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 [#220528] Kainga Ora - Teitei Drive, Ohakune : Revised Scheme Plan 220528-SC002

Sent: 1 June 2023 10:58 AM


From: Mary Chappel

To: Giles Tait; KatherineH@barker.co.nz;

CC: Fletcher Wilson; fraserm@barker.co.nz; Sunil Prasad;

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

 1 Attachments

 220528-SC002.pdf (494 KB);

### Message

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

Good Morning Giles and Katherine

On behalf of Sunil Prasad please find attached revised scheme plan showing corrected areas for Lots 7, 8 and 13 for your information.

Please contact Sunil should you have any queries.

**Kind regards**  
**Mary Chappel**  
**Taupo Engineering Administrator**  
**Cheal Consultants Ltd**

P: +64 7 378 6405

E: [MaryC@cheal.co.nz](mailto:MaryC@cheal.co.nz)

Level 1, 4 Horomatangi Street, Taupō 3330



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**NOTES:**

**Warning:**

This plan has been prepared for the purpose of a resource consent application only. It is not a precise survey plan. As areas and dimensions are likely to vary upon survey it should not be attached to any sale & purchase agreements without an appropriate condition to cover such variations. The information herein shall not be passed on to any third party without the express written permission of Cheal Consultants Ltd. In the event of this information being passed on to a third party, even with written permission, or the information being used for any other purpose than discussion, Cheal Consultants Ltd take no responsibility for its correctness and subsequent use.

Aerial Imagery has been obtained from: LINZ Data Service and is provided under a Creative Commons Public License. It has been provided as a guide to where the boundaries are positioned, or proposed on the ground, but may not be absolute.

Boundaries are sourced from Landonline.

Areas and dimensions are subject to LT Survey.

Owner: Waimarino District Council  
Computer Freehold Register: WN24D/752  
Title Area: 9.4536ha

Rev	Date	Amendment	By	Chk	App
D	01/06/23	Area Fixes	AJW	SP	SP
C	29/05/23	Layout Changes	AJW	DS	DS
B	27/04/23	Road Changes	AJW	DS	DS
A	31/03/23	First Issue	AJW	DS	DS

Project Title  
**Kainga Ora -  
Homes and Communities  
6 Teitei Drive, Ohakune**

Drawing Title  
**Proposed Subdivision of  
Lot 2 DP 54909  
Stage One**

Surveyed			
Designed			
Drawn	A.White	31/03/23	AJW
Checked	D.Sheriff	31/03/23	DS
Approved	D.Sheriff	31/03/23	DS



Status **RESOURCE CONSENT**

Scale A1  
A3 1:1000 | A3

Drawing Number  
**220528-SC002** | Rev  
**D**





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 [#220528] Kainga Ora - 6 Teitei Drive, Ohakune : Revised Civil Drawing Set

Sent: 2 June 2023 9:41 AM

From: Mary Chappel

To: Giles Tait; KatherineH@barker.co.nz;

CC: Fletcher Wilson; fraserm@barker.co.nz; Sunil Prasad;

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

 1 Attachments

 220528\_Civil Dwg Set.pdf (10 MB);

### Message

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

Good Morning Giles and Katherine

On behalf of Sunil Prasad please find attached the revised civil drawings only for your information.

Please contact Sunil should you have any queries.

**Kind regards**  
**Mary Chappel**  
**Taupo Engineering Administrator**  
**Cheal Consultants Ltd**




P: +64 7 378 6405


E: [MaryC@cheal.co.nz](mailto:MaryC@cheal.co.nz)

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 FW: [#220528] Kainga Ora - Homes and Communities, 6 Teitei Drive, Ohakune :  
Engineering Services Report\_Rev.1

Sent: 2 June 2023 1:40 PM

From: Mary Chappel

To: Giles Tait; Katherine Hu;

CC: Fletcher Wilson; fraserm@barker.co.nz; Sunil Prasad; Ray Kilgour;

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

---

 1 Attachments

 Engineering Services Report\_Rev.1.pdf (20 MB);

---

Message

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Released under the Official Information Act

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 and Katherine

Please find attached Engineering Services Report with overall lot number corrected to 46 and carriageway widths updated.

Please contact Sunil or Ray should you have any queries.

**Kind regards**  
**Mary Chappel**  
**Taupo Engineering Administrator**  
**Cheal Consultants Ltd**

P: +64 7 378 6405

E: [MaryC@cheal.co.nz](mailto:MaryC@cheal.co.nz)

Level 1, 4 Horomatangi Street, Taupō 3330

---

**From:** Mary Chappel

**Sent:** Friday, June 2, 2023 10:31 AM

**To:** 'Giles.Tait@kaingaora.govt.nz' <Giles.Tait@kaingaora.govt.nz>; 'KatherineH@barker.co.nz' <KatherineH@barker.co.nz>

**Cc:** 'Fletcher.Wilson@kaingaora.govt.nz' <Fletcher.Wilson@kaingaora.govt.nz>; 'FraserM@barker.co.nz' <FraserM@barker.co.nz>; 'Sunil Prasad' <sunilp@cheal.co.nz>; 'Ray Kilgour' <Ray.Kilgour@cheal.co.nz>

**Subject:** [#220528] Kainga Ora - Homes and Communities, 6 Teitei Drive, Ohakune : Engineering Services Report\_Rev.1

**Importance:** High

Good Morning Giles and Katherine

On behalf of Sunil Prasad please find attached Engineering Services Report\_Rev.1 in which Appendices 1 to 3 only have been updated with revised plans, for your information.

I will issue a full set of plans only in my next email as I was unsure what size files you can accept.




Please contact Sunil should you have any queries.

**Kind regards**  
**Mary Chappel**  
**Taupo Engineering Administrator**  
**Cheal Consultants Ltd**

P: +64 7 378 6405

E: [MaryC@cheal.co.nz](mailto:MaryC@cheal.co.nz)

Level 1, 4 Horomatangi Street, Taupō 3330

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 RE: [#220528] Kainga Ora - Teitei Drive, Ohakune : Civil Drawing Set

Sent: 2 June 2023 10:40 AM

From: Ray Kilgour

To: Katherine Hu;

CC: Rachel Griffiths; Sunil Prasad; Andrew Rossaak; Fraser McNutt; Fletcher Wilson; Giles Tait;

---

 2 Attachments

 ~WRD0000.jpg (823 B);  image001.png (132 KB);

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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 Katherine

Sure, I'm not sure where the Whanganui Council came from either and I haven't seen any new plans for road width or sections I was just told that reserve widths are staying the same so If you could send through to confirm because I don't know if you can have larger roads and keep road reserve widths the same

Ngā mihi

**Ray Kilgour**  
**Chartered Civil Engineer**  
**Cheal Consultants Ltd**

P: +64 7 858 4564 | M: s 9(2)(a)

E: [Ray.Kilgour@cheal.co.nz](mailto:Ray.Kilgour@cheal.co.nz)

Level 1, 533 Anglesea Street, HAMILTON 3204 | PO Box 41, Waikato Box Lobby, HAMILTON 3204

---

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

**Sent:** Friday, June 2, 2023 11:34 AM

**To:** Ray Kilgour <Ray.Kilgour@cheal.co.nz>

**Cc:** Rachel Griffiths <rachelg@kahuenviro.co.nz>; Sunil Prasad <sunilp@cheal.co.nz>; Andrew Rossaak <andrew.rossaak@morphum.com>; Fraser McNutt <FraserM@barker.co.nz>; Fletcher Wilson <Fletcher.Wilson@kaingaora.govt.nz>; Giles.Tait@kaingaora.govt.nz

**Subject:** RE: [#220528] Kainga Ora - Teitei Drive, Ohakune : Civil Drawing Set

Hi Ray,

Thanks for confirming this. I just reviewed the most updated Engineering Service Report, and picked up a couple of questions/comments:

- Stage 1 will create 46 residential lots, not 47 lots;
- Page 7, we should update the cuts and fills table as per latest engineering plans. Especially section 4.3, would keen check the maximum cuts and fills that are consistent with the Cuts/fills plan;
- Page 10, section 6 refers to Whanganui District Council (?)
- Under Section 6 for stormwater, please confirm if we need to update this section to reflect your most recent discussion in relation to culvert design and stormwater wetland.
- Under Section 8, please update the widths of all carriageway as 6m, not 5m.

Ngā mihi | Kind regards,

---

**Katherine Hu**  
Senior Urban Designer  
s 9(2)(a)  
[KatherineH@barker.co.nz](mailto:KatherineH@barker.co.nz)

[barker.co.nz](http://barker.co.nz)

---

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---

**From:** Ray Kilgour <Ray.Kilgour@cheal.co.nz>

**Sent:** Thursday, 1 June 2023 11:44 am  
**To:** Katherine Hu <KatherineH@barker.co.nz>  
**Cc:** Rachel Griffiths <rachelg@kahuenviro.co.nz>; Sunil Prasad <sunilp@cheal.co.nz>; Andrew Rossaak <andrew.rossaak@morphum.com>; Fraser McNutt <FraserM@barker.co.nz>  
**Subject:** RE: [#220528] Kainga Ora - Teitei Drive, Ohakune : Civil Drawing Set

Hi Katherine

Yes the culverts should be able to cater for those conditions.

We're going to have to create some little dams for water storage because the flow there on Tuesday was probably less than 5% of what could come out of a domestic tap

Otherwise the streams would be pretty dry or near to it under extended periods of no rain

Ngā mihi

**Ray Kilgour**  
**Chartered Civil Engineer**  
**Cheal Consultants Ltd**

P: +64 7 858 4564 | M: s 9(2)(a)

E: [Ray.Kilgour@cheal.co.nz](mailto:Ray.Kilgour@cheal.co.nz)

Level 1, 533 Anglesea Street, HAMILTON 3204 | PO Box 41, Waikato Box Lobby, HAMILTON 3204

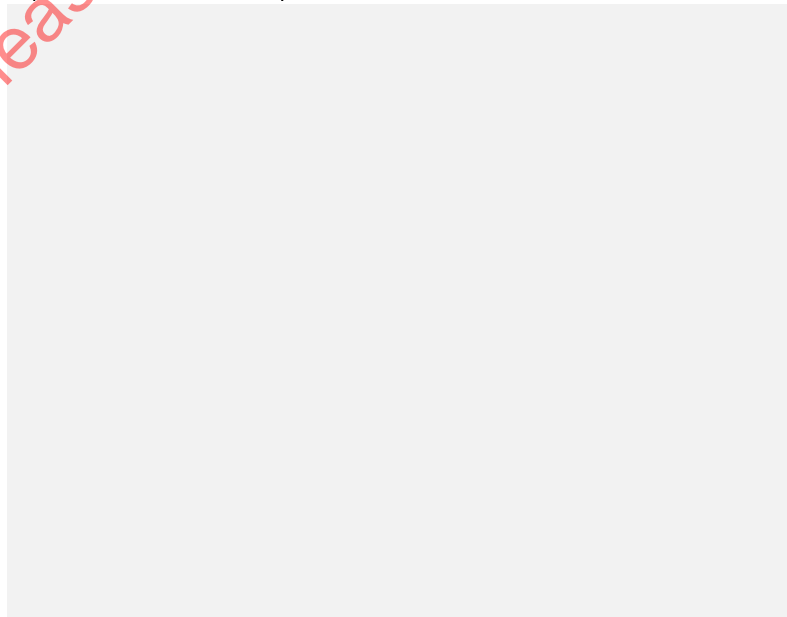
---

**From:** Katherine Hu <[KatherineH@barker.co.nz](mailto:KatherineH@barker.co.nz)>  
**Sent:** Thursday, June 1, 2023 9:28 AM  
**To:** Ray Kilgour <[Ray.Kilgour@cheal.co.nz](mailto:Ray.Kilgour@cheal.co.nz)>  
**Cc:** Rachel Griffiths <[rachelg@kahuenviro.co.nz](mailto:rachelg@kahuenviro.co.nz)>; Sunil Prasad <[sunilp@cheal.co.nz](mailto:sunilp@cheal.co.nz)>; Andrew Rossaak <[andrew.rossaak@morphum.com](mailto:andrew.rossaak@morphum.com)>; Fraser McNutt <[FraserM@barker.co.nz](mailto:FraserM@barker.co.nz)>  
**Subject:** RE: [#220528] Kainga Ora - Teitei Drive, Ohakune : Civil Drawing Set

Hi Ray,

I had a catch-up with Rachel and Andrew yesterday regarding the ecological considerations. Rachel mentioned that you verbally confirmed onsite that we will be using and designing box culvert and/or in specific ways to ensure fish passages and less disturbance to the streams.

So under the Resource Management National Environmental Standards for Freshwater, there are permit standards for culvert (see screenshot below).





[REDACTED]

Can you please confirm for me we are (or at least we are able to) design as per conditions? From my perspective, I do not need the detailed design, but more of a confirmation that this is what we propose and we are able to do it, so that Council has a level of certainty and confidence we can achieve this.

If these standards aren't what we are doing or we cannot achieve this, then can you please provide me a summary of what we are proposing and what we are likely to achieve, so I can address this matter appropriately. Again, I am not after massive changes to the report or detailed design, but I will need to know whether we need a consent or not.

Give me a call if this is not clear.

Thanks!

Kath

Ngā mihi | Kind regards,

---

**Katherine Hu**  
Senior Urban Designer  
s 9(2)(a) [REDACTED]  
[katherineh@barker.co.nz](mailto:katherineh@barker.co.nz)

[barker.co.nz](http://barker.co.nz) [REDACTED]

---

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---

**From:** Mary Chappel <[maryc@cheal.co.nz](mailto:maryc@cheal.co.nz)>  
**Sent:** Wednesday, 31 May 2023 6:00 pm  
**To:** [Giles.Tait@kaingaora.govt.nz](mailto:Giles.Tait@kaingaora.govt.nz); Katherine Hu <[KatherineH@barker.co.nz](mailto:KatherineH@barker.co.nz)>  
**Cc:** [Fletcher.Wilson@kaingaora.govt.nz](mailto:Fletcher.Wilson@kaingaora.govt.nz); Fraser McNutt <[FraserM@barker.co.nz](mailto:FraserM@barker.co.nz)>; Sunil Prasad <[sunilp@cheal.co.nz](mailto:sunilp@cheal.co.nz)>  
**Subject:** [#220528] Kainga Ora - Teitei Drive, Ohakune : Civil Drawing Set  
**Importance:** High

Some people who received this message don't often get email from [maryc@cheal.co.nz](mailto:maryc@cheal.co.nz). [Learn why this is important](#)

Good Afternoon Giles and Katherine

On behalf of Sunil Prasad please find attached as one PDF the civil drawing set for your information.

Please contact Sunil should you have any queries.

**Kind regards**  
**Mary Chappel**  
**Taupo Engineering Administrator**  
**Cheal Consultants Ltd**

P: +64 7 378 6405

E: [MaryC@cheal.co.nz](mailto:MaryC@cheal.co.nz)

Level 1, 4 Horomatangi Street, Taupō 3330

Reply Copy View Images

Invoice INV-3559 for Stream assessment - Teitei Drive, Ohakune from Kāhu Environmental Limited

Sent: 9 June 2023 12:17 PM

From: Kahu Environmental Ltd

To: Invoices; Giles Tait; Fletcher Wilson;

CC: david ross;

1 Attachments

INV-3559.pdf (355 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.  
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Tēnā kōrua Giles and Fletcher,

Please find attached our invoice for up to 31 May.

If you have any queries, please don't hesitate to contact me.

Regards,

David.

\_\_\_\_\_  
David Ross  
Practice Manager

Kāhu Environmental Limited  
11 Jellicoe Street,  
PO Box 259, Martinborough 5741

P: (06) 306 6105 | M: s 9(2)(a)

[www.kahuenvironmental.co.nz](http://www.kahuenvironmental.co.nz)

Released under the Official Information Act



# TAX INVOICE

**Date**  
31 May 2023

Kāhu Environmental Limited  
P O Box 38  
Greytown 5742  
Phone: (06) 306 6105

**Invoice Number**  
INV-3559

**Client Order No.**  
PO 6241764

GST number: 97-907-285

Attention: Giles Tait  
Kainga Ora  
PO Box 84143  
Westgate  
Auckland  
Auckland 0616  
New Zealand

## Stream assessment - Teitei Drive, Ohakune

Job No: **J000684**

Assess stream permanence and ecological values for proposed housing development, 6 Teitei Drive.

Tasks	Time	Rate	Amount
Admin Organising and sending eDNA samples	s 9(2)(b)(ii)		
Field prep, paperwork			
Field work Site visit and waterway assessment			
Site visit with Ngāti Rangī			
Meetings/hui Meetings/hui with client and/or other parties involved in the project.			
Stormwater team hui			
Phone conversations with Kath, Andres, Giles and colleagues.			
Site visit debrief			
Stream ecology report hui with Katherine and Andrew			
Peer review Internal peer review.			
Report preparation Report drafting and finalising.			
Prepare memo of findings			
Stream assessment report drafting			
Research and investigations Undertake research and background investigations necessary to prepare expert advice.			
Pre-site visit conversation with Morhum briefing them of our initial site/stream assessment			
Prep for stream ecology hui with Kath and Andrew			
Travel Time spent travelling to and from site (Martinborough to Ohakune return trip x2)			

**Costs**

eDNA basic freshwater sample pack (field kit and analysis) - per pack  
 Accommodation  
 Equipment  
 Equipment needed to access stream  
 Mileage  
 Return mileage to Featherston rail station 29/05/23  
 Trainfare  
 Return fare to Wellington 29/05/23

Quantity	Rate	Amount
s 9(2)(b)(ii)		
	Subtotal	s 9(2)(b)(ii)
	GST	
	Total	
	<b>Amount Due</b>	

**Due Date: 20 June 2023**

**PAYMENT ADVICE**



Our bank account details are: ASB, Masterton Branch, Account No s 9(2)(a) . Please include the invoice number as the reference.

**Customer** Kainga Ora  
**Invoice Number** INV-3559  
**Amount Due** s 9(2)(b)(ii)  
**Due Date** 20 June 2023  
**Amount Enclosed**

Enter the amount you are paying above

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 Re: Kāhu Ecology Report - time of delivery


Sent: 9 June 2023 11:11 AM

From: Giles Tait

To: david ross;

---

 1 Attachments

 kahu\_type\_only\_Mint\_RGB email.jpg (19 KB);

---

Message

---

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Thanks for the update

Get [Outlook for Android](#)

---

**From:** David Ross <davidr@kahuenviro.co.nz>  
**Sent:** Friday, June 9, 2023 11:55:40 AM  
**To:** Giles Tait <Giles.Tait@kaingaora.govt.nz>  
**Subject:** Re: Kāhu Ecology Report - time of delivery

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.

Thanks Giles, we'll get that underway today. Disbursements to date are s 9(2)(b) (ii) the bulk of which is the eDNA sampling and analysis a s 9(2)(b) (ii). I'll send through our May invoice shortly, which will detail those disbursements not already billed in March.

Many thanks  
David

  
David Ross  
Practice Manager

s 9(2)(a) | 123 Main Street, Greytown  
[kahuenvironmental.co.nz](http://kahuenvironmental.co.nz)

On 9/06/2023, at 10:02, Giles Tait <Giles.Tait@kaingaora.govt.nz> wrote:

Hi David,

Yes, proceed as outlined below, what are the disbursements to-date?

I still find it strange that you have removed the wetlands scope given Rachel's comments about it in the word document, but we will get Morphum to provide that Assessment now.

So the revised budget of s 9(2)(b) (ii) is approved with a delivery of 16th June 2023.

Regards

Giles

<image001.jpg>

**Giles Tait**

**Senior Development Manager - Greenfield & Complex**  
Urban Development and Delivery

Mobile: s 9(2)(a)  
Email: [giles.tait@kaingaora.govt.nz](mailto: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](http://www.kaingaora.govt.nz)

**From:** David Ross <[davidr@kahuenviro.co.nz](mailto:davidr@kahuenviro.co.nz)>  
**Sent:** Thursday, 8 June 2023 5:20 PM  
**To:** Giles Tait <[Giles.Tait@kaingaora.govt.nz](mailto:Giles.Tait@kaingaora.govt.nz)>  
**Subject:** Re: Kāhu Ecology Report - time of delivery

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 Giles

Rachel and Helen have reviewed the tasks you've outlined below and have offered an amended version of the brief as set out below. The main changes are:

- Remove wetlands from brief. Morphum completed the wetland assessment and would be best placed to assist with that ecological assessment.
- Changed references to hydrology to refer to estimated hydrological connections and stream flow - hydrology infers a measured or modelled approach which we don't have sufficient information to complete.

1. Ecological conditions of the existing streams, including:
  - a. If the streams have any significant habitats, based on already available information
  - b. The estimated hydrological connections and whether the streams are permanent or intermittent
  - c. Their ecological values
2. Potential effects on the streams post-development of stage one, without mitigations, including:
  - a. Potential changes or loss of any habitats (such as the reclamation/filling of the streams will result in the loss of habitats of XXX)
  - b. Potential changes in water flows
  - c. Potential changes in the extent of the streams (for example forming the proposed access is likely to result in the loss of wetland extent of up to 400m<sup>2</sup>)
  - d. Their ecological values (without mitigations in place)
3. Potential effects on the streams post-development of stage one, with proposed mitigations, including:
  - a. Outline the proposed mitigations (such as necessary considerations for design of any new culvert(s), enrichment planting within the streams)
  - b. For each mitigation, ideally, we should be able to quantify them, such as riparian planting within 10m buffer of the stream; however, if we cannot quantify them due to timing constraints for now, then we should be prepared highly likely this will get asked in s92 request
  - c. Their ecological values (with mitigations in place)

Timeframe

On the basis of the above scope, we will be able to deliver the report by the end of next week (Friday 16th June), and will deliver it earlier if we are able.

Cost

Our estimate for the original scope was s 9(2)(b)(ii) plus disbursements. To date we have booked s 9(2)(b)(ii) hours, which includes Rachel's additional site visit and other work last week, which will be incorporated into the report. We estimate that it will require a further s 9(2)(b)(ii) in time to complete the report. In total this would equate to a revised budget s 9(2)(b)(ii) plus disbursements. All figures exclude GST.

If you agree to the above scope, timeframe and cost, then we would be happy to proceed on the basis of an emailed instruction. This will constitute a variation to our original agreement.

Many thanks,  
David

<image002.jpg>

**David Ross**  
Practice Manager

s 9(2)(a) 123 Main Street, Greytown  
[kahuenvironmental.co.nz](http://kahuenvironmental.co.nz)

On 8/06/2023, at 09:05, David Ross <[davidr@kahuenviro.co.nz](mailto:davidr@kahuenviro.co.nz)> wrote:

Thanks for that breakdown of those further things needed Giles. We'll take a look and come back to you as soon as possible.

<kahu\_type\_only\_Mint\_RGB\_email.jpg>

**David Ross**  
Practice Manager

s 9(2)(a) 123 Main Street, Greytown  
[kahuenvironmental.co.nz](http://kahuenvironmental.co.nz)

On 8/06/2023, at 05:40, Giles Tait <[Giles.Tait@kaingaora.govt.nz](mailto:Giles.Tait@kaingaora.govt.nz)> wrote:

Hi David,

I don't think this is quite as clear cut as you have stated below, as per my request for proposal email "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." We didn't just ask for an assessment of the current site.

I agree with your comment "At its most complex an ecological assessment of effects is an iterative process completed in collaboration with planners and other experts" and this has been occurring between Rachel, Morphem and Barker's.



That said, we still need the following for our consent application:

1. Ecological conditions of the existing streams and wetlands, including:
  - a. If the streams and wetlands have any significant and/or rare habitats
  - b. The flow/hydrology conditions
  - c. Their ecological values
2. Potential effects on the streams and wetlands post-development, without mitigations, including:
  - a. Potential changes or loss of any habitats (such as the reclamation/filling of the streams will result in the loss of habitats of XXX)
  - b. Potential changes in hydrology
  - c. Potential changes in the extent of the streams and wetlands (for example forming the proposed access is likely to result in the loss of wetland extent of up to 400m<sup>2</sup>)
  - d. Their ecological values (without mitigations in place)
3. Potential effects on the streams and wetlands post-development, with proposed mitigations, including:
  - a. Outline the proposed mitigations (such as designing any new culvert(s) to meet the regulation under 70C of NES-F as a permitted activity, enrichment planting within the streams and wetlands)
  - b. For each mitigation, ideally, we should be able to quantify them, such as riparian planting within 10m buffer of the stream; however, if we cannot quantify them due to timing constraints for now, then we should be prepared highly likely this will get asked in s92 request
  - c. Their ecological values (with mitigations in place)

The Assessment Table within the 'Thursday Word Version' does cover most of the points above, although the commentary/context in the table can be expanded and be more specific or more detailed. The only missing part is we have not quantified each mitigation proposed, but I wonder if there should be some sort of formula or guidelines we can refer to and apply to the application.

Regards

Giles

<image002.jpg>

## Giles Tait

**Senior Development Manager - Greenfield & Complex**  
Urban Development and Delivery

Mobile: s 9(2)(a)  
Email: [giles.tait@](mailto: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 | [wv](#)

---

**From:** David Ross <[davidr@kahuenviro.co.nz](mailto:davidr@kahuenviro.co.nz)>  
**Sent:** Wednesday, 7 June 2023 1:25 PM  
**To:** Giles Tait <[Giles.Tait@kaingaora.govt.nz](mailto:Giles.Tait@kaingaora.govt.nz)>  
**Subject:** Re: Kahu Ecology Report - time of delivery

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 again Giles,

Thanks for your time on the phone. As agreed, here is a more detailed explanation of why the draft section 4 of Rachel's report was removed.

The contracted work and scope of the 'ecological assessment services' is set out in Appendix A of the contract. This sets out - an assessment of the site, including rapid habitat assessments,

- identifying the stream types (permanent, ephemeral or intermittent), identification of wetland areas (but not delineation) and
- photographs and maps of key aspects.

This work can be characterised as an "ecological assessment of the current state of the site". This is provided in section 3 of the report.

The draft section 4 sets out to be an 'assessment of effects of the proposed development'. Completing an ecological assessment of the effects of a development requires:

- an understanding of the exact nature of the development that is being applied for, that the ecological assessment relates to, including proposed roading, culverting, vegetation clearance and earthworks, scale and timing.
- a clear brief of the scope of the assessment that is required.

An ecological assessment of effects may include identifying the effects of the development as set out, or it may also include identifying mitigation measures, buffers and changes to layout

and timing. This may lead to changes in the development, which then need to be reassessed. At its most complex an ecological assessment of effects is an iterative process completed in collaboration with planners and other experts.

In order for us to review whether or not this work has been done in a way consistent with our professional standards and responsibility to the client, we need to have a clear understanding of the exact scope of the assessment the client is asking for, and documentation of the nature of the development.

During an internal review of the draft report Helen could not compare what was provided in the report with what was asked for in the brief (because there is no written brief or contract for that type of assessment), so could not sign the report off. She asked Rachel to remove section 4 until she had the brief and description of the development proposal and could complete her review. When the scope of works and proposal is understood it may be that more time is required to complete section 4 to ensure it is answering the brief appropriately. It is not possible to know whether more time is required until the brief is agreed.

When the brief is clear the contract will need to be amended to set out that brief. An ecological assessment of effects to support a resource consent application is clearly outside of the scope of the services currently contracted. Our professional liability requires a clear contract for all work of this nature. We will need to have a clear written scope and amended contract in place to provide you with an amended or updated report that includes an ecological assessment of effects of the development to support a resource consent application.

As discussed, could you please respond with a clear scope of what you need the report to include, in addition to what was provided last Friday. We'll then assess what needs to be done and respond.

Nga mihi,  
David

<image001.jpg>

**David Ross**  
Practice Manager

s 9(2)(a) | 123 Main Street, Greytown  
[kahuenvironmental.co.nz](http://kahuenvironmental.co.nz)

On 7/06/2023, at 11:05, David Ross <[davidr@kahuenviro.co.nz](mailto:davidr@kahuenviro.co.nz)> wrote:

Hi Giles

Rachel is in the field today and unavailable on the phone. I left you a message earlier, please call me

back when you have a chance to discuss, or we can set a time this afternoon if you prefer.

Many thanks  
David

<kahu\_type\_only\_Mint\_RGB\_email.jpg>

**David Ross**  
Practice Manager

s 9(2)(a) 123 Main Street, Greytown  
[kahuenvironmental.co.nz](http://kahuenvironmental.co.nz)

On 7/06/2023, at 09:50, Giles Tait <[Giles.Tait@kaingaora.govt.nz](mailto:Giles.Tait@kaingaora.govt.nz)> wrote:

Hi Rachel,

Can you please call me to discuss the removal of section 4 from your word document to the PDF version:

<image001.png>

Thank you and regards

Giles

<image003.jpg>

### Giles Tait

Senior Development Manager -  
Complex  
Urban Development and Delivery

Greenfield &

Mobile  
Email:

Catalina Workshops, 3 Boundary Road, Hobsonville, Auckland 06  
Kāinga Ora - Homes and Communities  
PO BOX 84143 Westgate, Auckland 0616 | New Zealand Govern

**From:** Rachel Griffiths <[rachelg@kahuenviro.co.nz](mailto:rachelg@kahuenviro.co.nz)>



**Sent:** Friday, 2 June 2023 4:27 PM  
**To:** Fletcher Wilson <[Fletcher.Wilson@kaingaora.govt.nz](mailto:Fletcher.Wilson@kaingaora.govt.nz)>  
**Cc:** Katherine Hu <[KatherineH@barker.co.nz](mailto:KatherineH@barker.co.nz)>; Giles Tait <[Giles.Tait@kaingaora.govt.nz](mailto:Giles.Tait@kaingaora.govt.nz)>; David Ross <[davidr@kahuenviro.co.nz](mailto:davidr@kahuenviro.co.nz)>  
**Subject:** Re: Kahu Ecology Report - time of delivery

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Kia ora koutou,

Attached is my completed report covering the field-based ecological assessment of the waterways at 6 Teitei Drive, Ohakune.

Last Friday you requested that I provide additional assessment of effects information on top of our original scope of work. I have been working hard on those additional tasks this week, but during our internal review process I have realised that the sum of these requests amounts to providing an Assessment of Environmental Effects, or AEE. This is a substantial piece of work in its own right, which requires a certain structure and planning support. Had I realised at the time what the additional information amounted to I would have paused and discussed with you a reasonable timeframe to complete this in full, and arranged a contract variation to cover it. However I was focused on doing what I could to meet your timeframes and missed that opportunity. I apologise for this oversight.

As soon as you are available next week it would be good to discuss the additional work that needs to be done, and a realistic timeline for its completion.

Ngā mihi,

Rachel

<image004.jpg>

**Rachel Griffiths**  
Ecologist

021 270 3621

[kahuenvironmental.co.nz](http://kahuenvironmental.co.nz)

On Fri, 2 Jun 2023 at 09:55, Fletcher  
Wilson <

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

wrote:

Good Morning Rachel

Hope this finds you well.

Just checking in to see what your  
expectations on delivery of the review  
and finalisation of the Ecology report?

I'm required to release the DPM pack  
and all the other consultant reports to  
the DPM today. Knowing when this is  
expected to come through will assist  
with my planning.

Giles is away today, so if you need  
anything from the Kāinga Ora side do  
let me know and I can assist.

Regards,

<image005.jpg>

**Fletcher Wilson**

**Assistant Development Manager - Greenfield & Complex**  
Urban Development and Delivery

---

Catalina Workshops, 3 Boundary Road, Hobsonville, Auckland  
Kāinga Ora - Homes and Communities  
PO BOX 84143 Westgate, Auckland 0616 | New Zealand Govern

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**From:** Rachel Griffiths <

[rachelg@kahuenviro.co.nz](mailto:rachelg@kahuenviro.co.nz) >  
**Sent:** Wednesday, 31 May 2023 2:13 PM  
**To:** Katherine Hu <  
[KatherineH@barker.co.nz](mailto:KatherineH@barker.co.nz) >  
**Cc:** Fletcher Wilson <  
[Fletcher.Wilson@kaingaora.govt.nz](mailto:Fletcher.Wilson@kaingaora.govt.nz)  
>; Giles Tait <  
[Giles.Tait@kaingaora.govt.nz](mailto:Giles.Tait@kaingaora.govt.nz) >;  
Andrew Rossaak <  
[andrew.rossaak@morphum.com](mailto:andrew.rossaak@morphum.com) >;  
Fraser McNutt <  
[FraserM@barker.co.nz](mailto:FraserM@barker.co.nz) >  
**Subject:** Re: Kahu Ecology Report

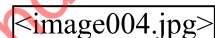
CAUTION: External email. Do not click or open attachments unless you recognise the sender and know the content is safe. If unsure use the Report Phishing button.

Hi Kath,

That is 100% correct - thank you!

(Heading back into my nerd cave)

Rach :-)



**Rachel Griffiths**  
Ecologist

021 270 3621  
[kahuenvironmental.co.nz](http://kahuenvironmental.co.nz)

On Wed, 31 May 2023 at 13:24,  
Katherine Hu <  
[KatherineH@barker.co.nz](mailto:KatherineH@barker.co.nz)> wrote:

Hi Fletcher and Giles,

Rachel, Andrew and I had a meeting today to discuss Rachel's drafted report, and what further points/sections need to be covered off for the purpose of our resource consents. Rachel is working on the comments she received to date this afternoon, then herself and Andrew have scheduled a meeting tomorrow morning again to go

through her changes.

Rachel is aiming to deliver an updated draft around noon tomorrow to circulate to the team; we expect this version will cover the majority (if not all) relevant ecological matters; and a final version (as QA by Rachel's colleagues at Kahu) will be delivered by Friday.

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 FW: [#220528] 6 Teitei Drive, Ohakune - Connections

Sent: 12 June 2023 4:25 PM

From: Amala Thomas

To: Giles Tait;

CC: Sunil Prasad;

Message

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Hi Giles,

We have been following up with the lines company for a progress update on the power feasibility request.

Please find the timeframe below from them to get the feasibility letter.

Kind Regards,  
**Amala Thomas**  
**Civil Engineer**  
**Cheal Consultants Ltd**

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

---

**From:** The Lines Company <faults@thelines.co.nz>  
**Sent:** Wednesday, June 7, 2023 4:38 PM  
**To:** Amala Thomas <Amala.Thomas@cheal.co.nz>  
**Cc:** Sunil Prasad <sunilp@cheal.co.nz>  
**Subject:** [#220528] 6 Teitei Drive, Ohakune - Connections

Good Afternoon Amala

Further to our conversation this afternoon regarding the feasibility of having 47 connections in the LOT 1 Proposed subdivision at 6 Teitei Drive, Ohakune, our Engineer has advised that due to the complexity of this application, extra time is required and has indicated that he will be in touch within 2 weeks with an update for you.

Kind Regards




**Veronica**  
[faults@thelines.co.nz](mailto:faults@thelines.co.nz)


**0800 367 328** | [thelinescompany.co.nz](http://thelinescompany.co.nz)  
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 FW: Response to Kāinga Ora from Ngāti Rangī Group

Sent: 14 June 2023 6:12 AM

From: helen leahy

To: Graeme Broderick; Hayden Potaka; Deana Wilson;

 5 Attachments

 image001.png (2 KB);  image002.png (141 KB);  image003.jpg (5 MB);  Graeme Broderick.pdf (176 KB);  Partnership Agreement Ngāti Rangī and Kainga Ora v1.0.docx (128 KB);

Message

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Tēnā kautau katoa

I wanted to follow-up regarding the draft Partnership Agreement we sent through late last year (7 December 2022).

I recall that we then became tightly engaged with the very exciting – yet intensive – development related to the relocation of the property from Tauranga to the Whangaehu Valley Road.

I also recall we made a few attempts to meet but I don't think we have progressed this further?

I thought given the last two emails around Teitei Drive, it might be helpful to have this Partnership Agreement in place.

Heoi ano

**Helen Leahy**  
Pou Ārahi / Chief Executive

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

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

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

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**From:** Helen Leahy

**Sent:** Wednesday, December 7, 2022 11:34 PM

**To:** Graeme Broderick <Graeme.Broderick@kaingaora.govt.nz>; Hayden Potaka <Hayden.Potaka@kaingaora.govt.nz>

**Cc:** Tomairangi Mareikura <tomairangi.mareikura@xtra.co.nz>; Whetu Moataane <chair@ngatirangi.com>

**Subject:** Response to Kāinga Ora from Ngāti Rangī Group

**Helen Leahy**

Pou Ārahi / Chief Executive

Ngā Waihua o Paerangi Trust

(formerly Ngāti Rangī Trust)

1 Mountain Road

PO BOX 195

Ohakune 4625

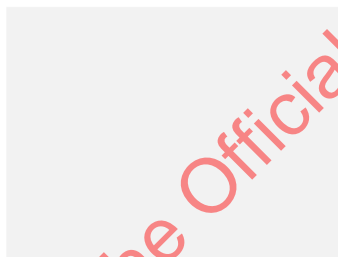
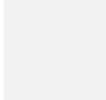
Phone s 9(2)(a)

Email: [Helen@ngatirangi.com](mailto:Helen@ngatirangi.com)

Web: [www.ngatirangi.com](http://www.ngatirangi.com)

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0800 N RANGI  
Office: +64 (0)6 385 9500  
Email: [office@ngatirangi.com](mailto:office@ngatirangi.com)  
[www.ngatirangi.com](http://www.ngatirangi.com)

7 December 2022

Graeme Broderick  
Regional Director Kāinga Ora  
Taranaki Whanganui Manawatu  
PO Box 248  
PALMERSTON NORTH 4440

### Ngāti Rangī Update – Tei Tei Drive

Tonight Te Totarahoe o Paerangi Ltd met to discuss the range of issues related to Tei Tei Drive Sale and Development Agreement.

As we have consistently advised, priority access to Ngāti Rangī whānau, if they meet the criteria set out by Kāinga Ora, is fundamental to our support for housing developments.

We do not wish to understate the critical situation for some 27 whānau who are currently experiencing homelessness in Ohakune and Raetihi; in addition to the 9 families occupying backpacker temporary accommodation for over two years.

We will continue to explore opportunities for priority access for whānau across the three tiers of the Tei Tei Drive housing development, and await the Minister's response with interest.

We do, however, appreciate the commitment in the 2022-23 Statement of Performance Expectations regarding *Rautaki Māori o Kāinga Ora: Kāinga Ora Māori Strategy 2021–2026* and *Kāinga Ora Strategy 2030*. We recognise also that Whai Kāinga Whai Oranga was established to work with iwi and hapū to build new homes for whānau. These strategies lay a foundation for the expression and realisation of Māori aspirations for housing. The intention of co-design was for Kāinga Ora to demonstrate and prioritise co-partnership and base the strategy on the principle of partnership under te Tiriti o Waitangi. The goals of te Rautaki Māori o Kāinga Ora are:

- all Māori are housed in safe and affordable homes
- significant and efficient scaling of increased housing options for Māori
- Māori-led solutions to Māori issues with the support of government.

We acknowledge the obligation of Kāinga Ora to work with iwi and Māori to build and support genuine, meaningful and enduring partnerships that enables opportunities for Māori to both lead, deliver and contribute to housing solutions, and urban development projects.

It is in the context of all of these commitments that we are prepared to offer support, in principle, to the Tei Tei Drive developments.

Further, we are heartened by your commitment to understand the aspirations of Ngāti Rangī and to work with us to develop solutions to our dire housing situation.

We appreciate your interest in a Partnership Agreement and have drafted the attached for your consideration.

We have also tabled potential interest in exploring opportunities as a development partner through Hapai Development.

Fundamentally, we do not want to put the project at risk.




We are, however, very concerned about the impact of the wastewater infrastructure and would not want other housing projects we are interested in to be compromised by the pressure placed on the system. We are keen to work with you to achieve a mutual understanding of the status of the wastewater infrastructure established by the Ruapehu District Council.


If you have any questions or queries, please do not hesitate to contact me.

Heoti anō



Helen Leahy  
Pou Ārahi / Chief Executive  
**Te Totarahoe o Paerangi**

 Reply  Copy  View Images

 RE: Teitei Drive - draft Assessment of Environmental Effects




Sent: 15 June 2023 3:34 PM

From: helen leahy

To: Colleen McCorkindale; Hayden Potaka; Graeme Broderick;

CC s 9(2)(a)

 3 Attachments

 image001.png (2 KB);  image002.jpg (5 MB);  image003.jpg (37 KB);

Message

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Tēnā koutou katoa

Our team has raised the concern that we are investing considerable time on a Cultural Impact Assessment that is based on limited information.

We will also need to provide comments/feedback on the details in the full resource consent.

That would either require an updated Cultural Impact Assessment or direct input into the design.

Given how difficult it has been to date to have our concerns noted and responded to, I believe it would be useful to agree that an updated Cultural Impact Assessment will be needed in the full resource consent process.

Heoti ano

**Helen Leahy**  
Pou Ārahi / Chief Executive

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

Phone: s 9(2)(a)

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

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**From:** Colleen McCorkindale <Colleen.McCorkindale@kaingaora.govt.nz>  
**Sent:** Wednesday, June 14, 2023 4:46 PM  
**To:** Helen Leahy <helen@ngatirangi.com>; Hayden Potaka <Hayden.Potaka@kaingaora.govt.nz>; Graeme Broderick <Graeme.Broderick@kaingaora.govt.nz>  
**Cc:** s 9(2)(a)  
 s 9(2)(a)

**Subject:** RE: Teitei Drive - draft Assessment of Environmental Effects

Tēnā koe Helen,

Thank you for your summary of concerns below and please accept this update on behalf of the project team and Graeme who is in a full-day hui today.

Apologies for the length, but I have looked to cover these issues in some detail.

We have met with s 9(2)(a) this morning and progressed discussions begun at our hui on Thursday, with several key updated.

1. **Comment in draft Assessment of Environmental Effects (AEE).**

We acknowledge the concern raised by Ngāti Rangi regarding the comment included in the draft summary of effects. This summary report is dated 2<sup>nd</sup> June and was provided to facilitate discussion at the DPM hui on 8<sup>th</sup> June only. During that meeting we discussed several action items required as critical update to the final report, which have been captured in our meeting minutes as follows [extract from minutes]:

- *Action – Barkers to include appropriate reference to the Cultural Impact Assessment (CIA) in the AEE including the expectation that this report will be a key informant of the subsequent applications (KH).*
- *Action - KH to ensure the AEE has referred to the Ngāti Rangi Taiao Management Plan.*
- *Action - GT to discuss any preliminary concerns relating to land use RC with FC and Kahu*
- *Meeting is to be arranged with Cheals, RDC assessors and Kāinga Ora. GT extended invitation to FC to attend to ensure Ngāti Rangi Storm Water (SW) concerns were appropriately addressed.*

Please be assured that we have been working through these since last Thursday and have undertaken to circulate an updated copy for Ngāti Rangi's review and further comment. This is expected to be available early next week, following receipt of the updated ecology report and Morphum report, which are expected Friday 16<sup>th</sup> June. I have attached a full set of the minutes from last Thursdays hui for your reference.

2. **Engagement with RDC on storm and waste-water**

We acknowledge the ongoing concern from Ngāti Rangi regarding storm-water treatment within the proposed Teitei Drive site and the concerns for broader infrastructure capacity in the Ohakune area. These remain open issues and we have agreed to the following action:

- a. **Teitei Drive design:** Following agreement on the 8<sup>th</sup> June, a meeting has been scheduled for 20<sup>th</sup> June with s 9(2) Giles, Vini (RDC) and Stuart (RDC) to discuss storm-water design, specifically to address the key design considerations of the detailed design for 3 waters infrastructure within the proposed development.
- b. **Broader infrastructure programmes of works outside the Teitei Drive site:** s 9(2) s due to meet with RDC regarding this on 16<sup>th</sup> June. Kāinga Ora have offered support in facilitating these discussions should this become required, but we understand this is progressing well at this point



at this point.

3. **Clarification of resource consent process with consideration to CIA and resourcing.**

During our hui this morning, we talked through the process of lodging the multiple consents for this project and the impact that would have on the CIA and vice-versa. This discussion sought to provide comfort that the CIA was on track for inclusion in the consent process and the findings would be given due consideration and not rushed through. Our consent process is two step, with the following intentions and inclusions:

a. **Land application – current consent under development.**

- a. This consent only seeks approval for land enablement, including roading network for stage 1, bulk infrastructure (storm-water, waste-water, electricity and chorus enablement). The result of a successful application process will be our ability to deliver roading, 44 lots marked on grass only, bulk infrastructure and streetlights only. There may be a requirement for a transformer too, but this is still tbd.
- b. The current land enablement current application is a pre-cursor to the full resource consent process detailed below, but importantly is the trigger for the CIP funding.

b. **Full Resource consent (vertical build/above ground) – targeting mid 2024 for submission, following after land consent application**

- a. This will be the form of consent more familiar to the process. This consent will look to define the end development in its entirety, including built form (location, size and orientation of homes, home and area landscaping, storm water collection (retention/detention) and use from developed properties, cultural narrative for neighbourhood and shared spaces, design standards, encumbrances etc
- b. This is where the key findings from the CIA will be designed in and our commitment to use the CIA as a foundation document to the design if the neighbourhood and submission of consent is clear. The August date for draft CIA report is well within the programme to enable this to be a foundation informant. Our upcoming work in the stakeholder engagement stream will also be critical to this application.

I understand that <sup>s 9(2)(a)</sup> will de-brief you independently on our hui and I welcome any follow up topics regarding these proposed next steps should you have them.

Ngā mihi,  
Colleen

**From:** Helen Leahy <[helen@ngatirangi.com](mailto:helen@ngatirangi.com)>

**Sent:** Wednesday, 14 June 2023 7:01 AM

**To:** Colleen McCorkindale <[Colleen.McCorkindale@kaingaora.govt.nz](mailto:Colleen.McCorkindale@kaingaora.govt.nz)>; Hayden Potaka <[Hayden.Potaka@kaingaora.govt.nz](mailto:Hayden.Potaka@kaingaora.govt.nz)>; Graeme Broderick <[Graeme.Broderick@kaingaora.govt.nz](mailto:Graeme.Broderick@kaingaora.govt.nz)>

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

**Subject:** Teitei Drive - draft Assessment of Environmental Effects

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Tēnā koe Graeme i nga ahuatanga o te wa

I want to bring to your attention an issue that we have in relation to the draft assessment of environmental effects for Teitei Drive.

There is a statement in that draft, to the effect, *Consultation with Ngāti Rangī is ongoing, and based on discussions to date no matters of concern have been raised.*

As you will be well aware, this is far from true.

We have been raising concerns regarding TeiTei Drive, and in particular our concerns around stormwater management (which there is no detail or report) from the onset of this process.

I have attached, as an example, the minutes from a meeting on 12 December 2022 where it states:

- HL noted Ngāti Rangī's concern with the capabilities of the wastewater infrastructure, (3.4)
- HL questioned what assurances there are around managing the water quality, given the current heavy rain weather, until the new water treatment is online. (4.5)
- HL noted the concerns raised as an iwi organization are driven by two key considerations: a) environmental concerns i.e.: waste water, infrastructure capacity, drinking water quality, (5.2)

Concerns about wastewater infrastructure were also raised directly with you in a letter of 7 December 2022 (attached).

Under the Official Information Act, it would quickly be revealed that these issues have also been raised with Ministers, namely Ministers Wood, Henare and Williams (attached above).

I am aware that both s 9(2)(a) keep comprehensive notes of all engagements with stakeholders, and have a meticulous record of issues raised. This is for our own processes of accountability and transparency, in terms of being consistent with the feedback we provide. For the purpose of raising this issue I have not asked them to provide me with those notes, but am happy to do so, if further evidence is required.

My staff advise me that at the latest Development Partners hui on 8 June 2023, these issues were relitigated, specifically our urgent request for a stormwater management plan. We are deeply concerned that the methods being proposed for mitigation are inadequate. This is an issue raised in our early meetings with Kainga Ora, and at the CIA site visit on 30 May, which Kainga Ora was present for

Released under the Official Information Act





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29 November 2022

Hon Dr Megan Woods  
Minister of Housing and Urban Development  
Parliament Buildings  
WELLINGTON

### Teitei Drive

Tēnā kautau me ngā tini āhuatanga o te wā. Huri atu te pō, nau mai te ao.

Ruapehu District Council recently agreed to sell a plot of 9ha at Tei Tei Drive in Ohakune to Kāinga Ora for § 9(2)(i). This was done without reference to Ngāti Rangī and apparently without public consultation more broadly.

Kainga Ora wishes to develop the land for social housing; worker accommodation and affordable housing.

Ngāti Rangī are happy to support so long as we can have an influence on outcomes.

We would like to have a mechanism to place at-risk uri into a minority of the total houses (156) to be developed. Currently there is no capacity in the social housing allocation for prioritisation of houses for Ngāti Rangī whānau.

Yet Ngāti Rangī make up a disproportionately high percentage of those in need in the rohe. Over the last five years, Ngāti Rangī has supported 64 whānau across the region with basic repairs and maintenance to housing stock. We have supported whānau in Ōhakune, Raetihi, § 9(2)(a) Waiouru, and National Park. Through this process we have a register of whānau whom we know would benefit from supportive public housing arrangements.

In addition, there are at least nine Ngāti Rangī whānau that we know, today, who are in emergency housing. § 9(2)(a)

Ngāti Rangī is a member of Ka Uruora, an iwi led housing charity. Our proposition is to provide priority access to whānau, if they meet the criteria set out by Kāinga Ora, through Ka Uruora. This has been rejected outright by Kainga Ora. They have stated that this is due to are policy criteria that requires Ministerial approval to change.

Can you please consider whatever change is required so that Kainga Ora and Ruapehu District Council are able to demonstrate their value in the relationship with Ngāti Rangī and we can help them deliver to those in need via our own networks and resources?

We would also appreciate Kainga Ora taking a more structured and pro-active approach to engagement with Ngāti Rangī in the future. We understand this is an issue throughout the motu with other iwi and Māori organisations.

Finally, we have frequently raised during this process whether Ruapehu District Council has sufficiently addressed the wastewater infrastructure in order to accommodate the demands of new housing stock. We have been often told that this plan is in process; that there are interim measures in place. We require assurance of long-term solutions for the wastewater management. Ultimately this is about the wellbeing of our whānau and all our mokopuna to come.

If you have any questions or queries, please do not hesitate to contact me.

Heoti ano

A handwritten signature in black ink, appearing to read 'Helen Leahy', written over a faint circular stamp or watermark.

Helen Leahy  
**Pou Ārahi / Chief Executive**

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