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 RE: Media release Teitei Drive



Sent: 19 June 2023 1:55 PM

From: Paul Wheatcroft

To: Linda Heerink;

CC: Renee Regal;

 2 Attachments

 image001.jpg (67 KB);  image002.jpg (12 KB);

Message

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Thanks for the update.

From: Linda Heerink <Linda.Heerink@kaingaora.govt.nz>
Sent: Monday, June 19, 2023 2:51 PM
To: Paul Wheatcroft <Paul.Wheatcroft@ruapehudc.govt.nz>
Cc: Renee Regal <Renee.Regal@kaingaora.govt.nz>
Subject: RE: Media release Teitei Drive

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Hi Paul,

FYI – this morning, I sent an update about the distribution of the media release to my comms contact at Ngati Rangi. She forwarded it to her CE because she wanted Helen to have one more look at it.

Hopefully they will come back soon so I can get the release out either today or tomorrow morning at the latest.

Thanks,
Linda

From: Paul Wheatcroft <Paul.Wheatcroft@ruapehudc.govt.nz>
Sent: Friday, 16 June 2023 10:08 AM
To: Linda Heerink <Linda.Heerink@kaingaora.govt.nz>
Cc: Renee Regal <Renee.Regal@kaingaora.govt.nz>
Subject: RE: Media release Teitei Drive

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Sorry, overlooked answering your other questions.

- Happy with version below with amendments in red
- My understanding was that Kāinga Ora would send out as developer/community engagement lead
- For local papers here in Taumarunui need to send out by midday Tuesday latest (Monday would be better)

Ruapehu Bulletin (based in Ohakune – weekly out every Wednesday)
Editor Robert milne
ed@ruapehubulletin.co.nz

Taumarunui Bulletin (weekly out every Thursday)
Editor Mark Ebrey
editor@taumarunuibulletin.co.nz

Paul

Paul Wheatcroft
Executive Manager Communications
Ruapehu District Council

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

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From: Linda Heerink <Linda.Heerink@kaingaora.govt.nz>
Sent: Friday, June 16, 2023 9:02 AM
To: Paul Wheatcroft <Paul.Wheatcroft@ruapehudc.govt.nz>
Cc: Renee Regal <Renee.Regal@kaingaora.govt.nz>
Subject: Media release Teitei Drive

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Kia ora Paul,

My name is Linda and I work in the Kāinga Ora Central Communications team. Nice to e-meet you.

I think you were cc'd in a number of emails about the comms and engagement plan for Teitei Drive. I am pleased that the letter went out yesterday.

I am touching base with you about the distribution of the media release that was also mentioned in the plan. Please find below the final version, which includes a small tweak from my contact at Crown Infrastructure Partners.


After reading it again this morning, I also wonder whether we should include the red line as we have mentioned 44 proposed homes in Stage 1 in the letter (to make it consistent)?

Happy to discuss:

- Whether you are happy with the version below.
- If you have any thoughts on who is best placed to send this out.
- Your ideas on the timing of issuing this media release (possibly Tuesday or Wednesday)?

Thanks – and please let me know if you have any questions.
Linda

s 9(2)(g)(i)



Linda Heerink

Senior Communications Advisor

Mobile: s 9(2)(a)




Email: linda.heerink@kaingaora.govt.nz


Ō TĀTOU UARA – OUR VALUES

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

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

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

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 RE: Stakeholders List

Sent: 21 June 2023 7:54 AM

From: Melissa Jackson

To: Renee Regal;

 4 Attachments

 image001.jpg (5 KB);  image002.png (24 KB);  image003.jpg (67 KB);  image004.png (129 KB);

Message

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Mōrena Renee

My apologies for the delay.

Stakeholder list:

Orgnaisation	Address	Email address
Market Gardeners		s 9(2)(a)
Out of Town Property Investors		
Ātīhau-Whanganui Incorporation		office@atihau.com
Cheal Consultants		deans@cheal.co.nz
Kings Ohakune Accommodation		info@kingsohakune.co.nz
TCB Ski, Board & Bike Ohakune		tcbinfo@xtra.co.nz
WPI Forestry Timber Pulp		communications@wpinz.com
Rotary Club of Raetihi & Ohakune Inc	253 Ruatiti Road, RD 6, Raetihi 4696	
Ruapehu REAP		office@ruapehureap.co.nz
Ohakune 2000 Inc		info@ohakuneinc.co.nz
Ohakune Police	PO Box 18, Ohakune 4660	

Ngā mihi,

Melissa

From: Renee Regal <Renee.Regal@kaingaora.govt.nz>
Sent: Monday, June 19, 2023 9:45 PM
To: Melissa Jackson <Melissa.Jackson@ruapehudc.govt.nz>
Subject: RE: Stakeholders List

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Hi Melissa,

Arohamai for the late email!

Just checking in on the SH list please?

Ngā mihi

Renée Regal

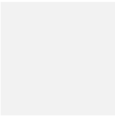
Kaiwhakahaere Hononga Hapori
Manager - Community Engagement
and Partnerships

Phone : s 9(2)(a)

Email: Renee.Regal@kaingaora.govt.nz

Te Tai Hauāuru
Taranaki Whanganui Manawatu

Freephone: 0800 801 601 | Mainline: (04) 439 3000 | Kāinga Ora - Homes and
Communities
PO Box 248 Palmerston North 4440 | New Zealand Government | www.kaingaora.govt.nz



From: Melissa Jackson <Melissa.Jackson@ruapehudc.govt.nz>
Sent: Thursday, 15 June 2023 5:03 PM
To: Renee Regal <Renee.Regal@kaingaora.govt.nz>
Subject: RE: Stakeholders List

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Kia ora Renee

This is the list I have been waiting for. I will review it and provide a more up to date version tomorrow as this is out of date. I also have some stakeholders from our own RDC list to include.

Council staff have hand delivered the letters. A lot of the properties do not have letterboxes as they are holiday homes so they left the letters on the doorsteps. The owners will get the letter in the post in any event.

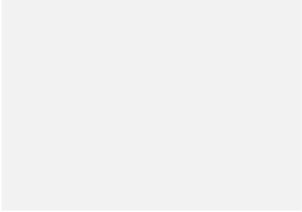
Have a nice evening.

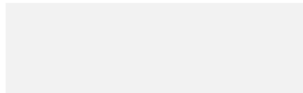
Ngā mihi,

Melissa

Melissa Jackson
Manager Policy and Strategy
Ruapehu District Council

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





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From: Clive Manley <Clive.Manley@ruapehudc.govt.nz>
Sent: Thursday, June 15, 2023 4:34 PM
To: Renee Regal <renee.regal@kaingaora.govt.nz>; Melissa Jackson <Melissa.Jackson@ruapehudc.govt.nz>
Subject: FW: Stakeholders List

From: Frazer Baggaley <Frazer.Baggaley@boffamiskell.co.nz>
Sent: Wednesday, June 14, 2023 1:47 PM
To: Clive Manley <Clive.Manley@ruapehudc.govt.nz>
Subject: Stakeholders List

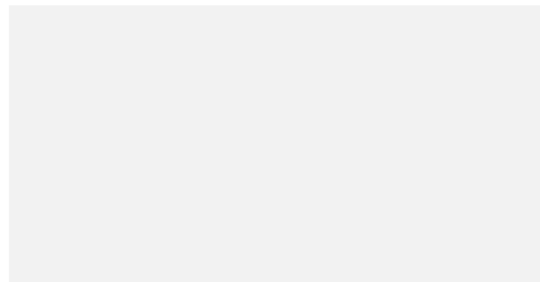
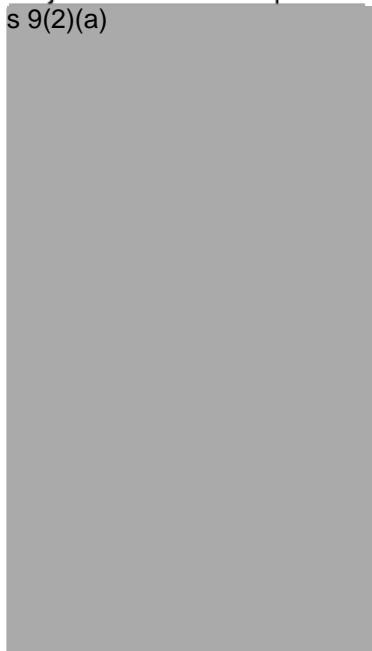
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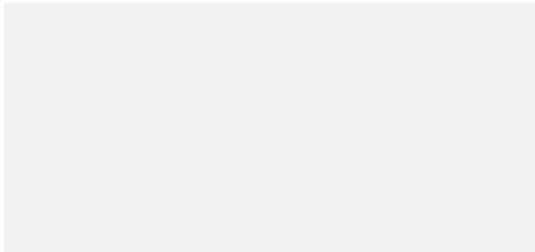
Hi Clive,

As part of the engagement on Future Ohakune projects we have engaged with the following groups and representatives.

Project Reference Group Workshops 3 – 05/06/2020 and 4 – 07/07/2020

s 9(2)(a)









Frazer Baggaley | Landscape Architect | Senior Principal | Registered NZILA Landscape Architect
E: frazer.baggaley@boffamiskell.co.nz | S 9(2)(a) | M: s 9(2)(a) | LEVEL 3, SOUTH BLOC | 140 ANGLESEA STREET | HAMILTON 3204 | NEW ZEALAND

BOFFA MISKELL

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 FW: Kainga Ora development at Teitei Dr Ohakune

Sent: 22 June 2023 11:48 AM

From: Clive Manley

To: Renee Regal;

 5 Attachments

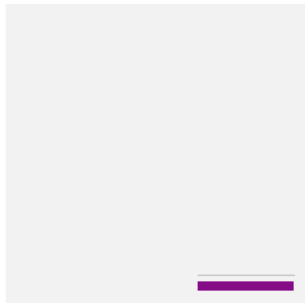
 020fa918-490d-4b1d-95f9-355a18979420.jpg (2 KB);  logoforemailsignature2021-2_8441f020-72a5-4185-b628-6f1f21f1b50c.jpg (8 KB);  logoforemailsignature2021-2_8441f020-72a5-4185-b628-6f1f21f1b50c.jpg (8 KB);  020fa918-490d-4b1d-95f9-355a18979420.jpg (2 KB);  image8a2d24.JPG (67 KB);

Message

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Clive Manley
Chief Executive
Ruapehu District Council

Ruapehu District Council | Private Bag 1001 | Taumarunui 3946 | New Zealand
Phone: 07 895 8188 ext: [redacted] | 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: Info <info@ruapehudc.govt.nz>
Sent: Thursday, June 22, 2023 12:41 PM
To: communities@kaingaora.govt.nz
Cc: Clive Manley <Clive.Manley@ruapehudc.govt.nz>; GerryPetrie@premium.co.nz
Subject: FW: Kainga Ora development at Teitei Dr Ohakune

From: s 9(2)(a)
Sent: Tuesday, June 20, 2023 3:43 PM
To: Info <info@ruapehudc.govt.nz>
Subject: Fwd: Kainga Ora development at Teitei Dr Ohakune

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See below

Kind regards

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

premium.co.nz | Fine Homes | M: s 9(2)(a) | WK: [+64 99164390](tel:+6499164390)

PREMIUM REAL ESTATE LTD LICENSED REAA 2008

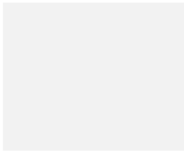
CAUTION This email and any attachments may contain information that is confidential and subject to legal privilege. If you are not the intended recipient, you must not read, use, disseminate, distribute or copy this email or any attachments. If you have received this email in error, please notify us immediately and erase this email and any attachments. Thank you. DISCLAIMER To the maximum extent permitted by law, PREMIUM REAL ESTATE GROUP LTD is not liable (including in respect of negligence) for viruses or other defects or for changes made to this email or to any attachments. Before opening or using attachments, check them for viruses and other defects. Any views expressed in this email and any attachments do not necessarily reflect the views of the company. Please consider the environment before printing this e-mail




Begin forwarded message:


From: s 9(2)(a)
Date: 20 June 2023 at 3:32:19 PM NZST
To: info@ruapehuc.govt.nz
Subject: Kainga Ora development at Teitei Dr Ohakune

Attention Clive Manley

Hi Clive. I have received a letter advising me of this development as I own a house at s 9(2)(a)
s 9(2) My question is why was this not notified? All neighboring properties will be affected by this development which will bring with it all the social problems and petty crime associated with state housing developments. I look forward to your response and whether I will have any right to object. Thank you,
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 RE: Kainga Ora housing at Teitei Drive, Ohakune

Sent: 23 June 2023 11:31 AM

From: Clive Manley

To: Renee Regal;

 3 Attachments

 image001.jpg (5 KB);  image002.png (24 KB);  image003.jpg (67 KB);

Message

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Thanks

From: Renee Regal <Renee.Regal@kaingaora.govt.nz>
Sent: Friday, June 23, 2023 10:04 AM
To: Clive Manley <Clive.Manley@ruapehudc.govt.nz>
Subject: RE: Kainga Ora housing at Teitei Drive, Ohakune

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Hi Clive

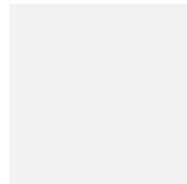
I have acknowledged the email from Barry and Gerry and have advised I'll respond ASAP

I have copied RDC info email rather than you directly so these can be logged in a central place with RDC

I'll copy RDC info into our responses also

Have a good weekend

Ngā mihi



Renée Regal

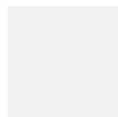
Kaiwhakahaere Hononga Hapori
Manager - Community Engagement
and Partnerships

Phone : s 9(2)(a)

Email: Renee.Regal@kaingaora.govt.nz

Te Tai Hauāuru
Taranaki Whanganui Manawatu

Freephone: 0800 801 601 | Mainline: (04) 439 3000 | Kāinga Ora - Homes and
Communities
PO Box 248 Palmerston North 4440 | New Zealand Government | www.kaingaora.govt.nz

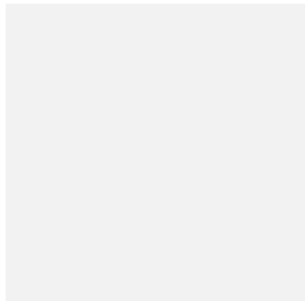


From: Clive Manley <Clive.Manley@ruapehudc.govt.nz>
Sent: Thursday, 22 June 2023 12:49 PM
To: Renee Regal <Renee.Regal@kaingaora.govt.nz>
Subject: FW: Kainga Ora housing at Teitei Drive, Ohakune
Importance: High

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 Clive Manley
 Chief Executive
Ruapehu District Council

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



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From: Info <info@ruapehudc.govt.nz>
Sent: Thursday, June 22, 2023 12:01 PM
To: Clive Manley <Clive.Manley@ruapehudc.govt.nz>
Subject: FW: Kainga Ora housing at Teitei Drive, Ohakune
Importance: High

FYI logged in [External Relationships and Partnerships - Tei Tei Drive Information Requests - Folder View \(ruapehudc.govt.nz\)](#)

From: s 9(2)(a)
Sent: Thursday, June 22, 2023 11:09 AM
To: communities@kaingaora.govt.nz; Info <info@ruapehudc.govt.nz>; s 9(2)(a)
 s 9(2)(a)
Subject: Kainga Ora housing at Teitei Drive, Ohakune
Importance: High


Warning: This email is from an External Sender. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi,

We have 3 properties bordering the proposed Teitei Drive development in Ohakune, and would like to be notified via email for any and all developments.

Please confirm receipt of this email & confirmation we have been added to the electronic notification process.

s 9(2)(a)



While we are supportive of affordable & public housing, we have the following concerns we'd like to raise.

Bad Tenants

Kainga Ora has received a lot of bad publicity in the last few years around bad tenants & the lack of action taken against them in regards to anti-social behavior. This has caused hardship and in some cases fear for lives for those living near to the public housing, where home owners have been displaced while Kainga Ora residents have remained despite their behaviour. . Most of this probably could have been avoided by Kainga Ora moving the tenants out, however case and case again, Kainga Ora has stated that they prefer to work with these tenants in their current location, rather than moving the problem on to disrupt people in another location.

I would like to know how Council & Kainga Ora plan to deal with anti-social tenants that affect the neighborhood, and what assurances can be given about moving them on.

Aesthetics

The Snowmass subdivision was built with a high level of covenants, protecting the value of properties in the neighborhood.

What protections are being put in place, so to not affect the value of neighboring properties?

Height restrictions

What height level are the properties intended to be built at, are they single level dwellings, or are they likely to block views of existing properties in any way?

Mountain Closure


If the mountain doesn't open for future winter sports, its very likely that there will be less housing requirements due to loss of jobs & likely a mass sale of properties in the region.


Should the mountain remain closed, would Kainga Ora consider purchasing already established houses, rather than building new ones.

Amenities & Services

What is being done to ensure there are adequate services such as doctors, nurses, teachers, etc; to support the growth of properties in the area.

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RE: MEDIA RELEASE: New partnership aims to deliver much needed homes for Ohakune

Sent: 26 June 2023 7:41 AM

From: Warrick Zander

To: Paul Wheatcroft; Linda Heerink;

CC: Renee Regal;



4 Attachments

 image001.jpg (67 KB);  image002.jpg (18 KB);  image003.jpg (12 KB);  image5a2f2b.JPG (67 KB);

Message

Some people who received this message don't often get email from warrick.zander@ruapehudc.govt.nz. [Learn why this is important](#)

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Hi all,

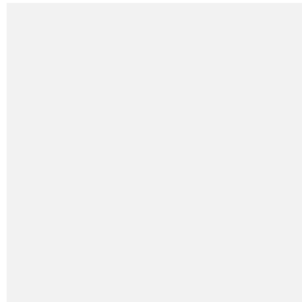
Happy with the comms and to add contact Ruapehu here- [Council Offices and Libraries - Ruapehu District Council \(ruapehudc.govt.nz\)](#)

Any enquiries will be logged and forwarded to our Consents team for response.

Thanks,

Warrick Zander
Executive Manager Regulatory & Customer Services
Ruapehu District Council

Ruapehu District Council | Private Bag 1001 | Taumarunui 3946 | New Zealand
Phone: 07 895 8188 ext: 5 | Fax: 07 895 3256 | Mobile:
email: Warrick.Zander@ruapehudc.govt.nz | RDC website: www.ruapehudc.govt.nz



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From: Paul Wheatcroft <Paul.Wheatcroft@ruapehudc.govt.nz>
Sent: Monday, June 26, 2023 8:36 AM
To: Linda Heerink <Linda.Heerink@kaingaora.govt.nz>; Warrick Zander <Warrick.Zander@ruapehudc.govt.nz>
Cc: Renee Regal <Renee.Regal@kaingaora.govt.nz>
Subject: RE: MEDIA RELEASE: New partnership aims to deliver much needed homes for Ohakune

Hi Linda,

I have fwded your email to Warrick Zander our Executive Manager Regulatory and Customer Services for comment.

Paul.

From: Linda Heerink <Linda.Heerink@kaingaora.govt.nz>
Sent: Friday, June 23, 2023 11:42 AM
To: Paul Wheatcroft <Paul.Wheatcroft@ruapehudc.govt.nz>
Cc: Renee Regal <Renee.Regal@kaingaora.govt.nz>
Subject: RE: MEDIA RELEASE: New partnership aims to deliver much needed homes for Ohakune

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Hi Paul,


Hope you are doing well. You had a busy week by the sounds of it.

We received a few emails from neighbours after they received the letter about Teitei Drive. Some questions relate to the resource consent process and whether or not it should be notified.

I have copied some of the standard messaging we use around resource consent but wanted to check with you first if this sounds okay. Also, is there a specific contact or email address we can refer people to for further questions about RC?

Thanks,
Linda

s 9(2)(g)(i)



From: Paul Wheatcroft <Paul.Wheatcroft@ruapehudc.govt.nz>

Sent: Tuesday, 20 June 2023 12:14 PM

To: Linda Heerink <Linda.Heerink@kaingaora.govt.nz>

Subject: RE: MEDIA RELEASE: New partnership aims to deliver much needed homes for Ohakune

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.

Received, thank you.

Paul Wheatcroft
Executive Manager Communications
Ruapehu District Council

Ruapehu District Council | Private Bag 1001 | Taumarunui 3946 | New Zealand
Phone: 07 895 8188 ext: S | Fax: 07 895 3256 | Mobile: S 9(2)(a)
email: Paul.Wheatcroft@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: Linda Heerink <Linda.Heerink@kaingaora.govt.nz>
Sent: Tuesday, June 20, 2023 11:19 AM
To: Paul Wheatcroft <Paul.Wheatcroft@ruapehudc.govt.nz>
Subject: FW: MEDIA RELEASE: New partnership aims to deliver much needed homes for Ohakune

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FYI

From: Linda Heerink
Sent: Tuesday, 20 June 2023 8:24 AM
To: ed@ruapehubulletin.co.nz
Subject: MEDIA RELEASE: New partnership aims to deliver much needed homes for Ohakune

Good morning Robert,

Please find below our media release about the partnership between Ruapehu District Council, Kāinga Ora and Ngāti Rangī to enable the development of residentially zoned vacant land at Teitei Drive in Ohakune.

Regards,
Linda

New partnership aims to deliver much needed homes for Ohakune

20 June 2023

To help meet the urgent need for more homes for families in Ohakune, Ruapehu District Council has partnered with Kāinga Ora – Homes and Communities and Ngāti Rangī to enable the development of residentially zoned vacant land at Teitei Drive in Ohakune.

Plans for the number and type of homes on the site are still being developed but are a mix of affordable, public and workers housing.

This programme of work has been made possible through the successful application by Ruapehu District Council for Infrastructure Reference Group Funding from the Government. This funding enables the planning and development of key infrastructure to provide capacity for new homes and amenities.

Ruapehu Mayor Weston Kirton expressed the Council's enthusiasm for participating in the project and being able to contribute constructively to tackling the diverse housing challenges faced by Ohakune.

"This housing project provided an opportunity for Ruapehu District Council to use its land holdings to partner with Government and Ngāti Rangi, a great example of how we can all work together to help resolve the housing crisis, and build a more prosperous and resilient district."

Graeme Broderick, Kāinga Ora Regional Director Taranaki, Whanganui and Manawatu says the partnership is a big step forward towards addressing the housing need in the region.

"The need for housing has increased steadily over the years in Ohakune and we are pleased that, through this partnership, we will be able to provide a home for so many families close to schools, services and amenities."

Helen Leahy, Pou Ārahi (Chief Executive) for Nga Waihua o Paerangi, notes that the increasing unaffordability for Ruapehu residents relative to local incomes is a major concern for Ngāti Rangi.

"Our priority has been to do all that we can to support our whānau to access safe, dry and affordable housing as a basic human right," says Helen Leahy. "Our commitment to Teitei Drive is in line with our wider strategy, He Pā Tū, He Pā Ora, whānau thriving in communities of wellbeing."

Stage 1 of the project is lodging a resource consent application for a subdivision of 44 lots and infrastructure in the coming weeks to make the land ready for future housing to be built. Stage 2 is yet to be planned.

The work for the proposed plans includes upgrading and creating improved water services, transport connections around and within the site, and shared green spaces. This will help create much needed homes and improve infrastructure for surrounding sites to help enable potential housing.

Ruapehu District Council and Kāinga Ora are committed to keep the community updated on plans and a community drop in session will be organised in the next few weeks.

--ENDS--



Linda Heerink


Senior Communications Advisor


Mobile  s 9(2)(a)
Email: linda.neerink@kaingaora.govt.nz

Ō TĀTOU UARA – OUR VALUES

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

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Teitei Drive Ohakune - communications and engagement - stakeholder groups

Sent: 6 July 2023 8:50 AM

From: Paul Wheatcroft

To: Giles Tait; Debbie Chin; Helen Leatherby; Renee Regal; Linda Heerink; tyrone kemp; Hayden Potaka;
s 9(2)(a)



1 Attachments



imagea5cf7b.JPG (67 KB);

Message

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Hi,

Thanks everyone for the Teams hui yesterday.

Discussed possible stakeholder groups to include in face-to-face meetings with our community engagement areas here at RDC.

Suggested:

Ohakune Incorporated

This is a community group dedicated to the betterment of Ohakune and surrounding areas.

Have a Facebook page that would be useful for promotion: <https://www.facebook.com/Ohakune2000Inc/>

Contact: s 9(2)(a)

Future Ohakune Reference Group

Made up of representatives from the community, Ngati Rangi, local business, farming and market gardeners working on projects for township revitalisation.

Contact: s 9(2)(a)

Ruapehu Bulletin

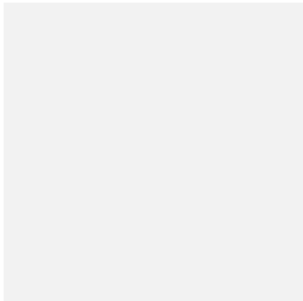
Local weekly paper. RDC have good relationship with the local paper and suggest should involve in the process.




Contact: Robert Milne (editor) ed@ruapehubulletin.co.nz


Thanks
Paul

Paul Wheatcroft
Executive Manager Communications
Ruapehu District Council

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



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 RE: Ohakune - Comms and Engagement - Working group.




Sent: 17 July 2023 8:28 AM

From: Paul Wheatcroft

To: Renee Regal; Fletcher Wilson; Giles Tait; Debbie Chin; Linda Heerink; tyrone kemp; Hayden Potaka; s 9(2)(a)

CC: Samuel Seu;

 3 Attachments

 image001.jpg (5 KB);  image002.png (24 KB);  imaged26fd8.JPG (67 KB);

Message

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Hi.

Outreach sessions

- We may struggle with some due to clashes with Council/Community Board meetings and staff availability.
- Wednesday 2 August we have a workshop in Taumarunui. (**NOTE:** Council meetings/workshops are always on Wednesday's so not good days. This will also impact on our availability at some weekly meetings).
- Not sure what the answer is here other than booking what suits and we will do our best.

Teitei Drive brochure

- The introduction/focus is on social housing. Needs to reflect social, affordable and key worker housing.
- Council's housing strategy developed in consultation with the community (and resulting involvement in this initiative) is around addressing housing need in all three areas.
- Messaging should reflect this.

Library venue

- The Ohakune library doesn't have a lot of spare space.
- Is there an intention to set-up display boards, etc? How much space is needed?
- If need an area for general discussion then the Council Chamber in Ohakune would be better (same main entrance/building as library).
- Have booked the Ohakune Chamber for Tue 1 Aug 1-2pm and Wed 2 Aug 9-10am to secure.

Thanks

Paul

Paul Wheatcroft
Executive Manager Communications
Ruapehu District Council

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

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From: Renee Regal <Renee.Regal@kaingaora.govt.nz>

Sent: Thursday, July 13, 2023 3:19 PM

To: Fletcher Wilson <Fletcher.Wilson@kaingaora.govt.nz>; Giles Tait <Giles.Tait@kaingaora.govt.nz>; Debbie

Chin <debbie.chin@kaingaora.govt.nz>; Linda Heerink <Linda.Heerink@kaingaora.govt.nz>; Tyrone Kemp <Tyrone.Kemp@kaingaora.govt.nz>; Hayden Potaka <Hayden.Potaka@kaingaora.govt.nz>; s 9(2)(a) Paul Wheatcroft <Paul.Wheatcroft@ruapehucd.govt.nz>

Cc: Samuel Seu <Samuel.Seu@kaingaora.govt.nz>

Subject: RE: Ohakune - Comms and Engagement - Working group.

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Kia ora all,

I hope you're well.

Apologies for the delay in getting this to you, we have been working around dates and getting some of this wording right. We're still not quite there but we will tweak as we receive feedback.

I have attached the following:

- Outreach session plan
- Outreach session invite
- Brochure

We will have some display boards for the session which will be key components from the brochure (will send this around when I can) and a survey. The survey questions are likely to be to be very similar to what we've done in New Plymouth: surveymonkey.com/r/newplymouth2023

You'll see that we're proposing outreach session dates across 1st, 2nd and 3rd August. We have suggested a few different locations, times and methods (face to face and online). We thought we'd start with these few and then we can look to host more if the demand is there. These session will be in conjunction with other existing hui as suggested by Julie and Paul.

We have a short timeframe to get invites out so I'd appreciate feedback ASAP early next week.

We have a sub group hui on Wednesday which I will need to look at changing the time due to some of our availability. You will see a cancellation for these hui's come through from Fletcher and new series come through from me. I hope this doesn't create too much confusion!

Please do sing out if you have any questions.

Enjoy the Matariki celebrations this weekend

Ngā mihi

Renée Regal

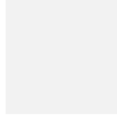
Kaiwhakahaere Hononga Hapori
Manager - Community Engagement
and Partnerships

Phone: s 9(2)(a)

Email: Renee.Regal@kaingaora.govt.nz

Te Tai Hauāuru
Taranaki Whanganui Manawatu

Freephone: 0800 801 601 | Mainline: (04) 439 3000 | Kāinga Ora - Homes and Communities
PO Box 248 Palmerston North 4440 | New Zealand Government | www.kaingaora.govt.nz



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

From: Fletcher Wilson <Fletcher.Wilson@kaingaora.govt.nz>

Sent: Thursday, 29 June 2023 8:28 AM

To: Fletcher Wilson; Giles Tait; Helen Leatherby; Renee Regal; Debbie Chin; Linda Heerink; Tyrone Kemp; Hayden Potaka; s 9(2)(a) Paul.Wheatcroft@ruapehudc.govt.nz

Cc: Samuel Seu

Subject: Ohakune - Comms and Engagement - Working group.

When: Wednesday, 19 July 2023 11:30 AM-12:30 PM (UTC+12:00) Auckland, Wellington.

Where: Microsoft Teams Meeting

Hi All

I welcome you all to join the regular Comms and engagement sub working group for the Ohakune Project.

Regards,

Fletcher

Microsoft Teams meeting

Join on your computer, mobile app or room device

[Click here to join the meeting](#)

Meeting: s 9(2)(a)

Passcode: s 9(2)(a)

[Download Teams](#) | [Join on the web](#)

Or call in (audio only)


[+64 4-280 7347,80860878#](tel:+644280734780860878) New Zealand, Wellington


Phone Conference ID: 808 608 78#

[Find a local number](#) | [Reset PIN](#)

[Learn More](#) | [Meeting options](#)

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FW: Request for Information - Kāinga Ora estate, Ohakune

Sent: 19 July 2023 1:52 PM

From: info

To: Renee Regal;

s 9(2)(a)



1 Attachments



image549020.JPG (67 KB);

Message

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Info INFO Mailbox

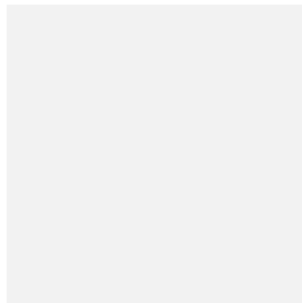
Info Mailbox

Ruapehu District Council

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

Phone: 07 895 8188 ext: | Fax: 07 895 3256 | Mobile:

email: info@ruapehudc.govt.nz | RDC website: www.ruapehudc.govt.nz



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From: s 9(2)(a)

Sent: Wednesday, July 19, 2023 2:08 PM

To: Info <info@ruapehudc.govt.nz>

Subject: Request for Information - Kāinga Ora estate, Ohakune

Warning: This email is from an External Sender. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Attn: Clive Manley – Chief Executive, Ruapehu District Council

Dear Mr Manley,

I am a home owner within the Snowmass area and long-time visitor to Ohakune. Having received the recent letter outlining Kāinga Ora housing plans in the Ohakune area I wish to gain some clarity on a few areas on behalf of a growing number of Snowmass home owners.

I appreciate some of these questions will require input from various departments and I would be grateful if they could be directed accordingly.

The site:

Will the existing walkway from Snowmass Drive to the Carrot Park and Village remain?




If so, will the housing development along that walkway be sufficiently fenced, or will the walkway be exposed to views of the backyards, washing lines, and tenant gatherings of the dwellings that will border this walkway?


The natural water culvert that runs along the southern boarder of the proposed site currently has a corridor of mature trees. These trees will become very important for privacy and noise screening for homes within the Snowmass and Cordyline place residents. Can you please confirm if these trees will be retained and protected?

The chosen location:

The Snowmass subdivision is an important area of Unakune that offers modern, up-market accommodation for owners and short-term visitors to the area. Throughout the year, families flock to the Snowmass area because of the safety, and proximity to the village and wonderful Carrot park.

The choice to develop a housing estate right next door that will give social housing tenants front-row seats to the arrival, departure and movements of visitors to the area and will offer a continual target for burglaries of homes and theft of visitors' belongings.

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 RE: MEDIA ENQUIRY Teitei Drive, please review response below

Sent: 19 July 2023 2:45 PM

From: Renee Regal

To: Linda Heerink; Graeme Broderick; Giles Tait; Paul Wheatcroft;


 4 Attachments

 image003.jpg (5 KB);  image004.png (24 KB);  image005.jpg (67 KB);  image006.jpg (7 KB);

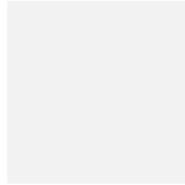
Message

Hi team,

s 9(2)(g)(i)



Ngā mihi



Renée Regal

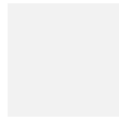
Kaiwhakahaere Hononga Hapori
Manager - Community Engagement
and Partnerships

Phone : s 9(2)(a)

Email: Renee.Regal@kaingaora.govt.nz

Te Tai Hauāuru
Taranaki Whanganui Manawatu

Freephone: 0800 801 601 | Mainline: (04) 439 3000 | Kāinga Ora - Homes and
Communities
PO Box 248 Palmerston North 4440 | New Zealand Government | www.kaingaora.govt.nz



From: Linda Heerink <Linda.Heerink@kaingaora.govt.nz>

Sent: Wednesday, 19 July 2023 3:15 PM

To: Graeme Broderick <Graeme.Broderick@kaingaora.govt.nz>; Giles Tait <Giles.Tait@kaingaora.govt.nz>; Paul Wheatcroft <Paul.Wheatcroft@ruapehudc.govt.nz>

Cc: Renee Regal <Renee.Regal@kaingaora.govt.nz>

Subject: RE: MEDIA ENQUIRY Teitei Drive, please review response below

Thanks, have just spoken to Giles. I am going to send it off now.

Thanks all for your help!

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

Sent: Wednesday, 19 July 2023 3:13 PM

To: Linda Heerink <Linda.Heerink@kaingaora.govt.nz>; Giles Tait <Giles.Tait@kaingaora.govt.nz>; Paul Wheatcroft <Paul.Wheatcroft@ruapehudc.govt.nz>

Cc: Renee Regal <Renee.Regal@kaingaora.govt.nz>

Subject: RE: MEDIA ENQUIRY Teitei Drive, please review response below

Thanks Giles,

s 9(2)(g)(i)

Thanks

Graeme

From: Linda Heerink <Linda.Heerink@kaingaora.govt.nz>

Sent: Wednesday, 19 July 2023 3:09 PM

To: Giles Tait <Giles.Tait@kaingaora.govt.nz>; Graeme Broderick <Graeme.Broderick@kaingaora.govt.nz>; Paul Wheatcroft <Paul.Wheatcroft@ruapehudc.govt.nz>

Cc: Renee Regal <Renee.Regal@kaingaora.govt.nz>

Subject: RE: MEDIA ENQUIRY Teitei Drive, please review response below

s 9(2)(g)(i)

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

Sent: Wednesday, 19 July 2023 3:04 PM

To: Graeme Broderick <Graeme.Broderick@kaingaora.govt.nz>; Linda Heerink <Linda.Heerink@kaingaora.govt.nz>; Paul Wheatcroft <Paul.Wheatcroft@ruapehudc.govt.nz>; julie@ngatirangi.com

Cc: Renee Regal <Renee.Regal@kaingaora.govt.nz>

Subject: RE: MEDIA ENQUIRY Teitei Drive, please review response below

Hi Graeme,

s 9(2)(g)(i)

Cheers

Giles

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

Sent: Wednesday, 19 July 2023 3:00 PM

To: Linda Heerink <Linda.Heerink@kaingaora.govt.nz>; Paul Wheatcroft <Paul.Wheatcroft@ruapehudc.govt.nz>; julie@ngatirangi.com

Cc: Renee Regal <Renee.Regal@kaingaora.govt.nz>; Giles Tait <Giles.Tait@kaingaora.govt.nz>

Subject: RE: MEDIA ENQUIRY Teitei Drive, please review response below

s 9(2)(g)(i)

From: Linda Heerink <Linda.Heerink@kaingaora.govt.nz>

Sent: Wednesday, 19 July 2023 2:56 PM

To: Paul Wheatcroft <Paul.Wheatcroft@ruapehudc.govt.nz> s 9(2)(a)

Cc: Graeme Broderick <Graeme.Broderick@kaingaora.govt.nz>; Renee Regal <Renee.Regal@kaingaora.govt.nz>; Giles Tait <Giles.Tait@kaingaora.govt.nz>


Subject: RE: MEDIA ENQUIRY Teitei Drive, please review response below

Thanks, Paul.

I have added the red lines below. I will send it to Marty at 3.10pm today.

Thanks,
Linda

s 9(2)(g)(i)



From: Paul Wheatcroft <Paul.Wheatcroft@ruapehudc.govt.nz>

Sent: Wednesday, 19 July 2023 2:34 PM

To: Linda Heerink <Linda.Heerink@kaingaora.govt.nz>; s 9(2)(a)

Cc: Graeme Broderick <Graeme.Broderick@kaingaora.govt.nz>; Renee Regal <Renee.Regal@kaingaora.govt.nz>; Giles Tait <Giles.Tait@kaingaora.govt.nz>

Subject: RE: MEDIA ENQUIRY Teitei Drive, please review response below

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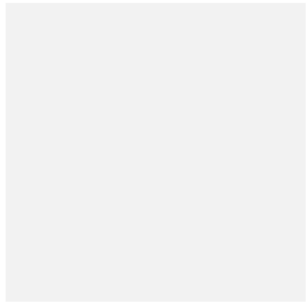
Linda, hi.

s 9(2)(g)(i)

P.

Paul Wheatcroft
Executive Manager Communications
Ruapehu District Council

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



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From: Linda Heerink <Linda.Heerink@kaingaora.govt.nz>
Sent: Wednesday, July 19, 2023 1:14 PM
To: Paul Wheatcroft <Paul.Wheatcroft@ruapehudc.govt.nz>; s 9(2)(a) [redacted]
Cc: Graeme Broderick <Graeme.Broderick@kaingaora.govt.nz>; Renee Regal <Renee.Regal@kaingaora.govt.nz>; Giles Tait <Giles.Tait@kaingaora.govt.nz>

Subject: MEDIA ENQUIRY Teitei Drive, please review response below

Importance: High

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Hi Paul and s 9(2)(a)

Hope you are both doing well.

FYI – we have been contacted by Marty Sharp/Stuff and we are responding to the following questions:

- *I understand this will be a three stage project and the first stage will consist of 44 homes. How many homes in total are proposed for all three stages?*
- *Why was Ohakune chosen as a location for a development like this?*
- *Have you fielded many concerns from locals, and how have you responded to these?*
- *One other question: why has KO chosen to address the housing issue through a new development when there appears to be a large number of vacant houses and properties in Ohakune and neighbouring settlements that would address the need, and avoid 'urban sprawl'?*


We have internally landed on the response below. Could you please let me know ASAP if you have any comments?




@Paul: could you please let me know if the section in red is correct?


Marty's deadline is 2.00pm but I am going to try to extend it to 3.00pm.

Thanks!
Linda

s 9(2)(g)(i)



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 RE: Comms and Engagement Working Group

Sent: 20 July 2023 12:59 PM

From: Renee Regal

To: Paul Wheatcroft; Helen Leatherby; Giles Tait; Fletcher Wilson; Debbie Chin; Linda Heerink; tyrone kemp; Hayden Potaka ^{s 9(2)(a)} Samuel Seu;
CC: Melissa Jackson; maggie flonk;

 3 Attachments

 image001.jpg (5 KB);  image002.png (24 KB);  image003.jpg (67 KB);

Message

Thanks Paul

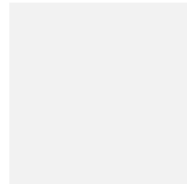
I have put my notes below in green

Here is the list of stakeholders I received:

Orgnaisation	Address	Email address
Market Gardeners		s 9(2)(a)
Out of Town Property Investors		
Ātihu-Whanganui Incorporation		office@atihau.com
Cheal Consultants		deans@cheal.co.nz
Kings Ohakune Accommodation		info@kingsohakune.co.nz
TCB Ski, Board & Bike Ohakune		tcbinfo@xtra.co.nz
WPI Forestry Timber Pulp		communications@wpinz.com
Rotary Club of Raetihi & Ohakune Inc	253 Ruatiti Road, RD 6, Raetihi 4696	
Ruapehu REAP		office@ruapehureap.co.nz
Ohakune 2000 Inc		info@ohakuneinc.co.nz
Ohakune Police	PO Box 18, Ohakune 4660	

I'm sure there are more? As mentioned, council and Ngati Rangi may have more to add? I emailed the schools and medical centres but what about other crown agency partners?

Ngā mihi



Renée Regal

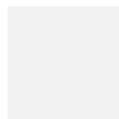
Kaiwhakahaere Hononga Hapori
Manager - Community Engagement
and Partnerships

Phone : s 9(2)(a)

Email: Renee.Regal@kaingaora.govt.nz

Te Tai Hauāuru
Taranaki Whanganui Manawatu

Freephone: 0800 801 601 | Mainline: (04) 439 3000 | Kāinga Ora - Homes and
Communities
PO Box 248 Palmerston North 4440 | New Zealand Government | www.kaingaora.govt.nz



From: Paul Wheatcroft <Paul.Wheatcroft@ruapehudc.govt.nz>

Sent: Thursday, 20 July 2023 1:51 PM

To: Helen Leatherby <Helen.L Leatherby@kaingaora.govt.nz>; Giles Tait <Giles.Tait@kaingaora.govt.nz>; Fletcher Wilson <Fletcher.Wilson@kaingaora.govt.nz>; Debbie Chin <debbie.chin@kaingaora.govt.nz>; Linda Heerink <Linda.Heerink@kaingaora.govt.nz>; Tyrone Kemp <Tyrone.Kemp@kaingaora.govt.nz>; Hayden Potaka <Hayden.Potaka@kaingaora.govt.nz>; s 9(2)(a) Samuel Sei

<Melissa.Jackson@ruapehudc.govt.nz>; jane@kaingaora.govt.nz; samuel.seu
<Samuel.Seu@kaingaora.govt.nz>; Renee Regal <Renee.Regal@kaingaora.govt.nz>
Cc: Melissa Jackson <Melissa.Jackson@ruapehudc.govt.nz>; Maggie Flonk
<Maggie.Flonk@ruapehudc.govt.nz>
Subject: RE: Comms and Engagement Working Group

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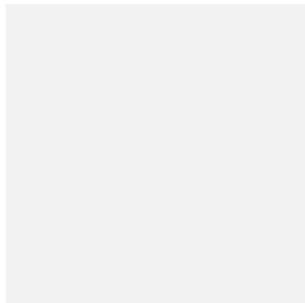
Renee, hi.

Please see comments to actions than concern me.

Thanks
Paul.

Paul Wheatcroft
Executive Manager Communications
Ruapehu District Council

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



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From: Helen Leatherby <Helen.L Leatherby@kaingaora.govt.nz>
Sent: Thursday, July 20, 2023 12:18 PM
To: Giles Tait <Giles.Tait@kaingaora.govt.nz>; Fletcher Wilson <Fletcher.Wilson@kaingaora.govt.nz>; Debbie Chin <debbie.chin@kaingaora.govt.nz>; Linda Heerink <Linda.Heerink@kaingaora.govt.nz>; Tyrone Kemp <Tyrone.Kemp@kaingaora.govt.nz>; Hayden Potaka <Hayden.Potaka@kaingaora.govt.nz>; S 9(2)(a) [redacted] Paul Wheatcroft <Paul.Wheatcroft@ruapehudc.govt.nz>; Samuel Seu <Samuel.Seu@kaingaora.govt.nz>; Renee Regal <Renee.Regal@kaingaora.govt.nz>
Subject: Comms and Engagement Working Group

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Kia ora everyone

Here are the main action points from yesterday's meeting about the Teitei Drive development. The next meeting will be on 26 July at 1 pm.

Kind regards

Helen

Action	To be actioned by
Send Paul the emails from s 9(2)(a) re his OIA request.	Renee With any OIA requests/responses please work directly with Council's Information Manager: Maggie.Flonk@ruapehudc.govt.nz Ph: 07 895 8188. Will pass this onto our OIA team
Send Paul and s 9(2)(a) draft response to Stuff for their comments.	Linda
Invite to ratepayers to be sent out in next few days.	Council Maildrop: Is this intended for the whole township or the smaller footprint around the development as per the earlier maildrop? The earlier maildrop was possible as a couple of Ohakune staff volunteered due to the smaller number of houses involved. Can probably repeat this process but if for larger footprint will need another solution. Email: We will only have ratepayers and community groups not all residents. If possible we just need the same as we did last time. I provided a map for Melissa to organise. I believe the ratepayer mailout was for those noted on the mapping area also
Consider taking out an ad in the local paper about the development (noting that paper appears every Wednesday).	Renee and Linda Based on experience in engaging with Ohakune community strongly recommend an ad in the Ruapehu Bulletin. Is well read locally. Because of limitations with other tactics important to include. <u>Linda is working on this</u>
Renee will send Paul the stakeholders' list given to her by the Council and he will add details about who they are to give context.	Renee and Paul These stakeholders came from consultants Boffa Miskell who led community engagement on township revitalisation projects. It includes community organisations and major seasonal employers who need worker accommodation. Please see comment above
Provide ideas on how to strengthen the message given to the community.	Paul As per the Housing Strategy Consultation Document sent yesterday.
Provide some photos of workers to potentially include in the material to the community.	Paul I don't have much of value in this space but think it is important that any images reflect all three types of housing target user i.e. social tenants, key and seasonal workers and affordable housing buyers.
Send link to Renee to Living in Ruapehu Portal from the Council website.	Paul https://www.livinginruapehu.co.nz/ If you need help with this data/portal please contact Candice.McNaught@ruapehudc.govt.nz Ph: 07 895 8188
Send reminder to s 9(2)(a) asking for her feedback	Renee

on the documents previously sent by Renee.	
Move forward with Survey Monkey.	Renee



Helen Leatherby

Administrative Support

Email:

Helen.Leatherby@kaingaora.govt.nz

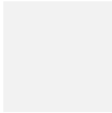
Phone: s 9(2)(a)

Te Tai Hauāuru

Taranaki Whanganui Manawatu

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

PO Box 248 Palmerston North 4440 | New Zealand Government | www.kaingaora.govt.nz







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 FW: Social housing proposal

Sent: 21 July 2023 7:18 AM

From: info

To: Renee Regal;
s 9(2)(a)

 1 Attachments

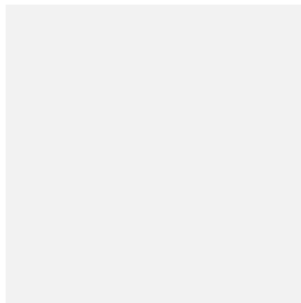
 imageff36d4.JPG (67 KB);

Message

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Info Mailbox
Ruapehu District Council

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







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From: s 9(2)(a)
Sent: Thursday, July 20, 2023 6:53 PM
To: Info <info@ruapehudc.govt.nz>
Subject: Social housing proposal

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Hello I would like to officially oppose the proposal for the social housing development to be built in ohakune there are limited seasonal jobs available in this small town it doesn't make sense to have social housing in a small town with no job's and not even a doctor or hospital. Please pass this email on to the appropriate people and the mayor and please acknowledge my request.

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 RE: Final invite

Sent: 21 July 2023 2:19 PM

From: Paul Wheatcroft

To: Renee Regal; tyrone kemp; Linda Heerink; Hayden Potaka; s 9(2)(a)

 3 Attachments

 image001.jpg (5 KB);  image002.png (24 KB);  image003.jpg (67 KB);

Message

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A customer services office in Ohakune volunteered to do today so will be all done.

From: Renee Regal <Renee.Regal@kaingaora.govt.nz>

Sent: Friday, July 21, 2023 3:12 PM

To: Paul Wheatcroft <Paul.Wheatcroft@ruapehudc.govt.nz>; Tyrone Kemp <Tyrone.Kemp@kaingaora.govt.nz>; Linda Heerink <Linda.Heerink@kaingaora.govt.nz>; Hayden Potaka <Hayden.Potaka@kaingaora.govt.nz>; s 9(2)(a)

Subject: RE: Final invite

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Thanks Paul

Invites are in print and will go in the courier bag this arvo.

Where did we get to with the hand deliveries?

Ngā mihi

Renée Regal

Kaiwhakahaere Hononga Hapori
Manager - Community Engagement
and Partnerships

Te Tai Hauāuru
Taranaki Whanganui Manawatu

Phone : s 9(2)(a)

Email: Renee.Regal@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: Paul Wheatcroft <Paul.Wheatcroft@ruapehudc.govt.nz>

Sent: Friday, 21 July 2023 10:16 AM

To: Renee Regal <Renee.Regal@kaingaora.govt.nz>; Tyrone Kemp <Tyrone.Kemp@kaingaora.govt.nz>; Linda Heerink <Linda.Heerink@kaingaora.govt.nz>; Hayden Potaka <Hayden.Potaka@kaingaora.govt.nz>; s 9(2)

Subject: RE: Final invite

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Renee,

Thanks to your and your team for the hard mahi and getting this done.

Paul

Paul Wheatcroft
Executive Manager Communications
Ruapehu District Council

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



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From: Renee Regal <Renee.Regal@kaingaora.govt.nz>
Sent: Friday, July 21, 2023 10:01 AM
To: Tyrone Kemp <Tyrone.Kemp@kaingaora.govt.nz>; Linda Heerink <Linda.Heerink@kaingaora.govt.nz>; Hayden Potaka <Hayden.Potaka@kaingaora.govt.nz>; Paul Wheatcroft <Paul.Wheatcroft@ruapehudc.govt.nz>; s 9(2)(a)
Subject: Final invite

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Kia Ora all

Happy Friday!

We're on a bit of tight timeframe to get this to print and posted out. Arohamai for this short notice.

Please see final draft invite for the communitiy outreach sessions.

Can you please confirm by 11am that you're happy with this

Can you please confirm by email that you're happy with this.

We have had no significant changes from the draft already approved

Thanks for your support

Ngā mihi

Renée Regal
Kaiwhakahaere Hononga Hapori
Manager, Community Engagement and Partnerships

Te Tai Hau a Uru
Taranaki, Whanganui and Manawatu

Kāinga Ora - Homes and Communities

04 4393078

s 9(2)(a)




Renee.Regal@kaingaora.govt.nz


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 RE: Ohakune Teitei Development / Kainga Ora

Sent: 21 July 2023 3:52 PM

From: Paul Wheatcroft

To: Renee Regal; Giles Tait;

CC: Linda Heerink; tyrone kemp;

 6 Attachments

 image001.jpg (5 KB);  image002.png (24 KB);  image003.png (527 KB);  image004.jpg (67 KB);
 image005.jpg (2 KB);  imagef969a3.JPG (67 KB);

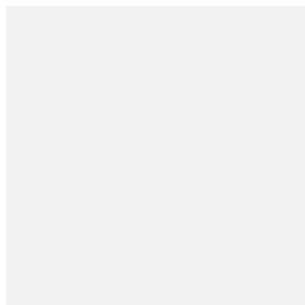
Message

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Have a good weekend

Paul Wheatcroft
Executive Manager Communications
Ruapehu District Council

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



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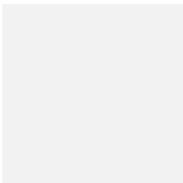
From: Renee Regal <Renee.Regal@kaingaora.govt.nz>
Sent: Friday, July 21, 2023 4:51 PM
To: Paul Wheatcroft <Paul.Wheatcroft@ruapehudc.govt.nz>; Giles Tait <Giles.Tait@kaingaora.govt.nz>
Cc: Linda Heerink <Linda.Heerink@kaingaora.govt.nz>; Tyrone Kemp <Tyrone.Kemp@kaingaora.govt.nz>
Subject: RE: Ohakune Teitei Development / Kainga Ora

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Thanks for your text Paul. Glad you're happy with this.

Giles, over to you

Ngā mihi



Renée Regal

Kaiwhakahaere Hononga Hapori

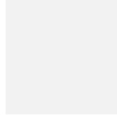
Phone : S 9(2)(a) [redacted]

Manager - Community Engagement
and Partnerships

Email: Renee.Regal@kaingaora.govt.nz

Te Tai Hauāuru
Taranaki Whanganui Manawatu

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



From: Renee Regal

Sent: Friday, 21 July 2023 4:48 PM

To: Paul Wheatcroft <Paul.Wheatcroft@ruapehudc.govt.nz>; Giles Tait <Giles.Tait@kaingaora.govt.nz>

Cc: Linda Heerink <Linda.Heerink@kaingaora.govt.nz>; Tyrone Kemp <Tyrone.Kemp@kaingaora.govt.nz>

Subject: FW: Ohakune Teitei Development / Kainga Ora

Hi Paul/Giles,

Please see draft email below. Are you comfortable with this?

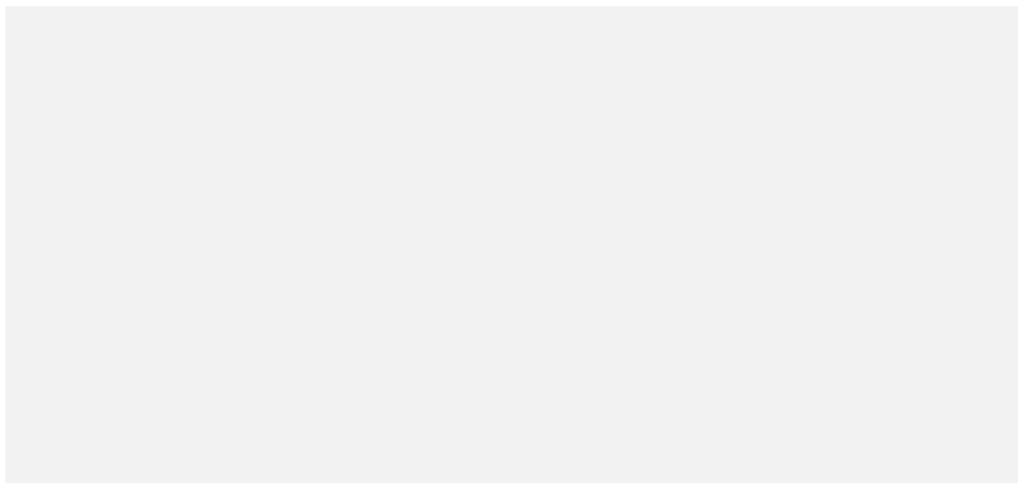
Kia ora Peter et al,

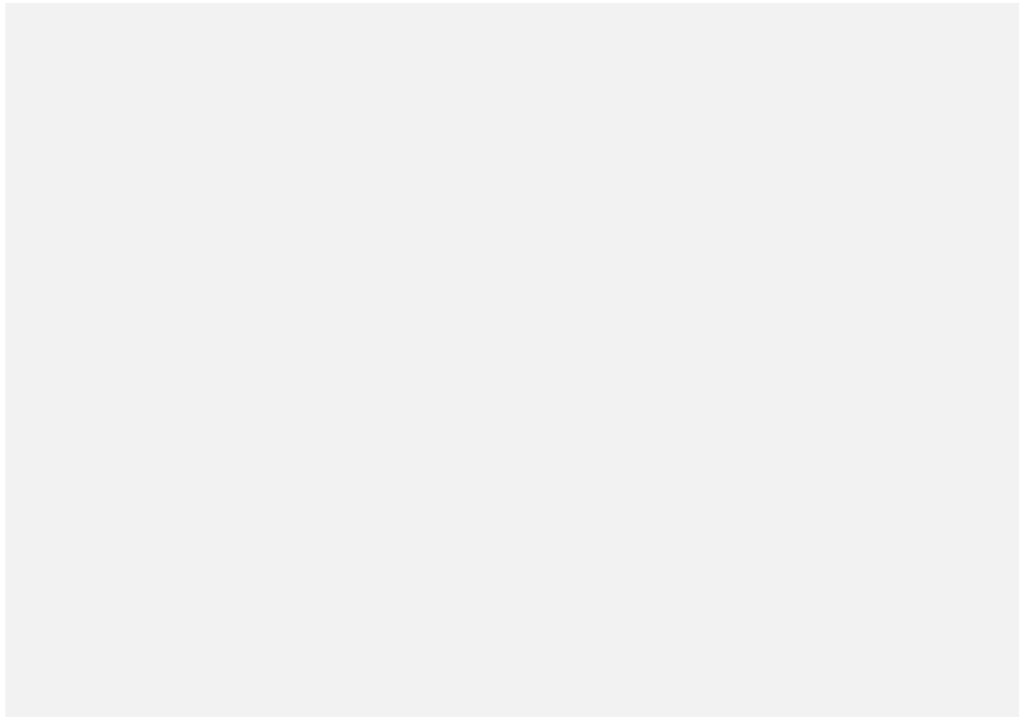
To help clarify, Kāinga Ora is the government's Urban Development Authority. Our role is to enable build ready land for different types of housing and, through best practice urban planning and design, ensure the neighbourhoods those homes are in have the infrastructure and amenities to make them a great place to live.

We can do this because we're involved in every aspect of the urban development process – from advocating for better planning outcomes for towns and cities, to designing entire neighbourhoods, from purchasing land to enable homes in areas of need, to installing infrastructure and developing build-ready land.

We partner with iwi, Government agencies, councils, organisations and communities to ensure we achieve our shared desired outcomes for the area we are working in.

We are proposing 44 new homes at the vacant land in Teitei Drive. The proposed 44 homes includes 15 public homes, 15 worker rental accommodation, and 14 affordable homes. This proposal is for stage one as outlined in the map below.





Plans for stage 2 and 3 have not yet been decided. The land is owned RDC.

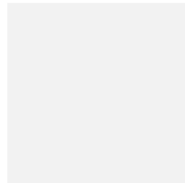
As per our recent correspondence, we are committed to keeping the community updated as we progress. I have attached an invite that has just been sent today to neighbours and wider community about our community outreach sessions. You're welcome to come along to any of the sessions that might suit you. This is initial engagement and we will connect with you more as we progress.

We have also created a SurveyMonkey where you can share your thoughts and feedback [SurveyMonkey/TeiteiDrive](#)

If you have any further questions, please don't hesitate to reach out

Ngā mihi

Ngā mihi



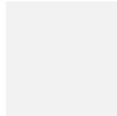
Renée Regal

Kaiwhakahaere Hononga Hapori
Manager - Community Engagement
and Partnerships

Te Tai Hauāuru
Taranaki Whanganui Manawatu

Phone : s 9(2)(a)

Email: Renee.Regal@kaingaora.govt.nz

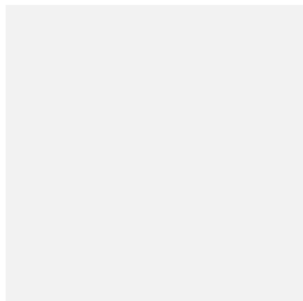


From: Clive Manley <Clive.Manley@ruapehudc.govt.nz>
Sent: Friday, 21 July 2023 3:33 PM
To: Renee Regal <Renee.Regal@kaingaora.govt.nz>
Cc: Ree Anderson <ree@reeanderson.co.nz>
Subject: FW: Ohakune Teitei Development / Kainga Ora

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Clive Manley
Chief Executive
Ruapehu District Council

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



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From: s 9(2)(a) [redacted]
Sent: Friday, July 21, 2023 2:51 PM
To: Clive Manley <Clive.Manley@ruapehudc.govt.nz>; Weston Kirton <Weston.Kirton@ruapehudc.govt.nz>; communities@kaingaora.govt.nz

s 9(2)(a) [redacted]

Subject: Re: Ohakune Teitei Development / Kainga Ora

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I too am an owner of a chalet at Rocky Mountain Chalets and also write to express my extreme concern over the proposed development.

As well as the size and concentration of the 130 residences being out of scale with Ohakune and does not follow the philosophy of "pepper potting" Kainga Ora house throughout communities, there are not enough job opportunities in the Ohakune area to provide employment for the people that would live in this complex, meaning Ohakune would become the Kawerau of the Central Plateau, with high unemployment and law and order problems, overwhelming a safe and law abiding community.

I wish to register as an affected party and be kept informed of the development.

s 9(2)(a)

Note: A **Disclosure Statement** is available on request and free of charge

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On Friday, 21 July 2023 at 09:39:31 am NZST, s 9(2)(a) wrote:

I am an owner of a chalet at Rocky Mountain Chalets.

I write to express my extreme concern over the proposed development.

The size and concentration of the 130 residences is out of scale with Ohakune and does not follow the philosophy of "pepper potting" Kainga Ora house throughout communities.


A concentration in one location will unduly put pressure on the small community and law and order will become a problem.

The sheer magnitude of the development in this small community seems out of context and would overwhelm the community.


I wish to register as an affected party and be kept informed of the development.


Regards


s 9(2)(a)



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 FW: Ohakune Intensive Social Housing Sub-division

Sent: 22 July 2023 4:57 PM

From: Clive Manley

To: Renee Regal;

CC: Ree Anderson;

 2 Attachments

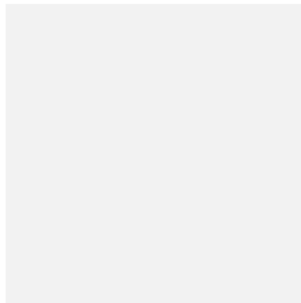
 imaged83ea9.JPG (67 KB);  Ohakune sub division.docx (50 KB);

Message

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Clive Manley
Chief Executive
Ruapehu District Council

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



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From: S 9(2)(a)
Sent: Friday, July 21, 2023 11:33 PM
To: Weston Kirton <Weston.Kirton@ruapehudc.govt.nz>; Clive Manley <Clive.Manley@ruapehudc.govt.nz>
Cc: S 9(2)(a)
Subject: Ohakune Intensive Social Housing Sub-division

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Hi

Please see attached Concerns raised with New Intensive Social Housing development

Regard Graeme

CEO - Clive.Manley@ruapehudc.govt.nz
Mayor - weston.kirton@ruapehudc.govt.nz

Mr Kirton

Re Ohakune Intensive Social Housing sub division

The Council has stated that your application for an intensive social housing development was not public notifiable as the proposal's effects were less than minor and no-one would be adversely affected.

I have the following major concerns with your development that I would like to table with you and your council as I believe your application has a major bearing on the future of Ohakune.

The five concerns I raise are:

- 1) Increased Crime.
- 2) Councils' role in the community.
- 3) No consideration for sustainability.
- 4) Loss of property values, Loss of investor confidence and the council competing directly with commercial activities and development in the town.
- 5) Destruction of Ohakune as a tourist destination

Here are my concerns

1) Increased Crime:

International studies from China, America, UK and Australia see attached research reports that demonstrate increases in crime from intensified social housing developments. See attached reports to verify this statement. Social housing should be dispersed within a community not intensified in one location – international best practice?

2) Councils' role in the community:

A normal council's role is to enable development and provide services so that private business can grow and develop, there is currently six private housing developments in the community why is council not using these developments to grow the social

housing stocks. You are putting rate payers' money at risk developing housing sections when there is plenty of land under development currently.

3) No consideration for sustainability.

If you study the Ireland example their key drivers for social housing are

- A) Sustainability.
- B) Enabling the improvement of the existing housing stock.
- C) Creating and maintaining high skilled building jobs as the construction sector is in a period of contraction over the next few years.
- D) Intensifying the existing housing stocks.
- E) As a last resort they develop new land which they consider the worst case sustainability option.

Our current Government says a healthy home is one with a great big heater which they are forcing on landlords under the healthy home's laws– this creates on going costs for the tenant who cannot afford to run the heater due to the cost-of-living crisis.

Ireland's analysis indicates that if new heating demand is installed then potentially it will be run at peak electricity demand times which means more fossil fuel power stations are needed to meet peak demands.

Ireland says no to this approach due to the poor sustainability outcomes. Ireland has enabled the purchase of existing houses and then supports the creation of new industry to install insulation, double glazing and stopping drafts thus improving the current housing stocks and improving sustainability by not having extra peak fossil fuel electricity supply.

This approach reduces costs to the tenants cost of living? reduce the reliance on peak demand fossil fuel power supply and creates skilled jobs, Builders fitting out existing houses when we are facing a reduction in house building over the next 2 years, we need to keep people in the building industry now in the short term. New build inflation is currently sitting at >16% new builds are not the way to go.

Improving existing housing is far more cost effective and ready to be achieved right now.

Ireland has also looked at their current housing stocks and where possible intensified their existing social housing. There is no need for building new services, roading, intensified housing can be tacked onto existing services. By creating duplexes or town housing making use of the exiting land again a key driver to

improved sustainability the process of opening up new land is not as sustainable as intensifying existing housing stock. Expanding existing housing is a more sustainable approach than new developments especially when you have 6 developments already in town.

Building a new subdivision and urban sprawl is no longer a sustainable approach. Current housing and social housing are poorly maintained, old stock houses on large land holdings, the existing housing stock across the region is in desperate need of improvement. Have you completed any analysis on the benefits of improving existing vs developing new and the impacts on sustainability? A fact-based approach would be of great value to understand your decision making process at council.

4) Loss of property values, Loss of investor confidence and direct competition with commercial activities and development in the region.

Why do you think that the council should now become a key developer in the region. I don't see the council as a developer of residential sections but your purpose is an enabler for private business to develop residential land and commercial entities. What are the council's core responsibilities?

I do not pay rates and taxes for you to take commercial risks with our rate payer, tax payer funds. Why would you develop public land and take on that risk at the expense of ratepayers.

There have been 6 recent subdivisions and more planned. I've heard from council that they will need to stage new ones to stagger construction; if that's the case, why do you need to subdivide!

My partner and I have invested over 1 million dollars in our holiday home and we have met all covenants for the area you are releasing a subdivision on the most expensive land in Ohakune with no intended covenants you will devalue my house and surrounding houses by on average 10% to 20% and further depress the growth in value of housing in this area so how do you come to the conclusion that no one is adversely affected is hard for me to understand? See attached discussion / research below on the impacts of intensified social housing on neighbouring house values.

Why would I have the confidence to invest in the Ruapehu Region again? When you seek to devalue my investment. How can I trust you and your council in the future when you are so secretive and don't value my investment?

So, there is about 100 houses within 300 meters of the new subdivision so at \$700K average price = 70 million capital value – devalued by 10% = 7 million loss of capital value? According to Weston a minor issue that does not affect people. See report below.

There is recent existing property 101 Miro Street that has been re developed at considerable costs by an investor, they have met all council fire permits, installed fire walls and emergency system and fully up graded the existing buildings. The operator of this business had the vision and taken the financial risk to develop this property for seasonal worker accommodation.

What you are now proposing with the new subdivision with temporary accommodation is to now be in direct competition with this business and other accommodation business. Council is now developing distrust and reducing confidence for investors taking on projects to upgrade and develop the town. You are un trust worthy you are deceitful why would an investor develop sections, redevelop property in the town when the council will compete with private business with no warning and potentially destroy their investment values and ability to make a profit.

We currently have poorly occupied motels in the region that need redeveloping but considering you the council could complete without warning why would investors have confidence with investment decisions when you are forcing new commercial entities upon us.

You can't be trusted Weston you are a dairy farmer stick to farming not developing residential sections to the detriment of Ohakune I vote no confidence in your ability to lead the region.

Weston Kirton

Quote "The Ruapehu District needs a mayor that listens, works collaboratively and acts with integrity."

Kirton said as mayor he would rebuild trust by resetting how the council communicated with the community and re-establish council committees to drive accountability and transparency.

"In these challenging times, Ruapehu needs an experienced leader as mayor," he said.

I understand Ruapehu has been extremely secretive about your subdivision plan even yesterday council refused the Resource Consent to a journalist, but after pointing the law out to council the journalist received it.

You have had these plans for this new subdivision for over a year before you let the public know. You are quoted as saying you have been a Dairy farmer for 30 years and are sick of regulations being forced down your throat over this period yet you are now forcing down my throat your intensive social housing subdivision plans with no right to reply before the decisions have been made and as you say this does not meet the consultation requirement because there is little effect on people. You are in the process of destroying Ohakune and the tourism potential due to loss of investor confidence to build a strong community with increased services you will increase crime with your intensified plans and scare off tourists to this region.

s 9(2)(a)

Public housing trims property values

It has long been a popular belief among property investors that a large concentration of housing commission in an area will negatively affect private housing prices. Only now has this belief actually been confirmed.

Wanting to investigate whether a high proportion of public housing in an area could indeed affect property values, buyer advocacy company Secret Agent recently did a study of a public housing estate in Richmond, a suburb west of the Melbourne CBD.

Richmond was chosen because it had a high density of public housing within a confined area. The estate itself spanned an entire block.

Collecting property price data between 2008 and 2012, Secret Agent focused on all property sales that had occurred within a 400m radius of the Richmond estate.

They discovered a general trend of increasing median house prices as the distance from the Richmond Housing Commission increased.

The average increase was \$72,104 for every 100m a sale was from the estate.

Delving further, Secret Agent divided the data into two groups, one measuring sales within the first 200m of the estate and one within the next 200m.

Arranging price data this way, it was found that the average price of houses in the first group was less than the second group, where the sales had been located further away from housing commission.

Further studies were done in Flemington and North Melbourne, which showed similar findings.

New research shows the 'dramatic' effect social housing can have on property prices. Photo: Rohan Thomson

Social housing has 'dramatic' effect on house prices: analysis

Homes next door to public housing can cost significantly less than other local properties offering a cheap way into the market, new national research shows.

On streets where 18 per cent of properties are public housing, properties are valued 20 per cent below the average rate of other streets with a lower proportion, an analysis of data from property valuation website ripehouse.com.au.

Streets where 12 per cent to 18 per cent of the homes are public housing see homes discounted by around 10 per cent, Ripehouse.com.au founder Jacob Field said.

“Social housing has a dramatic effect on the demand for and the value of any property you are looking to purchase,” Mr Field said.

Binvested’s Nathan Birch, who made his fortune purchasing in the once-overlooked public housing commission suburbs of western Sydney, agreed public housing affects a street’s property values.

“If you had an upper- or middle-class area with a public housing block in it, there would be a difference between those two markets,” he said.

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“You might have one suburb with a public housing block on one side selling for \$200,000 and another part of town, which doesn’t have a public housing block selling for \$300,000,” he said.

He pointed to the Sydney suburbs of Balmain, Leichhardt, Redfern, Parramatta and Mount Druitt as areas with public housing that have proven to be profitable in the long-term.

“I’ve purchased ex-public housing properties, especially in the early days through picking up properties in Western Sydney as cheap as \$130,000, which are now worth up to half a million dollars,” he said.

In Melbourne, Secret Agent’s Paul Osborne undertook research in 2012 to consider the effect of public housing on property prices, looking at 1,116 house sales in Richmond.

He measured all property sales within 400 metres of a public housing estate, finding an increase of \$72,104 in price for every 100-metre increase in distance away from the estate. Many estates have [been redeveloped](#).

“In general, the more concentrated the housing commission complex the bigger the potential impact on surrounding property,” Mr Osborne said.

While properties near the bigger towers had a “much lower” average price than others in the suburb, those near smaller low-rise development has less of an impact.

Social Housing Minister Brad Hazzard recently announced a [plan to raze NSW's ageing estates](#) and sell them to developers under the proviso they create a mix of private and public homes.

The government said it would “ensure large redevelopments aim for a 70:30 ratio of private to social housing”.

Mr Osborne said socially it “might be a very good thing,” but could cause concerns for future buyers about the capital growth potential.

Domain Group chief economist Andrew Wilson said those marginalised from private housing needed to be supported by the provision of public housing.

“But the government needs to be mindful of creating harmonious neighbourhoods,” Dr Wilson said.

“The higher proportion of public housing, the higher the impact on property prices,” he said.

The Ripehouse research categorised each suburb based on its remoteness, using Australian Bureau of Statistics guidelines, compared to the latest actual public housing concentration data and updated certain areas manually where significant changes in public housing stock have been made.

Examining the effect of housing density and composition on residential burglary in Wuhan, China

- May 2022
- [Journal of Housing and the Built Environment](#) 38(1)

DOI:[10.1007/s10901-022-09951-3](https://doi.org/10.1007/s10901-022-09951-3)

Authors:



Han Yue

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Lian Duan

- [Wuhan University](#)



Abstract and Figures

Urban morphology plays a significant role in shaping the spatial distribution of crime. This study takes an environmental criminology perspective on crime and examines how residential burglary is related to two typical morphology features—housing density and composition, which were rarely concerned by previous research. Wuhan, the largest city in central China, was selected as the case study. We first applied a new urban morphology approach to identify the morphology category of each neighbourhood based on its housing density and composition. Negative binomial regression models were adopted to evaluate the impacts of morphology factors on the residential burglary at the neighbourhood level while controlling for socio-demographic features, transport facilities, housing price and age. Results suggest that both housing composition and density are significantly associated with residential burglary. In particular, one unit increase in Floor Space Index, an indicator of housing density and Ground Space Index, an indicator of housing composition could lead to an 11.9% and 9.1% increase in the incident rate of residential burglary. The ‘block’ and ‘strip’ composition exert more substantial impacts than ‘point’ composition; neighbourhoods with ‘high’ and ‘medium’ residences tend to be more dangerous than neighbourhoods with ‘low’ residences. Results of this study reveal that communities must be designed with the relationship between risk levels of residential burglary and the ways by which communities are designed in mind. Implications regarding burglary prevention and neighbourhood planning practices are discussed.

Introduction Crime Prevention in public housing areas




Public housing areas experience disproportionate levels of crime and antisocial behaviour, including property and violent crime (DeKeseredy et al. 2003; Griffiths & Tita 2009; Matka 1997; Samuels et al. 2004; Weatherburn, Lind & Ku 1999). Research from the United States has also shown that public housing communities in close proximity to one another have more intense crime problems (Haberman, Groff & Taylor 2013). However, not all housing areas are equally criminogenic, and many housing areas report much lower levels of crime than surrounding areas (Haberman, Groff & Taylor 2013; Weatherburn, Lind & Ku 1999). Similarly, US research found that, while public housing areas were 'hotbeds' for violent crime, they did not attract offenders from outside the housing area, nor were they generators of crime in surrounding areas (Griffiths & Tita 2009). In attempting to understand crime patterns in locations with high concentrations of public housing, Weatherburn, Lind & Ku (1999) concluded that public housing areas were more likely to experience crime problems because disadvantaged and crime-prone residents were more likely to be allocated public housing. Safety is also a significant issue affecting residents, with high rates of fear of crime (Bennett et al. 2007; DeLone 2008; Ireland, Thornberry & Loeber 2003). Research commissioned by the City of Sydney, which is home to more than 9,000 public housing dwellings, made a number of observations regarding the safety and wellbeing of tenants (City of Sydney 2015). It found that drug dealing, drug use and discarded syringes had a major impact on residents' feelings of safety, as did assault, intimidation and threats and alcohol-related behaviour. Residents were far more likely to feel unsafe after dark than during the day, and there was a strong relationship between perceived safety and general wellbeing. Many residents indicated that they did not know their neighbourhood or their neighbours at all well, nor did they get on with their neighbours, and those residents who did not get along well with their neighbours were more likely to feel unsafe. Recognising the importance of underlying social conditions, and the harmful effects of crime and safety problems, various community development programs have been developed and implemented in public housing areas (Kelly & Caputo 2005; Samuels et al. 2004; Wright & Palmer 2007). As a crime prevention measure, community development emphasises the importance of participatory processes in addressing inequality and social exclusion (Lane & Henry 2004). Reducing crime in public housing areas through community development: An evaluation of the High Density


Housing Program in the ACT Australian Institute of Criminology It is premised on the notion that changing the physical or social organisation of communities may influence the behaviour of individuals who live there, and that crime in a community is the result of the coincidence of a series of structural determinants such as neighbourhood disadvantage, unemployment, intergenerational disadvantage, limited education prospects, poor child health and wellbeing and housing instability (Hayes, Gray & Edwards 2008; Hope 1995; Tonry & Farrington 1995). These programs have proven notoriously difficult to evaluate (Kelly & Caputo 2005), with relatively few evaluations having been conducted. One of the more widely known projects was delivered at the Northcott public housing estate in Sydney in the mid-2000s. Involving a partnership between the New South Wales (NSW) Department of Housing, New South Wales Police Force crime prevention officers, Big hART and many others, the emphasis was on community development through art exhibitions, music, dance and film and a reinvigorated community centre. In their evaluation, Wright and Palmer (2007) reported a marked decrease in crime, particularly violent crime, and increased feelings of safety among local residents, and the estate was ultimately awarded Safe Community Status by the World Health Organisation. In arguably the most rigorous assessment of the effectiveness of community development approaches in public housing areas in Australia, Samuels et al. (2004) conducted a multi-site evaluation and found that social interventions, such as community development and community policing, empathetic housing management and the employment of a designated social or community worker, were more effective than physical interventions (such as physical improvement of sites, housing redevelopment, public space upgrades) in reducing crime, building neighbourhood cohesion and improving perceptions of safety. The authors also found that a combination of both interventions was the most effective overall, and that more intensive interventions were more successful (Samuels et al. 2004). While not specific to public housing areas, there was also evidence that neighbourhood level interventions in deprived areas in the United Kingdom (as part of the New Deal for Communities Programme) to address issues related to economic and social regeneration resulted in reductions in crime and fear and increased satisfaction with the local area, at least in some of the neighbourhoods targeted by the program (Pearson et al. 2008). Further, among those neighbourhoods that did experience reductions in crime, and even among those that did not, there was no evidence of crime shifting to other communities, a phenomenon known as displacement (Whitworth & McLennan 2010). These findings highlight the challenges of working in public housing areas to reduce crime. They do, however, lend support for the potential benefits that may be derived from efforts to work with the community in disadvantaged public housing areas

Reputational damage to the tourism centre has long been a concern of Rotorua NZ, with chief executive Andrew Wilson telling *Stuff* back in April that the use of so many of the city's motels, and the associated background hum of crime and anti-social behaviour, was [hampering efforts to draw in visitors](#).

The report also noted media coverage of the situation, with 1570 reports over the past year highlighting safety and social problems in Rotorua, "isn't helping".

“Detailed analysis compared to other tourism destinations highlights that Rotorua’s poor performance is unique,” the report said.

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 FW: Teitei Drive Update


Sent: 22 July 2023 4:50 PM

From: Clive Manley

To: Renee Regal;

CC: Ree Anderson;

 1 Attachments

 Ohakune Outreach Session Invite final (A10964093).pdf (2 MB);

Message


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Clive Manley
Chief Executive
Ruapehu District Council

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

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s 9(2)(a)



----- Forwarded Message -----
Subject: Teitei Drive Update
Date: Fri, 21 Jul 2023 06:26:39 +0000
From: s 9(2)(a) [redacted]
To: [redacted]

Evening Ohakune Neighbors,

First and foremost, thanks to everyone for providing feedback and helping obtain contact details of neighbors; we have just about everyone neighboring the land being proposed for development, however still need help with the details for 58 & 60 Snowmass Dr, 9,11,14 & 15 Cordyline Place, and don't have details for anyone on Kanuka Way or Teitei Drive. We have a couple of people door knocking this weekend in hopes the owners are present and I will be down mid week next week to give it another go.

Today Clive, the CEO of RDC called me and we had a chat for 40 odd minutes. Some of the information he shared was confidential so I will give a brief summary below of the discussion.

Out of the call, I have received the attached flier and an email from Kainga Ora (KO) welcoming questions, but also trying to sell the point that they are involved with all agencies and advocate for "Better Planning Outcomes" and "designing entire neighbourhoods". They have told me that from the initial stage 1 of the project (44. Homes), 15 houses are assigned to public homes, 15 for workers (forestry etc) and 14 will be affordable homes. At least now we have an idea of what's going on, but this is only stage 1, with Stage 2 and Stage 3 taking the total houses up to 130+ homes, though this is an RDC decision whether they decide to continue.

Please set a calendar reminder to join the Zoom session *THURSDAY 3 AUGUST 2023 at 5:30 - 6:30pm**, *see the attached flier for more details; if you can attend in person this would be great, however again, if we can have a show of numbers for the zoom meeting that would be great.

If you could also *please fill in the survey* at <https://scanmail.trustwave.com/?c=8510&d=qay75BIZIG7z2Y3xzUErItV8VYaujiyoSwT8zQsrhw&u=https%3a%2f%2fwww%2esurveymonkey%2ecom%2fr%2fteiteidrive>, the most important part is the bottom question for feedback; please express your feedback to them directly, but also if you could copy paste it to me so I can collect the information for ensuring we are covering all questions.

So on speaking to Clive (the CEO of RDC), he convinced me there was no secret to this project; that it had been in planning since the labor government provided billions in regional relief funding during Covid, but they had a contract that they couldn't talk about it until Resource Consent was in and KO could do a big sing and dance about the project. The funding had originally been allocated to Taumarunui, but at the 11th hour, a treaty claim foiled the option; government were removing funding options tightening belts, so it was a use it or lose it situation, and TeiTei was the only location that was spade ready.



New housing opportunities in Ohakune



To help meet the need for more homes in Ohakune, Ruapehu District Council is, in partnership with Kāinga Ora – Homes and Communities and Ngāti Rangī, looking at opportunities on Teitei Drive. We are in the early stages, where Kāinga Ora is carrying out infrastructure design work to make the land ready for future housing to be built.

The work includes upgrading and creating improved water services, transport connections around and within the site, and shared green spaces.



We would love to hear from our communities

We understand that you would like to keep updated about what is happening in your neighbourhood.

Come along to our community outreach sessions, where you can find out more about proposed housing in your area. We would love to hear your thoughts and ideas around how we can better support your community. It will also be an opportunity to share information about some of the questions we have received from the community so far. As this project is at its early stages, we won't be able to share plans around what the homes might look like.

These sessions are only the beginning, and an opportunity to have an initial chat. We will be providing regular updates as plans progress.

We will present the same information at each session but by providing multiple options, the community has different ways to connect with us. Feel free to come along to whichever session best suits you.

Community Outreach Sessions



**TUESDAY
1 AUGUST
2023** Council Chambers,
37 Ayr Street. Call in
any time between 1pm – 2pm

**TUESDAY
1 AUGUST
2023** Ruapehu Rugby Club,
Rochfort Park – call in any
time between 4pm – 6pm

**WEDNESDAY
2 AUGUST
2023** Council Chambers,
37 Ayr Street – call in any
time between 9am – 11am



Online Session



THURSDAY 3 AUGUST 2023
5.30–6.30pm

Zoom Meeting ID: 818 5915 2187

You will need to have Zoom downloaded to attend the online session.

Unable to attend?



We will be sharing information about our plans on our website in the coming weeks: kaingaora.govt.nz/manawatu-whanganui

We would love to hear how we can support your community, so please feel free to share your thoughts and ideas by completing our survey: www.surveymonkey.com/r/teiteidrive

or scan the QR code with your smartphone



Questions?






If you are unable to attend any of these sessions, and would like to know more, please get in touch:


RENEE REGAL

Manager, Community Engagement and Partnerships

T 0800 801 601 (please ask to be transferred) or 021 998 724

E communities@kaingaora.govt.nz

 Reply ▾  Copy ▾  View Images

 RE: Do you wish to respond to this email?

Sent: 25 July 2023 8:43 AM

From: Paul Wheatcroft

To: Renee Regal; Clive Manley;

CC: Ree Anderson; Linda Heerink;

 4 Attachments

 image001.jpg (5 KB);  image002.png (24 KB);  image003.jpg (67 KB);  image86ff10.JPG (67 KB);

Message

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,

Most all of the questions from s 9(2)(a) et al are not LOGIMA

I agree with Renee that should be covered in FAQ brochure/material (and invitation to take part in engagement sessions)

Paul

Paul Wheatcroft
Executive Manager Communications
Ruapehu District Council

Ruapehu District Council | Private Bag 1001 | Taumarunui 3946 | New Zealand
Phone: 07 895 8188 ext: S | Fax: 07 895 3256 | Mobile: S 9(2)(a)
email: Paul.Wheatcroft@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: Renee Regal <Renee.Regal@kaingaora.govt.nz>

Sent: Monday, July 24, 2023 9:12 PM

To: Clive Manley <Clive.Manley@ruapehudc.govt.nz>

Cc: Paul Wheatcroft <Paul.Wheatcroft@ruapehudc.govt.nz>; Ree Anderson <ree@reeanderson.co.nz>; Linda Heerink <Linda.Heerink@kaingaora.govt.nz>

Subject: RE: Do you wish to respond to this email?

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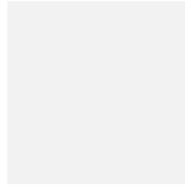
Hi all, we have a number of questions that have been sent through

Can I suggest Paul/Linda, this be a coordinated response? I wonder if the FAQ's we're looking to include in our brochure might cover off some of this?

We have a number of questions still outstanding from others we need to address also.

Happy to provide all the emails

Ngā mihi



Renée Regal

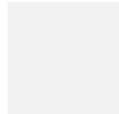
Kaiwhakahaere Hononga Hapori
Manager - Community Engagement
and Partnerships

Phone : s 9(2)(a)

Email: Renee.Regal@kaingaora.govt.nz

Te Tai Hauāuru
Taranaki Whanganui Manawatu

Freephone: 0800 801 601 | Mainline: (04) 439 3000 | Kāinga Ora - Homes and
Communities
PO Box 248 Palmerston North 4440 | New Zealand Government | www.kaingaora.govt.nz

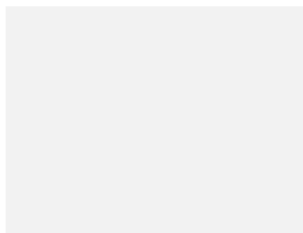


From: Clive Manley <Clive.Manley@ruapehudc.govt.nz>
Sent: Monday, 24 July 2023 3:01 PM
To: Renee Regal <Renee.Regal@kaingaora.govt.nz>
Cc: Paul Wheatcroft <Paul.Wheatcroft@ruapehudc.govt.nz>; Ree Anderson <ree@reeanderson.co.nz>
Subject: FW: Do you wish to respond to this email?

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Clive Manley
Chief Executive
Ruapehu District Council

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



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From: Maggie Flonk <Maggie.Flonk@ruapehudc.govt.nz>
Sent: Monday, July 24, 2023 12:50 PM
To: Clive Manley <Clive.Manley@ruapehudc.govt.nz>; Weston Kirton <Weston.Kirton@ruapehudc.govt.nz>
Cc: Kay Kidd <Kay.Kidd@ruapehudc.govt.nz>
Subject: Do you wish to respond to this email?

Good afternoon,

The email copied below does not fit the criteria for LGOIMA however does seek comment from RDC, will either of you respond to s 9(2)(a)

Regards
Maggie

From: s 9(2)(a)
Sent: Monday, July 17, 2023 3:41 PM
To: Community Engagement <communities@kaingaora.govt.nz>; Info <info@ruapehudc.govt.nz>
s 9(2)(a)
Subject: Re: Ohakune - Proposed 'Teitei Drive' development

Warning: This email is from an External Sender. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello.

Your previous response to my question (sent June 27) "Where else and when was this project publicly notified" is unsatisfactory. Please provide details of the information requested, or provide a valid reason for withholding such. Under the Official Information Act you now have seven days to respond. Same goes for RDC which so far has failed to answer any of my queries and is subject to the Local Government Official Information Act.

I have additional questions, for yourself and the mayor/RDC:

Why has this been such a secretive process?

Why are we only just finding out about this development on the eve of the resource consent being lodged?

Do you and the mayor believe that affected residents, and the wider community, have been treated fairly and given adequate time to consider and have input into the proposal, as well as be adequately consulted?

Has consideration been given to the impact this mega social housing scheme will have on the town's premier tourist attraction - the Carrot Adventure Land?

This project will devalue our properties - How will we be compensated?

What other sites/properties were considered?

What avenues are there for residents to have input into the consenting process?

What environmental impact assessment has been undertaken?

What recourse is there for residents to lay an official complaint about Kainga Ora and the council over this? Or do we have to take legal action?

What work has been undertaken to assess the wider impact of the development and population increase on local infrastructure?


Who is the contact point at Horizons Regional Council overseeing the consent application?

What safety provisions have been made for people using the public walkway between Snowmass Drive and (as yet undeveloped) Teitei Drive at night?

Will residents of this proposed mega state house development pay rates or will the costs be borne by the wider community?

What assessment has been made of the traffic hazard this will cause on the approach to the town centre?

 Reply ▾

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RE: Teitei Drive Comms update - feedback by 10.00 am tomorrow

Sent: 25 July 2023 8:42 AM

From: Paul Wheatcroft

To: Linda Heerink; s 9(2)(a)

CC: Renee Regal; Giles Tait;



2 Attachments

 image001.jpg (12 KB);  imageddb477.JPG (67 KB);

Message

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,

Letter to the community

Please use:

Teitei Drive's development aligns with Council's strategy to tackle Ohakune's housing challenges by collaborating with the Government and others to increase the availability of warm, dry, affordable homes for both rental and purchase. As of now, only 44 homes in stage one have been proposed, and no further decisions have been made regarding future development on the site.

I think it is important to reference the 'why' and that Ohakune has housing challenges.

Local media

Ruapehu Bulletin (Robert Milne) more important than Taumarunui Bulletin (Mark Ebrey) but would invite both.

Have spoken to Robert about Teitei this morning.

He said he hadn't picked-up by any negative backlash in the community which is a good sign the 'noise' is coming from a minority of upset neighbours.

He has said he would welcome some editorial – if you have the capacity to put something together he will run it.

Can contact him on s 9(2)(a)

Paul

Paul Wheatcroft
Executive Manager Communications
Ruapehu District Council

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

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From: Linda Heerink <Linda.Heerink@kaingaora.govt.nz>

Sent: Monday, July 24, 2023 7:15 PM

To: Paul Wheatcroft <Paul.Wheatcroft@ruapehudc.govt.nz>; s 9(2)(a)

Cc: Renee Regal <Renee.Regal@kaingaora.govt.nz>; Giles Tait <Giles.Tait@kaingaora.govt.nz>

Subject: Teitei Drive Comms update - feedback by 10.00 am tomorrow

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Kia ora Paul and ^{s 9(2)(a)}

Apologies for the late email. It's been a full on Teitei Drive-day!

You might be aware but just to summarise: there are a few local residents, who are representing a larger group, who are circulating incorrect information about the Teitei Drive development in the community. See the attached pamphlet. Renee is organising a hui with these two residents in the next few days but we also want to send a letter out to the community prior to the drop-in sessions to clarify the numbers. We expect the drop-in sessions will be hard to manage if we don't.

Letter to community:

Please find attached the draft letter. I have tried to stay away from mentioning the different stages because I feel that might only complicate things. Could you please let me know by 10.00am tomorrow morning if you are happy with the copy? @Paul: is the part in red correct? Happy to hear your thoughts.

Ad:

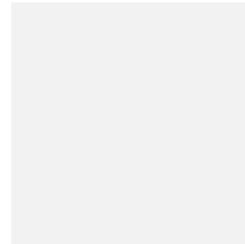
There will be a half page ad published in Ruapehu Bulletin on Wednesday 26 July. We have tweaked the ad slightly this morning to clarify some numbers. Final ad – that has been submitted this morning – attached.

Local media:

I need to reach out to Ruapehu Bulletin (Robert milne) and Taumarunui Bulletin (Mark Ebrey) tomorrow to invite them to the drop-in sessions. I will also clarify some of the incorrect information they might have received. @Paul: please let me know if you have any specific ideas or suggestions around how to approach them.

Thanks – and please let me know if you have any questions.

Linda



Linda Heerink

Senior Communications Advisor

Mobile: ^{s 9(2)(a)}

Email: linda.heerink@kaingaora.govt.nz

Ō TĀTOU UARA – OUR VALUES


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


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


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



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 RE: For urgent review: Ohakune Engagement Brochure_1st Proof

Sent: 28 July 2023 12:25 PM

From: Renee Regal

To: Paul Wheatcroft; Debbie Chin; Linda Heerink; Helen Leatherby; Giles Tait; Fletcher Wilson; tyrone kemp; Hayden Potaka; s 9(2)(a) [REDACTED] Samuel Seu;
CC: lucy ashby;

 3 Attachments

 image001.jpg (5 KB);  image002.png (24 KB);  image003.jpg (67 KB);

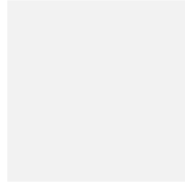
Message

Hi Paul

We will have our Kāinga Ora banners up so people know we are there

If Council/Ngati Rangī have these too that'd be great

Ngā mihi



Renée Regal

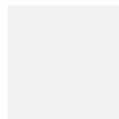
Kaiwhakahaere Hononga Hapori
Manager - Community Engagement
and Partnerships

Phone : s 9(2)(a)

Email: Renee.Regal@kaingaora.govt.nz

Te Tai Hauāuru
Taranaki Whanganui Manawatu

Freephone: 0800 801 601 | Mainline: (04) 439 3000 | Kāinga Ora - Homes and
Communities
PO Box 248 Palmerston North 4440 | New Zealand Government | www.kaingaora.govt.nz



From: Paul Wheatcroft <Paul.Wheatcroft@ruapehudc.govt.nz>

Sent: Friday, 28 July 2023 8:45 AM

To: Debbie Chin <debbie.chin@kaingaora.govt.nz>; Linda Heerink <Linda.Heerink@kaingaora.govt.nz>; Renee Regal <Renee.Regal@kaingaora.govt.nz>; Helen Leatherby <Helen.L Leatherby@kaingaora.govt.nz>; Giles Tait <Giles.Tait@kaingaora.govt.nz>; Fletcher Wilson <Fletcher.Wilson@kaingaora.govt.nz>; Tyrone Kemp <Tyrone.Kemp@kaingaora.govt.nz>; Hayden Potaka <Hayden.Potaka@kaingaora.govt.nz>;

s 9(2)(a) Samuel Seu <Samuel.Seu@kaingaora.govt.nz>

Cc: Lucy Ashby <Lucy.Ashby@kaingaora.govt.nz>

Subject: RE: For urgent review: Ohakune Engagement Brochure_1st Proof

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Hi Debbie,

The AO boards look good.

Is it possible to do a simple but catching engagement session welcome board for the for the foyer/entry to the venues?

I'm not familiar with the rugby club but would be useful for catching attention/directing people at the Council office.

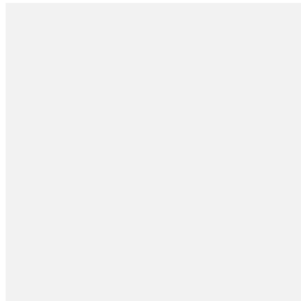
Wouldn't need to be AO of course

wouldn't need to be A0 of course.

Paul

Paul Wheatcroft
Executive Manager Communications
Ruapehu District Council

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



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From: Debbie Chin <debbie.chin@kaingaora.govt.nz>
Sent: Friday, July 28, 2023 8:35 AM
To: Linda Heerink <Linda.Heerink@kaingaora.govt.nz>; Renee Regal <Renee.Regal@kaingaora.govt.nz>; Helen Leatherby <Helen.Leatherby@kaingaora.govt.nz>; Giles Tait <Giles.Tait@kaingaora.govt.nz>; Fletcher Wilson <Fletcher.Wilson@kaingaora.govt.nz>; Tyrone Kemp <Tyrone.Kemp@kaingaora.govt.nz>; Hayden Potaka <Hayden.Potaka@kaingaora.govt.nz>; s 9(2)(a) Paul Wheatcroft <Paul.Wheatcroft@ruapehudc.govt.nz>; Samuel Seu <Samuel.Seu@kaingaora.govt.nz>
Cc: Lucy Ashby <Lucy.Ashby@kaingaora.govt.nz>
Subject: RE: For urgent review: Ohakune Engagement Brochure_1st Proof

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Sorry guys – here are the A0 boards

Ngā mihi,
Debs

Kāinga Ora – Homes & Communities
Senior Marketing Manager – Projects
s 9(2)(a)

From: Linda Heerink <Linda.Heerink@kaingaora.govt.nz>
Sent: Friday, 28 July 2023 8:23 AM
To: Debbie Chin <debbie.chin@kaingaora.govt.nz>; Renee Regal <Renee.Regal@kaingaora.govt.nz>; Helen Leatherby <Helen.Leatherby@kaingaora.govt.nz>; Giles Tait <Giles.Tait@kaingaora.govt.nz>; Fletcher Wilson <Fletcher.Wilson@kaingaora.govt.nz>; Tyrone Kemp <Tyrone.Kemp@kaingaora.govt.nz>; Hayden Potaka <Hayden.Potaka@kaingaora.govt.nz>; s 9(2)(a) Paul.Wheatcroft@ruapehudc.govt.nz; Samuel Seu <Samuel.Seu@kaingaora.govt.nz>

Cc: Lucy Ashby <Lucy.Ashby@kaingaora.govt.nz>

Subject: RE: For urgent review: Ohakune Engagement Brochure_1st Proof

Thanks, Debbie. This all looks great 😊 Thank you so much.

I don't think the boards were attached to your email last night?

From: Debbie Chin <debbie.chin@kaingaora.govt.nz>

Sent: Friday, 28 July 2023 8:17 AM

To: Renee Regal <Renee.Regal@kaingaora.govt.nz>; Helen Leatherby <Helen.L Leatherby@kaingaora.govt.nz>; Giles Tait <Giles.Tait@kaingaora.govt.nz>; Fletcher Wilson <Fletcher.Wilson@kaingaora.govt.nz>; Linda Heerink <Linda.Heerink@kaingaora.govt.nz>; Tyrone Kemp <Tyrone.Kemp@kaingaora.govt.nz>; Hayden Potaka <Hayden.Potaka@kaingaora.govt.nz>; s 9(2)(a) <[REDACTED]> <Paul.Wheatcroft@ruapehudc.govt.nz>; Samuel Seu <Samuel.Seu@kaingaora.govt.nz>

Cc: Lucy Ashby <Lucy.Ashby@kaingaora.govt.nz>

Subject: Re: For urgent review: Ohakune Engagement Brochure_1st Proof

Hi Renee

I think most of your feedback has been captured in the updated proof I sent last night.

Regarding the wording for the FAQ @Linda/Lucy can you please urgently supply approved copy? Insight require this by 9am.

Given the time constraints we don't have time to source more renders I'll remove these ones and leave this as a talk g point for you guys to address as it comes up - to Giles' point on Wed not having renders actually helps us to demonstrate the early stage of the programme and that we will return to them with the proposed homes at a later stage. This stage is about enabling land.

Regarding AO boards - this was shared yesterday evening. Including markups so please ensure you enable all features to view the comments.

From: Renee Regal <Renee.Regal@kaingaora.govt.nz>

Sent: Friday, July 28, 2023 8:05:50 AM

To: Debbie Chin <debbie.chin@kaingaora.govt.nz>; Helen Leatherby <Helen.L Leatherby@kaingaora.govt.nz>; Giles Tait <Giles.Tait@kaingaora.govt.nz>; Fletcher Wilson <Fletcher.Wilson@kaingaora.govt.nz>; Linda Heerink <Linda.Heerink@kaingaora.govt.nz>; Tyrone Kemp <Tyrone.Kemp@kaingaora.govt.nz>; Hayden Potaka <Hayden.Potaka@kaingaora.govt.nz>; s 9(2)(a) <[REDACTED]> <Paul.Wheatcroft@ruapehudc.govt.nz> <Paul.Wheatcroft@ruapehudc.govt.nz>; Samuel Seu <Samuel.Seu@kaingaora.govt.nz>

Cc: Lucy Ashby <Lucy.Ashby@kaingaora.govt.nz>

Subject: RE: For urgent review: Ohakune Engagement Brochure_1st Proof

Hi all,

Thanks Debbie, this looks great.

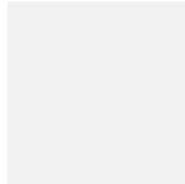
Here's my feedback:

- Cover option 2
- Page 5, there are 2 x #3 and 2 x #4 should there only be one #3 and should the last one be #5 and dated 2024?
- Page 5, I know the photos are placeholders, not sure we want to show all 2 storey unless we are proposing this? We must have some examples of homes we've built both affordable and public housing that we can show as examples? Our marketing team will have some? Can we take some from other collateral we have?

- Page 5, can we please look at more diverse photos, the family pics still don't sit right with the affordable homes/public homes
- Page 6, there is quite a gap under the heading 'Our Partnership' and 'FAQ'. Can we also use the full term "Frequently Asked Questions"
- In the FAQ section there line 'How does Kāinga Ora support their customers to live well in their homes?' need to be bold
- FAQ: *What is Kāinga Ora's approach to disruptive behaviour in public homes? This is the first set of public homes in Ohakune and we will be working closely with the community and our partners to ensure our customers are well supported.* This line isn't right, we have 13 homes in Ohakune already, this won't be our first 'set'

Do we have some boards we can take a look at too please Debbie?

Ngā mihi



Renée Regal

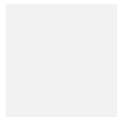
Kaiwhakahaere Hononga Hapori
Manager - Community Engagement
and Partnerships

Phone : s 9(2)(a)

Email: Renee.Regal@kaingaora.govt.nz

Te Tai Hauāuru
Taranaki Whanganui Manawatu

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Communities
PO Box 248 Palmerston North 4440 | New Zealand Government | www.kaingaora.govt.nz



From: Debbie Chin <debbie.chin@kaingaora.govt.nz>
Sent: Thursday, 27 July 2023 2:44 PM
To: Helen Leatherby <Helen.L Leatherby@kaingaora.govt.nz>; Giles Tait <Giles.Tait@kaingaora.govt.nz>;
Fletcher Wilson <Fletcher.Wilson@kaingaora.govt.nz>; Linda Heerink <Linda.Heerink@kaingaora.govt.nz>;
Tyrone Kemp <Tyrone.Kemp@kaingaora.govt.nz>; Hayden Potaka <Hayden.Potaka@kaingaora.govt.nz>;
s 9(2)(a) <Paul.Wheatcroft@ruapehucd.govt.nz>; Samuel Seu <Samuel.Seu@kaingaora.govt.nz>;
Renee Regal <Renee.Regal@kaingaora.govt.nz>
Cc: Lucy Ashby <Lucy.Ashby@kaingaora.govt.nz>
Subject: For urgent review: Ohakune Engagement Brochure_1st Proof
Importance: High

Hi everyone,

Here is the brochure for an initial review. I have marked up the current feedback as comments in the PDF, please make sure you "enable all features" in the PDF to view comments.

Deadline for feedback is **9am Friday 28 July**.

Points to note:

- We have used Kāinga Ora's secondary colour palette so that the three brands are equally represented, but kept the typeface and some of our design guidelines.
- The design agency have proposed a graphic device (triangle shapes) to represent Ruapehu, Tongariro and Ngauruhoe and the surrounding hills. We actually used this graphic element in some old Kiwibuild Pukeori/Discovery Development job many years ago (Graeme Mowday's time) to represent the iconic landscape.
- It was a struggle for stock imagery that captures both Ohakune and the mountain where it's not busy as well, so the agency have provided a few cover options that also represent our outcomes – happy families/customers.
- @Paul thank you for the link to the assets, the "Visit Ruapehu" images are very "tourism" focused hence, which I appreciate that's the main purpose of the hero images!
- @Renee I have marked up Graeme's feedback sent this morning
- @Lucy, for your reference in Linda's absence

Onto the boards now, I'll send them through as soon as I receive the files.

Ngā mihi,
Debs

Kāinga Ora – Homes & Communities
Senior Marketing Manager – Projects

s 9(2)(a)

From: Debbie Chin

Sent: Thursday, 27 July 2023 11:51 AM

To: Helen Leatherby <Helen.L Leatherby@kaingaora.govt.nz>; Giles Tait <Giles.Tait@kaingaora.govt.nz>; Fletcher Wilson <fletcher.wilson@kaingaora.govt.nz>; Linda Heerink <Linda.Heerink@kaingaora.govt.nz>; Tyrone Kemp <Tyrone.Kemp@kaingaora.govt.nz>; Hayden Potaka <Hayden.Potaka@kaingaora.govt.nz>; s 9(2)(a) <Paul.Wheatcroft@ruapehudc.govt.nz>; Samuel Seu <Samuel.Seu@kaingaora.govt.nz>; Renee Regal <Renee.Regal@kaingaora.govt.nz>

Subject: RE: Comms and Engagement Working Group Hui 26 July

Hi all

Confirming that this was briefed to the agency for design yesterday evening.

Deadlines for you to note are:

Thu 27 Jul	4pm	1 st proof to review from Insight – Debs to circulate to this team for review
Fri 28 Jul	9am	Deadline for feedback on any (minor) changes advised via email to Debs
Fri 28 Jul	11am	Print ready files despatched to Renee/local printer

As discussed yesterday, we don't have time to make any major changes to the design, so you can expect that it will appear as briefed, however, I would appreciate if you can check for any

grammar/spelling errors, or factually anything is incorrect.

I'll be in touch soon with the proof – thank you in advance for your input!

Ngā mihi,
Debs

Kāinga Ora – Homes & Communities
Senior Marketing Manager – Projects
s 9(2)(a)

From: Helen Leatherby <Helen.Leatherby@kaingaora.govt.nz>

Sent: Wednesday, 26 July 2023 2:49 PM

To: Debbie Chin <debbie.chin@kaingaora.govt.nz>; Giles Tait <Giles.Tait@kaingaora.govt.nz>; Fletcher Wilson <Fletcher.Wilson@kaingaora.govt.nz>; Helen Leatherby <Helen.Leatherby@kaingaora.govt.nz>; Linda Heerink <Linda.Heerink@kaingaora.govt.nz>; Tyrone Kemp <Tyrone.Kemp@kaingaora.govt.nz>; Hayden Potaka <Hayden.Potaka@kaingaora.govt.nz>; s 9(2)(a) <Paul.Wheatcroft@ruapehudc.govt.nz>; Samuel Seu <Samuel.Seu@kaingaora.govt.nz>; Renee Regal <Renee.Regal@kaingaora.govt.nz>

Subject: Comms and Engagement Working Group Hui 26 July

Kia ora

Please see below for the action points from this afternoon's meeting and a reminder of when the community sessions are taking place.




Community Drop In Sessions


Tues 1 Aug 1pm - 2pm at Council Chambers and 4pm - 6pm at the Ruapehu Rugby Club

Wed 2 Aug 9am -11am at Council Chambers

Thurs 3 Aug 5.30pm - 6.30pm zoom session

Action	Actioned by
Send calendar invites to Dina and Helen.	Tyrone
Offline chat about Ngāti Rangī's input and attendance at drop in sessions.	s 9(2)(a) and Renee
Provide photos for brochure that show more diversity of examples of workers and families living in the homes.	Debbie/design company
Provide Debbie with a picture of what new homes could look like, based on a previous design.	Giles
Send draft brochure to Linda for some refining of text such as mentioning that workers are not just seasonal but long term key workers.	Debbie
Send collateral to group for comment before it is	Debbie

 Reply ▾  Copy ▾  View Images

 FW: Teitei Development.


Sent: 31 July 2023 11:44 AM

From: Clive Manley

To: Renee Regal;

CC: Ewen Skinner Morrison Low; Ree Anderson; Vini Dutra; info;

 1 Attachments

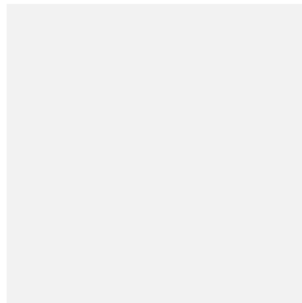
 imagedb429b.JPG (67 KB);

Message

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Clive Manley
Chief Executive
Ruapehu District Council

Ruapehu District Council | Private Bag 1001 | Taumarunui 3946 | New Zealand
Phone: 07 895 8188 ext **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: Rocky Mountain Chalets <info@rockymc.co.nz>
Sent: Monday, July 31, 2023 12:11 PM
To: Weston Kirton <Weston.Kirton@ruapehudc.govt.nz>; Vivienne Hoeta <vivienne.hoeta@ruapehudc.govt.nz>; Clive Manley <Clive.Manley@ruapehudc.govt.nz>
Cc: Warrick Zander <Warrick.Zander@ruapehudc.govt.nz>; Pauline Welch <Pauline.Welch@ruapehudc.govt.nz>; Vini Dutra <Vini.Dutra@ruapehudc.govt.nz>
Subject: Teitei Development.

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Dear Clive / Winston

I am the chairperson for the Body Corporate of Rocky Mountain Chalets under the Unit Title act located at 20 Rangataua Road, Ohakune.

As chairperson of the Bodies Corporate, I represent 43 individual unit owners and rate payers who are affected by the proposed resource consent for the proposed development situated at Teitei Development of 44 Lots / Kainga Ora Homes in Stage 1.

Rocky Mountain Chalets is opposed to the granting of a consent for the following reasons (based on infrastructure information obtained as of the date of this correspondence):

Reviewing the engineering/cost feasibility of the development which is being pursued at present for

the wastewater runoff from the Snowmass housing area and Rocky Mountain Chalets.

Geosciences Report - Appendix 11.

This is only a desktop and visual only with auger boreholes to 1000mm deep, test pits to 500mm concluding "soil quality assessed as consistent with clean material"

Before the purchase RMC (and Snowmass) had a driller in - they drilled about 40 holes to 2000mm depth around RMC and designed accordingly. These revealed a hard pan layer about 1500mm down, In Snowmass (which is same contour etc as this development) they encountered numerous stones and rocks below the surface, many very large, dense and heavy (probably from the Taupo eruption).- these have been used for landscaping with the vast majority sold to RDC for stream protection works. Clearly this is going to be a major concern and additional huge cost for development noting that there are to be earthwork cuts up to 1700mm high (Snowmass was maximum 700mm),. There is no mention of depths of services - Snowmass had up to 3000mm for services where in places the rocks were so thick and embedded in the pan layer that it required a pick on the digger to break up to excavate. These are intangibles that will add considerably to cost - who's to pay?

s8.3.1 of RC Report - Effects on all adjacent properties.

There is no mention, nor analysis, carried out as to the effects of flooding within Snowmass, Winstones nor RMC - the existing RDC SW public drain is not mentioned, but is highly important for following reasons:

RMC does flood with backup of stormwater during heavy rain brought about, largely, by the SW pipe (which take SW from RMC, Snowmass Road and north sections) to the small detention pond at the Winstone boundary being laid at a very flat gradient, the detention pond not being maintained by RDC such that the incoming SW pipe design capacity is compromised and the swale through Winstones being flood prone...

Solution_ that there be a condition of RC that there be a designed and constructed piped stormwater system (with overland flowpaths) from the existing RDC piped system within Snowmass (at Winstone boundary) to a recognised outfall.




Rocky Mountain Body Corporate has real and we believe valid concerns for the future potential of flooding of the Rocky Mountain Chalets complex during the ever-increasing severe weather events.


We have been for warned of the potential flooding issue by adding the proposed subdivision to the existing wastewater infrastructure of Snowmass subdivision and Rocky Mountain Chalets.

Please do not disregard these documented concerns of potential wastewater infrastructure failures. Full due diligence must be undertaken before any works are to be carried out.

As invested rate payers we need to protect our collective rates from being at risk of unnecessary future increases. Due diligence must be carried out before any works are started.

We have the information please don't disregard this information.

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 RE: Facebook Events - please share!

Sent: 31 July 2023 11:14 AM

From: Paul Wheatcroft

To: tyrone kemp; s 9(2)(a)

CC: Renee Regal;

 2 Attachments

 image001.jpg (5 KB);  image002.jpg (67 KB);

Message

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Thanks

From: Tyrone Kemp <Tyrone.Kemp@kaingaora.govt.nz>
Sent: Monday, July 31, 2023 12:04 PM
To: Paul Wheatcroft <Paul.Wheatcroft@ruapehudc.govt.nz>; s 9(2)(a)
Cc: Renee Regal <Renee.Regal@kaingaora.govt.nz>
Subject: RE: Facebook Events - please share!

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Thank you for that Paul,

I have asked our social media team to have that changed.
As promised, below is the last two links for the events on Wednesday and the Zoom Thursday.

Wednesday 9-11am session
<https://fb.me/e/1uaDkC6Oz>

Thursday 5.30-6.30pm Zoom online session
<https://fb.me/e/3GEozlxW5>

Please share on your platforms to help promote our Drop In sessions 😊

Ngā Mihi,
Tyrone Kemp

Tyrone Kemp

Stakeholder Relationship Manager -
Kaitūhono

Taranaki Whanganui Manawatu
Te Tai Hau a Uru

Phone : s 9(2)(a)

Email: Tyrone.Kemp@kaingaora.govt.nz

From: Paul Wheatcroft <Paul.Wheatcroft@ruapehudc.govt.nz>
Sent: Monday, 31 July 2023 8:18 AM
To: Tyrone Kemp <Tyrone.Kemp@kaingaora.govt.nz>; julie@ngatirangi.com
Cc: Renee Regal <Renee.Regal@kaingaora.govt.nz>
Subject: RE: Facebook Events - please share!

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 Tyrone,

Attached is an image of Ohakune/Mt Ruapehu from the Ohakune side.

Paul

Paul Wheatcroft
Executive Manager Communications
Ruapehu District Council

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

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From: Tyrone Kemp <Tyrone.Kemp@kaingaora.govt.nz>
Sent: Friday, July 28, 2023 4:19 PM
To: Paul Wheatcroft <Paul.Wheatcroft@ruapehudc.govt.nz>; s 9(2)(a)
Cc: Renee Regal <Renee.Regal@kaingaora.govt.nz>
Subject: Facebook Events - please share!

Warning: This email is from an External Sender. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Happy Friday Paul and s 9(2)(a)

Please see below two links to Facebook Events for our Tuesday Drop Ins. Please share on your platforms to help promote our Drop In sessions 😊

Tuesday 1-2pm session:
<https://fb.me/e/3JC5kY19s>

Tuesday 4-6pm session
<https://fb.me/e/1jqT6OG6k>

We will have the Wednesday and Thursday Drop In Facebook event links available on Monday for distribution



Enjoy the weekend 😊

Get [Outlook for iOS](#)




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 RE: Proposed Social Housing Development

Sent: 31 July 2023 7:51 PM

From: Renee Regal

To: Clive Manley;

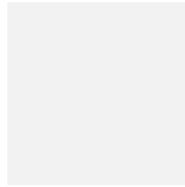
 3 Attachments

 image001.jpg (5 KB);  image002.png (24 KB);  image003.jpg (67 KB);

Message

Thanks Clive

Ngā mihi



Renée Regal

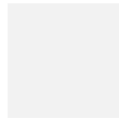
Kaiwhakahaere Hononga Hapori
Manager - Community Engagement
and Partnerships

Phone : s 9(2)(a)

Email: Renee.Regal@kaingaora.govt.nz

Te Tai Hauāuru
Taranaki Whanganui Manawatu

Freephone: 0800 801 601 | Mainline: (04) 439 3000 | Kāinga Ora - Homes and
Communities
PO Box 248 Palmerston North 4440 | New Zealand Government | www.kaingaora.govt.nz



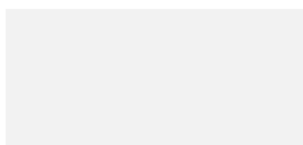
From: Clive Manley <Clive.Manley@ruapehudc.govt.nz>
Sent: Monday, 31 July 2023 8:26 PM
To: Renee Regal <Renee.Regal@kaingaora.govt.nz>
Subject: Fwd: Proposed Social Housing Development

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

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

Clive Manley
Chief Executive
Ruapehu District Council

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



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Begin forwarded message:

From: s 9(2)(a)
Date: 31 July 2023 at 7:41:44 PM NZST
To: s 9(2)(a) Clive Manley <Clive.Manley@ruapehudc.govt.nz>
s 9(2)(a)

Subject: Proposed Social Housing Development

Warning: This email is from an External Sender. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Weston and Clive,

We are the combined owners of s 9(2)(a) Ohakune.

I am writing on our behalf to raise our concerns about the proposed TeiTei development. At a high level our concerns can be grouped into a few key areas.

Volume




The number of houses in the proposal and the density of the houses being built is an issue. Like it or not that volume of social housing tenants introduced to the community, in a dense geographical area, will have a significant impact on its make up.


While we fully acknowledge that this isnt necessarily a bad thing, it does run the risk of bringing anti-social behaviour, as is well documented with Kianga Ora tenants, to what is a quiet, safe, and relaxed community environment.

At the very least the number of houses proposed should be reduced and spread throughout the region to ensure integration into existing, established, communities is not disruptive to the existing people living and visiting the area.

Location

The proposed location is very close to an existing subdivision that has been developed with council approved covenants, designed to keep the aesthetics of the housing and subdivision to a high standard. The

 Reply ▾  Copy ▾  View Images


 FW: Kaianga Ora Housing development

Sent: 2 August 2023 4:08 PM

From: Clive Manley

To: Renee Regal;

 1 Attachments

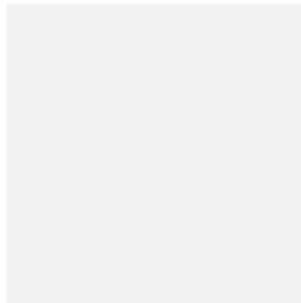
 image4ecac5.JPG (67 KB);

Message

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Clive Manley
Chief Executive
Ruapehu District Council

Ruapehu District Council | Private Bag 1001 | Taumarunui 3946 | New Zealand
Phone: 07 895 8188 ext 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 s 9(2)(a)
Sent: Wednesday, August 2, 2023 11:29 AM
To: Clive Manley <Clive.Manley@ruapehudc.govt.nz>; Weston Kirton <Weston.Kirton@ruapehudc.govt.nz>
Subject: Kaianga Ora Housing development

Warning: This email is from an External Sender. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Clive & Weston

I am hearing from people I respect about Kaianga Ora's housing project and the likelihood of introducing an unwanted mob element in to Ohakune which they haven't had until recently. It appears the fear is spreading that the first phase is the thin edge of a wedge resulting in Kaianga Ora's clients being transferred from other towns and ruining the character of Ohakune which they have strived so hard to nurture and sustain their mountain town community.

My recollection of RDC's housing strategy was to help facilitate projects to house local workers in need, which I support. But not part of what is being described to me as a dumping ground in an expansion of the development to its full potential with Kaianga Ora's problem people.

It would be helpful to clarify what Kaianga Ora's immediate and long-term goals are?




Regards


s 9(2)(a)

National Park Village *The highest urban village in New Zealand*
UNESCO Dual World Heritage Tongariro National Park

s 9(2)(a)

s 9(2)(a)

 Reply ▾  Copy ▾  View Images




 RE: Our call today regarding TeiTei

Sent: 3 August 2023 2:09 PM

From: Renee Regal

To: s 9(2)(a) Community Engagement; Clive.Manley@ruapehudc.govt.nz;
weston.kirton@ruapehudc.govt.nz;

 3 Attachments

 image001.jpg (5 KB);  image002.png (24 KB);  image003.png (527 KB);

Message

Kia ora s 9(2)
(a)

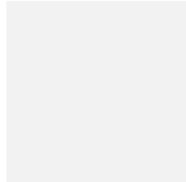
Sorry I missed you yesterday, it would've been great to meet you face to face.

I'll send what I can shortly. We also have your OIA request and I have added your additional requests, as per you emails.

Thanks for sending through your survey

We look forward to seeing you this evening

Ngā mihi



Renée Regal

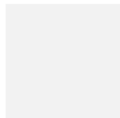
Kaiwhakahaere Hononga Hapori
Manager - Community Engagement
and Partnerships

Phone : s 9(2)(a)

Email: Renee.Regal@kaingaora.govt.nz

Te Tai Hauāuru
Taranaki Whanganui Manawatu

Freephone: 0800 801 601 | Mainline: (04) 439 3000 | Kāinga Ora - Homes and
Communities
PO Box 248 Palmerston North 4440 | New Zealand Government | www.kaingaora.govt.nz



From s 9(2)(a)
Sent: Thursday, 3 August 2023 1:15 PM
To: Renee Regal <Renee.Regal@kaingaora.govt.nz>; Community Engagement
<communities@kaingaora.govt.nz>; Clive.Manley@ruapehudc.govt.nz; weston.kirton@ruapehudc.govt.nz
Subject: Re: Our call today regarding TeiTei
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.

Hi Renee,

I popped in for a session yesterday, was unfortunate Clive wasn't there, and you were busy with someone else, but I did manage to speak to another RDC representative.

Please see attached the survey data we had received by Monday evening (3 days) from neighbours; we are

receiving many more each day; I hand delivered a few around.

By the end of next week, I'll be able to share more up to date data, when I have time to export it etc; just been working on many other matters.

I mentioned to the RDC representative that I thought any proposal (after public consultation) should have used field 2, closer to the rugby field, that would have caused less disruption to neighbours and less for the carrot park if the entry had been via Ohakune-Raetihi road; this would also be closer to the sewer pumping station and services, meaning less cost upfront. It would also have meant there would be no change to the existing walk way from Snowmass to the Carrot park; they found my idea interesting and helpful and suggest I message about it.

You mention below that you would hopefully have the answers to my questions before our zoom call; I understand some may be holding you back, however please send through at your earliest, the ones you have answers for. Particularly we are wanting to know the number of people on the waiting list for homes in Ohakune (that reside in Ohakune); we have received this number elsewhere, so your response will just be a confirmation.

Many thanks

s 9(2)(a)

From: Renee Regal <Renee.Regal@kaingaora.govt.nz>

Date: Monday, 31 July 2023 at 9:48 PM

To: s 9(2)(a), Community Engagement <communities@kaingaora.govt.nz>, Clive.Manley@ruapehudc.govt.nz <Clive.Manley@ruapehudc.govt.nz>

Subject: RE: Our call today regarding TeiTei

Kia ora s 9(2)(a)

I hope you had a lovely weekend

Just touching base to let you know we're still collating the information and hope to have this to you well before the community session you mentioned you're attending.

Thanks for your patience

Ngā mihi

Renée Regal

Kaiwhakahaere Hononga Hapori
Manager - Community Engagement
and Partnerships

Phone : s 9(2)(a)

Email: Renee.Regal@kaingaora.govt.nz

Te Tai Hauāuru
Taranaki Whanganui Manawatu

From: s 9(2)(a)

Sent: Saturday, 22 July 2023 8:31 PM

To: Community Engagement <communities@kaingaora.govt.nz>; Renee Regal <Renee.Regal@kaingaora.govt.nz>; Clive Manley <Clive.Manley@ruapehudc.govt.nz>

Subject: Re: Our call today regarding TeiTei

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.

Hi Renee & Clive,

Have a few questions I'd like to get answers to for the nearly 100 residents; these are the most common thus far.

I would appreciate a written response so that I can go back to the owners and rate payers I represent with hard answers.

We have a mixed group of owners, lawyers, city planners, NZTA and roading engineers; really appreciate getting this info in a timely manner to assess it before the Zoom call.

1. Clive - Could we please have a copy of the resource consent that has been lodged
2. KO - A suggestion has been made that existing houses in Ohakune don't meet KO standards; why is KO bar set so high when ordinary first home buyers would welcome any home or roof over their head; why does KO need to provide NEW homes and is KO not considering any properties for sale on Trade Me for the Ohakune region. There are currently over 60 properties listed for under \$500k in Ohakune, with 13 in Raetihi and 8 in Rangataua.
3. KO - With existing LOTS available on Trade Me, priced from \$165k, why is KO not considering these in a dispersed manner?
4. KO - I've been advised that the builds will be single story, can you confirm this is the case and what the designers are following for the building consents
5. Clive - Could you please share the terms of government funding for this project; what is being paid for, what risks are associated with Council, what does the money have to be spent on. We want to understand if TeiTei housing is the only solution, or if other social projects such as recreational or tourism related would qualify, these could create jobs; or could other developments in the area possibly be the target of the funds, such as the purchase of singular land LOTS spread around Ohakune.
6. Clive - David Holland the developer of Rocky Mountain Chalets, Snowmass Drive and Alpine Way believes there will be massive budget blow outs due to Subterranean rocks they hit when developing, what guarantees do we have these won't be rate payer funded or a risk to council budget blowouts. Could we please have reports regarding this
7. Clive - David suggested he looked at developing TeiTei way back, but it wasn't feasible due to sewer main hights; he also suggested the storm water wouldn't handle as its not piped but rather houses lead into the stream, like my property at 30c Snowmass Dr does. Could we please have reports regarding this
8. Clive - Can we please get a copy of the roading assessments that's been done for the access ways to the developments and any assessments on the impact to Carrot Park. Apparently David was involved in the assessments for TeiTei 7+ years ago and it was vetoed by rate payers due to concern for safety with trucks possibly using it as a shortcut. There was also concern that the entry to carrot park is already very close to the bridge that major changes to the intersection would be required affecting home existing owners

existing owners.

- 9. Clive – What impact assessment has been done on the carrot park, safety wise & traffic wise.
- 10. Clive - What can RDC do to protect rate payers from anti-social behaviour KO tenants, as of last month only 3 people had been evicted and at least one of those took a year (where the neighbour was awarded over \$5k in compensation); can RDC create a bi-law or something to protect the region
- 11. Clive – You indicated you were not aware of the strict covenants of the Snowmass Subdivision and you would look into it and ensure the designers incorporate rules to protect neighbouring properties. As many have advised, they see the building of affordable & social housing as a major impact to their property values. See appendix 1 below listing some of the covenants we are currently held to.
- 12. Clive – There is concern that council is competing with private developers, and that some developers are waiting on titles and consents, please can you provide a response.

APPENDIX 1

<p>- no less than 90sqm living + carport, type of cladding, type of roofing, no temp accom such as caravans or containers, COC within 12 months of build start, fence type</p>	
<p>- not allow rubbish to accumulate (including garden waste), keep the land including frontage neat and tidy at all times,</p>	
<p>- not allow boarding houses, or other types of commercial business such as animal farms, chicken coops, day-cares, etc.</p>	

- breach or non-observance obtain a \$500 per day fine after 10 working days of notification

Many thanks
s 9(2)(a)

From: Community Engagement <communities@kaingaora.govt.nz>

Date: Friday, 21 July 2023 at 5:49 PM

To: s 9(2)(a)

Subject: RE: Our call today regarding TeiTei

Hi s 9(2)(a)

Clive mentioned to me that you caught up with him today s 9(2). It's great you have questions.

I have just forwarded you both the invite we've distributed.

Clive and I will be facilitating the online session. We will share an overview of what's proposed and address questions we have received to date, where we can. We want to hear peoples questions and feedback so there will be time this.

I know you both have specific questions and I'm looking forward to connecting with you to go over these.

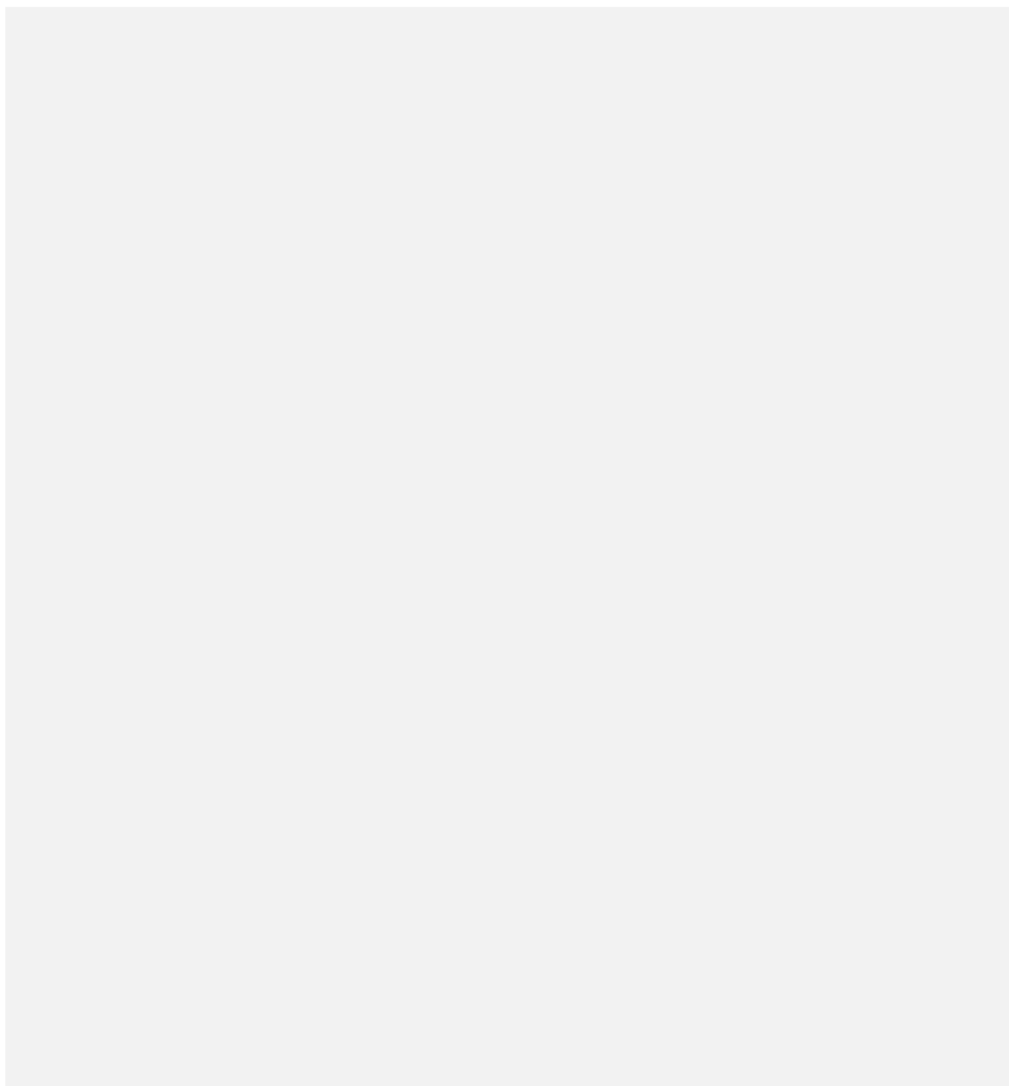
I thought I would clarify a few points if helpful, acknowledging you have more questions.

Kāinga Ora is the government's Urban Development Authority. Our role is to enable build ready land for different types of housing and, through best practice urban planning and design, ensure the neighbourhoods those homes are in have the infrastructure and amenities to make them a great place to live.

We can do this because we're involved in every aspect of the urban development process – from advocating for better planning outcomes for towns and cities, to designing entire neighbourhoods, from purchasing land to enable homes in areas of need, to installing infrastructure and developing build-ready land.

We partner with iwi, Government agencies, councils, organisations and communities to ensure we achieve our shared desired outcomes for the area we are working in.

We are proposing 44 new homes at the vacant land in Teitei Drive. The proposed 44 homes includes 15 public homes, 15 worker rental accommodation, and 14 affordable homes. This proposal is for stage one as outlined in the map below.

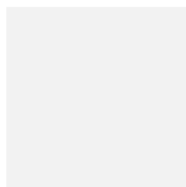


Plans for stage 2 and 3 have not yet been decided. The land is owned RDC.

Again, I appreciate you have more questions but this might be useful information

Feel free to reach out, more than happy to connect with you

Have a nice weekend
Ngā mihi



Renée Regal

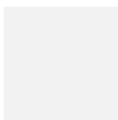
Kaiwhakahaere Hononga Hapori
Manager - Community Engagement
and Partnerships

Te Tai Hauāuru
Taranaki Whanganui Manawatu

Phone : s 9(2)(a)

Email: Renee.Regal@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: s 9(2)(a)


Sent: Friday, July 21, 2023 1:04 PM


To: Clive Manley <Clive.Manley@ruapehudc.govt.nz> s 9(2)(a)
s 9(2)(a)

Subject: Our call today regarding TeiTei



TeTe Drive

 Reply ▾  Copy ▾  View Images


 Pu Whenua Ki Ruapehu - Housing data

Sent: 3 August 2023 4:44 PM

From: Pauline Welch

To: Renee Regal;

 1 Attachments

 imagefe3b5f.JPG (67 KB);

Message

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

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

Hi Renee

This information may not have been brought to your attention, we did focus groups in 2020 (just weeks before the shutdown). The reason was to really understand our communities. We have both hard data and excellent focus group information (the narratives). This is the Ohakune housing comments from the focus groups.




[Ohakune - Ruapehu Livability \(livinginruapehu.co.nz\)](#)


Kind regards
Pauline

Pauline Welch
Executive Manager Community & Economic Development
Ruapehu District Council

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

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 RE: Questions Teitei Drive Development

Sent: 3 August 2023 7:25 AM

From: Paul Wheatcroft

To: Linda Heerink; Clive Manley;

CC: Renee Regal; Giles Tait;


 2 Attachments

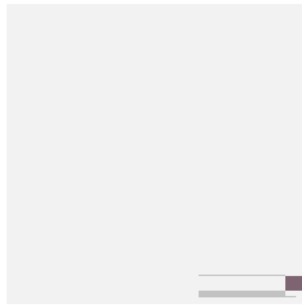
 image001.jpg (12 KB);  image6f514c.JPG (67 KB);

Message

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Paul Wheatcroft
Executive Manager Communications
Ruapehu District Council

Ruapehu District Council | Private Bag 1001 | Taumarunui 3946 | New Zealand
Phone: 07 895 8188 ext: S | Fax: 07 895 3256 | Mobile: S 9(2)(a)
email: Paul.Wheatcroft@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: Linda Heerink <Linda.Heerink@kaingaora.govt.nz>
Sent: Wednesday, August 2, 2023 10:14 AM
To: Clive Manley <Clive.Manley@ruapehudc.govt.nz>; Paul Wheatcroft <Paul.Wheatcroft@ruapehudc.govt.nz>
Cc: Renee Regal <Renee.Regal@kaingaora.govt.nz>; Giles Tait <Giles.Tait@kaingaora.govt.nz>
Subject: Questions Teitei Drive Development

Warning: This email is from an External Sender. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Clive and Paul,

I hope you are both doing well.

As you know, we have received a long list with questions from S 9(2)(a) see below. We have added some draft replies in green but keen to hear if you have any suggestions we should add.

@Giles: also a few things for you to double check.

Would it be possible to come back to me by the end of today?

Thanks,
Linda

1. Is it correct that you intend to import people from outside "Ohakune" to fill some of the proposed dwellings?

Teitei Drive's proposed development aligns with Ruapehu District Council's strategy to tackle Ohakune's housing challenges by working with the Government and others to increase the availability of warm, dry, affordable homes for both private and public rental and purchase in the next few years. It's about planning for the future needs of a vibrant, thriving community.

@Clive/Paul: feel free to tweak. All good

2. Clive - Could we please have a copy of the resource consent that has been lodged

You mentioned in our discussion last week that you have not obtained a copy of the consent. Please let me know if this is the case and we can organise a dropbox, so you can access this.

3. KO - A suggestion has been made that existing houses in Ohakune don't meet KO standards; why is KO bar set so high when ordinary first home buyers would welcome any home or roof over their head; why does KO need to provide NEW homes and is KO not considering any properties for sale on Trade Me for the Ohakune region. There are currently over 60 properties listed for under \$500k in Ohakune, with 13 in Raetihi and 8 in Rangataua.

The proposed homes at Teitei Drive are part of ensuring we can make more land build ready and that a variety of housing options are available for the local community in the future.

Kāinga Ora does look to the market for the supply of homes to meet the demand. We are aware some homes are for sale in Ohakune and the wider area. When we look to the market, we do need to make sure the homes meet the needs of those who need them and match our current build standards (Homes Star 6 standards or higher, typology and climate).

4. KO - With existing LOTS available on Trade Me, priced from \$165k, why is KO not considering these in a dispersed manner?

The Teitei Drive site has been identified as part of the councils housing strategy, and a funding application was approved to support shovel ready projects. Kāinga Ora is open to looking at market delivery options to support supply for public housing, but they must meet our build standards and be in locations where we can best support our customers.

5. KO - I've been advised that the builds will be single story, can you confirm this is the case and what the designers are following for the building consents

We are in the early stages of this project. Planning for the design of the homes has not started yet and will form part of the resource consent application, expected to be lodged in 2024. All homes will be warm, dry and fit-for-purpose homes.

We will keep the community updated as we progress with plans, including sharing concepts of what the homes might look like and the amenity we will include, such as greenspace.

6. Clive – Could you please share the terms of government funding for this project; what is being paid for, what risks are associated with Council, what does the money have to be spent on. We want to understand if TeiTei housing is the only solution, or if other social projects such as recreational or tourism related would qualify, these could create jobs; or could other developments in the area possibly be the target of the funds, such as the purchase of singular land LOTS spread around Ohakune.

@Clive/Paul

Funding for the Teitei Drive project came from an initial grant of \$7.78m from the COVID-19

Response and Recovery Fund toward the development of social and affordable housing in Ruapehu. The intention (as per Teitei Drive) was to use the funding to get vacant council land ready for housing development and then partner with others which could include Government agencies such as Kainga Ora, community housing providers, iwi or private investors to undertake the housing build in stages over the next few years.

\$2.1m of this funding has been utilised to develop six social housing units at Moore St in Ohakune. Council was aiming for the successful completion of the Moore St project to demonstrate our capacity to deliver even larger housing projects (social, affordable, long-term rental) in the future and unlock further investment from government and the private sector toward implementation of our Housing Strategy.

Government then committed the remaining \$5.68m to Kainga Ora to enable a partnership with Council and Ngāti Rangi to enable the development of residentially zoned vacant land at Teitei Drive in Ohakune. As the government's Urban Development Agency, Kāinga Ora is coordinating a joint approach for the development of Teitei Drive to enable more homes (social, affordable, long-term rental) to be built by other landowners and developers in the future.

The funding is not available for other initiatives other than housing. The development of Moore St and Teitei Drive are providing stimulus for the local economy.

*The response on purchase of single land lots falls into KO area




7. Clive – § 9(2)(a) the developer of Rocky Mountain Chalets, Snowmass Drive and Alpine Way believes there will be massive budget blow outs due to Subterranean rocks they hit when developing, what guarantees do we have these wont be rate payer funded or a risk to council budget blowouts. Could we please have reports regarding this
 You can find more information about the proposed subdivision and infrastructure in the resource consent application. This programme of work at Teitei Drive has been made possible through the successful application by Ruapehu District Council for Infrastructure Reference Group Funding from the Government. This funding enables the planning and development of key infrastructure to provide capacity for new homes and amenities.
 The CIP funding has been approved to cover this cost (is this correct, Giles?)
8. Clive – § 9(2) suggested he looked at developing TeiTei way back, but it wasn't feasible due to sewer main hights; he also suggested the storm water wouldn't handle as its not piped but rather houses lead into the stream, like my property at 30c Snowmass Dr does. Could we please have reports regarding this
 You can find more information about the mitigations that have been put in place to address this in the resource consent application.
 Examples include (input Giles).
9. Clive – Can we please get a copy of the roading assessments that's been done for the access ways to the developments and any assessments on the impact to Carrot Park. Apparently David was involved in the assessments for TeiTei 7+ years ago and it was vetoed by rate payers due to concern for safety with trucks possibly using it as a shortcut. There was also concern that the entry to carrot park is already very close to the bridge that major changes to the intersection would be required affecting home existing owners.
 Waka Kotahi are the controlling authority for the roads. We are not connecting the site to the Raetihi Ohakune Road so no short cut for trucks would be created. Any traffic management assessments, if required, for the proposed development will be included at the next stage.
 @Clive/Paul: feel free to tweak.


10. Clive – What impact assessment has been done on the carrot park, safety wise & traffic wise.

@Clive/Paul

A traffic study was done as part of work for the Future Ohakune project. This assessed traffic issues in Ohakune covering Teitei Drive and other developments. The issues that were identified were not made worse by Teitei Drive.

11. Clive - What can RDC do to protect rate payers from anti-social behaviour KO tenants as of last

 Reply ▾  Copy ▾  View Images

 RE: First draft Teitei Drive brochure




Sent: 4 August 2023 11:46 AM

From: Paul Wheatcroft

To: Linda Heerink; s 9(2)(a)

CC: Renee Regal;

 3 Attachments

 image001.jpg (12 KB);  image74e9f1.JPG (67 KB);  Ohakune wpqs V3 Brooke van Velden.docx (21 KB);


Message

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,

Have made some suggestions in red as attached and below.

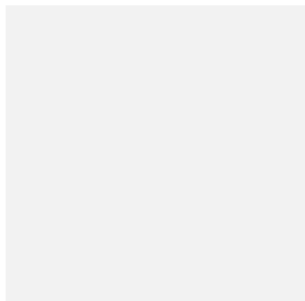
s 9(2)(f)(iv)



Paul

Paul Wheatcroft
Executive Manager Communications
Ruapehu District Council

Ruapehu District Council | Private Bag 1001 | Taumarunui 3946 | New Zealand
Phone: 07 895 8188 ext: S [redacted] | Fax: 07 895 3256 | Mobile: S 9(2)(a) [redacted]
email: Paul.Wheatcroft@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: Paul Wheatcroft
Sent: Tuesday, July 25, 2023 12:38 PM
To: Linda Heerink <Linda.Heerink@kaingaora.govt.nz>; s 9(2)(a)
Cc: Renee Regal <Renee.Regal@kaingaora.govt.nz>
Subject: RE: First draft Teitei Drive brochure

Linda, hi.

Please see attached with my additions and feedback red/blue.

Includes a new suggested picture showing key worker, seasonal worker and social tenants.

Happy for other images but think it is important to show the balance of housing occupiers.

Paul

From: Linda Heerink <Linda.Heerink@kaingaora.govt.nz>
Sent: Tuesday, July 25, 2023 11:10 AM
To: Paul Wheatcroft <Paul.Wheatcroft@ruapehuc.govt.nz>; s 9(2)(a)
Cc: Renee Regal <Renee.Regal@kaingaora.govt.nz>
Subject: FW: First draft Teitei Drive brochure

Warning: This email is from an External Sender. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Kia ora Paul and s 9(2)

I hope you are doing well.

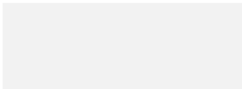
Attach the first draft of the Teitei Drive brochure that will be handed out at the community outreach sessions next week.

It is a bit of a mission! I am still struggling with the content/common themes we need to address because we could go on for ages about everything that is happening and the questions we have received to date. We proactively address now: the need for homes, the development, the partnership and in the FAQ some other themes that popped up. However, I am not sure if it is detailed enough, especially the FAQ.

I have stared at it for too long not so I could use a fresh pair of eyes.

Timelines are really tight so please let me know ASAP if you have any suggestions.

Thanks,
Linda



Linda Heerink

Senior Communications Advisor

Mobile: s 9(2)(a)

Email: linda.heerink@kaingaora.govt.nz

Ō TĀTOU UARA – OUR VALUES

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

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

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

Number	Member	Question	Reply	Background Information	Attachments
23079 (2023)	Brooke van Velden	How many complaints, if any, has Kāinga Ora received from the public in relation to the proposed housing development at Teitei Drive, Ohakune, with complaints displayed by date received, nature of the complaint and the group, if any, the complaint was received from?	s 9(2)(f)(iv)		N
23080 (2023)	Brooke van Velden	What communications, if any, has the Minister or her office received from the public in relation to the proposed housing development at Teitei Drive, Ohakune.			N
23086 (2023)	Brooke van Velden	Does Kāinga Ora intend to move individuals or families, if any, from other areas in future to Ohakune to occupy proposed houses at the proposed Teitei Drive development in Ohakune?			N

			s 9(2)(f)(iv)	
23088 (2023)	Brooke van Velden	What public consultation, if any, has Kāinga Ora undertaken in relation to the proposed development at Teitei Drive in Ohakune, with any reply displayed in a list by consultation type and date, methods by which any consultation was notified, dates on which any notification of consultation was made, and the number of		N

		individuals who engaged with each consultation method, if any?	s 9(2)(f)(iv)	
23089 (2023)	Brooke van Velden	Has the resource consent for the development at Teitei Drive in Ohakune been publicly notified, and if not, why not, and on what grounds was a determination made that it did not need to be publicly notified?		N

23090 (2023)	Brooke van Velden	Has Kāinga Ora undertaken any analysis or had any analysis undertaken on it's behalf to determine the impacts, if any, that the development at Teitei Drive in Ohakune will have on public safety in Ohakune and the surrounding areas, if any, and if any analysis has been undertaken, what is the date and title of this analysis, and specifically what evidence is provided within that documentation to support any claims made within that documentation?	s 9(2)(f)(iv)	
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23093 (2023)	Brooke van Velden	Has Kāinga Ora undertaken any analysis or had any analysis undertaken on it's behalf to determine the impacts, if any, that the development at Teitei Drive in Ohakune will have on businesses in Ohakune and the surrounding areas, if any, and if any analysis has been undertaken, what is the date and title of this analysis, and specifically what evidence is provided within that documentation to support any claims made within any documentation?	s 9(2)(f)(iv)	
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			s 9(2)(f)(iv)	
23094 (2023)	Brooke van Velden	What are the possible effects, if any of the proposed Kāinga Ora development at Teitei Drive in Ohakune, on downstream catchments, if any, and in what documentation by date and title, if any, are these effects considered?		

23095 (2023)	Brooke van Velden	What are the possible impacts, if any of the proposed Kāinga Ora development at Teitei Drive in Ohakune, on existing transport infrastructures in the areas surrounding the development, if any, and if Kāinga Ora has identified any possible impacts, what, if anything, does it plans to do to mitigate those impacts, and in what documentation by date and title, if any, is this outlined?	s 9(2)(f)(iv)	
23096 (2023)	Brooke van Velden	What are the possible impacts, if any of the proposed Kāinga Ora development at Teitei Drive in Ohakune, on existing waste water and sewage infrastructures, if any, and if Kāinga Ora has identified any possible impacts, what, if anything, does it plan to do to mitigate those impacts, and in what documentation by date		

		and title, if any, is this outlined?	s 9(2)(f)(iv)	
23097 (2023)	Brooke van Velden	Has Kāinga Ora undertaken any analysis or had any analysis undertaken on it's behalf to determine that the job market in Ohakune and the surrounding area, if any, can adequately support the potential future occupants of the development at Teitei Drive in Ohakune with employment, and if any evidence suggests that it can, in what official documentation by date and title is this outlined, and specifically what evidence is provided within that documentation to support any claims?		

23100 (2023)	Brooke van Velden	How many houses, if any, is Kāinga Ora aiming to develop per development stage at Teitei Drive in Ohakune, with results displayed in a table displaying the number of houses intended for development per stage, proposed dates for stage completion, average construction cost per house, and estimated total costs per stage, if any?	s 9(2)(f)(iv)	
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