


 Reply  Copy  View Images

 RE: Meeting Actions - Ohakune Housing Project Planning and Relationship hui - RDC | Kāinga Ora

Sent: 10 February 2022 3:36 PM

From: Ewen Skinner | Morrison Low

To: Karen Winchcombe; Graeme Broderick; Colleen McCorkindale; Nick Harrison; Dave Mitchell; Julie Cooke; Hayden Potaka; Cynthia Ward; Dhanesh Amerasingam; ree@reeanderson.co.nz; Clive.Manley@ruapehudc.govt.nz; Renee Regal; Rachael Hurzeler; paki maaka; Russell Allen;

 4 Attachments

 image001.jpg (2 KB);  image002.jpg (4 KB);  image003.png (27 KB);  Feasibility Report - Teitei Dr_Full.pdf (16 MB);

Message

Released under the Official Information Act

Hi all,

Please find attached a copy of the Cheal report relating to Teitei Drive.

Ewen Skinner
Director
Morrison Low
M: s 9(2)(a)
e.skinner@morrisonlow.com
www.morrisonlow.com

Auckland +64 9 523 0122	Wellington +64 4 472 7228	Sydney +61 2 9211 2991	Brisbane +61 7 3852 3865
-----------------------------------	-------------------------------------	----------------------------------	------------------------------------

This email and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed. The use, copying or distribution of this message or any information it contains, by anyone other than the intended recipient/s is prohibited by the sender. If you have received this email in error, please notify the sender, and delete the email from your system. Please note that any views or opinions presented in this email are solely those of the author and do not necessarily represent those of the organisation.

From: Karen Winchcombe <Karen.Winchcombe@kaingaora.govt.nz>
Sent: Thursday, 10 February 2022 3:13 pm
To: Graeme Broderick <Graeme.Broderick@kaingaora.govt.nz>; Colleen McCorkindale <Colleen.McCorkindale@kaingaora.govt.nz>; Nick Harrison <Nick.Harrison@kaingaora.govt.nz>; Dave Mitchell <Dave.Mitchell@kaingaora.govt.nz>; Julie Cooke <Julie.Cooke@kaingaora.govt.nz>; Hayden Potaka <Hayden.Potaka@kaingaora.govt.nz>; Cynthia Ward <Cynthia.Ward@kaingaora.govt.nz>; Dhanesh Amerasingam <Dhanesh.Amerasingam@kaingaora.govt.nz>; ree@reeanderson.co.nz; Clive.Manley@ruapehudc.govt.nz; Ewen Skinner | Morrison Low <e.skinner@morrisonlow.com>; Renee Regal <Renee.Regal@kaingaora.govt.nz>; Rachael Hurzeler <Rachael.Hurzeler@kaingaora.govt.nz>; Paki Maaka <Paki.Maaka@kaingaora.govt.nz>; Russell Allen <Russell.Allen@kaingaora.govt.nz>
Subject: Meeting Actions - Ohakune Housing Project Planning and Relationship hui - RDC | Kāinga Ora
Importance: High

Afternoon All

For your reference, please find **attached** copy of actions taken from yesterday's hui. Meetings notes will follow in due course.

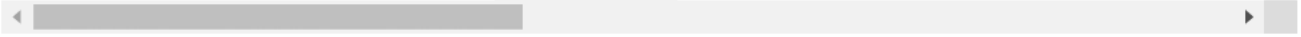
Ngā mihi nui
Karen

Karen Winchcombe

Senior Executive Assistant to Regional Director
Taranaki Whanganui Manawatū

Mobile: s 9(2)(a)
Email: karen.winchcombe@kaingaora.govt.nz

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



Released under the Official Information Act

Ruapehu District Council

Teitei Drive, Ohakune

Site Development Feasibility Report

200801Rev.1
18 December 2020

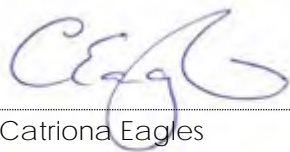
Released under the Official Information Act

Ruapehu District Council

Site Development Feasibility Report

Teitei Drive, Ohakune

Prepared by:



Catriona Eagles
Planning Manager

Reviewed and Approved
for Release by:



Dean Sherrit
Regional Manager

Date: 18 December 2020
Reference: 200801
Status: Final
Revision: 1
Previous Revision Date: 27 November 2020

This document is the property of Cheal Consultants Limited. Any unauthorised employment or reproduction, in full or part is forbidden.

This document has been prepared for a specific purpose for the above client and shall not be used for any other unauthorised purpose. Cheal Consultants Limited does not acknowledge any duty of care or responsibility to any other party.

© Cheal Consultants Limited

TABLE OF CONTENTS

1.	EXECUTIVE SUMMARY	4
2.	PROPOSAL	5
3.	SITE DETAILS	5
4.	SERVICES.....	6
4.1.	Water	6
4.2.	Wastewater	6
4.3.	Stormwater	6
4.4.	Hazards	7
4.5.	Development Contributions Policy	7
4.6.	Other Matters.....	7
5.	CONSENTING	8
5.1.	Covid19 Fast Track RMA Process.....	8
5.2.	District Plan	9
6.	GEOTECHNICAL ASSESSMENT	10

Appendices -

1. Photos
2. Veolia Advice and Preliminary Feasibility Assessment from Cheal Consultants to Ruapehu District Council - Our Ref 200801L2
3. COVID-19 Recovery (Fast-track Consenting) Act 2020, Sections 18 to 20
4. Horizons Regional Council Comment

Released under the Official Information Act

1. EXECUTIVE SUMMARY

The current proposal for TeiTei Drive Block is for approximately 44 lots (under CIP project) and an additional 150 sites being approximately 200 in total. We consider that the development of this site is possible subject to engineering design, further research and resource consent.

The development of this site will require a Discretionary Subdivision or Non Complying Activity consent depending on the level of compliance with lot size. Usually a consent application to Ruapehu District Council would be sought for such a development.

An alternative for this proposal is the COVID-19 Recovery (Fast-track Consenting) Act 2020 fast track process. This process requires an application to the Minister for the Environment for referral to an expert consenting panel. We consider that this proposal meets the criteria and an application for referral could be successful. Using this process may speed up the consenting process. The same level of information is required for either process.

Council have acknowledged that given the social housing aspirations of this project, it may be difficult to meet the District Plan provisions and objectives. The overall recommendation is to internalise effects of the development through a masterplan exercise and ensuring compliance with all boundary rules to external boundaries. A proposal of this scale can be staged to allow progressive development over time.

Due to the large area of the site (9.45ha) it can meet the specific conditions identified for Comprehensive Residential Development or could meet the minimum lots size for normal residential development. However if greater density is desired, the scale of the site will enable a specific neighbour character to be developed separate to that of the surrounding area allowing a strong argument for approval.

The site is considered to be production land under NESCS. Further research is required on this matter and is likely to be resolvable. The areas around the existing drain/stream are likely to be subject to flooding (1 in 200 year 0.5% AEP event). Development can be undertaken in a manner to avoid these areas or minimise risk via maintaining the existing natural stormwater flow paths on the site and ensure the appropriate setback of 10m is adhered to with regard to the existing watercourse.

It is recommended to undertake a masterplan design to confirm servicing requirements, site layout, stormwater flow paths (existing and proposed for stormwater detention), streetscape and landscaping (enhancing the existing vegetation on the site).

Veolia's report details trigger points for infrastructure upgrade. All infrastructure to be provided must meet Council's Code of Practice for Council and private parties' intentions. Infrastructure requires upgrade of surrounding infrastructure and onsite stormwater containment. There are significant costs associated with these upgrades however advice is that these costs can be accommodated within budget.

2. PROPOSAL

Ruapehu District Council (RDC) propose to establish social housing units/sites utilising the Comprehensive Residential Development Rules of the Ruapehu District Plan with additional development likely via partnership with private parties.

The current proposal for TeiTei Drive Block is for approximately 44 lots (under CIP project) and an additional 150 sites being approximately 200 in total. We consider that the development of this site is possible subject to engineering design, further research and resource consent(s).

If compliance with the minimum and average lot sizes is achieved, the proposal will be a **Discretionary Activity** under Rule RE3.2.3(f) or Rule SU3.5.1 under the Operative District Plan. If compliance with the minimum or average lot size can't be achieved, the proposal will be a **Non Complying Activity** under Rule SU3.5.4 under the Operative District Plan.

A masterplan design is necessary taking into account:

- Water & wastewater infrastructure constraint and design.
- Avoidance of flood areas or minimise risk via maintaining the existing natural stormwater flow paths on the site.
- Geotechnical advice.
- Roading design.
- Urban design criteria.
- Recreation reserve and landscaping requirements.
- Social housing aspirations.

The scale of the size will likely enable a variety of lot densities. Regional consents may also be required.

3. SITE DETAILS

The site subject to the proposal is located at Teitei Drive, Ohakune. Teitei Drive is a legal Council road, formed and sealed up to the eastern corner of the northern boundary.

Street Address	Legal Description	Computer Freehold Register	Area	Zoning
Teitei Drive, Ohakune	Lot 2 DP 54909	WN24D/752	9.4536ha	Residential

4. SERVICES

All services are able to be provided to a proposed 200 lot subdivision on this block with some upgrade of mains required. There is a broader concern from Council's Asset Managers as to the impact from increased interest in development in Ohakune on the three waters. The likely impact this increased development will have on water and wastewater assets and how these are funded is a matter for Council's Asset Managers to address in the upcoming Long Term Plan and associated capital works programmes. Such expansion of assets for growth may alter Council's Development Contributions Policy for 2021. Discussions between the applicant and Council's Asset Manager regarding Development Contributions are recommended.

4.1. Water

Water infrastructure will require extension into the site. Additionally extra work to the connecting main may be required to provide improved hydraulic outcomes for the area and greater network resilience (security of supply).

A high level estimate of the conceptual water system upgrades are outlined by Veolia to be in the order of \$650,000. This would comprise installation of approximately 640m of 150mm diameter watermain along SH49 and Teitei Drive linking through to existing 150mm diameter infrastructure on Snowmass Drive.

4.2. Wastewater

Wastewater infrastructure will require extension into the site. Veolia advise Council wastewater infrastructure exists north of the site which services adjacent residential developments. Based on available topographical information it is understood that the site generally sits below existing Council infrastructure, therefore a pumped system would likely be required. The existing downstream wastewater network is considered of sufficient capacity to provide wastewater servicing to the proposed development.

Based on approximately 350m of rising main and a wastewater pump station, these are estimated at \$300,000 to \$400,000 excluding GST.

4.3. Stormwater

Veolia advise: *There is no Council infrastructure in the immediate vicinity of the site. Servicing by way of existing stormwater infrastructure located northeast of the site is unlikely to be technically feasible due to site topography. The site comprises swale drains which cross the property. The specific requirements for stormwater serving would need to be determined during stormwater system design. Conceptually (subject to detailed investigation and design) this could comprise transfer of stormwater generated from the site to existing swales drains. Horizons flood modelling portal indicates flooding risk in some areas of the site which would require flooding mitigation consideration if allotments are proposed in these areas.*

There is a clear requirement from Council that the development of the site must be driven by stormwater neutrality. Such a design requires the containment of stormwater on site via ponds or similar structures. This is standard design in many developments within the region. The final design would be subject to technical feasibility and suitable development 'internal' infrastructure providing appropriate stormwater detention (as required by RDC) and subsequent transfer to existing Council services.

Similar developments in the region incurred the cost of between \$4,883 and \$3,269 per lot so an average of \$3,626 per lot. Therefore a Stage 1 of 40 lots incurs \$200,000 with an overall cost for 200 lots at \$725,000 approximately (all excluding GST).

Final costs are dependent on geotechnical assessment, detailed design and any regional consents required for the final design. The scale of the site will allow suitable stormwater solutions to be sought.

4.4. Hazards

The site is considered to be production land under NESCS. Further research and soil testing are required on this matter and is likely to be resolvable via remediation if necessary. Costs have not been attributed to this.

The areas around the existing drain/stream are likely to be subject to flooding (1 in 200 year 0.5% AEP event). Development can be undertaken in a manner to avoid these areas or minimise risk via maintaining the existing natural stormwater flow paths on the site and ensure the appropriate setback of 10m is adhered to with regard to the existing watercourse.

No other hazards are known to exist or have been identified.

4.5. Development Contributions Policy

Council's current Development Contributions Policy requires the payment of \$4,981 per unit/lot payable. Therefore at 40 lots, a payment of \$199,240 is payable at Section 224 certification. These fees (all excluding GST) and the associated policy are under review and changes to these fees are likely on 1 July 2021.

4.6. Other Matters

Power and telecommunications are required. These costs have not been obtained.

The existing formation of Teitei Drive is likely to be sufficient for an additional 200 lots. The existing intersection with SH49 has excellent visibility and is in good condition.

	Comment On Proposal
Existing Buildings	No existing buildings.
Legal & Physical Access	Via Teitei Drive. Road extensions likely to be needed into the site
Water Supply	At boundary. Extension is possible with some upgrade of main required.
Wastewater Supply	At boundary. Extension is possible.
Stormwater Disposal	On site Disposal with best practice design is required.
Power & Telecommunications	At boundary. See Veolia Report
Title Instruments	There are no registrations on the record of title that will affect the proposed development.
NESCS	The site is considered to be production land. Further information will be required from Horizons Regional Council to determine that no Hail Activity has been undertaken on the subject land. Further investigations including soil testing may be required however are likely to be resolvable.
NES FW	There is an existing watercourse that is located through the centre of the property. Horizons Regional Council One Plan advises a separation of 10m. Detailed stormwater design will be necessary.
Geotechnical Assessment	See Appendix 2
Natural Hazards	The site has areas adjoining the watercourse which are within the 1 in 200 year flood event (0.5% Annual Exceedance Probability (AEP)). These areas can be avoided or risk minimised given the size of the site. Stormwater model is required which is normal for such a development
Hazards identified in District Plan	There are no Natural Hazards shown in the District Planning Maps.
Development Contributions	\$5,728.00 per unit payable (2020)
Topography	Topographical survey recommended to be carried out, subject to site access.
Regional Council issues	Depending on stormwater design and proposed earthworks, regional consent may be necessary which is normal for such a development.
Other Matters	None

5. CONSENTING

5.1. Covid19 Fast Track RMA Process

Under the COVID-19 Recovery (Fast-track Consenting) Act 2020, individuals and groups can apply to the Minister for the Environment to have public or private projects referred to Expert Consenting Panels. When the Minister approves an application it means it is eligible to use the fast-track process to apply for resource consents and designation.

The Minister will consider a project against criteria that includes:

- Consideration of the economic benefits a project will give to communities or industries affected by COVID-19.
- How it will affect social and cultural wellbeing now and into the future.
- Whether the project's timeline will benefit from the fast-track process.
- The public benefit that would accrue from the project such as:
 - Generating employment.
 - Increasing housing supply.
 - Improving environmental outcomes for coastal or freshwater quality, air quality or indigenous biodiversity.
 - Minimising waste.
 - Contributing to New Zealand's efforts to mitigate climate change.

An application for referral must include the matters outlined in Section 20 and meet the criteria in Section 18 of the COVID-19 Recovery (Fast-track Consenting) Act 2020. We believe that the TeiTei Drive Block development would meet the criteria.

5.2. District Plan

The development of Teitei Drive will require a discretionary or non complying activity consent under the Comprehensive Residential Development provisions or normal residential lot provisions. Some variation in lot size can be accommodated with some lots designed for normal residential development and some lots smaller for social housing aspiration. It is recommended that a masterplan design provides for lots sizes similar to those adjoining the site on the boundary with any smaller lots located more centrally within the site. Lot layout will be influenced by flood risk and stormwater constraint, infrastructure constraints, urban design best practice, reserve requirements, solar orientation and social housing aspirations/requirements.

This proposal has the ability to be consistent within the District Plan Objectives and Policies with some pockets of higher density. Based on a variety of lot sizes and the meeting of social and economic wellbeing goals it is likely to be granted consent, subject to conditions requiring detailed engineering design, geotechnical conditions and planting plan provisions.

Some regional consents may be required for earthworks, soil contamination (if any) and earthworks within flood risk areas. No significant issues are anticipated here that can not be design or managed appropriately.

Support from iwi to the proposal would be beneficial.

6. GEOTECHNICAL ASSESSMENT

Based on the site walkover, field investigations and desktop study of the site, future development/construction of new dwellings is anticipated to be feasible given suitable investigations and analysis are conducted on the site.

Based on field investigations, the key/main hazard (however not limited to) is liquefaction potential and risk of flooding/inundation at the site. A layer of "soft" soil was observed during field investigations in a test pit area at the eastern edge of the site, however, was not observed in any other investigation location. As such, it is anticipated that this layer is not continuous across the site, however, future development specific investigations are required to confirm.

Due to the presence of relatively shallow groundwater (<3.0m) and soils prone to liquefaction, a quantitative liquefaction analysis should be undertaken to further understand the affects liquefaction and the related hazards could pose on the future development. However, it is anticipated that with appropriate design (foundation solutions) the hazards can be appropriately mitigated. Appropriate finished floor levels should be identified and built to minimise impact of flooding/inundation.

The above recommendations are generic only. Future recommendations, including site specific assessments are provided below:

- Deep geotechnical investigations ie machine boreholes and CPT – to aid in liquefaction analysis.
- Groundwater monitoring.
- Flood modelling to further identify the risk of flooding and identify a minimum floor level.
- Due to the extent/size of the site and development, development specific investigations once draft scheme plans are determined by a suitably qualified engineer should be undertaken for resource consent/design, prior to any construction.
- Specific engineered design of foundations and/or ground improvement to mitigate against natural hazards.

CHEAL CONSULTANTS LIMITED
18 December 2020

Appendix 1

Photos

Released under the Official Information Act

Photo 1 – Site Location (Source: Ruapehu Maps)



Released under the Official Information Act

Appendix 2

Veolia Advice and
Preliminary Feasibility
Assessment from
Cheal Consultants to
Ruapehu District Council
Our Ref 200801L2

Released under the Official Information Act

Appendix 2 – Veolia Report (2 November & 30 October)

From: Patel, Minesh <minesh.patel@veolia.com>
Sent: Wednesday, 25 November 2020 4:46 pm
To: Stuart Watson <Stuart.Watson@ruapehudc.govt.nz>
Subject: Fwd: FW: [#200801] Due Diligence Follow up

Hi Stuart,

Happy to discuss - I have provided responses in red text below (where Veolia input is appropriate) which should hopefully cover off most of what has been requested.

Thanks
Minesh

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

From: Stuart Watson <Stuart.Watson@ruapehudc.govt.nz>
Date: Wed, 25 Nov 2020 at 15:59
Subject: FW: [#200801] Due Diligence Follow up
To: Patel, Minesh <minesh.patel@veolia.com>

Hi Do we need to discuss ?

thanks

Stuart Watson Environmental Manager (Acting)
Environmental Manager (Acting)
Ruapehu District Council

Ruapehu District Council | Private Bag 1001 | Taumarunui 3946 | New Zealand
Phone: 07 895 8188 ext: 223 | Fax: 07 895 3256 | Mobile: 027 202 2692
email: Stuart.Watson@ruapehudc.govt.nz | RDC website: www.ruapehudc.govt.nz

From: Ewen Skinner | Morrison Low <e.skinner@morrisonlow.com>
Sent: Wednesday, 25 November 2020 2:07 pm
To: Stuart Watson <Stuart.Watson@ruapehudc.govt.nz>
Cc: Dean Sherrit <DeanS@cheal.co.nz>; Catriona Eagles <CatrionaE@cheal.co.nz>; Ree Anderson <ree@reeanderson.co.nz>; Sean Bignell <sean@meqproperty.com>; Nicholas Chan <nick@meqproperty.com>; Aaron Pendergrast <AaronP@ruapehudc.govt.nz>
Subject: RE: [#200801] Due Diligence Follow up

Hi Stuart – this is now really urgent – CIP have come back and stated that they effectively need commitment from Council on the 30th Nov!

So we do need responses to these questions by Friday.

There is a meeting on Monday morning at 8:30am with Clive and the team – can you attend this?



Ewen Skinner

Director

Morrison Low

M: s 9(2)(a)

e.skinner@morrisonlow.com

www.morrisonlow.com

Auckland	Wellington	Sydney	Brisbane
+64 9 523 0122	+64 4 472 7228	+61 2 9211 2991	+61 7 3852 3865

This email and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed. The use, copying or distribution of this message or any information it contains, by anyone other than the intended recipient/s is prohibited by the sender. If you have received this email in error, please notify the sender, and delete the email from your system. Please note that any views or opinions presented in this email are solely those of the author and do not necessarily represent those of the organisation.

From: Ewen Skinner | Morrison Low

Sent: Tuesday, 24 November 2020 4:21 pm

To: Stuart Watson <Stuart.Watson@ruapehuc.govt.nz>

Cc: Dean Sherrit <DeanS@cheal.co.nz>; Catriona Eagles <CatrionaE@cheal.co.nz>; Ree Anderson <ree@reeanderson.co.nz>; Sean Bignell <sean@meqproperty.com>; Nicholas Chan <nick@meqproperty.com>

Subject: FW: [#200801] Due Diligence Follow up

Stuart,

Follow our discussion here is a summary of the key actions around the three waters and actions for Veolia. As I mentioned we need the info late this week in order to update Clive as to the way forward.

Out of Scope

Released under the Official Information Act

Out of Scope

Released under the Official Information Act

Tei Tei Drive –

1. Water – need to identify the costs for upgrade – based upon Veolia’s info this is estimated to be \$640K. STUART TO CONFIRM. **Correct - As per high-level estimate provided by Veolia in correspondence of 2 November.**
2. Wastewater – need to confirm the costs to provide necessary infrastructure to service the entire site (not going with a low pressure system) – STUART TO CONFIRM COSTS WITH VEOLIA. **Dean Sherrit of Cheal has prepared an estimate for a wastewater solution servicing the entire site based on similar large scale developments occurring in the region. Refer attached correspondence which provides an estimate of \$300k for a WWPS and rising main system for the site.**
3. Funding of Infrastructure - the infrastructure costs to enable this site are significant (noting that there are 300 other lots in Ohakune that developers are seeking to get consents for (RICHARD TO SUPPLY MORE ACCURATE INFORMATION TO STUART) – there needs to be some discussion around infrastructure costs and how these are funding as this is a significant impediment to any further development in Ohakune. STUART TO DISCUSS WITH RICHARD / VEOLIA AND PROVIDE FEEDBACK.

Ideally we can get feedback on all these question by the end of this week.



Ewen Skinner

Director

Morrison Low

M: s 9(2)(a)

[300K](#)

www.morrisonlow.com

Auckland	Wellington	Sydney	Brisbane
+64 9 523 0122	+64 4 472 7228	+61 2 9211 2991	+61 7 3852 3865

This email and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed. The use, copying or distribution of this message or any information it contains, by anyone other than the intended recipient/s is prohibited by the sender. If you have received this email in error, please notify the sender, and delete the email from your system. Please note that any views or opinions presented in this email are solely those of the author and do not necessarily represent those of the organisation.

-
Minesh Patel

Project Engineer

PTAG - PROJECTS, TECHNICAL, ASSETS GROUP

off.: (09) 295 0515 / ddi s 9(2)(a) / cell.: s 9(2)(a)

Millennium Centre II, Building C, 600 Great South Road / Ellerslie / 1051 New Zealand

www.veolia.com/anz

Tei Tei Drive -

- Nick sent an email on 19th October to Stuart (for the Veolia brief) detailing the following questions:
 - We need to consider possibility of servicing 15 to 25 sites in Tei Tei Drive as part of delivery for CIP funding contract. Have you a high level view on
 - What scale is required to trigger upgrade in capacity?
 - What is likely cost?
 - What time to deliver?

Looking at the response we do not really have the answers to these key questions.

- Water – what would be the costs of the water upgrades you are proposing?
 - A high level estimate of the conceptual water system upgrades outlined in Veolia correspondence of 30 October would be in the order of \$650k. This would comprise installation of approximately 640m of 150mm diameter watermain along SH49 and Teitei Drive linking through to existing 150mm diameter infrastructure on Snowmass Drive.
- Wastewater – it appears that if we only look at the 15-25 sites in isolation from any large site development then we can use the low pressure sewer solution at a cost of approx. \$10K per site (Portion 1 and 2) – talking to Nick he felt that the costs so can you provide a little more detail / breakdown on assumptions and how these costs have been arrived at?
 - Cost estimates are based on correspondence stemming from initial inquiries with NZ pressure sewer system specialists Ecoflow (correspondence attached for reference).
- The questions that has not been answered is what Nick originally asked – can we get a response to these questions?:
 - What scale is required to trigger an upgrade in capacity? i.e. the minimum number of sections noting that the overall site could accommodate significantly more than the 15-25 we are focused upon
 - What is likely cost?

- What time to deliver?
- The nature of the infrastructure solution would be directly subject to the scale of development proposed (anticipated demand) and specific characteristics of the site. For example, while a pressure sewer systems is considered appropriate for 15-25 allotments, a public wastewater pumping system (WWPS) may be more appropriate for a larger scale site where it is warranted based on 'community' benefit of a public WWPS relative to the cost of ongoing operation and maintenance. The construction cost of a WWPS can vary significantly depending on ground conditions, wet-well depth, size etc which are all subject to further definition of development scale and specific understanding of the site. A similar principle will apply to the water supply and stormwater servicing solution also. Regrettably without further information, it is difficult to provide meaningful infrastructure cost and delivery information in respect of this query at this stage. I am happy to speak this one through with you or other RDC representatives (as required) to provide further clarification.

Stormwater – it appears that the engineering solution would not be to onerous. Is this correct and what indicatively would be costs for what is being proposed?

- In general terms this is considered fair based on currently available information. Servicing would be subject to technical feasibility and suitable development 'internal' infrastructure providing appropriate stormwater detention (as required by RDC) and subsequent transfer to existing Council services. Cheal may be able to provide cost estimates for the 'internal' infrastructure solution based on oversight of a development of similar size and scale.

Dean – can you please liaise with Veolia / Stuart to get a response to these outstanding questions.

Nick – if you have any other questions beyond what I have stated below please send these through.



Ewen Skinner

Director

Morrison Low

M: [REDACTED] s 9(2)(a)

e.skinner@morrisonlow.com

www.morrisonlow.com

Auckland	Wellington	Sydney	Brisbane
+64 9 523 0122	+64 4 472 7228	+61 2 9211 2991	+61 7 3852 3865

This email and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed. The use, copying or distribution of this message or any information it contains, by anyone other than the intended recipient/s is prohibited by the sender. If you have received this email in error, please notify the sender, and delete the email from your system. Please note that any views or opinions presented in this email are solely those of the author and do not necessarily represent those of the organisation.

From: Margaret Hawthorne <Margaret.Hawthorne@ruapehudc.govt.nz>
Sent: Monday, 2 November 2020 9:26 am
To: Nicholas Chan <nick@megproperty.com>; Ewen Skinner | Morrison Low <e.skinner@morrisonlow.com>; Ree Anderson <ree@reeanderson.co.nz>; Clive Manley <Clive.Manley@ruapehudc.govt.nz>; Rebecca Van Orden <rebecca.vanorden@ruapehudc.govt.nz>; Tessa Owen <Tessa.Owen@ruapehudc.govt.nz>
Subject: FW: Services Comments - Moore Street / Teitei Drive, Ohakune

A few issues to work through.

Margaret Hawthorne BBS
Group Manager Community Services
Ruapehu District Council

Ruapehu District Council | Private Bag 1001 | Taumarunui 3946 | New Zealand
Phone: 07 895 8188 ext: 228 | Fax: 07 895 3256 | Mobile: s 9(2)(a)
email: Margaret.Hawthorne@ruapehudc.govt.nz | RDC website: www.ruapehudc.govt.nz

From: Stuart Watson <Stuart.Watson@ruapehudc.govt.nz>
Sent: Friday, 30 October 2020 2:20 pm
To: Margaret Hawthorne <Margaret.Hawthorne@ruapehudc.govt.nz>
Subject: FW: Services Comments - Moore Street / Teitei Drive, Ohakune

Hi

Veolia feasibility study of housing sites Ohakune

thanks

From: Patel, Minesh <minesh.patel@veolia.com>
Sent: Friday, 30 October 2020 2:15 pm
To: Stuart Watson <Stuart.Watson@ruapehudc.govt.nz>
Cc: Bryan Jackson <bryan.jackson@veolia.com>; Sanjeev Morar <sanjeev.morar@veolia.com>; Dutra, Vini <vini.dutra@veolia.com>; Karl Wilson <karl.wilson@veolia.com>
Subject: Services Comments - Moore Street / Teitei Drive, Ohakune

Hi Stuart,

Veolia has prepared, at a feasibility level, 3 waters services comments pertaining to the Moore Street and Teitei Drive sites in Ohakune. This is outlined below has been prepared based on desktop analysis (from information available to Veolia) and discussions with local operational staff.

Happy to discuss over the phone once you've had a chance to digest.

Thanks

Minesh

Out of Scope

Released under the Official Information Act

Teitei Drive

Background

The prospective development involves the creation of approximately 15-25 allotments on Council owned land (approximately 9.5 ha) located off SH49 (Rangataua Road) behind the Ohakune Carrot Adventure Park. The site is currently being used for agricultural purposes.

Water

A Council water supply exists in the vicinity of the site. Water supply servicing for the south eastern region of Ohakune is provided predominantly by way of 100mm diameter infrastructure supplied from a 150mm diameter supply main on SH49 (Rangataua Road) and 150mm / 200mm supply mains on Ruapehu Road / Shannon Street.

It is considered water services can be provided to the proposed development subject to items below:

- Based on discussions with operational staff it is understood that the supply main along SH49 (Rangataua Road) is currently isolated operationally at the bridge due to leaks occurring on the crossing. As a result, the south-eastern region of Ohakune is currently only fed from 100mm diameter supply mains along Tainui Street and Ruapehu Road. Renewal of this main is recommended in order to provide improved hydraulic outcomes for the area and greater network resilience (security of supply).
- A suitable water main linking the subject site to existing Council infrastructure is required. Conceptually (subject to detailed investigation and design) this could involve linking the existing Council 150mm diameter water main located in the vicinity of property 95 Clyde Street to the existing 150mm diameter water main located in the vicinity of Magnolia Drive (coupled with renewal of the bridge crossing).

Wastewater

Council wastewater infrastructure exists north of the site which services adjacent residential developments. Based on available topographical information it is understood that the site generally sits below existing Council infrastructure, therefore a pumped system would likely

be required. The existing downstream wastewater network is considered of sufficient capacity to provide wastewater servicing to the proposed development.

In this case and circumstances Veolia would consider (reflective of development scale) a low pressure sewer solution (or equivalent) appropriate relative to, for example, a public WWPS. A low pressure sewer is a centralised system that utilises small, low powered, grinder pumps in each property which are then connected to a centralised discharge network. The pressure created at each property connection allows the sewage to be transferred to the discharge point.

As a guide, the estimated cost for installation of a low pressure sewer system is provided below:

- Portion 1 – The central low pressure sewer network
 - Approx. \$1,800 - \$2,200 per allotment
- Portion 2 – Private property grinder pump systems (generally installed as dwellings are constructed)
 - Approx. \$8,050 - \$8,250 per allotment

Stormwater

There is no Council infrastructure in the immediate vicinity of the site. Servicing by way of existing stormwater infrastructure located northeast of the site is unlikely to be technically feasible due to site topography. The site comprises swale drains which cross the property. The specific requirements for stormwater serving would need to be determined during stormwater system design. Conceptually (subject to detailed investigation and design) this could comprise transfer of stormwater generated from the site to existings swales drains.

Horizons flood modelling [portal](#) indicates flooding risk in some areas of the site which would require flooding mitigation consideration if allotments are proposed in these areas.

--

Minesh Patel
Project Engineer
PTAG - PROJECTS, TECHNICAL, ASSETS GROUP

off.: (09) 295 0515 / ddi: [§ 9\(2\)\(a\)](#) / cell.: [§ 9\(2\)\(a\)](#)
Millennium Centre II, Building C, 600 Great South Road / Ellerslie / 1051 New Zealand
www.veolia.com/anz

OUR REF 200801L2

18 December 2020

Ruapehu District Council
Private Bag 1001
TAUMARUNUI 3946

ATTENTION: MARGARET HAWTHORNE
(Group Manager Community Services)

Email: margaret.hawthorne@ruapehudc.govt.nz

Dear Margaret

PRELIMINARY FEASIBILITY ASSESSMENT FOR TEI TEI DRIVE, OHAKUNE

1. Site Description

The site, Tei Tei Drive, Ohakune, legally described as Lot 2 DP 54909 comprises a total area of approximately 9.4536ha and consists of flat to gently undulating topography with some low-lying wetland areas and existing stormwater management features (channels).

Based on current and historic aerial imagery, two low-lying wetland areas have been identified within the site (towards the west and centre of the site). The site is bound to the north by a well vegetated wetland, to the south by a stream, to the west by pasture and to the east by existing residential developments. The site can be accessed via Kanuka Way to the north.

2. Desktop Study

Based on GNS Science NZ 1:250,000 GIS mapping, we understand the site is likely to be underlain by Middle to Late Pleistocene fan deposits comprising moderately weathered undifferentiated poorly sorted gravel, sand, clay and loess.

Based on flood modelling and input from Council, it is understood that the site (Tei Tei Drive, Ohakune) is in a potential/indicative flood risk zone.

3. Preliminary Investigations

A site walkover and field investigations were carried out on the 7 and 8 December 2020 by Ramona White (Engineering Geologist from Cheal Consultants Limited). The following field investigations were performed:

- 13 x Test Pits
- 4 x Hand Auger Boreholes in the low-lying areas

The purpose of the field investigations was to confirm underlying soil stratigraphy and provide information for future recommendations. The approximate locations of the field investigations are shown in Figure 1: Test Location Plan. All field investigations are presented in Appendix 1.

Based on the field investigations, the test pits confirmed the local geology (fan deposits) and in some locations refused (on boulders or 20-tonne excavator unable to go deeper) at depths less than <3.0m.

Groundwater seepage was observed at between 1.5mbgl to 3.3mbgl across the site. In some test pits which were terminated before 3.0mbgl, groundwater was not observed. Groundwater in the low-lying wetland areas (as shown in Figure 1) ranged from 0.5mbgl to 0.9mbgl.

Please note, historic and existing low-lying wetland areas with shallow groundwater have been identified in Figure 1 below. However, due to the extent of the site and limited testing, additional areas with shallow groundwater may be present. As such, additional groundwater monitoring and development specific testing is required in future stages.



Figure 1: Test location plan & low-lying wetland areas (blue)

4. Qualitative Natural Hazard Assessment

Based on a desktop analysis performed by Cheal Consultants Limited and the preliminary investigations undertaken, a natural hazards risk assessment in accordance with the Resource Management Act Section 106 has been undertaken for the proposed development and is presented in Table 1: Natural Hazards Assessment Table. Any natural hazard/s anticipated to have a moderate to high likelihood/occurrence and those that are anticipated to pose a moderate to high risk to the proposed development should be further addressed in future investigations and analysis.

Any future/additional investigations/hazard specific testing (if required) are highlighted in Section 6: Future Recommendations of this letter.

Table 1: Natural Hazards Assessment Table

Natural Hazard (Pre-Development)	Likelihood	Consequence	Risk Value
Inundation and groundwater flooding	4	3	12 (Medium)
Subsidence/ground settlement due to compressible soils/collapsible soils	3	3	9 (Low)
Landslip/Slope instability	1	4	4 (Low)
Internal erosion, including tomo formation	1	2	2 (Low)
Geothermal gas and eruptions/Old geothermal bores	1	3	3 (Low)
Corrosive soils	1	3	3 (Low)
Volcanic eruption	1	3	3 (Low)
Soil contamination	1	3	3 (Low)
Ground rupture and shaking/Tectonic subsidence	2	4	8 (Low)
Liquefaction – induced settlement, bearing capacity failure and lateral spreading	3	4	12 (Medium)
Post-earthquake subsidence	2	4	8 (Low)
Fill material	4	2	8 (Low)
Land adjacent to watercourses, lakes or streams	4	2	8 (Low)
Historic lake or stream beds and lake terraces	4	3	12 (Medium)
Expansive soils	1	3	3 (Low)

NOTE:

Likelihood and consequence are rated from 1 to 5 with 1 representing rare/insignificant case and 5 representing a catastrophic event which is almost certain to occur.

5. Summary

Based on the site walkover, field investigations and desktop study of the site, future development/construction of new dwellings is anticipated to be feasible given suitable investigations and analysis are conducted on the site. Based on field investigations, the key/main hazard (however not limited to) is liquefaction potential and risk of flooding/inundation at the site. A layer of "soft" soil was observed during field investigations in Test pit 3 at a depth of 2.7–2.9mbgl, however was not observed in any other investigation location. As such, it is anticipated that this layer is not continuous across the site, however, future development specific investigations is required to confirm.

Due to the presence of relatively shallow groundwater (<3.0m) and soils prone to liquefaction, a quantitative liquefaction analysis should be undertaken to further understand the affects liquefaction

and the related hazards could pose on the future development. However, it is anticipated that with appropriate design (foundation solutions) the hazards can be appropriately mitigated.

Appropriate finished floor levels should be identified and built to minimise impact of flooding/inundation.

The above recommendations are generic only. Future recommendations including site specific assessments are provided in Section 6 below.

6. Future Recommendations

Future recommendations are provided below:

- Deep geotechnical investigations ie machine boreholes and CPT – to aid in liquefaction analysis
- Groundwater monitoring
- Flood modelling to further identify the risk of flooding and identify a minimum floor level
- Due to the extent/size of the site and development, development specific investigations once draft scheme plans and determined by a suitably qualified engineer should be undertaken for resource consent/design, prior to any construction.
- Specific engineered design of foundations and/or ground improvement to mitigate against natural hazards

7. Disclaimer

This report has been prepared solely for the use of our client with respect to the particular brief given to Cheal Consultants Limited.

No liability is accepted in respect of its use for any other purpose or by any other person or entity. All future owners of this property should seek professional geotechnical advice to satisfy themselves as to its ongoing suitability for their intended use.

The opinions, recommendations and comments given in this report are the result from the application of accepted industry methods of site investigation. As factual evidence over much of the site has been obtained solely from test pits and hand auger boreholes, which by their nature only provide information about that exact location, there may be special conditions pertaining to this site which have not been identified by the investigation and which have not been taken into account in the report. Any groundwater levels measured during the investigation may change over time. If variations in the subsoils and/or groundwater occur from those described or assumed to exist, then the matter should be referred back to Cheal Consultants Limited immediately.

Yours sincerely



YU-SHEN LIU
GEOTECHNICAL ENGINEER
Email: Yu-Shen.Liu@cheal.co.nz

Enclosures:

1. Field Investigations

Enclosure 1

Field Investigations

Released under the Official Information Act

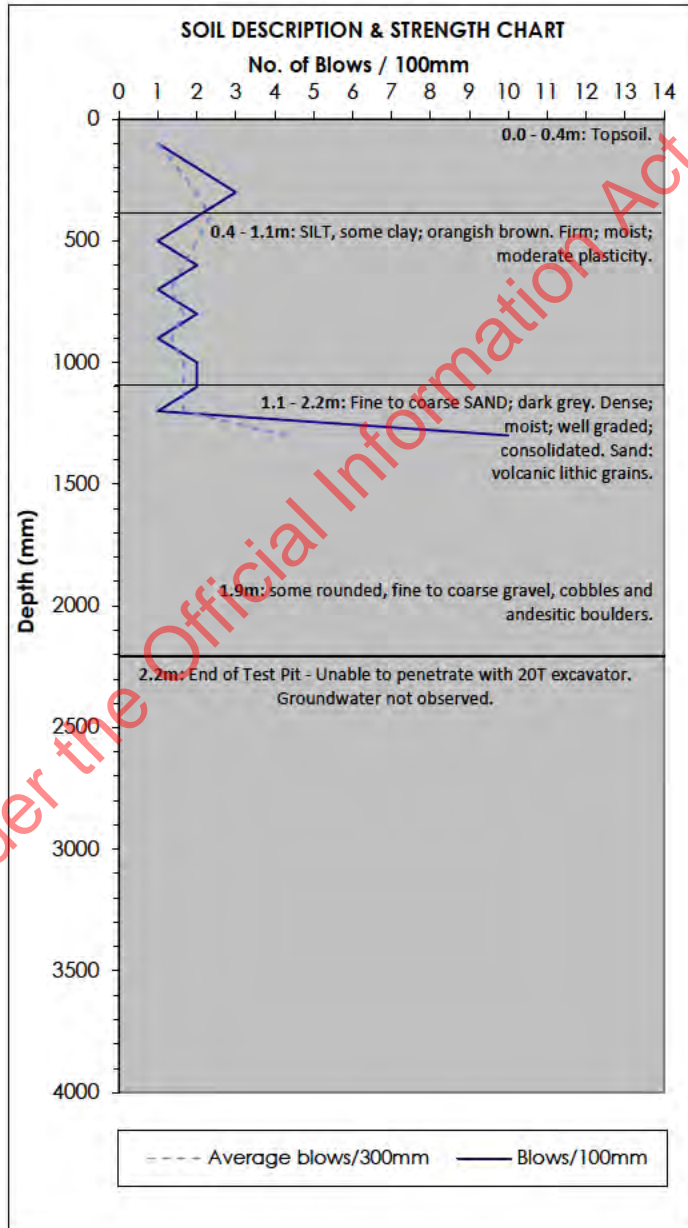
Test Pit and Scala Penetrometer Log

cheal

Job No.	200801 Ruapehu District Council		
Location:	Tei Tei Drive, Ohakune		
Test No.	1	Starting Depth:	Existing ground level
Date:	3 & 4/12/2020	Test by:	RMW

Depth (mm)	Blows	Average Blows / 300mm
0 - 100	1	1.0
100 - 200	2	1.5
200 - 300	3	2.0
300 - 400	2	2.3
400 - 500	1	2.0
500 - 600	2	1.7
600 - 700	1	1.3
700 - 800	2	1.7
800 - 900	1	1.3
900 - 1000	2	1.7
1000 - 1100	2	1.7
1100 - 1200	1	1.7
1200 - 1300	10	4.3

End of Scala test - rod bouncing



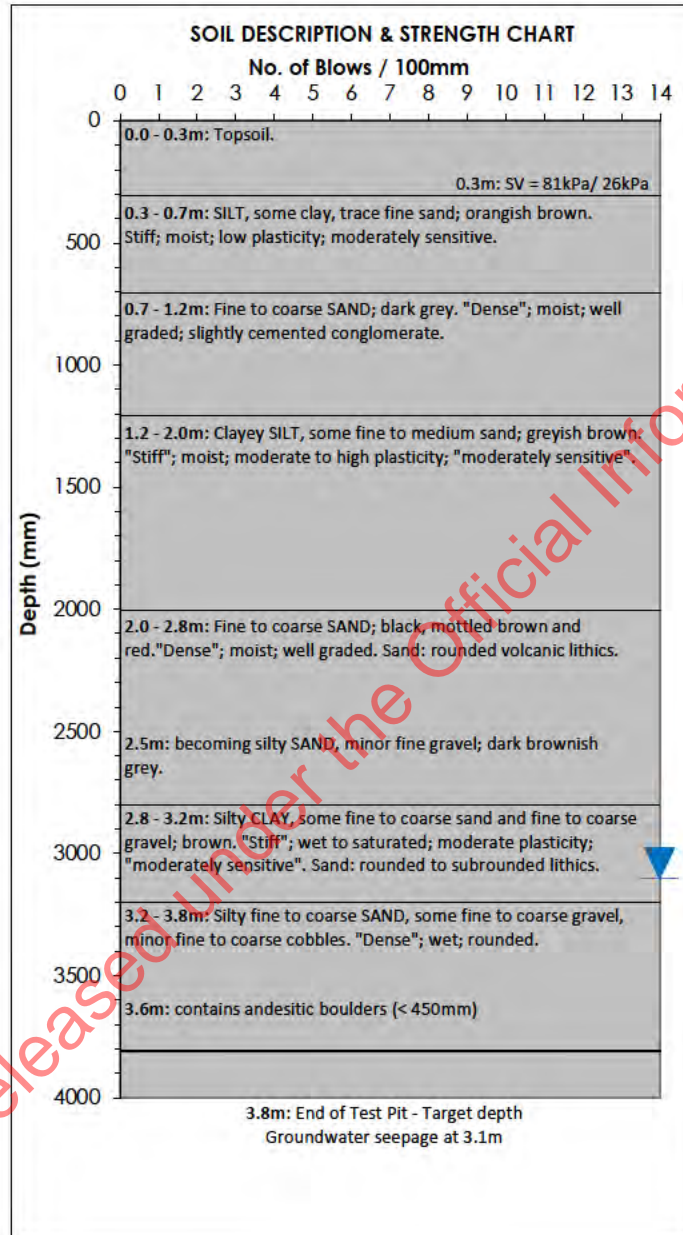
Released under the Official Information Act

*Stockwell 1977 (3 blows/100mm)

Test Pit Log

cheal

Job No.	200801 Ruapehu District Council		
Location:	Tei Tei Drive, Ohakune		
Test No.	2	Starting Depth:	Existing ground level
Date:	3 & 4/12/2020	Test by:	RMW

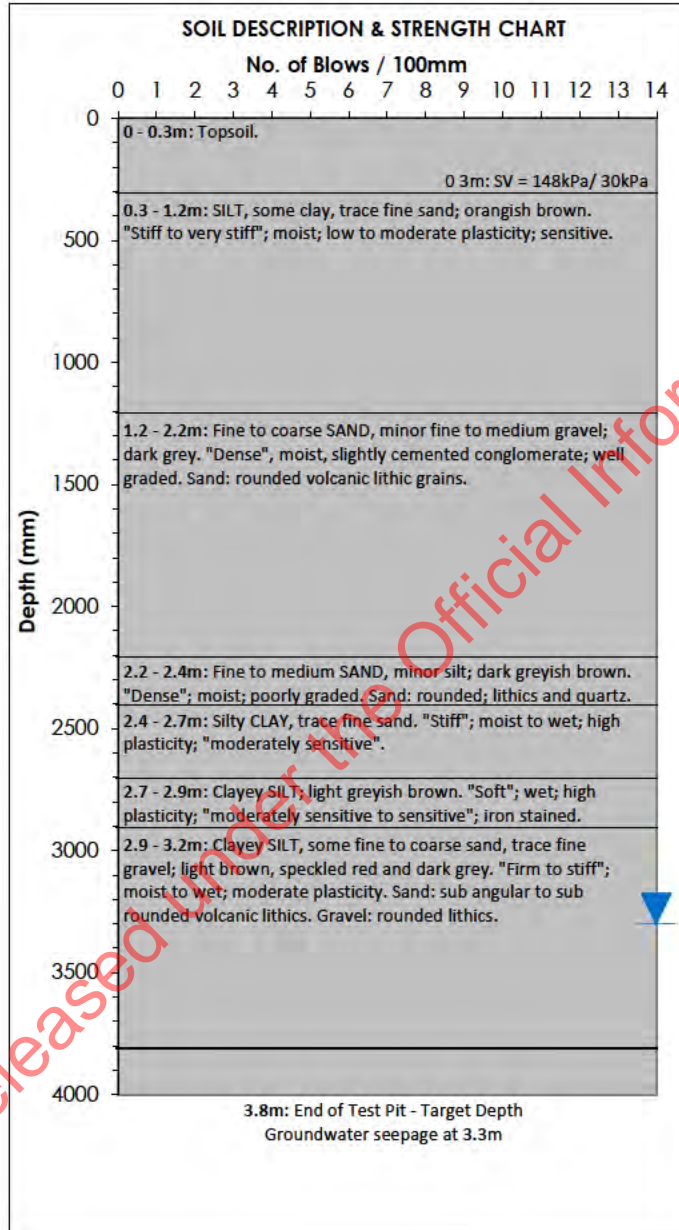


Released under the Official Information Act

Test Pit Log

cheal

Job No.	200801 Ruapehu District Council		
Location:	Tei Tei Drive, Ohakune		
Test No.	3	Starting Depth:	Existing ground level
Date:	3 & 4/12/2020	Test by:	RMW



Released under the Official Information Act

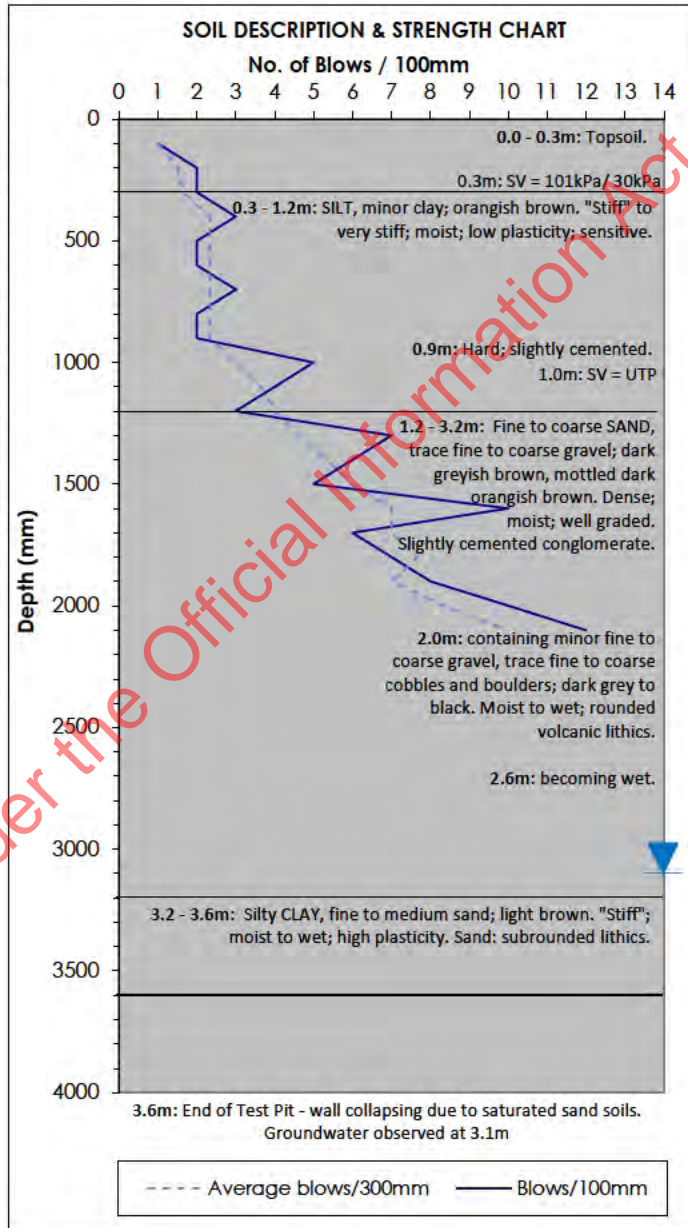
Test Pit and Scala Penetrometer Log

cheal

Job No.	200801 Ruapehu District Council		
Location:	Tei Tei Drive, Ohakune		
Test No.	4	Starting Depth:	Existing ground level
Date:	3 & 4/12/2020	Test by:	RMW

Depth (mm)	Blows	Average Blows / 300mm
0 - 100	1	1.0
100 - 200	2	1.5
200 - 300	2	1.7
300 - 400	3	2.3
400 - 500	2	2.3
500 - 600	2	2.3
600 - 700	3	2.3
700 - 800	2	2.3
800 - 900	2	2.3
900 - 1000	5	3.0
1000 - 1100	4	3.7
1100 - 1200	3	4.0
1200 - 1300	7	4.7
1300 - 1400	6	5.3
1400 - 1500	5	6.0
1500 - 1600	10	7.0
1600 - 1700	6	7.0
1700 - 1800	7	7.7
1800 - 1900	8	7.0
1900 - 2000	10	8.3
2000 - 2100	12	10.0

End of Scala test - rod bouncing



Released under the Official Information Act

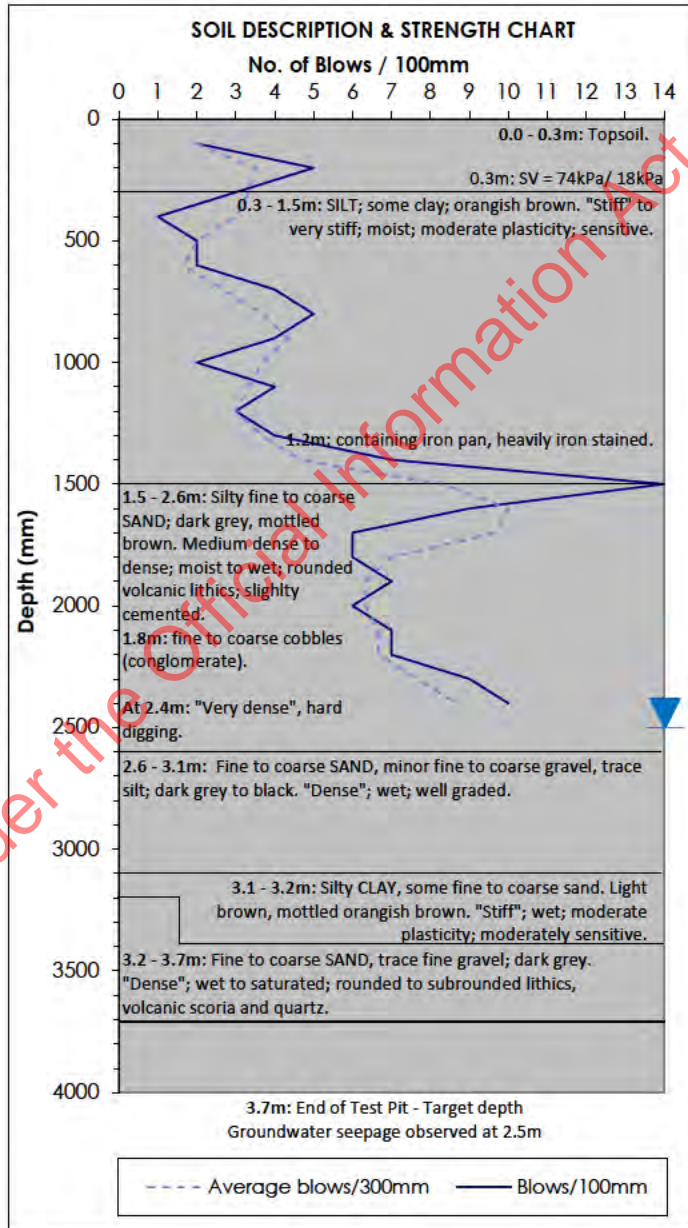
Test Pit and Scala Penetrometer Log

cheal

Job No.	200801 Ruapehu District Council		
Location:	Tei Tei Drive, Ohakune		
Test No.	5	Starting Depth:	Existing ground level
Date:	3 & 4/12/2020	Test by:	RMW

Depth (mm)	Blows	Average Blows / 300mm
0 - 100	2	2.0
100 - 200	5	3.5
200 - 300	3	3.3
300 - 400	1	3.0
400 - 500	2	2.0
500 - 600	2	1.7
600 - 700	4	2.7
700 - 800	5	3.7
800 - 900	4	4.3
900 - 1000	2	3.7
1000 - 1100	4	3.3
1100 - 1200	3	3.0
1200 - 1300	4	3.7
1300 - 1400	7	4.7
1400 - 1500	14	8.3
1500 - 1600	9	10.0
1600 - 1700	6	9.7
1700 - 1800	6	7.0
1800 - 1900	7	6.3
1900 - 2000	6	6.3
2000 - 2100	7	6.7
2100 - 2200	7	6.7
2200 - 2300	9	7.7
2300 - 2400	10	8.7

End of Scala Test - Rod bouncing



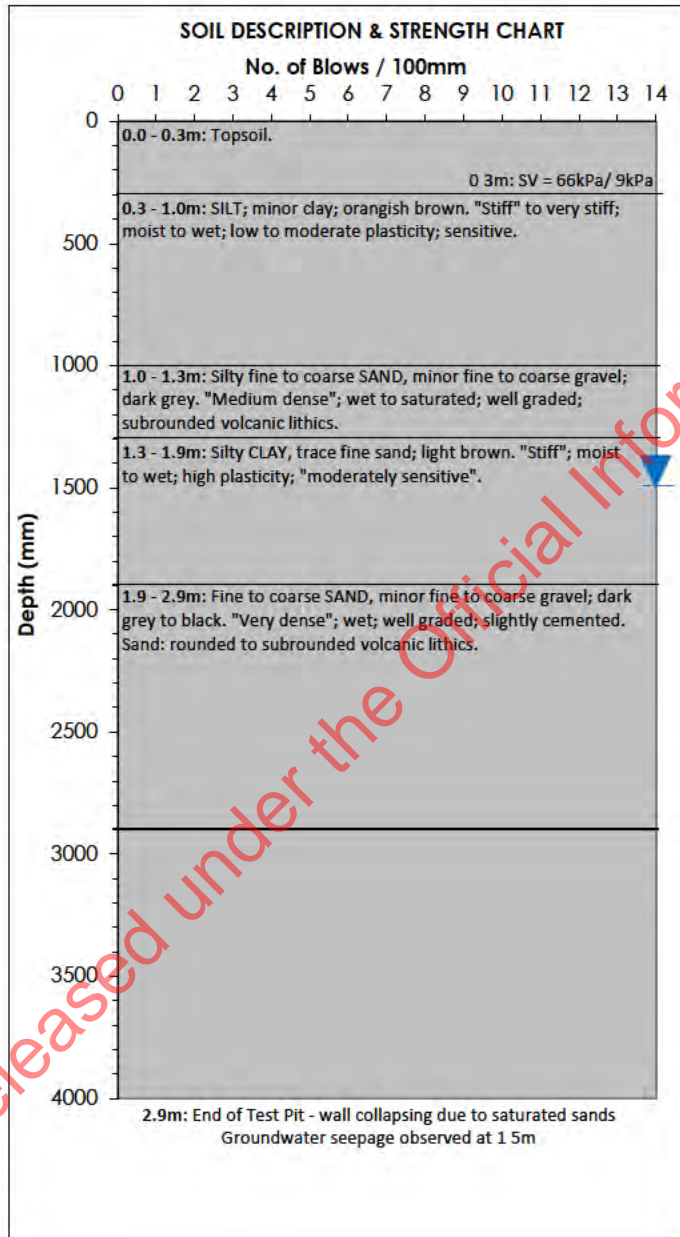
Released under the Official Information Act

*Stockwell 1977 (3 blows/100mm)

Test Pit Log

cheal

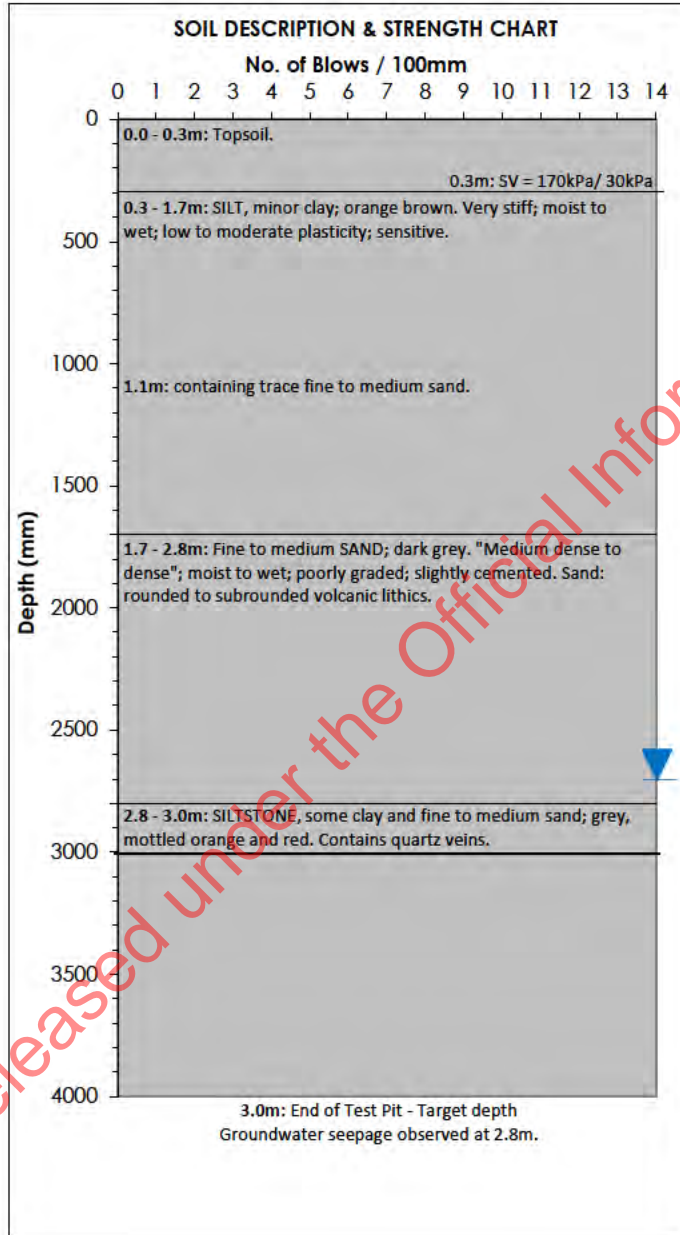
Job No.	200801 Ruapehu District Council		
Location:	Tei Tei Drive, Ohakune		
Test No.	6	Starting Depth:	Existing ground level
Date:	3 & 4/12/2020	Test by:	RMW



Test Pit Log

cheal

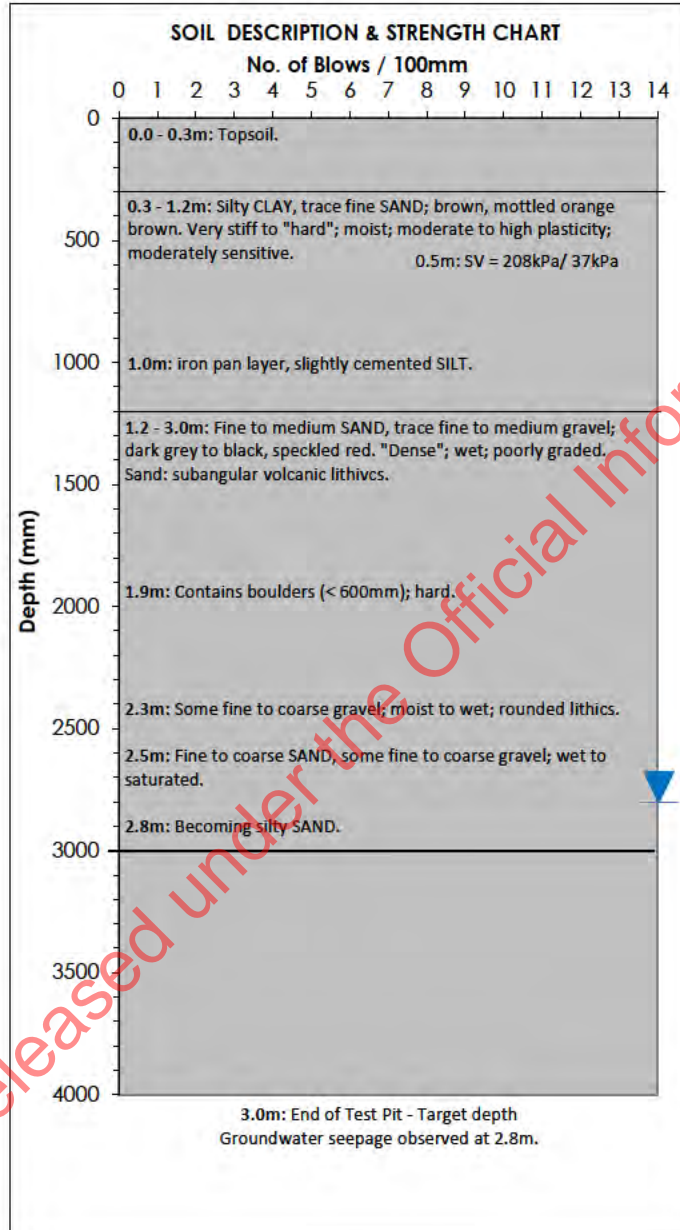
Job No.	200801 Ruapehu District Council		
Location:	Tei Tei Drive, Ohakune		
Test No.	7	Starting Depth:	Existing ground level
Date:	3 & 4/12/2020	Test by:	RMW



Test Pit Log

cheal

Job No.	200801 Ruapehu District Council		
Location:	Tei Tei Drive, Ohakune		
Test No.	8	Starting Depth:	Existing ground level
Date:	3 & 4/12/2020	Test by:	RMW



Released under the Official Information Act

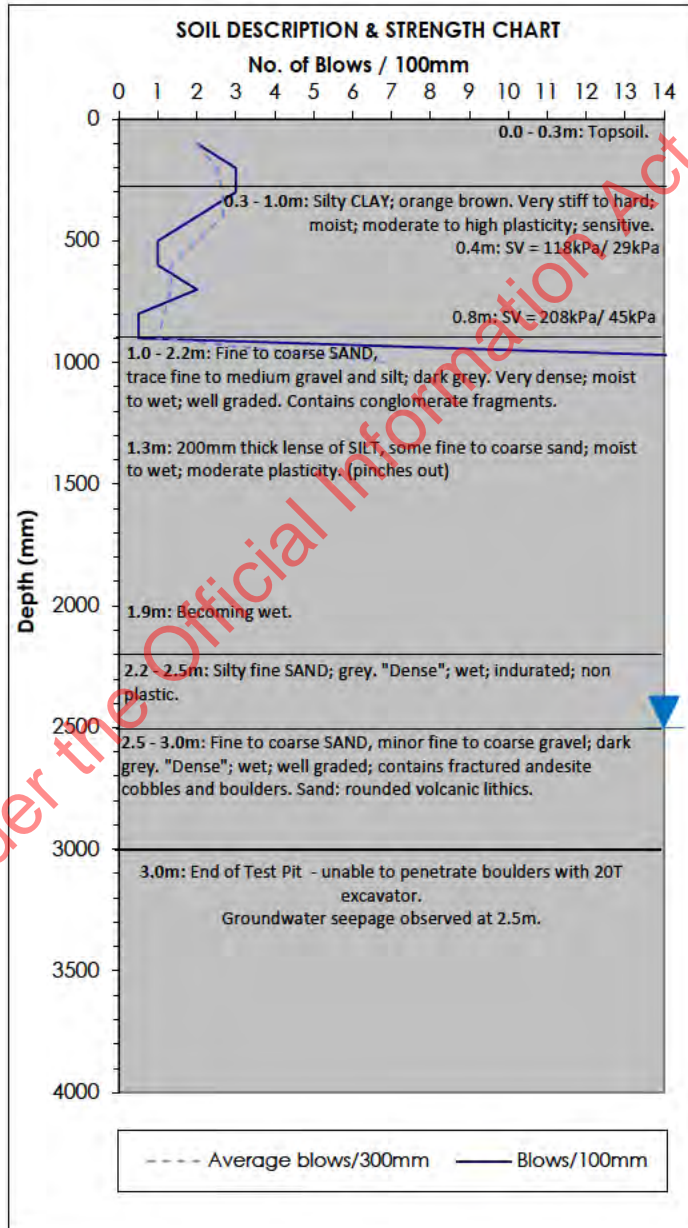
Test Pit and Scala Penetrometer Log

cheal

Job No.	200801 Ruapehu District Council		
Location:	Tei Tei Drive, Ohakune		
Test No.	9	Starting Depth:	Existing ground level
Date:	3 & 4/12/2020	Test by:	RMW

Depth (mm)	Blows	Average Blows / 300mm
0 - 100	2	2.0
100 - 200	3	2.5
200 - 300	3	2.7
300 - 400	2	2.7
400 - 500	1	2.0
500 - 600	1	1.3
600 - 700	2	1.3
700 - 800	0.5	1.2
800 - 900	0.5	1.0
900 - 1000	20	7.0

Refusal - >30 blows per 15mm

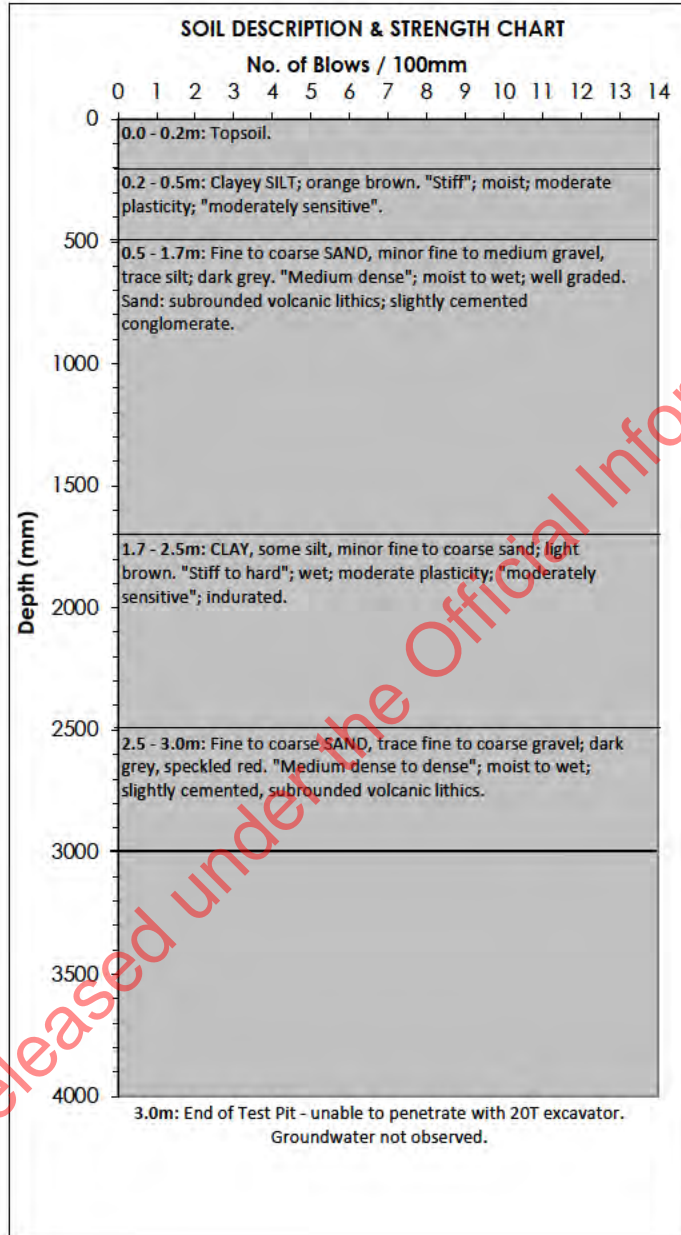


*Stockwell 1977 (3 blows/100mm)

Test Pit Log

cheal

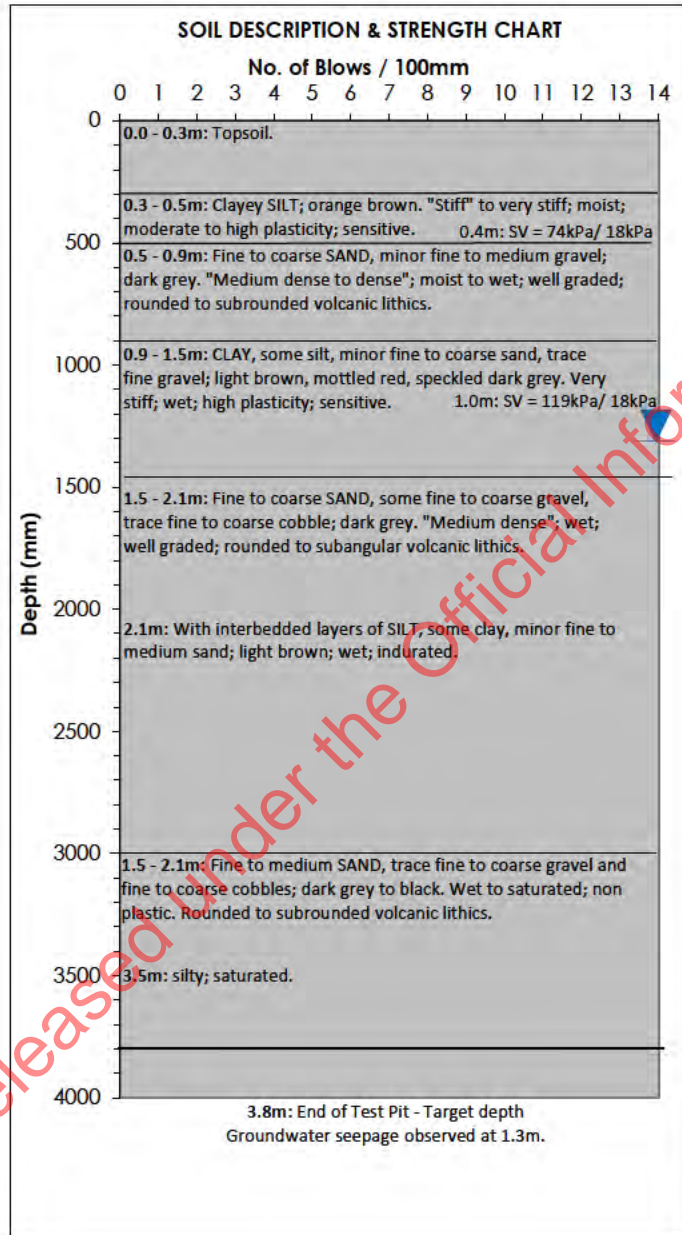
Job No.	200801 Ruapehu District Council		
Location:	Tei Tei Drive, Ohakune		
Test No.	10	Starting Depth:	Existing ground level
Date:	3 & 4/12/2020	Test by:	RMW



Test Pit Log

cheal

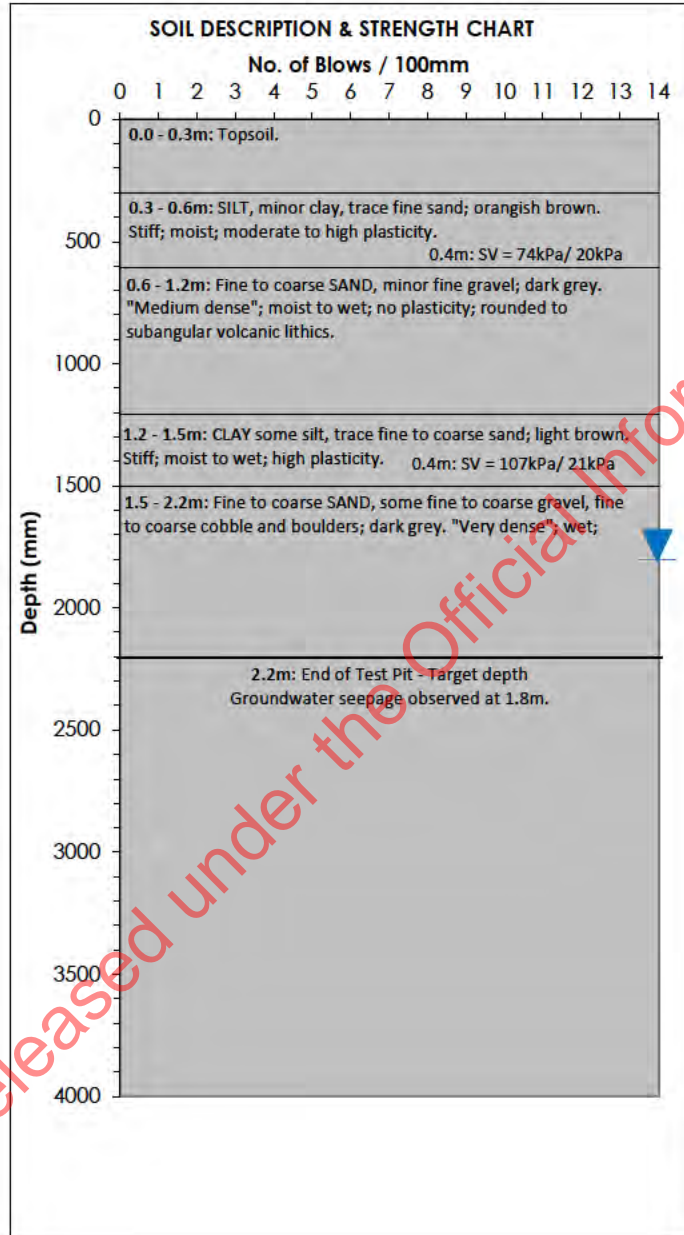
Job No.	200801 Ruapehu District Council		
Location:	Tei Tei Drive, Ohakune		
Test No.	11	Starting Depth:	Existing ground level
Date:	3 & 4/12/2020	Test by:	RMW



Test Pit Log

cheal

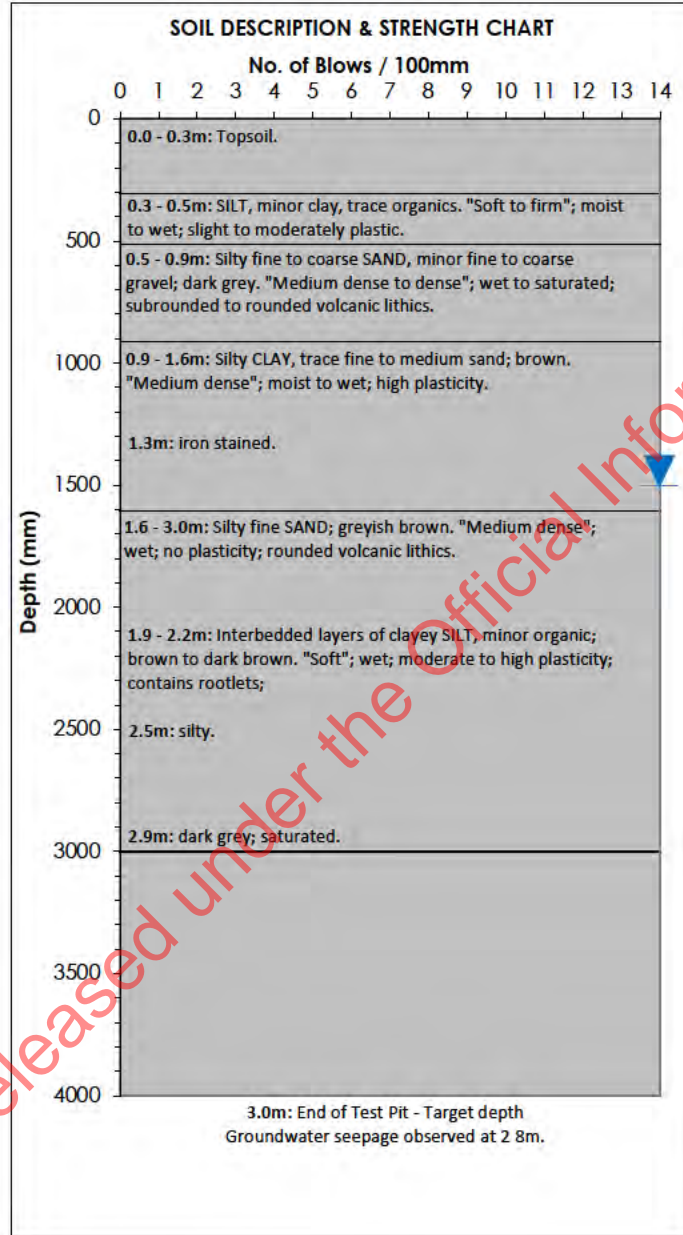
Job No.	200801 Ruapehu District Council		
Location:	Tei Tei Drive, Ohakune		
Test No.	12	Starting Depth:	Existing ground level
Date:	3 & 4/12/2020	Test by:	RMW



Test Pit Log

cheal

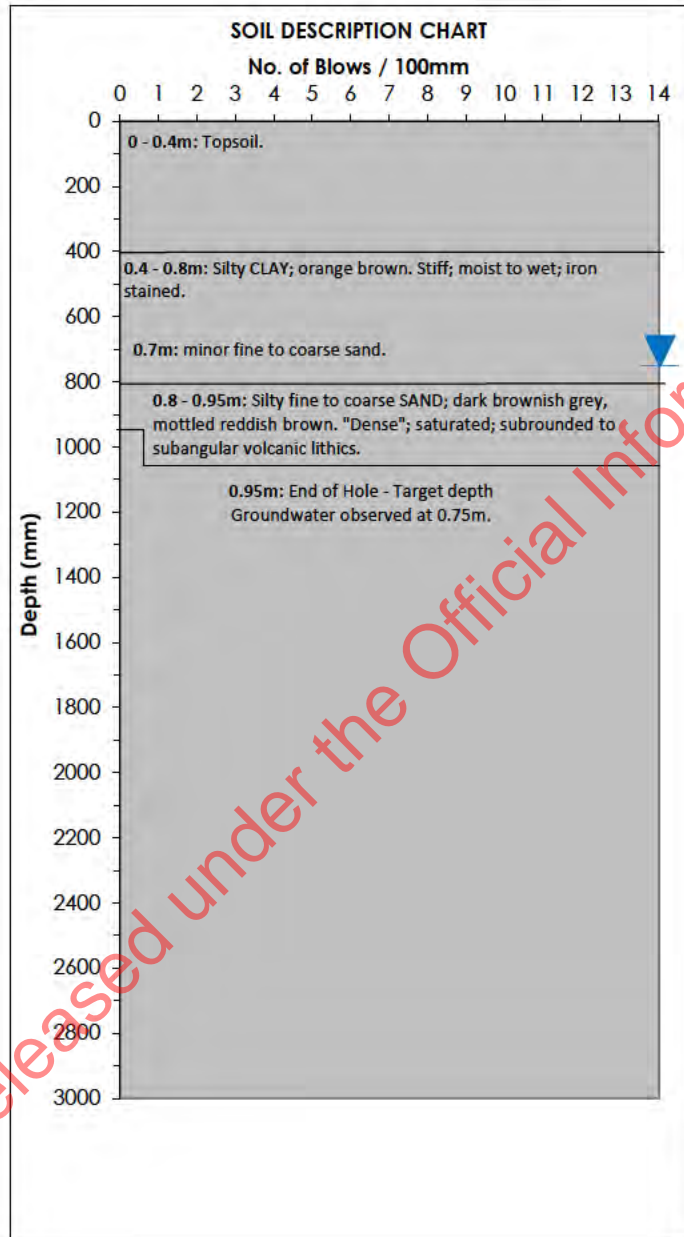
Job No.	200801 Ruapehu District Council		
Location:	Tei Tei Drive, Ohakune		
Test No.	13	Starting Depth:	Existing ground level
Date:	3 & 4/12/2020	Test by:	RMW



Hand Auger Borehole Log

cheal

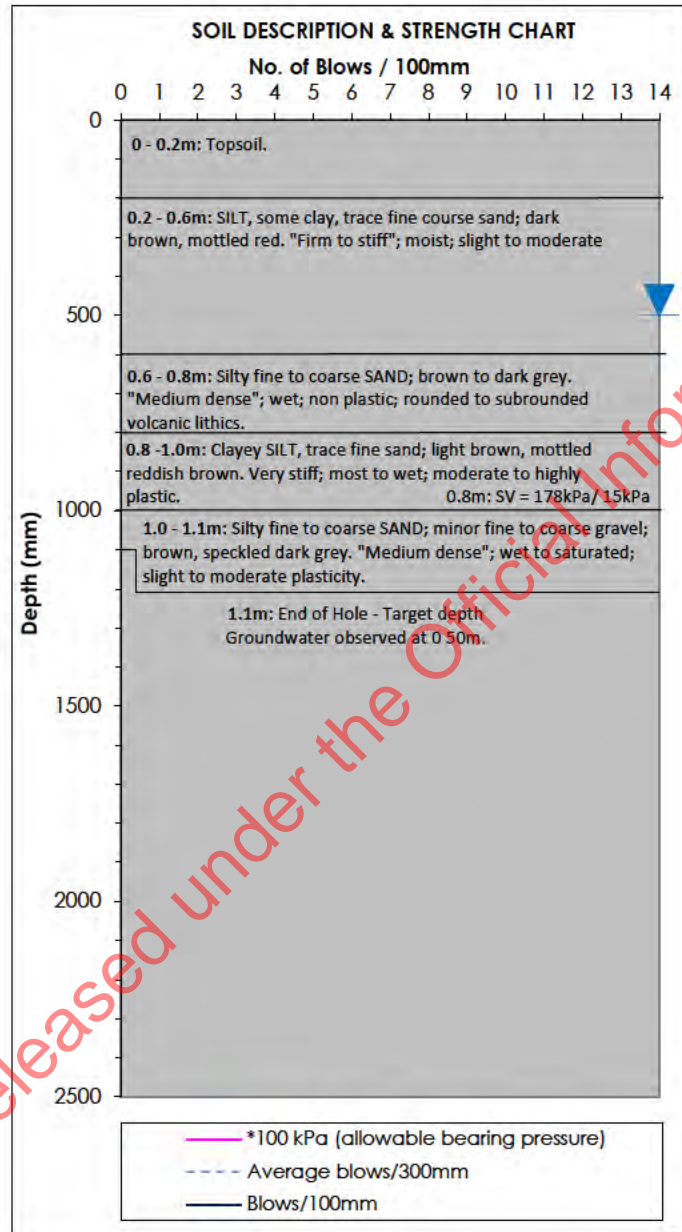
Job No.	200801 Ruapehu District Council		
Location:	Tei Tei Drive, Ohakune		
Test No.	14	Starting Depth:	Existing ground level
Date:	3 & 4/12/2020	Test by:	RMW



Hand Auger Borehole Log

cheal

Job No.	200801 Ruapehu District Council		
Location:	Tei Tei Drive, Ohakune		
Test No.	15	Starting Depth:	Existing ground level
Date:	3 & 4/12/2020	Test by:	RMW

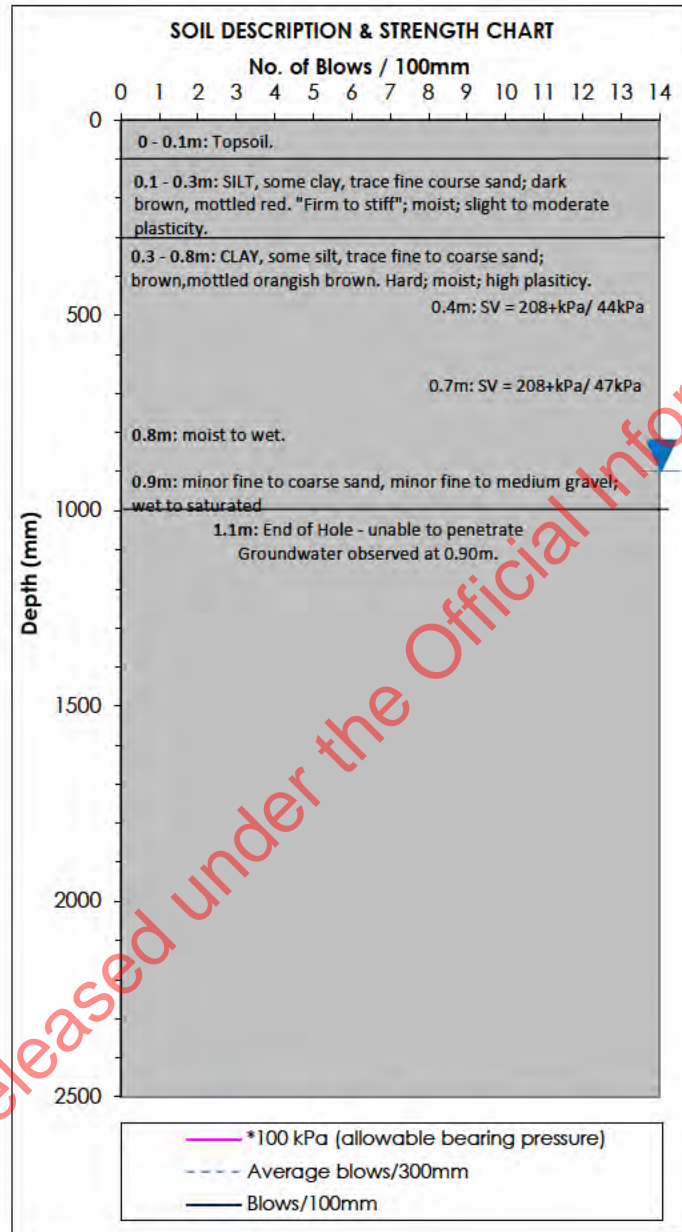


*Stockwell 1977 (3 blows/100mm)

Hand Auger Borehole Log

cheal

Job No.	200801 Ruapehu District Council		
Location:	Tei Tei Drive, Ohakune		
Test No.	16	Starting Depth:	Existing ground level
Date:	3 & 4/12/2020	Test by:	RMW

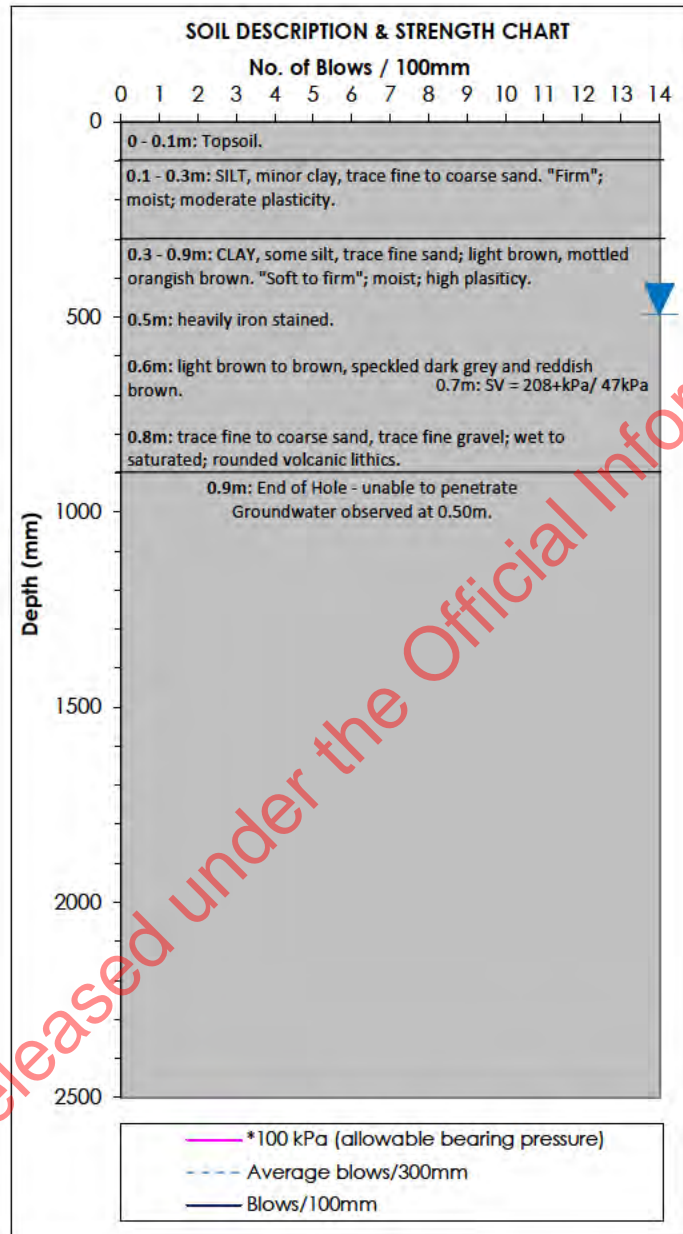


*Stockwell 1977 (3 blows/100mm)

Hand Auger Borehole Log

cheal

Job No.	200801 Ruapehu District Council		
Location:	Tei Tei Drive, Ohakune		
Test No.	17	Starting Depth:	Existing ground level
Date:	3 & 4/12/2020	Test by:	RMW



Released under the Official Information Act

**Stockwell 1977 (3 blows/100mm)*

Appendix 3

COVID-19 Recovery
(Fast-track Consenting)

Released under the Official Information Act

COVID-19 Recovery (Fast-track Consenting) Act 2020

Sections 18 to 20

18 Criteria for projects that may be referred

- (1) A project is not eligible to be referred to an expert consenting panel unless it meets all the criteria set out in this section.
- (1A) The Minister must be satisfied that the project will help to achieve the purpose of this Act (see section 19).
- (2) The project must not include any of the following activities:
 - (a) an activity that is described as a prohibited activity in the Resource Management Act 1991, regulations made under that Act, (including a national environmental standard), or a plan or proposed plan;
 - (b) an activity that—
 - (i) would occur on land returned under a Treaty settlement; and
 - (ii) has not been agreed to in writing by the relevant landowner;
 - (c) an activity that—
 - (i) would occur in a customary marine title area under the Marine and Coastal Area (Takutai Moana) Act 2011; and
 - (ii) has not been agreed to in writing by the holder of the relevant customary marine title order issued under that Act;
 - (d) an activity that—
 - (i) would occur in a protected customary rights area under the Marine and Coastal Area (Takutai Moana) Act 2011 and have a more than minor adverse effect on the exercise of the protected customary right; and
 - (ii) has not been agreed to in writing by the holder of a relevant protected customary rights recognition order issued under that Act.
- (3) ~~The Minister must be satisfied that the project will help to achieve the purpose of this Act.~~
- (4) To avoid doubt,—
 - (a) a project may be in the form of a single large project or any number of related projects, and the projects may cross local authority boundaries; and
 - (b) even if a project or part of a project meets all the criteria in this section, the Minister may decide not to refer it to an expert consenting panel (see section 23).

19 Whether project helps to achieve purpose of Act

In considering, for the purpose of ~~section 18(3)~~ section 18(1A), whether a project will help to achieve the purpose of this Act, the Minister may ~~consider~~ have regard to the following matters, assessed at whatever level of detail the Minister considers appropriate, any or all of the following matters:

- (a) the project's economic benefits and costs for people or industries affected by COVID-19;
 - (b) the project's effect on the social and cultural well-being of current and future generations;
 - (c) whether the project would be likely to progress faster by using the processes provided by this Act than would otherwise be the case;
 - (d) whether the project may result in a public benefit by, for example,—
 - (i) generating employment;
 - (ii) increasing housing supply;
 - (iii) contributing to well-functioning urban environments;
 - (iv) providing infrastructure in order to improve economic, employment, and environmental outcomes, and increase productivity;
 - (v) improving environmental outcomes for coastal or freshwater quality, air quality, or indigenous biodiversity;
 - (vi) minimising waste;
 - (vii) contributing to New Zealand's efforts to mitigate climate change and transition more quickly to a low-emissions economy (in terms of reducing New Zealand's net emissions of greenhouse gases);
 - (viii) promoting the protection of historic heritage;
 - (ix) strengthening environmental, economic, and social resilience, in terms of managing the risks from natural hazards and the effects of climate change;
 - (e) whether there is potential for the project to have significant adverse environmental effects, including greenhouse gas emissions;
 - (f) any other matter that the Minister considers relevant.
-

20 Application for referral

- (1) Any person may apply to the Minister for a project to be referred to an expert consenting panel.
- (2) The application—
 - (a) must include the information specified in subsection (3); but
 - (b) need only provide a general level of detail, sufficient to inform the Minister's decision on the application, as opposed to the level of detail that an expert consenting panel would require to be provided in applications for resource consents or in notices of requirement.

- (3) The information to be included in the application is as follows:

Proposal and effects

- (a) a description of the proposed project and the activities it involves;
- (b) the approximate geographical location of the project (which may be included in the form of a map);
- (c) the anticipated commencement and completion dates for construction activities (where relevant);
- (d) a statement of whether the project is planned to proceed in stages and, if so, an outline of the nature and timing of the staging;
- (e) a description of the anticipated and known adverse effects of the project on the environment;
- (f) a general assessment of the project in relation to national policy statements and national environmental standards (as those terms are defined in the [Resource Management Act 1991](#)):

Alignment with criteria

- (g) an explanation of how the project meets the criteria in [section 18](#):

Persons affected

- (h) a list of the persons the applicant considers are likely to be affected by the project, including relevant local authorities, relevant iwi authorities, and relevant Treaty settlement entities;
- (i) a summary of any consultation already undertaken on the project with the persons referred to in paragraph (h);
- (j) a list of any Treaty settlements that apply to the geographical location of the project, and a summary of the relevant principles and provisions in those settlements:

What is needed to complete the project

- (k) a description of the applicant's legal interest (if any) in the land on which the project will occur, including a statement of how that affects the applicant's ability to undertake the work;
- (l) an outline of the types of resource consents and any designations, or changes to designations, that the applicant considers are needed to authorise the project, including any that the applicant considers may be needed by someone other than the applicant;
- (m) a description of other legal authorisations (other than contractual) that the applicant considers may be required to commence the project (for example, authorities under the [Heritage New Zealand Pouhere Taonga Act 2014](#) or concessions under the [Conservation Act 1987](#)):

Other matters

- (n) a statement of whether the applicant has already made consent applications or lodged notices of requirement under the [Resource Management Act 1991](#) in respect of the same or a similar project and, if so, details of those applications and notices and any decisions made on them;
- (o) a description of whether and how the project would be affected by climate change and natural hazards;
- (p) a summary of compliance or enforcement actions (if any) taken against the applicant by a local authority or the EPA under the [Resource Management Act 1991](#), and the outcome of those actions.

Appendix 4

Horizons Regional Council
Comment

Released under the Official Information Act

Trudy Harding

From: Nadia Jefferis
Sent: Tuesday, 17 November 2020 10:07 am
To: Dean Sherrit; Catriona Eagles
Subject: FW: [#200801] Urgent Regional Council Comment - Proposed Units (Teitei Drive, Ohakune) RAI 02 05 H 04488
Attachments: 0.5% AEP (1 in 200 year) Modelled Flood Depths - Teitei Drive, Ohakune (Lot 2 DP 54909).jpg

See Horizons comments on Teitei.

Thanks and Regards,

Nadia Jefferis
Planner
Cheal Consultants Ltd

P: +64 7 895 7604

E: Nadia.Jefferis@cheal.co.nz

Hikurangi House, 58 Miriama St, Taumarunui 3920 | 22 Goldfinch Street, Ohakune 4625

From: Sarah Carswell <sarah.carswell@horizons.govt.nz>
Sent: Friday, 13 November 2020 3:18 pm
To: Nadia Jefferis <Nadia.Jefferis@cheal.co.nz>
Subject: RE: [#200801] Urgent Regional Council Comment - Proposed Units (Teitei Drive, Ohakune) RAI 02 05 H 04488

Hi Nadia,

Thank you for your request for Horizons comment on Teitei Drive, Ohakune (Lot 2 DP 54909) in regards to the proposed units.

Waterways and Flood Information

As you'll be aware, there is a waterway that passes through this property.

Please find attached a copy of Horizons modelled flood depths for a 1 in 200 year flood event (0.5% Annual Exceedance Probability (AEP)). This means that in any given year, there is a 0.5% chance of an event this size or larger occurring. The key gives an indication of water depths. Please note that depths less than 50mm are not shown. This information is a 'runoff' model which will show where surface water flows and gathers in a modelled 0.5% AEP rainfall event. The flood model does not include water that will be contained within drains and stream channels.

Horizons [One Plan](#) Policy 9-2 generally discourages new habitable buildings or extensions to existing habitable buildings in areas that are likely to be inundated during a 0.5% AEP flood event. Where the flood hazard cannot be avoided, Policy 9-2 states that the risk must be mitigated. Flood mitigation for habitable structures includes having a finished floor level that includes reasonable freeboard of 500mm above the 0.5% AEP flood surface, and ensuring that there is safe access to and from the property during a flood event.

Reasonable freeboard is considered to be 500mm as per New Zealand Standard 4404:2010 – Land Development and Subdivision Infrastructure. This freeboard requirement is to account for factors which cannot be included in the model, such as waves and debris effects. If the water flow paths cannot be avoided then Horizons recommends that the finished floor levels be elevated to be 500mm above the 0.5% AEP surface as well as ensuring that safe egress

and access is easily achieved (access between occupied structures and a safe area where an emergency evacuation may be carried out). The finished floor level needs to be based on the original ground level prior to any land disturbance works.

Please note that as per the standard reasonable freeboard for a commercial and industrial building is a minimum height of 300mm and reasonable freeboard for a non-habitable residential buildings and detached garages is a minimum height of 200mm.

Horizons can provide information on the level of inundation and recommended freeboard based on NZS 4404:2010 and Policy 9-2, however it is Ruapehu District Council as the Building Consent Authority that makes the decision on appropriate freeboard and finished floor levels.

Land Disturbance (including earthworks)

Horizons [One Plan](#) Rule 13-1 permits up to 2,500m² of land disturbance per property per 12 month period, subject to compliance with conditions. These conditions include ensuring that erosion and sediment control methods are installed prior to and maintained during the land disturbance activity and ensuring that the works do not occur on land within 5 metres of the bed of a river that is permanently flowing, an ephemeral waterway with an active bed width greater than 1 metre, or a lake.

For information on consents please contact our Consents Team on consents.enquiries@horizons.govt.nz or ask for the Horizons Duty Planner on 0508 800 800. Alternatively visit our website: <http://www.horizons.govt.nz/managing-natural-resources/apply-for-consents>

Faults and Liquefaction

From GNS Science's regional scale information there appears to be active faults near this property. Horizons cannot verify the exact location, however if you require more information about this fault please contact GNS Science. You can also access this information from this link: <http://data.gns.cri.nz/af/>

GNS Science has completed regional scale liquefaction susceptibility mapping and this property has no susceptibility class.

SAHS (Sites associated with hazardous substances)

This property is not listed on Horizons database of potentially contaminated sites associated with hazardous substances. However, there may be sites of potential contamination that Horizons is not aware of. Horizons also recommends that the customer checks the local council's database (Ruapehu District Council) as Horizons doesn't hold all of the contaminated and potentially contaminated land information.

Other Considerations

There are no known cultural sites and no rare/threatened or at-risk habitats in the vicinity.

If there are plans on clearing any indigenous vegetation (scrub or trees) please contact Horizons Biodiversity Team for more information. If you have any further questions about this information please contact our Biodiversity Team on 0508 800 800 or email Biodiversity@horizons.govt.nz

Please view [Horizons Maps | Public viewer](#) if you would like to view more information on what Horizons holds. For LINZ property information, soils, soil drainage, groundwater bores, Land Use Capability (LUC) from the NZ Land Resource Inventory (NZLRI) and other Horizons land/river management information please visit '**Property - District Advice**' map on our public viewer: <https://maps.horizons.govt.nz/Gallery/> To view modelled wet extents from our flood plain mapping please view the '**Modelled wet extents**' map. To view Horizons resource consent information for specific properties please view the '**Regulatory Activity**' map. Please let us know if you have any feedback on any of these maps.

GNS Science's regional scale information on known active faults can be accessed on their website or clicking on this link: <http://data.gns.cri.nz/af/>

Kind regards

SARAH CARSWELL | Coordinator District Advice
E help@horizons.govt.nz | 0508 800 800

To log any new District Advice requests please send these to help@horizons.govt.nz. Please provide the purpose of your request including the property's full residential address and valuation number. We aim to get back to you within ten working days.

Exclusion of Liability Arising from Supply of Information

Horizons Regional Council endeavours to provide useful and accurate information. Horizons Regional Council shall not, however be liable whether in contract, tort, equity or otherwise, for any loss or damage of any type (including consequential losses) arising directly or indirectly from the inadequacy, inaccuracy or any other deficiency in information supplied irrespective of the cause. Use of information supplied is entirely at the risk of the recipient and shall be deemed to be acceptance of this liability exclusion.

From: Help <help@horizons.govt.nz>

Sent: Tuesday, 10 November 2020 10:41 AM

To: District Advice Team <DistrictAdviceTeam@horizons.govt.nz>

Subject: [#200801] Urgent Regional Council Comment - Proposed Units (Teitei Drive, Ohakune) (++RE-127030++)

Hi Ladies,

Hard copy to follow, accession number 2020/04488

Nadia Jefferis (Nadia.Jefferis@cheal.co.nz) contacted Horizons on Nov 10, 2020 10:07 AM with a query relating to **[#200801] Urgent Regional Council Comment - Proposed Units (Teitei Drive, Ohakune)**. Please respond to them directly as necessary

Thanks

Original Request Detail

Good Morning All,

Are you please able to treat this request with urgency,

We are in the process of preparing a feasibility assessment for proposed units on the site as below.

Lot 2 DPS 54909.



As part of assessing the feasibility we would like to ascertain preliminary comment from Regional Council for key matters that will need to be addressed including HAIL comments.

Thanks and Regards

Nadia Jefferis
Planner

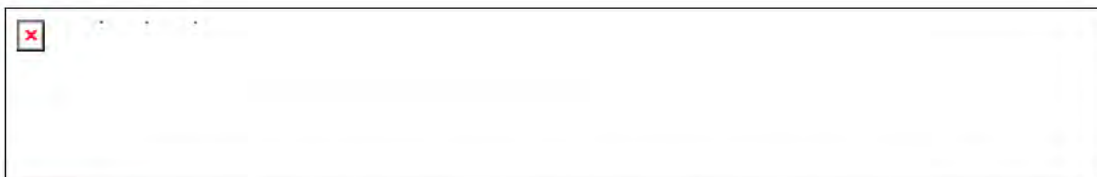
Cheal Consultants Ltd

P: +64 7 895 7604

E: Nadia.Jefferis@cheal.co.nz

Hikurangi House, 58 Mirama St, Taumarunui 3920 | 22 Goldfinch Street, Ohakune 4625

Released under the Official Information Act











CAUTION!! This message contains information that is confidential and may be subject to legal privilege. If you are not the intended recipient, you must not peruse, use, disseminate, distribute or copy this message. If you have received this message in error, we apologise and ask that you notify us immediately and destroy the message from all locations. We do not accept responsibility for any changes to this email or its attachments.

Released under the Official Information Act

Key

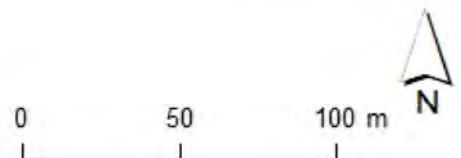
Flood Water Depths (m)




-  <0.05 (not shown)
-  0.05 - 0.2
-  0.2 - 0.5
-  0.5 - 1.0
-  1.0 - 1.5
-  1.5 - 2.5
-  2.5 - 3.5
-  >3.5


EXCLUSION OF LIABILITY ARISING FROM SUPPLY OF INFORMATION
Horizons Regional Council endeavours to provide useful and accurate information. Horizons Regional Council shall not, however be liable whether in contract, tort, equity or otherwise, for any loss or damage of any type (including consequential losses) arising directly or indirectly from the inadequacy, inaccuracy or any other deficiency in information supplied irrespective of the cause. Use of information supplied is entirely at the risk of the recipient and shall be deemed to be acceptance of this liability and use.
Imagery Copyright: © CBY. Contains Crown Copyright Data.



0.5% AEP (1 in 200 year) Modelled Flood Depths for
Teitei Drive, Ohakune (Lot 2 DP 54909)



 Reply ▾  Copy ▾  View Images


 RE: Kāinga Ora catch-up re Teitei Drive

Sent: 21 February 2022 4:04 PM

From: Clive Manley

To: Karen Winchcombe;

 1 Attachments

 image001.jpg (131 KB);

Message

Released under the Official Information Act

Many thanks

From: Karen Winchcombe <Karen.Winchcombe@kaingaora.govt.nz>
Sent: Monday, 21 February 2022 3:10 pm
To: Clive Manley <Clive.Manley@ruapehudc.govt.nz>
Subject: RE: Kāinga Ora catch-up re Teitei Drive

Afternoon Clive

Neil's email address is Neil.Mayo@kaingaora.govt.nz.

Kind regards
Karen

From: Clive Manley <Clive.Manley@ruapehudc.govt.nz>
Sent: Monday, 21 February 2022 2:01 PM
To: Karen Winchcombe <Karen.Winchcombe@kaingaora.govt.nz>
Subject: FW: Kāinga Ora catch-up re Teitei Drive

Hi Karen,

I have locked in our meeting for 11:00am after talking to Ree who has kindly agreed to adjust her morning to suit.

In your original email (at the bottom of this email) you mentioned Rachael had asked us to possibly include Neil Mayo, I made a guess at his email address but I guessed wrong. Could you advise me of Neil's email address so I can include him in the invite please.

Regards
Clive

Clive Manley
Chief Executive
Ruapehu District Council

Ruapehu District Council | Private Bag 1001 | Taumarunui 3946 | New Zealand
Phone: 07 895 8188 | [§ 9\(2\)\(a\)](tel:078958188) Fax: 07 895 3256 | [§ 9\(2\)\(a\)](tel:078953256)
email: Clive.Manley@ruapehudc.govt.nz | RDC website: www.ruapehudc.govt.nz

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: Karen Winchcombe <Karen.Winchcombe@kaingaora.govt.nz>
Sent: Monday, 21 February 2022 1:18 pm
To: Clive Manley <Clive.Manley@ruapehudc.govt.nz>
Cc: Ewen Skinner | Morrison Low <e.skinner@morrisonlow.com>; Ree Anderson <ree@reeanderson.co.nz>; Rachael Hurzeler <Rachael.Hurzeler@kaingaora.govt.nz>
Subject: RE: Kāinga Ora catch-up re Teitei Drive

Hi Clive

The only time Graeme and Rachael can do on Monday is 11-12pm (I couldn't complete Graeme poll on his behalf as it kept defaulting to me).

Kind regards
Karen

From: Ewen Skinner | Morrison Low <e.skinner@morrisonlow.com>
Sent: Monday, 21 February 2022 1:10 PM
To: Ree Anderson <ree@reeanderson.co.nz>
Cc: Clive Manley <Clive.Manley@ruapehudc.govt.nz>; Karen Winchcombe <Karen.Winchcombe@kaingaora.govt.nz>
Subject: Re: Kāinga Ora catch-up re Teitei Drive

Have filled in the doodle poll - free up until 1pm

Ewen Skinner
s 9(2)(a)
Sent from my iPhone

On 21/02/2022, at 1:08 PM, Ree Anderson <ree@reeanderson.co.nz> wrote:

Hi Clive
I am only available until 11am on Monday 28th as have full workshop all afternoon that day.

Kind regards, Ree

On 21/02/2022, at 12:50 PM, Clive Manley <Clive.Manley@ruapehudc.govt.nz> wrote:

Can I suggest we look at Monday as that may suit us all better please.

I have sent a Doodle poll request which may help the process thanks.

Regards
Clive

Clive Manley
Chief Executive
Ruapehu District Council

Ruapehu District Council | Private Bag 1001 | Taumarunui 3946 | New Zealand
Phone: 07 895 8188 s 9(2)(a) | Fax: 07 895 3256 | Mobile: s 9(2)(a)

[<image18dca.JPG>](#)

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: Karen Winchcombe <Karen.Winchcombe@kaingaora.govt.nz>
Sent: Monday, 21 February 2022 12:15 pm
To: Ree Anderson <ree@reeanderson.co.nz>; Clive Manley <Clive.Manley@ruapehudc.govt.nz>; e.skinner@morrisonlow.com
Subject: RE: Kāinga Ora catch-up re Teitei Drive
Importance: High

Thank you for the prompt reply's.

We could also make 9.00am this Friday available if that works better for you Clive, and also OK for Ree and Ewan?

If 9.00am doesn't work, it would be great to lock-in 2.00pm.

Many thanks
Karen

From: Ree Anderson <ree@reeanderson.co.nz>
Sent: Monday, 21 February 2022 12:09 PM
To: Karen Winchcombe <Karen.Winchcombe@kaingaora.govt.nz>
Cc: Clive Manley <clive.manley@ruapehudc.govt.nz>; e.skinner@morrisonlow.com
Subject: Re: Kāinga Ora catch-up re Teitei Drive

Hi Karen

I can be available 2pm Friday.

Thank you.

Kind regards, Ree

Ree Anderson Consulting Ltd
M:s 9(2)(a)

On 21/02/2022, at 11:50 AM, Clive Manley <clive.manley@ruapehudc.govt.nz> wrote:

Thanks Karen,

I am fully booked at both times, but if this is the only opportunity then 2pm could be managed thanks.

Regards
Clive

Clive Manley

Chief Executive
Ruapehu District Council

Ruapehu District Council | Private Bag 1001 | Taumarunui 3946 | New Zealand

Phone: 07 895 8188 s 9(2)(a) | Fax: 07 895 3256 | Mobile: s 9(2)(a)
s 9(2)

email: Clive.Manley@ruapehudc.govt.nz | RDC
website: www.ruapehudc.govt.nz

[<image4d235.JPG>](#)

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: Karen Winchcombe
<Karen.Winchcombe@kaingaora.govt.nz>
Sent: Monday, 21 February 2022 11:33 am
To: Clive Manley
<Clive.Manley@ruapehudc.govt.nz>; ree@reeanderson.co.nz; eskiner@morrisonlow.com
Subject: Kāinga Ora catch-up re Teitei Drive
Importance: High

Mōrena Clive, Ree and Ewan

Rachael Hurzeler has asked me to touch base with you to set up a meeting later this week for a general discussion on the plan and process for Teitei Drive CIP funding and land access. Attendees will be yourselves, Rachael, Graeme and possibly Neil Mayo.

We would like to suggest this **Friday 25 February at 11.00am or 2.00pm** for an hour.

I look forward to hearing back from you.

Ngā mihi nui
Karen




<image001.jpg>


Karen Winchcombe

Senior Executive Assistant to Regional Director
Taranaki Whanganui Manawatū

Mobile: s 9(2)(a)
Email: karen.winchcombe@

Released under the Official Information Act

 Reply ▾  Copy ▾  View Images


 RE: Fascinated Workshop Date - Tei Tei Drive-Ohakune

Sent: 9 March 2022 4:25 PM

From: Clive Manley

To: Karen Winchcombe;

 1 Attachments

 image517500.JPG (131 KB);

Message

Released under the Official Information Act

Hi Karen,

Tuesday 29 March is no longer available for me sorry.

Regards
Clive

Clive Manley
Chief Executive
Ruapehu District Council

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

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: Karen Winchcombe <Karen.Winchcombe@kaingaora.govt.nz>
Sent: Wednesday, 9 March 2022 4:14 pm
To: Clive Manley <Clive.Manley@ruapehudc.govt.nz>
Subject: RE: Fascinated Workshop Date - Tei Tei Drive-Ohakune
Importance: High

Afternoon Clive

I wanted to check directly with you that Tuesday 29 March 9.30am to 12noon is convenient for you for the Teitei Drive workshop?

Look forward to hearing from you.

Ngā mihi nui
Karen

From: Ree Anderson <ree@reeanderson.co.nz>
Sent: Wednesday, 9 March 2022 2:03 PM
To: Karen Winchcombe <Karen.Winchcombe@kaingaora.govt.nz>
Cc: Clive Manley <Clive.Manley@ruapehudc.govt.nz>; Ewen Skinner | Morrison Low <e.skinner@morrisonlow.com>; Hoani Ponga <hoani@ngatirangi.com>; Hayden Potaka <Hayden.Potaka@kaingaora.govt.nz>
Subject: Re: Draft agenda-Facilitated workshop Tei Tei Drive-Ohakune

All good thanks Ree

On 9/03/2022, at 1:34 PM, Karen Winchcombe <Karen.Winchcombe@kaingaora.govt.nz> wrote:

Afternoon Ree

Thank you, it is looking most likely 29 March date.

Hayden Potaka is making contact with Hoani, and giving him a heads-up regarding the date and that an invitation will follow. We will ensure Hoani is available before final invite does go out.

Kind regards
Karen

From: Ree Anderson <ree@reeanderson.co.nz>
Sent: Wednesday, 9 March 2022 1:27 PM
To: Karen Winchcombe <Karen.Winchcombe@kaingaora.govt.nz>
Cc: Clive Manley <Clive.Manley@ruapehudc.govt.nz>; Ewen Skinner | Morrison Low <e.skinner@morrisonlow.com>; Hoani Ponga <hoani@ngatirangi.com>
Subject: Re: Draft agenda-Facilitated workshop Tei Tei Drive-Ohakune
Importance: High

Hi karen

Many thanks for your help.

I can be available on the Thursday March 24th 1-3.30pm.

I can re-arrange my diary for Tuesday 29 March if need be (just need to know sooner rather than later).

Also, Clive would like Hoani Ponga CE of Ngati Rangi invited. his email address is:

hoani@ngatirangi.com

If you have nay other queries, please just let me know.

Many thanks, Ree

Ree Anderson | Director | ree@reeanderson.co.nz

<image001.png>

Tel: +64 27 687 9709 | PO Box: 56097 Dominion Road, Auckland, 1446

On 9/03/2022, at 10:42 AM, Karen Winchcombe <Karen.Winchcombe@kaingaora.govt.nz> wrote:

Mōrena Clive and Ree

Calendar's across the Kāinga Ora (KO) attendees for the next couples of

weeks are very hectic, we would like to suggest the following two date/time options. I've allowed 2.5hrs:

- Thursday 24 March at 1pm to 3.30pm
- Tuesday 29 March at 9.30am to 12noon (KO preferred)

Additionally, as iwi will be attending this workshop, Hayden Potaka – Principal Advisor Māori for Kāinga Ora TWM Region will be attending.

Please let me know if one or both of these options is convenient for you.

Ngā mihi nui
Karen

From: Ree Anderson <ree@reeanderson.co.nz>
Sent: Monday, 7 March 2022 5:26 PM
To: Clive Manley <Clive.Manley@ruapehudc.govt.nz>
Cc: Karen Winchcombe <Karen.Winchcombe@kaingaora.govt.nz>; Neil Mayo <Neil.Mayo@kaingaora.govt.nz>; Rachael Hurzeler <Rachael.Hurzeler@kaingaora.govt.nz>; Graeme Broderick <Graeme.Broderick@kaingaora.govt.nz>; Ewen Skinner | Morrison Low <e.skinner@morrisonlow.com>
Subject: Re: Draft agenda-Facilitated workshop Tei Tei Drive-Ohakune

Hi Clive

Sorry yes I do believe that Hoani Ponga the CE Ngati Rangi Iwi Trust is to be invited too.

Karen his email is: Hoani@ngatirangi.com Clive it would be good if you could give Hoani a heads up regarding the workshop.

Any further questions please let me know.

Many thanks Ree

Ree Anderson Consulting Ltd
M s 9(2)(a)

Sent from my iPhone

On 7/03/2022, at 4:58 PM, Clive Manley <Clive.Manley@ruapehudc.govt.nz> wrote:

Hi Ree / Karen,

Is this the workshop you want Iwi part of please? If so we will need to work it around them too.

Regards
Clive

Clive Manley
Chief Executive
Ruapehu District Council

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

<[imageda3dba.JPG](#)>

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: Karen Winchcombe <Karen.Winchcombe@kaingaora.govt.nz>
Sent: Monday, 7 March 2022 4:43 pm
To: Ree Anderson <ree@reeanderson.co.nz>
Cc: Neil Mayo <Neil.Mayo@kaingaora.govt.nz>; Rachael Hurzeler <Rachael.Hurzeler@kaingaora.govt.nz>; Graeme Broderick <Graeme.Broderick@kaingaora.govt.nz>; Clive Manley <Clive.Manley@ruapehudc.govt.nz>; Ewen Skinner | Morrison Low <e.skinner@morrisonlow.com>
Subject: RE: Draft agenda-Facilitated workshop Tei Tei Drive-Ohakune

Afternoon Ree

Thanks for your email, leave that with me.

Kind regards
 Karen

From: Ree Anderson <ree@reeanderson.co.nz>
Sent: Monday, 7 March 2022 4:18 PM
To: Karen Winchcombe <Karen.Winchcombe@kaingaora.govt.nz>
Cc: Neil Mayo <Neil.Mayo@kaingaora.govt.nz>; Rachael Hurzeler <Rachael.Hurzeler@kaingaora.govt.nz>; Graeme Broderick <Graeme.Broderick@kaingaora.govt.nz>; Clive Manley <clive.manley@ruapehudc.govt.nz>; Ewen Skinner | Morrison Low <e.skinner@morrisonlow.com>
Subject: Re: Draft agenda-Facilitated workshop Tei Tei Drive-Ohakune

Hi Karen

Thanks heaps it would be great if you could assist with arranging the meeting-

From RDC we will need Clive Manley, Ewen Skinner and myself. From KO Graeme, Rachael, Neil and Cynthia Ward. Rachael also wanted to have some legal reps present who are working on the Development Cooperation Agreement.

Please let me know if you need anything else from me at this stage. Just to note I know that Wednesday 16th March will not work for Clive. I suggest later in week beginning 14 March or otherwise sometime week beginning 21 March.

Kind regards. Ree

Ree Anderson | Director | ree@reeanderson.co.nz

<[image001.png](#)>



Tel: +64 27 687 9709 | PO Box: 56097 Dominion Road, Auckland, 1446

On 4/03/2022, at 4:17 PM, Karen Winchcombe <Karen.Winchcombe@kaingaora.govt.nz> wrote:

Afternoon Ree, Neil and Rachael

Just a heads-up Graeme is on leave until Friday 11 March. Please let me know if you need my assistance finding time in the calendars for a meeting when Graeme is back, and who needs to attend.

Kind regards
Karen



Karen Winchcombe

Senior Executive Assistant to Regional Director Mobile: s 9(2)(a)
Taranaki Whanganui Manawatū Email: karen.winchcc

Freephone: 0800 801 601 | Mainline: (04) 439 3000 | Kāinga Ora - Homes and
PG Box 248 Palmerston North 4440 | New Zealand Government | www.kain



From: Neil Mayo <Neil.Mayo@kaingaora.govt.nz>
Sent: Friday, 4 March 2022 2:54 PM
To: Ree Anderson <ree@reeanderson.co.nz>
Cc: Rachael Hurzeler
<Rachael.Hurzeler@kaingaora.govt.nz>; Graeme
Broderick <Graeme.Broderick@kaingaora.govt.nz>
Subject: RE: Draft agenda-Facilitated workshop Tei Tei
Drive-Ohakune

Ree

Would like to start at high level but then get into
the detail

Draft Agenda below

Agenda
Introductions

Purpose of the workshop
 Outcomes for the Project
 Each party to outline their organisations
 outcomes they would like to achieve
 Alignment discussion to produce a single
 set of Project outcomes
 Working collaboratively together – high level
 discussion on how we propose to do this –
 establish some values
 Development Co-operation Agreement
 Introduction to the purpose
 Areas covered in the Agreement
 Outcomes (from above)
 Governance
 Finance
 CIP Funding
 Feasibility study, typologies, mixed tenure
 Confidentiality
 Others
 Land price – how to be determined
 Other issues
 Actions
 Next Meeting
 Evaluation of the workshop / Closing comments

Cheers

Neil

<image005.jpg>

Neil




Mayo


Chief
Commercial
Officer

Mobile: [redacted] s 9(2)(a)

Email:
neil.mayo@kaingaora.govt.nz

Released under the Official Information Act

 Reply  Copy  View Images



 Teitei Drive Workshop Agenda - 5 April 2022

Sent: 24 March 2022 2:53 PM

From: Karen Winchcombe

To: Graeme Broderick; Rachael Hurzeler; Cynthia Ward; Hayden Potaka; Neil Mayo; Danae Weston; Marin Surgenor; e.skinner@morrisonlow.com; hoani@ngatirangi.com; Clive.Manley@ruapehudc.govt.nz; ree@reeanderson.co.nz; secretary@ngatirangi.com;

 2 Attachments

 Ohakune Housing Project Workshop Agenda - 5 April 2022.pdf (176 KB);  image001.jpg (4 KB);

Message

Kia ora tātou

Please find **attached** agenda for the workshop on 5 April 2022. The calendar invitation has also been updated to include the agenda.

Ngā mihi
Karen

Karen Winchcombe

Senior Executive Assistant - Regional Director
Taranaki Whanganui Manawatū

Mobile: s 9(2)(a)

Email: karen.winchcombe@kaingaora.govt.nz




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


Workshop Agenda

Ohakune Housing Project - Teitei Drive

Date:	Tuesday, 5 April 2022	Time:	9:30am – 12noon
Location:	Microsoft Office Teams - Click here to join the meeting		
Attendees:	Ruapehu District Council: Clive Manley, Chief Executive Ree Anderson, Consultant Ewen Skinner, Project Manager	Kāinga Ora: Graeme Broderick, Regional Director Neil Mayo, Chief Commercial Officer Rachael Hurzeler, Director Business Development Cynthia Ward, Senior Advisor Development Strategy Hayden Potaka, Principal Advisor Māori Danae Weston, Associate General Counsel - Property Marin Surgenor, Senior Legal Counsel - Property	Ngāti Rangi Iwi Trust: Hoani Ponga, Chief Executive Board Members
Facilitator:	Ree Anderson and Neil Mayo		

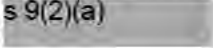
Agenda		Approx. Time
1	Welcome and Introductions	10min
2	Purpose of Workshop	5min
3	Outcomes for the Project <ul style="list-style-type: none"> Each party to outline their organisations outcomes they would like to achieve. Alignment discussion to produce a single set of Project outcomes. 	30min
4	Working collaboratively together <ul style="list-style-type: none"> High level discussion on how we propose to do this. Establish some values. 	20min
5	Development Co-operative Agreement <ul style="list-style-type: none"> Introduction to the Purpose Areas covered in the Agreement Outcomes (from above) Governance Finance CIP Funding Feasibility study, typologies, mixed tenure Confidentiality Others 	45min
6	Land Price – How to be determined	15min
7	Other Issues	5min
8	Actions	5min
9	Next Meeting	5min
10	Evaluation of Workshop and Closing Comments	10min

 Reply  Copy  View Images

 RE: Teitei Drive Workshop - Kāinga Ora | RDC | Ngāti Rangī

Sent: 4 April 2022 7:40 AM

From: Graeme Broderick

To: Hoani Ponga; Rachael Hurlzeler; Cynthia Ward; Hayden Potaka; Neil Mayo; Danae Weston; Marin Surgenor; e.skinner@morrisonlow.com; Clive.Manley@ruapehudc.govt.nz; 
CC: ree@reeanderson.co.nz; Shaun Harvey; Karen Winchcombe;

 2 Attachments

 image001.jpg (5 KB);  image002.png (24 KB);

Message

Released under the Official Information Act

Morena Hoana,

s 9(2)(a)

We will be back in touch to reschedule our hui in the coming weeks.

Ngā mihi

Graeme

Graeme Broderick

Regional Director
Taranaki Whanganui Manawatu

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

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: Hoani Ponga <hoani@ngatirangi.com>
Sent: Sunday, 3 April 2022 10:09 PM
To: Graeme Broderick <Graeme.Broderick@kaingaora.govt.nz>; Rachael Hurzeler <Rachael.Hurzeler@kaingaora.govt.nz>; Cynthia Ward <Cynthia.Ward@kaingaora.govt.nz>; Hayden Potaka <Hayden.Potaka@kaingaora.govt.nz>; Neil Mayo <Neil.Mayo@kaingaora.govt.nz>; Danae Weston <Danae.Weston@kaingaora.govt.nz>; Marin Surgenor <Marin.Surgenor@kaingaora.govt.nz>; e.skinner@morrisonlow.com; Clive.Manley@ruapehudc.govt.nz; Aisha Kumeroa <secretary@ngatirangi.com>
Cc: ree@reeanderson.co.nz; Shaun Harvey <Shaun.Harvey@kaingaora.govt.nz>
Subject: Teitei Drive Workshop - Kāinga Ora | RDC | Ngāti Rangī

Some people who received this message don't often get email from hoani@ngatirangi.com. [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.

Tēnā tatau,

s 9(2)(a)

I would




hope a Hui of this importance can be rescheduled despite the short notice.


We will be back on deck next week once our loved one has been laid to rest and we can regroup.

Nga manaakitanga o te wahi ngaro ki a kautau a tatau,



Released under the Official Information Act

 Reply ▾  Copy ▾  View Images

 Re: New date for Teitei Drive Workshop



Sent: 5 April 2022 3:09 PM

From: Ewen Skinner | Morrison Low

To: Ree Anderson;

CC: Clive Manley; Karen Winchcombe; secretary@ngatirangi.com;

 2 Attachments

 image003.png (2 KB);  image003.png (2 KB);

Message

Released under the Official Information Act

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.

Ok with me as well

Ewen Skinner

§ 9(2)(a)

Sent from my iPhone

On 5/04/2022, at 2:05 PM, Ree Anderson <ree@reeanderson.co.nz> wrote:

Hi Karen

Yes 21 April, that works for me too.

Many thanks Ree

Ree Anderson | Director | ree@reeanderson.co.nz

Tel: +64 27 687 9709 | PO Box: 56097 Dominion Road, Auckland, 1446

On 5/04/2022, at 2:03 PM, Clive Manley <Clive.Manley@ruapehudc.govt.nz> wrote:

Hi Karen,

Yes that is fine with me thanks.

Regards

Clive

Clive Manley
Chief Executive
Ruapehu District Council

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

<image6e0c59.JPG>

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: Karen Winchcombe <Karen.Winchcombe@kaingaora.govt.nz>

Sent: Tuesday, 5 April 2022 1:55 pm

To: g.skinner@morrisonlow.com; Clive Manley

<Clive.Manley@ruapehudc.govt.nz>; secretary@ngatirangi.com;

ree@reeanderson.co.nz

Subject: New date for Teitei Drive Workshop

Importance: High

Kia ora Clive, Ree, Ewen and § 9(2)(a) (on behalf of Hoani)

With regard to rescheduling the Teitei Drive workshop, we would like to suggest a new date of **Thursday 21 April 1.00pm to 3.30pm**.

This was the only date in April we could find that worked for Kāinga Ora attendees. We do hope it will be convenient for you also, however if not, we can look at date options for early May.

Look forward to hearing from you.

Ngā mihi nui
Karen




<image001.jpg>

Karen Winchcombe

Senior Executive Assistant - Regional Director

Mobile: § 9(2)(a)

Released under the Official Information Act

 Reply  Copy  View Images



 RE: Next Hui/Workshop: Teitei Drive - Kāinga Ora | RDC | Ngāti Rangī

Sent: 10 May 2022 9:12 AM

From: s 9(2)(a)

To: Ewen Skinner | Morrison Low; Karen Winchcombe; Ree Anderson; Clive Manley;

 2 Attachments

 image001.jpg (2 KB);  image002.jpg (4 KB);

Message

Released under the Official Information Act

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.

Mōrena Karen,

Hoani is available also, I just have to check with s 9(2)(a) on their availability.

Ngā mihi, nā

s 9(2)(a)

From: Ewen Skinner | Morrison Low <e.skinner@morrisonlow.com>
Sent: 10 May 2022 07:49
To: Karen Winchcombe <Karen.Winchcombe@kaingaora.govt.nz>; Ree Anderson <ree@reeanderson.co.nz>; Clive Manley <Clive.Manley@ruapehudc.govt.nz>; Aisha Kumeroa <secretary@ngatirangi.com>
Subject: RE: Next Hui/Workshop: Teitei Drive - Kāinga Ora | RDC | Ngāti Rangi

I can make this - thanks

Ewen Skinner
Director
Morrison Low
M s 9(2)(a)
e.skinner@morrisonlow.com
www.morrisonlow.com

Auckland +64 9 523 0122	Wellington +64 4 472 7228	Sydney +61 2 9211 2991	Brisbane +61 7 3852 3865
-----------------------------------	-------------------------------------	----------------------------------	------------------------------------

This email and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed. The use, copying or distribution of this message or any information it contains, by anyone other than the intended recipient/s is prohibited by the sender. If you have received this email in error, please notify the sender, and delete the email from your system. Please note that any views or opinions presented in this email are solely those of the author and do not necessarily represent those of the organisation.

From: Karen Winchcombe <Karen.Winchcombe@kaingaora.govt.nz>
Sent: Monday, 9 May 2022 4:03 pm
To: Ree Anderson <ree@reeanderson.co.nz>; Clive Manley <Clive.Manley@ruapehudc.govt.nz>; Ewen Skinner | Morrison Low <e.skinner@morrisonlow.com>; Aisha Kumeroa <secretary@ngatirangi.com>
Subject: Next Hui/Workshop: Teitei Drive - Kāinga Ora | RDC | Ngāti Rangi
Importance: High

Kia ora koutou

Following the workshop held on 21 April we would like to suggest the next workshop take place on **Thursday 2 June, 1:00pm – 3:30pm**. There is a possibility that some Kāinga Ora staff could attend this workshop in person, however this is to be confirmed. Other staff will attend via VC, Microsoft Teams.

We hope this date/time is convenient for you and look forward to your reply.

Ngā mihi nui
Karen




Karen Winchcombe


Senior Executive Assistant - Regional Director

Mobile

s 9(2)(a)

Released under the Official Information Act

 Reply ▾  Copy ▾  View Images

 RE: Teitei Drive Meeting - Kāinga Ora | RDC

Sent: 17 June 2022 3:45 PM

From: Karen Winchcombe

To: Ree Anderson;

CC: Clive.Manley@ruapehudc.govt.nz; e.skinner@morrisonlow.com; Aaron Pendergrast;

Message

Released under the Official Information Act

Hi Ree

Thanks for the update, I will send out the calendar invitation.

Kind regards

Karen

From: Ree Anderson <ree@reeanderson.co.nz>

Sent: Friday, 17 June 2022 3:43 PM

To: Karen Winchcombe <Karen.Winchcombe@kaingaora.govt.nz>

Cc: Clive.Manley@ruapehudc.govt.nz; e.skinner@morrisonlow.com; Aaron Pendergrast <AaronP@ruapehudc.govt.nz>

Subject: Re: Teitei Drive Meeting - Kāinga Ora | RDC

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.

Hi Karen

I understand that Clive will be available. In addition to himself, could you also invite myself, Ewen Skinner and Aaron Pendergast (he is copied into this email).

I am talking with Clive on Tuesday so I will double check his availability then,

Kind regards, Ree

Ree Anderson Consulting Ltd

M:s 9(2)(a)

On 17/06/2022, at 2:45 PM, Karen Winchcombe <Karen.Winchcombe@kaingaora.govt.nz> wrote:

Thank you Ree, I'll wait for your further update.

Ngā mihi

Karen

From: Ree Anderson <ree@reeanderson.co.nz>

Sent: Friday, 17 June 2022 9:28 AM

To: Karen Winchcombe <Karen.Winchcombe@kaingaora.govt.nz>

Cc: Clive.Manley@ruapehudc.govt.nz; e.skinner@morrisonlow.com; Aaron Pendergrast <AaronP@ruapehudc.govt.nz>

Subject: Re: Teitei Drive Meeting - Kāinga Ora | RDC

Importance: High

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.

Kia ora Karen

I am available to attend on Thursday 7 July at 1.30pm.

I am in the process of following up with Clive regarding those he would like to attend.

Kind regards, Ree

Ree Anderson Consulting Ltd
Ms 9(2)(a)




On 16/06/2022, at 12:58 PM, Karen Winchcombe <Karen.Winchcombe@kaingaora.govt.nz> wrote:


Kia ora Clive and Ree

As a follow-up to the meeting held on Thursday 2 June, we would like to check your availability for a VC meeting on **Thursday 7 July, 1.30pm-3.00pm** to finalise the draft 'Development Co-operative Agreement'. Can you also please confirm who the meeting invite be extended to, in terms of Council and iwi representation.

Ngā mihi nui
Karen

Released under the Official Information Act

 Reply  Copy  View Images


 RE: Teitei Drive Hui - Kāinga Ora | RDC | Ngāti Rangi

Sent: 4 July 2022 11:48 AM

From: Hoani Ponga

To: Graeme Broderick; Rachael Hürzeler; Russell Allen; Marin Surgenor; Karen Winchcombe; Clive Manley; Ree Anderson; e.skinner@morrisonlow.com; s 9(2)(a)

 1 Attachments

 image001.jpg (4 KB);

Message

Released under the Official Information Act

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.

My apologies for missing this meeting and not noting my apologies. Time got tight away on me that week and I was pulling out of meetings all over the place

That notwithstanding I am keen to get an extra set of eyes on this opportunity and have requested Koau (Ngāti Rangī's Commercial Advisor) participate in this discussion to feed into some of our boarder housing/commercial developments for our rohe.

Ree – if you could send me anything available to date that I can share with them so that they can be brought up to speed with where things are at.

Ngā mihi, nā

Hoani

-----Original Appointment-----

From: Graeme Broderick <Graeme.Broderick@kaingaora.govt.nz>

Sent: Wednesday, 1 June 2022 3:27 PM

To: Rachael Hurzeler; Russell Allen; Marin Surgenor; Karen Winchcombe; Clive Manley; Ree Anderson; e.skinner@morrisonlow.com; Aisha Kumeroa; Hoani Ponga

Subject: Teitei Drive Hui - Kāinga Ora | RDC | Ngāti Rangī

When: Thursday, 2 June 2022 3:00 PM-3:30 PM (UTC+12:00) Auckland, Wellington.

Where: Microsoft Teams Meeting

Importance: High

Kia ora Koutou

Please find **attached** the finalised meeting agenda - the timing of the meeting has therefore been adjusted. Please accept our apology for the last notice change and any inconvenience this may have caused.

Ngā mihi nui

Karen

Karen Winchcombe

Senior Executive Assistant - Regional Director
Taranaki Whanganui Manawatū

Mobile: s 9(2)(a)

Email: karen.winchcombe@kaingaora.govt.nz

Microsoft Teams meeting

Join on your computer or mobile app

[Click here to join the meeting](#)




Or call in (audio only)


s 9(2)(a) [redacted] New Zealand, Wellington

Phone Conference ID: s 9(2)(a) [redacted]



Released under the Official Information Act

 Reply ▾  Copy ▾  View Images


 RE: Teitei Drive, Ohakune - Sale and Development Agreement - Ruapehu District Council and Kāinga Ora

Sent: 4 July 2022 4:15 PM

From: Karen Winchcombe

To: Ree Anderson;

CC: Clive Manley;

 **Note:** This Message was sent with High Importance.

 3 Attachments

 image001.jpg (5 KB);  image002.jpg (4 KB);  Ruapehu District Council and Kāinga Ora - Sale and Development Agreement.docx (275 KB);

Message

Released under the Official Information Act

Afternoon Ree

I'm checking-in on behalf of Rachael regarding the meeting this Thursday to finalise the draft 'Development Co-operative Agreement'. Rachael was keen to receive Councils marked-up draft ahead of the meeting, are you happy to forward that?

Additionally, we are happy to extend the invitation for Thursday's hui to Ngāti Rangī. Can you confirm if Council are happy with this and that the agreement be shared with them at this time?

I look forward to hearing from you, alternatively please feel free to telephone Rachael if you wish to discuss with her – s 9(2)(a)

Kind regards
Karen

Karen Winchcombe

Senior Executive Assistant - Regional Director
Taranaki Whanganui Manawatū

Mobile: s 9(2)(a)
Email: karen.winchcombe@kaingaora.govt.nz

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: Rachael Hurzeler <Rachael.Hurzeler@kaingaora.govt.nz>
Sent: Thursday, 9 June 2022 8:20 AM
To: Clive Manley <clive.manley@ruapehudc.govt.nz>; Ree Anderson <ree@reeanderson.co.nz>
Cc: Marin Surgenor <Marin.Surgenor@kaingaora.govt.nz>; Graeme Broderick <Graeme.Broderick@kaingaora.govt.nz>; Neil Mayo <Neil.Mayo@kaingaora.govt.nz>
Subject: FW: Teitei Drive, Ohakune - Sale and Development Agreement - Ruapehu District Council and Kāinga Ora

Hi Clive,

The below email looks to have gone to an incorrect address for you. Resending to all.

Regards,
Rachael

From: Rachael Hurzeler
Sent: Thursday, 9 June 2022 8:11 AM
To: Ree Anderson <ree@reeanderson.co.nz>; EXT Clive Manley <cam@fndc.govt.nz>
Cc: Marin Surgenor <Marin.Surgenor@kaingaora.govt.nz>; Graeme Broderick <Graeme.Broderick@kaingaora.govt.nz>
Subject: FW: Teitei Drive, Ohakune - Sale and Development Agreement - Ruapehu District Council and Kāinga Ora

Good morning Ree and Clive

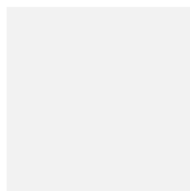
Please find attached draft agreement for your review. In terms of review period we agreed at our last meeting that you'd likely need a couple of weeks to review however if at any point you would

like to jump on a call with Marin and or myself, please feel free to reach out. Please ensure any drafting edits you would like to make are done via 'track changes' – thank you.

Look forward to progressing this with you.




Re detail on the HUD funding (eg: milestone dates). Are you ok if I reach out to Ewen for assistance on this?


Regards



Rachael Hurzeler

Released under the Official Information Act

 Reply ▾  Copy ▾  View Images

 Fwd: Teitei Drive Hui - Kāinga Ora | RDC

Sent: 6 July 2022 8:30 AM

From: Rachael Hurzeler

To: Karen Winchcombe;

CC: Clive Manley; Graeme Broderick;

Message

Released under the Official Information Act

Karen - pls extend invite to Hoani

Get [Outlook for iOS](#)

From: Clive Manley <Clive.Manley@ruapehudc.govt.nz>
Sent: Wednesday, July 6, 2022 8:29 AM
To: Rachael Hurzeler <Rachael.Hurzeler@kaingaora.govt.nz>
Subject: RE: Teitei Drive Hui - Kāinga Ora | RDC

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.

Yes, I am happy to thanks

From: Rachael Hurzeler <Rachael.Hurzeler@kaingaora.govt.nz>
Sent: Wednesday, 6 July 2022 8:28 am
To: Ewen Skinner | Morrison Low <e.skinner@morrisonlow.com>; Ree Anderson <ree@reeanderson.co.nz>; Karen Winchcombe <Karen.Winchcombe@kaingaora.govt.nz>
Cc: Clive Manley <Clive.Manley@ruapehudc.govt.nz>; Marin Surgenor <Marin.Surgenor@kaingaora.govt.nz>; Graeme Broderick <Graeme.Broderick@kaingaora.govt.nz>; Aaron Pendergrast <AaronP@ruapehudc.govt.nz>
Subject: Re: Teitei Drive Hui - Kāinga Ora | RDC

Thanks Karen.

Picking up on Hoani email from earlier this week - would Council like us to invite him to 14th mtg ?

Get [Outlook for iOS](#)

From: Ewen Skinner | Morrison Low <e.skinner@morrisonlow.com>
Sent: Tuesday, July 5, 2022 5:41:38 PM
To: Ree Anderson <ree@reeanderson.co.nz>; Karen Winchcombe <Karen.Winchcombe@kaingaora.govt.nz>
Cc: Clive.Manley@ruapehudc.govt.nz <Clive.Manley@ruapehudc.govt.nz>; Rachael Hurzeler <Rachael.Hurzeler@kaingaora.govt.nz>; Marin Surgenor <Marin.Surgenor@kaingaora.govt.nz>; Graeme Broderick <Graeme.Broderick@kaingaora.govt.nz>; AaronP@ruapehudc.govt.nz <AaronP@ruapehudc.govt.nz>
Subject: Re: Teitei Drive Hui - Kāinga Ora | RDC

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.

Thanks for the heads up - unfortunately I am away on leave next week (school holidays) so will be an apology. I will catch up with Clive / Ree post the meeting to follow up.

Thanks

Get [Outlook for iOS](#)

From: Ree Anderson <ree@reeanderson.co.nz>
Sent: Tuesday, July 5, 2022 5:33:47 PM
To: Karen Winchcombe <Karen.Winchcombe@kaingaora.govt.nz>
Cc: Clive.Manley@ruapehudc.govt.nz <Clive.Manley@ruapehudc.govt.nz>; Rachael Hurzeler <Rachael.Hurzeler@kaingaora.govt.nz>; Marin Surgenor <Marin.Surgenor@kaingaora.govt.nz>; Graeme Broderick <Graeme.Broderick@kaingaora.govt.nz>; AaronP@ruapehudc.govt.nz <AaronP@ruapehudc.govt.nz>; Ewen Skinner | Morrison Low <e.skinner@morrisonlow.com>

<mailto:ewens@honz.govt.nz>, Ewen Skinner | <mailto:clive@honz.govt.nz>, Clive
<mailto:re@reanderson.co.nz>, Ree Anderson | <mailto:re@reanderson.co.nz>

Subject: Re: Teitei Drive Hui - Kāinga Ora | RDC

Hi karen

Yes I can make Thursday 14th July work at 2pm.

Can you please extend the invitation to Ewen Skinner whom I've copied into this email.

Many thanks

Kind regards, Ree

Ree Anderson
Director
Ree Anderson Consulting Ltd
M s 9(2)(a)

On 5/07/2022, at 4:38 PM, Karen Winchcombe <Karen.Winchcombe@kaingaora.govt.nz> wrote:




Kia ora Ree and Clive


Following a discussion between Rachael and Ree this afternoon regarding preparedness for this Thursday's hui, and given that Council's copy of the draft Agreement with tracked-changes will be circulated this evening, it has been decided to postpone this Thursday's meeting to enable Kāinga Ora time to review Council's feedback on the document.

As we do wish to keep things moving along, we would like to propose the meeting now take place on **Thursday 14 July at 2pm – 3.30pm**.

Can you please let me know if you are able to make this date/time work?

Released under the Official Information Act

 Reply  Copy  View Images

 RE: Teitei Drive hui - Kāinga Ora | RDC | Ngāti Rangī

Sent: 19 July 2022 10:43 AM

From: Rachael Hurzeler

To: s 9(2)(a) Graeme Broderick; s 9(2)(a) Russell Allen; Marin Surgenor; Mark Lash; Karen Winchcombe; Hayden Potaka; Clive.Manley@ruapehudc.govt.nz; ree@reeanderson.co.nz; e.skinner@morrisonlow.com; AaronP@ruapehudc.govt.nz; hoani@ngatirangi.com; CC: Neil Mayo; secretary@ngatirangi.com;

 2 Attachments

 image002.jpg (5 KB);  image003.png (4 KB);

Message

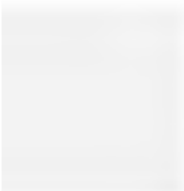
Released under the Official Information Act

Good morning Rogier,

Marin is working through the feedback provided in our meeting last week so once he is complete on this task he will circulate.

For Kāinga Ora contact, I am your first point of contact for commercial discussions/ related to the agreement we are working through. Graeme Broderick is our Regional Director so will be your point of contact for discussion about anything regional/ more general not to do with the agreement..

Regards



Rachael Hurzeler

Director Business Development
Chief Commercial Office
Commercial Group

Mobile: s 9(2)(a)
Email: rachael.hurzeler@kaingaora.govt.nz

Kāinga Ora - Homes and Communities
Catalina Workshops- 3 Boundary Road, Hobsonville, Auckland 0618
PO BOX 84143 Westgate Auckland 0616 | New Zealand Government | www.kaingaora.govt.nz

From: Rogier Eradus <Rogier@koau.co.nz>
Sent: Monday, 18 July 2022 9:28 PM
To: Graeme Broderick <Graeme.Broderick@kaingaora.govt.nz>; Alexander McKinnon <Alexander@koau.co.nz>; Rachael Hurzeler <Rachael.Hurzeler@kaingaora.govt.nz>; Russell Allen <Russell.Allen@kaingaora.govt.nz>; Marin Surgenor <Marin.Surgenor@kaingaora.govt.nz>; Mark Lash <Mark.Lash@kaingaora.govt.nz>; Karen Winchcombe <Karen.Winchcombe@kaingaora.govt.nz>; Hayden Potaka <Hayden.Potaka@kaingaora.govt.nz>; Clive.Manley@ruapehudc.govt.nz; ree@reeanderson.co.nz; e.skinner@morrisonlow.com; AaronP@ruapehudc.govt.nz; hoani@ngatirangi.com
Cc: Neil Mayo <Neil.Mayo@kaingaora.govt.nz>; secretary@ngatirangi.com
Subject: RE: Teitei Drive hui - Kāinga Ora | RDC | Ngāti Rangi

Some people who received this message don't often get email from rogier@koau.co.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.

Evening All,

Just wanted to follow up following the meeting last Thursday, thank you all for allowing me to attend and get a bit of an understanding of the current proposed transaction.

I believe one of the actions was to send through the Sale & Development Agreement so that I can try to better understand the construct of the agreement between RDC and KO, and how McE's Panel fit into this, this was

understand the construct of the agreement between RDC and KŌ, and now Ngāti Rangī fits into this, this was a little unclear in the meeting. If I could please ask someone to forward on the agreement, plus any further details/documentation that may be pertinent it would be appreciated.

I am also conscious that there are a fair few individuals on this distribution list, so would appreciate some guidance on who to direct any questions too so as not to fill up peoples inboxes

Ngā Mihi

-----Original Appointment-----

From: Graeme Broderick <Graeme.Broderick@kaingaora.govt.nz>

Sent: Wednesday, 6 July 2022 10:37 am

To: Graeme Broderick; Alexander McKinnon; s 9(2)(a) Rachael Hurzeler; Russell Allen; Marin Surgenor; Mark Lash; Karen Winchcombe; Hayden Potaka; Clive.Manley@ruapehuc.govt.nz; ree@reeanderson.co.nz; e.skinner@morrisonlow.com; AaronP@ruapehuc.govt.nz; hoani@ngatirangi.com

Cc: Neil Mayo; secretary@ngatirangi.com

Subject: Teitei Drive hui - Kāinga Ora | RDC | Ngāti Rangī

When: Thursday, 14 July 2022 2:00 pm-3:30 pm (UTC+12:00) Auckland, Wellington.

Where: Microsoft Teams Meeting

Importance: High

Microsoft Teams meeting

Join on your computer or mobile app

[Click here to join the meeting](#)

Or join by entering a meeting ID

Meeting ID: s 9(2)(a)

Passcode: s 9(2)(a)

Released under the Official Information Act