


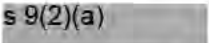
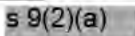
 Reply  Copy  View Images

 RE: Teitei Drive



Sent: 21 December 2022 9:54 AM

From: Giles Tait

To: 

CC: helen Leahy;  Hayden Potaka; Colleen McCorkindale;

 3 Attachments

 image001.png (7 KB);  image005.jpg (6 KB);  image006.jpg (6 KB);

Message

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Kia ora s 9(2)(a)

s 9(2)(a)

On the basis of this I will request proposals from:

1. s 9(2)(a) at Kāhu Environmental Limited

s 9(2)(a)

Cheal are indicating that their Hydrology report could be available prior to Christmas, we will forward this to the 3 above as soon as it is available.

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: s 9(2)(a)

Sent: Tuesday, 20 December 2022 2:50 PM

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

Cc: Helen Leahy <helen@ngatirangi.com>; s 9(2)(a) Hayden Potaka
<Hayden.Potaka@kaingaora.govt.nz>; Colleen McCorkindale <Colleen.McCorkindale@kaingaora.govt.nz>

Subject: RE: Teitei Drive

Some people who received this message don't often get email from deana.wilson@ngatirangi.com. [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 Giles

I just wanted to let you know that the only names I have to share with you for the ecologists work is Hannah Rainforth from Kahu Environmental. s 9(2)(a)

be able to do this work perhaps but you would have to make contact with her about that. If you need s 9(2)(a) contact number please let me know. I am sorry I can't be of any further help. All the best in finding the right person for the work.

Ngā mihi

s 9(2)(a)

Pou Whirinaki (Ngātiringitanga and Te Ao Turoa Manager)

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

Phone: 06 385 9500
Mobile: s 9(2)(a)
Email: deana.wilson@ngatirangi.com
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

From: s 9(2)(a)

Sent: Rāmere, 16 Hakihea, 2022 10:36 a.m.

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

Cc: Helen Leahy <helen@ngatirangi.com>; Fred Clark <fred.clark@ngatirangi.com>; Hayden Potaka <Hayden.Potaka@kaingaora.govt.nz>; Colleen McCorkindale <Colleen.McCorkindale@kaingaora.govt.nz>

Subject: RE: Teitei Drive

Kia ora Giles

I will have a hui with s 9(2)(a) who is also a key person in our team to discuss the possible options for our preferred iwi ecologists. If you could please provide us with a basic outline of what you are looking for then we will be able to approach the appropriate people in our networks.

Look forward to hearing from you soon.

s 9(2)(a)

Pou Whirinaki (Ngātiringitanga and Te Ao Turoa Manager)

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

Phone: 06 385 9500
Mobile: s 9(2)(a)
Email: deana.wilson@ngatirangi.com
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

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

Sent: Rāmere, 16 Hakihea, 2022 10:31 a.m.

To: Deana Wilson <s 9(2)(a)>

Cc: Helen Leahy <helen@ngatirangi.com>; s 9(2)(a) Hayden Potaka <Hayden.Potaka@kaingaora.govt.nz>; Colleen McCorkindale <Colleen.McCorkindale@kaingaora.govt.nz>

Subject: Teitei Drive

Kia ora Deana,

On behalf of Kāinga Ora, I am contacting you based on a comment Helen Leahy made during a Hui on Teitei Drive on Monday along the lines of "s 9(2)(a) will be working on the masterplan for Ngāti Rangī".

We have a need to engage an Ecologist for this project and accordingly I would like you to suggest some names that we could request proposals. Due to the Government rules of procurement, we need to have ideally three potential service providers.

Can we please have a telephone conversation to discuss?

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

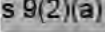
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 Confidential - Kāinga Ora - 6 Teitei Drive, Ohakune - Ecological Assessment

Sent: 21 December 2022 11:21 AM

From: Giles Tait

To: @kahuenviro.co.nz;

 3 Attachments

 image003.jpg (6 KB);  CONCEPT Tei Tei Drive Ohakune 21Sep22R.pdf (11 MB);  Ohakune Spatial Plan_Draft Preferred Option_20220331.pdf (2 MB);

Message

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Hi Hannah,

The Greenfield & Complex Projects Team as part of Urban Development & Delivery at Kāinga Ora wishes to engage an Ecologist for a residential land subdivision project in Ohakune, attached is a concept drawing of the proposed subdivision, this layout will be refined in January & February of 2023.

The master plan is required for the entire 9.4536Ha (Lot 2 DP 54909 or WN24D/752) split into 3 stages of which Kāinga Ora has a requirement to have a Civil contractor established on site by December 2023 for stage 1.

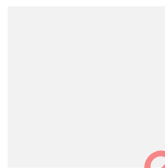
Your proposal should cover the consenting needs for both Ruapehu District Council and Horizons Regional Council.

Can you please submit a fee proposal no later than midday on Friday the 20th of January?

We are currently awaiting a Hydrology report on the site from Cheal Consultants and will forward it upon receipt (meant to be before Christmas). If you have any questions please don't hesitate to call me.

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



Released under the Official Information Act

DRAFT

Boffa Miskell 

OHAKUNE SPATIAL PLAN

DRAFT PREFERRED OPTION

31 MARCH 2022

Released under the Official Information Act



INTRODUCTION

INTRODUCTION

Over the last 24 months (working around some Covid-19 challenges). Ruapehu District Council, Ngāti Rangī, Ohakune Inc, and key community stakeholders have been working with the Ohakune community to understand the values and aspirations for the future of Ohakune.

From these community conversations and guided by the Project Governance Group, we have established a 'wish list' of communities priorities.

The Ohakune Spatial Plan (OSP) will use this information to set out key priorities for Ohakune, looking at how Ohakune grows and responds to the key pressures, risk and opportunities that exist.

The OSP will illustrate what could go where and how aspects such as infrastructure (Green-blue and traditional) and land uses could fit together.

We have already had great community feedback at our public drop-in sessions and at other workshops. All of this feedback has been reviewed and taken into account in preparing this draft spatial plan option.

The key themes informing the development of spatial plan options are outlined in the following objectives;

1. HEALTH & WELLBEING WHENUA

The mountain and the land - it is what draws people here in the first place/a sense of mauri (spirit) which makes this place unique and appealing, looking after and protecting our environment is crucial in the sustenance of people both as residents and visitors - mentally, physically, emotionally and spiritually.

2. A BEATING HEART-WHANAU

Putting people at the centre of decisions, heart is where the home is, culturally connected, united as a prosperous economically sustainable community.

3. HERITAGE - WHAKAPAPA

Ngāti Rangī are intrinsic to and of the place and will always have a presence. Within Ohakune there are layers of meanings for all of us and this makes the identity we will seek to amplify. Successful places emerge from a deep understanding of their unique qualities.

4. GET INTO IT - AN INTEGRATED APPROACH

Drawing people to our town to live and work and play is important to a sustainable future.

APPROACH

The draft Ohakune Spatial Plan is a hybrid of the three options presented to RDC and the Project Governance Group. It presents an optimistic but balanced approach to Growth - and while the growth assumptions require further testing -- it endeavours to ensure Ohakune can continue to pursue ways to provide housing options that meet the needs of the local community. The OSP encourages Ohakune to develop around the existing centres and schools, rather than spread out on the periphery.

PROCESS



ASSUMPTIONS/KEY CONSIDERATIONS

The following assumptions have been made in preparing the draft OSP

1. HOUSING AND GROWTH

From the community feedback, providing for medium density housing within existing residential areas emerged as the most controversial idea. This was however countered by aspirations to have more people living close to the centre of town, as well as the desire to protect the open, green qualities of the surrounding Ohakune landscape. There was also some interest in a greater range of housing options, particularly where housing might provide more affordable options for locals.

With this in mind, the draft OSP proposes two new medium density zones within existing residential area; an area surrounding Christie Park and another near The Junction. An entirely new area between the two existing schools is designed to encourage the community to grow around these two important community facilities. This approach aligns with objectives 1 and 2.

The potential risks, phasing and delivery models for the area proposed near the schools will require further investigation to confirm feasibility and 'prospecting' needed to gauge interest. A comprehensive and integrated approach to development (securing a minimum percentage of housing for locals) is likely to be much more successful than slow, opportunistic or ad hoc development. It will also be essential that medium density is properly defined, supported by clear design guidance to ensure the outcomes and housing typologies permitted are right for Ohakune and the needs of the community.

2. NATURAL ENVIRONMENT

It is well understood that the natural environment is a key characteristic of Ohakune, and that it contributes significantly to local identity, visitor experience and that it forms a key part of the local economy. It should be of no surprise that protecting and enhancing the blue green open spaces featured highly on peoples priorities.

The draft OSP proposes two new features

- A 'green belt'
- New Green 'Biodiversity' Corridors/links

The intent of these features is to encourage the use of Nature Based Systems and the adding of ecosystem services, to build resilience, add new community links, celebrate and enhance existing natural features, improve biodiversity, water quality and recreation options.

The challenges of implementing these will be different to some degree in established, built up areas as compared to green field sites.

The challenge of negotiating these outcomes/planning considerations may be overwhelming, identifying low hanging fruit, co-benefits and identifying new innovative approaches and agreements will be required.

DRAFT OHAKUNE SPATIAL PLAN

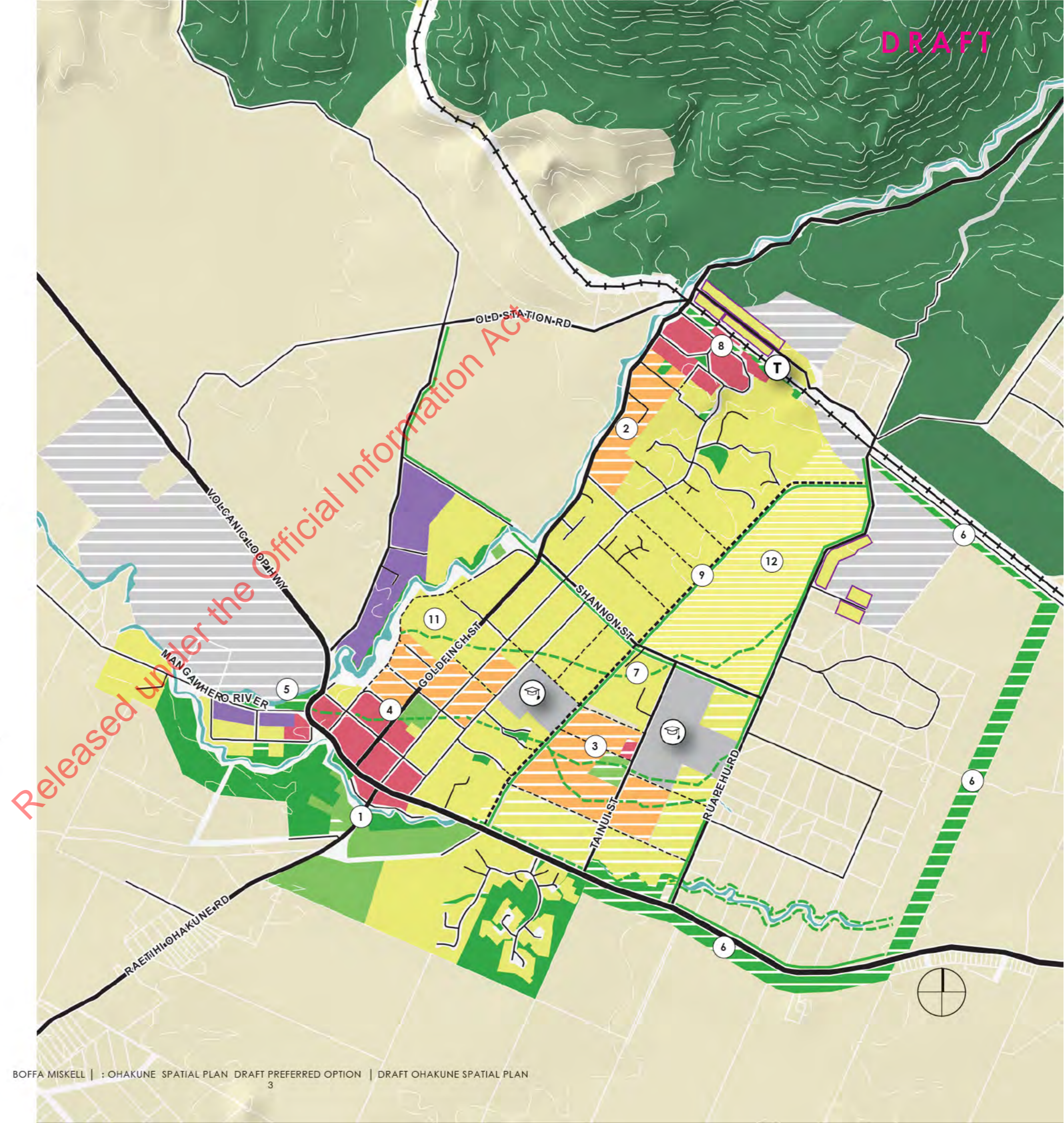
We are familiar with larger sections, larger types of house and plenty of space. With social, demographic, financial and environmental challenges, there is likely to be changing demand for wider housing choices with good access to open space and facilities.

KEY MOVES

- 1 SAFETY IMPROVEMENTS TO THE INTERSECTION OF RAETIHI OHAKUNE ROAD. IMPROVE THE CONNECTION BETWEEN CARROT PARK AND CENTRE
- 2 MEDIUM DENSITY HOUSING CLOSE TO THE MANGAWHERO RIVER CORRIDOR AND THE AMENITIES OF THE JUNCTION
- 3 MEDIUM DENSITY HOUSING IS LOCATED BETWEEN THE TWO SCHOOLS. AS THIS IS GREENFIELD LAND, MORE COMPREHENSIVE MEDIUM DENSITY RESIDENTIAL IS EXPECTED.
- 4 MEDIUM DENSITY - PROVIDE FOR GREATER HOUSING CHOICE NEAR THE TOWN CENTRE AND SURROUNDING CHRISTIE PARK
- 5 INDUSTRIAL LAND IS REZONED TO OPEN SPACE ALONG THE MANGAWHERO RIVER.
- 6 A NEW GREEN BELT HELPS CREATE A CONTINUOUS RECREATION AND GREEN LOOP AROUND OHAKUNE - INVESTIGATION IS NEEDED TO DETERMINE THE WIDTH AND LOCATION AS WELL AS THE FINAL PLANNING MECHANISM OR EASEMENT/AGREEMENT USED
- 7 NEW GREEN 'BIODIVERSITY' AND RECREATION LINKS ALONG RIVER CORRIDORS. LOOK TO CREATE A BUFFER THAT RESTRICTS DEVELOPMENT WITHIN A SPECIFIED DISTANCE FROM STREAM EDGE. PROMOTE FUTURE ACCESS
- 8 DEVELOPMENT OF A FLEXIBLE MULTI USE PUBLIC OPEN SPACE AND EVENTS AREA
- 9 NEW COLLECTOR - A NEW NETWORK OF LOCAL ROADS IS PROPOSED, CO-LOCATED WITH GREEN LINKS. THE EXACT LOCATION OF THESE ROADS IS STILL TO BE DETERMINED.
- 11 DETAILED NATURAL HAZARD AND FLOOD MAPPING - MORE INFORMATION IS REQUIRED TO UNDERSTAND THE DEVELOPMENT RISK AND ZONING IMPLICATION
- 12 LONG TERM RESIDENTIAL GROWTH IS ALREADY PROVIDED FOR IF NEEDED. A DETAILED HOUSING AND STAGING ANALYSIS WILL NEED TO BE UNDERTAKEN.

LEGEND

- EXISTING COMMERCIAL
- PROPOSED COMMERCIAL
- PROPOSED MEDIUM DENSITY RESIDENTIAL
- EXISTING RESIDENTIAL - LOW DENSITY
- PROPOSED RESIDENTIAL - LOW DENSITY
- FUTURE RESIDENTIAL - LOW DENSITY
- PROPOSED MĀORI PURPOSE ZONE
- EXISTING RURAL
- EXISTING INDUSTRIAL
- PROPOSED LARGE FORMAT RETAIL
- EXISTING ACTIVE RESERVE
- PROPOSED ACTIVE RESERVE
- EXISTING PROTECTED AREA - RESERVE
- PROPOSED PROTECTED AREA - RESERVE
- EXISTING PROTECTED AREA - CONSERVATION
- PROPOSED GREEN LINK
- RIVER
- HERITAGE CONSERVATION AREA
- S SCHOOL
- STATE HIGHWAY
- ARTERIAL ROAD
- COLLECTOR ROAD
- LOCAL ROAD
- PROPOSED ROAD
- T TRAIN STATION
- TRAIN LINE



DRAFT RECOMMENDATIONS

1. IMPLEMENT ZONING MAP

- Progress with the testing and feasibility for the rezoning existing residential areas to a Medium Density Residential Zone.
- Progress with the testing and feasibility for the rezoning existing future residential areas to a Medium Density Residential Zone
- Undertake a market survey to understand / prospect for potential developer interest - This should include Ngāti Rangī, key employers; RAL, Forestry, Market Gardens, and Kainga Ora.
- Investigate mechanisms/structures to secure a larger percentage of housing delivered for the local market.

2. DEVELOPMENT AND IMPLEMENTATION OF THE “MĀORI PURPOSE ZONE”

- Purpose - The Māori Purpose Zone (Hongoeka) provides for a range of activities that specifically meet Māori cultural needs, including social, cultural and economic development, and allows Ngāti Rangī whānau to maintain an ongoing relationship with their ancestral land.

3. TRANSPORT AND LANDUSE INTEGRATION

- Progress with a place and movement framework. Confirm the future short to medium transport interventions. Initiate a network study including future corridor form and function.
- Ensure the road network can efficiently provide for influxes of visitors while better serving the needs of the local community
- Undertaking a parking strategy - including the establishment of park and ride facilities
- Undertake transport network investigations to determine how to achieve safety and mobility for all road users, especially to support walking and cycling.
- Install traffic calming devices and interventions such as slow speed zones and low traffic neighbourhoods to improve safety for all road users. Ensure children have safer journeys to school

4. NATURAL DISASTER AND FLOOD HAZARD MAPPING.

- Undertake detailed mapping to better understand natural hazard and flooding risk. This will help refine the zoning recommendation to ensure the future structure of Ohakune is resilient to the impacts of flooding and climate change
- Map areas of greatest biodiversity potential and or need

5. LAND USE & ZONING

- Develop provisions and/or assessment criteria to address urban design requirements for medium density housing.

- Urban design outcomes for higher densities should be embedded in planning provisions and should address matters such as access, daylight, greenspace, acoustic privacy, visual privacy, storage and outdoor living spaces. This ensures that a high quality of living is provided for within denser urban environments
- The development of a medium-density and town centre design guide is recommended to assist in providing direction for developers and designers . The document should also include guidance on integrating with historic heritage items, historic heritage areas and significant natural areas to ensure that development is considerate and sympathetic to these matters.

6. PLACE MAKING AND EXPERIENCE

- Placemaking - look for opportunities to incentivise and embed placemaking into projects of all sizes. Placemaking helps to ensure that the subtleties that make Ohakune unique contribute to a strong sense of place and identity. The Town Centre and Junction will be safe and vibrant places to spend time

7. ENVIRONMENT & STORMWATER

- Investigate the long-term establishment of a comprehensive and connected blue-green network:
- There are stormwater quality issues and overland flood risks in the area covered by the OSP. A blue-green network within a residential area is an approach to address both of these and may include active mode linkages and other park-related amenities. Investigate the scope of the problem and whether this is a suitable response. Consider the form, location and extent of the network, along with an implementation and funding plan. These investigations should include (but not be limited to):
 - Flood modelling and feasibility studies
 - Encourage the use of nature based system and adding of ecosystem services
 - International literature and case study reviews
 - Engagement with mana whenua
 - Identification of corridors for future designations and or potential land acquisitions where significant hazards and or significant community benefit exist
 - A programme and detailed business case
 - Delivery through a dedicated programme of works
- Look to implement integrated storm-water (low impact Urban design) management devices into future transport improvements

8. EXPERIENCE

- Develop Concept Plans for the town centre and the Junction. First confirming the priorities and scope with the community
- Improve the public realm to support economic development and viability of residential uses
- Leverage of other investments (new trails, potential passenger train service, private development)
- Plans should provide greater opportunity for the community and visitors to come together, support better walking, cycling (active mode) movement and improved safety.
- Enhance the character and amenity - Create a experience that is "uniquely Ohakune"
- Incorporate mana whenua as well as other heritage and environmental narratives to enhance the sense of community and belonging

9. OPEN SPACE PROVISION

- Improvements and upgrades to local parks
- Local parks play a key role in supporting growing communities. As Ohakune develops it will be essential that new open spaces are provided for within a walkable catchment of existing and new residential neighbourhoods. It will be important that the parks are able to meet the changing needs of the community over time. The following improvements to local parks should be made:
 - Improve the quality and variety of play equipment and activities. Cater to a greater range of people
 - Improve the amenity and function of existing open space
 - Improve the access to existing open space
 - Develop and open space framework, create a clear hierarchy within existing open space, Destination Park, Natural Area, Neighbourhood Park, Community Park
 - Plan and develop new open spaces to ensure that people have access to an appropriate level of open space in the future. Indicatively; neighbourhood parks (approx 0.5ha) within 500m walking distance and community park (Minimum size of 3ha) within 1500m

10. INFRASTRUCTURE

- Test infrastructure requirements, implications of draft OSP
- Coordination and alignment of the draft OSP and infrastructure funding and planning process.

TOWN CENTRE PRIORITY PROJECTS

- For Consideration

Through the feedback we have received from the community and Project Governance Group the following priority projects have been identified.

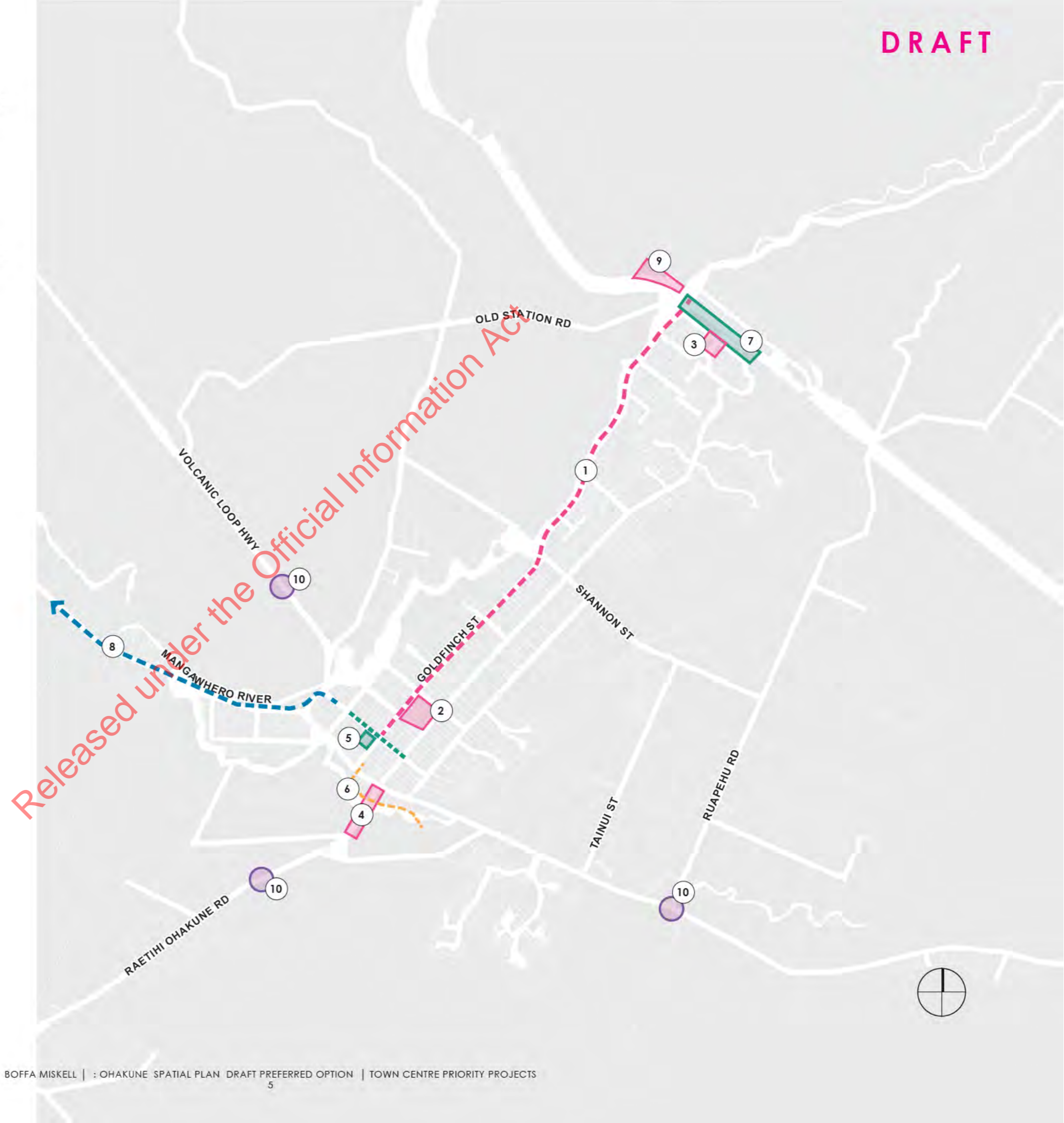
RDC already have money set aside in the town revitalisation budget. Further work will be required to decide where and how this budget should be spent, working with the community to agree and confirm the key priorities

POTENTIAL TOWN CENTRE REVITALISATION BUDGETS

- 1 MANGAWHERO RIVER CORRIDOR - A STREET AND OPEN SPACE ENHANCEMENT PROJECT TO IMPROVE THE WALKING AND CYCLING EXPERIENCE OF GOLDFINCH AND MANGAWHERO TERRACE. HELPING TO BETTER CONNECT THE JUNCTION AND TOWN CENTRE + OHAKUNE TO MOUNTAIN EXPERIENCE
- 2 UPGRADES TO CHRISTIE PARK. CHRISTIE PARK PROMOTED AS THE 'VILLAGE GREEN', WITH MULTI USE COMMUNITY SPACES, NEW PLAY EQUIPMENT, PLANTING, STREAM ENHANCEMENT AND SEATING AREAS
- 3 A NEW MULTI USE /FLEXIBLE PUBLIC SPACE AT THE JUNCTION. A PLACE TO SUPPORT PERFORMANCE AND EVENTS
- 4 SAFETY IMPROVEMENTS TO THE RAETIHI OHAKUNE ROAD INTERSECTION
- 5 DEVELOPMENT OF A TOWN SQUARE, ENHANCEMENT OF AYR STREET, PLACEMAKING, AMENITY AND PARKING IMPROVEMENTS .
- 6 BETTER CONNECT THE TOWN CENTRE TO THE WEST SIDE OF SH49 AND THE CARROT PARK. SAFER PEDESTRIAN CROSSING, IMPROVED FOOTPATH ACCESS AND VISIBILITY OF MANGATEITEI TERRACE
- 7 THE JUNCTION HERITAGE AND RAILWAY PRECINCT. AMENITY, PLACE MAKING AND OPEN SPACE ENHANCEMENTS. MAY BE DONE SEPARATELY OR IN PARALLEL WITH PROJECT 3. SUPPORT THE MOUNTAINS TO SEA OHAKUNE /OLD COACH ROAD AND PASSENGER TRAIN ARRIVAL EXPERIENCE. SUPPORT ECONOMIC DEVELOPMENT AND REVITALISATION OF THE JUNCTION
- 8 DEVELOP THE OHAKUNE TO RAETIHI TRAIL/CYCLEWAY
- 9 ENHANCE THE AREA NEAR EXISTING PUMP TRACK AS A PARK, PLAY AND RECREATION SPACE
- 10 DEVELOP TOWN 'GATEWAY' ENTRANCE SIGNS AS PART OF THE TOWN CENTRE WAYFINDING STRATEGY

OTHER PROJECTS (NOT ILLUSTRATED ON THE ADJOINING PLAN)

- 11 DEVELOP THE OHAKUNE TO RANGATAUA TRAIL/CYCLEWAY
- 12 DEVELOP A TRUCK PARKING ZONE - CONSIDER ALTERNATIVES TO GOLDFINCH AND MANGAWHERO TERRACE
- 13 WORK WITH KEY PARTNERS TO DEVELOP PARK AND RIDE PLAN - TO CATER FOR SKI FIELD PARK & RIDE AND BUS SHUTTLES. MUST CONSIDER THE IMPACT OF TE ARA MANGAWHERO WALK AND CYCLE TRAIL
- 14 IMPLEMENTING THE WAYFINDING STRATEGY





Tongariro National Park

Whakapapa Village

Desert Road

Te Ika-a-Māui
// North Island

Erua

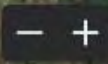
Horopito

Ohakune

Rangataua

Waiouru
Military Area

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Ngati Rangī Community Health Centre



Ohakune Disc Golf



Ohakune Carrot Adventure Park

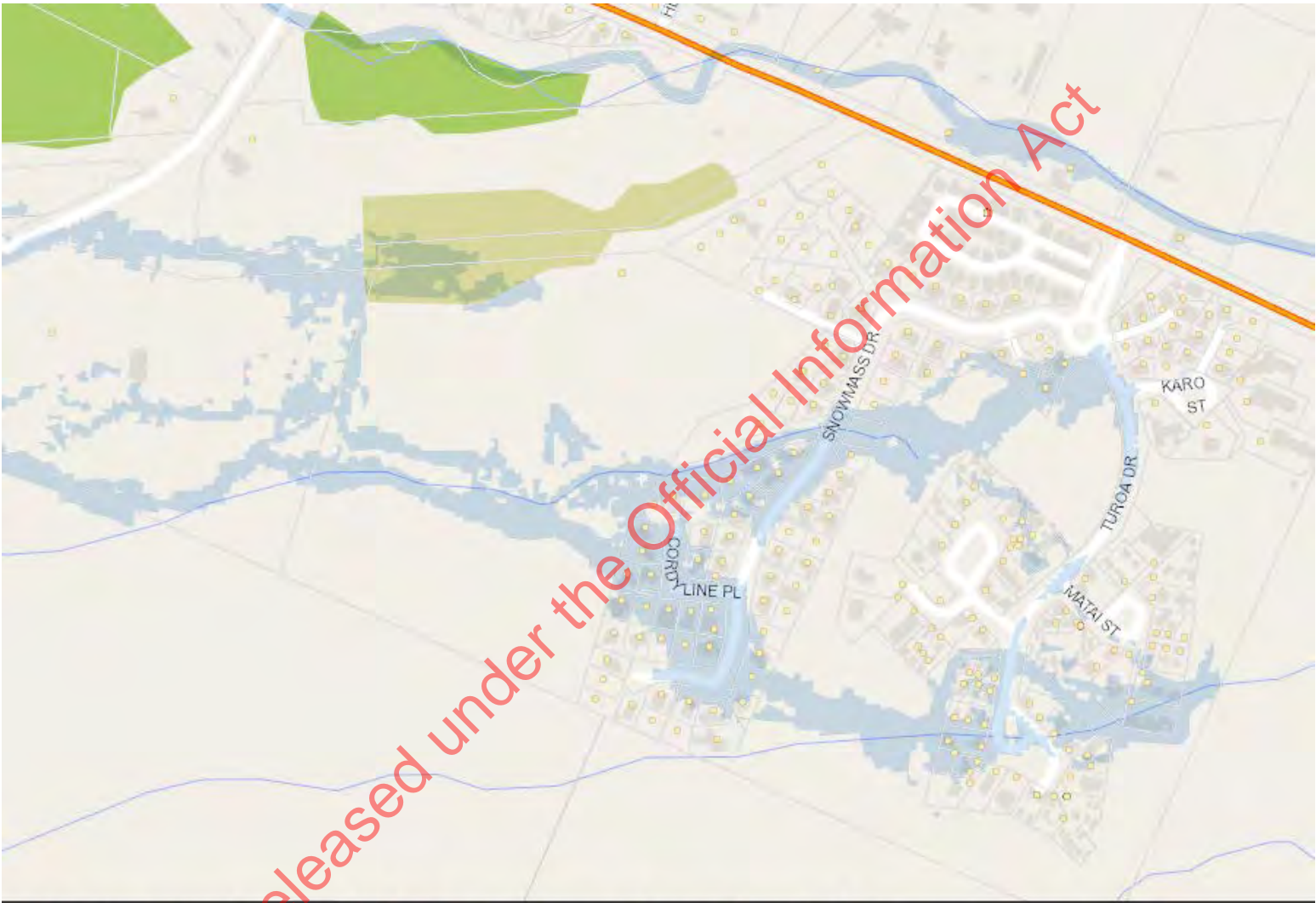


Ruapehu College



John Āhakune
Rail Station





Horizons region modelled wet extents from flood plain mapping analysis



Map navigation tools are at top-left.

Search and measurement tools are at top-right.





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146 lots

8.9.22

Teitei Drive
1:1250 Paki Kott









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160 lots

12.9.22

Tei Tei Drive
1:1250 Paki Kote


 Reply ▾  Copy ▾  View Images

 **FW: [#220528] Cheal Consultants Cost Estimate Report for 6 Tetiei Drive, Ohakune : Engineering Design and Construction Supervision**


Sent: 16 December 2022 6:40 PM

From: Sunil Prasad

To: Giles Tait; Mary Chappel;

 **Note:** This Message was sent with High Importance.

 1 Attachments

 Cost Estimate Report - Engineering Design and Construction Supervision.pdf (230 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.

Good Afternoon Giles

Please see below as requested.

Kind regards

Sunil

Sent from my Galaxy

----- Original message -----

From: Mary Chappel <maryc@cheal.co.nz>

Date: 16/12/22 5:54 pm (GMT+12:00)

To: notices@kaingaora.govt.nz

Cc: Sunil Prasad <sunilp@cheal.co.nz>, Anthony Moss <AnthonyM@cheal.co.nz>

Subject: [#220528] Cheal Consultants Cost Estimate Report for 6 Teitei Drive, Ohakune : Engineering Design and Construction Supervision

Good Afternoon Sam

On behalf of Sunil Prasad please find attached as a PDF, a Cost Estimate Report for your project at 6 Teitei Drive, Ohakune.

On your approval we will continue our work on this project under the conditions of the Agreement for Consultancy Services previously signed for this project.

Please contact Sunil should you have any queries – SunilP@cheal.co.nz / Office: 07 378 6405 / Mobile: s 9(2)(a)

Kind regards

Mary Chappel
Taupo Admin Manager
Cheal Consultants Ltd

P: +64 7 378 6405

E: MaryC@cheal.co.nz

Level 1, 4 Horomatangi Street, Taupō 3330

We will be closed from Friday the 23rd of December and re-opening on Monday the 9th of January, we would like to thank you for your continued custom and wish you a safe festive season.



TAIAO MANAGEMENT PLAN

2014

FIRST EDITION 2014

Released under the Official Information Act



First Edition
2014

Published by:
Ngāti Rangī Trust
1 Mountain Road
Ohākune
New Zealand

Prepared by Hollei Gabrielsen

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Authorisation to use any information contained within this document
must be given by Te Kāhui o Paerangī and/or the Ngāti Rangī Trust



TAIAO MANAGEMENT PLAN

2014

Released under the Official Information Act

MIHI

Matua te kore!

Matua te pō!

Matua te ao!

Inā te oroko tīmatanga o te whenua nei ki tā Ngāti Rangi, otirā Whanganui nui tonu, e mea ana, mai i te hīrautanga ake o Te Ika-a-Maui ka pūpū mai te Kāhui Maunga, ā, ka heke iho a Paerangi (te atua o te Moungaroa) i te manu tipua Te Rau-hā-moa. I te taunga o Paerangi atua ka huri hei tipua, ā, ka mura mai te ahi-kā o Paerangi-i-te-Whare-Toka.

Ko Paerangi-i-te-Whare-Toka te pūtake o Ngāti Rangi, ā, e whakarite ana i tēnei Māhere Taiāo kia rite ki te whare pērā ki tō mātau tupuna taketake nei. Nō reira, me pēnei pea ngē te kōrero hei whakatata mai i te pae tawhiti kia mau, kia ita:

*Rukutia ngā pou tāuhu o te whare nei
Rukutia ngā pou pou o te whare*

Rukutia ngā tukutuku o te whare

Rukutia! Rukutia kia ū, kia mau

Kei tae mai a te anu-matao ki roto i a koe e

Kia ninihi atu ai a ua-whatu, a ua-nganga

*Kei whakapā mai hoki a Haunui, a Hauroa, a
Tawhirimātea*

Tāku hoki i pai ai nō roto i a Tāne

E tū nei i:

Ko Mahana

Ko Pū-mahana

Ko Werawera

Ko Kohakoha

Pea tangata mō roto i a Tāne e tū nei

Hara mai te toki

Haumi e

Hui e

Tāiki e

ACKNOWLEDGEMENTS

Many hands have worked to build the Ngāti Rangi Taiao Management Plan, and thanks is owed to all of them. Firstly, to the iwi members who attended workshops and discussed a myriad of issues, putting forth ideas, solutions and aspirations, tēnā koutou. You provided the wood for the whare, the raupō for the panels, and the thatching for the roof. Thank you to Hollei Gabrielsen who took that wood, that raupō, that thatching and put it all together. It was a long and hard job, but you worked until the whare was finished. Then there were those of you who appraised the whare, and guided Hollei in where a pou needed strengthening, or a tukutuku more stitching. Your words have made the whare all the more resilient. To our tamariki who decorated the whare with their vibrant colours and illustrations of our taiao, thank you all. Finally, to those of you who will warm the whare, and use it – thank you. We trust you will enjoy what we have built, and that it will provide a shelter for you as we strive for our vision – a vibrant Ngāti Rangi that continues to exist in a 1000 years. Mauri ora!

Hannah Rainforth

Pou Taiao

Ngāti Rangi Trust

Acknowledgement from Te Kāhui o Paerangi Chair

I'd like to acknowledge all the work and contributions by all to complete our Environmental Management Plan. It captures our thoughts, our relationship and our interaction with our environment.

WORDS FROM THE CHAIR

The completion of Ngāti Rangi's Environmental Plan marks a significant milestone for the tribe. The Plan is an accumulation of thoughts, dreams, discussions and reactions to issues facing us in our roles and responsibilities as tangata whenua. We hold the expectation that our words will provide others with an understanding of us as a people, what we value, and the importance of our relationship with our taiao.

Our principal role as tāngata tiaki over our taiao was a responsibility handed to us by our tūpuna, and therefore a responsibility we hand on to our tamariki and mokopuna. Our document perhaps could be viewed as a challenge – a challenge to all users of our environment to hold some responsibility in their actions, their choices, and to be attentive to our special place in the world.

Consequently, this document is first and foremost for our people, a living document to aid in addressing the issues they have expressed. And secondly, for the managers of the environment to understand further our relationship with the taiao, what we deem to be culturally inappropriate activities, and those activities and actions that enhance and benefit our taiao.

Kemp Dryden

Chair

Ngāti Rangi Trust

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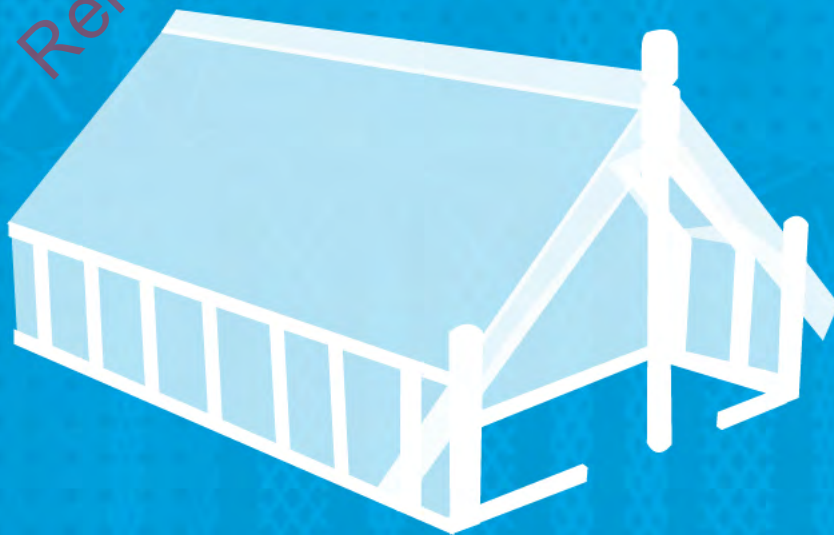
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TE HANGA WHARE



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TE HANGA WHARE – INTRODUCTION

FRAMEWORK

The framework of our Taiao Management Plan is based on the structure of a whare. The utilisation of the whare to structure the plan is likened to our eponymous ancestor Paerangi-i-te-Whare-Toka and his House of Stone. Using this analogy allows Ngāti Rangī to have a strong conceptual base to develop our Taiao Management Plan.

This framework allows non-uri to gain a thorough understanding of Ngāti Rangī. The plan offers an invitation for people to enter the house of Ngāti Rangī, to view our tikanga and to understand our thoughts, viewpoints and responsibilities. For our own uri, it is an articulation of who we are as descendants of the House of Stone.

Our plan is divided into five sections: these emulate the different structural components of a whare.



Winner of the Taiao Management Plan art competition, Shauntae Karipa.

SECTION 1: TE RORO WHARE – THE VERANDAH OF THE HOUSE

Te Roro Whare is likened to a kuia and her role as the reo pōwhiri (or welcoming voice) for all manuhiri who enter the whare. The kuia sets the foundations for a pōwhiri; with regards to our plan, this refers to the outline, purpose, overall vision and the desired outcomes we seek.

SECTION 2: TE TATAU – THE ENTRANCEWAY

Te Tatau sets the scene for Ngāti Rangī as an iwi. It is the gateway into our whare and into a Ngāti Rangī worldview so

that all who walk through Te Tatau gain an understanding of us as an iwi. It depicts who we are, and the values and guiding principles we hold to. Again, for us as uri, it reaffirms who we are and what we believe.

SECTION 3: NGĀ POU O TE WHARE – THE PILLARS OF THE HOUSE

This section is the central element of our plan. The pou of the whare – the pillars of the house – are structurally important as the key element in the stability and support of a sound building. Without these pillars the whare will crumble. For this document, our pou are the atua. Ngāti Rangī have decided to utilise the atua to formulate our perspectives on issues relating to Ngāti Rangī and the care and management of the taiao within our tribal boundaries. Utilising the atua as our pou for this document aids in our interaction not only with the atua, but also our kaitiaki and tūpuna. We view ourselves as a reflection of the universe; therefore using this as a base to structure this section helps us to aspire to the beauty, brilliance and ultimately the purity of the atua. Ngā Pou refers to the key components that have been selected by the iwi as reference points and groupings for this mahi. Under each pou, our issues, objectives, policies and rules have been outlined. Where possible, rules have been developed for all issues under each pou. However, not every issue can be developed into a rule enforceable by Ngāti Rangī. In these circumstances, the reader should refer to the objectives and policies. The pou in this document are ordered in terms of their whakapapa, and are outlined below.



Artwork by Uenuku Ponga

Ranginui

Ranginui governs our skies and is ultimately the backdrop of our vistas. He stands higher than the peaks of Matua te Mana (Ruapehu) and his presence is seen and felt throughout the universe.

Papa-tū-ā-nuku

Papa-tū-ā-nuku is our ultimate mother, the mother of all things; she is planet earth. Her fertility and life force is a constant gift that sustains us.

Tāne-nui-a-rangi

As overlord of the ngahere, Tāne-nui-a-rangi (or Tāne Mahuta) is a significant ancestor of Ngāti Rangi. He governs the realm of the forest and all the indigenous plants and creatures that dwell within.

Tangaroa-i-te-wai-māori

The waters of Tangaroa-i-te-wai-māori are the bloodlines of Papa-tū-ā-nuku. These waters flow along her slopes and nourish Ngāti Rangi not only with a constant supply of mouri, but with kai and freshwater.

Rongomātāne

Rongomātāne governs the realm of cultivated foods, which is a major activity in our region.

Rūaumoko

Rūaumoko is the youngest child of Rangi and Papa; he was clutched to Papa's breast during the separation of Rangi and Papa. Earthquakes and volcanic activity are a result of Rūaumoko and his movements within the earth.

Matua te Mana

Otherwise known as Ruapehu, Matua te Mana is central to the cultural and spiritual identity of Ngāti Rangi. He is the stronghold for Ngāti Rangi, is beloved among his people and is referred to by uri as Koro Ruapehu, the tribal grandfather.

The different pou used to categorise our issues are interlinked not only because they are our whanaunga, but because impacts that occur in one area also impact on other areas of the environment, and ultimately on us as an iwi. The issues we have identified under each pou do not reflect the entirety of our concerns but do serve to outline our approaches in caring for our environment, and our responsibility to ensure it endures for a thousand years and more.

SECTION 4: NGĀ HEKE KŌRERO – RAFTERS

Ngā Heke Kōrero outlines the process of making a submission, as a guide for individual hapū and whānau members of Ngāti Rangi should they wish to prepare their own submissions on issues.

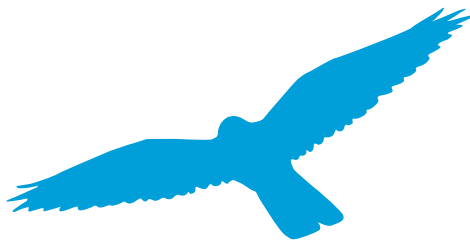
SECTION 5: TE PANI KŌKŌWAI – THE FINAL TOUCHES


Te Pani Kōkōwai are the final statements of Ngāti Rangi to conclude the document. In terms of our whare analogy, Te Pani Kōkōwai are the final touches on the whare, whether it be the paint or varnish, that ensure the structure is protected from deterioration.



Artwork by Tahatika Te Riaki

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**SECTION 1:
TE RORO WHARE
– THE VERANDAH
OF THE HOUSE**

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SECTION 1: TE RORO WHARE THE VERANDAH OF THE HOUSE

PŪTAKE – PURPOSE

The purpose for this management plan is to provide clarity and structure to the Ngāti Rangi approach to environmental management. Ultimately it provides a framework by which Ngāti Rangi can actively fulfil our role as tāngata tiaki. This plan is viewed as a living document, adaptable to the changing conditions of the environmental management sector, while holding to our principles of care, connectedness and responsibility. It will provide Ngāti Rangi with an avenue for continued participation in the resource consent process and involvement in the wider environmental policy and planning arena.

Under the Resource Management Act (sections 61, 66, and 74) local authorities must recognise iwi planning documents that are endorsed by iwi authorities when preparing or altering regional policy statements, regional plans and district plans. This Taiao Management Plan is Ngāti Rangi's iwi environmental management plan. It has been endorsed by the Ngāti Rangi Trust (our iwi authority) and Te Kāhui o Paerangi (our iwi rūnanga). As well as providing clarity and structure for ourselves as Ngāti Rangi, local councils will be able to use the plan to guide their alterations or development of district and regional plans and statements so that Ngāti Rangi values can be properly recognised and honoured in this place.

'Kia mura ai te ora o Ngāti Rangi ki tua o te 1,000 tau

Ngāti Rangi continues to vibrantly exist in 1,000 years'

WHAINGA MATUA – OUTCOME

The desired outcome resulting from the creation of this plan is to capture and detail some of the Ngāti Rangi whakaaro about and approaches to caring for our environment, so that these can then be properly taken into account during decision making processes such as resource consent applications and concession applications. It also provides a direction for where Ngāti Rangi would like to go in terms of improvements to practices relating to the environment and its management. Some kaupapa are aspirational, and will require time to be fulfilled.

PAE TAWHITI – VISION STATEMENT

We as Ngāti Rangi iwi, hapū, whānau and individuals will live in a way that we and the world around us vibrantly exists in a thousand years. In order for Ngāti Rangi to be a flourishing tribal nation throughout and beyond the next millennium, the connections that exist with the natural world need to be strengthened. We can do this by: reconnecting with our whānau, hapū and wider iwi groupings; revitalising our connections with our natural world through talking with and listening to our waterways, ngahere, whenua and maunga; and playing an active role in the protection of the taiao.

ARA WHAKATUTUKI – APPROACH

To realise the vision statement, Ngāti Rangi wish to ensure that the environment is cared for in a way that ensures our descendants can enjoy the fruits of the atua as our tūpuna did. The approach aims to address all the different perspectives of Ngāti Rangi whilst ensuring that the main objective of active involvement and protection of our natural world is undertaken.



Waitonga Falls, Ruapehu

This is an iwi environmental management plan based on Ngāti Rangi values and principles. It is a collection of thoughts and perspectives that are a living embodiment of the connections that exist between Ngāti Rangi and the natural world. With this in mind, consultation with Ngāti Rangi is still required for any type of impact on our natural world – this document is not a replacement for face to face dialogue between applicants and the iwi.

TIKANGA TĀTARI – REVIEW PERIOD

Minor updates to the plan will be made biennially through an electronic version, which will be loaded to the Ngāti Rangi Trust website. A full review will be completed every 5 years.

MĀ WAI HEI WHAKATUTUKI – ROLES AND RESPONSIBILITIES

Ngāti Rangi Trust are the administrators of this plan. Any questions, queries or interpretation regarding this plan should be directed to the Ngāti Rangi Trust Office.

TE HONO KI NGĀTI RANGI – ENGAGEMENT WITH NGĀTI RANGI

Early and full consultation with Ngāti Rangi on activities relating to any proposed use of our environment is an essential element within our environmental management. We welcome early engagement with applicants to ensure all matters concerning actual and potential environmental and cultural impacts are resolved prior to the lodging of a consent. This can avoid time and consumption of resources for both parties if we work collaboratively and in partnership through early and timely discussions. It can allow consent holders and Ngāti Rangi to work together through the consents process towards an outcome desired by both parties.

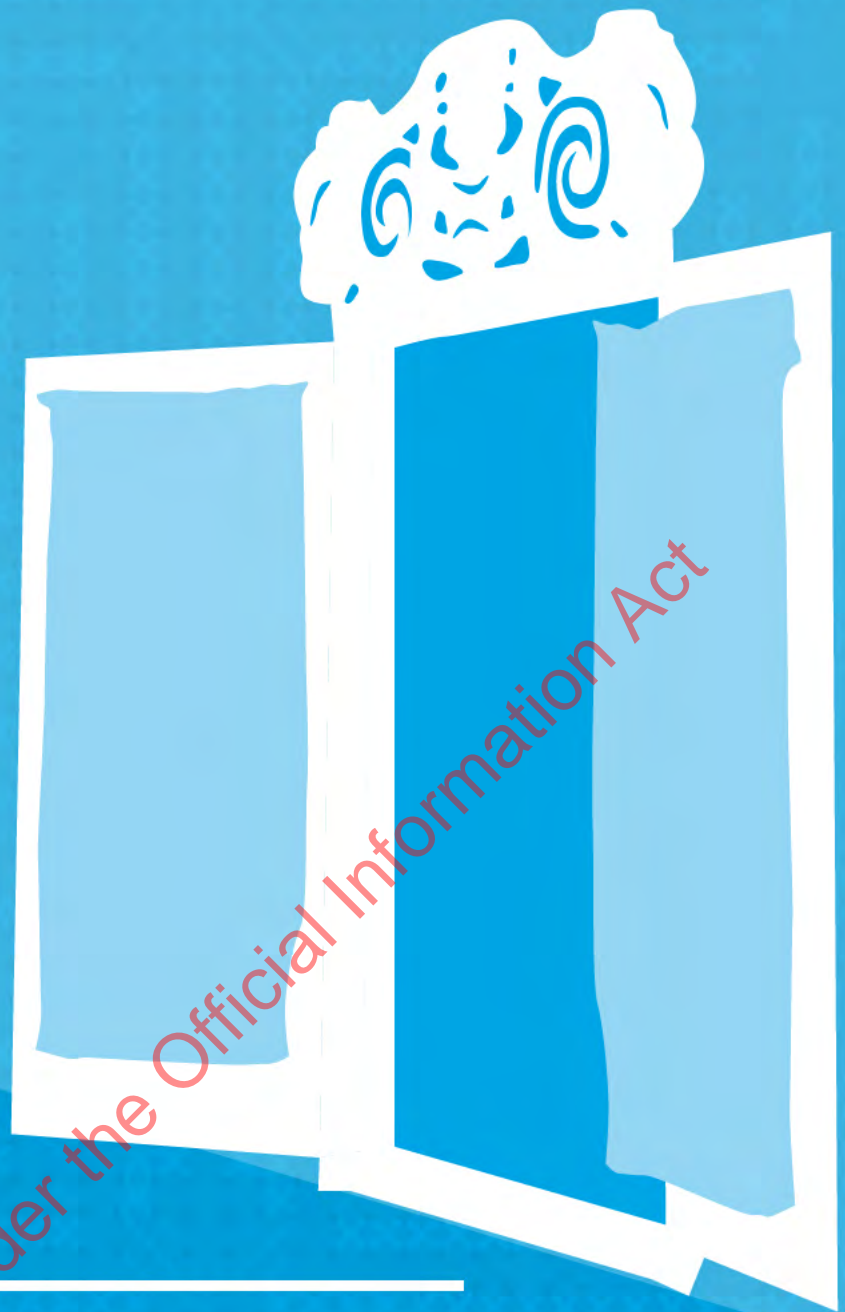
The guiding principles and values outlined in this plan outline what is important to Ngāti Rangi and what guides the decisions we make when responding to applications.



Rangataua-nui, Ohākune Lakes Reserve

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SECTION 2:
TE TATAU
– THE ENTRANCEWAY

SECTION 2: TE TATAU

THE ENTRANCEWAY

KO WAI MĀTOU – IWI DESCRIPTION

Ko Ruapehu te maunga

Ko Ngā Turi-o-Murimotu te taumata tapu

Ko Whangaehu te awa

Ko Ngāti Rangi te iwi

Ko Paerangi te tupuna

Ngāti Rangi is a founding iwi of the Whanganui confederation of tribes. Ngāti Rangi descends from the eponymous ancestor, Paerangi-i-te-Whare-Toka and has occupied the southern region of Te Kāhui Maunga since before the arrival of Aotea, Tainui and Te Arawa. There are approximately 8,000 uri and 10% are estimated to be living in the rohe with another 30% living in the Whanganui region.

There are 16 marae in the Ngāti Rangi rohe, and most are affiliated to the Ngāti Rangi rūnanga. Some of these marae have dual affiliations to both Ngāti Rangi hapū and other hapū in the Whanganui confederation of tribes.

The common founding ancestor of Ngāti Rangi is **Paerangi-i-te-Whare-Toka** (also known as Paerangi or Paerangi-o-te-Moungaroa), from where the name Rangi is taken (Paerangi). Paerangi's mana whenua passed down to **Taiwiri** (including her three principal children: Rangituhia, Rangiteauria and Uenukumanawawiri) and her two siblings **Ururangi** and **Tāmuringa**.

NGĀ TONGI – IWI BOUNDARIES

Our iwi boundaries are described by the following and depicted in the map in Figure 1.

Mai i Paretetaitonga ki te ūranga mai o te rā ki Te Roro-o-Taiteariki, mai i Te Roro-o-Taiteariki ki Moawhango-iti, mai Moawhango-iti rere whakatetonga ki Namunui. Mai Namunui ki Tiri-raukawa whiti atu ki Pohonui-a-Tāne ki Maungakāretu. Mai Maungakāretu ki Raukawa, mai Raukawa ki Waipuna, ko ngā pari kārangaranga o te uru tēnā. Mai Waipuna mārakiraki te topa atu ki Moturoa, Moturoa ki Te Kōhatu kia pae ake anō ki te pū ki Paretetaitonga, ko Ngāti Rangi te tū mai nei.

IWI LINKS

Ngāti Rangi links through whakapapa to our neighbouring iwi. Supporting our relationships with our whanaunga iwi is important for maintaining stability in our environment and a collective response to issues. This is crucial for the health of our maunga and our awa.

TE ROHE O NGĀTI RANGI

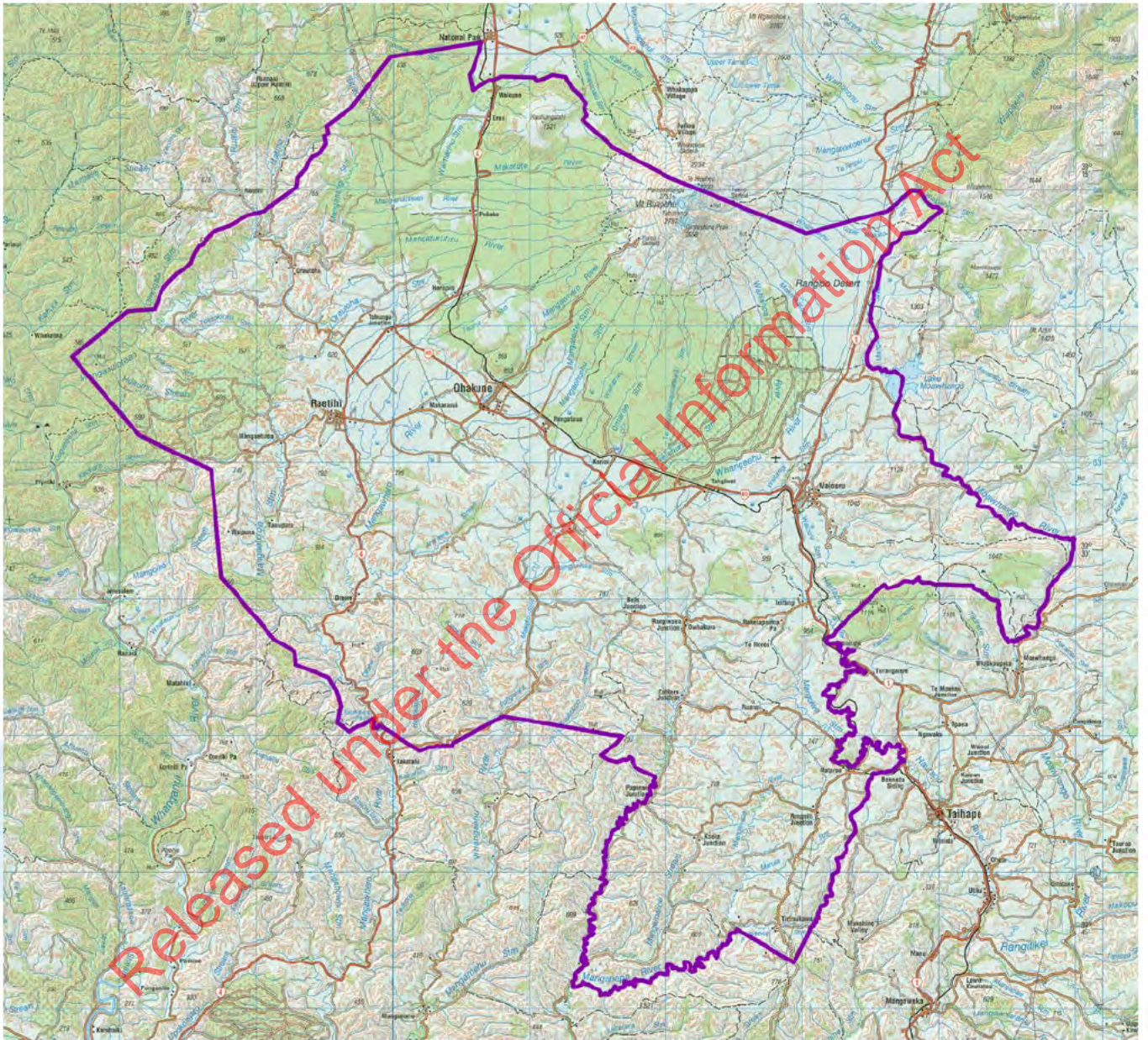


Figure 1: The Ngāti Rangī boundaries

TIKANGA WHAKATUTUKI - GUIDING PRINCIPLES

Ngāti Rangi links through whakapapa to our neighbouring iwi. Supporting our relationships with our whanaunga iwi is important for maintaining stability in our environment and a collective response to issues. This is crucial for the health of our maunga and our awa.



Te Mōkai a Rangataua, or Rangataua Pet, is a common local orographic cloud formation. Photo: Korty Wilson

‘So keeping that long term vision in how we live our lives can help us with the decisions we make.’

Hannah Rainforth

Table 1. Ngā Tikanga Whakatutuki mō Ngāti Rangi – Ngāti Rangi Values and Principles

NGĀ TIKANGA WHAKATUTUKI MŌ NGĀTI RANGI – NGĀTI RANGI VALUES AND PRINCIPLES

PRINCIPLES
<p>Ko te Kāhui Maunga te mātāpuna o te ora <i>We understand that the Kāhui Maunga is the source of our origin and well-being of Ngāti Rangi</i></p> <p>Me karioi te noho <i>We understand that we, as Ngāti Rangi, are here forever</i></p> <p>Kia mana ai ngā kōrero tuku iho <i>We understand that the teachings of our tupuna are upheld</i></p> <p>Ko te anga whakamua ki āpōpō <i>We understand that decisions must be future focused</i></p>
VALUES
<p>Kia MANA ai ngā mahi <i>To act with integrity and honour</i></p> <p>Kia mau ai ki te MANAAKITANGA <i>To care wholeheartedly</i></p> <p>Kia tika ai tō TŪRANGAWAEWAE <i>To be accountable</i></p> <p>Kia ū ki ngā TIKANGA <i>To be duty bound</i></p> <p>Kia rapu ai i te MEA NGARO <i>To unleash potential</i></p>