

**From:** [Office of the DCE - Central](#)  
**To:** [Donna Jennings](#); [Graeme Broderick](#); [Renee Regal](#); [Linda Heerink](#); [David Chau](#)  
**Cc:** [Lucy Ashby](#)  
**Subject:** RE: [s 9\(2\)\(a\)](#) [REDACTED] Kainga Ora Alleged Conflict of Interest - OIA  
**Date:** Wednesday, 16 August 2023 7:19:30 PM  
**Attachments:** [image002.png](#)

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Hi,

Out of Scope

Also worth mentioning – although not specific on the exact location – that Giles does state that he has a house in Ohakune on the [Teitei Drive session](#) 05:05 minutes in. I think this is the 3 August Zoom meeting?

Thanks,  
Barbara

Out of Scope

**From:** Graeme Broderick <[xxxxxx.xxxxxxxx@xxxxxxx.xxx.xx](#)>  
**Sent:** Wednesday, 16 August 2023 11:56 AM  
**To:** Donna Jennings <[xxxxxx.xxxxxxxx@xxxxxxx.xxx.xx](#)>; Renee Regal <[xxxxxx.xxxxx@xxxxxxx.xxx.xx](#)>; Linda Heerink <[xxxxxx.xxxxx@xxxxxxx.xxx.xx](#)>; David Chau <[xxxxxx.xxxxx@xxxxxxx.xxx.xx](#)>  
**Subject:** RE: (Carnachan, Hamish) Kainga Ora Alleged Conflict of Interest - OIA

Hi Donna,

Out of Scope

I was aware Giles had a holiday home in Ohakune, but only became aware that it adjoined the Tei Tei Drive development when I received an email from the community engagement team on Wednesday evening 8 August 2023 (last email attached).

I did not attend the zoom meeting on 3 August 2023.

Ngā mihi

Graeme

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INFORMATION ACT 1982

s 9(2)(a)

**Sent:** Friday, August 18, 2023 9:05:22 AM

**To:** Mark Fraser [xxxx.xxxxxx@xxxxxxxxx.xxx.xx](mailto:xxxx.xxxxxx@xxxxxxxxx.xxx.xx) >

**Cc:** Andrew McKenzie [xxxxx.xxxxxxx@xxxxxxxxx.xxx.xx](mailto:xxxxx.xxxxxxx@xxxxxxxxx.xxx.xx) >

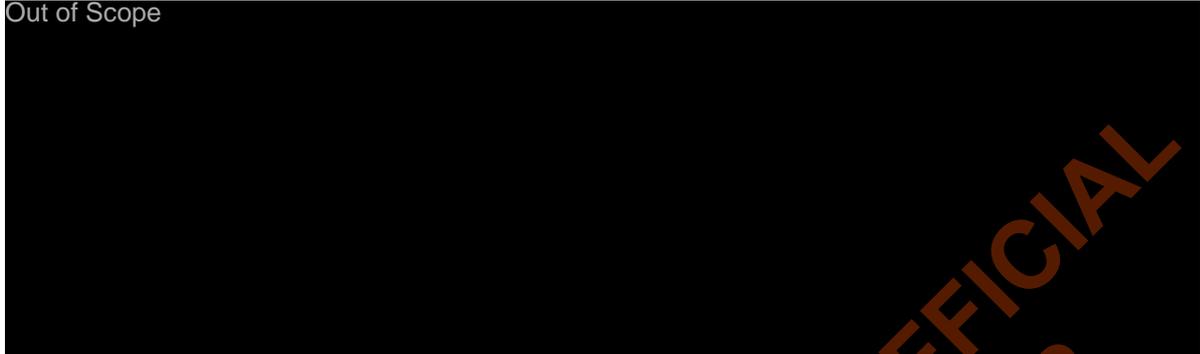
**Subject:** Re Teitei Development/Mr Tait

Some people who received this message don't often get email from s 9(2)(a) [Learn why this is important](#)

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Good morning Mr Fraser,

Out of Scope



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I believe as a consequence of my discussions Mr Tait was forced to "formally" declare his conflict of interest, Out of Scope

Out of Scope

s 9(2)(a)

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-----Original Message-----

**From:** Tamsyn McDonald [mailto:XXXXXX]

**Sent:** 31 August 2023 12:19 PM

**To:** DL\_Urban Development and Delivery [mailto:DL\_Urban.Development.Delivery@kaingaora.govt.nz], Hayden Potaka [mailto:XXXXXX], Graeme Broderick [mailto:XXXXXX], Karen Winchcombe [mailto:XXXXXX], Keith Hilson [mailto:Keith.Hilson@kaingaora.govt.nz], Raylene McKenzie-Mason [mailto:XXXXXX], Suzanne Bridger [mailto:XXXXXX], Raewyn Vooght [mailto:XXXXXX], Paula Groube [mailto:Paula.Groube@kaingaora.govt.nz], Renee Regal [mailto:XXXXXX], Rebecca Kinloch [mailto:XXXXXX], Helen Leatherby [mailto:Helen.Lea@XXXXXX], Lauren Darrah [mailto:Lauren.Darrah@kaingaora.govt.nz], tyrone kemp [mailto:XXXXXX], Jasmine Lloyd [mailto:Jasmine.Lloyd@kaingaora.govt.nz], Office of the DCE - Central [mailto:ODCECentral@kaingaora.govt.nz], Lucy ashby [mailto:XXXXXX], Linda Heerink [mailto:Linda.Heerink@kaingaora.govt.nz], Marie Winfield [mailto:XXXXXX], Debbie Chin [mailto:XXXXXX], Tia Wylie [mailto:Tia.Wylie@kaingaora.govt.nz], Sophie Costello [mailto:XXXXXX], Al Witcombe [mailto:XXXXXX], Rachel Kelly [mailto:rachel.kelly@kaingaora.govt.nz], Gabby Boag [mailto:XXXXXX], James Kennelly [mailto:XXXXXX], Don Badman [mailto:Don.Badman@kaingaora.govt.nz], Michael Harbrow [mailto:XXXXXX], Donna Jennings [mailto:XXXXXX], Donovan Anderson [mailto:Donovan.A@XXXXXX], Barbara Walker [mailto:Barbara.Walker@kaingaora.govt.nz]

**CC:** paki maaka [mailto:XXXXXX], Andrew Hill [mailto:XXXXXX], Mark Bayfield [mailto:Mark.Bayfield@kaingaora.govt.nz], Marin Surgenor [mailto:XXXXXX], Cynthia Ward [mailto:XXXXXX], Sam Mogford [mailto:Sam.Mogford@kaingaora.govt.nz], Nick Harrison [mailto:XXXXXX], Mark Lash [mailto:Mark.Lash@kaingaora.govt.nz], Neil Mayo [mailto:XXXXXX]

**Subject:** Update on Ohakune project team

Kia ora koutou,

UDD is leading the Teitei Drive project in Ohakune. There has been some recent interest in the development from the local community and property owners in the area. They have been questioning some of the decisions being made on the project including the involvement of Giles Tait (Senior Development Manager working on the project). Giles, via a Family Trust, owns a property in Ohakune and declared this property ownership interest when he was initially asked to join the project team. At the time we assessed Giles' involvement and determined that it was not one that would raise an actual or real conflict of interest as his work on the project would not benefit his Family Trust.

Noting the perception of conflict and Giles being singled out, we have decided to replace Giles on the project with Robbie Woods. This in no way calls into question Giles' involvement in the project – we've done this to ensure this work can continue without creating any further concerns or issues about a project to deliver much needed housing in Ohakune.

Thank you to Giles for his contribution on the project to date and welcome to the Ohakune team Robbie!

Nga mihi  
Tamsyn



**Tamsyn McDonald**

Director - Greenfield & Complex Projects  
Urban Development and Delivery

s 9(2)(a)

Email: [XXXXXX.XXXXXXX@XXXXXXXX.XXXX.XX](mailto:XXXXXX.XXXXXXX@XXXXXXXX.XXXX.XX)

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-----Original Message-----

**From:** Paul Wheatcroft [mailto:xxxx.xxxxxxxxxx@xxxxxxxxxx.xx]

**Sent:** 29 August 2023 3:08 PM

**To:** Ree Anderson [mailto:xxx@xxxxxxxxxx.xx], Clive Manley [mailto:xxxxx.xxxxxx@xxxxxxxxxx.xx]

**CC:** info [mailto:xxxx@xxxxxxxxxx.xx], Renee Regal [mailto:xxxxx.xxxxxx@xxxxxxxxxx.xx]

**Subject:** RE: URGENT and Legally Privileged -Teitei Drive developemnt

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Hi Ree,

If the info you are looking for around Giles concerns the 'any perceived conflict of interest' there is a response to that issue in the info Clive sent you that I pulled together from a Stuff media enquiry.

*We have been made aware that senior development manager Giles Tait owns a property that borders the development s 9(2)(a) There is a reserve on the boundary of this property, while houses are stacked (on small land parcels) on other people's boundaries. What role did he play in the design?*

A senior development manager for Kāinga Ora is a trustee of a family trust that partially owns a property neighbouring the development site. That staff member verbally declared this in October 2022 when he was initially asked to join the project team working on the Teitei Drive development. He made a written declaration in August 2023 as part of the organisation's annual declaration process.

As the staff member was not going to be leading the project and the project was a partnership with Ruapehu District Council, who owns the land, and Ngāti Rangī, the Ohakune-based iwi, the conflict of interest was assessed and is being managed appropriately.

All three partners in the project have mutually agreed the designs for the Teitei Drive development.

The property the staff member has a connection with is one of three properties that border an existing waterway adjoining the Teitei Drive development site. The waterway needs to be preserved for stormwater management purposes, which is why that section of the development land is proposed to be a reserve.

Paul