



12 October 2023

Barry Murphy

fyi-request-23868-6c011d12@requests.fyi.org.nz

Dear Mr Murphy

OFFICIAL INFORMATION REQUEST Resource Consent for Teitei Drive, Ohakune 7.3

I refer to your official information request dated 17 August 2023.

In response to questions 1-5, part of question 9 and questions 11-13 do not fit the criteria of an OIA request. Please note that we are not obligated to create information or form an opinion in order to respond to a request under the Local Government Official Information and Meetings Act 1987.

Question 6 – What discussions has Council had since public zoom call 3 August 2023 until 17 August 2023. Please provide notes, txt messages, emails and any other form of note.

An excerpt from the Council Workshop meeting notes held on 16 August 2023 is below:

- Clive (Manley) spoke to TeiTei drive before the workshop commenced:
- Council only building 44 houses not 200 as being rumoured. The people on the list for housing are already in Ohakune and have need for houses – be it first time, social or affordable worker houses. Petition circulating with misinformation.
- Taking a lot of time and money to respond to questions. Anticipating legal action.
- Community feels not everyone has been communicated well enough. What can we do to prevent legal action – how change things so everyone feels they have been heard.
- Confidential project until Govt provided funded – only happened a few weeks ago, when consultation started. Expected Minister to announce with fanfare but chose to not make a fuss and permitted Council to go ahead.
- Had drop- in sessions – angst coming from second home buyers, not locals. Invite to speak to Council? CE feels there is no compromise and will only be satisfied when Teitei Drive project cancelled.
- Council not sold land as subject to resource consent. Biggest concern is social housing.
- Cr Neeson feels Council has not been upfront enough with the community, not just Teitei Drive. Level of leadership and communication that is not working.



- Cr Hinch there is a genuine need for housing in Ohakune. Melissa (Jackson) feels it is important to take control of the narrative and take that message back to Kainga Ora that need to share with wider community and see the need. Change the narrative and lead comms with Cr Hinch & Cr Wilson in the paper – invite group to a hui and give opportunity to have time with Council that is convenient for everyone.

Emails are attached, as requested:

1. 20230808 email from Chief Executive (Clive Manley) to Elected Members with attachment (Ohakune Spatial Plan) – Attachment 1
2. 20230808 attachment to above email – Ohakune Spatial Plan – Attachment 2
3. 20230809 email from Cr Nottage in response to Chief Executive and Elected Members – Attachment 3
4. 20230810 further email from Cr Nottage in response to Chief Executive and Elected Members – Attachment 4
5. 20230816 email from Executive Manager Communications (Paul Wheatcroft) to Elected Members – Attachment 5

Questions 9 and 10

The information you have requested in 9 and 10 around the resource consent was accepted by Grant Eccles, Technical Director – Planning of Tonkin and Taylor.

You have the right to seek an investigation and review by the Ombudsman of this decision. Information about how to make a complaint is available at www.ombudsman.parliament.nz or freephone 0800 802 602.

Yours sincerely

Maggie Flonk
MANAGER, INFORMATION MANAGEMENT

MF/tco

Attachments	Attachment 1	20230808 email from Chief Executive (Clive Manley) to Elected Members with Attachment (Ohakune Spatial Plan)
	Attachment 2	20230808 attachment to above email – Ohakune Spatial Plan
	Attachment 3	20230809 email from Cr Nottage in response to Chief Executive and Elected Members
	Attachment 4	20230810 email from Cr Nottage with further information to Chief Executive and Elected Members
	Attachment 5	20230816 email from Executive Manager Communications (Paul Wheatcroft) to Elected Members

From: [Clive Manley](#)
To: [Lyn Neeson](#)
Cc: [Fiona Kahukura Hadley-Chase](#); [Channey Iwikau](#); [Vivienne Hoeta](#); [Brenda Ralph](#); [David Nottage](#); [Janelle Hinch](#); [Robyn Gram](#); [Weston Kirton](#); [Korty Wilson](#); [Tasha Paladin](#); [Paul Wheatcroft](#); [Pauline Welch](#); [Melissa Jackson](#); [Info](#); [Renee Regal](#)
Subject: Re: KO
Date: Tuesday, 8 August 2023 4:44:09 pm
Attachments: [BM19107_Spatial_Plan_Prefered Option_20221020.pdf](#)

<BM19107_Spatial_Plan_Prefered Option_20221020.pdf>

Spatial Plan attached

Sent from Clive Manley's iPhone 021 493 807

On 8/08/2023, at 3:22 PM, Clive Manley
<xxxxxx.xxxxxx@xxxxxxxxxx.xxxx.xx> wrote:

Hi Lyn,

Ohakune is a growth area and we did complete a Spatial Plan and ensured that the infrastructure was in place to support it. This included the development potential of Teitei Drive and other areas which are also already zoned residential.

The contract with Kanga Ora has only been signed recently so we they were unable to start the consultation process until now.

This development is needed and anyone who owns a property next to a vacant lot will always have the risk that the land will be developed sometime.

Regards
Clive

Sent from Clive Manley's iPhone 021 493 807

On 8/08/2023, at 1:25 PM, Lyn Neeson
<xxx.xxxxxx@xxxxxxxxxx.xxxx.xx> wrote:

Hi Clive

I guess you have been doing a bit of repairs lately as the Ohakune community heard through their local paper about teitei drive.

I know you've had some hui down there and of course we got to talk to Renee and Tyrone last week.

We wouldn't have considered a project like this up here, without going through consultation and having a spatial plan done (which took forever). Yet we make this massive change to Ohakune

without any communication with the locals. I can actually see why some are a bit upset and I am pretty disappointed in myself for not asking some critical questions. I think I did question proposed sub divisions and the impact this would have on those private developers. A summary of the numbers we are talking about would be valuable as would a plan of Ohakune with the various areas plotted.

Once again we are hurtled into a situation by a government that is making decisions on the fly. I actually had a ratepayer call last night to say that they've asked national to stop this fiasco! Good luck with that.

Janelle said that there has been a plan for Ohakune and residential sections were in the mix. Would you please send that out to us so we have a bit of back ground arguments.

I'd also like a timeline of decisions made, regarding this and the water (which is a whole other kettle of fish, but probably swimming in the same pond).

I'd also appreciate a summary of the points and the reaction from the hui called in Ohakune.

I know you have done your best with the moving goal posts and you've tried to take us along. I probably just need convincing that we knew what we were doing and why.

Cheers

Lyn

Sent from my iPad

OHAKUNE SPATIAL PLAN

DRAFT PREFERRED OPTION

20 OCTOBER 2022



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 further guidance provided by the Project Governance Group, a 'wish list' of communities priorities was established.

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.

Please note - In all instances 'Blue-green infrastructure' refers to the use of blue elements, like rivers, streams, wetlands, water treatment facilities, and green elements, such as trees, forests, fields, parks, and natural open space in urban and land-use planning.

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.

Please note - The spatial plan remains in draft as there is still a process of technical review, testing and a formal RMA process to be adhered to confirm the assumptions made.

The key themes informing the development of the draft OSP 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 OSP 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 draft 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 will require careful examination and input from a wide stakeholder group, identifying low hanging fruit, co-benefits and identifying new innovative approaches and agreements will play an important part in achieving the desired outcomes. .

DRAFT OHAKUNE SPATIAL PLAN

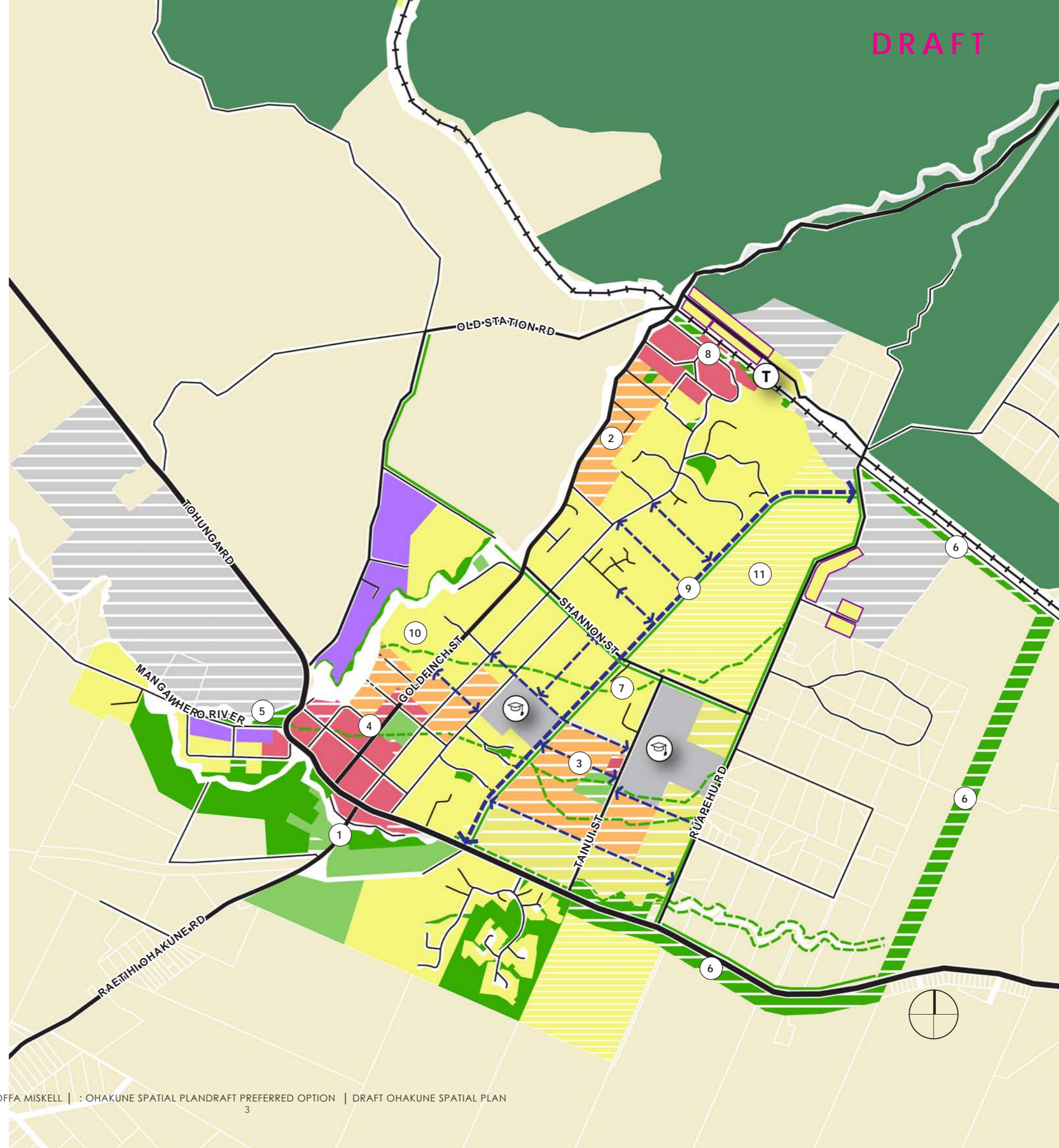
We are familiar with larger sections, larger types of house and plenty of space. With social, demographic, financial and environmental challenges, there is likely to be changing demand for wider housing choices with good access to open space and facilities.

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 OAHAKUNE - 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.
- 10 DETAILED NATURAL HAZARD AND FLOOD MAPPING - MORE INFORMATION IS REQUIRED TO UNDERSTAND THE DEVELOPMENT RISK AND ZONING IMPLICATION
- 11 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
- POTENTIAL FUTURE ROAD CONNECTION
- 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 Rangi, 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 Rangi 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 housing standards 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 an 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

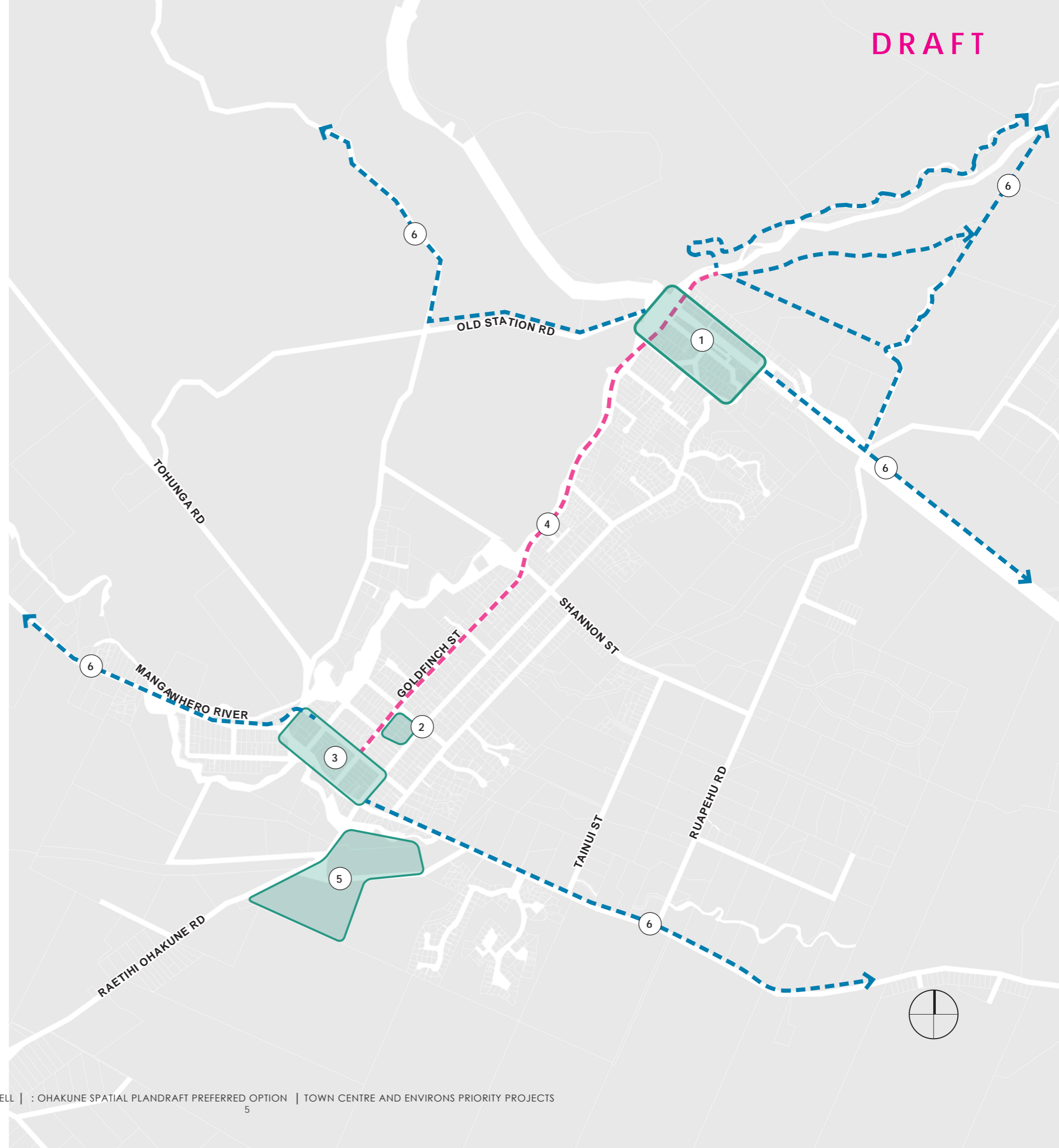
- Test infrastructure requirements, implications of draft OSP
- Coordination and alignment of the draft OSP and infrastructure funding and planning process.

TOWN CENTRE AND ENVIRONS PRIORITY PROJECTS

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

- 1 THE JUNCTION**
 - DEVELOP AND ENHANCE THE ARRIVAL EXPERIENCE TO BETTER SUPPORT PLANNED AND EXISTING ACTIVITIES
 - DEVELOP THE STREETScape CHARACTER AND AMENITY TO ENHANCE THE USER EXPERIENCE, CREATE A STRONGER SENSE OF PLACE, BUILDING ON THE UNIQUE IDENTITY OF THE JUNCTION
 - LOOK TO DEVELOP FLEXIBLE PUBLIC SPACES SUITABLE FOR A RANGE OF PUBLIC EVENTS AND ACTIVITIES. THIS MAY INCLUDE SPACE FOR OVERFLOW OR EVENT PARKING
 - IDENTIFY OPPORTUNITIES TO INTRODUCE PLAY (FORMAL AND INFORMAL) INTO THE JUNCTION
 - INCORPORATE END OF TRIP FACILITIES FOR CYCLING AND MICRO MOBILITY
- 2 CHRISTIE PARK**
 - DEVELOP CHRISTIE PARK SO THAT IT PLAYS A GREATER ROLE IN THE OHAKUNE TOWN CENTRE. THIS SHOULD PROMOTE CHRISTIE PARK AS THE 'VILLAGE GREEN',
 - DEVELOP MULTI USE COMMUNITY SPACES TO HOST A RANGE OF COMMUNITY EVENTS AND ACTIVITIES
 - INTRODUCE NEW PLAY EQUIPMENT, THAT CATERS TO PEOPLE OF ALL AGES AND ABILITY.
 - NEW LANDSCAPE TREATMENTS AND PLANTING TO ENHANCE THE CHARACTER, AMENITY AND BIODIVERSITY OF CHRISTIE PARK. THIS SHOULD INCLUDE STREAM ENHANCEMENT.
 - DEVELOP QUIET SPACES THAT PROVIDE A DIFFERENT EXPERIENCE AND ALLOW PEOPLE TO SIT AND SPEND TIME IN CHRISTIE PARK.
 - DEVELOP A STRONGER STREET CONNECTION BETWEEN CHRISTIE PARK AND THE TOWN CENTRE
- 3 TOWN CENTRE**
 - DEVELOP PEOPLE FIRST STREET DESIGNS - STREET AND FOOTPATH IMPROVEMENTS TO AYR, CLYDE AND GOLDFINCH ST. DEVELOPMENT OF 'SLOW STREETS' IMPROVE THE QUANTITY AND QUALITY OF SPACE ALLOCATED FOR PEOPLE. THIS SHOULD INCLUDE NEW PEDESTRIAN PRIORITY CROSSINGS IN KEY LOCATIONS.
 - THE QUALITY OF THE STREET ENVIRONMENT TO SUPPORT PEOPLE OF ALL AGES AND ABILITIES
 - INCORPORATE GREATER FLEXIBILITY INTO TOWN CENTRE STREET SPACES. ALLOW FOR FLUCTUATION IN VISITOR NUMBERS AND THE DESIRE FOR PUBLIC EVENTS.
 - DEVELOP STREETS AS PLACES AND WHERE POSSIBLE RECAPTURE SPACE FOR OTHER USES
 - EXPLORE OPPORTUNITIES TO DEVELOP A 'TOWN SQUARE'
 - EXPLORE OPPORTUNITIES TO INTRODUCE INTEGRATED STORMWATER AND PLANTING TO IMPROVE STROMWATER QUALITY AND IMPROVE TOWN CENTRE CHARACTER AND AMENITY
- 4 MANGAWHERO RIVER CORRIDOR**
 - IMPROVE THE WALKING AND CYCLING EXPERIENCE OF GOLDFINCH AND MANGAWHERO TERRANCE. HELPING TO BETTER CONNECT THE JUNCTION AND TOWN CENTRE. DEVELOP A STREET CHARACTER THAT ENHANCES AND RESPECTS THE CONNECTION TO THE MOUNTAIN
 - DEVELOP A GREATER NUMBER OF SAFE PEDESTRIAN PRIORITY CROSSINGS AT KEY LOCATIONS
- 5 SPORTS PARK PRECINCT**
 - DEVELOP AND CO LOCATE COMMUNITY FACILITATES 'AND SOCIAL INFRASTRUCTURE' TO SUPPORT COMMUNITY COHESION AND WELL-BEING
 - EXPLORE OPPORTUNITIES TO UTILISE THE 'SPORTVILLE' MODEL WHERE CLUBS AND COMMUNITY GROUPS COMBINE RESOURCES, USE THE SAME FACILITIES, WORK TOGETHER TO SHARE COSTS AND SERVICES
 - DEVELOP A STRONGER AND SAFER CONNECTION BETWEEN THE TOWN CENTRE, CARROT PARK
- 6 TRAIL/CYCLEWAY PROJECTS**
 - DEVELOP STRONG CONNECTIONS BETWEEN EXISTING AND OR PLANNED CYCLEWAY AND TRAILS AND THE TOWN CENTRE AND OR JUNCTION.
 - IMPROVE LEGIBILITY AND SAFETY, PROVIDE FORMAL CROSSING OPPORTUNITIES
 - IMPROVE WAYFINDING AND SIGNAGE



Attachment 3

From: [David Nottage](#)
To: [Clive Manley](#)
Cc: [Lyn Neeson](#); [Fiona Kahukura Hadley-Chase](#); [Channey Iwikau](#); [Vivienne Hoeta](#); [Brenda Ralph](#); [Janelle Hinch](#); [Robyn Gram](#); [Weston Kirton](#); [Korty Wilson](#); [Tasha Paladin](#); [Paul Wheatcroft](#); [Pauline Welch](#); [Melissa Jackson](#); [Info](#); [Renee Regal](#)
Subject: Re: KO
Date: Wednesday, 9 August 2023 7:07:35 pm
Attachments: [BM19107_Spatial_Plan_Prefered Option_20221020.pdf](#)

Evening

I went to some of the meetings in Ohakune ... 1 in the Council Chamber and the other 1 at the Rugby club at the other end of this development. I don't believe that the club grounds were the right place .. on the edge of town for a start. A better place would have been in town where we rented an empty shop next to the New World a few consultations ago which worked well I think. Civil Defence support trailer could have been used. Just something I saw our neighbouring council do.

Yes you are right there's a lot of push back... even got its own fb page.

Might be so bad maybe if they start at the rugby field end. Lots of people say this.

As for other developments being ON HOLD ... some for years, because of infrastructure upgrades. They have been waiting patiently and YES it's a concern to them that a new kid on the block maybe rubber stamped. Here's a map of the developers areas that I know of.

Cheers

On 8/08/2023, at 4:44 PM, Clive Manley
<xxxxxx.xxxxxx@xxxxxxxxxx.xxxx.xx> wrote:

<BM19107_Spatial_Plan_Prefered Option_20221020.pdf>

Spatial Plan attached

Sent from Clive Manley's iPhone 021 493 807

On 8/08/2023, at 3:22 PM, Clive Manley
<xxxxxx.xxxxxx@xxxxxxxxxx.xxxx.xx> wrote:

Hi Lyn,

Ohakune is a growth area and we did complete a Spatial Plan and ensured that the infrastructure was in place to support it. This included the development potential of Teitei Drive and other areas which are also already zoned residential.

The contract with Kanga Ora has only been signed recently so we they were unable to start the consultation process until now.

This development is needed and anyone who owns a property next to a vacant lot will always have the risk that the land will be developed sometime.

Regards
Clive

Sent from Clive Manley's iPhone 021 493 807

On 8/08/2023, at 1:25 PM, Lyn Neeson
<xxx.xxxxxx@xxxxxxxxxx.xxxx.xx> wrote:

Hi Clive

I guess you have been doing a bit of repairs lately as the Ohakune community heard through their local paper about teitei drive.

I know you've had some hui down there and of course we got to talk to Renee and Tyrone last week.

We wouldn't have considered a project like this up here, without going through consultation and having a spatial plan done (which took forever). Yet we make this massive change to Ohakune without any communication with the locals. I can actually see why some are a bit upset and I am pretty disappointed in myself for not asking some critical questions. I think I did question proposed subdivisions and the impact this would have on those private developers. A summary of the numbers we are talking about would be valuable as would a plan of Ohakune with the various areas plotted.

Once again we are hurtled into a situation by a government that is making decisions on the fly. I actually had a ratepayer call last night to say that they've asked national to stop this fiasco! Good luck with that.

Janelle said that there has been a plan for Ohakune and residential sections were in the mix. Would you please send that out to us so we have a bit of background arguments.

I'd also like a timeline of decisions made, regarding this and the water (which is a whole other kettle of fish, but probably swimming in the same pond).

I'd also appreciate a summary of the points and the reaction from the hui called in Ohakune.

I know you have done your best with the moving goal posts and you've tried to take us along. I probably just need convincing that we knew what we were doing and why.

Cheers

Lyn

Sent from my iPad

<BM19107_Spatial_Plan_Prefered Option_20221020.pdf>

Attachment 4

From: [David Nottage](#)
To: [Clive Manley](#)
Cc: [Lyn Neeson](#); [Fiona Kahukura Hadley-Chase](#); [Channey Iwikau](#); [Vivienne Hoeta](#); [Brenda Ralph](#); [Janelle Hinch](#); [Robyn Gram](#); [Weston Kirton](#); [Korty Wilson](#); [Tasha Paladin](#); [Paul Wheatcroft](#); [Pauline Welch](#); [Melissa Jackson](#); [Info](#); [Renee Regal](#)
Subject: Re: KO
Date: Thursday, 10 August 2023 9:16:14 am



Sent from my iPad

On 10/08/2023, at 9:15 AM, David Nottage
<xxxxxx.xxxxxxx@xxxxxxxxxx.xxxx.xx> wrote:

Sorry I missed one. 1 and 6 are generational Ohakune families.
Hoping for a very snowy afternoon evening
Regards Rabbit
Sent from my iPad

On 9/08/2023, at 7:07 PM, David Nottage
<xxxxxx.xxxxxxx@xxxxxxxxxx.xxxx.xx> wrote:

Evening

I went too some of the meetings in Ohakune ... 1 in the Council Chamber and the other 1 at the Rugby club at the other end of this development. I don't believe that the club grounds were the right place .. on the edge of town for a start. A better place would have been in town where we rented an empty shop next to the New World a few consultantations ago which worked well I think. Civil Defence support trailer could have been used. Just something I saw our neighbouring council do.

Yes you are right there's a lot of push back... even got its own fb page.

Mighten be so bad maybe if they start at the rugby field end. Lots of people say this.

As for other developments being ON HOLD ... some for years, because of infrastructure upgrades. They have been waiting patiently and YES it's a concern to them that a new kid on the block maybe rubber stamped. Here's a map of the developers areas that I know of.

Cheers

On 8/08/2023, at 4:44 PM, Clive Manley
<xxxxxx.xxxxxx@xxxxxxxxxx.xxxx.xx>
wrote:

<BM19107_Spatial_Plan_Prefered
Option_20221020.pdf>

Spatial Plan attached

Sent from Clive Manley's iPhone 021 493 807

On 8/08/2023, at 3:22 PM, Clive Manley
<xxxxxx.xxxxxx@xxxxxxxxxx.xxxx.xx>
wrote:

Hi Lyn,

Ohakune is a growth area and we did complete a Spatial Plan and ensured that the infrastructure was in place to support it. This included the development potential of Teitei Drive and other areas which are also already zoned residential.

The contract with Kanga Ora has only been signed recently so we they were unable to start the consultation process until now.

This development is needed and anyone who owns a property next to a vacant lot will always have the risk that the land will be developed sometime.

Regards

Clive

Sent from Clive Manley's iPhone 021
493 807

On 8/08/2023,
at 1:25 PM, Lyn
Neeson
<xxx.xxxxxx@xxxxxxxxxx.xxxx.xx>
wrote:

Hi Clive

I guess you have been doing a bit of repairs lately as the Ohakune community heard through their local paper about teitei drive.

I know you've had some hui down there and of course we got to talk to Renee and Tyrone last week.

We wouldn't have considered a project like this up here, without going through consultation and having a spatial plan done (which took forever). Yet we make this massive change to Ohakune without any communication with the locals. I can actually see why some are a bit upset and I am pretty disappointed in myself for not asking some critical questions. I think I did question proposed sub divisions and the impact this would have on those private developers. A summary of the numbers we are talking about would be valuable as would a plan

of Ohakune with the various areas plotted.

Once again we are hurtled into a situation by a government that is making decisions on the fly. I actually had a ratepayer call last night to say that they've asked national to stop this fiasco! Good luck with that.

Janelle said that there has been a plan for Ohakune and residential sections were in the mix. Would you please send that out to us so we have a bit of back ground arguments.

I'd also like a timeline of decisions made, regarding this and the water (which is a whole other kettle of fish, but probably swimming in the same pond).

I'd also appreciate a summary of the points and the reaction from the hui called in Ohakune.

I know you have done your best with the moving goal posts and you've tried to take us along. I probably just need convincing that we knew what we were doing and why.

Cheers

Lyn

Sent from my iPad

<BM19107_Spatial_Plan_Prefered
Option_20221020.pdf>

<image1.jpeg>

<BM19107_Spatial_Plan_Prefered Option_20221020.pdf>

Attachment 5

From: [Paul Wheatcroft](#)
To: [Council](#); [Waimarino-Waiouru Community Board](#); [Owhango-National Park Community Board](#); [Taumarunui/Ohura Community Board](#)
Cc: [Executive Leadership Team](#)
Subject: FW: positive comments on Teitei Drive
Date: Wednesday, 16 August 2023 8:22:33 am
Attachments: [image002.png](#)

Morena,

While the negative comments/backlash around Teitei Drive seem to be taking centre stage there are also comments and feedback from people who the communications group believe are the silent majority in support of the project. These voices and the local people who will benefit from this type of development have largely been silent. The comment below to Renee and her team at Kainga Ora is a good example.

Paul

From: Renee Regal <xxxxx.xxxxx@xxxxxxxxx.xxxx.xx>
Sent: Tuesday, August 15, 2023 7:33 PM
To: Paul Wheatcroft <xxxx.xxxxxxxxx@xxxxxxxxx.xxxx.xx>; Julie Herewini <juxxx@xxxxxxxxxxx.xxx>
Cc: Linda Heerink <xxxxx.xxxxxxx@xxxxxxxxx.xxxx.xx>
Subject: positive comment

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

Kia ora team,

I thought I'd share this with you. We've seen a number of comments being made about what has been proposed but this comment in particular is positive and is encouraging to see.

Hi Renee and team,

I attended a drop in session for the proposed development in Teitei Drive, Ohakune and have just had the opportunity to watch the online session.

I support this proposal and was encouraged to hear that you did get to talk to the people that really need these houses, as given the petition circulating on Facebook and the comments at the meeting I was concerned that opposition was the only thing that Kāinga Ora was hearing.

While the people that own homes in Snowmass are part of our community, they do not live here and do not understand (or perhaps care about) the needs of our local community. There is a lot of support locally for this development, and the need for it cannot be disputed. The location is perfect, whanau can walk to the park, kindergarten, school and supermarket. I just wish those that are worried about the value of their second home could spare a thought for those who can't even afford one.

Please tell your team to keep up the good work, your job is not an easy one!

Ngā mihi



Renée Regal

Kaiwhakahaere Hononga Hapori
Manager - Community Engagement
and Partnerships

Phone : 021 998 724

Email: xxxxx.xxxxx@xxxxxxxxx.xxxx.xx

Te Tai Hauāuru
Taranaki Whanganui Manawatu

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



www.govt.nz - your guide to finding and using New Zealand government services

Any opinions expressed in this message are not necessarily those of Kāinga Ora. This message and any files transmitted with it are confidential, may be legally privileged, and are solely for the use of the intended recipient. If you are not the intended recipient or the person responsible for delivery to the intended recipient, you have received this message in error.

Please:

- (1) reply promptly to that effect, and remove this email, any attachment and the reply from your system;
- (2) do not use, disclose or act on this email in any other way. Thank you.