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 RE: Teitei Drive - Sale and Development Agreement

Sent: 24 January 2023 8:18 AM

From: Karen Winchcombe

To: Clive Manley;

 5 Attachments

 image005.jpg (67 KB);  image006.jpg (4 KB);  image007.jpg (5 KB);  image008.png (24 KB);  image009.png (2 KB);

Message

Released under the Official Information Act

Thank you Clive.

Ngā mihi
Karen

From: Clive Manley <Clive.Manley@ruapehudc.govt.nz>
Sent: Monday, 23 January 2023 4:17 PM
To: Karen Winchcombe <Karen.Winchcombe@kaingaora.govt.nz>
Cc: Graeme Broderick <Graeme.Broderick@kaingaora.govt.nz>
Subject: RE: Teitei Drive - Sale and Development Agreement

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Hi Karen,

I have attached the information requested thanks.

Regards
Clive

From: Ree Anderson <ree@reeanderson.co.nz>
Sent: Monday, 23 January 2023 2:24 pm
To: Clive Manley <Clive.Manley@ruapehudc.govt.nz>
Cc: Ewen Skinner | Morrison Low <e.skinner@morrisonlow.com>
Subject: Teitei Drive Costs

Hi Clive

As discussed on Friday, I have liaised with Ewen Skinner and we have put together a Table (attached below) that highlights the estimated costs for the Teitei Drive project based on financial years, with explanations. Disbursements are included in the costs. Some of the early costs did not differentiate Teitei Drive from the overall costs of developing and completing all the work associated with the CIP application - this is noted below for the year 1 July 2020- 30 June 2021. We have not looked at any earlier costs than these albeit there were some for the 2019-20 year.

We have also noted the discounted hourly rate for Morrison Low and Ree Anderson Consulting at s 9(2)(b)(ii) + disbursements. This has remained the same for several years and both Morrison Low and Ree Anderson Consulting anticipate hourly rates of s 9(2)(b)(ii) + disbursements going forward.

We are very happy to discuss. Please let me know if you need anything else for your meeting with Kainga Ora. We hope this is helpful.

Kind regards, Ree

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

Clive Manley
Chief Executive
Ruapehu District Council

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From: Karen Winchcombe <Karen.Winchcombe@kaingaora.govt.nz>
Sent: Thursday, 19 January 2023 1:25 pm
To: Clive Manley <Clive.Manley@ruapehudc.govt.nz>
Cc: Graeme Broderick <Graeme.Broderick@kaingaora.govt.nz>
Subject: RE: Teitei Drive - Sale and Development Agreement
Importance: High

Afternoon Clive

I'm following up on Graeme's email to you. Are you available to meet via VC tomorrow between 10.00am and 11.30am for an 1hour?

Ngā mihi
Karen

Karen Winchcombe

Senior Executive Assistant - Regional Director
Taranaki Whanganui Manawatū

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

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

From: Graeme Broderick <Graeme.Broderick@kaingaora.govt.nz>
Sent: Tuesday, 17 January 2023 5:05 PM
To: Clive Manley <Clive.Manley@ruapehudc.govt.nz>
Cc: Karen Winchcombe <Karen.Winchcombe@kaingaora.govt.nz>
Subject: FW: Teitei Drive - Sale and Development Agreement
Importance: High

Kia ora Clive

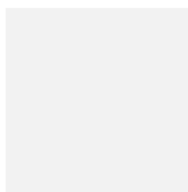
Myself, Marin and Rachael would like to meet with you this Friday 20 January at 10.00am to talk through the comments noted below in Ree's email of 22 December, with a view we will then be in a position to finalise the Agreement for signing.

Part of our discussion will be to clarify external consultant involvement; and payment of consultant fees/disbursements. Therefore we would appreciate this meeting is with yourself only.

I look forward to hearing from you regarding your availability this Friday. In the meantime, if not too short notice, are you able to provide prior to Friday's meeting, a breakdown and balance of time costs/disbursements from Ree and other consultants engaged to date, that Council are anticipating to be reimbursed from CIP funding.

Nga mihi

Graeme



Graeme Broderick

Regional Director
Taranaki Whanganui Manawatū

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: Ree Anderson <ree@reeanderson.co.nz>
Sent: Thursday, 22 December 2022 11:12 AM
To: Graeme Broderick <Graeme.Broderick@kaingaora.govt.nz>
Cc: Clive Manley <Clive.Manley@ruapehudc.govt.nz>; Karen Winchcombe <Karen.Winchcombe@kaingaora.govt.nz>; Hayden Potaka <Hayden.Potaka@kaingaora.govt.nz>; Rachael Hurzeler <Rachael.Hurzeler@kaingaora.govt.nz>; Colleen McCorkindale <Colleen.McCorkindale@kaingaora.govt.nz>; Giles Tait <Giles.Tait@kaingaora.govt.nz>; avane@lepine.co.nz;
Aaron Pendergrast <AaronP@ruapehudc.govt.nz>; Vini Dutra <Vini.Dutra@ruapehudc.govt.nz>; Marin Surgenor <Marin.Surgenor@kaingaora.govt.nz>; Cynthia Ward <Cynthia.Ward@kaingaora.govt.nz>; Renee Regal <Renee.Regal@kaingaora.govt.nz>; ewen Skinner | Morrison Low <e.skinner@morrisonlow.com>;
Melissa Jackson <Melissa.Jackson@ruapehudc.govt.nz>
Subject: Re: Teitei Drive - Sale and Development Agreement

Kia ora Graeme

Many thanks for making these amendments to the Sale and Development Agreement. Clive is keen to finalise and have the Agreement signed.

However, there are a few other comments that we think are needed to ensure clarity. Clive is hoping that these can be easily incorporated- some relate to clarifying terms that are used for example. Clive was hoping to discuss these with you first - as he doesn't want to hold up progress. He understands that you are available this afternoon to discuss. In the meantime he has asked that I forward these comments to you so that you have them to consider when you speak later in the day with Clive .

Page 4 of the Agreement:

1. Council Approval Condition – change the date for satisfaction to **23 February 2023**.

Page 6 of the Agreement:

1. "Council's initial DPM Representatives" – Aaron Pendergrast to be removed and **Melissa Jackson (Manager Policy and Strategy)** added.
2. "Council's Senior Manager" - Aaron Pendergrast to be removed and **Clive Manley (RDC CE)** added.
3. "HNZ Build Senior Manager"- this area of the Agreement refers to Clause 36.5. There is no Clause 36.5 in the Agreement. It should refer to Clause 25.5.
4. "HNZ Build Senior Manager"- this area of the Agreement refers to Clause 36.5. There is no Clause 36.5 in the Agreement. It should refer to Clause 25.5.

Page 29 of the Agreement

1. Clause 12.2 - "on the Land" to be added to the end of this Clause.

Comments from RDC's Counsel/Property Team Lawyers:

1. Background A, "assignors" should be "assigns";
2. Background B, "purchaser" should be defined i.e. "(hereinafter referred to as the "purchaser") as it's referred to later in the document.
3. clause 4 line 2, encumbrancee should be encumbrancer, otherwise the clause is reversed.
4. I believe in clause 7 (b) they are actually referring to the encumbrancer. The clause reads:
"the requirement (if any) of the Encumbrancee to obtain separate records of title for each of the Lots to be created pursuant to the Development Agreement;"

If they want that to refer to the Encumbrancee's requirement then "Encumbrancee should go before the word "requirement".

Comments from RDC Counsel in response to queries from Ree Anderson

Thanks Ree.

My comments on the matters raised in your email below are as follows:

1st bullet

- The way I read clause 4.1 is that Council will only have two representatives on the DPM, not 4 representatives.
- Clause 4.1 contemplates in my view that the Council may substitute its initial representatives with two x external consultants, who then become the Council's two x representatives on the DPM.
- If it is intended/proposed that Clive and Melissa Jackson be the two council representatives and the two x external consultants also attend on behalf of the Council (as non voting advisors) and be paid for out of CIP funding, then I think that wording in Clause 4 of the Agreement needs to be amended to make that clear.
- I suggest in that respect that the following words be added at the end of the existing wording of clause 4.1

" It is agreed by the Parties that the Council may, in addition to its two

representatives on the DPM, appoint to the DPM up to two x external consultants as non voting advisors to the Council on DPM functions operations and matters, and that such advisers may attend and participate in DPM meeting and have their reasonable and actual costs thereof reimbursed from CIP funding

2nd bullet

- Kainga Ora say that in their view, the DPM is both a governance and operational entity - and I have to say that is what I thought was the case when I 1st read the Agreement.
- However, Kainga Ora indicate that they are not opposed to a Project Working Group being established - and if the Council wishes that to occur, then I agree that provision for that should be included in the Sale and Development Agreement, especially regarding costs.
- I suggest the addition of a new clause 4.6 along the lines of the following:

“ 4.6 Project Working Group

The Parties, in addition to the DPM, may create a Project Working Group (**PWG**) to facilitate the Project and if so, the reasonable and actual costs of any external consultants unanimously agreed by the Parties to be participants on the PWG shall be reimbursed from CIP funding.”

3rd bullet

- Yes, in my view there should be a date of commencement.
- I suggest that the first part of clause 4.4 be amended to read:

“ ...6 weeks, with the 1st meeting to occur on or before 23/1/23”.

4th bullet

- So far is the Master Encumbrances concerned, if it is, as Graeme Broderick says it is, in the same form as the Encumbrance between Kainga Ora and its build partners, then it will be OK.
- I have perused it and consider that it is OK, but have referred to one of our specialist property lawyers for a peer review check.
- I note the addition of Clause 1.3 to the Sale and Development Agreement, which covers the point I have been making about the definitions in the Amended ADLS Terms.

Kind regards

Ngā mihi

Alan Vane
Special Counsel - Le Pine & Co

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

Sent: Tuesday, 20 December 2022 10:22 am

To: Alan Vane <avane@lepine.co.nz>; Ewen Skinner | Morrison Low <e.skinner@morrisonlow.com>; Aaron Pendergrast <AaronP@ruapehudc.govt.nz>

Cc: Clive Manley <clive.manley@ruapehudc.govt.nz>

Subject: IMPORTANT Teitei Drive - Sale and Development Agreement

Hi all

Please see Graeme Broderick's response to RDC feedback on the Tei Tei Drive Sale and Development Agreement. So we can advise Clive further can you please Alan and Ewen in particular give me your feedback on the following:

- Whether the specific terms which include Clive Manley and Aaron Pendergast (who I understand will now be a consultant to council) as the 2 RDC members conflict with the 2 external consultants that can be appointed to the DPM -its good that KO see the need for external consultants and has made the amendment upfront about this , however Clause 4.1 of the agreement refers to 2 Council appointees only to the DPM , if RDC has 2 external consultants these could be as advisors only and not to vote - that would work (ie Clive and one other council staff member are the RDC decision makers on the DPM and Ewen and I are there to question and advise) - however is the wording in the Agreement on this clear?
- Graeme mentions that working groups can be established as the project proceeds- this is happening now - eg new meetings in January 2023 are proposed for the masterplan work etc- so this means at the first DPM meeting Clive should ensure that his 2 external consultants who attend these (Ewen and Ree) will be reimbursed for actual and reasonable costs for any working groups established on a 'as need" basis.
- Should there be a date put in the Agreement of when the first DPM meeting shall occur eg no later than 31 January 2023?
- Alan we will let you ensure you are happy with the Encumbrance matters, ADLS etc

I hope the above comments are helpful.

Wishing you a happy Xmas and New Year.

Kind regards, Ree

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

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

On 20/12/2022, at 9:32 AM, Graeme Broderick <Graeme.Broderick@kaingaora.govt.nz> wrote:

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

<image002.jpg>

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

<image005.png>

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>; Havden Potaka <Havden.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 represent 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 | Tamarunui 3946 | New Zealand
Phone: 07 895 8188 ext **S 9(2)** | Fax: 07 895 3256 | Mobile: **S 9(2)(a)**
email: Clive.Manley@ruapehudc.govt.nz | RDC website: www.ruapehudc.govt.nz

<image003.jpg>

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attachments = 1 mark you.

From: Marin Surgenor <Marin.Surgenor@kaingaora.govt.nz>
Sent: Wednesday, 14 December 2022 12:01 pm
To: Clive Manley <Clive.Manley@ruapehuc.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

<image010.jpg>

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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>; Rogier <Rogier@koau.co.nz>; s 9(2)(a) <[s9\(2\)\(a\)@kaingaora.govt.nz](mailto:s9(2)(a)@kaingaora.govt.nz)>; Clive.Manley <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.




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 Surgeon (he/him)

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 Re: Feedback- TeiTei Drive Draft Project Plan-


Sent: 22 February 2023 3:26 PM

From: Ree Anderson

To: Fletcher Wilson;

CC: Clive Manley; Ewen Skinner | Morrison Low; Vini Dutra; Melissa Jackson; Rina Hepi; Nick Harrison; Hayden Potaka; Colleen McCorkindale; Cynthia Ward; Giles Tait; Graeme Broderick; Stuart Watson; helen leahy; Renee Regal;

 1 Attachments

 image001.png (2 KB);

Message

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Kia ora Fletcher

Look forward to catching up next Monday.

I just wanted to note that one further amendment to the Project Plan is requested:

The Project Plan under the Exclusions / Out of Scope section states that "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. "

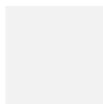
The way this paragraph is worded is not strictly correct as there will still be some infrastructure required outside the site boundaries to connect the Teitei Drive pipe to the main trunk network to the north of the site. Vini has confirmed that RDC's network will have sufficient capacity as per the Mott MacDonald modelling report however, Kainga Ora will have to extend the subdivision's 3 waters services to the nearest existing connection points which will involve work outside the subdivision's boundaries.

Could you amend the project plan accordingly? Also it would be good to receive an updated version.

Most appreciated.

Kind regards, Ree

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



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

On 9/02/2023, at 1:22 PM, Ree Anderson <ree@reeanderson.co.nz> wrote:

Kia ora Fletcher

Happy new year!!

Just before Xmas, Nick provided a copy of a draft Project Plan for the TeiTei Drive project seeking feedback. Apologies we have taken a little longer than expected to provide our feedback to you.

I have now liaised with the RDC team, including Clive Manley, CEO and we provide the following feedback below:

Comments on Draft Project Plan under the respective headings of the Project plan - and a copy of the Draft Project Plan with these RDC comments in yellow highlights

<RDC feedback Teitei Drive Project Plan DRAFT.docx>

1. Development Funding

Pages 2 and 14 We have provided feedback to Graeme Broderick that the Teitei Drive Sale and Purchase agreement needs to be clear on the interpretation of the Goods and Services Tax Act and how it affects the Teitei Drive Housing project. The draft Project Plan will need to align to the Sale and Development Agreement. Just to note when Council applied for funding it applied for \$5.2m + gst

2. Clarification matters

Page 4 - Moore Street is for council social housing (not limited to Kaumātua housing)

Page 4- reference sources of data

Minor edits (grammar)

3. Project Vision and Objectives

Page 5 - reference to dense housing - clarify density is currently 1:300m2 in District Plan for comprehensive development

Page 5 Add in the Vision that resilience is also an objective and also add in reference to resilience page 6 (especially important in light of the events in Coromandel, Gisborne and Auckland)

4. Project Success Factors

Page 6 Function - add in that the Project Objectives are also to align to council standards

5. Scope of Work

Page 7 add in that KO is to master plan collaboratively with Council and Ngāti Rangi

Page 8 - External Build Partners - it is important to bring in Local Build partners wherever possible eg Eaves Construction that worked on the Moore Street, Ohakune social housing - can we ensure that there is an evaluation process that acknowledges local build partners ?

6. Indicative Masterplan

Please replace the option 1 provided as an example with option 2 as both RDC and Ngāti Rangi have provided feedback that their preference is for Option 2 (with some modifications).

7. Scope responsibility

Page 9 - to date council has not been able to identify a person who can work on the project as part of building internal capacity

Page 10 - while there is reference to the Development Partner Meetings there is no reference to Working Group meetings - these were to be more detailed focus and include all 3 parties -can we add in please a reference to these ?

8. Communications and Engagement Strategy

Page 10 references scope responsibility and Council's role is to review engagement as per the DA. Suggest make this more explicit around the DPM reviewing the Communications and Engagement Strategy.

Page 14 Have noted that the Communication and Engagement Strategy is yet to be prepared so is not included except as a heading in the Draft Project Plan. (Page 14). Each of the partners will have their own requirements for engagement.

9. Partnership Governance

Page 11 Add to table that DPM has decision making role

10. Project team roles -

Pages 11-12 add the roles of RDC and Ngāti Rangī

See Table below for roles of RDC




RDC Teitei Drive Project Team			
Role	Name	Title	Key Responsibilities
RDC Project Owner	Clive Manley	CEO	Voting member DPM
RDC Support	Melissa Jackson	RDC Mgr Policy and Strategy	Voting member DPM
Technical advisor- Planning/Housing/Strategy	Ree Anderson	Consultant to RDC	Advisory member DPM; member Working groups
Technical advisor - Project management; infrastructure/ engineering	Ewen Skinner	Consultant to RDC	Advisory member DPM; member working groups
Technical advisor	Vini Dutra	Executive Mgr Infrastructure	Member working groups
Technical advisor	Rina Hepi	Mgr Community and Recreational Facilities	Member working groups


11. Implementation Plans

Are the Impemenation steps consistent with the Programme summary?

12. Risks and Mitigation

Suggest that a Risk and Mitigation Measures section be added

 Reply  Copy  View Images

 TeiTei Drive Draft Project Plan- Version 2




Sent: 27 February 2023 1:48 PM

From: Fletcher Wilson

To: Ree Anderson;

CC: Clive Manley; Ewen Skinner | Morrison Low; Vini Dutra; Melissa Jackson; Rina Hepi; Nick Harrison; Hayden Potaka; Colleen McCorkindale; Cynthia Ward; Giles Tait; Graeme Broderick; Stuart Watson; helen leahy; Renee Regal;

 3 Attachments

 20221221 Teitei Drive Project Plan DRAFT v2 issued (002).docx (7 MB);  image003.png (2 KB);  image001.jpg (7 KB);

Message

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Good Afternoon Ree

Please see attached the updated PEP incorporating your feedback with further contextual comments provided below:

Email from Ree, 9/2/23

1. Development Funding

Pages 2 and 14 We have provided feedback to Graeme Broderick that the Teitei Drive Sale and Purchase agreement needs to be clear on the interpretation of the Goods and Services Tax Act and how it affects the Teitei Drive Housing project. The draft Project Plan will need to align to the Sale and Development Agreement. Just to note when Council applied for funding it applied for \$5.2m + gst

Noted and agreed - this will be updated to reflect the position \$5.2+GST

2. Clarification matters

Page 4 - Moore Street is for council social housing (not limited to Kaumātua housing) - noted for updating

Page 4- reference sources of data - will look to source

Minor edits (grammar) - noted

3. Project Vision and Objectives

Page 5 - reference to dense housing - clarify density is currently 1:300m2 in District Plan for comprehensive development - noted

Page 5 Add in the Vision that resilience is also an objective and also add in reference to resilience page 6 (especially important in light of the events in Coromandel, Gisborne and Auckland) - noted

4. Project Success Factors

Page 6 Function - add in that the Project Objectives are also to align to council standards - noted

5. Scope of Work

Page 7 add in that KO is to master plan collaboratively with Council and Ngāti Rangi - noted

Page 8 - External Build Partners - it is Important to bring in Local Build partners wherever possible eg Eaves Construction that worked on the Moore Street, Ohakune social housing - can we ensure that there is an evaluation process that acknowledges local build partners ? - noted - we can incorporate recognition of local status into the procurement process and assessment. All procurement will need to follow government procurement guidelines.

6. Indicative Masterplan

Please replace the option 1 provided as an example with option 2 as both RDC and Ngāti Rangi have provided feedback that their preference is for Option 2 (with some modifications). That's fine, the image is included as an indicative example only as the early sketches will change as developed within the shared workstream, prior to a final being agreed.

7. Scope responsibility

Page 9 - to date council has not been able to identify a person who can work on the project as part of building internal capacity That's fine, this can remain a placeholder.

Page 10 - while there is reference to the Development Partner Meetings there is no reference to Working Group meetings - these were to be more detailed focus and include all 3 parties -can we add in please a reference to these ?

In addition to the DPM, the parties may create a Project Working Group(s) to facilitate the project as and for the purpose considered necessary to meeting the milestones and outcomes of the project.

8. Communications and Engagement Strategy

Page 10 references scope responsibility and Council's role is to review engagement as per the DA. Suggest make this more explicit around the DPM reviewing the Communications and Engagement Strategy. - Noted

Page 14 Have noted that the Communication and Engagement Strategy is yet to be prepared so is not included except as a heading in the Draft Project Plan. (Page 14). Each of the partners will have their own requirements for engagement. – Noted and the plan will need to reflect all of these to ensure consistency.

9. Partnership Governance

Page 11 Add to table that DPM has decision making role - Noted

10. Project team roles -

Structure chart updated to reflect current roles.

Pages 11-12 add the roles of RDC and Ngāti Rangi – Thanks for RDC roles. Ngati Rangi will inform their inclusion.

See Table below for roles of RDC & Ngāti Rangi

RDC Teitei Drive Project Team

Role	Name	Title	Key Responsibilities
RDC Project Owner	Clive Manley	CEO	Voting member DPM
RDC Support	Melissa Jackson	RDC Mgr. Policy and Strategy	Voting member DPM
Technical advisor- Planning/Housing/Strategy	Ree Anderson	Consultant to RDC	Advisory member DPM; member Working groups
Technical advisor - Project management; infrastructure/ engineering	Ewen Skinner	Consultant to RDC	Advisory member DPM; member working groups
Technical advisor	Vini Dutra	Executive Mgr. Infrastructure	Member working groups
Technical advisor	Rina Hepi	Mgr. Community and Recreational Facilities	Member working groups

Ngāti Rangi Teitei Drive Project Team

Role	Name	Title	Key Responsibilities
Chief Executive	Helen Leahy	Chief Executive	Advisory
Advisor	s 9(2)(a)	Advisor	Advisory
Other	TBC	TBC	TBC

11. Implementation Plans

Are the Implementation steps consistent with the Programme summary? Programme summary requires updating to reflect lapsed time

12. Risks and Mitigation

Suggest that a Risk and Mitigation Measures section be added - Agreed

Email from Ree, 22/2/23

The Project Plan under the Exclusions / Out of Scope section states that "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. "

The way this paragraph is worded is not strictly correct as there will still be some infrastructure required outside the site boundaries to connect the Teitei Drive pipe to the main trunk network to the north of the site. Vini has confirmed that RDC's network will have sufficient capacity as per the Mott MacDonald modelling report however, Kainga Ora will have to extend the subdivision's 3 waters services to the nearest existing connection points which will involve work outside the subdivision's boundaries.

Could you amend the project plan accordingly? Also it would be good to receive an updated version.

Noted and reflected in PEP

Kind Regards,

Fletcher Wilson

Assistant Development Manager - Greenfield & Complex
Urban Development and Delivery

Mobile: s 9(2)(a)

Email: [Fletcher.Wilson@kaingaora](mailto:Fletcher.Wilson@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: Ree Anderson <ree@reeanderson.co.nz>

Sent: Wednesday, 22 February 2023 3:26 PM

To: Fletcher Wilson <Fletcher.Wilson@kaingaora.govt.nz>

Cc: Clive Manley <clive.manley@ruapehudc.govt.nz>; Ewen Skinner | Morrison Low <e.skinner@morrisonlow.com>; Vini Dutra <Vini.Dutra@ruapehudc.govt.nz>; Melissa Jackson <Melissa.Jackson@ruapehudc.govt.nz>; Rina Hepi <Rina.Hepi@ruapehudc.govt.nz>; Nick Harrison <Nick.Harrison@kaingaora.govt.nz>; Hayden Potaka <Hayden.Potaka@kaingaora.govt.nz>; Colleen McCorkindale <Colleen.McCorkindale@kaingaora.govt.nz>; Cynthia Ward <Cynthia.Ward@kaingaora.govt.nz>; Giles Tait <Giles.Tait@kaingaora.govt.nz>; Graeme Broderick <Graeme.Broderick@kaingaora.govt.nz>; Stuart Watson <Stuart.Watson@ruapehudc.govt.nz>; Helen Leahy <helen@ngatirangi.com>; Renee Regal <Renee.Regal@kaingaora.govt.nz>

Subject: Re: Feedback- TeiTei Drive Draft Project Plan-

You don't often get email from ree@reeanderson.co.nz. [Learn why this is important](#)

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 Fletcher

Look forward to catching up next Monday.

I just wanted to note that one further amendment to the Project Plan is requested:

The Project Plan under the Exclusions / Out of Scope section states that "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. "

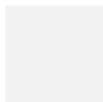
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Could you amend the project plan accordingly? Also it would be good to receive an updated version.

Most appreciated.

Kind regards, Ree

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



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

On 9/02/2023, at 1:22 PM, Ree Anderson <ree@reeanderson.co.nz> wrote:

Kia ora Fletcher

Happy new year!!

Just before Xmas, Nick provided a copy of a draft Project Plan for the TeiTei Drive project seeking feedback. Apologies we have taken a little longer than expected to provide our feedback to you.

I have now liaised with the RDC team, including Clive Manley, CEO and we provide the following feedback below:

Comments on Draft Project Plan under the respective headings of the Project plan - and a copy of the Draft Project Plan with these RDC comments in yellow highlights

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RDC Support	Melissa	RDC Mgr Policy	Voting member

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 Reply  Copy  View Images

 RE: Pre-application Meeting - 6 Teitei Drive, Ohakune





Sent: 15 March 2023 11:43 AM

From: Fraser McNutt

To: Katherine Hu; Sandra Holman;

CC: Giles Tait; Sunil Prasad; Ree Anderson; e.skinner@morrisonlow.com; James Pattullo;
todd@trafficplanning.co.nz;

 4 Attachments

 image005.jpg (67 KB);  image003.jpg (338 B);  image006.jpg (563 B); 
230315_IGL_4819_Ohakune Masterplan_ContextPlan.pdf (569 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.

Hi Sandra, in addition to the below see attached an updated MP for discussion this afternoon.

Thanks

Ngā mihi | Kind regards,

FRASER MCNUJT
Partner/Waikato Manager

s 9(2)(a)

FraserM@barker.co.nz

barker.co.nz

This email and any attachments are confidential. They may contain privileged information or copyright material. If you are not an intended recipient, please do not read, copy, use or disclose the contents without authorisation and we request you delete it and contact us at once by return email.

From: Katherine Hu <KatherineH@barker.co.nz>

Sent: Monday, 13 March 2023 5:29 pm

To: Sandra Holman <Sandra.Holman@ruapehuc.govt.nz>

Cc: Fraser McNutt <FraserM@barker.co.nz>; Giles Tait <Giles.Tait@kaingaora.govt.nz>; Sunil Prasad <sunilp@cheal.co.nz>; Ree Anderson <ree@reeanderson.co.nz>; e.skinner@morrisonlow.com; James Pattullo <james.pattullo@isthmus.co.nz>; Todd@trafficplanning.co.nz

Subject: RE: Pre-application Meeting - 6 Teitei Drive, Ohakune

Kia ora Sandra,

Please see attached of all the supporting documents for our pre-application meeting discussion on Wednesday. Can you please circulate to the people who will attend the pre-app?

We have a confirmed attendees for the meeting:

- Kainga Ora: Giles Tait
- RDC: Ree Anderson and Ewen Skinner
- Barker & Associates (planning and project management): Fraser McNutt and Katherine Hu
- Isthmus (urban design): James Pattullo
- Cheal (engineering): Thomas Brand and Amala Thomas
- TPC: (Transport): Todd Langwell

We also have an initial agenda we proposed for the meeting and discussion on Wednesday:

- Giles to provide a brief introduction and overview of the project background;
- Planning and Urban Design to provide overview of proposed concept plans and design approaches;
- Planning to discuss and confirm resource consent pathways, activity status and key RC considerations, and information requirements;
- Transport to discuss and confirm approaches on roading layouts and information/matters to be covered in technical report;
- Engineering to confirm approach and initial design thinking of stormwater

Should you have any questions, please do not hesitate to contact me and discuss.

Ngā mihi | Kind regards,

Katherine Hu
Senior Urban Designer
s 9(2)(a)
KatherineH@barker.co.nz

barker.co.nz

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From: Sandra Holman <Sandra.Holman@ruapehudc.govt.nz>
Sent: Tuesday, 7 March 2023 9:16 am
To: Katherine Hu <KatherineH@barker.co.nz>
Subject: RE: Pre-application Meeting Request 6 Teitei Drive, Ohakune

Hi Katherine

I can confirm the meeting will be 1pm for 1hr on Wednesday 15th March 2023. It is the only time available for those that need to attend from Council.

Please provide ASAP a list of your attendees so I can send the invite and online link to everyone. This meeting will be via Microsoft TEAMS.

Many thanks
Sandra

From: Katherine Hu <KatherineH@barker.co.nz>
Sent: Monday, 6 March 2023 11:47 am
To: Sandra Holman <Sandra.Holman@ruapehudc.govt.nz>
Subject: RE: Pre-application Meeting Request 6 Teitei Drive, Ohakune

Warning: This email is from an External Sender. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Wonderful – thanks!

Ngā mihi | Kind regards,

Katherine Hu
Senior Urban Designer
s 9(2)(a)
KatherineH@barker.co.nz

barker.co.nz

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From: Sandra Holman <Sandra.Holman@ruapehudc.govt.nz>
Sent: Monday, 6 March 2023 11:46 am

Sent: Monday, 6 March 2023 11:40 am

To: Katherine Hu <KatherineH@barker.co.nz>

Subject: FW: Pre-application Meeting Request 6 Teitei Drive, Ohakune

Hi Katherine

I did send it on to the appropriate people to organise this one. I'll follow-up for you.

Kind regards

Sandra

Sandra Holman
Resource Management Administrator
Ruapehu District Council

Ruapehu District Council | Private Bag 1001 | Taumarunui 3946 | New Zealand
Phone: 07 895 8188 ext: 5 | Fax: 07 895 3256 | Mobile:
email: Sandra.Holman@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: Katherine Hu <KatherineH@barker.co.nz>
Sent: Monday, 6 March 2023 11:44 am
To: Sandra Holman <Sandra.Holman@ruapehudc.govt.nz>
Subject: RE: Pre-application Meeting Request 6 Teitei Drive, Ohakune

Warning: This email is from an External Sender. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Kia ora Sandra,

Hope everything is well. Just keen to follow up with you regarding my email last Tuesday on the request for a pre-application meeting.

Thanks
Kath

Ngā mihi | Kind regards,

Katherine Hu
Senior Urban Designer
s 9(2)(a)
KatherineH@barker.co.nz

barker.co.nz

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From: Katherine Hu
Sent: Tuesday, 28 February 2023 8:47 am
To: Sandra.Holman@ruapehudc.govt.nz
Subject: Pre-application Meeting Request 6 Teitei Drive, Ohakune

Moorena Sandra,

Hope everything is doing well.




We would like to represent our client and to arrange a pre-application meeting with Ruapehu District Council, for a proposed development at 6 Teitei Drive development at Ohakune.


RDC, Kainga Ora and Ngāti Rangi are the jointed applicant for this proposal and I believe a couple of people from our project team already had some brief discussion with few RDC staff previously. Since then, we have taken the comments received aboard and now we would like to arrange another pre-application meeting, particularly with the resource consent team and relevant staff, to further discuss the proposal.

We would like to book in the time around the week of 13th March; can you please check the staff availability and arrange this for us? Once you come back to us confirming the day and time, then we will confirm the list of attendants and the information to be pre-circulated prior to the meeting.

Many thanks!
Ngā mihi | Kind regards,

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 RE: Sale and Development Agreement - Teitei Drive, Ohakune

Sent: 5 April 2023 4:17 PM

From: Clive Manley

To: Marin Surgenor;

CC: Graeme Broderick; Colleen McCorkindale; Ree Anderson; Melissa Jackson; Ewen Skinner Morrison Low; Fiona Ferrar; Fletcher Wilson; Giles Tait;

 8 Attachments

 image001.jpg (4 KB);  image002.jpg (6 KB);  image003.jpg (67 KB);  image004.jpg (4 KB);  image005.jpg (4 KB);  image006.png (183 KB);  image007.jpg (4 KB);  image008.png (2 KB);

Message

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You don't often get email from clive.manley@ruapehudc.govt.nz. [Learn why this is important](#)

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 Martin,

I confirm when I signed the agreement I was acting with delegation from RDC so 1. Has been achieved

Thanks
Clive

From: Marin Surgenor <Marin.Surgenor@kaingaora.govt.nz>
Sent: Wednesday, April 5, 2023 11:26 AM
To: Clive Manley <Clive.Manley@ruapehudc.govt.nz>
Cc: Graeme Broderick <Graeme.Broderick@kaingaora.govt.nz>; Colleen McCorkindale <Colleen.McCorkindale@kaingaora.govt.nz>; Ree Anderson <ree@reeanderson.co.nz>; Melissa Jackson <Melissa.Jackson@ruapehudc.govt.nz>; Ewen Skinner Morrison Low <e.skinner@morrisonlow.com>; Fiona Ferrar <Fiona.Ferrar@ruapehudc.govt.nz>; Fletcher Wilson <Fletcher.Wilson@kaingaora.govt.nz>; Giles Tait <Giles.Tait@kaingaora.govt.nz>
Subject: RE: Sale and Development Agreement - Teitei Drive, Ohakune

Warning: This email is from an External Sender. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Clive

Further to Giles' email below, I note that the agreement remains conditional on:

1. Council Approval, due 31 March 2023*;
2. Due Diligence, within 60 working days, which I calculate as 3 July 2023;
3. Resource Consent, due 30 January 2024; and
4. HNZ Build Approval (final business case), due 30 June 2024.

As to the Council's Approval condition, can you please confirm whether any further approvals are required by RDC? If not, we would propose that this condition be treated as satisfied or waived.

I further note that the agreement provides for a formal licence to be granted by RDC to HNZ Build as from the date of the agreement. We have signed the **attached** licence and request that RDC attends to the same.

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: Giles Tait <Giles.Tait@kaingaora.govt.nz>
Sent: Wednesday, 5 April 2023 8:45 AM
To: 'Clive Manley' <Clive.Manley@ruapehudc.govt.nz>; Marin Surgenor <Marin.Surgenor@kaingaora.govt.nz>
Cc: Graeme Broderick <Graeme.Broderick@kaingaora.govt.nz>; Colleen McCorkindale <Colleen.McCorkindale@kaingaora.govt.nz>; Ree Anderson <ree@reeanderson.co.nz>; Melissa Jackson <Melissa.Jackson@ruapehudc.govt.nz>; Ewen Skinner Morrison Low <e.skinner@morrisonlow.com>; Fiona Ferrar <Fiona.Ferrar@ruapehudc.govt.nz>; Fletcher Wilson <Fletcher.Wilson@kaingaora.govt.nz>; Renee Regal <Renee.Regal@kaingaora.govt.nz>; Cynthia Ward <Cynthia.Ward@kaingaora.govt.nz>
Subject: RE: Sale and Development Agreement - Teitei Drive, Ohakune

Kia ora Clive,

We are pleased to be able to return the now fully executed agreement between Ruapehu District Council and Kāinga Ora.

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: Clive Manley <Clive.Manley@ruapehudc.govt.nz>
Sent: Friday, 24 March 2023 1:33 PM
To: Marin Surgenor <Marin.Surgenor@kaingaora.govt.nz>
Cc: Graeme Broderick <Graeme.Broderick@kaingaora.govt.nz>; Colleen McCorkindale <Colleen.McCorkindale@kaingaora.govt.nz>; Giles Tait <Giles.Tait@kaingaora.govt.nz>; Ree Anderson <ree@reeanderson.co.nz>; Melissa Jackson <Melissa.Jackson@ruapehudc.govt.nz>; Ewen Skinner Morrison Low <e.skinner@morrisonlow.com>; Fiona Ferrar <Fiona.Ferrar@ruapehudc.govt.nz>
Subject: FW: Sale and Development Agreement - Teitei Drive, Ohakune

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 Marin,

I am pleased to attach the signed agreement.

Look forward to working with Kainga Ora on this great initiative.

Nga mihi

Clive

Clive Manley
Chief Executive
Ruapehu District Council

Ruapehu District Council | Private Bag 1001 | Taumarunui 3946 | New Zealand
Phone: 07 895 8188 ext. S | 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: Tuesday, March 14, 2023 5:40 PM
To: Clive Manley <Clive.Manley@ruapehudc.govt.nz>
Cc: Ree Anderson <ree@reeanderson.co.nz>; Ewen Skinner Morrison Low <e.skinner@morrisonlow.com>;
Melissa Jackson <Melissa.Jackson@ruapehudc.govt.nz>
Subject: RE: Sale and Development Agreement - Teitei Drive, Ohakune

Warning: This email is from an External Sender. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Clive

Further to my email to Melissa below, please see **attached** the corrected agreement for signing. My apologies for the double-up.

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: Tuesday, 14 March 2023 5:33 PM

To: Melissa Jackson <Melissa.Jackson@ruapehudc.govt.nz>

Cc: Clive Manley <Clive.Manley@ruapehudc.govt.nz>; Ree Anderson <ree@reeanderson.co.nz>; Ewen Skinner Morrison Low <e.skinner@morrisonlow.com>

Subject: RE: Sale and Development Agreement - Teitei Drive, Ohakune

Hi Melissa

Thank you for your email.

Upon review, I appear to have attached the incorrect version of the Master Encumbrance to the agreement. My apologies for this.

The feedback below from the Council's solicitor was acceptable to us and will be incorporated into the version I re-send to you shortly. I think the correct word for point 1 Background A is "assigns" rather than assignors, but it doesn't have much bearing on the application of the encumbrance either way.

Ngā mihi
Marin

Marin Surgenor (he/him)

Senior Legal Counsel – Property
People, Governance and Capability
Mobile: s 9(2)(a) [REDACTED]
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: Melissa Jackson <Melissa.Jackson@ruapehudc.govt.nz>

Sent: Tuesday, 14 March 2023 4:46 PM

To: Marin Surgenor <Marin.Surgenor@kaingaora.govt.nz>

Cc: Clive Manley <Clive.Manley@ruapehudc.govt.nz>; Ree Anderson <ree@reeanderson.co.nz>; Ewen Skinner Morrison Low <e.skinner@morrisonlow.com>

Subject: RE: Sale and Development Agreement - Teitei Drive, Ohakune

You don't often get email from melissa.jackson@ruapehudc.govt.nz. [Learn why this is important](#)

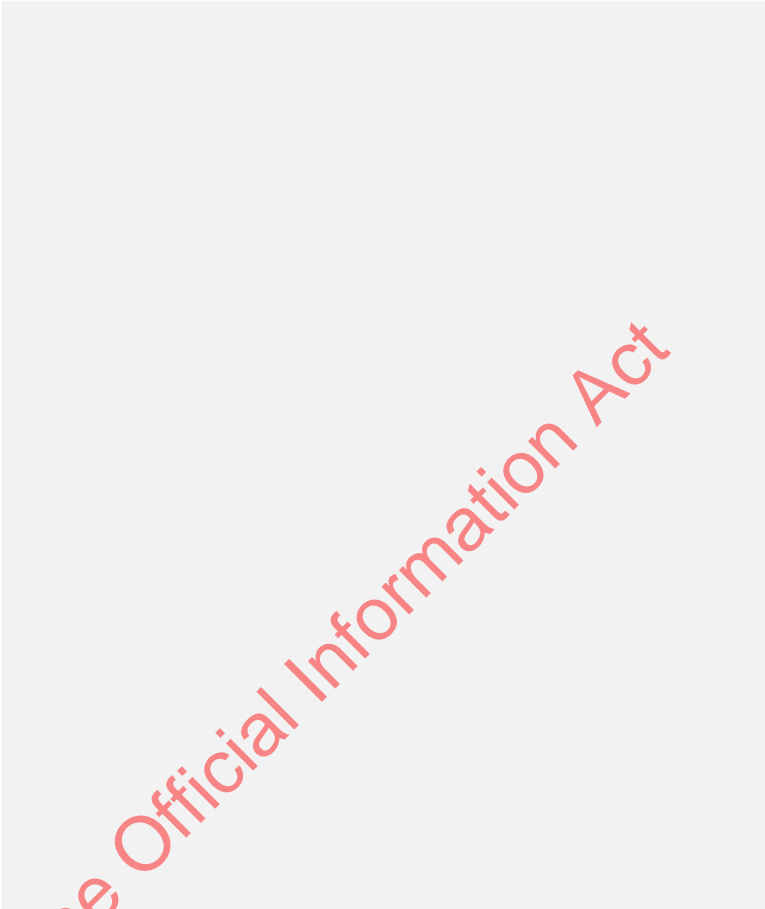
CAUTION: External email. Do not click or open attachments unless you recognise the sender and know the content is safe. If unsure use the Report Phishing button.

Kia ora Marin

It was nice to virtually meet you this morning.

I've just had a look over the Agreement and I'm trying to tie up a couple of loose ends before Clive signs it.

Below is an email from Council's solicitor regarding the Master Encumbrance. It looks like these comments may not have made their way to you. I don't agree with comment 1, it looks to me like "assignors" is the correct word, but the other comments are relevant and need your comment, please.



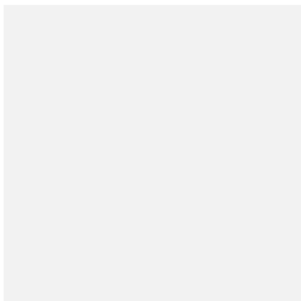
I look forward to your response so the Agreement can be finalised and signed.

Ngā mihi nui,

Melissa

Melissa Jackson
Manager Policy and Strategy
Ruapehu District Council

Ruapehu District Council | Private Bag 1001 | Taumarunui 3946 | New Zealand
Phone: 07 895 8188 ext 9(2) | Fax: 07 895 3256 | Mobile:
email: Melissa.Jackson@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: Clive Manley <Clive.Manley@ruapehudc.govt.nz>
Sent: Tuesday, 14 March 2023 3:40 pm
To: Melissa Jackson <Melissa.Jackson@ruapehudc.govt.nz>
Subject: FW: Sale and Development Agreement - Teitei Drive, Ohakune

Are you happy for me to sign please?

From: Marin Surgenor <Marin.Surgenor@kaingaora.govt.nz>
Sent: Tuesday, 14 March 2023 11:52 am
To: Clive Manley <Clive.Manley@ruapehudc.govt.nz>
Cc: Graeme Broderick <Graeme.Broderick@kaingaora.govt.nz>; Colleen McCorkindale <Colleen.McCorkindale@kaingaora.govt.nz>; Giles Tait <Giles.Tait@kaingaora.govt.nz>; Ree Anderson <ree@reeanderson.co.nz>
Subject: RE: Sale and Development Agreement - Teitei Drive, Ohakune

Warning: This email is from an External Sender. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Clive

Further to our discussion this morning, I **attach** the Sale and Development Agreement in its final form. Clause 4.4 records that the first DPM will occur within six weeks of the date of signing.

As discussed, the purchase price for the land is **s 9(2)(b)(ii)** plus GST (if any). The agreement records that the sale and development of the land is a 'taxable supply' by two GST-registered parties. Accordingly, the transaction will be zero-rated for GST purposes.

As an aside, it occurred to us after the meeting that, in relation to GST-component of the Council's external consultant invoices that are connected to the sale and development of the land (i.e. the 'taxable supply'), the Council may benefit from claiming an input tax credit to effectively off-set the zero-rating of the purchase price for the land. We note that tax credit claims for the Council are an internal matter that we do not wish to interfere with, but we understand that there may be ways outside of the Sale and Development Agreement for the Council to reduce its overall GST costs.

We consider that the agreement is now in a position to be signed. Could you please let us know when you expect to be able to sign? We will be similarly making arrangements to sign and will update you once we are also in a position to sign.

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

From: Ree Anderson <ree@reeanderson.co.nz>
Sent: Monday, 13 March 2023 10:49 AM
To: Marin Surgenor <Marin.Surgenor@kaingaora.govt.nz>
Cc: Graeme Broderick <Graeme.Broderick@kaingaora.govt.nz>; Clive Manley <clive.manley@ruapehudc.govt.nz>; Ewen Skinner | Morrison Low <e.skinner@morrisonlow.com>; Colleen McCorkindale <Colleen.McCorkindale@kaingaora.govt.nz>; Giles Tait <Giles.Tait@kaingaora.govt.nz>
Subject: Re: Sale and Development Agreement Teitei Drive Ohakune

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Hi Marin

Thanks for the follow up email. I have spoken with Clive, and there are a couple of matters we still need to clarify regarding GST.

Perhaps the best way is for me to telephone you to discuss?

Would you be free either at 4pm today or 10am tomorrow for a telephone call?

Please let me know.

Many thanks Ree

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

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

On 13/03/2023, at 9:00 AM, Marin Surgenor <Marin.Surgenor@kaingaora.govt.nz> wrote:

Hi Ree

Just checking if you and Clive had any final comments on the GST matters?

I will finalise the agreement for signing once I hear back from you.

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

<image001.jpg>

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

Sent: Tuesday, 7 March 2023 1:53 PM

To: Marin Surgenor <Marin.Surgenor@kaingaora.govt.nz>

Cc: Graeme Broderick <Graeme.Broderick@kaingaora.govt.nz>; Clive Manley

<clive.manley@ruapehudc.govt.nz>; Ewen Skinner | Morrison Low

<e.skinner@morrisonlow.com>; Colleen McCorkindale

<Colleen.McCorkindale@kaingaora.govt.nz>; Giles Tait <Giles.Tait@kaingaora.govt.nz>

Subject: Re: Sale and Developemnt Agreement Teitei Drive Ohakune

Importance: High

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Hi Marin

Many thanks for this explanation.

I will discuss with Clive and be back in touch as soon as I can.

Kind regards, Ree

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

<image002.png>

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

On 6/03/2023, at 5:37 PM, Marin Surgenor <Marin.Surgenor@kaingaora.govt.nz> wrote:

Hi Ree

Thanks for your email and great to hear that the agreement can be finalised.

On the second point below, the "(if any)" reference after Plus GST is intended to indicate that GST on this transaction may be subject to zero-rating. This is usually the case where both parties are registered for GST and the land will be used for making taxable supplies by the purchaser. This further reinforced by clause 28.1(d):

<image002.png>

So having "(if any)" stated after Plus GST would be the most accurate way to describe the purchase price, and is a clear indication that GST is intended to be zero-rated. Removing "(if any)" would be contradictory to clause 28.1(d), and I also note that the original purchase price was stated as "\$1 plus GST (if any)" so the description of GST as it relates to the purchase price has

(if any) , so the description of GST as it relates to the purchase price has been consistent in the agreement from the beginning.

The description of GST as it relates to the Funding Agreement is a separate matter, however for completeness the Funding Agreement does describe the amount as “Plus GST (if any)” as well. Please refer to the following extract:

<image003.png>

I am happy to add “(if any)” to the description of the CIP Funding amount if that would help clear up any inconsistency. But from my perspective, the key figure in the Sale and Development Agreement that has GST implications is the purchase price for the land, which is why I would want to retain the words “(if any)” after **s 9(2)(b)(ii)** plus GST.

Please let me know if RDC agrees to the position I have outlined above regarding GST.

In the meantime, I will prepare the execution copy of the agreement incorporating your advice below on point 1. The ADLS terms previously forwarded to you are the terms we intend to include in the final agreement. They include amendments/tracked changes that are either superseded by the Sale and Development Agreement, or are not needed for the sale of bare land.

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

<image005.jpg>

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

Sent: Monday, 6 March 2023 3:33 PM

To: Marin Surgenor <Marin.Surgenor@kaingaora.govt.nz>

Cc: Graeme Broderick <Graeme.Broderick@kaingaora.govt.nz>; Clive Manley <clive.manley@ruapehudc.govt.nz>; Ewen Skinner | Morrison Low <e.skinner@morrisonlow.com>

Subject: Sale and Developemnt Agreement Teitei Drive Ohakune

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Hi Marin

Clive wanted to let you know that he is happy with the updated Sale and Development Agreement and that there are just 2 matters that we request be amended.

1. The first is to amend the Background Clause B so that we have quoted the latest

version of section 10 (1) 9 (b) of the LGA 2002.

Please replace the second bullet point in Clause B which reads:

“To meet the current and future needs of communities....cost-effective for households and business”

With the following

“To promote the social, economic, environmental and cultural well-being of communities in the present and for the future”




2. The second is to remove the words "if any" after GST in the Purchase Price in the Specific terms (page 4) and replace with the following:

Purchase Price **s 9(2)(b)(ii)** + GST

(We note that the CIP Funding definition has been updated to be \$5.2m + GST)

If you have any queries regarding the above please let me know as soon as possible. Clive can then sign. It would be good also if we can have the final ADLS (without tracked changes) as this is referenced in the Sale and Development Agreement. We note

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 Re: Ohakune Development Partners Meeting


Sent: 3 May 2023 2:44 PM

From: Ree Anderson

To: Fletcher Wilson;

CC: Colleen McCorkindale; Giles Tait; Graeme Broderick;  Clive Manley; Melissa Jackson; Vini Dutra; Ewen Skinner; Fraser McNutt; Renee Regal; Hayden Potaka;

 1 Attachments

 image001.png (2 KB);

Message

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Hi Fletcher

Many thanks for the follow-up.

Just to note I am unavailable on the 8 June s 9(2)(a) The other proposed dates look fine to me.

Melissa is following up about the 8 June meeting potentially being held in Ohakune.

Kind regards, Ree

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

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

On 2/05/2023, at 3:39 PM, Fletcher Wilson <Fletcher.Wilson@kaingaora.govt.nz> wrote:

Hi All

Please see attached: Draft meeting minutes for the first Teitei Drive Development Partners Meeting & Latest version of the Masterplan.

Please feel free to provide comments on the minutes, the comments will be reviewed formally at the start of the next meeting and then finalised for archiving.

As per the outstanding action from our first meeting, can I please receive confirmation that the proposed 6 weekly cycle is acceptable to our members going forward, dates for the upcoming meeting are:

- 8th June (proposed in person)
- 20th July
- 31st August
- 12th October
- 23rd November

It has been suggested that the next meeting be in person, in Ohakune. Exact location in Ohakune is to be confirmed, the intention is to include a site visit also. Can each member also confirm your availability to meet on site?

Next Agenda - To be confirmed, depending on meeting being in person or online.

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


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 RE: Ohakune Development Partners Meeting - Testing alternative date.

Sent: 8 May 2023 4:56 PM

From: Clive Manley

To: Fletcher Wilson; Colleen McCorkindale; Giles Tait; Graeme Broderick; s 9(2)(a);
Melissa Jackson; Ree Anderson; Vini Dutra; Ewen Skinner; Fraser McNutt; Renee Regal; Hayden Potaka;

 2 Attachments

 image001.jpg (5 KB);  image850599.JPG (67 KB);

Message

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

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I would not be available on the 30 May 2023 sorry

Clive Manley
Chief Executive
Ruapehu District Council

Ruapehu District Council | Private Bag 1001 | Taumarunui 3946 | New Zealand
Phone: 07 895 8188 ext: **s 9(2)** | Fax: 07 895 3256 | Mobile: **s 9(2)(a)**
email: Clive.Manley@ruapehudc.govt.nz | 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: Fletcher Wilson <Fletcher.Wilson@kaingaora.govt.nz>
Sent: Monday, May 8, 2023 2:17 PM
To: Colleen McCorkindale <Colleen.McCorkindale@kaingaora.govt.nz>; Giles Tait <Giles.Tait@kaingaora.govt.nz>; Graeme Broderick <Graeme.Broderick@kaingaora.govt.nz>; **s 9(2)(a)**
s 9(2)(a) Clive Manley <Clive.Manley@ruapehudc.govt.nz>; Melissa Jackson <Melissa.Jackson@ruapehudc.govt.nz>; 'Ree Anderson' <ree@reeanderson.co.nz>; Vini Dutra <Vini.Dutra@ruapehudc.govt.nz>; 'Ewen Skinner' <e.skinner@morrisonlow.com>; 'Fraser McNutt' <FraserM@barker.co.nz>; Renee Regal <Renee.Regal@kaingaora.govt.nz>; Hayden Potaka <Hayden.Potaka@kaingaora.govt.nz>
Subject: RE: Ohakune Development Partners Meeting - Testing alternative date.

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Hi all

Can we please also confirm availability for the 30th of May. Based on some feedback already received this may also be an option.

Regards,

Fletcher Wilson

Assistant Development Manager - Greenfield & Complex
Urban Development and Delivery

Mobile s 9(2)(a)
Email: [Fletcher.Wilson@kainga](mailto:Fletcher.Wilson@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.n](http://www.kaingaora.govt.nz)

From: Fletcher Wilson

Sent: Monday, 8 May 2023 1:21 PM

To: Colleen McCorkindale <Colleen.McCorkindale@kaingaora.govt.nz>; Giles Tait <Giles.Tait@kaingaora.govt.nz>; Graeme Broderick <Graeme.Broderick@kaingaora.govt.nz>; s 9(2)(a)
s 9(2)(a) 'Clive Manley'

<Clive.Manley@ruapehudc.govt.nz>; 'Melissa Jackson' <Melissa.Jackson@ruapehudc.govt.nz>; 'Ree Anderson' <ree@reeanderson.co.nz>; 'Vini Dutra' <Vini.Dutra@ruapehudc.govt.nz>; 'Ewen Skinner' <e.skinner@morrisonlow.com>; 'Fraser McNutt' <FraserM@barker.co.nz>; Renee Regal <Renee.Regal@kaingaora.govt.nz>; Hayden Potaka <Hayden.Potaka@kaingaora.govt.nz>

Subject: Ohakune Development Partners Meeting - Testing alternative date.

Good Afternoon All

Thank you to those who have already confirmed their attendance for our next DPM.

Unfortunately, I have received some notifications among the group that they are unable to attend the DPM on the 8th of June. Due to this, I would just like to test the groups availability on the 23rd of May.

A project group meeting has been arranged on site for that morning on the 23rd of May. It may be more advantageous to all, for the DPM to be that afternoon?

Could those that have yet to confirm attendance, please confirm their availability on the 8th of June and the 23rd of May?

Just to confirm – at this stage there is no date change from the 8th of June. This is simply to test availability.

Regards,

Fletcher Wilson

Assistant Development Manager - Greenfield & Complex
Urban Development and Delivery

Mobile: s 9(2)(a)
Email: Fletcher.Wilson@kainga.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

-----Original Appointment-----

From: Fletcher Wilson

Sent: Tuesday, 2 May 2023 3:39 PM

To: Colleen McCorkindale; Giles Tait; Graeme Broderick; s 9(2)(a); 'Clive Manley'; 'Melissa Jackson'; 'Ree Anderson'; 'Vini Dutra'; 'Ewen Skinner'; 'Fraser McNutt'; Renee Regal; Hayden Potaka

Subject: Ohakune Development Partners Meeting

When: Thursday, 8 June 2023 3:00 PM-4:30 PM (UTC+12:00) Auckland, Wellington.

Where: Ohakune -TBC - Proposed to be in person

Hi All

Please see attached: Draft meeting minutes for the first Teitē Drive Development Partners Meeting & Latest version of the Masterplan.

Please feel free to provide comments on the minutes, the comments will be reviewed formally at the start of the next meeting and then finalised for archiving.

As per the outstanding action from our first meeting, can I please receive confirmation that the proposed 6 weekly cycle is acceptable to our members going forward, dates for the upcoming meeting are:

- 8th June (proposed in person)
- 20th July
- 31st August
- 12th October
- 23rd November

It has been suggested that the next meeting be in person, in Ohakune. Exact location in Ohakune is to be confirmed, the intention is to include a site visit also. Can each member also confirm your availability to meet on site?

Next Agenda - To be confirmed, depending on meeting being in person or online.




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 Re: Site Visit 23/5 - Request for consultants to attend

Sent: 10 May 2023 8:38 AM

From: Ree Anderson

To: Fletcher Wilson;

CC: Clive Manley; Melissa Jackson; Ewen Skinner | Morrison Low;

Message

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Hi Fletcher

Many thanks for the site visit update. Just noting that as this is between Ngati Rangī and Kainga ora it would be good to have an item on the next DPM agenda "Update from site visit".

Wait to hear from you about the confirmed date for the DPM.

Cheers Ree

Ree Anderson
 Director
 Ree Anderson Consulting Ltd
 M;+64 s 9(2)(a)

On 9/05/2023, at 2:41 PM, Fletcher Wilson <Fletcher.Wilson@kaingaora.govt.nz> wrote:

Hi Ree,

This is an FYI for the meeting mentioned for the 23rd (now 30th). Please see below.

Regards,

<image002.jpg>

Fletcher Wilson

Assistant Development Manager - Greenfield & Complex
 Urban Development and Delivery

Mobile: s 9(2)(a)

Email: Fletcher.Wilson@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: Fred Clark <fred.clark@ngatirangi.com>

Sent: Monday, 8 May 2023 2:12 PM

To: Giles Tait <Giles.Tait@kaingaora.govt.nz>

Cc: 'Hannah Rainforth' <hannah@kahuenviro.co.nz>; s 9(2)(a)

s 9(2)(a)

Fraser McNutt (FraserM@barker.co.nz)

<FraserM@barker.co.nz>; Hayden Potaka <Hayden.Potaka@kaingaora.govt.nz>; Fletcher Wilson

<Fletcher.Wilson@kaingaora.govt.nz>

Subject: RE: Site Visit 23/5 - Request for consultants to attend

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Kiaora Giles.

That's great news,. Thank you for following up.

My apologies, we have had to change the date and push it out a week to **Tuesday 30th May at 9:45 am.**

No need to contact Kahu Enviro as they are leading the site visit on our behalf. That being said, the team your assembling looks great. Hoping Cheal are available to cover any questions raised regarding Hydrology and Geotechnical info.

Expecting a small number of Iwi members to attend (5 or so) mostly from the Ngati Rangī Ngā Poutaiao - NR Environmental Forum.

I'll create an invite and send it out.

Ngā mihi,

s 9(2)(a)

Kaihonohono ā Rohe – Environmental and Relationship Advisor

**Ngā Waihua o Paerangi Trust
(formerly Ngāti Rangī Trust)**

Phone: 06 385 9500

Mobile: s 9(2)(a)

**1 Mountain Road
PO BOX 195
Ohakune 4625**

Email: s 9(2)(a)

Web: www.ngatirangi.com

KĀKĀ TE WHARE TOKA O PAERANGI KĀKĀ HOKI KO AU
I am the eternal flame of the House of Stone of Paerangi
<image001.png>

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From: Giles Tait <Giles.Tait@kaingaora.govt.nz>

Sent: Monday, 8 May 2023 11:18 am

To: s 9(2)(a)

Cc: 'Hannah Rainforth' <hannah@kahuenviro.co.nz>; s 9(2)(a)

; Fraser McNutt (FraserM@barker.co.nz)

<FraserM@barker.co.nz>; Hayden Potaka <Hayden.Potaka@kaingaora.govt.nz>; Fletcher Wilson

<Fletcher.Wilson@kaingaora.govt.nz>

Subject: RE: Site Visit 23/5 - Request for consultants to attend

Kia ora Fred,

Thanks for your email.

This is certainly something we can do. I've only spoken to the Planner so far and Fraser at Barker and Associates is available and I am available too.

at PARKER and ASSOCIATES IS AVAILABLE AND I AM AVAILABLE TOO.

I'll reach out to the following consultants:

Ecology – Kāhu Environmental

Hydrology – Cheal Consultants

I trust this is sufficient for the meeting.

Kind regards

Giles

<image004.jpg>

Giles Tait

Senior Development Manager - Greenfield & Complex
Urban Development and Delivery

Mobile: s 9(2)(a)

Email: giles.tait@kaingaora.govt

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

From s 9(2)(a)

Sent: Friday, 5 May 2023 1:18 PM

To: Fletcher Wilson <Fletcher.Wilson@kaingaora.govt.nz>

Cc: Hannah Rainforth <hannah@kahuenviro.co.nz>; s 9(2)(a)
s 9(2)(a)

Subject: Site Visit 23/5 - Request for consultants to attend

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Kiaora Fletcher.

Just organising a site visit with Kahu Enviro to Teitei Drive for the CIA.

Iwi members will be in attendance. Hana and self will guide Iwi through the proposal to build the subdivision. We have assessed the various reports and will be talking directly to them at our site visit, informing Iwi of the issues in order to generate their responses.

Without a doubt, Iwi will have questions. Some of which we will require an expert to answer. Therefore, we are requesting for the experts/consultants to participate in our site visit so they may be present to answer questions from Iwi.

Are you able to organise this for us please?

We plan to meet at Teitei Drive on 23 May 2023 at 9am.

Ngā mihi,
s 9(2)(a)

Kaihonohono ā Rohe – Environmental and Relationship Advisor

Ngā Waihua o Paerangi Trust
(formerly Ngāti Rangi Trust)

Phone: 06 385 9500

Mobile: s 9(2)(a)

1 Mountain Road
PO BOX 195
Ohakune 4625

Email: s 9(2)(a)




Web: www.ngatirangi.com


KĀKĀ TE WHARE TOKA O PAERANGI KĀKĀ HOKI KO AU
I am the eternal flame of the House of Stone of Paerangi
<image001.png>

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 Ohakune - Teitei drive in person meeting

Sent: 15 May 2023 8:01 AM

From: Fletcher Wilson

To: Melissa Jackson;



 5 Attachments

 image007.jpg (5 KB);  image008.jpg (4 KB);  image009.jpg (67 KB);  image010.jpg (4 KB);  image001.jpg (5 KB);

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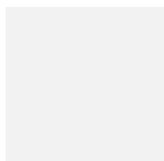
Hi Melissa

I have just received confirmation from Fred that he is available on the 8th of June, so we are all good to go for that date. I will send out the meeting invite later today.

Thanks for arranging that council room, very much appreciated.

Regarding catering – that would be great if you could assist with the order. Kāinga Ora will cover the cost. I will engage with the attendees to determine dietary requirements and then confirm back. I'm not from around there so will need to defer to your local knowledge on what will be best 😊.

Regards,



Fletcher Wilson

Assistant Development Manager - Greenfield & Complex
Urban Development and Delivery

Mobile s 9(2)(a)
Email: [Fletcher.Wilson@kainga](mailto:Fletcher.Wilson@kaingaora.govt.nz)

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From: Melissa Jackson <Melissa.Jackson@ruapehudc.govt.nz>
Sent: Thursday, 11 May 2023 2:50 PM
To: Fletcher Wilson <Fletcher.Wilson@kaingaora.govt.nz>
Subject: RE: Ohakune - Teitei drive in person meeting

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Kia ora Fletcher

The plan looks fine. I tentatively booked our Ohakune Council Chambers when you first suggested the 8th of June to ensure availability, so the venue is sorted.

I'm happy to assist with arranging a catered lunch if you like?

Ngā mihi,

Melissa

From: Fletcher Wilson <Fletcher.Wilson@kaingaora.govt.nz>

Sent: Thursday, May 11, 2023 2:38 PM

To: Melissa Jackson <Melissa.Jackson@ruapehudc.govt.nz>

Subject: RE: Ohakune - Teitei drive in person meeting

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Hi Melissa

I'm seeking to lock in the next Development Partners meeting for the 8th of June. I'm just waiting on a response from Fred or Deana, before I send out a meeting request.

I have an indicative plan that fits, based on requirements for travel (Auckland and Wellington based attendees)

11am Site walkover (likely 30mins only – but account for 1 hour of lateness, side convos and unforeseen)

12-12:30 Break/travel (from site to council office, actually takes 3 min to drive)

12:30-2pm DPM Meeting.

I didn't want to catch you off guard with the plan, as I'll need a bit of help booking the council Ohakune office. Does the above suit for your side of things? Please let me know if not and we can tweak things a bit.

Regards,

Fletcher Wilson

Assistant Development Manager - Greenfield & Complex
Urban Development and Delivery

Mobile: s 9(2)(a)

Email: [Fletcher.Wilson@kainga](mailto:Fletcher.Wilson@kaingaora.govt.nz)

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From: Melissa Jackson <Melissa.Jackson@ruapehudc.govt.nz>

Sent: Thursday, 4 May 2023 9:21 AM

To: Fletcher Wilson <Fletcher.Wilson@kaingaora.govt.nz>

Cc: Clive Manley <Clive.Manley@ruapehudc.govt.nz>

Subject: RE: Ohakune - Teitei drive in person meeting

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Kia ora Fletcher,

Great, thanks. Look forward to hearing from you in due course.

Ngā mihi,

Melissa

From: Fletcher Wilson <FletcherWilson@kaingaora.govt.nz>
Sent: Thursday, May 4, 2023 9:16 AM
To: Melissa Jackson <Melissa.Jackson@ruapehudc.govt.nz>
Cc: Clive Manley <Clive.Manley@ruapehudc.govt.nz>
Subject: RE: Ohakune - Teitei drive in person meeting

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Hi Melissa

Thanks for getting back to me.

I'm still awaiting many confirmations of attendance for the 8th of June and we already have a couple of people who say they cannot make it that day. I'll wait to hear from all parties, then lock down a date, before reaching out to request the booking.

Regards.

Fletcher Wilson

Assistant Development Manager - Greenfield & Complex
 Urban Development and Delivery

Mobile: s 9(2)(a)
 Email: Fletcher.Wilson@kainga

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From: Melissa Jackson <Melissa.Jackson@ruapehudc.govt.nz>
Sent: Thursday, 4 May 2023 8:28 AM
To: Fletcher Wilson <FletcherWilson@kaingaora.govt.nz>
Cc: Clive Manley <Clive.Manley@ruapehudc.govt.nz>
Subject: RE: Ohakune - Teitei drive in person meeting

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Mōrena Fletcher

I am pleased to confirm that the in person DPM meeting on 8 June can be held at our Ohakune office, 37 Ayr Street, Ohakune.

Both myself and Clive are available to attend.

Ngā mihi,

Melissa

From: Fletcher Wilson <Fletcher.Wilson@kaingaora.govt.nz>
Sent: Tuesday, May 2, 2023 3:30 PM
To: Melissa Jackson <Melissa.Jackson@ruapehudc.govt.nz>
Subject: RE: Ohakune - Teitei drive in person meeting

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Hi Melissa

Thanks for confirming that, we'll wait to hear what Clive says. I'll send out the invite and minutes now for details to be confirmed later.

Regards,

Fletcher Wilson

Assistant Development Manager - Greenfield & Complex
Urban Development and Delivery

Mobile: [Redacted] s 9(2)(a)
Email: Fletcher.Wilson@kaingaora.govt.nz

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From: Melissa Jackson <Melissa.Jackson@ruapehudc.govt.nz>
Sent: Tuesday, 2 May 2023 2:59 PM

To: Fletcher Wilson <Fletcher.Wilson@kaingaora.govt.nz>

Subject: RE: Ohakune - Teitei drive in person meeting

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Kia ora Fletcher

Thanks for your email.

I will double check with Clive, but we have a Council office in Ohakune that we should be able to utilise for the meeting itself, in conjunction with the on-site visit to Teitei Drive.

I will come back to you to confirm once I receive a response from Clive (he's away from the office today).

Ngā mihi,

Melissa

Melissa Jackson
Manager Policy and Strategy
Ruapehu District Council

Ruapehu District Council | Private Bag 1001 | Taumarunui 3946 | New Zealand
Phone: 07 895 8188 ext: 59(2) Fax: 07 895 3256 | Mobile:
email: Melissa.Jackson@ruapehudc.govt.nz | RDC website: www.ruapehudc.govt.nz

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From: Fletcher Wilson <Fletcher.Wilson@kaingaora.govt.nz>

Sent: Tuesday, May 2, 2023 2:39 PM

To: Melissa Jackson <Melissa.Jackson@ruapehudc.govt.nz>

Subject: Ohakune - Teitei drive in person meeting

Warning: This email is from an External Sender. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Melissa

I'm following on the in person meeting that was suggested by Ree Anderson for the DPM.

would the intention be for this to be held in Otago in conjunction with a site visit or was the intention to have this at your offices in Taramanui?

Regards,

Fletcher Wilson

Assistant Development Manager - Greenfield & Complex
Urban Development and Delivery

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

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

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 RE: [#220528] Information required - 6 Teitei Drive, Ohakune




Sent: 16 May 2023 9:22 AM

From: Giles Tait

To: Sunil Prasad;

CC: Vini Dutra (Vini.Dutra@ruapehudc.govt.nz); Stuart Watson;

 3 Attachments

 -WRD000.jpg (823 B);  image004.jpg (67 KB);  image003.jpg (6 KB);

Message

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Hi Sunil,

What is the update on this, have you received anything in terms of the information requested from Ruapehu District Council?

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

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From: Sunil Prasad <sunilp@cheal.co.nz>
Sent: Thursday, 11 May 2023 1:08 PM
To: Vini Dutra <Vini.Dutra@ruapehudc.govt.nz>; Amala Thomas <Amala.Thomas@cheal.co.nz>
Cc: Stuart Watson <Stuart.Watson@ruapehudc.govt.nz>; Giles Tait <Giles.Tait@kaingaora.govt.nz>; Katherine Hu <KatherineH@barker.co.nz>
Subject: RE: [#220528] Information required - 6 Teitei Drive, Ohakune

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Good Afternoon Vini,

Please can you update me on the below information request. It has been 1.5 months since our meeting.

Its getting very critical now as it holding up our deliverable for resource consent application.

Looking forward for your soon response.

Kind Regards,

Sunil Prasad
Engineering Manager
Cheal Consultants Ltd

PH: +64 7 378 6405 | M: +64 s 9(2)(a)
E: sunilp@cheal.co.nz

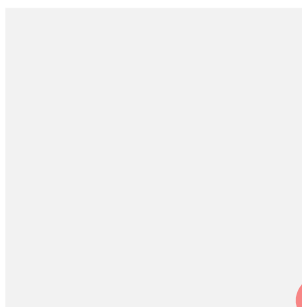
Level 1, 4 Horomatangi Street, IAUPC 3330

From: Vini Dutra <Vini.Dutra@ruapehudc.govt.nz>
Sent: Thursday, April 6, 2023 7:27 PM
To: Amala Thomas <Amala.Thomas@cheal.co.nz>
Cc: Stuart Watson <Stuart.Watson@ruapehudc.govt.nz>; Sunil Prasad <sunilp@cheal.co.nz>
Subject: RE: [#220528] Information required - 6 Teitei Drive, Ohakune

Hi Amala
Stuart is looking into these but has gone on annual leave.
I will look into these next week, apologies for the delay.

Vini Dutra
Executive Manager Infrastructure
Ruapehu District Council

Ruapehu District Council | Private Bag 1001 | Taumarunui 3946 | New Zealand
Phone: 07 895 8188 ext: S | 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: Amala Thomas <Amala.Thomas@cheal.co.nz>
Sent: Monday, April 3, 2023 3:44 PM
To: Vini Dutra <Vini.Dutra@ruapehudc.govt.nz>
Cc: Stuart Watson <Stuart.Watson@ruapehudc.govt.nz>; Sunil Prasad <sunilp@cheal.co.nz>
Subject: [#220528] Information required - 6 Teitei Drive, Ohakune

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Hi Vini,

As per our last discussion, could you please send us the following,

- Contact details of preferred wastewater pump station designer.
- Layout of a sample pump station footprint.
- Stormwater report and rules regarding criteria for detention.

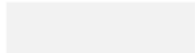
Kind Regards,

Amala Thomas
Civil Engineer
Cheal Consultants Ltd




P: +64 7 378 6405
E: Amala.Thomas@cheal.co.nz
Level 1, 4 Horomatangi Street, TAUPO 3330




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 Re: Teitei Drive, Ohakune - Pump Station

Sent: 17 May 2023 11:33 AM

From: Giles Tait

To: Vlni Dutra;

 1 Attachments

 image8dddf5.JPG (67 KB);

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Thanks Vini very helpful cheers Giles

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From: Vini Dutra <Vini.Dutra@ruapehudc.govt.nz>
Sent: Wednesday, May 17, 2023 12:25:47 PM
To: Giles Tait <Giles.Tait@kaingaora.govt.nz>
Subject: Re: Teitei Drive, Ohakune - Pump Station

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Hi Giles

Yes. Let's consider a 49m2 surface area as being the footprint for the wet well surface and above ground infrastructure. This area would also be sufficient to accommodate for a switchboard and any valve housing required.

If an on-site power generator is required, it would also be within this footprint.

Thanks.

Sent from my iPhone

On 17/05/2023, at 12:12 PM, Giles Tait <Giles.Tait@kaingaora.govt.nz> wrote:

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Hi Vini,

Did you have had a chance to get a size on the pump station land area, or start the conversation?

Regards

Giles

<image003.jpg>

Giles Tait

Senior Development Manager - Greenfield &
Complex
Urban Development and Delivery

Mobile: s 9(2)(a)

Email: giles.tait@kaingaora.govt.nz

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Vini Dutra
Executive Manager Infrastructure
Ruapehu District Council

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Phone: 07 895 8188 ext: 5 | Fax: 07 895 3256 | Mobile: 5 9(2)(a)
email: Vini.Dutra@ruapehu.govt.nz | RDC website: www.ruapehudc.govt.nz

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6 Teitei Drive, Ohakune

Sent: 25 May 2023 4:23 PM

From: Giles Tait

To: Carole Colquhoun;

1 Attachments

image003.jpg (6 KB);

Message

Hi Carole,

Can you please call me regarding the up-coming proposed site visits for this joint project between Ruapehu District Council and Kāinga Ora.

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

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