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 RE: Confidential - Kāinga Ora - 6 Teitei Drive, Ohakune - Land Subdivision

Sent: 15 December 2022 3:22 PM

From: Todd Langwell

To: Giles Tait;

 2 Attachments

 image001.jpg (6 KB);  220846 - Teitei Drive, Ohakune - Offer of Service - TPC.pdf (199 KB);

Message

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Hello Giles,

Thank you for giving Traffic Planning Consultants Ltd the opportunity to provide a fee proposal to provide input into the development of the above site. Please find enclosed our offer of service.

As discussed, the proposal includes input into the engineering plan approval stages post resource consent. It is identified as a separate item for ease of reference.

If you have any questions, please do not hesitate to ask.

Thank you

Todd Langwell DIRECTOR

TRAFFIC PLANNING CONSULTANTS LTD • PO Box 60 255 • Titirangi • Auckland 0642

Level 1 • 400 Titirangi Road • Titirangi Village • Auckland 0604

T 09) 817 2500 ext. 806

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From: Giles Tait <Giles.Tait@kaingaora.govt.nz>

Sent: Friday, 9 December 2022 9:03 am

To: Todd Langwell <Todd@trafficplanning.co.nz>

Subject: Confidential - Kāinga Ora - 6 Teiter Drive, Ohakune - Land Subdivision

Hi Todd,

The Greenfield & Complex Projects Team as part of Urban Development & Delivery at Kāinga Ora wishes to engage a Traffic Engineer for a residential land subdivision project in Ohakune, attached is a concept drawing of the proposed subdivision.

The master plan is required for the entire 9.4536Ha (Lot 2 DP 54909 or WN24D/752) split into 3 stages of which Kāinga Ora has a requirement to have a Civil contractor established on site by December 2023 for stage 1.

Can you please submit a fee proposal no later than midday on Friday the 16th of December?

Thank you and kind regards

Giles

Giles Tait

Senior Development Manager - Greenfield & Complex
Urban Development and Delivery

Mobile: s 9(2)(a)

Email: giles.tait@kaingaora.govt.nz

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

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15 December 2022

Giles Tait
Senior Development Manager
Kainga Ora Homes & Communities

By Email: Giles.Tait@kaingaora.govt.nz

Dear Giles,

*PROPOSED RESIDENTIAL SUBDIVISION – TEITEI DRIVE, OHAKUNE
TRANSPORT PLANNING AND DESIGN SERVICES*

Thank you for giving Traffic Planning Consultants Ltd the opportunity to provide a fee proposal to provide input into the development of the above site. We can confirm our availability to provide the required traffic engineering inputs into the project and to this end we have prepared a fee proposal as follows.

1. **Scope of Work and Deliverables**

Based on our experience with other similar proposals, we consider that our input into the project will include the following aspects and deliverables:

- a) Undertake a site investigation;
- b) Review of background information and the adjacent road network including traffic flows, traffic crashes and provision for pedestrians.
- c) Estimate the amount of traffic generated by the proposal and review the likely effects of this traffic on the surrounding road network. This includes localised traffic modelling of nearby intersections.
- d) Contribute to the development of the masterplan including design of the road layout, advice on road geometry, access, circulation, pedestrian provisions, vehicle tracking, waste management and planning provisions.
- e) Preparation of an Integrated Transport Assessment Report covering the items listed above as well as undertaking an assessment against the relevant transportation standards in the Ruapehu District Council District Plan.
- f) Respond to additional information requests if required for the resource consent application.
- g) Prepare a draft detailed design package (road marking and traffic signage) including sight lines diagrams and vehicle tracking plans;
- h) Coordination with other design team members to prepare the design;
- i) Liaise with Ruapehu District Council and relevant stakeholders for feedback on the design through the EPA process; and
- j) Meeting attendance.

Auckland Office:
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Level 1, 400 Titirangi Road, Titirangi Village
Tel: (09) 817 2500
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2. **Fee Estimate**

We outline below the following schedule of fees for our anticipated input into the project. We have included provisional sum allowances for meeting attendance and responding to additional information requests received from the Council and review of draft conditions post lodgement of the Resource Consent application. The sums shown are indicative only and a more detailed fee proposal would be provided should such a request eventuate.

Stage	Item	Fee Estimate	Total		
Assessment & Resource Consenting	Site investigation, review background material and transport environment	s 9(2)(b)(ii)			
	Assessment of traffic effects including traffic modelling of nearby intersections				
	Contribute to the design of the masterplan layout				
	Prepare Integrated Transport Assessment report to accompany Resource Consent application				
Engineering Plan Approval	Prepare a draft detailed design package and liaison with Council				
	Final design package				
Provisional Sums	<i>Respond to additional information request</i>				
	<i>Meeting Attendance (10 x meetings)</i>				
TOTAL (excluding GST)					

Please note that the above fee schedule excludes the preparation of evidence and the subsequent attendance at any Resource Consent hearings. If this is required, we will provide a fee estimate for approval prior to carrying out any additional work.

3. **Conditions of Engagement**

We would ask for written confirmation that our fee is acceptable. In the absence of returning a signed Agreement, but instructing us to undertake the work, it is assumed that the client agrees to this offer of service.

Payments will be required on the basis of progress claims, which will be invoiced monthly, covering the work completed and disbursements incurred. Payments will be due on the 20th of the month following the date of our invoice.

We would be happy to discuss any aspect of our offer with you should there be any queries. In the meantime, we look forward to working with you on this project.

Yours faithfully,
TRAFFIC PLANNING CONSULTANTS LTD



Todd Langwell
Director

Reply Copy View Images

Confidential - DSI Report for 6 Teitei Drive Ohakune

Sent: 9 December 2022 3:47 PM

From: Giles Tait

To: Sunil Prasad;

2 Attachments

image001.jpg (6 KB); Ltr-H0198f PDSI Oct22.pdf (4 MB);

Message

Hi Sunil,

Just found out from Cynthia that Geosciences completed a Contamination report (DSI) for 6 Teitei Drive back in October.

See attached report for your information.

Kind regards




Giles


Giles Tait

Senior Development Manager - Greenfield & Complex Urban Development and Delivery

Mobile [redacted] s 9(2)(a)
Email: giles.tait@kaingaora.govt.nz

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

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 RE: Tei Tei Drive Sale and Development Agreement korero





Sent: 30 November 2022 2:27 PM

From: helen leahy

To: Graeme Broderick;

CC: Whetu Moataane;

 4 Attachments

 Image003.png (2 KB);  Image004.png (141 KB);  image005.jpg (5 KB);  image006.png (24 KB);

Message

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Tena koe Graeme

Thank you for your email.

Following the Board hui of Te Totatahoe o Paerangi I was asked to write to Hon Dr Megan Woods regarding the circumstances for Teitei Drive.

s 9(2)(ba)(i)



I will update you as soon as I hear back from the Minister.

Helen Leahy
Pou Ārahi / Chief Executive

Ngā Waihua o Paerangi Trust
(formerly Ngāti Rangi Trust)
1 Mountain Road
PO BOX 195
Ohakune 4625

Phone: s 9(2)(a)

Email: Helen@ngatirangi.com

Web: www.ngatirangi.com

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From: Graeme Broderick <Graeme.Broderick@kaingaora.govt.nz>
Sent: Wednesday, 30 November 2022 7:27 am
To: Helen Leahy <helen@ngatirangi.com>
Subject: FW: Tei Tei Drive Sale and Development Agreement korero

Morena Helen,

I trust your week is going well.

I just wondered if you had an update for us following your board meeting last week?

Ngā mihi

Graeme

From: Graeme Broderick

Sent: Thursday, 24 November 2022 3:16 PM

To: Helen Leahy <helen@ngatirangi.com>

Cc: Marin Surgenor <Marin.Surgenor@kaingaora.govt.nz>; Colleen McCorkindale <Colleen.McCorkindale@kaingaora.govt.nz>; Giles Tait <Giles.Tait@kaingaora.govt.nz>; Hayden Potaka <Hayden.Potaka@kaingaora.govt.nz>; Deana Wilson <Deana.Wilson@ngatirangi.com>; Te Rau o te Huia Tutas 9(2)(a)

Subject: Tei Tei Drive Sale and Development Agreement korero

Kia ora Helen,

Thank you for your time and our korero yesterday afternoon.

We felt it may be of assistance for us to confirm a few of the key points we discussed yesterday, in order to help inform the Ngāti Rangi board meeting.

The Sale and Development Agreement requires Kāinga Ora to deliver a defined number of public housing units, affordable homes and worker-rental homes. The public housing will be built by Kāinga Ora itself, whereas the affordable homes and worker-rental homes are to be delivered by a build-partner. The build-partner (or partners, if separate builders were selected for the affordable and worker-rental components), is to be selected through the mutual agreement of Ruapehu District Council, Ngāti Rangi and Kāinga Ora.

The build-partner will be required to buy a portion of the land (Super Lots) at Tei Tei Drive from Kāinga Ora on market-terms. In selling the land to the build partner, Kāinga Ora will enter into a Sale and Development Agreement which requires the same outcomes as set out in the agreement between Kāinga Ora and RDC. The land will then be subject to a registered covenant which secures these outcomes and will run with the land for years into the future (e.g. 10 years for the provision of worker-rental homes).

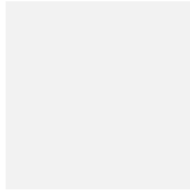
Depending on the selection of the build partner, and in particular the provider of the worker-rental accommodation, the land covenant applying to these homes could also provide for the relevant eligibility criteria. These matters will be subject to negotiation at the time of entering into a Sale and Development Agreement for this Super Lot. We note also that these homes could present a commercial opportunity for Ngāti Rangi, or its affiliates, if there was interest from Ngāti Rangi in taking the lead on the development of these homes.

Finally, the timeframes we are pursuing for Stage 1 planning are wholly driven by the requirements of the Crown Infrastructure Partners (CIP) funding allocated to this proposal, which is a critical enabler of this land development opportunity.

Please let us know if you have any further questions following the board meeting.

Ngā mihi

Graeme



Graeme Broderick

Regional Director
Taranaki Whanganui Manawatu

Mobile: s 9(2)(a)

Email: graeme.broderick@kaingaora.govt.nz

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Out of Scope

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From: Sam Mogford <Sam.Mogford@kaingaora.govt.nz>

Sent: Thursday, 29 September 2022 7:36 PM

To: Alan Martin-Smith <AlanMS@cheal.co.nz>

Cc: Manaaki Walker-Tepania <Manaaki.Walker-Tepania@kaingaora.govt.nz>; Cynthia Ward <Cynthia.Ward@kaingaora.govt.nz>; Sunil Prasad <sunilp@cheal.co.nz>; Dean Sherrit <DeanS@cheal.co.nz>; Thomas Brand <ThomasB@cheal.co.nz>

Subject: RE: Kāinga Ora RFQ Outcome: Project Due Diligence - Taranaki, Whanganui, Rangitikei, Manawatu, Horowhenua, Woodville, Ohakune, and Hawke's Bay (Selected Sites)


Importance: High

Kia ora Alan,

I hope you are well.

As promised, I am in touch with a few queries. I have spoken with Sunil today about some of these.

Out of Scope



Ohakune:


- Please see the Teitei Drive Feasibility Report attached, which was prepared by Cheal and include recommendations for the next stage of investigations. Can you please confirm that your investigations and reports will meet those recommendations, as well as the following?:
 - Our expectation is that your investigations and reports, will build upon this existing knowledge and investigations.
 - The investigations and reports will add value and inform the Master Plan (including recommended / required setbacks from the stream and no-build areas), and subsequently the subdivision scheme plan and consent application, building consents and any regional consents (e.g. discharge to land, work in the beds of lakes, rivers, riparian margins/wetlands, and biodiversity etc.)
 - Regarding the hydrology assessment, please consider the directions of the NPS-FM around wetlands and need for managing SW quality + quantity.
 - We understand that your investigations may determine that additional investigations are required, and we require / welcome those recommendations to be made.
- Please advise proposed dates for field work (Sunil mentioned possibly 17th or 20th October for Geotech drilling team to commence work on site?)
- Please confirm if your proposal (scope and fee) is inclusive of the above.
- Your proposal to provide staged reporting is appreciated.

General:

- We will be in touch with tentative dates for an H&S induction. Are you able to confirm the number of attendees for the induction?
- Regarding the Napier sites, we will work with the ACL to contact the customers prior to your field visits, and provide you with relevant risk information (customer related and / or advice on potential dogs on premises).
- Please let us know anything else you need from us.

Thanks again Alan,

Nga mihi,
Sam



Samantha Mogford (she/her)

Advisor Development Strategy
East North Island /
Taranaki, Whanganui and Manawatu

Mobile: s 9(2)(a)
Email: samantha.mogford@kaingaora.govt.nz

Logo Description automatically generated with medium confidence

Freephone: 0800 801 601 | Kāinga Ora – Homes and Communities
PO Box 2628 Wellington 6140 | New Zealand Government | www.kaingaora.govt.nz

From: Alan Martin-Smith <AlanMS@cheal.co.nz>
Sent: Tuesday, 27 September 2022 11:11 AM
To: Sam Mogford <Sam.Mogford@kaingaora.govt.nz>
Cc: Manaaki Walker-Tepania <Manaaki.Walker-Tepania@kaingaora.govt.nz>; Cynthia Ward <Cynthia.Ward@kaingaora.govt.nz>; Sunil Prasad <sunilp@cheal.co.nz>; Dean Sherrit <DeanS@cheal.co.nz>; Thomas Brand <ThomasB@cheal.co.nz>; Lydia Lysaght <LydiaL@cmwgeo.com>
Subject: RE: Kāinga Ora RFQ Outcome: Project Due Diligence - Taranaki, Whanganui, Rangitikei, Manawatu, Horowhenua, Woodville, Ohakune, and Hawke's Bay (Selected Sites)

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Hi Sam,

I hope you had a good long weekend. Cheal and CMW are going to organise an internal meeting (likely Wednesday) to discuss our work scheduling, and would appreciate it if you could send through your initial queries as we can address and discuss these as required. Are you in a position to do so?

Many thanks.

Kind Regards,

Alan Martin-Smith
Cheal Consultants Ltd

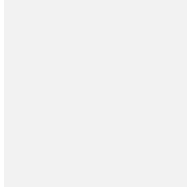
P: +64 6 835 2096 | M s 9(2)(a)

From: Sam Mogford <Sam.Mogford@kaingaora.govt.nz>
Sent: Thursday, 22 September 2022 6:05 PM
To: Alan Martin-Smith <AlanMS@cheal.co.nz>
Cc: Manaaki Walker-Tepania <Manaaki.Walker-Tepania@kaingaora.govt.nz>; Cynthia Ward <Cynthia.Ward@kaingaora.govt.nz>; Sunil Prasad <sunilp@cheal.co.nz>; Dean Sherrit <DeanS@cheal.co.nz>; Thomas Brand <ThomasB@cheal.co.nz>; Lydia Lysaght <LydiaL@cmwgeo.com>
Subject: RE: Kāinga Ora RFQ Outcome: Project Due Diligence - Taranaki, Whanganui, Rangitikei, Manawatu, Horowhenua, Woodville, Ohakune, and Hawke's Bay (Selected Sites)

Hi Alan,

Next week suits me fine – thank you. In the meantime I will send through a few queries as mentioned.

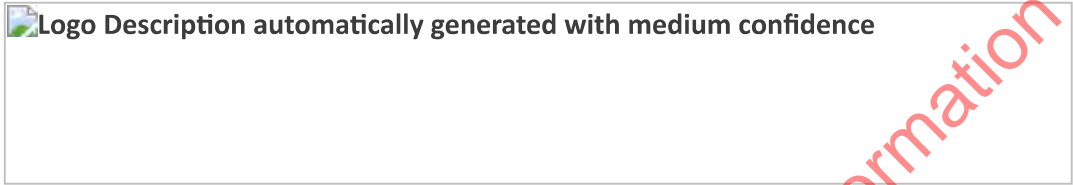
Many thanks,
Sam



Samantha Mogford (she/her)

Advisor Development Strategy
East North Island /
Taranaki, Whanganui and Manawatu

Mobile s 9(2)(a)
Email: samantha.mogford@kaingaora.govt.nz



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

From: Alan Martin-Smith <AlanMS@cheal.co.nz>
Sent: Thursday, 22 September 2022 3:59 PM
To: Sam Mogford <Sam.Mogford@kaingaora.govt.nz>
Cc: Manaaki Walker-Tepania <Manaaki.Walker-Tepania@kaingaora.govt.nz>; Cynthia Ward <Cynthia.Ward@kaingaora.govt.nz>; Sunil Prasad <sunilp@cheal.co.nz>; Dean Sherrit <DeanS@cheal.co.nz>; Thomas Brand <ThomasB@cheal.co.nz>; Lydia Lysaght <LydiaL@cmwgeo.com>
Subject: RE: Kāinga Ora RFQ Outcome: Project Due Diligence - Taranaki, Whanganui, Rangitikei, Manawatu, Horowhenua, Woodville, Ohakune, and Hawke’s Bay (Selected Sites)

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Hi Sam,

Many thanks for your email and thank you for the opportunity to provide our services to assist Kāinga Ora with these projects. I am unavailable until Tuesday next week, but am happy to take a call then to discuss further.

Thanks again, and speak soon.

Kind Regards,

Alan Martin-Smith
Cheal Consultants Ltd

P: +64 6 835 2096 | M s 9(2)(a)

From: Sam Mogford <Sam.Mogford@kaingaora.govt.nz>
Sent: Thursday, 22 September 2022 2:29 PM
To: Alan Martin-Smith <AlanMS@cheal.co.nz>
Cc: Manaaki Walker-Tepania <Manaaki.Walker-Tepania@kaingaora.govt.nz>; Cynthia Ward <Cynthia.Ward@kaingaora.govt.nz>; Sunil Prasad <sunilp@cheal.co.nz>; Dean Sherrit <DeanS@cheal.co.nz>
Subject: Kāinga Ora RFQ Outcome: Project Due Diligence - Taranaki, Whanganui, Rangitikei, Manawatu, Horowhenua, Woodville, Ohakune, and Hawke's Bay (Selected Sites)

Dear Alan,

RFQ: Project Due Diligence - Taranaki, Whanganui, Rangitikei, Manawatu, Horowhenua, Woodville, Ohakune, and Hawke's Bay (Selected Sites)

We are pleased to let you know that Cheal Consultants Ltd has been selected as the preferred respondent for the following work bundles:

Out of Scope

- **Bundle 4: Ohakune Redevelopment Opportunity**

We would like to enter into discussions regarding the following, with a view to agreeing a contract for the services:




1. Clarifying aspects of your proposal
2. Clarifying expectations from both your and our perspectives
3. Identifying any further information that each of us might need
4. Identifying your earliest start date and agreeing the programme
5. Reviewing your tender with a view to agreeing the price
6. Discussing the next steps.


I will follow up this email with a few initial queries.

Final approval will be subject to the *Manager – Investment and Planning* approving the agreement. A legally binding agreement will only be created when your company and Kāinga Ora Homes and Communities both sign a formal written contract.

Thank you for your time and effort put into preparing your proposal.
I will be in touch shortly.

Many thanks,

 Reply  Copy  View Images

 RE: Teitei Drive, hui with Kāinga Ora

Sent: 15 November 2022 10:24 AM

From: Karen Winchcombe

To: helen Leahy; s 9(2)(a)

Note: This Message was sent with High Importance.

 5 Attachments

 image001.png (2 KB);  image002.jpg (4 KB);  image003.jpg (5 KB);  image004.png (24 KB);  image005.png (27 KB);

Message

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Mōrena Helen and Deana

Thank you for confirming your availability on Wednesday 23 November 4pm-5pm. Can you please let me know if anyone else representing Ngāti Rangī will be attending, as I will include them in the calendar invitation.

Ngā mihi nui
Karen

From: Helen Leahy <helen@ngatirangi.com>
Sent: Monday, 14 November 2022 9:32 PM
To: Karen Winchcombe <Karen.Winchcombe@kaingaora.govt.nz>
Cc: s 9(2)(a)
 s 9(2)(a)
 s 9(2)(a)
Subject: RE: Teitei Drive, hui with Kāinga Ora

Te Rau o te Huia Tuta

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I can do Wed 23 November 4-5pm

Helen Leahy
 Pou Ārahi / Chief Executive

Ngā Waihua o Paerangi Trust
 (formerly Ngāti Rangī Trust)
 1 Mountain Road
 PO BOX 195
 Ohakune 4625

Phone: s 9(2)(a)
 Email: Helen@ngatirangi.com
 Web: www.ngatirangi.com

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From: Karen Winchcombe <Karen.Winchcombe@kaingaora.govt.nz>
Sent: Monday, 14 November 2022 4:48 pm
To: Helen Leahy <helen@ngatirangi.com>
Cc: s 9(2)(a)

s 9(2)(a)
 s 9(2)(a) Te Rau o te Huia Tuta

Subject: RE: Teitei Drive, hui with Kāinga Ora
Importance: High

Kia ora Helen

Since my email this afternoon, Friday 18 November is no longer unavailable for Kāinga Ora attendees. An alternative date option is:

- Wednesday 23 November at 4.00pm – 5.00pm; or
- Thursday 24 November, 11.30am – 12.30pm.

My apology for this change.

Ngā mihi
Karen

From: Karen Winchcombe
Sent: Monday, 14 November 2022 2:16 PM
To: Helen Leahy <helen@ngatirangi.com>
Cc: s 9(2)(a)
 s 9(2)(a)
 s 9(2)(a)
Subject: Teitei Drive, hui with Kāinga Ora
Importance: High

Te Rau o te Huia Tuta

Kia ora Helen

Following Graeme’s email on 8 November, below are two date options for a hui:

- Friday 18 November, 10.30am – 12.00pm; or
- Thursday 24 November, 11.00am – 12.30pm

We do hope one will be convenient for yourself and Ngāti Rangi attendees.

I look forward to hearing from you.

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

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: Graeme Broderick <Graeme.Broderick@kaingaora.govt.nz>
Sent: Tuesday, 8 November 2022 1:33 PM
To: Helen Leahy <helen@ngatirangi.com>
Cc: s 9(2)(a)

s 9(2)(a)

Te Rau o te Huia Tuta

s 9(2)(a)

Hayden Potaka

Hayden.Potaka@kaingaora.govt.nz; Media Services <Media.Services@kaingaora.govt.nz>; Karen

<nayden.rotaka@kaingaora.govt.nz>; Ivarin Surgenor <Ivarin.Surgenor@kaingaora.govt.nz>; Karen Winchcombe <Karen.Winchcombe@kaingaora.govt.nz>; Renee Regal <Renee.Regal@kaingaora.govt.nz>; Russell Allen <Russell.Allen@kaingaora.govt.nz>; Colleen McCorkindale <Colleen.McCorkindale@kaingaora.govt.nz>; Rachael Hurzeler <Rachael.Hurzeler@kaingaora.govt.nz>; clive.manley@ruapehudc.govt.nz

Subject: RE: Tei Tei Drive

Kia ora Helen

Thank you for sharing your further feedback on the Sale and Development Agreement. We do wish to meet with you to discuss this further and will reach out to arrange another hui shortly. In advance of that hui, please see below our initial comments.

With reference to priority placement of Ngāti Rangi whanau in public housing, we note that placement of Kāinga Ora customers is determined by the Ministry of Social Development waiting list. Kāinga Ora does not have influence over this register. § 9(2)(f)(iv)

§ 9(2)(f)(iv)

§ 9(2)(f)(iv)

Kāinga Ora intends to own the public

housing units being developed, and the land underneath them. This also means that a lease-back of the public housing units to Ngāti Rangi is not currently contemplated.

The rental homes to be built are intended, in accordance with Ruapehu District Council's wishes, to be used for worker-rental accommodation or otherwise to increase the stock of long-term rental homes in Ohakune. The developer and/or provider of these homes has not yet been identified, however the intention is for that provider to administer a worker-rental scheme for a minimum period of around 10 years (the period is yet to be finalised in the agreement). The priority placement of Ngāti Rangi whanau in these rental homes may depend on which developer/provider is selected, and we note that Ngāti Rangi will have a collaborative role in the selection process.

The development partner would need to have the expertise to deliver up to 44 homes, being the 15 public homes, 15 affordable homes and 14 worker-rental homes provided in the Sale and Development Agreement. If capacity was an issue, Kāinga Ora may procure a second builder to deliver the public housing, for example. A similar contract to the Sale and Development Agreement would be entered into with the development partner to secure these outcomes, and many of the same terms in the Sale and Development Agreement would "pass-through" to the development partner (e.g. project objectives and milestones). We note that the Sale and Development Agreement already provides for Ngāti Rangi to have input into the design of the infrastructure. Kāinga Ora will continue to engage with Ngāti Rangi regarding the selection of a development partner.

In terms of KiwiBuild, we have not yet decided on the affordable housing programme that would apply to the 15 affordable homes. While KiwiBuild is one option, we need to consider whether an alternative programme that better serves the Ohakune community would be possible. In order for KiwiBuild homes to be underwritten by the Government, the developer of these homes would need to submit a proposal for an underwrite that meets the requirements of the Minister of Housing and Minister of Finance. At present, the minimum number of homes in any development that may be underwritten is 20. Nonetheless, KiwiBuild homes can still be delivered without an underwrite, and if these homes cannot be sold to eligible first home buyers in the first instance, then they may be sold to other interested parties (including CHPs, iwi organisations and Kāinga Ora).

The Sale and Development is intended to realise the mutual outcomes of all parties, and these outcomes include realising the overall housing aspirations of Ngāti Rangi, while recognising there are some constraints, as noted above. We note that this agreement relates to the first stage of the development of Teitei Drive, and that future opportunities will emerge in due course. The agreement ensures that Ngāti Rangi and the Ohakune community will continue to be engaged with on the realisation of its aspirations, and that key decision-making is made in a joint-manner.

Please do not hesitate to contact us if you have any questions.

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: Helen Leahy <helen@ngatirangi.com>
Sent: Tuesday, 1 November 2022 5:31 PM
To: Graeme Broderick <Graeme.Broderick@kaingaora.govt.nz>; s 9(2)(a)
Cc: s 9(2)(a) Karen Winchcombe <Karen.Winchcombe@kaingaora.govt.nz>; s 9(2)(a)
s 9(2)(a)
s 9(2)(a) Ie Kau o te Huia Iuta s 9(2)(a) Hayden Potaka
<Hayden.Potaka@kaingaora.govt.nz>
Subject: Tei Tei Drive

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.

Tena Kautau katoa

To close the loop on our discussion earlier this week, I need to signal that Ngāti Rangī will not be able to support the Sales and Development Agreement until such time as Kainga Ora agree to priority access being provided to Ngāti Rangī whānau regarding the social housing and affordable rentals.

The social housing access is determined by Kainga Ora and should be straightforward.

We also consider that affordable rental priority should be included in any development agreement once a partner is found.

With regards to the development partner discussion, the scale of development would not fit within Ngāti Rangī portfolio allocation, however Ngāti Rangī, through its investment/ownership of Hāpai, could potentially take on this role if the commercial returns are appropriate.

The key questions for this is that if Kainga Ora are seeking a development partner, what would their role be once the enabling infrastructure has been developed?

Inevitably -if the circumstances were agreeable our preference is for Ngāti Rangī and our preferred development partner to lead the development going forward– provided:

Ngāti Rangī can have input into design / layout to ensure infrastructure aligns to subdivision layout to enable strong community outcomes

Kainga Ora can commit to an underwrite for all Kiwi Build dwellings (e.g. if Ngāti Rangī development entity cannot sell to any first home buyers then Kainga Ora will purchase these houses from Ngāti Rangī development entity at same price caps);

Kainga Ora will commit to a lease back of all public/social housing in the development (e.g. Ngāti Rangī led entity develops housing with a long-term lease back agreement with Kainga Ora);

There will be prioritisation of Ngāti Rangī whānau housing need – irrespective of the tenure type (with a tenancy management agreement and funding for a Ngāti Rangī approved tenancy manager (to ensure appropriate pastoral care for whānau).

We thought it appropriate to set out our position to clarify next steps.

Heoi ano

Helen Leahy
Pou Arahi / Chief Executive

Sent from [Outlook for iOS](#)

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

Sent: Tuesday, September 27, 2022 4:59 PM

To: Helen Leahy <helen@ngatirangi.com>; s 9(2)(a)

Cc: s 9(2)(a) Karen Winchcombe <Karen.Winchcombe@kaingaora.govt.nz>

Subject: RE: Tei Tei Drive - Ka Uruora Introduction

Kia ora Helen and s 9(2)(a)

I'll get Karen to set up a hui for us all to get together to explore this opportunity. I'll invite one of our managers from our first home housing products team, Rachael Hurzeler, from our Commercial team, who is involved in this project and Hayden Potaka from our Te Kurutao team.

I look forward to the korero.

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: Helen Leahy <helen@ngatirangi.com>
Sent: Tuesday, 27 September 2022 3:10 PM
To: s 9(2)(a); Graeme Broderick
<Graeme.Broderick@kaingaora.govt.nz>
Cc: s 9(2)(a)
Subject: RE: Tei Tei Drive - Ka Uruora Introduction




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Tēnā koutou katoa

Thank you s 9(2)(a) for your concise summary of our involvement in this work.

We appreciate the work of Ka Uruora as a collective iwi-led charitable trust which support whānau to engage with housing options.

Ngati Rangi believes that with the assistance of Ka Uruora we can support whānau to get on the housing register, and access opportunities through education, which will then enable them to be eligible for support through Kainga Ora. We are very committed to supporting whānau to access affordable housing – utilising a navigation approach. We are particularly keen to identify and support whānau to be 'mortgage-ready' to take up the opportunity.

 Reply  Copy  View Images

 RE: Teitei Drive Introduction Email






Sent: 25 October 2022 12:51 PM

From: Sam Mogford

To: Sunil Prasad; Alan Martin-Smith; Russell Allen;

CC: Central I&P - Workflow;

 5 Attachments

 Image006.jpg (7 KB);  image009.jpg (823 B);  image001.jpg (9 KB);  image002.jpg (9 KB);  image003.jpg (12 KB);

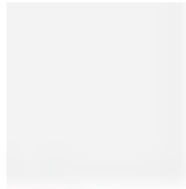
Message

Released under the Official Information Act

Hi Sunil,

Russell's number is as follows:
+64 274594604


Many thanks,
Sam



Samantha Mogford (she/her)

Advisor Development Strategy
East North Island /
Taranaki, Whanganui and Manawatu

Mobile: s 9(2)(a)
Email: samantha.mogford@kaingaora.govt.nz

 Logo Description automatically generated with medium confidence

Freephone: 0800 801 601 | Kāinga Ora – Homes and Communities
PO Box 2628 Wellington 6140 | New Zealand Government | www.kaingaora.govt.nz

From: Sunil Prasad <sunilp@cheal.co.nz>
Sent: Tuesday, 25 October 2022 12:50 PM
To: Sam Mogford <Sam.Mogford@kaingaora.govt.nz>; Alan Martin-Smith <AlanMS@cheal.co.nz>; Russell Allen <Russell.Allen@kaingaora.govt.nz>
Cc: Central I&P - Workflow <CentralIP_workflow@kaingaora.govt.nz>
Subject: RE: Teitel Drive Introduction Email

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Good Afternoon Sam,

Please can you send Russell Allen contact number.

Kind Regards,

Sunil Prasad
Engineering Manager
Cheal Consultants Ltd

PH: +64 7 378 6405 | M: + s 9(2)(a)
E: sunilp@cheal.co.nz

Level 1, 4 Horomatangi Street, TAUPO 3330

From: Sam Mogford <Sam.Mogford@kaingaora.govt.nz>
Sent: Friday, 21 October 2022 12:55 p.m.
To: Sunil Prasad <sunilp@cheal.co.nz>; Alan Martin-Smith <AlanMS@cheal.co.nz>; Russell Allen <Russell.Allen@kaingaora.govt.nz>
Cc: Central I&P - Workflow <CentralIP_workflow@kaingaora.govt.nz>
Subject: Teitei Drive Introduction Email

Kia ora Sunil and Alan,

Sunil – as mentioned on the phone, Russell Allen (Kāinga Ora Senior Development Manager) has agreed to take over from me going forward as the key contact for this project due diligence work between Kāinga Ora and Cheal. Russell is familiar with the history of the Teitei Drive project and development aspirations / next steps.

You may have met each other on site in the past.

Russell mentioned he may call you soon after introductions.

Please keep me in the loop while the contract is being finalised.

Russell – For your information, below is the email trail for Cheal's requested amendments to the CCCS. The contract is presently sitting with Cheal for signing, after which we will send to Brent for counter-signing.

Many thanks,
Sam

Samantha Mogford (she/her)

Advisor Development Strategy
East North Island /
Taranaki, Whanganui and Manawatu

Mobile: s 9(2)(a)
Email: samantha.mogford@kaingaora.govt.nz

Logo Description automatically generated with medium confidence

Freephone: 0800 801 601 | Kāinga Ora – Homes and Communities
PO Box 2628 Wellington 6140 | New Zealand Government | www.kaingaora.govt.nz

From: Contracts <Contracts@kaingaora.govt.nz>
Sent: Thursday, 20 October 2022 11:50 AM

To: 'sunilp@cheal.co.nz' <sunilp@cheal.co.nz>
Cc: Central I&P - Workflow <CentralIP_workflow@kaingaora.govt.nz>; Sam Mogford <Sam.Mogford@kaingaora.govt.nz>
Subject: RE: URGENT: Contract for your review and signature

Good morning Sunil

Further to our telephone conversation please see attached the CCCS with the updated 6.5 clause as discussed.

Regards,

Lisa

From: Alan Martin-Smith <AlanMS@cheal.co.nz>
Sent: Monday, 17 October 2022 7:10 PM
To: Central I&P - Workflow <CentralIP_workflow@kaingaora.govt.nz>; Sam Mogford <Sam.Mogford@kaingaora.govt.nz>; Lydia Lysaght <LydiaL@cmwgeo.com>
Cc: Sunil Prasad <sunilp@cheal.co.nz>; Ellis Evens <EllisE@cmwgeo.com>; Kirstin Brown <kirstinb@cmwgeo.com>
Subject: RE: URGENT: Contract for your review and signature

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Good evening,

As per the email sent 17/10/22 at 4:35pm, we require the change to Clause 6.5 to:

The Consultant's public liability insurance shall include a Principals indemnity extension for their vicarious liability arising from the Consultant's negligence in relation to the performance of this Agreement. In respect of this vicarious liability the Consultant's public liability policy shall apply in priority to and without contribution from any public liability insurance arranged by the Client.

If this is acceptable, and the CCCS updated to include the above, we will sign accordingly.

Many, many thanks.

Kind Regards,

Alan Martin-Smith
Cheal Consultants Ltd

P: +64 6 835 2096 | M: (s 9(2)(a))

From: Central I&P - Workflow <CentralIP_workflow@kaingaora.govt.nz>
Sent: Monday, 17 October 2022 4:40 PM
To: Alan Martin-Smith <AlanMS@cheal.co.nz>; Central I&P - Workflow <CentralIP_workflow@kaingaora.govt.nz>; Sam Mogford <Sam.Mogford@kaingaora.govt.nz>
Cc: Sunil Prasad <sunilp@cheal.co.nz>; Ellis Evens <EllisE@cmwgeo.com>; Kirstin Brown <kirstinb@cmwgeo.com>
Subject: RE: URGENT: Contract for your review and signature

Hi Alan

I had just spoken to Sunil and our legal team before receiving your email. Can you please check the wording that has been made in the attached and sign and return it to me, if you agree to the

changes made.

Kind regards

Marina

Marina Kerschbaumer (she/her)

Programme Coordinator
Investment Planning – Te Puku Ikaroa

Mobile: +64 s 9(2)(a)
Email: marina.kerschbaumer@kaingaora.govt.nz

Freephone: 0800 801 601 | Kāinga Ora – Homes and Communities
PO Box 2628 Wellington 6140 | New Zealand Government | www.kaingaora.govt.nz

From: Alan Martin-Smith <AlanMS@cheal.co.nz>
Sent: Monday, 17 October 2022 4:35 PM
To: Central I&P - Workflow <CentrallP_workflow@kaingaora.govt.nz>; Sam Mogford <Sam.Mogford@kaingaora.govt.nz>
Cc: Sunil Prasad <sunilp@cheal.co.nz>; Ellis Evens <EllisE@cmwgeo.com>; Kirstin Brown <kirstinb@cmwgeo.com>
Subject: RE: URGENT: Contract for your review and signature

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Good afternoon,

With regard to Clause 12.19, the contract should apply only to the work undertaken as part of this scope of works. Clause 12.19 creates the right for the contract conditions to apply to any previous work undertaken for Kaianga Ora.
Would Kaianga Ora consider:

For the avoidance of doubt, where the Consultant has performed any work under Project AR110717, the Agreement will retrospectively apply to those Prior Services from the date that it is executed by both Parties.

With regard to Clause 6.5, would Kaianga Ora consider:

The Consultant's public liability insurance shall include a Principals indemnity extension for their vicarious liability arising from the Consultant's negligence in relation to the performance of this Agreement. In respect of this vicarious liability the Consultant's public liability policy shall apply in priority to and without contribution from any public liability insurance arranged by the Client.

We look forward to your response

Kind Regards,

Alan Martin Smith

Alan Martin-Smith
Cheal Consultants Ltd

P: +64 6 835 2096 | M: 0211917929

From: Central I&P - Workflow <CentrallP_workflow@kaingaora.govt.nz>
Sent: Monday, 17 October 2022 3:40 PM
To: Alan Martin-Smith <AlanMS@cheal.co.nz>; Central I&P - Workflow <CentrallP_workflow@kaingaora.govt.nz>; Sam Mogford <Sam.Mogford@kaingaora.govt.nz>
Cc: Sunil Prasad <sunilp@cheal.co.nz>; Ellis Evens <EllisE@cmwgeo.com>
Subject: RE: URGENT: Contract for your review and signature

Hello Alan

Our legal team has responded to say:

"2.19 says that the agreement will apply to any services performed before the agreement was entered into. If there are no services, then there is no issue. If there are services performed that are not included in the fee, why aren't they included in the fee. Does the consultant want to specify those services if that applies?"

The clause needs to stay and you will need to clarify what its issue is with it.

Can you please get back to me asap and I will arrange to have the changes made.

Kind regards

Marina

Marina Kerschbaumer (she/her)

Programme Coordinator
Investment Planning – Te Puku Ikaroa

Mobile: +64 (0) s 9(2)(a)
Email: marina.kerschbaumer@kaingaora.govt.nz

Freephone: 0800 801 601 | Kāinga Ora – Homes and Communities
PO Box 2628 Wellington 6140 | New Zealand Government | www.kaingaora.govt.nz

From: Alan Martin-Smith <AlanMS@cheal.co.nz>
Sent: Monday, 17 October 2022 2:44 PM
To: Central I&P - Workflow <CentrallP_workflow@kaingaora.govt.nz>; Sam Mogford <Sam.Mogford@kaingaora.govt.nz>
Cc: Sunil Prasad <sunilp@cheal.co.nz>; Ellis Evens <EllisE@cmwgeo.com>
Subject: RE: URGENT: Contract for your review and signature

CAUTION: External email. Do not click or open attachments unless you recognise the sender and know the content is safe. If unsure use the Report Phishing button.

Good afternoon

We are now happy with the amended Clause 6.5 and having no change 2.6 of appendix A.

It appears that the response below relates to clause 12.9 and not Clause 12.19 which we queried. Can we please seek clarification for clause **12.19**.

Many thanks

Kind Regards,

Alan Martin-Smith
Cheal Consultants Ltd

P: +64 6 835 2096 | M: s 9(2)(a)

From: Central I&P - Workflow <CentralIP_workflow@kaingaora.govt.nz>
Sent: Monday, 17 October 2022 9:24 AM
To: Alan Martin-Smith <AlanMS@cheal.co.nz>; Central I&P - Workflow <CentralIP_workflow@kaingaora.govt.nz>; Sam Mogford <Sam.Mogford@kaingaora.govt.nz>
Cc: Sunil Prasad <sunilp@cheal.co.nz>; Ellis Evens <EllisE@cmwgeo.com>
Subject: RE: URGENT: Contract for your review and signature

Hello Alan

Please see the response below from our legal team in respect the CCCS for Ohakune. Please advise if you agree to the amendments/explanations provided below and I will arrange to have the contract updated.

Clause 6.5

Our public liability insurance doesn't cover the client. Kaianga Ora will need to have their own insurance. *Kāinga Ora can change the wording as follows: "The Consultant's public liability insurance shall insure the Client (which shall include the Client's officers and employees) for their vicarious liability arising from the Consultant's negligence in relation to the performance of this Agreement. In respect of this vicarious liability the Consultant's public liability policy shall apply in priority to and without contribution from any public liability insurance arranged by the Client."*

Clause 12.19

We do not agree to this Agreement retrospectively applying to prior services. *Not accepted. The deed of novation can be either, the novation applying to all services, whether respective, or only services from the date of novation. This is dealt with when the consultant seeks consent for the novation. The form of deed is only the CCCS for information should a consultant wish to novate.*

Clause 2.6 of appendix A

We request additional wording that any Expenses associated with a Probity Investigation should be agreed before investigation is to be carried out. Currently we are liable for all expenses without any means of controlling them. *Not accepted. This appendix is required under the Kāinga Ora procurement policy. I do not recall an instance in the last 4 years, where this appendix has been invoked.*

We will need to either have these clauses removed or clarified.

Notes:

- The address for Cheal is shown incorrectly (pages 5, 27) – it should read as per our Ohakune office address.
 - The company name should be 'CMW Geosciences (NZ) Limited partnership'
- Subject to acceptance of the above Kāinga Ora will revise these.**

We also respectfully request that Kaianga Ora send us a version of the final contract, without the need to identify numerous areas where terms have been updated/replaced (ie page 6 - 13 where it refers to "the following definitions are amended or added Etc). It's very difficult to read and interpret in that form.

The Kāinga Ora CCCS is based on the ACENZ and IPENZ CCCS. At the request of these industry bodies and others, Kāinga Ora has not included the general conditions which are amended by Kāinga Ora

and others, Kainga Ora has not included the general conditions, which are amended by Kainga Ora, only our amendments. The consultant can download the ACENZ/IPENZ CCCS general conditions from the website. The contract sent is the final contract and it will not be amended as requested. If the Consultant wishes to give feedback on this for when the CCCS is next reviewed with Industry representatives, it can send this to CCCSfeedback@kaingaora.govt.nz

Kind regards

Marina

Marina Kerschbaumer (she/her)

Programme Coordinator
Investment Planning – Te Puku Ikaroa

Mobile: +64 ([REDACTED] s 9(2)(a)
Email: marina.kerschbaumer@kaingaora.govt.nz

Freephone: 0800 801 601 | Kāinga Ora – Homes and Communities
PO Box 2628 Wellington 6140 | New Zealand Government | www.kaingaora.govt.nz

From: Alan Martin-Smith <AlanMS@cheal.co.nz>
Sent: Friday, 14 October 2022 4:03 PM
To: Central I&P - Workflow <CentrallP_workflow@kaingaora.govt.nz>; Sam Mogford <Sam.Mogford@kaingaora.govt.nz>
Cc: Sunil Prasad <sunilp@cheal.co.nz>; Ellis Evens <EllisE@cmwgeo.com>
Subject: RE: URGENT: Contract for your review and signature

CAUTION: External email. Do not click or open attachments unless you recognise the sender and know the content is safe. If unsure use the Report Phishing button.

Good afternoon,

We have reviewed the contract and respectfully require the following amendments:

Clause 6.5

Our public liability insurance doesn't cover the client. Kaianga Ora will need to have their own insurance.

Clause 12.19

We do not agree to this Agreement retrospectively applying to prior services

Clause 2.6 of appendix A

We request additional wording that any Expenses associated with a Probity Investigation should be agreed before investigation is to be carried out. Currently we are liable for all expenses without any means of controlling them.

We will need to either have these clauses removed or clarified.

Notes:

- The address for Cheal is shown incorrectly (pages 5, 27) – it should read as per our Ohakune office address.
- The company name should be 'CMW Geosciences (NZ) Limited partnership'

We also respectfully request that Kaianga Ora send us a version of the final contract, without the need to identify numerous areas where terms have been updated/replaced (ie page 6 - 13 where it refers to "the following definitions are amended or added Etc). It's very difficult to read and interpret in that form.

Kind Regards,

Alan Martin-Smith
Cheal Consultants Ltd

P: +64 6 835 2096 | M: s 9(2)(a)

From: Central I&P - Workflow <CentralIP_workflow@kaingaora.govt.nz>
Sent: Friday, 14 October 2022 10:48 AM
To: Alan Martin-Smith <AlanMS@cheal.co.nz>
Cc: Sam Mogford <Sam.Mogford@kaingaora.govt.nz>
Subject: URGENT: Contract for your review and signature
Importance: High

Hello Alan

Please find attached the CCCS for your work in Ohakune. Could you please review the contract and, if everything is in order, sign and return it to me.

Once I receive the signed contract I'll arrange to have the contract counter-signed and the purchase order set up and sent to you. Please note that our finance team will reject any invoices that don't include the purchase order number.

Please don't hesitate to contact me if you have any questions.

Kind regards,

Marina

Marina Kerschbaumer (she/her)

Programme Coordinator
Te Puku Ikaroa

Mobile: +64 s 9(2)(a)
Email: marina.kerschbaumer@kaingaora.govt.nz

Ō TĀTOU UARA – OUR VALUES

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

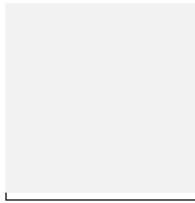
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PO Box 2628 Wellington 6140 | New Zealand Government | www.kaingaora.govt.nz

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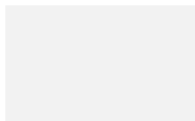
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- (2) do not use, disclose or act on this email in any other way. Thank you.



Reply Copy View Images

Shared in Strict Confidence - Teitei Drive, Ohakune - Draft Scheme Sketch

Sent: 17 October 2022 1:14 PM

From: Sam Mogford

To: Alan Martin-Smith; Alan Martin-Smith;

3 Attachments

image003.jpg (7 KB); image004.jpg (5 KB); Tei Tei Sketch 8Sep22.pdf (3 MB);

Message

Kia ora Sunil and Alan,

Sunil – on Friday we briefly discussed the scheme plan / masterplan for the Ohakune site. A draft scheme sketch has been completed by Kāinga Ora, which may be useful for the drilling (underway) and other investigations.

Please note – this has been shared in strict confidence. Please only share the attachment with those necessary within the project team and in strict confidence.

Many thanks,
Sam

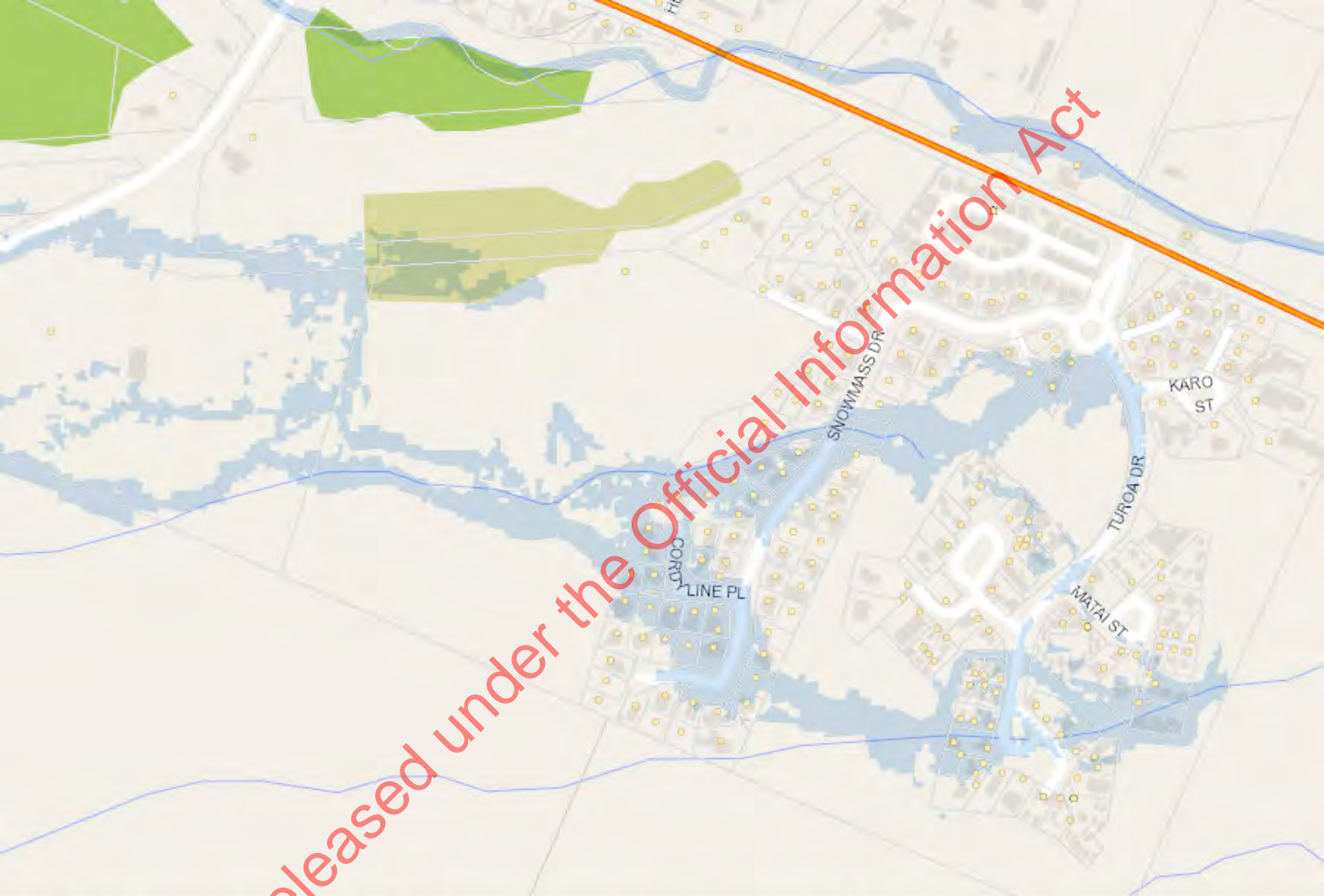
Samantha Mogford (she/her)

Advisor Development Strategy
East North Island /
Taranaki, Whanganui and Manawatu

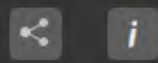
Mobile: s 9(2)(a)
Email: samantha.mogford@kaingaora.govt.nz



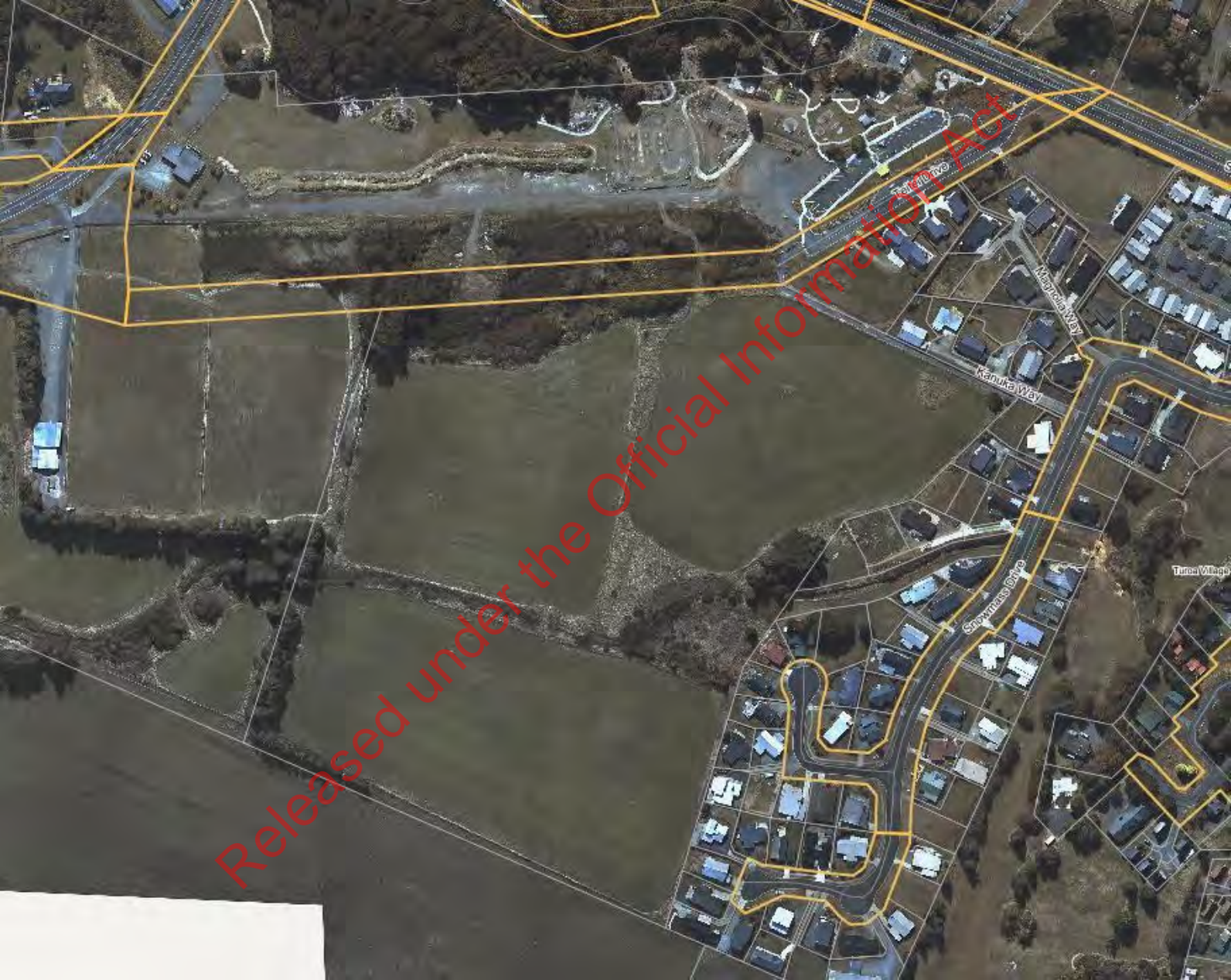
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PO Box 2628 Wellington 6140 | New Zealand Government | www.kaingaora.govt.nz



Horizons region modelled wet extents from flood plain mapping analysis



Map navigation tools are at top-left.
Search and measurement tools are at top-right.



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Tairāroa

Manurewa Way

Kenuka Way

Sawyers Drive

Tuna Village

DRAFT CONCEPT . ALTERNATIVE BEING EXPLORED

1. 148 o 156 lots at 300sqm
2. 18m road reserve
3. bespoke des gn gu des?
4. flooding & biodive sity?

North






enhanced existing blue & green corridor


Future expansion?

Tei Tei Drive
1 1250 Paiki KotiC

7.9.22

Future expansion?

 Reply  Copy  View Images

 Re: RFP and Tei Tei Drive

Sent: 5 October 2022 1:09 PM

From: Ewen Skinner | Morrison Low

To: Cynthia Ward;

CC: Russell Allen; Ree Anderson;

 2 Attachments

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

Message

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Thanks for the update Cynthia

Ewen Skinner

s 9(2)(a)

Sent from my iPhone

On 5/10/2022, at 1:04 PM, Cynthia Ward <Cynthia.Ward@kaingaora.govt.nz> wrote:

Kia ora folks,

In Confidence - I can confirm that Cheal Consultants were the successful in the DD procurement process for the Ohakune site.

I can also confirm that Geo Sciences have completed the Ohakune land contamination investigations last month (29/09/22) and I've been advised that this was without issue and analytical results are expected this fortnight.

I hope this update is helpful.

Thanks and regards, nga mihi,
Cynthia

From: Russell Allen <Russell.Allen@kaingaora.govt.nz>
Sent: Wednesday, 5 October 2022 11:44 AM
To: Cynthia Ward <Cynthia.Ward@kaingaora.govt.nz>; Ewen Skinner | Morrison Low <e.skinner@morrisonlow.com>
Cc: Ree Anderson <ree@reeanderson.co.nz>
Subject: RE: RFP and Tei Tei Drive

Kia ora Ewan,

I've copied in Cynthia who is leading this piece of work. Cynthia – are you in the position to be able to confirm the outcomes of the RFP for Ohakune Due Diligence services?

Ngā mihi
Russell

From: Ewen Skinner | Morrison Low <e.skinner@morrisonlow.com>
Sent: Wednesday, 5 October 2022 11:19 AM
To: Russell Allen <Russell.Allen@kaingaora.govt.nz>
Cc: Ree Anderson <ree@reeanderson.co.nz>
Subject: RE: RFP and Tei Tei Drive

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Hi Russell

Was just checking to see if you had an outcome for the Teitei Drive project in terms of a consultant – thanks in advance.

Ewen Skinner
Director
Morrison Low
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e.skinner@morrisonlow.com
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From: Russell Allen <Russell.Allen@kaingaora.govt.nz>
Sent: Tuesday, 9 August 2022 12:32 pm
To: Ree Anderson <ree@reeanderson.co.nz>
Cc: Ewen Skinner | Morrison Low <e.skinner@morrisonlow.com>
Subject: RE: RFP and Tei Tei Drive

Kia ora kōrua,

The RFQ is going to our procurement team today and should be released tomorrow. The RFQ is for due diligence services for a number of regions for Kāinga Ora, rather than specific to this project. Given the timing we will include services within Ohakune and ensure that Cheal will be included. This will give us an avenue to use Kāinga Ora procurement, but won't prevent us using RDC direct engagement if this is the preferred path.

Trust this is ok but let me know if otherwise, and I'll send an invite for tomorrow 10am.

Ngā mihi
Russell

From: Ree Anderson <ree@reeanderson.co.nz>
Sent: Tuesday, 9 August 2022 11:57 AM
To: Russell Allen <Russell.Allen@kaingaora.govt.nz>
Cc: Ewen Skinner | Morrison Low <e.skinner@morrisonlow.com>
Subject: RFP and Tei Tei Drive

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