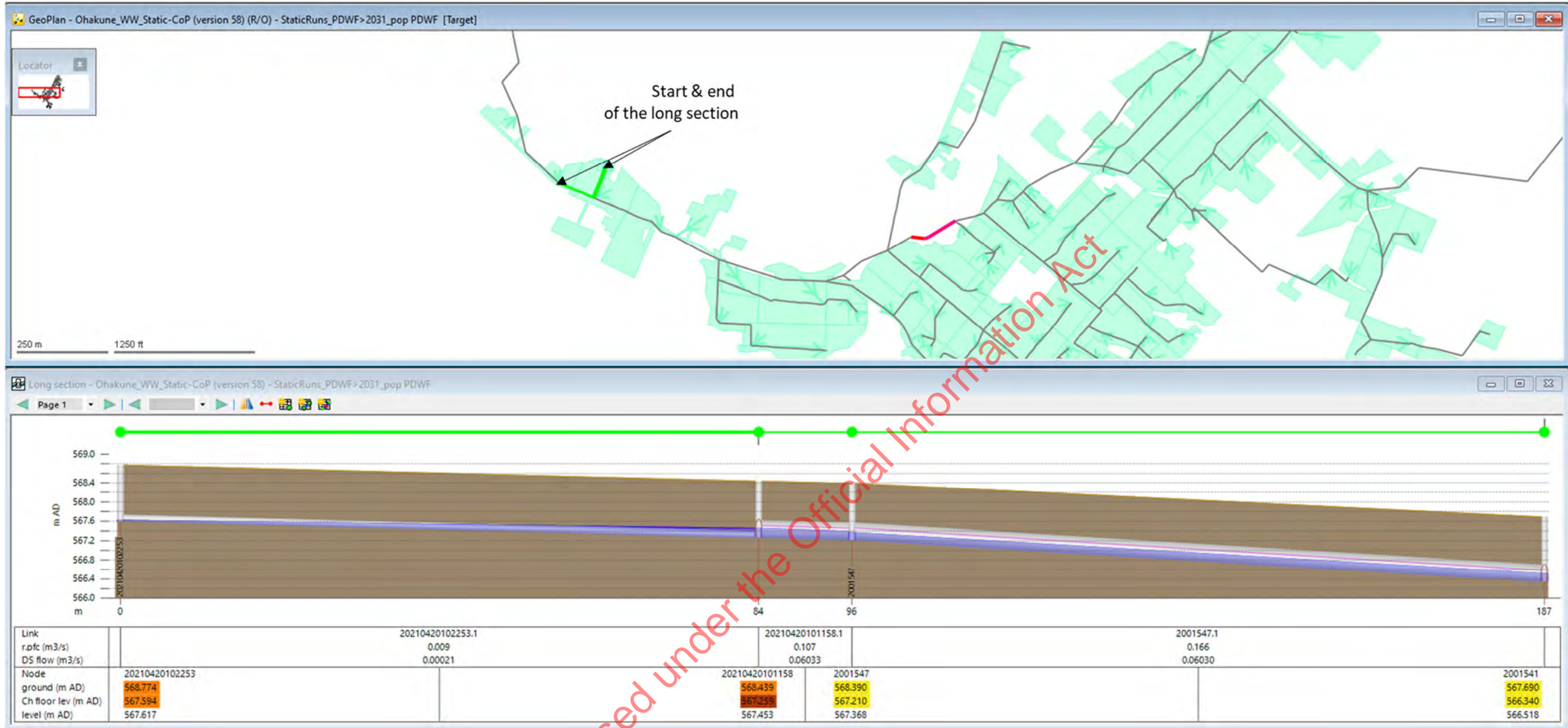
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A.2 Downstream of Snowmass Rd PS



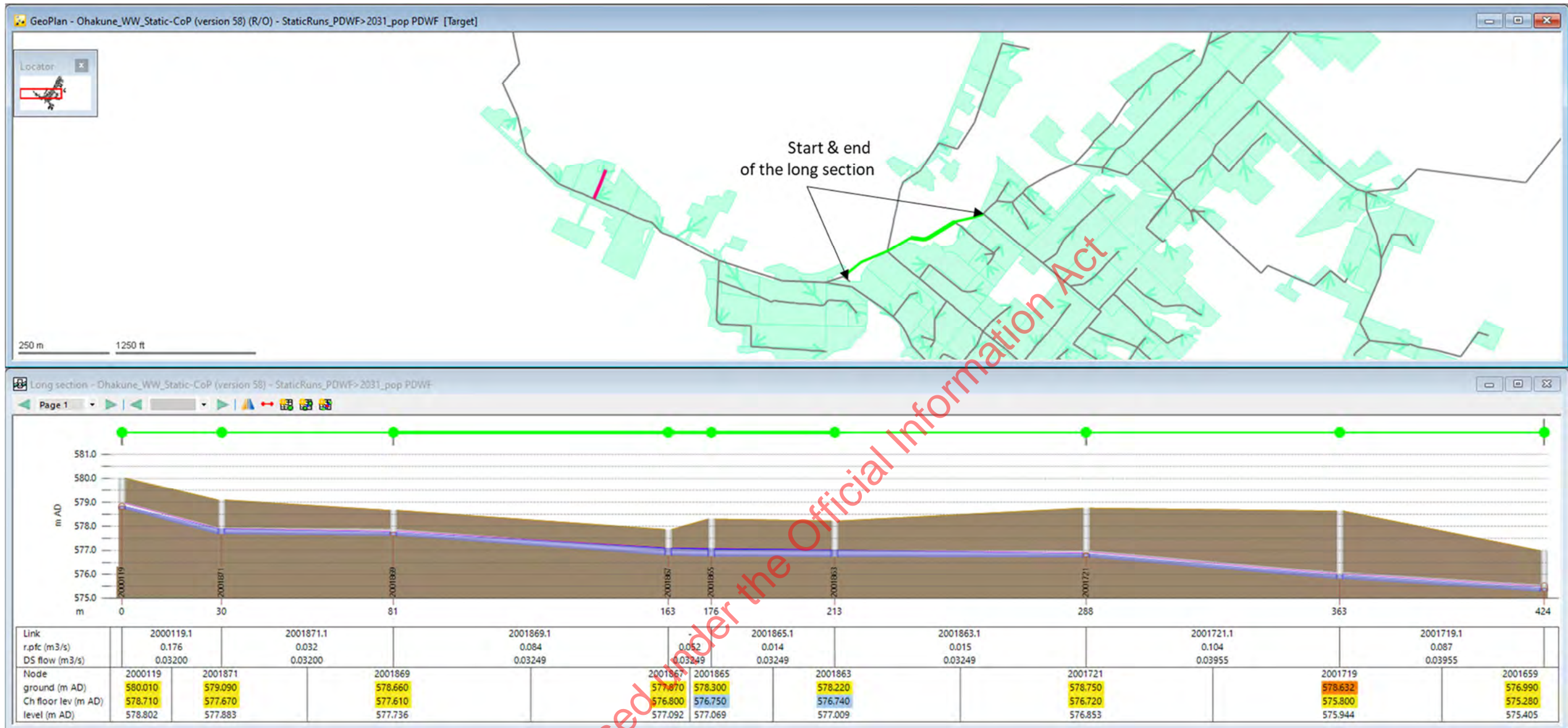
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A.3 Burns St



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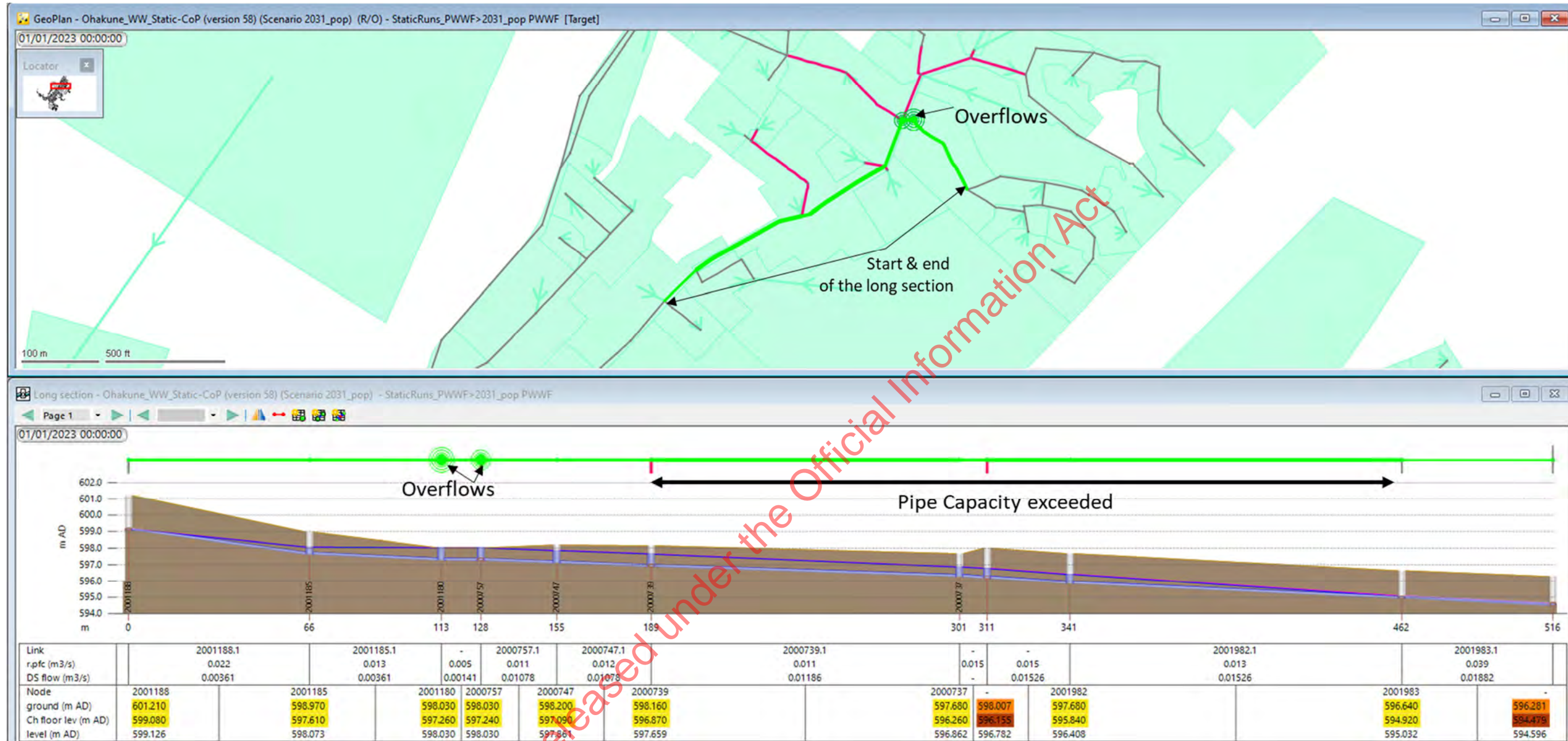
A.4 Vicinity of Ayr St and Rata St



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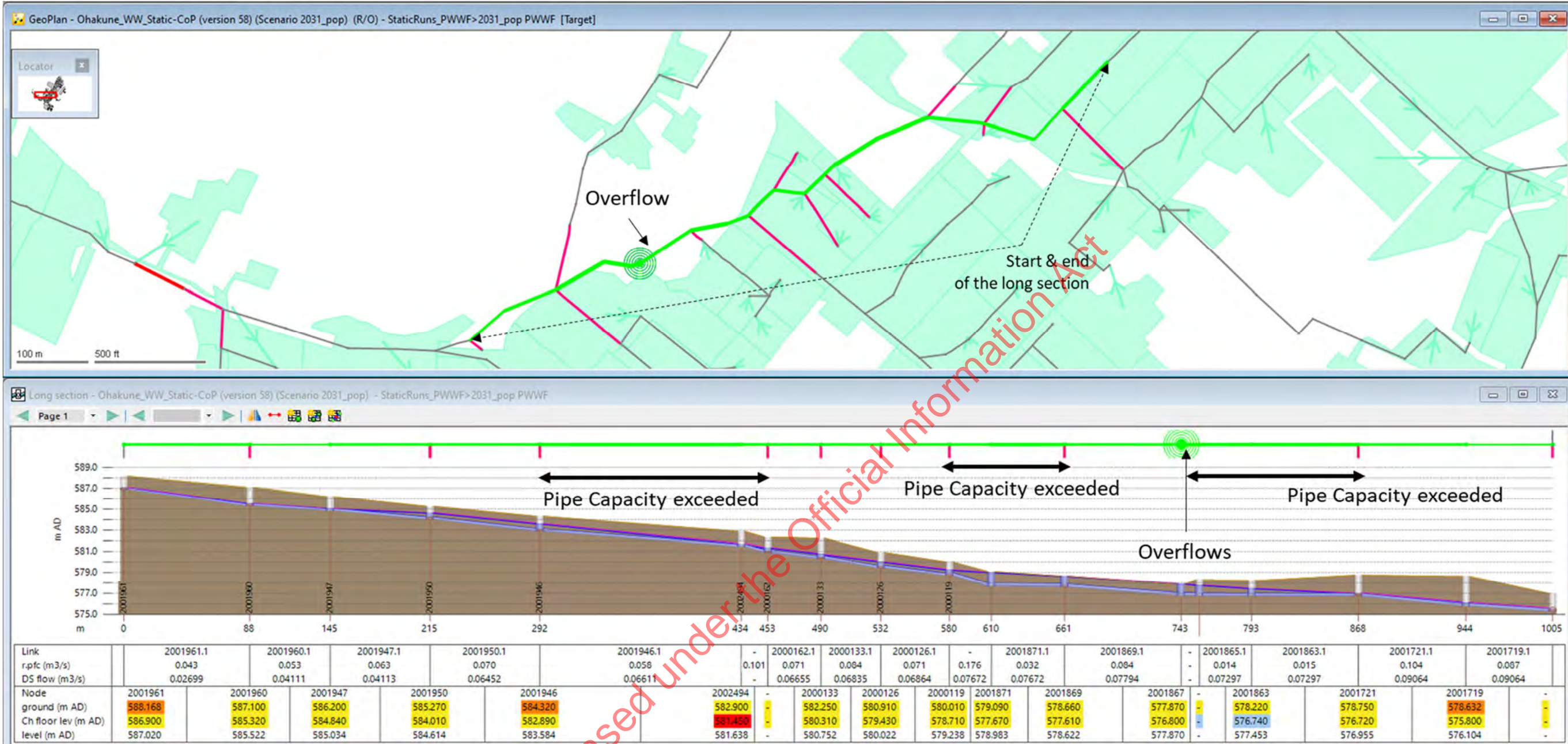
B. Long sections – 2031 peak population – PWWF results

B.1 Miro St



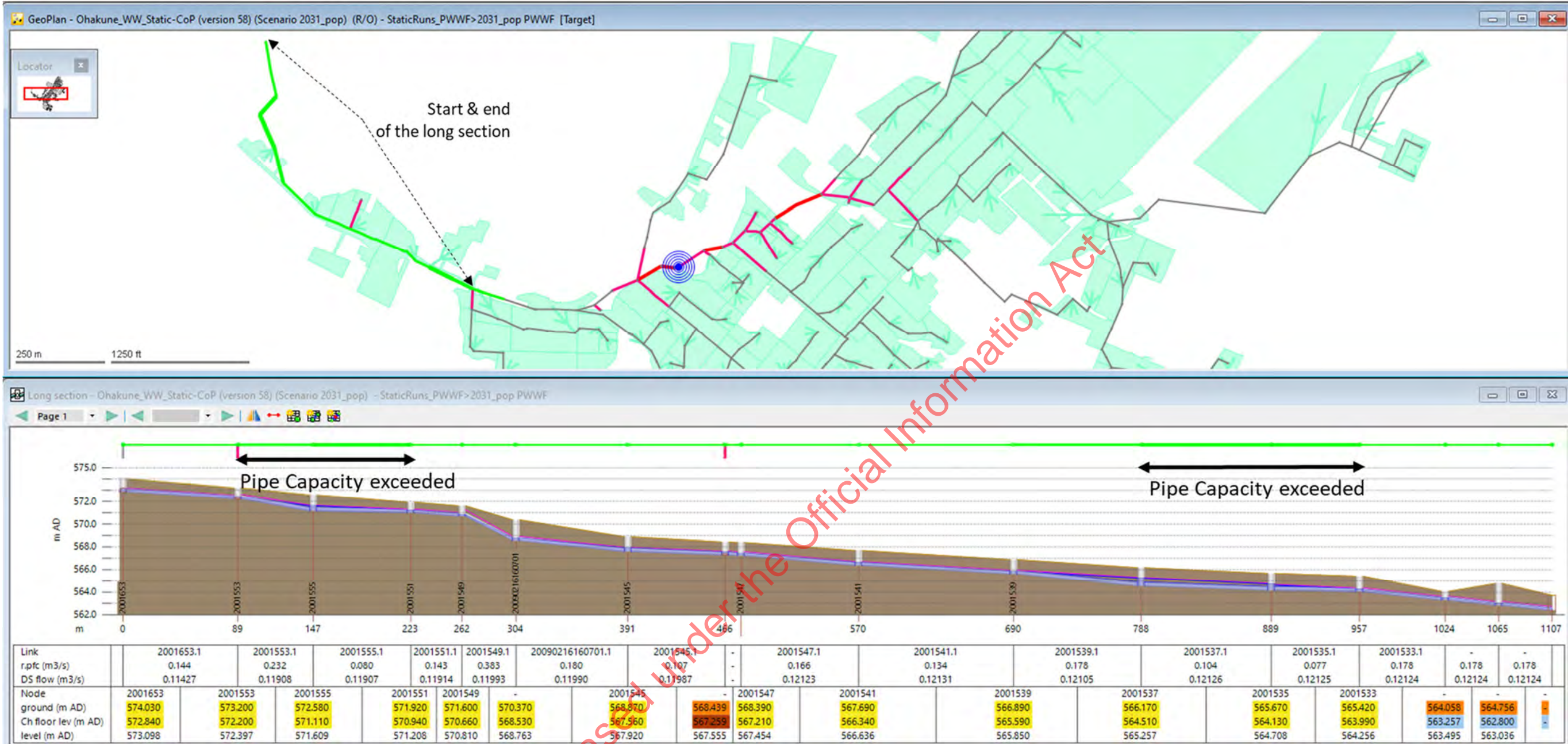
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B.2 Bottom of Tikouka PI and Tay St



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B.3 Burns St



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Map: Services Ohakune | Teitei Drive vicinity

Key:

Blue lines are water services




Blue dots are Tobys (water connection point at boundary of property – where RDC service stop and the owner’s plumbing begins)


Green dot is an END CAP

Square with H is a Hydrant

Blue Diamond – metered Connection



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 RE: Teitei Dive Infrastructure services

Sent: 12 December 2022 9:21 PM

From: Colleen McCorkindale

To: Vini Dutra;

 2 Attachments

 image002.jpg (67 KB);  image003.png (2 KB);

Message

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Thank you Vini – much appreciated.

C

From: Vini Dutra <Vini.Dutra@ruapehudc.govt.nz>
Sent: Monday, 12 December 2022 5:02 PM
To: Ree Anderson <ree@reeanderson.co.nz>; Hayden Potaka <Hayden.Potaka@kaingaora.govt.nz>; Colleen McCorkindale <Colleen.McCorkindale@kaingaora.govt.nz>; Giles Tait <Giles.Tait@kaingaora.govt.nz>; Ewen Skinner | Morrison Low <e.skinner@morrisonlow.com>; Rina Hepi <Rina.Hepi@ruapehudc.govt.nz>; Stuart Watson <Stuart.Watson@ruapehudc.govt.nz>; Helen Leahy <helen@ngatirangi.com>; Paki Maaka <Paki.Maaka@kaingaora.govt.nz>; Cynthia Ward <Cynthia.Ward@kaingaora.govt.nz>
Cc: Graeme Broderick <Graeme.Broderick@kaingaora.govt.nz>
Subject: RE: Teitei Dive Infrastructure services

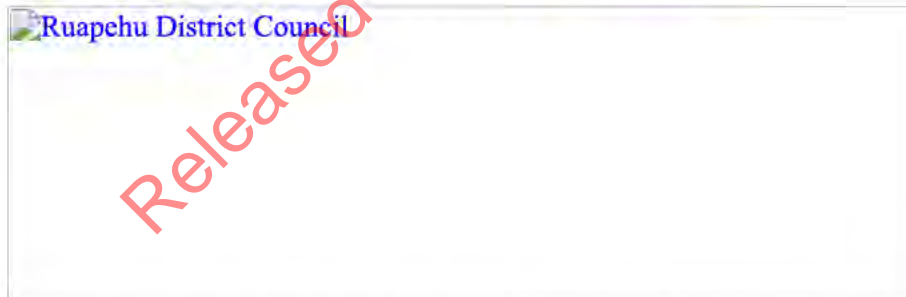
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Dear all
 Thanks for your time today,
 I would like to share the static capacity report from the Ohakune Wastewater Network Modelling project.
 Please see attached.
 Colleen, feel free to ask me directly any further questions you may have.
 Thanks.

 Vini Dutra
 Executive Manager Infrastructure
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)
 email: Vini.Dutra@ruapehudc.govt.nz | RDC website: www.ruapenudc.govt.nz



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From: Ree Anderson <ree@reeanderson.co.nz>
Sent: Monday, 12 December 2022 2:35 pm
To: Hayden Potaka <Hayden.Potaka@kaingaora.govt.nz>; Colleen McCorkindale <colleen.mccorkindale@kaingaora.govt.nz>; Giles Tait <Giles.Tait@kaingaora.govt.nz>; Ewen Skinner | Morrison Low <e.skinner@morrisonlow.com>; Vini Dutra <Vini.Dutra@ruapehudc.govt.nz>; Rina Hepi <Rina.Hepi@ruapehudc.govt.nz>; Stuart Watson <Stuart.Watson@ruapehudc.govt.nz>; Helen Leahy <helen@ngatirangi.com>; Paki Maaka <paki.maaka@kaingaora.govt.nz>; Cynthia Ward

<Cynthia.Ward@kaingaora.govt.nz>

Cc: Graeme Broderick <Graeme.Broderick@kaingaora.govt.nz>

Subject: Teitei Dive Infrastructure services

Kia ora koutou

Stuart Watson from RDC has provided the attached maps of infrastructure services for Teitei Drive as requested - he and Giles also walked over the site this morning.

The red lines on the Map are the Wastewater Services. The bulk WW pipe currently stops at Unit 2 Number 4 Teitei Drive.

The Blue lines are the Water Services. I understand the bulk Water line stops at the children's playground.




The wiggly orange line is a contour line.


Start will be at the meeting this afternoon and can speak to the maps.

"See you" soon.

Kind regards, Ree

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 RE: Ecologist for Teitei Drive

Sent: 15 December 2022 8:56 AM

From: Stuart Watson

To: Giles Tait;

 2 Attachments

 image001.jpg (6 KB);  imagea89420.JPG (67 KB);

Message

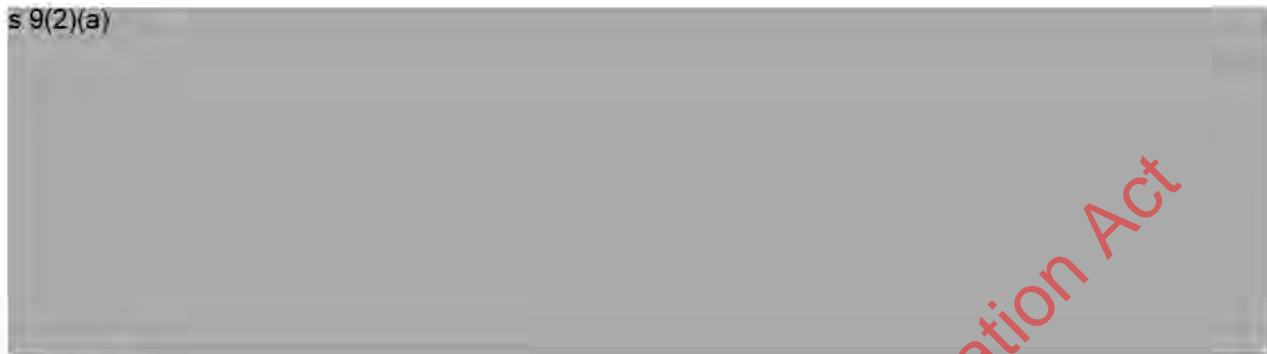
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Hi

s 9(2)(a)



thanks

Stuart Watson
Manager 3 Waters
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)
email: Stuart.Watson@ruapehudc.govt.nz | RDC website: www.ruapehudc.govt.nz

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From: Giles Tait <Giles.Tait@kaingaora.govt.nz>
Sent: Wednesday, 14 December 2022 3:39 pm
To: Stuart Watson <Stuart.Watson@ruapehudc.govt.nz>
Subject: Ecologist for Teitei Drive

Hi Stuart,

Thanks for your time on Monday including the afterhours in Taumarunui.

One question I need to follow up with you was the name and contact details for the ecologist you mentioned, s 9(2)(a)

Thank you and kind regards

Giles

Giles Tait

Senior Development Manager - Greenfield & Complex
Urban Development and Delivery

Mobile: s 9(2)(a)




Email: giles.tait@kaingaora.govt.nz

Catalina Workshops, 3 Boundary Road, Hobsonville, Auckland 0616
Kāinga Ora - Homes and Communities
PO BOX 84143 Westgate, Auckland 0616 | New Zealand Government | www.kaingaora.govt.nz

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 RE: Minutes - Teitei Dr Hui 12/12/22

Sent: 15 December 2022 12:11 PM

From: Vini Dutra

To: Nick Harrison;

 2 Attachments

 image001.jpg (67 KB);  image002.jpg (12 KB);

Message

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Same to you!

From: Nick Harrison <Nick.Harrison@kaingaora.govt.nz>
Sent: Thursday, 15 December 2022 11:53 am
To: Vini Dutra <Vini.Dutra@ruapehudc.govt.nz>
Subject: RE: Minutes - Teitei Dr Hui 12/12/22

Hi Vini,

Ah thank you so much, I will update accordingly.

Have a good break,

Nick

From: Vini Dutra <Vini.Dutra@ruapehudc.govt.nz>
Sent: Thursday, 15 December 2022 11:30 AM
To: Nick Harrison <Nick.Harrison@kaingaora.govt.nz>
Subject: RE: Minutes - Teitei Dr Hui 12/12/22

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Hi Nick

Thanks for that.

Just a correction, Rina's job title: Manager Community & Recreational Facilities

Happy with all notes, thank you.

Vini Dutra
Executive Manager Infrastructure
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)
email: Vini.Dutra@ruapehudc.govt.nz | RDC website: www.ruapehudc.govt.nz

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From: Nick Harrison <Nick.Harrison@kaingaora.govt.nz>
Sent: Wednesday, 14 December 2022 5:08 pm
To: Colleen McCorkindale <Colleen.McCorkindale@kaingaora.govt.nz>; Cynthia Ward <Cynthia.Ward@kaingaora.govt.nz>; Hayden Potaka <Hayden.Potaka@kaingaora.govt.nz>; Giles Tait <Giles.Tait@kaingaora.govt.nz>; Ewen Skinner | Morrison Low <e.skinner@morrisonlow.com>; Vini Dutra <Vini.Dutra@ruapehudc.govt.nz>; Rina Hepi <Rina.Hepi@ruapehudc.govt.nz>; Ree Anderson <ree@reeanderson.co.nz>; Graeme Broderick <Graeme.Broderick@kaingaora.govt.nz>; Paki Maaka <Paki.Maaka@kaingaora.govt.nz>; Stuart Watson <Stuart.Watson@ruapehudc.govt.nz>; helen@ngatirangi.com
Cc: Karen Winchcombe <Karen.Winchcombe@kaingaora.govt.nz>
Subject: Minutes - Teitei Dr Hui 12/12/22

Kia ora koutou,

Please find attached the minutes for the hui held 12/12/22 for the Tei Tei Dr development, and below an brief action log.

If there are any amendments or additions you would like included, please let me know.

Action	Update	Closed
NH to book a masterplan project hui for early January 2023	Date TBC	N
VD to circulate additional info on the infrastructure uplift modelling.	Completed via email 12/12/22	Y
NH to book an initial project working group hui for late January; circulate a proposed standard agenda to be updated for each meeting.	Date TBC	N

Nga mihi nui,

Nick

Nick Harrison

Project Coordinator - Greenfields and Complex
 Greenfields and Complex Projects
 Urban Design and Development

Mobile: s 9(2)(a)

Email: nick.harrison@kaingaora.govt.nz

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Teitei Drive Hui #01

Date:	Monday 12/12/22	Time:	3:30pm-5:00pm	Venue:	Microsoft Teams
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Attendees	Initials	Role
Ruapehu District Council		
Stuart Watson	SW	Three Waters Manager
Rina Hepi	RH	Community Property Officer
Vini Dutra	VD	Executive Manager Infrastructure
Ngāti Rangi		
Helen Leahy	HL	CEO
Consultants		
Ree Anderson	RA	Spatial Planning
Ewen Skinner	ES	Civil Engineering
Kāinga Ora		
Graeme Broderick	GB	Regional Director
Hayden Potaka	HP	Principal Advisor – Te Kurutao
Cynthia Ward	CW	Principal Advisor – Development Strategy
Giles Tait	GT	Senior Development Manager
Paki Maaka	PM	Principal Urban Designer
Colleen McCorkindale	CM	Project Director
Nick Harrison	NH	Project Coordinator (Minutes)

Agenda	
Welcome and introductions	Hayden/Graeme
Current state of the project	Graeme/Giles/Colleen
Development Masterplan (attached)	Paki Maaka
Local infrastructure services and spatial plan	RDC
Ngāti Rangi participation	Helen
Next steps	Giles
Regular Project Team meetings	Colleen/Ree
Other Business	All
Meeting close	Hayden

Agenda Items and Minutes




Item	Particulars	Action	By
1	Welcomes and introductions		
1.1	HP opens with a karakia		
1.2	GB welcomes and opens the meeting with a round table of introductions, and outlines the agenda. Apologies from Rina Hepi, RDC.		
2	Current State of the project		
2.1	<p>CM gave a recap of the journey to date:</p> <ul style="list-style-type: none"> Nearing completion of the Sale and Development Agreement and CIP Funding agreement drafting and approvals. Due diligence to inform and advise the masterplan is underway. We are now entering into the implementation phase and have called this session as a meet and greet and to ensure all key representatives are engaged and ensure all parties are aligned in respect to project delivery. 	-	
2.2	GT noted the consultants were on site testing this morning.		
2.3	EW questioned the progress of the funding agreement, CM noted the funding is part of the development agreement and will be executed at the same time.		
3	Development Masterplan		
3.1	PM talked through the slides (attached), outlining the locational context of the site, reviewed the masterplan and explained the thought process involved in its development		
3.2	PM noted option one is designed to prioritise walking and connections to people through the development and to do this by restricting movement of vehicles.		
3.3	PM noted option two provides wide roads that will allow for wide footpaths and berms, and further car connections through the site.		
3.4	HL noted Ngāti Rangī's concern with the capabilities of the wastewater infrastructure, which will be discussed further in later in the agenda. PM noted option one design allows for utilisation of natural storm water management with increased rain gardens and green corridors.		
3.5	<p>RA commented on previous feedback expressing RDCs preference for option two, noted preference to have a road fronting the green spaces rather than houses to avoid the privatisation of the public green spaces. Noted the upkeep of the green space along the JOAL would need to be managed centrally rather than reliant on individual households to manage.</p> <p>Noted the existing connections to the Carrot playground would be well utilised, and considerations such as connections through to the college would be well supported.</p>		
3.6	CM noted the iterative approach to developing the masterplan that has taken place, and that with the signing of the development agreement this will be able to progress further.		
3.7	CW suggested an option to add boardwalk and car parking to some removed lots in order to better create a public realm.		
3.8	<p>CM proposed a hui is booked for early 2023 to investigate and explore the masterplan.</p> <p>ACTION: NH to book a masterplan next project hui for early January 2023.</p>	AP1	NH
4	Local infrastructure services and spatial plan		
4.1	<p>GT noted there is a watercourse running along the rugby field boundary, which will be further explored in the findings of the hydrology report.</p> <p>Noted that development programme will require the proposed infrastructure</p>		


	works/upgrades to be in place in circa 18 months times.		
4.2	<p>VD updated on the capacity for the 3 waters services. Waste water network modelling has been completed and identified 5 chokepoints which will need an increase in pipe diameter to accommodate the increased load on the system to enable the development. The 5 chokepoints will be addressed in the coming financial year with the contractor resource already booked to deliver the work, working out from the pump station. There is one chokepoint between the site and the pump station on BurnsSt which is the first works scheduled to be undertaken, at which point the site will have sufficient capacity. CM asked what the uplift was modelled on, VD agreed to circulate modelling after the meeting.</p> <p>ACTION: VD to circulate additional info on the infrastructure uplift modelling.</p>	AP2	Completed via email 12/12/22
4.3	VD noted when the raw water quality degrades it is difficult to achieve water drinking standards. Outlined improvements, highlighting that the issue is the treatment process, and that it is difficult to provide the reservoirs with the flow rate to top them back up after draining them at peak flow. The water treatment plant upgrade will be completed by June 30 th 2023 as included in current financial year budget, which will allow the plant to provide enough water during peak demand.		
4.4	VD noted the waste water treatment plant is an old oxidation based treatment system that allowed for limited ability to either ramp up or down the treatment process as required. Several upgrades have occurred to increase the efficiency of the plant.		
4.5	HL questioned what assurances there are around managing the water quality, given the current heavy rain weather, until the new water treatment is online. SW noted the school holidays is the only time the system is at risk of heavy rain weather events due to the large increase in population and as such overall load on the network. Noted works are underway to find and repair leaks in the water system alongside the upgrade works.		
5	Ngāti Rangī participation		
5.1	HL noted an issues around the relationships relates to capacity, highlighting only having one representative present at this meeting. Noted s 9(2)(a) will be working on the masterplan for Ngāti Rangī.		
5.2	<p>HL noted the concerns raised as an iwi organization are driven by two key considerations:</p> <p>a) environmental concerns i.e.: waste water, infrastructure capacity, drinking water quality, and</p> <p>b) housing need, noting that there are whanau in the area struggling, and Ngāti Rangī are required to liaise with agencies to turn electricity back on or undertake minor repairs. s 9(2)(ba)(i)</p>		
5.3	HL noted Ngāti Rangī had agreed to support the development given the intentions outlined in the partnership agreements, which GB had been very open about, and noted Ngāti Rangī are looking to engage with RDC on the same level. HL will continue to work on advocating for priority placement. The statement and performance expectations from Kāinga Ora regarding Maori partnership give Ngāti Rangī hope on what the partnership relationship can look like.		

	GB noted his team had received and were reviewing the partnership agreement sent through from Ngāti Rangī.		
6	Next steps		
6.1	GT noted his focus will be on the subdivision, the roads, the walking network, and getting the land build ready. Next steps will involve contracting consultants that are still needed. Noted the contamination report has come back from the detailed site investigation showing no contamination. Chiels is contracted to provide geotechnical, surveying and hydrology reports. GT will be engaging a traffic engineer and a planner, and commissioning an ecology report.		
6.2	GT noted it will be important to stage the infrastructure and clearly define and prioritise what is required to enable to 44 homes planned for Stage 1. Investment will facilitate the build of stage on, ensure trunk infrastructure is suitable for proposed future housing numbers and invest in future stages where possible.		
6.3	ES queried who will be delivering the civils works for the site, GT noted Chiels is currently engaged for preliminary investigations only, however there is an expectation they will carry on to detailed engineering design. ES noted the intention to build as much infrastructure as practical, GT confirmed the infrastructure works would be undertaken to accommodate the full site rather than just the Stage 1 houses.		
6.4	CW questioned the intersection discussion with Waka Kotahi and adjustments to the speed. VD noted RDC is currently working with Waka Kotahi on a speed management plan and is happy to introduce this into the discussion.		
6.5	<p>CM summarized that the next 12 months will see:</p> <ul style="list-style-type: none"> • completion of due diligence, and the masterplan design to allow for the CIP trigger date of December 2023. • Noted that in order to meet the CIP funding obligations, there is a need to explore the training/capacity building opportunities with RDC and identify what resources need to be included at which point in the process. • Community engagement work to coordinate between Kāinga Ora/RDC/Ngāti Rangī to inform and engage the wider Ohakune community. • Kāinga Ora internal approvals process including business case development <p>CM confirmed the infrastructure will be built to enable future demand as well as Stage 1.</p>		
6.6	RA questioned how the consultant team will work with the RDC regulatory team, key to ensure the regulatory team is happy with how the planning is developing. GT noted a planner will be a lead consultant on the project, and will be looking to get them on board ready to go in the new year. The planner will help manage the process and aid the coordination with council.		
7	Regular Project Team meetings		
7.1	<p>CM noted over the course of the year there will be different focusses at different times that will see different personnel required/interested at any given meeting. Tabled a monthly project working meeting with representatives from each organization, with an agenda to be submitted a week in advance to allow for bringing in key people or apologies if not required.</p> <p>ACTION: NH to book an initial meeting booked for late January; circulate a proposed standard agenda to be updated for each meeting.</p> <p>RA supported this proposal, with VD, RH, and RA as likely attendees.</p>	AP3	NH
7.2	CM noted a programme timeline would be compiled to give a steer on what to expect over the year. Meetings will be included in project execution plan, however		

	highlighted there is no need to leave issues or questions to the monthly meetings, instead encouraging the partnership arrangement and consistent communications.		
8	Other Business		
8.1	No items raised.		
9	Meeting close		
9.1	GB thanked all for their attendance and the korero. HP closed the hui with a karakia.		
10	Meeting close 4:44pm, next meeting to be booked for January 2023, time TBC.		

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 FW: Teitei Drive - Sale and Development Agreement











Sent: 16 December 2022 4:17 PM

From: Clive Manley

To: Marin Surgenor;

CC: Graeme Broderick; Karen Winchcombe; Hayden Potaka; Rachael Hurzeler; Colleen McIsaac; Giles Tait; Ree Anderson; Avane@lepine.co.nz; Aaron Pendergrast; Vini Dutra;

 10 Attachments

 image005.png (2 KB);  image008.jpg (6 KB);  image009.jpg (6 KB);  image010.jpg (6 KB);  image4b0878.JPG (67 KB);  Ruapehu District Council and Kāinga Ora - Sale and Development Agreement 14-12-22.docx (239 KB);  Amended ADLS terms (11th Ed) (3).pdf (574 KB);  Tei Tei Dr Ohakune KOHC UPD Proposal of Services 20May2022 (002).pdf (518 KB);  No Objection Covenant - Teitei Drive.docx (30 KB);  Licence (Preliminary and Infrastructure Works).docx (71 KB);

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Hi Marin,

I have included our comments on the documents you sent us thanks.

Regards
Clive

From: Alan Vane <avane@lepine.co.nz>
Sent: Friday, 16 December 2022 3:36 pm
To: Clive Manley <Clive.Manley@ruapehudc.govt.nz>
Cc: Ree Anderson <ree@reeanderson.co.nz>; Vini Dutra <Vini.Dutra@ruapehudc.govt.nz>; Aaron Pendergrast <AaronP@ruapehudc.govt.nz>
Subject: Sale and Development Agreement - Tei Tei Drive Ohakune.

Good afternoon Clive and thank you for your e-mail dated 14 December 2022 attaching for recommendation a revised draft of the proposed Sale and Development Agreement and Schedules for Tei Tei Drive, Ohakune.

Because of time constraints so close to Christmas, similarly to Ree Anderson's e-mail dated today timed at 11:00 AM, I have made the assumption that Councils previous comments on the prior drafts remain incorporated in the latest version (to the extent that those comments were agreed to) and that the matters we raised for Councils consideration and/ or decision in our letters to Council dated 5 July 2022 and 4 August 2022 have been resolved to the Council's satisfaction.

I have therefore confined my review to the changes marked up in the latest revision.

The comments I have on the latest revision are largely the same as those in Ree Anderson's e-mail today timed at 11:00 AM, with respect to which I make the following observations:

Comment 1 - the DPM

- Ree's suggested addition to Cl.4.2 (f) is only necessary if there is a Project Working Group, which is separate from the DPM. As Ree points out, the Sale and Development Agreement does not provide for a Project Working Group separate from the DPM.
- In my view, if both have one and the same or similar functions, better to have one, the DPM, rather than two entities.
- If that is agreed, and to cover the point that Ree makes about the Council ensuring it has independent advice without having to get other parties approval to it, then an amendment could be made along the following lines:

"... provided that in all events, the Council may appoint two external consultants to represents it on the DPM, the reasonable and actual costs of which are to be reimbursed from CIP funding"

Comment 2 - no objection covenant

- I agree with what Ree says and suggest that the point be dealt with by the addition of a new covenant 8 to the Covenant Instrument stating:

" 8. Notwithstanding anything to the contrary in this Covenant Instrument:

a. The Covenantor,, if the Ruapehu District Council or its local government successor, must comply

with its duties and exercise the rights conferred on it by the Local Government Act 2002, the Resource Management Act 1991, and any other enactment; and
b. Nothing in this Covenant Instrument shall be taken as preventing the Covenantor, if the Ruapehu District Council or its local government successor, from exercising its regulatory functions”.

Comment 3 - Master encumbrance

- I agree that Council should require it
- Council's agreement is with HNZB/Kaianga Ora, not the third parties, who it will not have rights against (although Kaianga Ora will);
- having a direct encumbrance with HNZB/Kaianga Ora provides for contractual rights against HNZB/Kaianga Ora , and that is recommended.

Additional comment- ADLS General Terms of Sale

The only other observation I have is that I still consider there is merit in adding into the ADLS General Terms of Sale a catchall clause - as clause 1.1 (39) as follows:

‘(39) Words which are used in these Amended ADLS Terms which are not defined in this paragraph 1.1 Definitions, shall, unless the context otherwise requires, have the meaning ascribed to those words in clause 1.1 of the Sale and Development Agreement’

That is because terms are used in the ADLS form which are defined in the Sale and Development Agreement, but not in the ADLS Terms EG Specific Terms 1.4 (4), Occupation Date 3.3, and Working Day 1.1 (38]

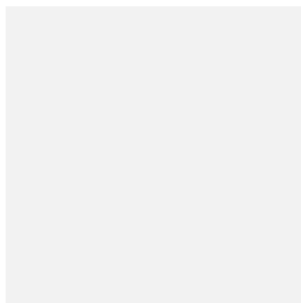
Kind regards

Ngā mihi

Alan Vane
Special Counsel

Clive Manley
Chief Executive
Ruapehu District Council

Ruapehu District Council | Private Bag 1001 | Taumarunui 3946 | New Zealand
Phone: 07 895 8188 eS 9(2) | Fax: 07 895 3256 | Mobile: S 9(2)(a)
email: Clive.Manley@ruapehudc.govt.nz | RDC website: www.ruapehudc.govt.nz



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From: Marin Surgenor <Marin.Surgenor@kaingaora.govt.nz>
Sent: Wednesday, 14 December 2022 12:01 pm
To: Clive Manley <Clive.Manley@ruapehudc.govt.nz>
Cc: Graeme Broderick <Graeme.Broderick@kaingaora.govt.nz>; Karen Winchcombe <Karen.Winchcombe@kaingaora.govt.nz>; Hayden Potaka <Hayden.Potaka@kaingaora.govt.nz>; Rachael Hurzeler <Rachael.Hurzeler@kaingaora.govt.nz>; Giles Tait <Giles.Tait@kaingaora.govt.nz>; Colleen McCorkindale <Colleen.McCorkindale@kaingaora.govt.nz>
Subject: RE: Teitei Drive - Sale and Development Agreement

Dear Clive

We are progressing towards the finalisation of the Sale and Development Agreement for Teitei Drive.

Since our last update below, the following substantive amendments have been made to the agreement (see **attached** the tracked version):

- Confirmed the relevant milestone and condition dates in the Specific Terms, which we confirm align with the requirements of the CIP Funding Agreement (where applicable);
- Added a new mechanism for the Development Partner Meetings to discuss and agree upon the most cost-effective use of the CIP Funding, including in relation to the engagement of external consultants by the DPM members; and
- Clarified that the reimbursement of external consultants from the CIP Funding will be on the basis of actual and reasonable costs and provided that the DPM members have mutually agreed to the engagement of the relevant external consultant.

There are a few remaining action-points for RDC to complete before this agreement can be finalised for execution:

- Review the drafting of the above changes and let us know if you have any questions about them;
- Confirm whether RDC requires the Council Approval Condition shown in the Specific Terms – i.e., will RDC need to obtain any further internal approvals once the agreement is signed?; and
- Confirm whether RDC requires a Master Encumbrance to be registered on the Super Lot to secure performance by Kāinga Ora of the outcomes in the agreement – please refer to our comment balloon on page 14. Essentially, we see the encumbrance as a tool designed to secure delivery of construction of the homes, and this might be better used in the future agreements between Kāinga Ora and its build-partners, rather than in this agreement (which might lead to a 'double-up') in encumbrances on the title.

We also take this opportunity to **attach** the schedules that will be attached to the agreement (all to be compiled together into one PDF for the execution copy):

1. Amended ADLS Terms;
2. Urban Planning and Design Services;
3. No Objection Covenant; and
4. Access Licence.

If the Master Encumbrance is required by RDC, it will be added to the list of schedules.

We look forward to receiving your feedback on the above.

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

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

From: Marin Surgenor
Sent: Wednesday, 19 October 2022 1:46 PM
To: Helen Leahy <helen@ngatirangi.com>
Cc: Graeme Broderick <Graeme.Broderick@kaingaora.govt.nz>; Karen Winchcombe <Karen.Winchcombe@kaingaora.govt.nz>; Russell Allen <russell.allen@kaingaora.govt.nz>; Hayden Potaka <Hayden.Potaka@kaingaora.govt.nz>; Rachael Hurzeler <Rachael.Hurzeler@kaingaora.govt.nz>; Rogier <Rogier@koau.co.nz>; Deana Wilson <Deana.Wilson@ngatirangi.com>; Clive Manley <Clive.Manley@ruapehudc.govt.nz>
Subject: RE: Teitei Drive - Sale and Development Agreement

Hi Helen

Further to our hui with Ngāti Rangī 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 Rangī (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 Rangī values" in relation to the Project Objectives; and
4. Removed reference to Ngāti Rangī 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 Rangī.

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

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PO Box 2628, Wellington 6140 | New Zealand Government | 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>; Deana Wilson 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 <Hayden.Potaka@kaingaora.govt.nz>; Rachael Hurzeler <Rachael.Hurzeler@kaingaora.govt.nz>; Clive Manley <Clive.Manley@ruapehudc.govt.nz>; s 9(2)(a)

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 Rangi.

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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:	20 May 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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 FW: Teitei Drive - Sale and Development Agreement










Sent: 20 December 2022 9:32 AM

From: Graeme Broderick

To: Clive Manley;

CC: Karen Winchcombe; Hayden Potaka; Rachael Hurzeler; Colleen McCorkindale; Giles Tait; Ree Anderson; Avane@lepine.co.nz; Aaron Pendergrast; Vini Dutra; Marin Surgenor; Cynthia Ward; Renee Regal;

 9 Attachments

 image003.jpg (67 KB);  image009.png (2 KB);  Master Encumbrance - Teitei Drive.docx (45 KB);  Ruapehu District Council and Kāinga Ora - Sale and Development Agreement - FINAL.pdf (3 MB);  image002.jpg (5 KB);  image005.png (24 KB);  image010.jpg (3 KB);  image012.jpg (3 KB);  image013.jpg (3 KB);

Message

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Mōrena Clive,

Thank you for your further comments on the Sale and Development Agreement.

Our legal team has reviewed these comments and implemented the desired changes into the agreement. Please note the following:

1. Clause 4.2(f) has been updated as requested below;
2. The No Objection Covenant has also been updated as requested below;
3. The Master Encumbrance for Teitei Drive is attached for your review. We confirm that the form of this encumbrance is the same as used by Kāinga Ora with its build-partners for the sale of super lots. We do not envisage using a more bespoke form for Teitei Drive, however the instrument includes the same proviso added to the No Objection Covenant as requested below;
4. We have added a new clause 1.3 to the agreement to clarify the way definitions carry-through to the ADLS Amended Terms.

In regard to Ree's recent email with reference to the Project Working Group and Development Partner Meetings (DPM), we confirm that the DPM is supposed to be both a governance body as well as a forum for project-level matters, including the master plan and infrastructure works. There is no harm in the parties establishing a 'Project Working Group' outside of the agreement, however unless we can attribute specific contractual rights and responsibilities to the Project Working Group in the agreement, then we shouldn't need to add-in new clauses to the agreement to effect its creation. We believe that the various roles of the DPM listed in clause 4.2 indicate that the DPM alone is sufficient.

In expectation that these documents are now in order, we are pleased to provide a 'FINAL' copy of the agreement for execution. We will touch-base again shortly to establish which party is in a position to sign first.

Ngā mihi

Graeme

Graeme Broderick

Regional Director
Taranaki Whanganui Manawatu

Mobile: s 9(2)(a)
Email: graeme.broderick@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

From: Clive Manley <Clive.Manley@ruapehudc.govt.nz>
Sent: Friday, 16 December 2022 4:17 PM
To: Marin Surgenor <Marin.Surgenor@kaingaora.govt.nz>
Cc: Graeme Broderick <Graeme.Broderick@kaingaora.govt.nz>; Karen Winchcombe <Karen.Winchcombe@kaingaora.govt.nz>; Hayden Potaka <Hayden.Potaka@kaingaora.govt.nz>; Rachael Hurzeler <Rachael.Hurzeler@kaingaora.govt.nz>; Colleen McIsaac <Colleen.Mcisaac@ruapehudc.govt.nz>; Giles Tait <Giles.Tait@kaingaora.govt.nz>; Ree Anderson <ree@reeanderson.co.nz>; avane@lepine.co.nz;
 Aaron Pendergrast <AaronP@ruapehudc.govt.nz>; Vini Dutra <Vini.Dutra@ruapehudc.govt.nz>
Subject: FW: Teitei Drive - Sale and Development Agreement

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Hi Marin,

I have included our comments on the documents you sent us thanks.

Regards
 Clive

From: Alan Vane <avane@lepine.co.nz>
Sent: Friday, 16 December 2022 3:36 pm
To: Clive Manley <Clive.Manley@ruapehudc.govt.nz>
Cc: Ree Anderson <ree@reeanderson.co.nz>; Vini Dutra <Vini.Dutra@ruapehudc.govt.nz>; Aaron Pendergrast <AaronP@ruapehudc.govt.nz>
Subject: Sale and Development Agreement - Tei Tei Drive Ohakune.

Good afternoon Clive and thank you for your e-mail dated 14 December 2022 attaching for recommendation a revised draft of the proposed Sale and Development Agreement and Schedules for Tei Tei Drive, Ohakune.

Because of time constraints so close to Christmas, similarly to Ree Anderson's e-mail dated today timed at 11:00 AM, I have made the assumption that Councils previous comments on the prior drafts remain incorporated in the latest version (to the extent that those comments were agreed to) and that the matters we raised for Councils consideration and/ or decision in our letters to Council dated 5 July 2022 and 4 August 2022 have been resolved to the Council's satisfaction.

I have therefore confined my review to the changes marked up in the latest revision.

The comments I have on the latest revision are largely the same as those in Ree Anderson's e-mail today timed at 11:00 AM, with respect to which I make the following observations:

Comment 1 - the DPM

- Ree's suggested addition to Cl.4.2 (f) is only necessary if there is a Project Working Group, which is separate from the DPM. As Ree points out, the Sale and Development Agreement does not provide for a Project Working Group separate from the DPM.
- In my view, if both have one and the same or similar functions, better to have one, the DPM, rather than two entities.
- If that is agreed, and to cover the point that Ree makes about the Council ensuring it has independent advice without having to get other parties approval to it, then an amendment could be made along the following lines:

"... provided that in all events, the Council may appoint two external consultants to represents it on the DPM the reasonable and actual costs of which are to be reimbursed from CIP funding"

Comment 2 - no objection covenant

- I agree with what Ree says and suggest that the point be dealt with by the addition of a new covenant 8 to the Covenant Instrument stating:

" 8. Notwithstanding anything to the contrary in this Covenant Instrument:

- (a) The Covenantor,, if the Ruapehu District Council or its local government successor, must comply with its duties and exercise the rights conferred on it by the Local Government Act 2002, the Resource Management Act 1991, and any other enactment; and*
- (b) Nothing in this Covenant Instrument shall be taken as preventing the Covenantor, if the Ruapehu District Council or its local government successor, from exercising its regulatory functions".*

Comment 3 - Master encumbrance

- I agree that Council should require it
- Council's agreement is with HNZB/Kaianga Ora, not the third parties, who it will not have rights against (although Kainga Ora will);
- having a direct encumbrance with HNZB/Kainga Ora provides for contractual rights against HNZB/Kainga Ora , and that is recommended.

Additional comment- ADLS General Terms of Sale

The only other observation I have is that I still consider there is merit in adding into the ADLS General Terms of Sale a catchall clause - as clause 1.1 (39) as follows:

' (39) Words which are used in these Amended ADLS Terms which are not defined in this paragraph 1.1 Definitions, shall, unless the context otherwise requires, have the meaning ascribed to those words in clause 1.1 of the Sale and Development Agreement'

That is because terms are used in the ADLS form which are defined in the Sale and Development Agreement, but not in the ADLS Terms EG Specific Terms 1.4 (4), Occupation Date 3.3, and Working Day 1.1 (38]

Kind regards

Ngā mihi

Alan Vane
Special Counsel

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)**
email: Clive.Manley@ruapehudc.govt.nz | RDC website: www.ruapehudc.govt.nz

If you are not the intended recipient of this email please notify the sender and immediately delete the email and any attachments - Thank you.

From: Marin Surgenor <Marin.Surgenor@kaingaora.govt.nz>
Sent: Wednesday, 14 December 2022 12:01 pm
To: Clive Manley <Clive.Manley@ruapehudc.govt.nz>
Cc: Graeme Broderick <Graeme.Broderick@kaingaora.govt.nz>; Karen Winchcombe <Karen.Winchcombe@kaingaora.govt.nz>; Hayden Potaka <Hayden.Potaka@kaingaora.govt.nz>; Rachael Hurzeler <Rachael.Hurzeler@kaingaora.govt.nz>; Giles Tait <Giles.Tait@kaingaora.govt.nz>; Colleen McCorkindale <Colleen.McCorkindale@kaingaora.govt.nz>
Subject: RE: Teitei Drive - Sale and Development Agreement

Dear Clive

We are progressing towards the finalisation of the Sale and Development Agreement for Teitei Drive.

Since our last update below, the following substantive amendments have been made to the agreement (see **attached** the tracked version):

- Confirmed the relevant milestone and condition dates in the Specific Terms, which we confirm align with the requirements of the CIP Funding Agreement (where applicable);
- Added a new mechanism for the Development Partner Meetings to discuss and agree upon the most cost-effective use of the CIP Funding, including in relation to the engagement of external consultants by the DPM members; and
- Clarified that the reimbursement of external consultants from the CIP Funding will be on the basis of actual and reasonable costs and provided that the DPM members have mutually agreed to the engagement of the relevant external consultant.

There are a few remaining action-points for RDC to complete before this agreement can be finalised for execution:

- Review the drafting of the above changes and let us know if you have any questions about them;
- Confirm whether RDC requires the Council Approval Condition shown in the Specific Terms – i.e., will RDC need to obtain any further internal approvals once the agreement is signed?; and
- Confirm whether RDC requires a Master Encumbrance to be registered on the Super Lot to secure performance by Kāinga Ora of the outcomes in the agreement – please refer to our comment balloon on page 14. Essentially, we see the encumbrance as a tool designed to secure delivery of construction of the homes, and this might be better used in the future agreements between Kāinga Ora and its build-partners, rather than in this agreement (which might lead to a ‘double-up’) in encumbrances on the title.

We also take this opportunity to **attach** the schedules that will be attached to the agreement (all to be compiled together into one PDF for the execution copy):

1. Amended ADLS Terms;

2. Urban Planning and Design Services;
3. No Objection Covenant; and
4. Access Licence.

If the Master Encumbrance is required by RDC, it will be added to the list of schedules.

We look forward to receiving your feedback on the above.

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

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PO Box 2628, Wellington 6140 | New Zealand Government | www.kaingaora.govt.nz

From: Marin Surgenor

Sent: Wednesday, 19 October 2022 1:46 PM

To: Helen Leahy <helen@ngatirangi.com>

Cc: Graeme Broderick <Graeme.Broderick@kaingaora.govt.nz>; Karen Winchcombe <Karen.Winchcombe@kaingaora.govt.nz>; Russell Allen <russell.allen@kaingaora.govt.nz>; Hayden Potaka <Hayden.Potaka@kaingaora.govt.nz>; Rachael Hurzeler <Rachael.Hurzeler@kaingaora.govt.nz>; s 9(2)(a) <Clive.Manley@ruapehudc.govt.nz>

Subject: RE: Teitei Drive - Sale and Development Agreement

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.

WITH KŪC AND KAINGA ŪRA.

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 Rangī.

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

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PO Box 2628, Wellington 6140 | New Zealand Government | 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 <Hayden.Potaka@kaingaora.govt.nz>; Rachael Hurzeler <Rachael.Hurzeler@kaingaora.govt.nz>; Clive Manley <Clive.Manley@ruapehuc.govt.nz>; Rogier <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.

 Reply  Copy  View Images

 Re: Teitei Drive Project Plan


Sent: 22 December 2022 11:24 AM

From: Ree Anderson

To: Nick Harrison;

CC: Colleen McCorkindale; Cynthia Ward; Hayden Potaka; Giles Tait; Ewen Skinner | Morrison Low; Vini Dutra; Rina Hepi; Graeme Broderick; paki maaka; Stuart Watson; helen@ngatirangi.com; Renee Regal; Fletcher Wilson; Clive Manley; Melissa Jackson;

 1 Attachments

 image001.png (2 KB);

Message

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Kia ora Nick (and Fletcher)

Many thanks for forwarding the draft Teitei Drive Project Plan for feedback.

We are intending to provide feedback after the Xmas break - during the week beginning 16 January 2023- hope this is okay?

Many thanks.

Kind regards, Ree

Ree Anderson | Director | ree@reeanderson.co.nz

Tel: +64 27 687 9709 | PO Box: 56097 Dominion Road, Auckland, 1446

On 21/12/2022, at 5:16 PM, Nick Harrison <Nick.Harrison@kaingaora.govt.nz> wrote:

Kia ora koutou katoa,

I hope this note finds you all well as we quickly approach the end of the year.

Following our Teitei Drive Development Hui 12 December, circulating a draft Project Plan for your review and feedback.

This will be a living document to be kept up to date as the project progresses.

Additionally, introducing Fletcher Wilson, Assistant Development Manager at Kāinga Ora, who will be providing project support moving forward in 2023.

For any comments and feedback, please send through to Fletcher to compile as we work to update the document.

Hope you all have a great break,

Nga mihi nui,

Nick

<image003.jpg>

Nick Harrison

Project Coordinator - Greenfields and Complex

Mobile: s 9(2)(a)

Complex

Email: nick.harrison@kaingaora.govt.nz

Greenfields and Complex Projects

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Project Plan

Teitei Drive, Ohakune **DRAFT**

Date – 12/07/2023

Status – DRAFT

Prepared by – Giles Tait, Senior Development Manager – Greenfield and Complex
and Colleen McCorkindale, Project Director, Greenfield and Complex

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Kāinga Ora
Homes and Communities

Project Summary

Item	Description	Note
Site address	6 Teitei Drive, Ohakune	
Current owner	Waimarino District Council (a predecessor of Ruapehu District Council)	
Legal description	Lot 2 DP 54909 [WN24D/752]	
Approximate land area (hectares)	Total land area 9.4526 ha Kāinga Ora will acquire 'Stage 1', ~1.6 ha super lot.	Stages 2 and 3 to remain in RDC ownership for later release.
Zoning	Residential	Site has no formed, legal road access. (Paper Road only)
Kāinga Ora Region & Area	Taranaki, Whanganui, Manawatū	
Land Development	Stage 1 delivery of 44 lots. Enablement for approx. 150 – 200 sites entire site.	Initial masterplan concepts indicate full project delivery yield is more likely to be at the lower end of this range is a minimum 300m ² section is applied.
Housing Development	Stage 1: 15 Public homes, 15 Affordable homes, 14 Worker Rental homes. Stages 2 and 3 typologies to be agreed.	
Mana Whenua	Ngāti Rangī	
Proposal Summary	Partnership development with Ruapehu District Council to deliver a subdivision of at least 44 new sections (stage 1), and key infrastructure for approximately an additional 100+ sections (stage 2 and 3) to be delivered later by RDC. Masterplan and infrastructure design for all stages, build ready land delivery for stage 1.	Kāinga Ora will acquire the Stage 1 area (1.6 ha) to deliver and consent the 44 lot subdivision. Stage 2 and 3 of the Subdivision Development will be retained by RDC, though Kāinga Ora will deliver key infrastructure as funding allows. Kāinga Ora and their partners will work together to create local employment consistent with the CIP application.
Development Funding	Kāinga Ora has been approved to receive \$5.2M funding support through the COVID Response and Recovery Fund shovel ready project initiative for Kāinga Ora to deliver the Ohakune Social Housing Project. This	

	<p>provides funding to enable land development and provide 44 individual, serviced and ready to be built on lots.</p> <p>The Project is expected to utilise and retain, during the life of the Project, approximately 50 Full Time Equivalent Jobs.</p> <p>Land acquisition of Stage 1 will be completed through Public Housing budget.</p>	
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Introduction

Objectives of this Project Plan

The purpose of this plan is to provide a reference document for the project partners and key stakeholders involved in the development and delivery of the project. This plan sets out the project framework and summarises the project scope and deliverables, roles and responsibilities, management and implementation plans, and communications and reporting procedures for the team.

The plan also describes the roles, responsibilities and relationships of the project team and their representatives with regard to their communication protocols.

Project history

Following local body elections in 2019, Ruapehu District Council identified housing as a key need for the district and developed objectives to address housing supply and affordability issues.

At around the same time, Crown Infrastructure Partners (CIP) 'shovel ready' funding was announced. In accordance with CIP requirements, RDC identified two sites in Ohakune as being 'shovel ready', Teitei Drive and a smaller site at Moore Street adjacent to existing social housing provision.

RDC initially made application to CIP to undertake both developments themselves, but the application was subsequently split into two projects.

Moore Street has progressed as its own application and development by RDC in consultation with Ngāti Rangī and utilising specialist consultants for delivery. This has recently been completed by RDC and provides 8x 1 and 2 bed units for kaumātua.

Project Two is Teitei Drive, to be completed in partnership between RDC and Kāinga Ora, in consultation with Ngāti Rangī.

Demand

Ohakune's housing shortage is not accurately reflected in the waitlist. The majority of local housing stock is tied up as holiday homes; and vacancies in public housing are rare so applicants do not apply via the waitlist.

- Kāinga Ora own 12 homes in Ohakune, and 6 homes in neighbouring Raetihi. There is a very low turnover in incumbent tenants and vacancies are rare.
- Approximately half of all homes in Ohakune are second homes or holiday homes. If these properties are available for rent, it is typically only on a seasonal basis or short-term through an activity such as Air B'n'B.
- Seasonal demand is exaggerated in Ohakune as there is a group within the community reliant on short-term accommodation during the summer months, who then move in with extended family during the winter period. This is a consequence of demand for long-term rental accommodation far exceeding supply.

- Major employers in the area have a great deal of difficulty finding accommodation for employees, particularly on a seasonal basis such as local vegetable growers and their packinghouses. This issue has been highlighted through consultation with other major employers Ruapehu Alpine Lifts and WPI Tangiwai Sawmill.

Project Vision

Refer also to the sale & development agreement.

For the Development to build on and contribute to the vibrant diverse community within Ohakune while maintaining a sense of place and to set new benchmarks for quality, affordable, dense and diverse urban development with a focus on innovation, affordability and a low climate impact.

Project Objectives

Refer also to the sale & development agreement.

There are four key outcomes for stage 1 to deliver:

- A minimum of 44 build ready sections,
- Trunk infrastructure sized to enable the further development of stages 2 and 3, as much as CIP funding allows,
- A masterplan to establish a framework for further development of the balance of the site.
- Employment and job objectives (circa 50 employment opportunities) associated with this land development project.

The delivery of these outcomes will serve to increase public housing stock and enable local affordable rental and owner-occupied housing, achieved through working in partnership with local iwi, Ngāti Rangī.

The delivery of stage 1 will inform decisions regarding stages 2 and 3, allowing better-informed outcomes to be delivered (including housing tenure and delivery models).

The project will also deliver the on the following:

- Compliance with the functions and operating principles set out in 12, 13 and 14 of the Kāinga Ora – Homes and Communities Act 2019;
- Consistency with the Ohakune Spatial Plan and draft work under way on the Ohakune Movement Strategy.
- Supporting the development of housing solutions for whanau and the wider Ohakune community.
- Protect the integrity of the Vision throughout the development processes.
- Delivery of a masterplan and infrastructure strategy to support the entire residential development.
- Deliver Stage 1 as a cohesive part of the Development.
- Design of the homes and the overall housing outcomes reflects Ngāti Rangī values and Crown partnership.

- The overall Project being cost-neutral to RDC, accounting for the sale of Stage 1 to Kāinga Ora for a nominal purchase price, with expenditure by RDC to be agreed in advance with Kāinga Ora.
- Building capacity and capability within RDC, so that the Future Stages can be sold and developed by the Council on a commercial basis.
- The creation of local employment opportunities where possible and consistent with the objectives of the CIP Funding.
- Use the land within the Development efficiently and responsibly, and in a manner that promotes increasingly efficient buildings and construction process that have a low climate impact.
- Preserve the unique natural features of the site.

Project Milestones

Milestones for Stage 1 enablement		
Milestones and Milestone Dates:	Milestones	Milestone Dates
	Milestone 1: Kāinga Ora Contract Sale and Purchase unconditional approval	18 March 2023
	Milestone 2: Finalisation of Master Plan	30 March 2023
	Milestone 3: Lodge Resource Consent	30 April 2023
	Milestone 4: Completion of the infrastructure works described in clause 8.1(a) of the Sale and Development Agreement	30 June 2025

Key Project Success Factors / Measurable Outcomes

To be successful, the project must deliver all the following:

- **Time** – Development completed within the available timeframes in accordance with the CIP Funding Agreement and agreed programme milestones.
- **Quality** – Design of market-leading quality, in accordance with Kāinga Ora and RDC standards, in consultation with Ngāti Rangī.
- **Cost** – Provide a best value solution, which can be delivered within approved cost parameters.
- **Function** – Project objectives are to be achieved. Provision of an efficient, safe, secure, and comfortable environment in line with Kāinga Ora standards.
- **Environment** – Appropriate consideration of environmental sustainability, ensuring the development enhances the environment.
- **Partnership** – Collaborative partnership approach with best endeavours and regular and ongoing communication.
- **Public Perceptions** – Positive perception of the project by others outside of the project, including public and interested parties.
- **Community** – positive and proactive community engagement to identify needs and aspirations and ensure these are delivered.

- **Commercial obligations** – adherence to funding reporting requirements.

Abbreviations / Definitions

- TDD – Teitei Drive Development
- UDD – Kāinga Ora Urban Design and Delivery
- HUD – Ministry of Housing and Urban Development
- RDC – Ruapehu District Council

Project Scope

Location



Scope of works

In broad terms, the Project involves the following:

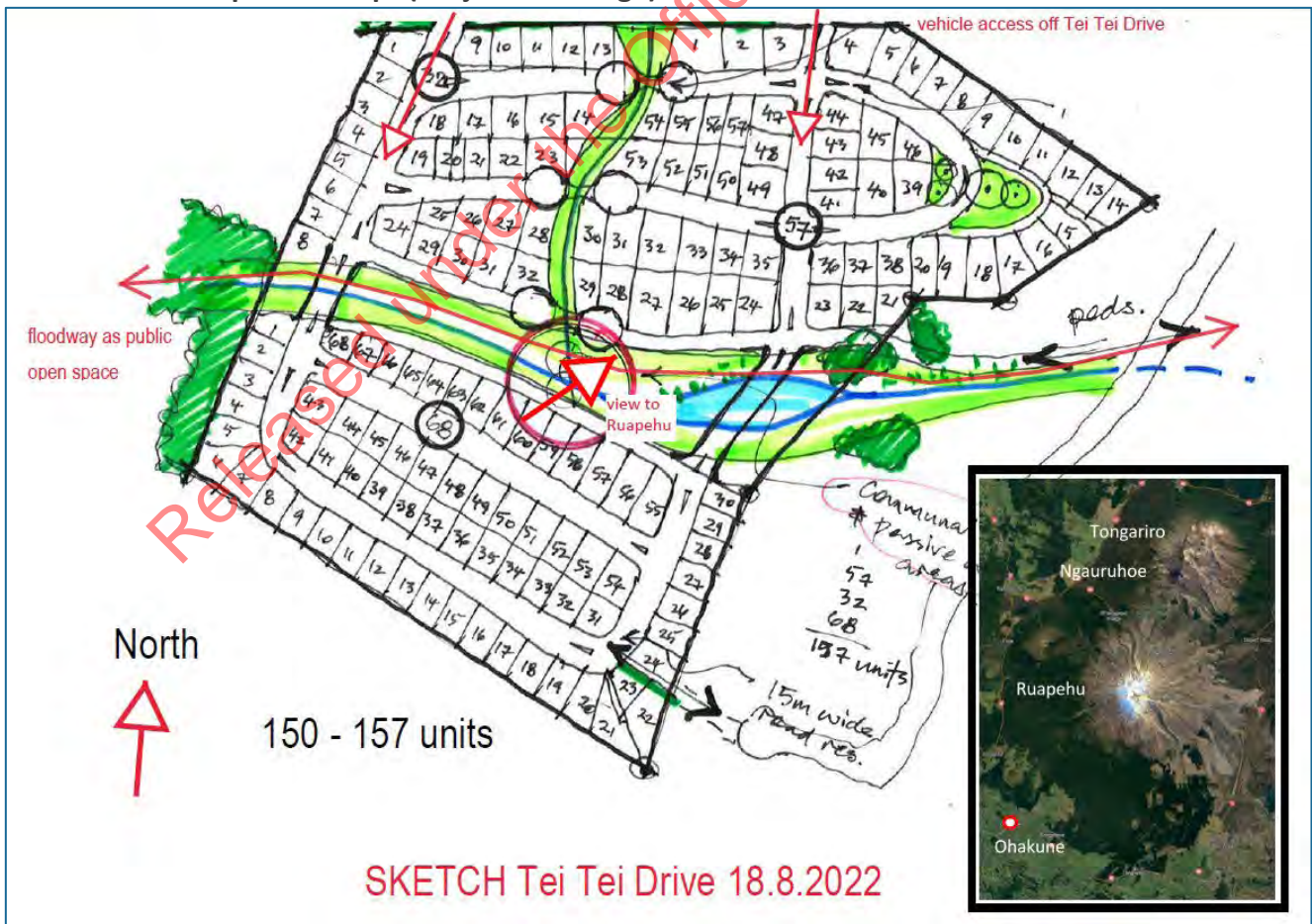
- RDC will grant Kāinga Ora a Licence to Occupy over the 9.5ha allotment. This will enable master-planning and due diligence investigations to advance.
- Kāinga Ora to master plan the whole site for delivery of approximately 150 to 200 homes.
- Design and development of infrastructure (roads and three waters) to service the whole site, by Kāinga Ora.
- The subdivision of a Super Lot of approximately 1.6 ha from RDC's overall land holding of 9.4356ha at Teitei Drive, Ohakune.
- The sale of the Super Lot to HNZ Build.

- Delivery of Stage 1 to ‘build ready’ land parcels, and the balance of the site (the Future Stages) receiving ‘trunk’ infrastructure and installation of as much as possible of the civil and infrastructure works as the remaining balance of the CIP Funding will permit.
- Construction of 44 sections by HNZ Build, or other party as contracted, to be used for the mixed uses of public housing, affordably priced home ownership and long-term worker-rental housing.
- Operation of Public Homes by Kāinga Ora.
- Later completion and market release of Stages 2 and 3 by RDC.

Note:

- To enable the Housing Development, Kāinga Ora will need to secure legal access to the site (i.e., form the paper road to the site access point).
- The delivery of 15 public homes will be managed by Construction and Innovation Group within Kāinga Ora. Funding will be sourced from the public housing budget.
- All affordable homes and market rentals will be funded and delivered by an external build partner. A Partnership Agreement to sell and develop twenty-nine sections will be negotiated.
- The external build partner may either retain the market rental housing or sell as a single tranche to an investor. This will be addressed during the negotiation of a possible Partnership Agreement.

Indicative masterplan concept (subject to change)



Scope Responsibility

Partnership Roles

Refer also to Development Agreement for agreed roles for Kāinga Ora, RDC and Ngāti Rangi.

Development Partner Meetings (DPM)

DPM will be held to foster partnership and ensure project objectives are being met. They will provide an open and transparent forum for communication between Kāinga Ora, RDC and Ngāti Rangi to share ideas and updates, monitor progress, and streamline approval processes. The DPM representatives are authorised to make decisions that relate to the day-to-day operation and undertaking of the project.

DPM will be held at agreed intervals, no less than once every 6 weeks, with an agenda and report circulated by Kāinga Ora no less than 3 working days in advance.

Kāinga Ora will lead the DPM, tasked with the delivery of the initial stage of 44 lots. A project manager from RDC will be a party to the DPM to learn the process associated with delivery of a residential subdivision and will use these skills to deliver later stages for the direct benefit of RDC.

Below as was agreed by all parties at Hui 25/08/2022

- Kāinga Ora lead design and development of masterplan, including technical requirements, community engagement, and consenting.
- RDC partake in engagement and maintain approval role through design as per DA. RDC have indicated their feedback will be directed by the community – ‘we are the community, the community is us’.
- Ngāti Rangi is interested in the built outcome and opportunities around this, such as trade apprenticeships. Ngāti Rangi would like to be engaged at milestones during design.
- Ngāti Rangi will provide feedback to the development of the master plan through the iterative design process with a representative to review and comment.

Additional stakeholder engagement with parties such as Waka Kotahi to be led by project partners. RDC with support from Kāinga Ora.

Exclusions/Out of Scope

There are no allowances for infrastructure beyond the boundaries of the site. RDC have indicated sufficient capacity will be available through works being completed in FY23. This was confirmed at a Hui 13/12/22 by Vini Dutra, Infrastructure Manager at RDC.

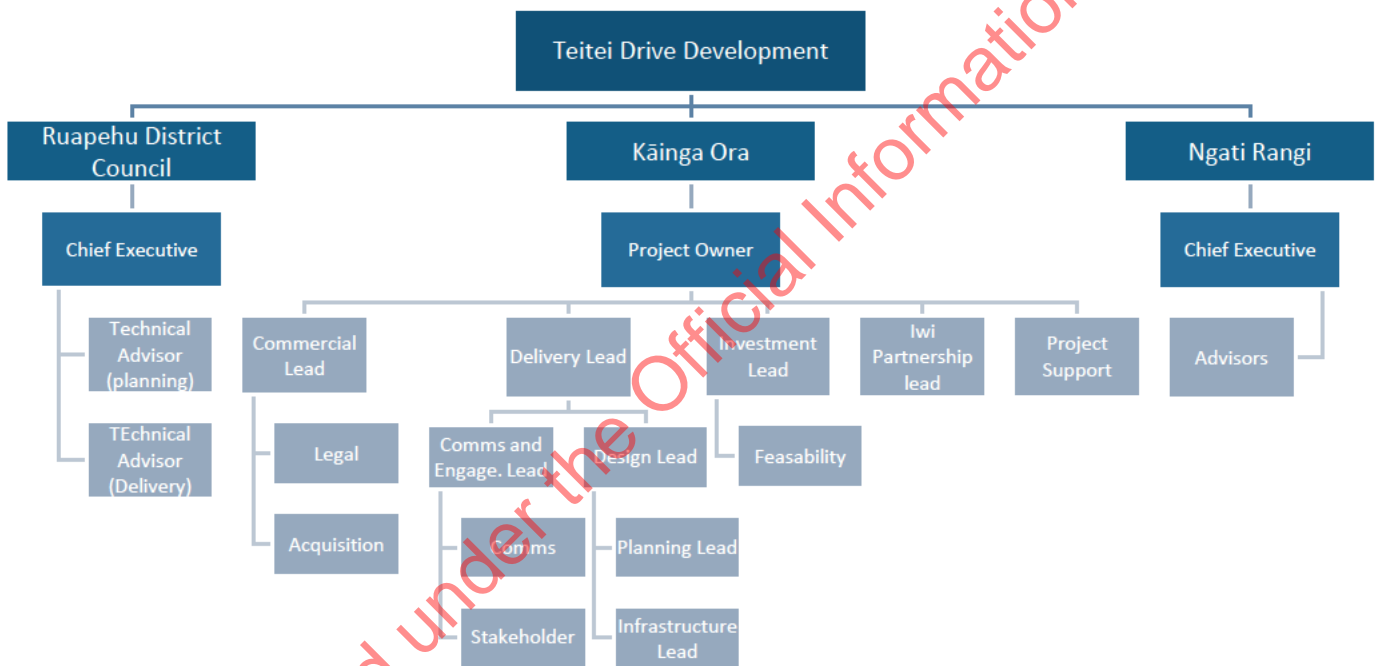
Community engagement scope will not include unit design for public housing. The focus will be on the overall masterplan urban design outcomes, amenity provision and potentially placement of typologies (public, affordable, rental) within the sites.

Constraints/Dependencies

- CIP funding timeline requirements.
- Community engagement outcomes.
- RDC have commissioned a transportation study for Ohakune, within which this must consider and be considered.
- Dark sky requirements to be captured (design lead is across this)

Roles and Responsibilities

Partnership Diagram



Partnership Governance

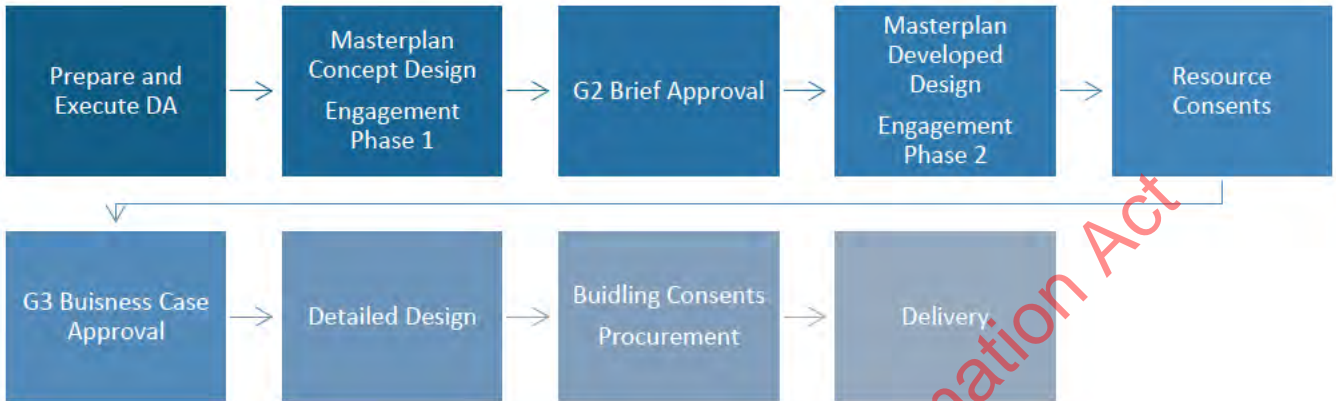
Group	Meeting Frequency	Core Members	Key Responsibilities
Development Partner Meetings	Monthly	Two representatives of each party: <ul style="list-style-type: none"> – RDC – Kāinga Ora – Ngāti Rangi 	Provide a forum for communication between RDC, Kāinga Ora and Ngāti Rangi in respect of both the Project and progress with the Development to foster the Partnering Concept and ensure the Project Objectives are being met (or are on track to be met);

Kāinga Ora Project Team Roles

Role	Name	Title	Key Responsibilities
Project Owner	Graeme Broderick	Regional Director - Taranaki Whanganui Manawatū	RDC relationship holder (CE). Ngāti Rangi relationship. Oversight and lead strategic direction. Issues resolution
Project Support	Fletcher Wilson	Assistant Development Manager - Greenfield and Complex	Project support / coordination
Legal Advisor	Marin Surgenor	Senior Legal Counsel - Property, General Counsel	Development Agreement / Sale and Purchase. CIP Funding Agreement.
Delivery Lead	Giles Tait	Senior Development Manager - Greenfield and Complex	G3 Business Case Delivery strategy and execution RDC technical advisor liaison. Programme Budget (following DA execution) Site works / access requirements (RDC liaison) Contractor Procurement CIP funding interface
Delivery Advisor	Colleen McCorkindale	Project Director - Greenfield and Complex	Strategic delivery advice Issues resolution
Investment Lead (Public Housing)	Cynthia Ward	Principal Advisor – Development Strategy	G2 Standard Brief
Iwi Partnership	Hayden Potaka	Principal Advisor, Te Kurutao Group Māori	Ngāti Rangi relationship / key advisor
Design Lead	Paki Maaka	Principal Urban Designer	Masterplan Design Community Engagement (input)
Planning Advisor	Andrew Hill	Senior Development Planner	Inputs to Masterplan Design.
Communications and Engagement Lead	Renee Regal	Manager - Community Engagement and Partnerships, Taranaki Whanganui Manawatū	Communications and Engagement Strategy
Communications	Susan Barker	Senior Advisor - Communications	Communications lead – community, Government Relations Unit, internal stakeholders, etc.
Stakeholder Management	Rebecca Kinloch	Senior Stakeholder Relationship Manager, Taranaki Whanganui Manawatū	Community and Stakeholder engagement
Engagement	Renee Regal		Community and Stakeholder engagement

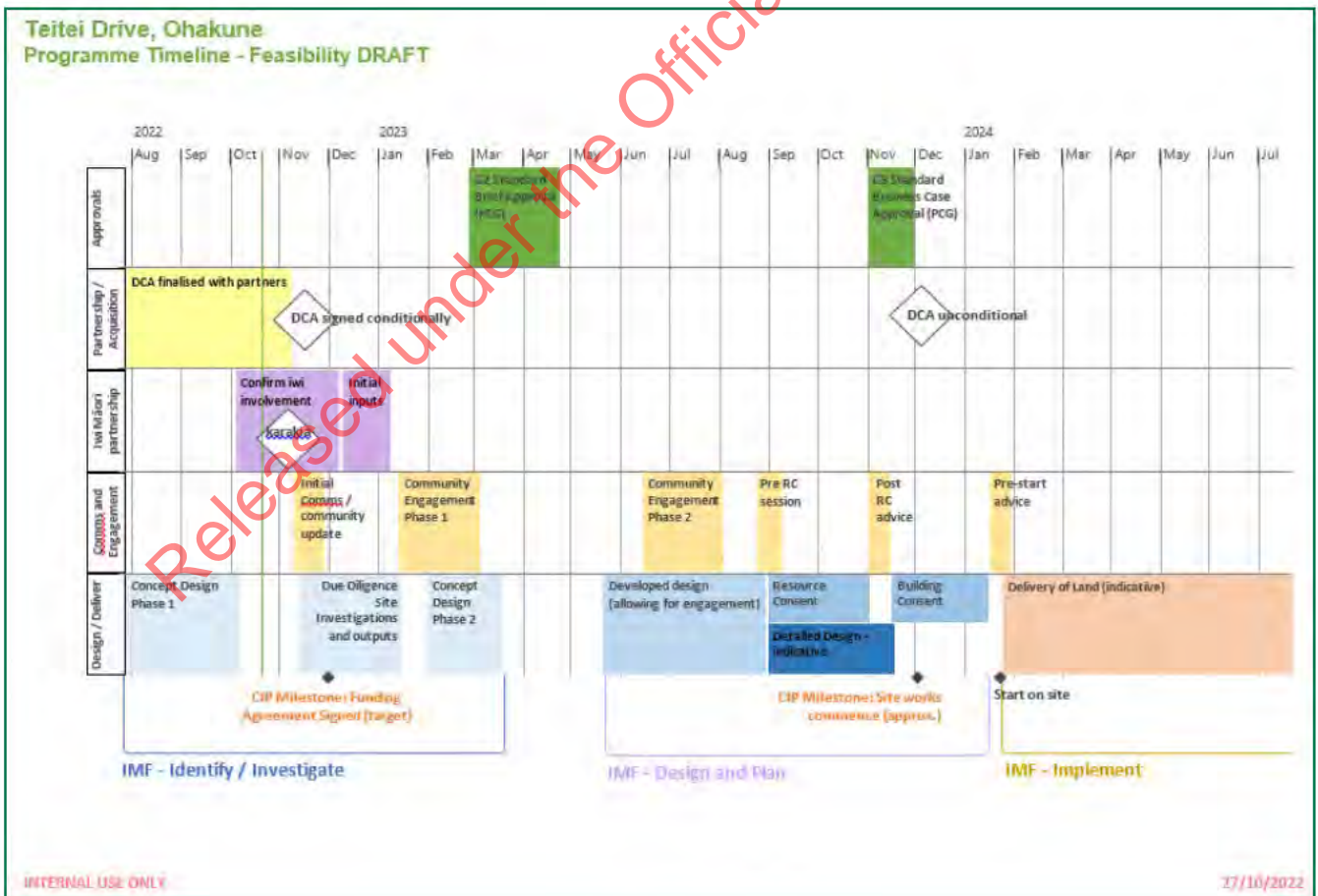
Implementation Plans

Implementation Summary



Programme Summary

Refer also to the programme file for current status.



Communications and Engagement Strategy

To be developed

Partnership Strategy

RDC – refer to Development Agreement.

Ngāti Rangi – Draft relationship agreement currently under review by Greame Broderick and Kainga Ora place based team.

Masterplan Strategy

Masterplanning is underway with iterative development to be undertaken in conjunction with both RDC and Ngāti Rangi, to be progressed following the signing of the DA. Led by Kāinga Ora, an independent urban designer is to be engaged to collate input from all parties and present a cohesive and coordinated master plan that reflects the project Vision and outcomes as agreed in both the DA and Partnership Agreements.

Budget

The CIP application included an indicative budget, with a total value of circa \$5.2m to be managed by Kāinga Ora.

Budget is to be assessed once masterplan concept design has been completed (prior to community engagement and developed design).

Other Business

Released under the Official Information Act