

Out of scope

From: Renee Regal <Renee.Regal@kaingaora.govt.nz>
Sent: Wednesday, 28 February 2024 10:18 AM
To: Robyn Gram
Subject: RE: Availability for a meeting
Attachments: image001.jpg; image002.png; image003.jpg

Kia ora Robyn,

Unfortunately I'm not in Ohakune today.

You would have heard and seen the latest update regarding Teitei Drive. I'm happy to answer any questions you have around this latest update.

Ngā mihi



Renée Regal

Kaiwhakahaere Hononga Hapori
Manager - Community Engagement
and Partnerships

Phone : 9(2)(a)

Email: Renee.Regal@kaingaora.govt.nz

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



From: Robyn Gram <Robyn.Gram@ruapehudc.govt.nz>
Sent: Monday, February 26, 2024 9:05 AM
To: Renee Regal <Renee.Regal@kaingaora.govt.nz>
Subject: Re: Availability for a meeting

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Good morning Renee
Is around 4 o'clock Wednesday good for you.
Where would suit you
Thanks Robyn
Sent from my iPad

On Feb 22, 2024, at 7:13 PM, Renee Regal <Renee.Regal@kaingaora.govt.nz> wrote:

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Kia ora Robyn,

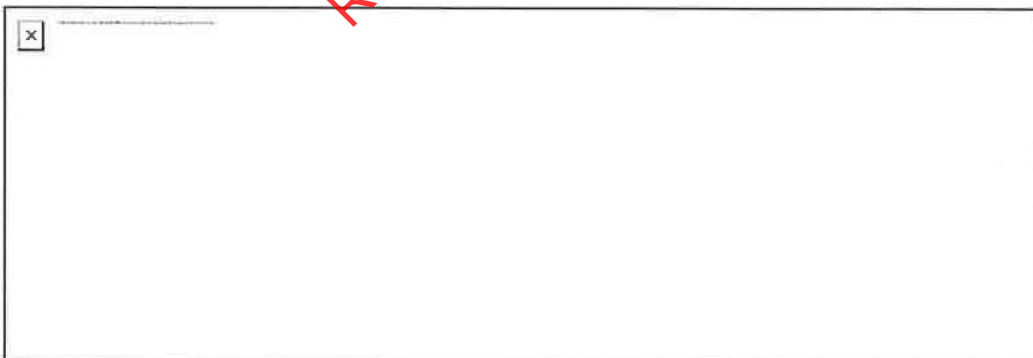
That works perfectly. Let me know where you'd both like to meet

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Out of scope

Robyn Gram Ruapehu General Ward Councillor
Ruapehu General Ward Councillor
Ruapehu District Council

Ruapehu District Council | Private Bag 1001 | Taumarunui 3946 | New Zealand
phone: 07 895 5320
email: Robyn.Gram@ruapehudc.govt.nz
mobile: 9(2)(a)
RDC website: www.ruapehudc.govt.nz



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Thank you**

From: Robyn Gram <Robyn.Gram@ruapehudc.govt.nz>
Sent: Thursday, February 22, 2024 5:30:17 PM
To: Renee Regal <Renee.Regal@kaingaora.govt.nz>
Subject: Re: Availability for a meeting

You don't often get email from robyn.gram@ruapehudc.govt.nz. [Learn why this is important](#)

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Hi Renee
Lyn and I will be in Ohakune next Wednesday for a Council meeting.
Can we meet you around 4.00
Thanks Robyn
Sent from my iPad

On Feb 21, 2024, at 2:37 PM, Renee Regal <Renee.Regal@kaingaora.govt.nz> wrote:

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Kia ora Lyn and Robyn

Thanks for your email response Robyn.

I'm in Ohakune next week Wednesday arvo and Thursday morning if you had any time for a coffee?

Ngā mihi

<image001.jpg>

Renée Regal

Kaiwhakahaere Hononga Hapori
Manager - Community Engagement
and Partnerships

Phone : 9(2)(a)

Email: Renee.Regal@kaingaora.govt.nz

Te Tai Hauāuru
Taranaki Whanganui Manawatu

Freephone: 0800 801 601 | Mainline: (04) 439 3000 | Kāinga Ora - Homes
and Communities

<image002.png>

Robyn Gram Ruapehu General Ward Councillor
Ruapehu General Ward Councillor
Ruapehu District Council

Ruapehu District Council | Private Bag 1001 | Taumarunui 3946 | New Zealand
phone: 07 895 5320
email: Robyn.Gram@ruapehudc.govt.nz
mobile: 9(2)(a) [REDACTED]
RDC website: www.ruapehudc.govt.nz

<image73276c.JPG>

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Thank you**

From: Renee Regal
Sent: Wednesday, February 14, 2024 11:02 AM
To: Lyn.Neeson@ruapehudc.govt.nz; Robyn.Gram@ruapehudc.govt.nz
Subject: Availability for a meeting

Kia ora Lyn and Robyn

I hope you're both well.

We have briefly met but I haven't had the opportunity to connect with you both directly.

I know you have raised concerns about the proposed Teitei Drive development and I'm more than happy to connect with you so we can discuss.

I will be in Ohakune in the coming fortnight but I'm available via Teams prior if you'd like to connect sooner.

Let me know what works for you both

Ngā mihi

<image001.jpg>

Renée Regal

Kaiwhakahaere Hononga Hapori
Manager - Community Engagement
and Partnerships

Phone : 9(2)(a)

Email: Renee.Regal@kaingaora.govt.nz

Te Tai Hauāuru
Taranaki Whanganui Manawatu

Freephone: 0800 801 601 | Mainline: (04) 439 3000 | Kāinga Ora - Homes
and Communities

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<image002.png>

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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.

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- (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.

Out of scope

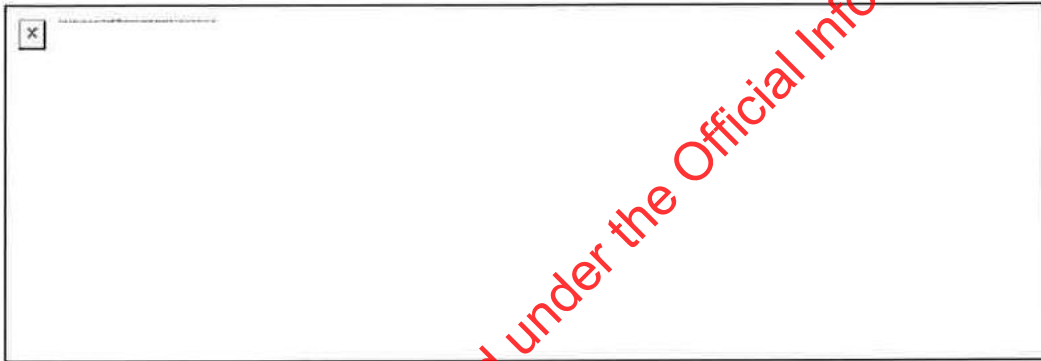
From: Clive Manley <Clive.Manley@ruapehudc.govt.nz>
Sent: Wednesday, 28 February 2024 1:54 PM
To: Renee Regal
Subject: Fwd: Ohakune Ratepayers response to KO letter
Attachments: image001.jpg; image6e3822.JPG

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Sent from Clive Manley's iPhone **9(2)(a)**

Clive Manley
Chief Executive
Ruapehu District Council

Ruapehu District Council | Private Bag 1001 | Taumarunui 3946 | New Zealand
Phone: 07 895 8188 ext: 303 | Fax: 07 895 3256 | Mobile: **9(2)(a)**
email: Clive.Manley@ruapehudc.govt.nz | RDC website: www.ruapehudc.govt.nz



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Begin forwarded message:

From: Pauline Welch <Pauline.Welch@ruapehudc.govt.nz>
Date: 28 February 2024 at 1:03:17 PM NZDT
To: Executive Leadership Team <ExecutiveLeadershipTeam@ruapehudc.govt.nz>
Subject: Ohakune Ratepayers response to KO letter

KO have Scrapped Teitei - but have they

This morning was like Christmas, waking up to a letter from Kāinga Ora stating that they have cancelled the Teitei Dr development due to the costs and current market conditions.



While this is great news, we have seen it before, they may have downtime to re-group, consider other options, and then re-attempt.

Next steps is to continue to OIA requests for information on the true decisions for cancelling and the proof to back it up.

However we will take this as a win for today, a great win it is!!

Rezone Land

More importantly, the ORS will need assistance from all rate-payers to back us when we request the land be re-zoned recreational/reserve, to ensure this doesn't happen again.

Time and time again, Council and KO have said one thing, but changed tack 180 degrees, so we cannot trust this is the end of it. We will keep fighting until the truth comes out & this land is re-zoned.

Following that, we need to ensure we have Councilors, a Mayor and a CEO we can trust. We have been lied to on every corner; this needs to change and we will advocate for more transparency and involvement when it comes to Ruapehu District Council.

Kāinga Ora also need to be held accountable for all these developments where they have lied about consultation, about the communities support & the small pockets of opposition. We need to band together with all these Oppositions and fight back in numbers with a possible class action against Kāinga Ora and their mismanagement.



Partnership Engagement Office
2nd Level, 10th Floor
Rangitoto House
PO Box 282, Wellington 6142
Canary, Lambton Quay, 4142

0800 801 601

www.ko.govt.nz

28 February 2024

Update on proposed Teitei Drive development

Kiia ora,

We are writing to you to provide an update about the proposed mixed housing development of 44 homes at Teitei Drive in Ohāwa. This development is a partnership between Ruapehu District Council, Kāinga Ora – Homes and Communities and Ngāi Tahu.

As the Teitei Drive development has progressed through detailed design and planning phases, it has become clear that the Crown Infrastructure Partner (CIP) funding will not be sufficient to complete the project as it was originally scoped back in 2021.

This, combined with current market pressures, has meant that the project is no longer financially viable for Kāinga Ora and we cannot deliver the affordable housing outcomes as intended.

With this in mind, and after considering multiple options, we have made the difficult decision that it is no longer feasible for Kāinga Ora to proceed with this development. As such, we will no longer be submitting a resource consent application for enabling works as previously indicated.

While it is not uncommon for the costs to rise once more detailed investigations have been undertaken, we understand that our decision will be disappointing for those in need of housing.

We remain committed to working closely with Ruapehu District Council and Ngāi Tahu to explore opportunities to deliver public and affordable housing, as together we recognise that there is a need for more housing in the Ruapehu District.

If you have any further questions, please feel free to contact:

Renee Regal – Manager Community Engagement and Partnerships Kāinga Ora

021 998 724

0800 801 601 (please ask to be transferred)

renee.regal@ko.govt.nz

Released under the Official Information Act

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From: Clive Manley <Clive.Manley@ruapehudc.govt.nz>
Sent: Saturday, 2 March 2024 6:43 PM
To: Renee Regal
Subject: FW: Community update - Proposed development Teiteti Drive
Attachments: image001.jpg; image002.png; image09ff66.JPG; Teitei Drive_community update_28 Feb.pdf; FAQ 28 February.pdf

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.

Clive Manley
Chief Executive
Ruapehu District Council

Ruapehu District Council | Private Bag 1001 | Taumarunui 3946 | New Zealand
Phone: 07 895 8188 ext: 303 | Fax: 07 895 3256 | Mobile: 9(2)(a)
email: Clive.Manley@ruapehudc.govt.nz | RDC website: www.ruapehudc.govt.nz



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From: Sharon Robinson <Sharon.Robinson@ruapehudc.govt.nz>
Sent: Wednesday, February 28, 2024 11:01 AM
To: Clive Manley <Clive.Manley@ruapehudc.govt.nz>
Subject: FW: Community update - Proposed development Teiteti Drive

In your discussions with KO partners, please ask if they will be withdrawing the original substantive resource consent application that is currently formally on hold.
This will avoid further time needing to be spent on discussion and challenges for this consent to date.

From: Pauline Welch <Pauline.Welch@ruapehudc.govt.nz>
Sent: Wednesday, February 28, 2024 10:07 AM
To: Sharon Robinson <Sharon.Robinson@ruapehudc.govt.nz>; Quentin Speers <Quentin.Speers@ruapehudc.govt.nz>; Vini Dutra <Vini.Dutra@ruapehudc.govt.nz>
Subject: FW: Community update - Proposed development Teiteti Drive

From: Community Engagement <communities@kaingaora.govt.nz>
Sent: Wednesday, February 28, 2024 9:46 AM
Subject: Community update - Proposed development Teiteti Drive

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,

Please find attached an update regarding the proposed development at Teitei Drive in Ohakune.

If you have any questions, please feel free to contact me.

Ngā mihi



Renée Regal

Kaiwhakahaere Hononga Hapori
Manager - Community Engagement
and Partnerships

Phone : 9(2)(a)

Email: Renee.Regal@kaingaora.govt.nz

Te Tai Hauāuru
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Freephone: 0800 801 601 | Mainline: (04) 439 3000 | Kāinga Ora - Homes
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28 February 2024

Update on proposed Teitei Drive development

Kia ora,

We are writing to you to provide an update about the proposed mixed housing development of 44 homes at Teitei Drive in Ohakune. This development is a partnership between Ruapehu District Council, Kāinga Ora – Homes and Communities and Ngāti Rangi.

As the Teitei Drive development has progressed through detailed design and planning phases, it has become clear that the Crown Infrastructure Partner (CIP) funding will not be sufficient to complete the project as it was originally scoped back in 2021.

This, combined with current market pressures, has meant that the project is no longer financially viable for Kāinga Ora and we cannot deliver the affordable housing outcomes as intended.

With this in mind, and after considering multiple options, we have made the difficult decision that it is no longer feasible for Kāinga Ora to proceed with this development. As such, we will no longer be submitting a resource consent application for enabling works as previously indicated.

While it is not uncommon for the costs to rise once more detailed investigations have been undertaken, we understand that our decision will be disappointing for those in need of housing.

We remain committed to working closely with Ruapehu District Council and Ngāti Rangi to explore opportunities to deliver public and affordable housing, as together we recognise that there is a need for more housing in the Ruapehu District.

If you have any further questions, please feel free to contact:

Renee Regal – Manager Community Engagement and Partnerships Kāinga Ora

9(2)(a)

0800 801 601 (please ask to be transferred)
communities@kaingaora.govt.nz

FAQ

Q: Why has Kainga Ora decided not to proceed with the proposed development at Teitei Drive?

A: As the Teitei Drive development has progressed through the detailed design and planning phases, it has become clear that the \$5.2 million allocated by the Crown Infrastructure Partners for land development is no longer sufficient to complete the project as originally scoped in 2021.

This, combined with current economic and market pressures, has meant that the project is not financially viable for Kāinga Ora, and we would be unable to deliver the intended affordable housing outcomes.

While we have considered multiple options, it is due to these factors that we have determined it is not feasible for Kāinga Ora to proceed with the project.

Q: Why have you found out now that the costs of the proposed development are higher than initially forecast?

A: Last year, Kainga Ora identified that the land development costs were higher than when the development was originally proposed in 2021.

The proposed masterplan was subsequently reviewed and revised in an effort to reduce costs. An independent quantity surveyor completed a cost assessment at the end of January 2024 based on the latest masterplan and found there would still be significant additional costs required to complete the land development.

Q: What is happening with the resource consent application for enabling works Kāinga Ora intended to lodge in February?

A: We will not be submitting a resource consent for enabling works as we had previously signalled.

Q: What is happening with the CIP funding that was allocated to this project?

A: Given this is a very recent decision, we are still working through the terms of the funding agreement with the Crown Infrastructure Partners and our project partners.

Q: What are the next steps?

A: Kāinga Ora remains committed to working closely with Ruapehu District Council and Ngati Rangī to explore opportunities to deliver public and affordable housing, as together we recognise that the need for housing in Ruapehu District remains.

Out of scope

Out of scope

----- Forwarded message -----

From: 9(2)(a)@kaingaora.govt.nz

Date: Mon, 4 Mar 2024 at 10:53

Subject: Re: Ohakune Subdivision - [#220528] 6 Tei Tei Dr- Veolia WWPS Preliminary design - WWPS UPDATE to

Quote

To: 9(2)(a)@veolia.com

Cc: Vini.Dutra@ruapehudc.govt.nz <vini.dutra@ruapehudc.govt.nz>, Stuart.Watson@ruapehudc.govt.nz <Stuart.Watson@ruapehudc.govt.nz>

Kia ora 9(2)(a)

I would like to formally advise you that Kāinga Ora will no longer be continuing on with the Teitei Drive, Ohakune development.

Therefore we will no longer be pursuing the design for a pump station as part of the development.

Thanks very much,

9(2)(a)

Project Manager

Mobile: 9(2)(a)

Email: 9(2)(a)@kaingaora.govt.nz



Mainline: (09) 261 5054 | Kāinga Ora - Homes and Communities

PO BOX 84143 Auckland 0657 | New Zealand Government | www.kaingaora.govt.nz

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Out of scope

From: Marin Surgenor <Marin.Surgenor@kaingaora.govt.nz>
Sent: Tuesday, 5 March 2024 12:13 PM
To: Clive Manley
Cc: Aileen Maniti; Graeme Broderick; Melissa Jackson; Sharon Robinson; Katrina Wilson
Subject: RE: Teitei Drive, Ohakune - Sale and Development Agreement
Attachments: image001.jpg; image002.jpg

Dear Clive

I refer to the Sale and Development Agreement between Ruapehu District Council and Housing New Zealand Build Limited dated 4 April 2023.

I am instructed that the HNZ Build Approval Condition in clause 2.1(b) is not satisfied. Accordingly, the agreement is now at an end.

I am also instructed that Kāinga Ora is willing to continue as a development manager for the Teitei Drive, Ohakune project and as a public housing build partner. In this capacity, Kāinga Ora is willing to pre-purchase up to 15 homes for public housing in this development.

If you wish to discuss this matter further, please contact Graeme Broderick or Aileen Maniti.

Ngā mihi
Marin

Marin Surgenor (he/him)

Senior Legal Counsel – Property
People, Governance and Capability
Mobile: 9(2)(a)
marin.surgenor@kaingaora.govt.nz



Freephone: 0800 801 601 | Mainline: (04) 439 3000 | Kāinga Ora—Homes and Communities
PO Box 2628, Wellington 6140 | New Zealand Government | www.kaingaora.govt.nz

Out of scope

From: Linda Heerink <Linda.Heerink@kaingaora.govt.nz>
Sent: Wednesday, 6 March 2024 1:01 PM
To: Clive Manley; helen@ngatirangi.com
Cc: Renee Regal
Subject: OIAs Teitei Drive
Attachments: image001.jpg; OI 24 099 - Ohakune Ratepayers and Residents Society - Draft Response.docx

Hi Helen and Clive,

I hope you are both doing well.

We continue to receive OIAs about the Teitei Drive development.

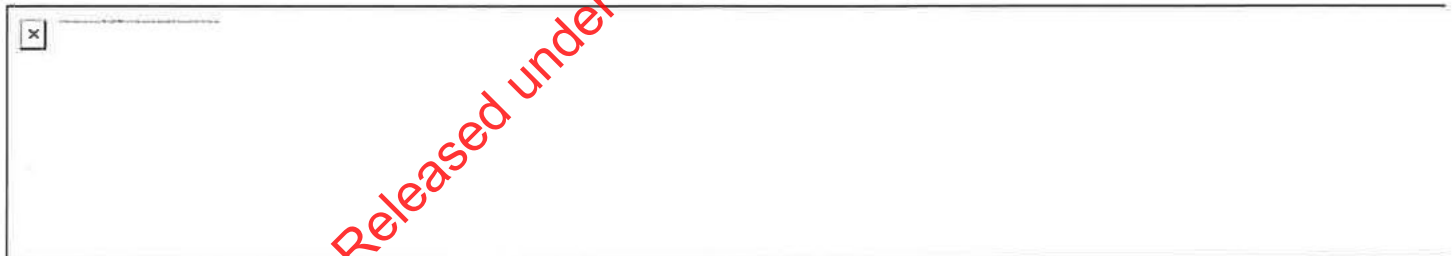
I am aware that reviewing some of the previous OIAs required quite a bit of time of you and your teams. Therefore, we will carry on sending you any final OIA responses from Kāinga Ora as an FYI and will only consult with you on responses that require information/contain email correspondence from you.

I hope that sounds okay.

Helen, I have attached an OIA now in response to the Ohakune Ratepayers and Residents' Society Inc who were asking if payments or incentives were provided to Ngāti Rangī or other iwi in relation to this blessing.

Please get in touch if you have any questions on this proposed process for any future OIAs about the development.

Regards,
Linda



Linda Heerink

Senior Communications Advisor

Mobile: 9(2)(a)

Email: linda.heerink@kaingaora.govt.nz

Ō TĀTOU UARA – OUR VALUES

Manaakitanga – People at the Heart | Mahi Tahi – Better Together | Whanake – Be Bold

Freephone: 0800 801 601 | Kāinga Ora – Homes and Communities

PO Box 2628 Wellington 6140 | New Zealand Government | www.kaingaora.govt.nz

XX March 2024

Ohakune Ratepayers and Residents' Society Inc
fyi-request-25723-42b93fac@requests.fyi.org.nz

Tēnā koutou Ohakune Ratepayers and Residents' Society Inc

Thank you for your request of 13 February 2024 to Kāinga Ora – Homes and Communities under the Official Information Act 1982 (the Act):

Please advise if kainga ora paid or provided any incentive to ngati rangi or any iwi for the blessing held on teitei drive. We believe this was held 12 December as per OIA documents stating such.

Please provide the costs associated or the incentive value or item.

I can advise that no payments or incentives were provided to Ngāti Rangī or other iwi in relation to this blessing.

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

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

Nāku noa, nā

Daniel Soughtton
Deputy Chief Executive Central

Released under the Official Information Act

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From: 9(2)(a)@kaingaora.govt.nz
Sent: Wednesday, 6 March 2024 2:42 PM
To: maggie flonk
Cc: Linda Heerink; 9(2)(a)
Subject: RE: Teitei Drive, Ohakune - Sale and Development Agreement
Attachments: image001.jpg; image002.jpg

Thanks Maggie

From: Maggie Flonk <Maggie.Flonk@ruapehudc.govt.nz>
Sent: Wednesday, March 6, 2024 2:30 PM
To: 9(2)(a)@kaingaora.govt.nz
Cc: Linda Heerink <Linda.Heerink@kaingaora.govt.nz>
Subject: RE: Teitei Drive, Ohakune - Sale and Development Agreement

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Afternoon 9(2)(a)

Apologies, response due 2 April 2024.

Thank you

From: 9(2)(a)@kaingaora.govt.nz
Sent: Wednesday, March 6, 2024 1:51 PM
To: Maggie Flonk <Maggie.Flonk@ruapehudc.govt.nz>
Cc: Linda Heerink <Linda.Heerink@kaingaora.govt.nz>
Subject: RE: Teitei Drive, Ohakune - Sale and Development Agreement

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Hi Maggie
Someone from my team will work on this and will be in touch.

Please let us know if there is any urgency.

Cheers

9(2)(a)

From: Maggie Flonk <Maggie.Flonk@ruapehudc.govt.nz>
Sent: Wednesday, March 6, 2024 12:26 PM

To: Linda Heerink <Linda.Heerink@kaingaora.govt.nz>; 9(2)(a) [REDACTED]@kaingaora.govt.nz
Subject: FW: Teitei Drive, Ohakune - Sale and Development Agreement

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Good afternoon,

Hope this email finds you well.

We have received a LGOIMA request and include a draft response for review below.

Question 1. Please advise if Council has any ATMS/housing projects underway OR in Planning stage

Draft Response: The Council does not have any ATMS/housing projects underway. However, the Council is in the process of considering how it may move forward on housing initiatives in the District in light of the recent decision by Kainga Ora to withdraw from the Tei Tei Drive Development.

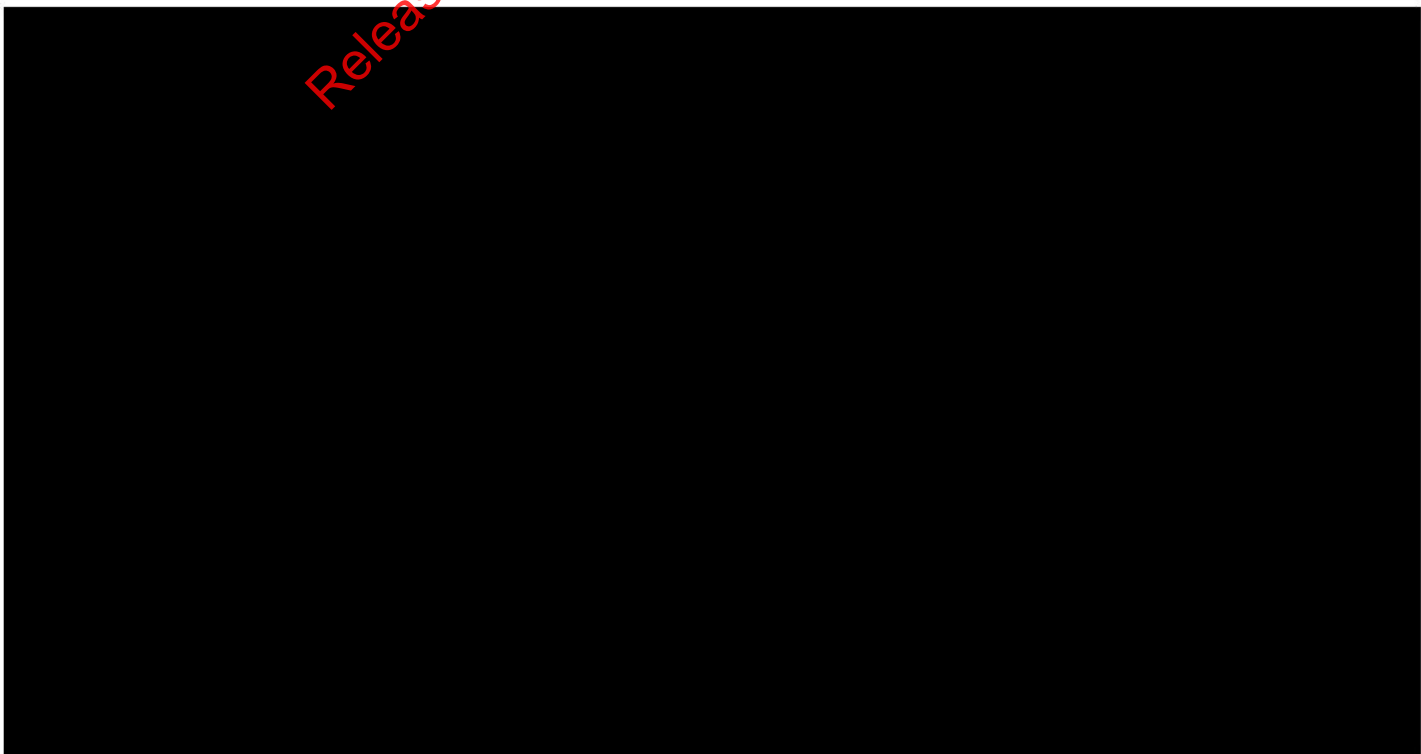
2. Please advise if there is any discussions or applications that have been submitted for alternative funding arrangements to develop Teitei Drive

Draft Response. Kainga Ora has advised Council on 5 March 2024 that it "is willing to continue as a development manager for the Teitei Drive, Ohakune project and as a public housing build partner. In this capacity, Kāinga Ora is willing to pre-purchase up to 15 homes for public housing in this development." The Council has not entered into discussions with Kainga Ora regarding this advice as it is in the process of considering how it moves forward on meeting housing needs in the District.

We also ask if Kainga Ora approve release of further emails below sent to Ruapehu District Council as part of our response to this LGOIMA.

Regards
Maggie

Released under the Official Information Act



Out of scope

From: Clive Manley <Clive.Manley@ruapehudc.govt.nz>
Sent: Wednesday, 6 March 2024 3:23 PM
To: Marin Surgenor
Cc: Aileen Maniti; Graeme Broderick; Melissa Jackson; Sharon Robinson; Katrina Wilson; info; ree@reeanderson.co.nz
Subject: RE: Teitei Drive, Ohakune - Sale and Development Agreement
Attachments: image001.jpg; image002.jpg

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Kia ora Martin,

Thank you for formally advising us of the Teitei Drive decision.

Council has yet to formally consider how it moves forward on meeting housing needs in the District, so we are not in a position to respond to your offer of 15 public houses in Teitei Drive at this time.

However, to assist in our planning I would be interested to know that if council found other land would the offer of 15 public houses still be on offer please?

Nga mihi
Clive

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Out of scope

From: helen leahy <helen@ngatirangi.com>
Sent: Wednesday, 6 March 2024 5:37 PM
To: Linda Heerink; Clive Manley
Cc: Renee Regal
Subject: RE: OIAs Teitei Drive
Attachments: image002.png; image003.jpg

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.

I am happy to let that release of OIA response go.

Helen Leahy
Pou Ārahi / Chief Executive
Ngā Waihua o Paerangi Trust
(formerly Ngāti Rangi Trust)
Te Pae Tata
43a Ruapehu Rd
PO BOX 195
Ohakune 4625

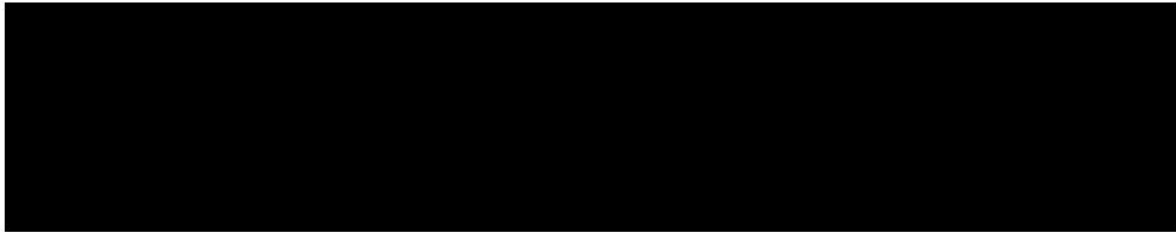
Phone: 9(2)(a)

Email: helen@ngatirangi.com
Web: www.ngatirangi.com

KĀKĀ TE WHARE TOKA O PAERANGI KĀKĀ HOKI KO AU
I am the eternal flame of the House of Stone of Paerangi



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From: Graeme Broderick <Graeme.Broderick@kaingaora.govt.nz>
Sent: Tuesday, 12 March 2024 4:35 PM
To: Clive Manley; Marin Surgenor
Cc: Aileen Maniti; Melissa Jackson; Sharon Robinson; Katrina Wilson; info; ree@reeanderson.co.nz
Subject: RE: Teitei Drive, Ohakune - Sale and Development Agreement
Attachments: image003.jpg; image004.png; image005.jpg; image006.jpg

Kia ora Clive,

Thank you for your email. My apologies for the delayed response, as I've just today returned from leave.

Yes, Kainga Ora would be happy to consider opportunities to deliver Public Houses on other build ready land.

Ngā mihi

Graeme



Graeme Broderick

Regional Director
Taranaki Whanganui Manawatu

Mobile: 9(2)(a)
Email: graeme.broderick@kaingaora.govt.nz

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



Out of scope

From: Linda Heerink <Linda.Heerink@kaingaora.govt.nz>
Sent: Friday, 15 March 2024 9:52 AM
To: Clive Manley; helen@ngatirangi.com; maggie flonk
Cc: 9(2)(a)
Subject: FOR YOUR REVIEW: OIA request (ORS) - DPM meetings #7 onwards
Attachments: DRAFT response to ORRS - OI 24 108.doc; 231214 Teitei Drive DPM Meeting Minutes - Meeting #7 CM.pdf; 240208 Teitei Drive DPM Meeting Minutes - Meeting #8.pdf

Good morning,

I hope you are doing well.

Please find attached for your review OIA 24 108, the draft response to the Ohakune Ratepayers and Residents' Society asking for minutes of the DPM meetings.

The pdf attachments are marked up in red, and will be redacted and watermarked when provided to the requestor.

In addition, we will withhold meeting 8 page 4 point 5.1 second bullet point under free and frank – 9(2)(g)(i)

9(2)(g)(i)

@Helen: we have also requested to withhold the initials for 9(2)(a) under privacy.

9(2)(a)

Please let me know ASAP if you have any additional feedback.

Regards,
Linda

[DATE]

Ohakune Ratepayers and Residents' Society
fyi-request-25753-8eb074ef@requests.fyi.org.nz

Dear Ohakune Ratepayers and Residents' Society

Thank you for your emails of 16 February 2024 to Kāinga Ora – Homes and Communities, requesting the following information under the Official Information Act 1982 (the Act):

Please provide

1/ A copy of DPM meetings #7 onwards, i.e. held in December, January & February.

2./ Documents & emails relating to the meeting #5 point 2.3 (CIP Funding Report) where its suggested HUD would meet with KO to go over milestones / delays

3./ Please provide the flood models referred to in point 3.3 of meeting #5

...Just to add to my earlier email today on this OIA.

We have meeting #2 held 8th June 2023

You have provided further minutes and agendas for

31 August 2023

12 October 2023

23 November 2023

If a meeting was held monthly, there should be a record for a meeting in July and another in September, we certainly appear to be missing one at least from the files you sent through.

Please find attached the meeting minutes for the Development Parter meetings (DPM) 7 and 8. Some information has been withheld from the minutes under the following sections of the Act:

- 9(2)(a) to protect the privacy of natural persons
- 9(2)(g)(i) 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.

You have now been provided with minutes from all DPM meetings. The minutes for the July 2023 meeting were included in the meeting pack for meeting 4, which was provided to you on 16 February 2024. There were no meetings held in September 2023 and January 2024.

I am declining your request for documents and emails relating to meeting 5 point 2.3 under section 19(e) of the Act, as "the information requested does not exist or, despite reasonable efforts to locate it, cannot be found".

Out of scope

Flood models referred to in point 3.3 of meeting #5 can be found at <https://kaingaora.govt.nz/en/NZ/urban-development-and-public-housing/public-housing/public-housing-developments/manawatu-whanganui-region/teitei-drive/>.

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

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

Yours sincerely

Mark Fraser
General Manager – Urban Development and Delivery

Released under the Official Information Act

9(2)(a)

Released under the Official Information Act



Out of scope

From: Clive Manley <Clive.Manley@ruapehudc.govt.nz>
Sent: Sunday, 17 March 2024 11:22 AM
To: Linda Heerink
Cc: Melissa Jackson; maggie flonk; ree@reeanderson.co.nz; Paul Wheatcroft
Subject: FW: FOR YOUR REVIEW: OI 24 128 ORS - request for sale price
Attachments: imagee93b2d.JPG; OI 24 128 - Ohakune Ratepayers and Residents Society - Draft Response.docx

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.

I am OK with it thanks

Clive Manley
Chief Executive
Ruapehu District Council

Ruapehu District Council | Private Bag 1001 | Taumarunui 3946 | New Zealand
Phone: 07 895 8188 ext: 303 | Fax: 07 895 3256 | Mobile: 9(2)(a)
email: Clive.Manley@ruapehudc.govt.nz | RDC website: www.ruapehudc.govt.nz



For more information click on the banner

If you are not the intended recipient of this email please notify the sender and immediately delete the email and any attachments - Thank you.

From: Linda Heerink <Linda.Heerink@kaingaora.govt.nz>
Sent: Friday, March 15, 2024 3:56 PM
To: Clive Manley <Clive.Manley@ruapehudc.govt.nz>; Maggie Flonk <Maggie.Flonk@ruapehudc.govt.nz>
Subject: FOR YOUR REVIEW: OI 24 128 ORS - request for sale price

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.

Hi Clive and Maggie,

I hope you are both doing well.

Please find attached for your review our OIA draft response for the Ohakune Ratepayers and Residents Society asking for the sale price.

Could you please review and let me know by COB Tuesday 19 March if you have any feedback?

Thanks,
Linda

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.

Released under the Official Information Act

XX March 2024

Ohakune Ratepayers and Residents' Society Inc
fyi-request-25723-42b93fac@requests.fyi.org.nz

Tēnā koutou Ohakune Ratepayers and Residents' Society Inc

Thank you for your request of 28 February 2024 to Kāinga Ora – Homes and Communities under the Official Information Act 1982 (the Act):

- *Please provide the previously redacted sale price that was to be paid to Ruapehu District Council for the land.*

I am withholding this information under section 9(2)(j) of the Act to enable a Minister of the Crown or any public service agency or organisation holding the information to carry on, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations).

In making this decision, I consider that this will enable the Ruapehu District Council to carry out future negotiations without prejudice or disadvantage.

The public interest in this information was considered, however, it was concluded that the public interest in the information is not outweighed by the need to withhold it.

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

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

Nāku noa, nā

Mark Fraser
General Manager Urban Development and Delivery

Released under the Official Information Act

Out of scope

From: Clive Manley <Clive.Manley@ruapehudc.govt.nz>
Sent: Sunday, 17 March 2024 1:00 PM
To: Linda Heerink
Cc: Melissa Jackson; maggie flonk; 9(2)(a) helen@ngatirangi.com
Subject: FW: FOR YOUR REVIEW: OIA request (ORS) - DPM meetings #7 onwards
Attachments: image3333b7.JPG; DRAFT response to ORRS - OI 24 108.doc; 231214 Teitei Drive DPM Meeting Minutes - Meeting #7 CM.pdf; 240208 Teitei Drive DPM Meeting Minutes - Meeting #8.pdf

You don't often get email from clive.manley@ruapehudc.govt.nz. [Learn why this is important](#)

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.

No feedback from RDC thanks

Clive Manley
Chief Executive
Ruapehu District Council

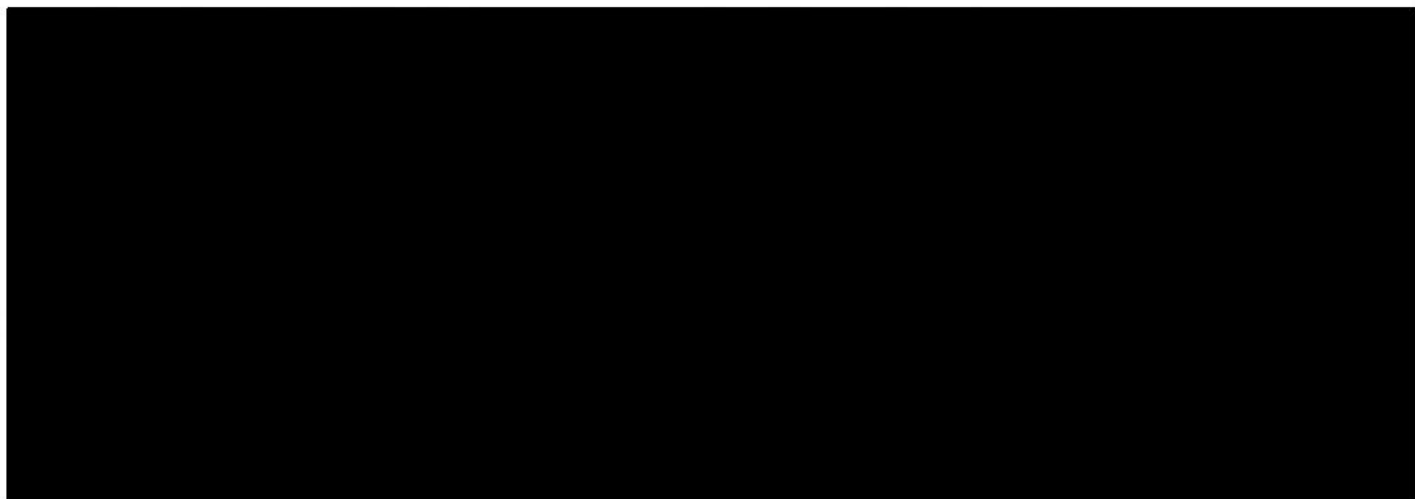
Ruapehu District Council | Private Bag 1001 | Taumarunui 3946 | New Zealand
Phone: 07 895 8188 ext: 303 | Fax: 07 895 3256 | Mobile: 9(2)(a)
email: Clive.Manley@ruapehudc.govt.nz | RDC website: www.ruapehudc.govt.nz



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Out of scope

From: Sandra Holman <Sandra.Holman@ruapehudc.govt.nz>
Sent: Friday, 22 March 2024 1:12 PM
To: 9(2)(a)
Subject: RC 1598 FINAL INVOICE - 6 TEI TEI DRIVE
Attachments: imagef3083d.JPG; 20240305 INVOICE 98441 TONKIN AND TAYLOR.pdf; 20240322 FINAL INVOICE_6 TEITEI DRIVE.pdf

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.

Hello 9(2)(a)

Please find attached Council's Final Invoice for 6 Teitei Drive, Ohakune application that has been withdrawn from processing.

Kind regards
Sandra

Sandra Holman
Senior Planning Administrator
Ruapehu District Council

Ruapehu District Council | Private Bag 1001 | Taumarunui 3946 | New Zealand
Phone: 07 895 8188 ext: 236 | Fax: 07 895 3256 | Mobile:
email: Sandra.Holman@ruapehudc.govt.nz | RDC website: www.ruapehudc.govt.nz



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Ruapehu District Council
Private Bag 1001
Taumaranui 3946

29 February 2024
Invoice No: 98441
PO: 70782
Your reference: RC 1598
Project Manager: 9(2)(a)

Project 1091821.0000 Tei Tei Street subdivision/LUC processing
Invoice for February 2024

Phase 02 Earthworks consent

- Reviewing email from 9(2)(a)
- Discussion with 9(2)(a)
- Correspondence with RDC

Lump Sum Fee

Subtotal excluding GST
15% GST
Total this Invoice

9(2)(b)(ii)

Due Date: 20 March 2024

Released under the Official Information Act

Bank account details for payment of accounts is 9(2)(ba)(i) Westpac Broadway Newmarket, Auckland. For international payments, use SWIFT code WPACNZ2W. Please include the invoice number in the relevant reference field. Account remittances to accts@tonkintaylor.co.nz Payment is requested by the due date noted on this invoice.



RUAPEHU DISTRICT COUNCIL

Private Bag 1001, Taumarunui 3946, New Zealand
Telephone +64 7 895 8188 • Fax +64 7 895 3256
Email info@ruapehudc.govt.nz
Website www.ruapehudc.govt.nz

Our Ref: 1598*
File: 1598*/ 12763 335 00

22 March 2024

Kainga Ora Homes and Communities
Ruapehu District Council

Attention: [REDACTED]
Email: [REDACTED]@kaingaora.govt.nz

Dear [REDACTED]

FINAL INVOICE RESOURCE CONSENT – SUBDIVISION: 6 TEITEI DRIVE, OHAKUNE

In reference to the above Resource Consent withdrawn on 6 March 2024.

Council is requiring you to pay [REDACTED] which includes the internal planning costs and the final invoice from Tonkin & Taylor. Please note Tonkin & Taylor's invoice has been paid by Council.

Please find enclosed Council's invoice.

Yours sincerely

Margaret Hawthorne
TA AUTHORISING OFFICER

sah

attachment



RESOURCE CONSENT ACCOUNT

TAX INVOICE: 52-064-023.

Ruapehu District Council.
Private Bag 1001, Taumarunui 3946.
Telephone: 07 8958188. Facsimile 07 8953256.

Kainga Ora Homes and Communities
Ruapehu District Council

Attention: 9(2)(a)
Email: 9(2)(a) @kaingaora.govt.nz

Invoice number: 159416
Application No: 1598*/ 12763 335 00
Legal Description: LOT 2 DP54909
Site Location: 6 Teitei Drive, Ohakune
Decision Date: WITHDRAWN
Date: March 22, 2024

APPLICATION DETAILS

Subdivision and Land use 46 residential lots, on balance lot (Lot 301) 4 lots to vest as local purpose reserve and 1 lot to vest as public road. Other associated earthworks, landscaping and engineering works

FINAL INVOICE

DESCRIPTION	Hours	Hourly Rate	TOTAL										
Administration – Senior Planning Administrator	2.50		9(2)(b)(ii)										
Infrastructure Team	16.00												
<table border="1"><thead><tr><th>Task</th><th>hrs</th></tr></thead><tbody><tr><td>Development Partner Meetings</td><td>12</td></tr><tr><td>Site blessing</td><td>2</td></tr><tr><td>Site layout meeting at Taumarunui Chambers</td><td>2</td></tr><tr><td>Total</td><td>16</td></tr></tbody></table>	Task	hrs	Development Partner Meetings	12	Site blessing	2	Site layout meeting at Taumarunui Chambers	2	Total	16			
Task	hrs												
Development Partner Meetings	12												
Site blessing	2												
Site layout meeting at Taumarunui Chambers	2												
Total	16												
PLANNER EXTERNAL – 9(2)(a) – Tonkin + Taylor			9(2)(b)(ii)										
		Less deposit of											

NOW DUE: [REDACTED]

GST CONTENT: [REDACTED]

This invoice is due by the 20th of the month following date of this invoice. Overdue accounts may be charged additional fees.

Kainga Ora Homes and Communities
Ruapehu District Council

Attention: 9(2)(a)
Email: 9(2)(a) @kaingaora.govt.nz

Invoice number: 159416
Application No: 1598*/ 12763 335 00
Legal Description: LOT 2 DP54909
Site Location: 6 Teitei Drive, Ohakune
Decision Date: WITHDRAWN
Date: March 22, 2024

NOW DUE: [REDACTED] 9(2)(b)(ii)

GST CONTENT: [REDACTED]

Ruapehu District Council is a Registered Bill Payee option with all major banks for your assistance. [RUAPEHU DC RESOURCE CONSENTS]

Payment may also be made by direct credit to 9(2)(ba)(i) Particulars (YOUR NAME) Code RCON 1598*Reference 159416

Out of scope

From: maggie flonk <Maggie.Flonk@ruapehudc.govt.nz>
Sent: Monday, 25 March 2024 5:01 PM
To: Linda Heerink; 9(2)(a)
Subject: Removal of OIA and other information related to Teitei development
Attachments: image84d344.JPG

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 ladies,

I hope you are both well.

I have been cc'd into a cryptic email sating the following,

On a related matter, at the moment KO provide links to available information. If KO is going to remove the info we will need to take over the info so we can simply refer them to available information.

Who is best to follow this up please?

Is KO removing : kaingaora.govt.nz/teiteidrive and access to the information provided here?

Look forward to your response.

Kind regards

Maggie

Maggie Flonk
Manager Information Management
Ruapehu District Council

Ruapehu District Council | Private Bag 1001 | Taumarunui 3946 | New Zealand
Phone: 07 895 8188 ext: 252 | Fax: 07 895 3256 | Mobile:
email: Maggie.Flonk@ruapehudc.govt.nz | RDC website: www.ruapehudc.govt.nz



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Out of scope

From: maggie flonk <Maggie.Flonk@ruapehudc.govt.nz>
Sent: Tuesday, 26 March 2024 10:12 AM
To: Linda Heerink; 9(2)(a)
Subject: RE: Removal of OIA and other information related to Teitei development
Attachments: image001.jpg

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.

Morning Linda,

Thank you for your prompt reply, greatly appreciated.
I hope you have a great easter break.

Maggie

From: Linda Heerink <Linda.Heerink@kaingaora.govt.nz>
Sent: Tuesday, March 26, 2024 9:15 AM
To: Maggie Flonk <Maggie.Flonk@ruapehudc.govt.nz>; 9(2)(a)@kaingaora.govt.nz
Subject: RE: Removal of OIA and other information related to Teitei development

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.

Hi Maggie,

Thanks for your email. Nice to hear from you, I hope you are doing well.

We are not planning to remove the Teitei Drive information on the website.

Regards,
Linda

From: Maggie Flonk <Maggie.Flonk@ruapehudc.govt.nz>
Sent: Monday, March 25, 2024 5:01 PM
To: Linda Heerink <Linda.Heerink@kaingaora.govt.nz>; 9(2)(a)@kaingaora.govt.nz
Subject: Removal of OIA and other information related to Teitei development

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 ladies,

I hope you are both well.
I have been cc'd into a cryptic email sating the following,

On a related matter, at the moment KO provide links to available information. If KO is going to remove the info we will need to take over the info so we can simply refer them to available information.
Who is best to follow this up please?

Is KO removing : kaingaora.govt.nz/teiteidrive and access to the information provided here?

Look forward to your response.

Kind regards
Maggie

Maggie Flonk
Manager Information Management
Ruapehu District Council

Ruapehu District Council | Private Bag 1001 | Taumarunui 3946 | New Zealand
Phone: 07 895 8188 ext: 252 | Fax: 07 895 3256 | Mobile:
email: Maggie.Flonk@ruapehudc.govt.nz | RDC website: www.ruapehudc.govt.nz



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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.

Out of scope

From: maggie flonk <Maggie.Flonk@ruapehudc.govt.nz>
Sent: Wednesday, 27 March 2024 11:27 AM
To: 9(2)(a)
Subject: RE: Teitei Drive, Ohakune - Sale and Development Agreement
Attachments: image003.jpg; image004.jpg; image005.jpg

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.

Morning 9(2)(a)

Thank you for your reply.

Regards
Maggie

From: 9(2)(a)@kaingaora.govt.nz
Sent: Tuesday, March 26, 2024 2:35 PM
To: Maggie Flonk <Maggie.Flonk@ruapehudc.govt.nz>
Subject: RE: Teitei Drive, Ohakune - Sale and Development Agreement

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.

Hi Maggie

Sorry for the delay in coming back to you. We are comfortable with your responses and the release of the emails. However, can you please remove Marin's contact details under section 9(2)(a) of the OIA for privacy.

Kind regards

9(2)(a)

x

Released under the Official Information Act

9(2)(a) (she/her)

Senior Advisor
Government Relations
People Governance and Capability
My work hours are generally 7am-4pm

Mobile: 9(2)(a)
mail: 9(2)(a)@kaingaora.govt.nz

From: Lucy Kitching <Lucy.Kitching@kaingaora.govt.nz>
Sent: Tuesday, 2 April 2024 11:09 AM
To: Clive.Manley@ruapehudc.govt.nz; Maggie.Flonk@ruapehudc.govt.nz
Cc: Laisiana Qetaki
Subject: OIA for your review - deadline 4pm
Attachments: image001.jpg; image002.png; OI 24 137 - Ohakune Ratepayers and Residents Society - Draft Response.docx

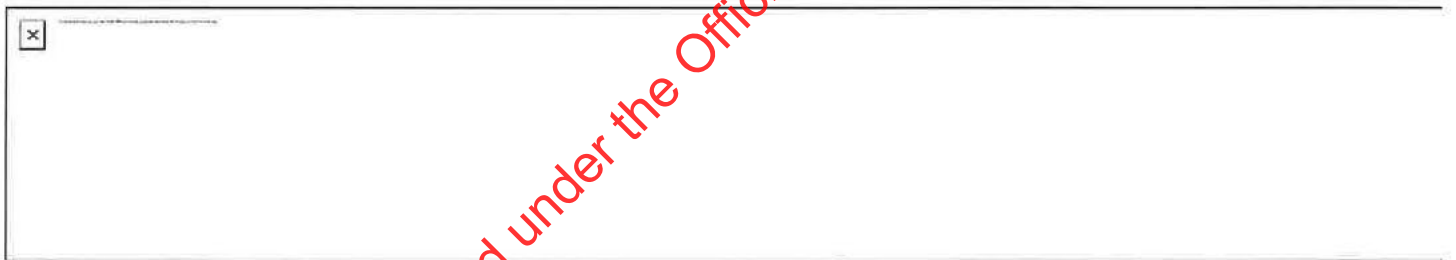
Hi Clive and Maggie,

I hope you're both well and had a lovely Easter.

Please see attached a draft OIA response to the Ohakune Ratepayers and Residents Society for your review. Apologies if you have already seen this, Linda H is on leave today and we wanted to double check you had oversight before it goes out.

Apologies also that this is a tight turnaround. The response is due today so if you could let us know by 4pm if you have any comments or concerns, we'd really appreciate it. Our governance team has been really under the pump recently with people off sick and on leave, which is why this hasn't come to you sooner.

Ngā mihi,
Lucy



Lucy Kitching (she/her)

Senior Communications Advisor
Urban Development and Construction
National Services

Mobile: 9(2)(a)
Email: Lucy.kitching@kaingaora.govt.nz



2 April 2024

Ohakune Ratepayers and Residents' Society Inc
fyi-request-25950-13c85630@requests.fyi.org.nz

Tēnā koutou Ohakune Ratepayers and Residents' Society Inc

Thank you for your request of 1 March 2024 to Kāinga Ora – Homes and Communities under the Official Information Act 1982 (the Act):

In relation to your public communications dated 28 February 2024, titled Update on proposed Teitei Drive development.

1./ Please provide a copy of the reasoning & the budget, that caused the \$2.3m increase in May/June 2023, taking the total budget to \$7.5m. Please provide a copy of this cost assessment around this time in 2023

2./ The FAQ that was included with the letter stated "independent quantity surveyor completed a cost assessment at the end of January 2024 based on the latest masterplan and found there would still be significant additional costs required to complete the land development". Please provide a copy of this cost assessment.

3./ Please confirm the 2 resource consents with RDC and the 1 with Horizon have been cancelled, and if not, when will they be.

In relation to question 1, please note that there is no budget in place because there is no approved business case. Your request for this information is refused under section 18(e) of the Act as the document alleged to contain the information requested does not exist.

I am withholding the *June 2023 cost estimate* under section 7(2)(i) of the Local Government Official Information and Meetings Act 1987 to enable any local authority holding the information to carry on, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations). In making this decision, I consider that this will enable the Ruapehu District Council to carry out future negotiations without prejudice or disadvantage.

In relation to question 2, I am releasing the enclosed document titled *Final Quantity Surveyor Report Summary* based on the latest master plan.

The individual names and signatures within this document are withheld under section 9(2)(a) of the Act to protect the privacy of natural persons. I have considered the public interest in this information; however, it was concluded that the public interest in the information is not outweighed by the need to withhold it.

In relation to question 3, I can advise that Kāinga Ora has notified both Ruapehu District Council and Horizons Regional Council to withdraw both resource consent applications.

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

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

Nāku noa, nā

Mark Fraser
General Manager Urban Development and Delivery

Released under the Official Information Act

Out of scope

From: Clive Manley <Clive.Manley@ruapehudc.govt.nz>
Sent: Tuesday, 2 April 2024 11:16 AM
To: Lucy Kitching; maggie flonk
Cc: Laisiana Qetaki
Subject: RE: OIA for your review - deadline 4pm
Attachments: image001.jpg; image002.png; imagee8b126.JPG

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.

No objections from me thanks

Clive Manley
Chief Executive
Ruapehu District Council

Ruapehu District Council | Private Bag 1001 | Taumarunui 3946 | New Zealand
Phone: 07 895 8188 ext: 303 | Fax: 07 895 3256 | Mobile: 9(2)(a)
email: Clive.Manley@ruapehudc.govt.nz | RDC website: www.ruapehudc.govt.nz



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Released under the Official Information Act

Out of scope

From: maggie flonk <Maggie.Flonk@ruapehudc.govt.nz>
Sent: Tuesday, 2 April 2024 11:41 AM
To: Lucy Kitching; Clive Manley
Cc: Laisiana Qetaki
Subject: RE: OIA for your review - deadline 4pm
Attachments: image001.jpg; image002.png; image23c3f3.JPG

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.

Morning Lucy,

Nothing further to add.
Thank you.

Regards
Maggie

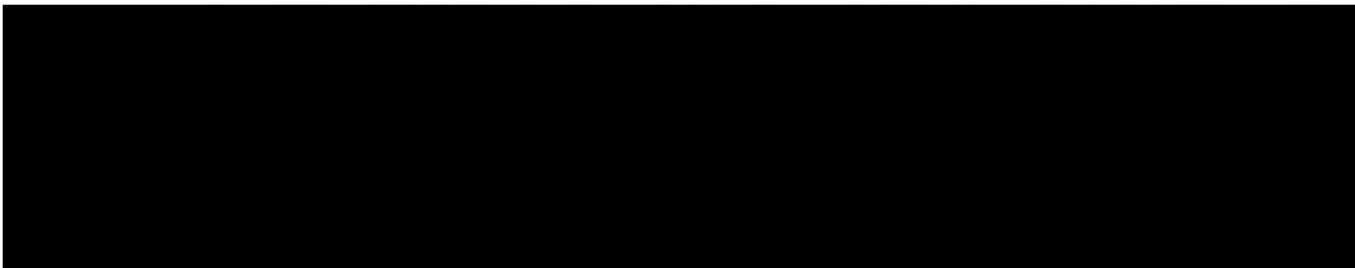
Maggie Flonk
Manager Information Management
Ruapehu District Council

Ruapehu District Council | Private Bag 1001 | Taumarunui 3946 | New Zealand
Phone: 07 895 8188 ext: 252 | Fax: 07 895 3256 | Mobile:
email: Maggie.Flonk@ruapehudc.govt.nz | RDC website: www.ruapehudc.govt.nz



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If you are not the intended recipient of this email please notify the sender and immediately delete the email and any attachments - Thank you.



Out of scope

From: Linda Heerink <Linda.Heerink@kaingaora.govt.nz>
Sent: Friday, 19 April 2024 8:52 AM
To: Clive Manley; maggie flonk
Subject: FOR YOUR REVIEW: OI 24 190
Attachments: Ohakune RRS draft response-updated.docx

Hi Clive and Maggie,

I hope you are both doing well.

FYI – The attached OIA response is due to go out today. Would you mind having a quick look (especially at Q1 and Q2) and let me know ASAP if you have any feedback?

Thanks,
Linda

Released under the Official Information Act

Xx April 2024

Ohakune Ratepayers' and Residents' Society Inc
fyi-request-26176-17c4b8fb@requests.fyi.org

Tēnā koutou Ohakune Ratepayers and Residents' Society Inc

Thank you for your email of 20 March 2024 to Kāinga Ora – Homes and Communities, requesting information about the proposed development at Teitei Drive, Ohakune under the Official Information Act 1982 (the Act).

Kāinga Ora has considered your request under the Act, and I respond to your questions, below.

1./ How much was RDC to fund for external development outside the boundary.

As this information relates primarily to the Ruepehu District Council (RDC), you may wish to direct this query to the RDC.

2./ How much was RDC to receive for the sale of Teitei to fund point 1

I am declining your request for this information under section 9(2)(j) of the Act, to 'enable a Minister of the Crown or any Department or organisation holding the information to carry on, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations)' In making our decision Kāinga Ora has considered the public interest in making this information available but determined that it does not outweigh the grounds for withholding it.

3./ What changed between the shortfall of \$2.3m discovered 1 month (May 2023) after contract signing (April 2023), and the shortfall that ultimately killed the project with letter sent end of Feb 2024

What changed between May and April 2023 and the decision not to proceed with the redevelopment, is that Kāinga Ora progressed further through the design and planning phases over this period. The construction cost estimate was further refined, and the estimated land development construction cost increased from the initial estimate.

4./ "The Partners" advertised "Affordable" housing and "Workers Accommodation" throughout campaign, knowing \$7.5m or \$170,454 (EXCL GST) average per lot and before any cost overruns, please provide supporting documentation to support the claim of being affordable when compared to market available lots (with more land) under this price being available.

'Affordable housing' and 'workers' accommodation' refer to sale or rent of the finished built home to an end purchaser or renter, comparable to properties available on the market at the time. There was no set price.

5./ Please provide budget costs with breakdown that made up the \$5.2m originally anticipated for development, then the budget cost shortfall breakdown discovered between May-July, and then the same for the budget costs breakdown referred to in letter released Feb 2024 stating the shortfall.

Kāinga Ora has identified two documents in scope of this part of your request. These are the Quantity Surveyors cost assessment summaries for Teitei Drive dated February 2023 and 14 February 2024. A copy of the 14 February 2024 report was provided to you on 2 April 2024. I attach a copy of the February 2023 report with this response. Please note that some information has been withheld from this document under section 9(2)(a) of the Act, *'to protect the privacy of natural persons'*.

As noted in this document, these are land development construction costs only. I am withholding a full feasibility breakdown under section 9(2)(j) of the Act, to *'enable a Minister of the Crown or any Department or organisation holding the information to carry on, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations)'*

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

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

Nāku noa, nā

Mark Fraser
General Manager Urban Development and Delivery

Released under the Official Information Act

Out of scope

From: maggie flonk <Maggie.Flonk@ruapehudc.govt.nz>
Sent: Friday, 19 April 2024 11:45 AM
To: 9(2)(a)
Subject: RE: potential part transfer of OIA request from Ohakune Residents and Ratepayers Society
Attachments: image001.jpg; image4362ef.JPG

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Good morning 9(2)(a)

Thank you for your email. RDC has received the exact same OIA request. We have sent an extension on making our decision.

Kind regards
Maggie

Maggie Flonk
Manager Information Management
Ruapehu District Council

Ruapehu District Council | Private Bag 1001 | Taumarunui 3946 | New Zealand
Phone: 07 895 8188 ext: 252 | Fax: 07 895 3256 | Mobile:
email: Maggie.Flonk@ruapehudc.govt.nz | RDC website: www.ruapehudc.govt.nz



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From: 9(2)(a)@kaingaora.govt.nz
Sent: Friday, April 19, 2024 11:31 AM
To: Maggie Flonk <Maggie.Flonk@ruapehudc.govt.nz>
Subject: potential part transfer of OIA request from Ohakune Residents and Ratepayers Society

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 Maggie

Linda Heerink forwarded me your address so I could contact you about an Official Information Act (OIA) request that Kāinga Ora received from the Ohakune Ratepayer's and Residents' Society. The request, which Kāinga Ora received on 20 March 2024, is for the following information:

- 1./ How much was RDC to fund for external development outside the boundary
- 2./ How much was RDC to receive for the sale of Teitei to fund point 1
- 3./ What changed between the shortfall of \$2.3m discovered 1 month (May 2023) after contract signing (April 2023), and the shortfall that ultimately killed the project with letter sent end of Feb 2024
- 4./ "The Partners" advertised "Affordable" housing and "Workers Accommodation" throughout campaign, knowing \$7.5m or \$170,454 (EXCL GST) average per lot and before any cost overruns, please provide supporting documentation to support the claim of being affordable when compared to market available lots (with more land) under this price being available.
- 5./ Please provide budget costs with breakdown that made up the \$5.2m originally anticipated for development, then the budget cost shortfall breakdown discovered between May-July, and then the same for the budget costs breakdown referred to in letter released Feb 2024 stating the shortfall.'

We initially proposed to refuse the highlighted parts 1 and 2 of the request under section 7(2)(i) of the Local Government Official Information and Meetings Act 1987 'to enable any local authority holding the information to carry on, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations). However, as Kāinga Ora is not a local government authority, we are unable to decline information requests under LGOIAMA.

Following internal discussion, we believe that parts 1 and 2 relate more closely to the functions of the Ruapehu District Council (RDC), and in these circumstances section 14 of the OIA require us to transfer these parts of the request. I apologise for only contacting you now, and not within the official transfer period.

Can I confirm if the RDC would still be willing to accept a transfer of these parts of the request? If you are, I will email the requestor and advise that we have transferred questions 1 and 2 of the request to RDC, and that you will in touch with them to confirm a date for providing a decision on these parts of the request.

Nga mihi

9(2)(a) (she/her)
Senior Advisor, Government Relations
Mobile: 9(2)(a)



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.

Out of scope

From: maggie flonk <Maggie.Flonk@ruapehudc.govt.nz>
Sent: Friday, 19 April 2024 2:44 PM
To: 9(2)(a)
Subject: RE: potential part transfer of OIA request from Ohakune Residents and Ratepayers Society
Attachments: image001.jpg; image002.jpg

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Apologies,

I confirm that you do not need to transfer Q 1 and 2 and in our response to the requestor we will state the same with regards to the questions that are KO's to respond to.

Thank you.
Have a great weekend.

Maggie

From: 9(2)(a)@kaingaora.govt.nz
Sent: Friday, April 19, 2024 12:04 PM
To: Maggie Flonk <Maggie.Flonk@ruapehudc.govt.nz>
Subject: RE: potential part transfer of OIA request from Ohakune Residents and Ratepayers Society

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Thanks Maggie – we are also having to extend ours 😊. Just to confirm, we don't need to transfer questions 1 and 2, but can just advise that we understand the same request has been made to the RDC, and that you will respond? And you will do the same with our parts of the request?

Ngā mihi

9(2)(a)

Out of scope

From: Clive Manley <Clive.Manley@ruapehudc.govt.nz>
Sent: Friday, 19 April 2024 12:38 PM
To: Linda Heerink
Cc: maggie flonk
Subject: FW: FOR YOUR REVIEW: OI 24 190
Attachments: image454c30.JPG; Ohakune RRS draft response-updated.docx

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.

Thank you Linda,

No feedback from RDC thanks

Nga mihi
Clive

Clive Manley
Chief Executive
Ruapehu District Council

Ruapehu District Council | Private Bag 1001 | Taumarunui 3946 | New Zealand
Phone: 07 895 8188 ext: 303 | Fax: 07 895 3256 | Mobile: 9(2)(3) [REDACTED]
email: Clive.Manley@ruapehudc.govt.nz | RDC website: www.ruapehudc.govt.nz



For more information click on the banner

If you are not the intended recipient of this email please notify the sender and immediately delete the email and any attachments - Thank you.

From: Linda Heerink <Linda.Heerink@kaingaora.govt.nz>
Sent: Friday, April 19, 2024 8:52 AM
To: Clive Manley <Clive.Manley@ruapehudc.govt.nz>; Maggie Flonk <Maggie.Flonk@ruapehudc.govt.nz>
Subject: FOR YOUR REVIEW: OI 24 190

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.

Hi Clive and Maggie,

I hope you are both doing well.

FYI – The attached OIA response is due to go out today. Would you mind having a quick look (especially at Q1 and Q2) and let me know ASAP if you have any feedback?

Thanks,
Linda

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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.

Released under the Official Information Act

Out of scope

From: Linda Heerink <Linda.Heerink@kaingaora.govt.nz>
Sent: Friday, 19 April 2024 4:04 PM
To: Clive Manley; helen Leahy; maggie flonk
Cc: 9(2)(a)
Subject: For consultation: draft response covering requests 1, 2, 3 and 5 for OI 23 599 9(2)(a)
9(2)(a) (13 total requests combined)
Attachments: OI 23 599 combined material for release MARKED UP v.3.pdf; OI 23 599 9(2)(a)
9(2)(a) fourth response letter DRAFT v.5.docx
Importance: High

Good afternoon,

I hope you are all doing well.

Please find attached OI 23 599 which covers a range of requests from 9(2)(a). This is a combined response for multiple OIAs that were lodged late last year but we got an extension to reply. It covers a range of topics.

Are you in a position to review both the response letter and attachment (the information in the black boxes will be withheld)?

Please let me know asap if you have any feedback.

Regards,
Linda

Released under the Official Information Act

X April 2024

9(2)(a)

fyi-request-24401-8f82b0e2@requests.fyi.org.nz
fyi-request-24056-75d00aa1@requests.fyi.org.nz
fyi-request-24420-5f8be8b8@requests.fyi.org.nz

Tēnā koe **9(2)(a)**

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 accomodation 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 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.

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 \(kaingaora.govt.nz\)](#)) 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 accommodation 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 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.

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.

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.

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/EubzfOl4fRtGpnDhDqCWoySBlZF1lwl7ZO89uRfsJBYtZA?e=GtIXA2.

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

Mark Fraser
General Manager – Urban Development and Delivery

Released under the Official Information Act

Out of scope

From: helen leahy <helen@ngatirangi.com>
Sent: Friday, 19 April 2024 10:23 PM
To: Linda Heerink; Clive Manley; maggie flonk
Cc: 9(2)(a)
Subject: RE: For consultation: draft response covering requests 1, 2, 3 and 5 for OI 23 599
9(2)(a) (13 total requests combined)
Attachments: image001.png

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.

Thank you Linda.

I am happy with the information being forwarded on.

Helen Leahy
Pou Ārahi / Chief Executive
Ngā Waihua o Paerangi Trust
(formerly Ngāti Rangi Trust)
Te Pae Tata
43a Ruapehu Rd
PO BOX 195
Ohakune 4625

Phone: 9(2)(a)

Email: helen@ngatirangi.com

Web: www.ngatirangi.com

KĀKĀ TE WHARE TOKA O PAERANGI KĀKĀ HOKI KO AU
I am the eternal flame of the House of Stone of Paerangi



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Out of scope

From: Clive Manley <Clive.Manley@ruapehudc.govt.nz>
Sent: Saturday, 20 April 2024 4:14 PM
To: Linda Heerink
Cc: maggie flonk; 9(2)(a) helen@ngatirangi.com
Subject: FW: For consultation: draft response covering requests 1, 2, 3 and 5 for OI 23 599
 9(2)(a) (13 total requests combined)
Attachments: image42473b.JPG; OI 23 599 combined material for release MARKED UP v.3.pdf; OI
 23 599 9(2)(a) fourth response letter DRAFT v.5.docx
Importance: High

You don't often get email from clive.manley@ruapehudc.govt.nz. [Learn why this is important](#)

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.

I have no objection for you to release what you have shared.

Nga mihi
Clive

Clive Manley
Chief Executive
Ruapehu District Council

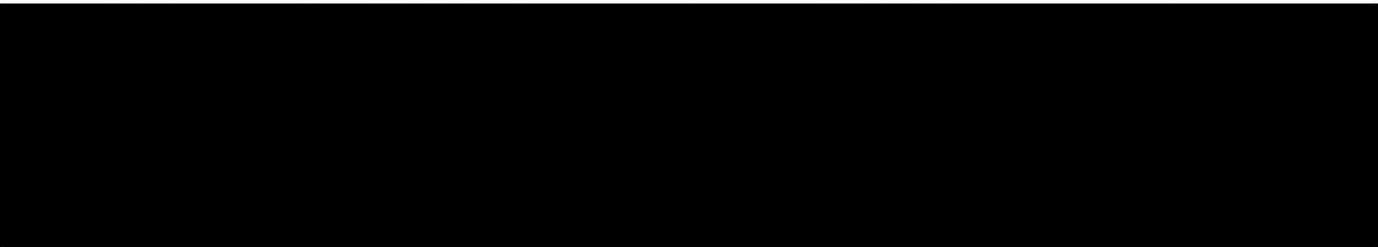
Ruapehu District Council | Private Bag 1001 | Taumarunui 5540 | New Zealand
Phone: 07 895 8188 ext: 303 | Fax: 07 895 3256 | Mobile: 9(2)(a)
email: Clive.Manley@ruapehudc.govt.nz | RDC website: www.ruapehudc.govt.nz



Released under the Official Information Act

For more information click on the banner

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Out of scope

From: Linda Heerink <Linda.Heerink@kaingaora.govt.nz>
Sent: Friday, 3 May 2024 10:01 AM
To: helen Leahy; Clive Manley; maggie flonk
Cc: 9(2)(a)
Subject: For review - draft response for OI 24 262 9(2)(a) - updated design layouts for Teitei Drive
Attachments: 231025_IGL_4819_Ohakune Masterplan_Stage1.pdf; OI 23 262 9(2)(a) response letter v.3.docx
Importance: High

Kia ora Helen and Clive,

I hope you are both doing well.

FYI – Please find attached the draft response for OI 24 262 9(2)(a) – who requested the updated design layouts for Teitei Drive.

It is the first time the updated masterplan is going to be released by us (I understand it was signed off at a DPM meeting in December 2023).

Please let me know if you have any feedback.

Regards,
Linda

Released under the Official Information Act

X May 2024

9(2)(a)

fyi-request-24056-75d00aa1@requests.fyi.org.nz
fyi-request-24401-8f82b0e2@requests.fyi.org.nz
fyi-request-24420-5f8be8b8@requests.fyi.org.nz

Tēnā koe 9(2)(a)

Thank you for your email of 24 April 2024 to Kāinga Ora – Homes and Communities requesting the following information under the Official Information Act 1982 (the Act):

"We therefor again ask for the latest copy of the design layouts as at Feb 2024 showing the layout of lots and any draft documents that show the layout and makeup of houses, parking etc."

There is one document in scope of your request, a revised master plan document that was updated at the end of 2023. This document is released to you in full. To be clear, there are no further documents in scope of this request.

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

Mark Fraser
General Manager – Urban Development and Delivery

Released under the Official Information Act

Out of scope

From: Clive Manley <Clive.Manley@ruapehudc.govt.nz>
Sent: Friday, 3 May 2024 10:45 AM
To: Linda Heerink
Cc: 9(2)(a) helen Leahy; maggie flonk
Subject: RE: For review - draft response for OI 24 262 9(2)(a) - updated design layouts for Teitei Drive
Attachments: imageb2adff.JPG

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No comments from me thanks
Nga mihi
Clive

Clive Manley
Chief Executive
Ruapehu District Council

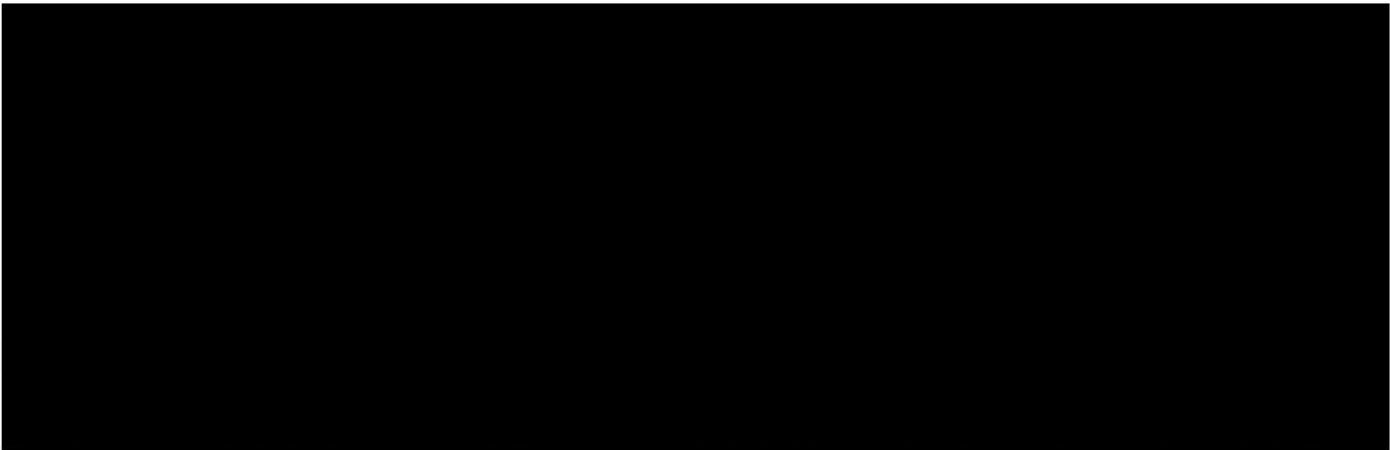
Ruapehu District Council | Private Bag 1001 | Taumarunui 3946 | New Zealand
Phone: 07 895 8188 ext: 303 | Fax: 07 895 3256 | Mobile: 9(2)(a)
email: Clive.Manley@ruapehudc.govt.nz | RDC website: www.ruapehudc.govt.nz



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Out of scope

From: helen leahy <helen@ngatirangi.com>
Sent: Friday, 3 May 2024 11:27 AM
To: Linda Heerink; Clive Manley; maggie flonk
Cc: 9(2)(a)
Subject: RE: For review - draft response for OI 24 262 9(2)(a) - updated design layouts for Teitei Drive
Attachments: image001.png

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.

I have no comments. Happy for release to be issued.

Helen Leahy
Pou Ārahi / Chief Executive
Ngā Waihua o Paerangi Trust
(formerly Ngāti Rangi Trust)
Te Pae Tata
43a Ruapehu Rd
PO BOX 195
Ohakune 4625

Phone: 9(2)(a)

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From: Linda Heerink <Linda.Heerink@kaingaora.govt.nz>
Sent: Friday, 17 May 2024 9:15 AM
To: Clive Manley; helen Leahy; Maggie Flonk
Subject: FYI - OIA 24 173 to ORRS
Attachments: OI 24 173 - Ohakune Ratepayers and Residents Society - Draft Response.docx; 03. Emails relating to Community update-Proposed development Teitei Drive #1.pdf; 02. Emails relating to statement from Ngati Rangi.pdf; 01. Emails relating to Media query_statement to One Roof.pdf; 04. Emails relating to Community update-Proposed development Teitei Drive #2.pdf; 05. Emails relating to CE report content-Teitei Drive_Ohakune Development.pdf; 07. Emails relating to Ohakune consent close out.pdf; 06. Emails relating to 10517803 6 Teitei Drive_Ohakune_Ruapehu District_4625.pdf

Good morning,

I hope you are all doing well.

FYI – the attached OIA went out to the Ohakune Ratepayers and Residents Society yesterday.

Regards,
Linda

Released under the Official Information Act

15 May 2024

Ohakune Ratepayers and Residents' Society Inc
fyi-request-26133-fb943a1a@requests.fyi.org.nz

Tēnā koutou Ohakune Ratepayers and Residents' Society Inc

Thank you for your request dated 18 March 2024 to Kāinga Ora – Homes and Communities for information regarding the Teitei Drive, Ohakune development under the Official Information Act 1982 (the Act) as follows:

- *Please provide to us any documentation or emails/communication regarding the decision made regarding teitei drive. This can be limited from 20th Feb until today.*
- *Please include official notice or comms regarding the cancellation from government.*
- *Please include any emails, documents discussions following the decision, until today.*

On 17 April 2024 Kāinga Ora extended the due date for response for 19 working days due to substantial collation.

Kāinga Ora has considered your request under the Act. Please find attached information that is in scope of your request.

Some information within the documents has been withheld under the following sections of the Act:

- 9(2)(a) to protect the privacy of natural persons, including that of deceased natural persons.
- 9(2)(g)(i) 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 information from this response is outweighed by the public interest considerations in making that information available.

Information that is out of scope of your request has been redacted.

It is useful to note that most of the discussion relating to the decision was done verbally and in meetings.

Following the notification of an extension to the due date for response on 17 April 2024, you requested "a count of the documents / emails / notes etc that match our criteria showing the amount of work that needs to be searched through. Please also provide a breakdown of the document type and the source or destination agency/individual/council etc".

In response to your email of 17 April 2024, I can advise that Kāinga Ora did an email sweep for the period 20 February 2024 to 18 March 2024 which found 87 related emails and associate email trails. These emails were assessed to determine relevant information that is in scope of your request. The emails were then reviewed to establish whether the information could be released in full or in part

under the Act. The source of the emails was mainly from Kāinga Ora with a couple from Ruapehu District Council and Ngāti Rangi.

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

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

Nāku noa, nā

Nathan Palmer
Acting General Manager Urban Development and Delivery

Released under the Official Information Act