

24 April 2024

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Tēnā koe Mr Murphy

Thank you for your four requests to Kāinga Ora – Homes and Communities, dated 11 October 2023 (received 12.47pm, 1.12pm, 4.52pm and 1.01pm respectively), requesting the following information under the Official Information Act 1982 (the Act):

Request 1

"We have under OIA and via email (under the RMA), requesting copies of the Section 92 notice and response, to request for notification."

Request 2

"With regards to the development at 6 Teitei Drive.

Data 1: On page 62 of 09. Other combined April to May 2023_Redacted.pdf shows a contour map with a red squiggle line.

Data 2: On page 21 of 07. Other combined emails Jan to Feb 2023_Redacted.pdf - Ree Anderson 12 Dec 2022 refers to Orange Contour line, but the image is not attached.

1./ Please advise the source of the file on "Data 1" and any drafts or iterations of the data since July 2022 including at the latest iteration before this date.

2./ Please provide the image Ree Anderson refers to in "Data 2" and the source of the data / content and any iterations or drafts of the image.

3./ Please advise if Giles Tait was reimbursed any accommodation fees, or travel to Ohakune & provide the dates, amounts & vendor that was paid.

4./ In Document "08. Other combined March 2023_Redacted.pdf" page 10, Fraser McNutt 22 March 2023, refers to speaking to Grant Eccles on numerous occasions and Fraser's "comments are informed by" his "conversation with him". What involvement did Grant Eccles have in providing advice on the project, a project he is allocated "independent" in July 2023. Please provide all emails and communications between Tokin + Taylor staff and any RDC/KO/Contractor from July 2022 until today.

5./ In Document "08. Other combined March 2023_Redacted.pdf" on Page 11, Giles states "detailed design should be completed by Cheal by August 2023, with tendering for design drawings for September", please provide all these designs and drafts."

Request 3

"1./ To date we have seen no partnership agreement with Ngāti Rangī.

2./ What input or money do Ngāti Rangī have in the project.

3./ Dont give me your stock standard 2020 consultation on the housing policy that had 21 submissions, which only 60% of which ticked the box. Why was the community not considered a partner and communicated with, considering rate payers own the land.

4./ Council consulted on ALL CIP projects in their 2020/2021 LTP, agenda items continued to provide updates on Taumarunui & Moore Street; yet not a single agenda item or suggestion of a large scale housing project was made until June 20th Facebook advertisement, by which time, the project was at consenting stage. Why did council change the way they consulted on matters by being discreet for this one Teitei project; please provide ALL documents since 2020 that suggest the project needed to be kept discreet or would cause any concerns by the community; I have already read the ones on your website, but there is lots more still not provided.

5./ Please provide Any and all emails since 2020 through to February 2022 (the date of which we already have OIA's / emails on your website) between Kāinga Ora and any contractors and RDC.

6./ Please provide any emails that reference Napier & Ruapehu in the same email, since 2020. Provide the entire thread of each."

Request 5

"1./ Please provide a copy of the Horizon Consent submitted or in draft 2./ Please provide a copy of all available documents, plans or files relating to Teitei Drive that have been modified or new since 5th July 2023 be it in draft or final.

2.1./ For the avoidance of doubt, this is to include stormwater design changes, S92 notices or requests, 3./ Please provide all emails relating to Teitei Drive, this is to include Ministers, contractors (current, past or future) and staff emails that mention Teitei since 1st July 2023 till 12th October 2023"

This response is the fourth tranche of information relating to 13 requests for official information made under the Act within a two day period between 11 and 13 October 2023. I will respond in an asked and answered format below. Also please note the four requests being addressed are known as requests 1, 2, 3 and 5.

Request 1

"We have under OIA and via email (under the RMA), requesting copies of the Section 92 notice and response, to request for notification."

Please find attached to this response letter, at the start of a combined material for release document, the section 92 request for further information letter from Ruapehu District Council (RDC).

At the time your request was made there was no information in scope of the request in the form of a response, so that part of the request is refused under section 18(e) of the Act, as it did not exist. It is also worth clarifying there was no formal response made to RDC at any point and the consent application has now been withdrawn.

I would however note in a later request response (OI 23 651) provided to the Ohakune Residents and Ratepayers' Society in February 2024, that correspondence related to the Integrated Transport Assessment was released.

Request 2

"With regards to the development at 6 Teitei Drive.

Data 1: On page 62 of 09. Other combined April to May 2023_Redacted.pdf shows a contour map with a red squiggle line.

1./ Please advise the source of the file on "Data 1" and any drafts or iterations of the data since July 2022 including at the latest iteration before this date.

The snip was taken from the Resource Consent application, namely Appendix 4 – the Engineering Services Report produced by Cheal (previously released here: [Appendix-4_Engineering-Services-Report.pdf \(kaingaora.govt.nz\)](https://kaingaora.govt.nz/Appendix-4_Engineering-Services-Report.pdf)) and a red line applied to illustrate the points communicated in an email on page 56 of the same document referred to in your request.

Data 2: On page 21 of 07. Other combined emails Jan to Feb 2023_Redacted.pdf - Ree Anderson 12 Dec 2022 refers to Orange Contour line, but the image is not attached.

2./ Please provide the image Ree Anderson refers to in "Data 2" and the source of the data / content and any iterations or drafts of the image.

This attachment is provided in the combined material for release document provided with this response (document name listed a request 2, part 2).

3./ Please advise if Giles Tait was reimbursed any accomodation fees, or travel to Ohakune & provide the dates, amounts & vendor that was paid.

Giles Tait did not claim any accommodation reimbursements.

In relation to travel, Mr Tait did claim mileage for the occasions where he was required to be at development partner meetings or other meetings/events in Ohakune associated with the proposed Teitei Drive development. Mileage costs paid in relation to travel on 12 December 2022, 30 May 2023, 8 June 2023 and 1 August 2023 totalled \$2,627.28 and was claimed in accordance with the Kāinga Ora travel policy.

4./ In Document "08. Other combined March 2023_Redacted.pdf" page 10, Fraser McNutt 22 March 2023, refers to speaking to Grant Eccles on numerous occasions and Frasers "comments are informed by" his "conversation with him". What involvement did Grant Eccles have in providing advice on the project, a project he is allocated "independent" in July 2023. Please provide all emails and communications between Tokin + Taylor staff and any RDC/KO/Contractor from July 2022 until today.

There is one email and an associated attachment in scope of the request that Kāinga Ora holds. This is released to you in the attached combined material for release document. Some information is withheld under section 9(2)(g)(i) of the Act, to maintain the effective conduct of public affairs through the free and frank expression of opinions by or between or to Ministers of the Crown or members of an organisation or officers and employees of any public service agency or organisation in the course of their duty.

I do not consider the withholding of the information is outweighed by public interest considerations in making that information available.

5./ In Document "08. Other combined March 2023_Redacted.pdf" on Page 11, Giles states "detailed design should be completed by Cheal by August 2023, with tendering for design drawings for September", please provide all these designs and drafts.

All designs for the resource consent lodged in 2023 have previously been released and can be found here: https://kaingaora.govt.nz/en_NZ/urban-development-and-public-housing/public-housing/public-housing-developments/manawatu-whanganui-region/. The resource consent application has subsequently been withdrawn.

Request 3

- 1./ To date we have seen no partnership agreement with Ngāti Rangī.**
- 2./ What input or money do Ngāti Rangī have in the project.**

I refer you to the below responses provided (in OI 23 651) to the Ohakune Residents and Ratepayers' Society Inc in February 2024:

“5) OIA information released to date discussed a draft agreement between Ngāti Rangī; please elaborate what the agreement provides for? (unless you can provide a copy)

Under section 16(1)(e) of the Act, Kāinga Ora is providing the following summary: this Partnership Agreement formalises the relationship between Kāinga Ora and Nga Waihua o Paerangi. This Partnership Agreement sets to establish an ongoing co-operative relationship regarding shared areas of interest between Ngāti Rangī and Kāinga Ora.

5a) Does the agreement give preferential access to any of the housing? Question 5a asks whether the informal unsigned agreement will give any preferential access to any of the housing or land?

Kāinga Ora's engagement with Ngāti Rangī is in accordance with the Kainga Ora - Homes and Communities Act 2019. The draft Partnership Agreement does not include provision for houses to be given or allocated to Ngāti Rangī. For the 15 public homes that will be built, the Kāinga Ora specialist placement team matches new homes to applicants on the Ministry of Social Development's Housing Register with the highest priority for a home of that size and in that location.

5b) Does the agreement provide any incentive for Ngāti Rangī to have become a partner to the Teitei Dr project? The agreement has been discussed as saying the two additional lots were not specifically listed, which could be considered that different wording could have been used, such as "additional lots over and above the 44 lots" could be allocated to Ngāti Rangī. Please provide actual wording referred to in the "ENGAGEMENT IS IN ACCORDANCE WITH OUR LEGISLATION" and whether any incentive has been provided to Ngāti Rangī to partner with Teitei Drive

No incentive is provided. Ngāti Rangī are Mana Whenua of the area of the development project. Kāinga Ora's engagement with Ngāti Rangī is in accordance with the Kainga Ora - Homes and Communities Act 2019. The draft Partnership Agreement does not include provision for houses to be given or allocated to Ngāti Rangī.

5c) Does the agreement provide any preferences to Ngāti Rangī? Is Ngāti Rangī receiving any assets or discounts in return for their involvement as an incentive?

No. Ngāti Rangī are Mana Whenua of the area of the development project. Kāinga Ora's engagement with Ngāti Rangī is in accordance with the Kainga Ora - Homes and Communities Act 2019, which can be found here: <https://www.legislation.govt.nz/act/public/2019/0050/latest/whole.html#LMS169206>.

There is no agreement with Kāinga Ora for houses to be given or allocated to Ngāti Rangī.”

3./ Dont give me your stock standard 2020 consultation on the housing policy that had 21 submissions, which only 60% of which ticked the box. Why was the community not considered a partner and communicated with, considering rate payers own the land.

Kāinga Ora can only respond to this part of the request as it relates to Kāinga Ora. Any actions or statements made by Ruapehu District Council should be directed to it.

In regard to the Teitei Drive development, Kāinga Ora kept the community informed with multiple letter drops, which began in June 2023 before the resource application for subdivision was lodged. We have also provided updates via email, website, social media, and through one-to-one conversations. We also held a number of Community Outreach Sessions, seeking input on how we could best support the current and future needs of the community.

4./ Council consulted on ALL CIP projects in their 2020/2021 LTP, agenda items continued to provide updates on Taumarunui & Moore Street; yet not a single agenda item or suggestion of a large scale housing project was made until June 20th Facebook advertisement, by which time, the project was at consenting stage. Why did council change the way they consulted on matters by being discreet for this one Teitei project; please provide ALL documents since 2020 that suggest the project needed to be kept discreet or would cause any concerns by the community; I have already read the ones on your website, but there is lots more still not provided.

Kāinga Ora does not hold information related to the above part of the request and recommends any such questions are directed to Ruapehu District Council.

5./ Please provide Any and all emails since 2020 through to February 2022 (the date of which we already have OIA's / emails on your website) between Kāinga Ora and any contractors and RDC.

An electronic search was conducted and found two emails in scope of this part of the request. These emails are released to you in the attached combined material for release document. Some information is withheld under section 9(2)(a) of the Act, to protect the privacy of natural persons.

I do not consider the withholding of the information is outweighed by public interest considerations in making that information available.

6./ Please provide any emails that reference Napier & Ruapehu in the same email, since 2020. Provide the entire thread of each."

The Kāinga Ora electronic search function cannot produce results in the form requested, as it will capture any key word used in a search (i.e. Napier and Ruapehu, or Teitei and Napier search terms used together capture any of the search terms used - so an email containing one of the terms will be captured in search results).

Given the limitations of our electronic search, more than 9,000 emails were returned as potentially being in scope. This volume of correspondence could conservatively amount to 20,000 pages of material (excluding attachments) that would need to be assessed, prepared and consulted on before any information could be released.

Providing the information sought would involve a prohibitive amount of manual collation and remove staff from core duties for a substantial period of time and as a result, the greater public interest in the effective and efficient administration of the public service would not be served. Therefore, your request is refused under section 18(f) of the Act, that the information requested cannot be made available without substantial collation or research.

Request 5

"1./ Please provide a copy of the Horizon Consent submitted or in draft 2./ Please provide a copy of all available documents, plans or files relating to Teitei Drive that have been modified or new since 5th July 2023 be it in draft or final.

Please refer to the documents submitted to Horizons Regional Council at the following One Drive link:
https://kaingaora-my.sharepoint.com/:f:/g/personal/clint_owens_kaingaora_govt_nz/EubzfOI4fRtGpnDhDqCWoySBlZF1lWl7ZO89uRfsJBYtZA?e=GtlXA2.

As you will note, these documents are virtually the same as those submitted to Ruapehu District Council, which are published here: <https://kaingaora.govt.nz/en/NZ/urban-development-and-public-housing/public-housing/public-housing-developments/manawatu-whanganui-region/>.

2.1./ For the avoidance of doubt, this is to include stormwater design changes, S92 notices or requests

As was relayed in a previous response (OI 23 504 refers), all reports we hold relating to stormwater have been provided. I am refusing this part of your request under section 18(d) as the information is publicly available on our website, at the following link: <https://kaingaora.govt.nz/en/NZ/urban-development-and-public-housing/public-housing/public-housing-developments/manawatu-whanganui-region/>.

3./ Please provide all emails relating to Teitei Drive, this is to include Ministers, contractors (current, past or future) and staff emails that mention Teitei since 1st July 2023 till 12th October 2023”

An electronic search carried out identified 8,705 emails potentially in scope of this part of the request. This volume of correspondence could conservatively amount to 19,000 to 20,000 pages of material (excluding attachments) that would need to be assessed, prepared and consulted on before any information could be released.

Providing the information sought would involve a prohibitive amount of manual collation and remove staff from core duties for a substantial period of time and as a result, the greater public interest in the effective and efficient administration of the public service would not be served. Therefore, your request is refused under section 18(f) of the Act, that the information requested cannot be made available without substantial collation or research.

Under section 28(3) of the Act, you have the right to seek an investigation and review by the Ombudsman of this response. Contact details for the Ombudsman can be found at www.ombudsman.parliament.nz.

Please note that Kāinga Ora proactively releases our responses to official information requests where possible. Our response to your request may be published at kaingaora.govt.nz/publications/official-information-requests/ with your personal information removed.

Nāku noa, nā



Nathan Palmer

Acting General Manager – Urban Development and Delivery