

**From:** [James Pullar](#)  
**To:** [Phil Hall](#)  
**Cc:** [Jono Gardiner](#); [Carey Tasker](#); [Colleen McCorkindale](#)  
**Subject:** RE: HUD Monitoring - Access to investment pipeline info; updates of **Out of** and Teitei Drive  
**Date:** Monday, 11 December 2023 10:34:26 AM  
**Attachments:** [AH 23 088 - Teitei Drive Ohakune development.pdf](#)  
[image009.jpg](#)  
[image010.png](#)  
[image011.png](#)  
[image013.png](#)  
[image015.png](#)  
[image017.jpg](#)  
[image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image004.jpg](#)

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Hi Phil,

### Teitei Drive, Ohakune – update

**Attached** is a copy of Ministerial briefing for the above project that was provided to the Minister’s Office last week. This briefing provides an accurate update of the current status of this project and recent developments around the proposed consenting strategy.

Re your query about the \$5.2m infrastructure grant. This is being managed in accordance with the CIP funding agreement which HUD is a party to. This is a greenfield site with no current infrastructure within the site boundary, so the programme will include all elements to deliver 44 build-ready lots. In terms of the break-down of the civils spending, Kāinga Ora is currently undertaking a reprice of the proposed plan following amendments to the indicative masterplan. Kāinga Ora is also waiting for design reports to come in for capacity and therefore requirements of Chorus, The Lines Company (electricity) and Stormwater Wastewater and Water supply connections. Once this has been completed we will have a better understanding of the likely spend profile for this project and we will update HUD accordingly.

I hope this helps. Please let me know if you have any further questions at this time.

Ngā mihi

### James Pullar

Chief Advisor (secondment)  
Investment Management Office

Mobile: **s 9(2)(a)**  
[xxxxx.xxxxxx@xxxxxxxxxx.xxxx.xx](mailto:xxxxx.xxxxxx@xxxxxxxxxx.xxxx.xx)



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**From:** Phil Hall <Phil.Hall@hud.govt.nz>  
**Sent:** Friday, December 8, 2023 10:37 AM  
**To:** James Pullar <James.Pullar@kaingaora.govt.nz>  
**Cc:** Jono Gardiner <Jonathan.Gardiner@kaingaora.govt.nz>; Carey Tasker <Carey.Tasker@hud.govt.nz>  
**Subject:** RE: HUD Monitoring - Access to investment pipeline info; updates of Arlington and Teitei Drive

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Kia ora James,

Just a couple of follow-up questions with respect to Teitei Drive:

- Is the doc you sent through on 17<sup>th</sup> Oct (as attached) still the latest update for Teitei Drive?
- The Minister is interested in understanding a bit more about the \$5.2m infrastructure spend – is there a bit more of a breakdown available (e.g. is part of the \$5.2m for wastewater infra, and if so how much?)

Kind regards,

Phil

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[IN-CONFIDENCE:RELEASE EXTERNAL]

**From:** James Pullar <[James.Pullar@kaingaora.govt.nz](mailto:James.Pullar@kaingaora.govt.nz)>  
**Sent:** Tuesday, October 17, 2023 11:28 AM  
**To:** Phil Hall <[Phil.Hall@hud.govt.nz](mailto:Phil.Hall@hud.govt.nz)>  
**Cc:** Jono Gardiner <[Jonathan.Gardiner@kaingaora.govt.nz](mailto:Jonathan.Gardiner@kaingaora.govt.nz)>  
**Subject:** RE: HUD Monitoring - Access to investment pipeline info; updates of Arlington and Teitei Drive

Hi Phil,

Apologies for the delay responding to you on your email re updates on the Teitei Drive and Arlington projects.

Please find **attached** an old update that was provided to the Min's Office on the Teitei

Drive project earlier this year. This has been updated to reflect the most recent developments for this project.

Apologies – I am still chasing an update on Arlington that will be beneficial for you. I will come back to you on this as soon as I can.

I will also meet you in the Kāinga Ora reception on Level 5 later today for the Funding Agreement + Monitoring and Reporting Framework discussion with Andrew.

Cheers,  
James

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[IN-CONFIDENCE:RELEASE EXTERNAL]

**From:** Phil Hall <[Phil.Hall@hud.govt.nz](mailto:Phil.Hall@hud.govt.nz)>  
**Sent:** Thursday, October 5, 2023 3:01 PM  
**To:** James Pullar <[James.Pullar@kaingaora.govt.nz](mailto:James.Pullar@kaingaora.govt.nz)>  
**Subject:** FW: HUD Monitoring - Access to investment pipeline info; updates of Arlington and Teitei Drive

You don't often get email from [phil.hall@hud.govt.nz](mailto:phil.hall@hud.govt.nz). [Learn why this is important](#)

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Hi James,

Just got Jono's out of office message – are you able to assist with my queries with respect to an update on Arlington and Teitei Drive?

Kind regards,

Phil

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[IN-CONFIDENCE:RELEASE EXTERNAL]

**From:** Phil Hall  
**Sent:** Thursday, October 5, 2023 2:57 PM  
**To:** [Jonathan.Gardiner@kaingaora.govt.nz](mailto:Jonathan.Gardiner@kaingaora.govt.nz)  
**Cc:** Carey Tasker <[Carey.Tasker@hud.govt.nz](mailto:Carey.Tasker@hud.govt.nz)>  
**Subject:** HUD Monitoring - Access to investment pipeline info; updates of Arlington and Teitei Drive

Kia ora Jono,

Hope you are well! Claire Scouse mentioned that you would be addressing the HUD Monitoring

request for information on the Kāinga Ora Investment pipeline? And possibly the Significant Track register? Basically we are after information on what business cases are coming up for Ministerial Consultation, and we are also after information on where things are at with Business Cases that have been approved by the Kāinga Ora Board. At present we tend to get Briefs to review at Gate 2 and Gate 3 but don't really know when they are coming or where things are at post-approval.

Also Carey was wondering if it would be possible to get an update on the following two projects ASAP:

- Out of Scope
- Teitei Drive, Ohakune

Kind regards,

Phil

**Phil Hall** ([he/him](#))

Principal Advisor | Crown Entity Monitoring  
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