

Out of scope

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

From: Alison Glenny [mailto:Alison.Glenny@kaingaora.govt.nz]

Sent: 8 February 2023 3:14 PM

To: Kate Alderton [mailto:kate.Alderton@parliament.govt.nz]

Subject: RE: MW-PH-500 FW: Letter from Ngati Rangi regarding housing developments

Thanks for the heads-up, Kate 😊

From: Kate Alderton

Sent: Wednesday, 8 February 2023 3:09 PM

To: Alison Glenny

Subject: RE: MW-PH-500 FW: Letter from Ngati Rangi regarding housing developments

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Hey Alison

Just an FYI, I've been trying to push this through to the minister for a while now and was really hoping to get this signed and out today.

s9(2)(g)(i)

I'll let you know once I get the letter back with the feedback on 😊

Sorry for the back and forth!

Ngā mihi



Kate Alderton

Private Secretary Housing | Office of Hon Dr Megan Woods
Minister of Housing | Minister for Infrastructure | Minister of Energy and Resources | Minister for Building and Construction | Associate Minister of Finance | Member for Wigram

s9(2)(a) | Email: kate.alderton@parliament.govt.nz

Website: <http://www.Beehive.govt.nz>

Private Bag 18041, Parliament Buildings, Wellington 6160, New Zealand

From: Alison Glenny [<mailto:Alison.Glenny@kaingaora.govt.nz>]
Sent: Friday, 27 January 2023 3:38 PM
To: Kate Alderton Kate.Alderton@parliament.govt.nz>
Subject: RE: MW-PH-500 FW: Letter from Ngati Rangī regarding housing developments

Thanks Kate – you too! 😊

From: Kate Alderton Kate.Alderton@parliament.govt.nz>
Sent: Friday, 27 January 2023 3:36 PM
To: Alison Glenny Alison.Glenny@kaingaora.govt.nz>; EXT - David Durie David.durie@parliament.govt.nz>
Subject: RE: MW-PH-500 FW: Letter from Ngati Rangī regarding housing developments

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Thanks very much Alison 😊

Have a good weekend!

Ngā mihi



Kate Alderton

Private Secretary Housing | Office of Hon Dr Megan Woods
Minister of Energy and Resources | Minister of Housing | Minister for Building and Construction
Associate Minister of Finance | Member for Wigram
s9(2)(a) | Email: kate.alderton@parliament.govt.nz
Website: <http://www.Beehive.govt.nz>
Private Bag 18041, Parliament Buildings, Wellington 6160, New Zealand

From: Alison Glenny [<mailto:Alison.Glenny@kaingaora.govt.nz>]
Sent: Friday, 27 January 2023 3:12 PM
To: David Durie David.Durie@parliament.govt.nz>
Cc: Kate Alderton Kate.Alderton@parliament.govt.nz>
Subject: RE: MW-PH-500 FW: Letter from Ngati Rangī regarding housing developments

Hi David and Kate

A draft response from the Minister to Helen Leahy, and a ROC with some background (including info from HUD on allocation), attached.

Apologies for the delay with this one.

Ngā mihi

Alison Glenny
Senior Advisor, Government Relations
Kāinga Ora – Homes and Communities
s9(2)(a)

From: David Durie David.Durie@parliament.govt.nz>
Sent: Friday, 13 January 2023 3:21 PM
To: Alison Glenny Alison.Glenny@kaingaora.govt.nz>
Subject: RE: MW-PH-500 FW: Letter from Ngati Rangi regarding housing developments

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Thanks, please include it and the Minister can remove it if she doesn't want it included.

Cheers,
David

From: Alison Glenny [<mailto:Alison.Glenny@kaingaora.govt.nz>]
Sent: Friday, 13 January 2023 3:17 PM
To: David Durie David.Durie@parliament.govt.nz>
Subject: RE: MW-PH-500 FW: Letter from Ngati Rangi regarding housing developments

Will do.

Do you know if the Minister would want to refer to s9(2)(f)(iv)

From: David Durie David.Durie@parliament.govt.nz>
Sent: Friday, 13 January 2023 3:09 PM
To: Alison Glenny Alison.Glenny@kaingaora.govt.nz>
Subject: RE: MW-PH-500 FW: Letter from Ngati Rangi regarding housing developments

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Thanks Alison, please draft it for the Minister sign off.

From: Alison Glenny [<mailto:Alison.Glenny@kaingaora.govt.nz>]
Sent: Friday, 13 January 2023 2:50 PM
To: David Durie David.Durie@parliament.govt.nz>
Subject: FW: MW-PH-500 FW: Letter from Ngati Rangi regarding housing developments

From: GRU Jobs oiarequests@kaingaora.govt.nz>
Sent: Friday, 13 January 2023 2:22 PM
To: Alison Glenny Alison.Glenny@kaingaora.govt.nz>
Subject: FW: MW-PH-500 FW: Letter from Ngati Rangī regarding housing developments

Hi David, happy new year ☺. Looks like there was a logging error with this one at the end of 2022, and it's been logged for reply by 21 Jan, not December.
It has also been logged for GM signout – is this correct, or should it come from the Minister?

Cheers, Alison

Alison Glenny
Senior Advisor, Government Relations
Kāinga Ora – Homes and Communities
s9(2)(a)

From: David Durie David.Durie@parliament.govt.nz>
Sent: Friday, 13 January 2023 12:19 PM
To: GRU Jobs oiarequests@kaingaora.govt.nz>
Subject: FW: MW-PH-500 FW: Letter from Ngati Rangī regarding housing developments

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Hi Team,

Did this response come back in last year?

Can I get a copy please?

Cheers,
David

From: Kate Alderton **On Behalf Of** Housing Admin
Sent: Wednesday, 30 November 2022 9:58 AM
To: grujobs@kaingaora.govt.nz
Subject: MW-PH-500 FW: Letter from Ngati Rangī regarding housing developments

Kia ora KO

Could you please draft a ministerial response for this one? Due COB 21 December (if anyone is still around at KO that close to Christmas!)

Let me know if this date is going to be an issue ☺

Ngā mihi



Kate Alderton

Private Secretary Housing | Office of Hon Dr Megan Woods
Minister of Energy and Resources | Minister of Housing | Minister for Building and Construction
Associate Minister of Finance | Member for Wigram
s9(2)(a) | Email: kate.alderton@parliament.govt.nz
Website: <http://www.Beehive.govt.nz>
Private Bag 18041, Parliament Buildings, Wellington 6160, New Zealand

From: Helen Leahy [<mailto:helen@ngatirangi.com>]
Sent: Tuesday, 29 November 2022 11:43 PM
To: P Williams (MIN) P.Williams@ministers.govt.nz>
Subject: Letter from Ngati Rangi regarding housing developments

Helen Leahy

Pou Ārahi / Chief Executive

Ngā Waihua o Paerangi Trust
(formerly Ngāti Rangi Trust)

1 Mountain Road

PO BOX 195

Ohakune 4625

Phone: s9(2)(a)

Email: Helen@ngatirangi.com

Web: www.ngatirangi.com

KĀKĀ TE WHARE TOKA O PAERANGI KĀKĀ HOKI KO AU

I am the eternal flame of the House of Stone of Paerangi



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From: Helen Leahy

Sent: Tuesday, 29 November 2022 11:40 pm

To: Moana Fuli Reremoana.Fuli@parliament.govt.nz; poto.williams@ministers.govt.nz

Subject: Letter from Ngati Rangi regarding housing developments

Helen Leahy

Pou Ārahi / Chief Executive

Ngā Waihua o Paerangi Trust
(formerly Ngāti Rangi Trust)

1 Mountain Road

PO BOX 195

Ohakune 4625

Phone: s9(2)(a)

Email: Helen@ngatirangi.com

Web: www.ngatirangi.com

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-

Out of scope

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

From: Alison Glenny [mailto:Alison.Glenny@kaingaora.govt.nz]

Sent: 13 January 2023 3:24 PM

To: EXT - David Durie [mailto:David.Durie@parliament.govt.nz]

Subject: RE: MW-PH-500 FW: Letter from Ngati Rangi regarding housing developments

Okay, do you happen to know when HUD was due to advise her on it?
(HUD wouldn't tell me!)

From: David Durie

Sent: Friday, 13 January 2023 3:21 PM

To: Alison Glenny

Subject: RE: MW-PH-500 FW: Letter from Ngati Rangi regarding housing developments

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Thanks, please include it and the Minister can remove it if she doesn't want it included.

Cheers,
David

From: Alison Glenny [mailto:Alison.Glenny@kaingaora.govt.nz]

Sent: Friday, 13 January 2023 3:17 PM

To: David Durie [mailto:David.Durie@parliament.govt.nz]

Subject: RE: MW-PH-500 FW: Letter from Ngati Rangi regarding housing developments

Will do.

Do you know if the Minister would want to refer to s9(2)(f)(iv)

From: David Durie [mailto:David.Durie@parliament.govt.nz]

Sent: Friday, 13 January 2023 3:09 PM

To: Alison Glenny [mailto:Alison.Glenny@kaingaora.govt.nz]

Subject: RE: MW-PH-500 FW: Letter from Ngati Rangi regarding housing developments

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.

29 November 2022

Hon Poto Williams
Associate Minister of Housing (Public Housing)
Parliament Buildings
WELLINGTON

Teitei Drive

Tēnā kautau me ngā tini āhuetanga o te wā. Huri atu te pō, nau mai te ao.

Ruapehu District Council recently agreed to sell a plot of 9ha at Tei Tei Drive in Ohakune to Kāinga Ora s9(2)(j). This was done without reference to Ngāti Rangī and apparently without public consultation more broadly.

Kainga Ora wishes to develop the land for social housing; worker accommodation and affordable housing.

Ngāti Rangī are happy to support so long as we can have an influence on outcomes.

We would like to have a mechanism to place at-risk uri into a minority of the total houses (156) to be developed. Currently there is no capacity in the social housing allocation for prioritisation of houses for Ngāti Rangī whānau.

Yet Ngāti Rangī make up a disproportionately high percentage of those in need in the rohe. Over the last five years, Ngāti Rangī has supported 64 whānau across the region with basic repairs and maintenance to housing stock. We have supported whānau in Ōhakune, Raetihi, s9(2)(a) Waiouru, and National Park. Through this process we have a register of whānau whom we know would benefit from supportive public housing arrangements.

In addition, there are at least nine Ngāti Rangī whānau that we know, today, who are in emergency housing. s9(2)(a)

Ngāti Rangī is a member of Ka Uruora, an iwi led housing charity. Our proposition is to provide priority access to whānau, if they meet the criteria set out by Kāinga Ora, through Ka Uruora. This has been rejected outright by Kainga Ora. They have stated that this is due to are policy criteria that requires Ministerial approval to change.

Can you please consider whatever change is required so that Kainga Ora and Ruapehu District Council are able to demonstrate their value in the relationship with Ngāti Rangī and we can help them deliver to those in need via our own networks and resources?

We would also appreciate Kainga Ora taking a more structured and pro-active approach to engagement with Ngāti Rangī in the future. We understand this is an issue throughout the motu with other iwi and Māori organisations.

Finally, we have frequently raised during this process whether Ruapehu District Council has sufficiently addressed the wastewater infrastructure in order to accommodate the demands of new housing stock. We have been often told that this plan is in process; that there are interim measures in place. We require assurance of long-term solutions for the wastewater management. Ultimately this is about the wellbeing of our whānau and all our mokopuna to come.

If you have any questions or queries, please do not hesitate to contact me.

Heoti ano

A handwritten signature in black ink, appearing to read 'Helen Leahy', with a large, sweeping flourish underneath.

Helen Leahy
Pou Ārahi / Chief Executive



xx January 2023

Helen Leahy
Pou Ārahi/Chief Executive Ngā Waihua o Paerangi Trust
Helen@ngatirangi.com

Tēnā koe Helen

Thank you for your letter of 29 November 2022 to Hon Poto Williams, former Associate Minister of Housing (Public Housing), about the purchase by Kāinga Ora – Homes and Communities of land at Tei Tei Drive, Ohakune for a housing development.

You ask for consideration to be given to a change in the allocation policy for public housing that would enable Ngāti Rangī to deliver to those in need via their own networks and resources.

I sympathise with the aspiration of Ngā Waihua o Paerangi Trust (the Trust) to be better able to support the housing aspirations of Ngāti Rangī uri in their rohe, and I asked Kāinga Ora and Te Tuapapa Kura Kāinga/Ministry of Housing and Urban Development (HUD) to brief me on the matters you raise.

s9(2)(f)(iv)

Notwithstanding the unresolved issue of allocation, I understand that the Trust has been included in the discussions between Kāinga Ora and the Ruapehu District Council (RDC) over the sale and development of the Tei Tei Drive site since Kāinga Ora first became involved in January 2021.

Kāinga Ora further advises me that it consulted with the Trust on the draft Sale and Development agreement between itself and RDC, and that the agreement explicitly outlines Ngāti Rangī participation in the design and governance of the project. I was also pleased to learn that there may be an opportunity for the Ngāti Rangī investment company to be involved in the delivery of the worker and/or affordable housing on the site.

With regard to your request for a more structured and proactive relationship with Kāinga Ora going forward, Kāinga Ora advises me that it is in the process of establishing a partnership agreement with Ngāti Rangī, and believes that the intent of the agreement will lead to an enduring relationship.

I have also raised your concerns over wastewater infrastructure with Kāinga Ora. I am told that you were able to discuss these concerns with representatives of Kāinga Ora and the RDC during an on-line hui on 12 December 2022. I understand that RDC has undertaken to identify capacity constraints in the wastewater system, and to upgrade its water treatment plant to increase capacity, and that this work is scheduled for completion by 30 June 2023.

Kāinga Ora advises me that it is now in the process of carrying out geo-technical and hydrology testing of the site and drafting a Project Plan, and that the Trust will be included in regular hui as masterplan design of the project progresses.

I appreciate the support and participation of the Trust in the proposed development, which is intended to provide a significant increase of new homes in Ohakune, and I hope that the ongoing engagement between Kāinga Ora and the Trust will ensure that Ngāti Rangi benefit from the work being undertaken.

I trust this response is helpful. Thank you again for writing.

Nāku noa, nā

Hon Dr Megan Woods
Minister of Housing

Report on correspondence

Ministerial number MI 22 0260
Correspondent Helen Leahy, Pou Ārahi/Chief Executive
Address Ngā Waihua o Paerangi Trust (formerly Ngāti Rangi Trust)
Helen@ngatirangi.com
Subject Kāinga Ora engagement with Ngāti Rangi and allocations policy

Summary of correspondence

On 29 November 2022 Helen Leahy, Pou Ārahi/Chief Executive of Ngā Waihua o Paerangi Trust (formerly Ngāti Rangi Trust) wrote to Hon Poto Williams, former Associate Minister of Housing (Public Housing) about the recent purchase by Kāinga Ora – Homes and Communities of land at Tei Tei Drive in Ohakune.

The main issues raised by Ms Leahy are:

- the Trust would like to be able to place at-risk Ngāti Rangi uri into some of the homes, and she notes that Kāinga Ora has advised that currently no such mechanism exists within public housing allocation
- the Trust asks Kāinga Ora to take a more structured and pro-active approach to engagement with Ngāti Rangi in future
- the Trust seeks assurance that Ruapehu District Council has sufficiently addressed the capacity of wastewater infrastructure to accommodate the proposed new housing stock.

Ms Leahy asks the Associate Minister to consider whether change is required so that Kāinga Ora and Ruapehu District Council can demonstrate their value in the relationship with Ngāti Rangi by helping the Iwi deliver to those in need via their own networks and resources.

Kāinga Ora has been asked to draft a response for your signature.

s9(2)(f)(iv)

Background information

Kāinga Ora owns and manages 13 houses in Ohakune. There are no Community Housing providers or other public homes in the area.

In January 2021 Kāinga Ora was invited to a hui in Ohakune by the Ruapehu District Council (RDC) and Ngāti Rangi, hosted by the Chief Executive of RDC.

The hui was attended by a number of Council and Iwi representatives, including then CE of Ngāti Rangi, Hoani Ponga. Kāinga Ora was represented by the Regional Director and staff from the Commercial Team.

RDC and Iwi representatives outlined the unmet housing need in the District, and RDC proposed, with the support of Ngāti Rangi, that Kāinga Ora partner with RDC to develop a 9.5ha piece of residential-zoned land in Ohakune on Tei Tei Drive, which could deliver around 160 sections. Kāinga Ora committed to investigating this opportunity. While Ngāti Rangi advised that it supported the project, representatives were clear that they did not have any development interest in it.

Over the following months Kāinga Ora undertook due diligence, and confirmed its interest in partnering with RDC for a Stage 1 development of 44 units, comprising 15 public homes, 15 affordable homes and 14 rental homes for workers.

Prior to Kāinga Ora involvement, RDC had applied to the Crown Infrastructure Partners (CIP) to fund infrastructure for the development, but was unsuccessful. Kāinga Ora worked with HUD to determine if this funding bid could be revived. Toward the end of 2021, HUD confirmed that Ministerial approval had been granted for \$5.2m of CIP infrastructure funding for the project.

Information for response

Ngāti Rangi has been involved in the kōrero with RDC and Kāinga Ora over the sale and development of the Tei Tei Drive site since Kāinga Ora involvement was first proposed.

Ngāti Rangi has recently had a change of Chief Executive, with the resignation of Hoani Ponga and appointment of Helen Leahy, and this has triggered a review of Ngāti Rangi support and involvement in the project. In essence, the kōrero has started again since the appointment of Helen Leahy to the role of Chief Executive.

Ngāti Rangi has been consulted on the draft Sale and Development agreement between RDC and Kāinga Ora, and the draft agreement explicitly outlines Ngāti Rangi participation in the design and governance of the project.

To date, there has been no public consultation on the project. RDC proposes to publicly announce the project once the Sale and Development agreement is signed, with public and stakeholder consultation to start shortly afterwards. RDC will work with Kāinga Ora and Ngāti Rangi on a community and stakeholder engagement plan.

Ngāti Rangi aspirations for affordable housing for uri

During the engagement with Ngāti Rangi over the Sale and Development agreement, Ngāti Rangi sought a commitment from Kāinga Ora that Iwi members would be given priority placement into the public houses proposed for the Tei Tei Drive project.

s9(2)(f)(iv)

Ngāti Rangi initially declined to support the Sale and Development agreement, as their request for priority placement could not be accommodated.

Kāinga Ora has since had further kōrero with Ngāti Rangi, and the Iwi has agreed to support the Sale and Development agreement, acknowledging that the decision over priority placement does not rest with Kāinga Ora. Kāinga Ora has also discussed with Ngāti Rangi the opportunity for its investment company to be involved in the delivery of the worker and/or affordable housing on the site.

Ngāti Rangi request for a more structured and pro-active engagement with Kāinga Ora

Kāinga Ora is currently reviewing a draft partnership agreement with Ngāti Rangi, and we are confident that the intent of the agreement will lead to an enduring relationship with the Iwi.

Adequacy of stormwater infrastructure for proposed development

On 12 December 2022 Kāinga Ora, RDC, and Helen Leahy participated in an on-line hui during which Three Waters infrastructure was discussed. Helen outlined Ngāti Rangi infrastructure concerns, and RDC outlined their plans to address identified capacity constraints in the wastewater system, and to upgrade the water treatment plant to increase capacity. This work is scheduled for completion by 30 June 2023.

Tei Tei Drive project – next steps

On 12 December 2022 Ngāti Rangi blessed the Tei Tei Drive site in preparation for on-site due diligence investigations (geo-tech and hydrology tests) to be undertaken.

Kāinga Ora and HUD are ready to execute the CIP funding agreement, once the Sale and Development agreement is signed and executed (expected early February 2023).

A Project Plan will be drafted, and monthly Project Team hui between RDC, Kāinga Ora, and Ngāti Rangi will be scheduled from February 2023. Additional hui between these three partners will be organised in early 2023, to advance the masterplan design.

s9(2)(f)(iv)



Proposed response

The proposed response addresses the concerns raised by Helen Leahy about allocation, Kāinga Ora engagement with Ngāti Rangi, and wastewater capacity.

s9(2)(f)(iv)



The Minister's office requested that a paragraph addressing this issue be included in the draft response for consideration, although it may be removed from the final response.

Consultation and approval

- Graeme Broderick, Regional Director – Taranaki Whanganui Manawatū
- Hayden Potaka, Principal Advisor
- Jonathan Sampson, Ministry of Housing and Urban Development

Hon Dr Megan Woods

MP for Wigram

Minister of Housing

Minister of Energy and Resources

Minister for Building and Construction

Associate Minister of Finance



20 FEB 2023

Helen Leahy

Pou Ārahi/Chief Executive Ngā Waihua o Paerangi Trust

Helen@ngatirangi.com

Tēnā koe **Helen**

Thank you for your letter of 29 November 2022 to Hon Poto Williams, former Associate Minister of Housing (Public Housing), about the purchase by Kāinga Ora – Homes and Communities of land at Tei Tei Drive, Ohakune for a housing development.

You ask for consideration to be given to a change in the allocation policy for public housing that would enable Ngāti Rangī to deliver to those in need via their own networks and resources.

I sympathise with the aspiration of Ngā Waihua o Paerangi Trust (the Trust) to be better able to support the housing aspirations of Ngāti Rangī uri in their rohe, and I asked Kāinga Ora and Te Tuapapa Kura Kāinga/Ministry of Housing and Urban Development (HUD) to brief me on the matters you raise.

s9(2)(f)(iv)

Notwithstanding the unresolved issue of allocation, I understand that the Trust has been included in the discussions between Kāinga Ora and the Ruapehu District Council (RDC) over the sale and development of the Tei Tei Drive site since Kāinga Ora first became involved in January 2021.

Kāinga Ora further advises me that it consulted with the Trust on the draft Sale and Development agreement between itself and RDC, and that the agreement explicitly outlines Ngāti Rangī participation in the design and governance of the project. I was also pleased to learn that there may be an opportunity for the Ngāti Rangī investment company to be involved in the delivery of the worker and/or affordable housing on the site.

With regard to your request for a more structured and proactive relationship with Kāinga Ora going forward, Kāinga Ora advises me that it is in the process of establishing a partnership agreement with Ngāti Rangī, and believes that the intent of the agreement will lead to an enduring relationship.

I have also raised your concerns over wastewater infrastructure with Kāinga Ora. I am told that you were able to discuss these concerns with representatives of Kāinga Ora and the RDC during an on-line hui on 12 December 2022. I understand that RDC has undertaken to identify capacity constraints in the wastewater system, and to upgrade its water treatment plant to increase capacity, and that this work is scheduled for completion by 30 June 2023.

Kāinga Ora advises me that it is now in the process of carrying out geo-technical and hydrology testing of the site and drafting a Project Plan, and that the Trust will be included in regular hui as masterplan design of the project progresses.

I appreciate the support and participation of the Trust in the proposed development, which is intended to provide a significant increase of new homes in Ohakune, and I hope that the ongoing engagement between Kāinga Ora and the Trust will ensure that Ngāti Rangi benefit from the work being undertaken.

I trust this response is helpful. Thank you again for writing.

Nāku noa, nā

A handwritten signature in blue ink, appearing to read 'M. Woods', written in a cursive style.

Hon Dr Megan Woods
Minister of Housing