



# RUAPEHU DISTRICT COUNCIL

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Email [info@ruapehudc.govt.nz](mailto:info@ruapehudc.govt.nz)  
Website [www.ruapehudc.govt.nz](http://www.ruapehudc.govt.nz)

8 February 2024

Ohakune Ratepayers and Residents Society Inc.  
Email: [fyi-request-24608-f4b0b4cd@requests.fyi.org.nz](mailto:fyi-request-24608-f4b0b4cd@requests.fyi.org.nz)

Dear Sir/Madam

## OFFICIAL INFORMATION REQUEST

I refer to your official information request dated 28 November 2023 for all emails received from the public regarding Teitei Drive since 1 June 2023.

We apologise for the lateness in responding to your request and acknowledge that we have failed to respond within legislative timeframes.

The information you have requested is enclosed.

Some information has been redacted.

**We have decided to withhold parts of information under Section 7(a) of the Local Government Official Information and Meetings Act - protect the privacy of natural persons, including that of deceased natural persons.**

You have the right to seek an investigation and review by the Ombudsman of this decision. Information about how to make a complaint is available at [www.ombudsman.parliament.nz](http://www.ombudsman.parliament.nz) or freephone 0800 802 602.

Yours sincerely

TeRina Turanga  
**LGOMA OFFICER | INFORMATION MANAGEMENT OFFICER**

*The Ruapehu District ... where adventure begins!*



Attachments: Public emails Teitei Drive\_Redacted

**From:** [REDACTED] [REDACTED]  
**To:** [REDACTED]  
**Subject:** Legal action pending  
**Date:** Tuesday, 19 September 2023 10:47:48 am

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**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.

Dear Weston - I hope you heard this item on Radio NZ.

Do not think for a second that you and your council will get your social housing scheme at Teitei Drive over the line without a major fight!!!

<https://www.rnz.co.nz/national/programmes/morningreport/audio/2018907019/napier-city-council-backs-out-of-plans-to-sell-land#:~:text=Napier%20City%20Council%20has%20backed,on%20the%20pre%2Dapproved%20decision.>

**From:** [REDACTED]  
**To:** [Weston Kirton](#); [Clive Manley](#); [Info](#)  
**Cc:** [Vivienne Hoeta](#); [Robyn Gram](#); [Janelle Hinch](#); [Channey Iwikau](#); [Fiona Kahukura Hadley-Chase](#); [Lyn Neeson](#); [David Nottage](#); [Brenda Ralph](#); [Korty Wilson](#)  
**Subject:** RE: Teitei Drive decision.  
**Date:** Saturday, 7 October 2023 10:42:34 am  
**Attachments:** [image001.png](#)  
[image002.jpg](#)  
[image003.png](#)

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Good morning Clive & Weston.

Thank you for not responding to any communications with you both and the Ruapehu District Council.

I would expect a receipt of receiving my communications. But Nothing.

Your silence is disappointing and cements your position of not communicating your community at any point.

You both need to take stock of your positions and the breach of those positions to date with this ill-advised housing project.

Your community is rejecting this proposed housing development.

Please start listening and consulting with your councillors and your community.

I am putting you both on notice.

I have up to \$150,000.00 to help fund the legal team to stop this course of action.

This is to help you both to understand this project needs go on hold, put the proposal back on the table and start communicating and consulting with the community.

The community is raising funds to have this decision stopped and for you both to change your course of action.

Associations have been formed the ground swell is gaining momentum.

Start to consult with your councillors and your community regarding the Teitei Drive development.

Your partners are starting to distance themselves from you both and this project.

<https://www.stuff.co.nz/national/politics/local-government/132919563/dunedin-deputy-mayor-sophie-barker-resigns-over-working-relationship-with-the-mayor>

If you head down this path you will be putting rate payers at risk of cost blow outs that you have already be informed of.

You both will be personally held responsible under the act.

This course of action has now made you both responsible for all the economical and social issues coming to the Ohakune's community.

Please consult with your community or consider the fact that your positions are being unravelled by your actions.

I don't expect a reply to my email at any point.

This email is just information for you both.

Please consult with your councillor's and your community regarding this housing project.

Put It back on the table.

Kind regards,

[REDACTED]  
P: [REDACTED]

A:

**From:**

**Sent:** Friday, September 29, 2023 12:34 PM

**To:** xxxxxx.xxxxxx@xxxxxxx.xx; Clive Manley <Clive.Manley@ruapehudc.govt.nz>;  
xxxx@xxxxxxxx.xx

**Cc:** xxxxxx.xxxxxx@xxxxxxx.xx; xxxxxx.xxxxxx@xxxxxxx.xx;  
xxxxxxx.xxxxxx@xxxxxxx.xx; xxxxxx.xxxxxx@xxxxxxx.xx; Fiona.KahukuraHadley-  
xxxxx@xxxxxxx.xx; xxx.xxxxxx@xxxxxxx.xx;  
xxxxx.xxxxxx@xxxxxxx.xx; xxxxxx.xxxxxx@xxxxxxx.xx;  
xxxxx.xxxxxx@xxxxxxx.xx

**Subject:** Tetitei Drive decision.

Good morning Weston.

I normally mind my own business and let the elected public servants get on with the good work of representing the community in its best light.

That was up until now with this ill-advised plan of Tetitei Drive housing project.

I was completely gobsmacked and taken back with you and Clive's behaviour at the meeting 27/09/2023.

Your complete disregard of what the publicly elected councillors were presenting to you and Clive was unbelievably negative bias behaviour.

You both must be under extreme pressure of your own making or made commitments to people or organisations for you and Clive to act this way.

Your total disregard for the other councillors opinion's was clearly evident as your decision was made before this meeting you both had no intention of consulting with your councillor's.

Your confusing gibberish and dismissive conversation was totally unprofessional and designed to confuse.

You both have been presented with all the technical data on the reasons this project will have massive financial overruns and should not be undertaken because of the financial burden to the rate payers.

You are both breaching the district plan with the concept of this development.

You both are putting rate payers at risk of having to front these extra costs of this developments financial blowouts.

The council has exceeded it current self imposed debit cap why risk further debit.

Why are you forcing the rate payers to go into a legal battle with the council when it is evident the community does not want this project to proceed in its current proposed format.

A very clear breach has taken place by you and Clive in this meeting. View the footage.

This breach will need to be addressed by you both through legal channels or putting the concept plan back on the table for further community consultation.

How are the families you speak of immediate needs being meet today? They are not, you are failing them now today.

This project is three years off before it could possible be ready for any people to move in.

You both are not concerned about any ones immediate needs you obviously have other agendas you are attending to.

Ohakune is a **fragile burgeoning tourist destination.**

Or is it a housing project town with the proposed 200 social houses proposed.

**Ohakune can not be both.**




Visit Ruapehu do a amazing job in promoting this region and Ohakune is a focus point for visitors.

Ohakune is a safe town currently.

You need to consult with the rate payers on the direction they want this town to take. Tourist destination or social housing projects. Not you and Clive's decision to make, it is the communities decision on the direction of this amazing town of ours. Look at the damage in Rotorua this type of bad press has had. Ohakune will not recover from any reputation damage thrust on it by any negative media coverage regarding social housing. This is now your positive legacy being put at risk by you for all the wrong reasons. As a rate payer I believe you both have breached your senior executive roles in how you railroaded this decision at Wednesdays meeting. This current decision needs to go back to the council chamber and be publicly consulted on as the councillors were asking. I am an employer, Rate payer and business owner with heavy investment in Ohakune. I can not let you put that at risk. I will respect the communities decision on this subject it is not up to you and Clive for the direction of Ohakune.

Kind regards,

[Redacted]  
[Redacted]  
P: [Redacted]  
A: [Redacted]  
[Redacted]

		
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**From:** [Clive Manley](#)  
**To:** [Info](#)  
**Subject:** FW: Formal Complaint - Kainga Ora Teitei Drive personnel  
**Date:** Sunday, 19 November 2023 2:28:22 pm

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**From:** [REDACTED]  
**Sent:** Friday, November 17, 2023 3:49 PM  
**To:** xxxxxx.xxxxxxxx@xxxxxxx.xxxx.xx  
**Cc:** Clive Manley <xxxxx.xxxxxx@xxxxxxx.xxxx.xx>; [REDACTED] Weston Kirton <xxxxxx.xxxxxx@xxxxxxx.xxxx.xx>; Suze Redmayne <xxxx.xxxxxxxx@xxxxxxx.xxx.xx>; Renee Regal <xxxxxx.xxxxxx@xxxxxxx.xxxx.nz>  
**Subject:** Formal Complaint - Kainga Ora Teitei Drive personnel

**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.

Dear Mr Broderick.

I wish to raise a formal complaint about a serious breach of privacy in the form of sensitive information being released by a member of your staff who is currently working on the proposed Teitei Drive, Ohakune, large-scale Social Housing Development.

As you are well aware, already there is scandal associated with this project - one of your senior planners failed to register a serious conflict of interest. To refresh your memory, his property borders the Teitei Street development he was designing and he placed a large open-space reserve on his boundary, while cramming houses right on the boundaries of neighbouring properties in the Snowmass Drive/Kanuka Way area.

Along with your project partner, Ruapehu District Council (RDC), there have been a large number of complaints to the Ombudsman over the way both RDC staff and your staff have failed to meet their obligations under the LGOIMA and Official Information Acts. This ongoing lack of transparency and openness continues to shroud the project in mistrust and controversy, and has significantly dented the credibility of both organisations within the local Ohakune community and more widely.

My complaint, in this instance, however, centres on sensitive information pertaining to a complaint made about a Kainga Ora tenant in the Rangitikei district. While the complaint was in the neighbouring region, the leak, which was widely circulated in a public email, was made by a member of the Kainga Ora, Teitei Drive, Ohakune, development team - one of your staff members again.

Presumably this breach of privacy was not intentional. However, it was a sloppy and unprofessional action that has potentially serious consequences for the person who made the complaint.

Firstly, the complainant has now been publicly identified. This puts that person at risk of reprisal from those who the complaint was laid against.

Secondly, given the 'graphic' nature of the complaint, it has potential to directly affect property values of those neighbouring, and in the vicinity of, the Kainga Ora dwelling at the centre of the matter.

People in Ohakune who *might* end up with properties next to the proposed development at Teitei Drive (should it go ahead in the face of pending legal action) are faced with a troubling dilemma: If complaints against Kainga Ora's Teitei Drive tenants need to be made, as is often the case with KO properties, how can they have any faith that they will not have their identities

revealed, and potentially face reprisal, as has happened in the case of the Rangitikei District Council staff member?

A further valid concern is that a leak of similar fashion would have direct negative impacts on property values, over and above what residents already face losing if this goes ahead next door. Further, members of the wider community who visit the Carrot Park (which RDC has so shortsightedly and inappropriately allowed this scheme to go ahead next too without consulting Ohakune residents) should be similarly worried if they are required to make complaints about anti-social behaviour associated with Teitei Drive social housing tenants.

Given these examples of mal-practice and the ongoing breaches of the Official Information Act perpetrated by your Kainga Ora staff working on the Teitei Drive scheme, what do you plan to do to prevent further screw ups? I would also like to know what sanctions your staff member who made the sensitive information public now faces? (Or will they merely be given a slap over the wrist with a wet bus ticket as was the case with your senior planner who failed to declare his significant conflict of interest?)

Note that as well as the Rangitikei MP, this correspondence has been sent to other relevant MPs in the new government, along with those members likely to take on the Housing and Social Development portfolios.

[REDACTED]

[REDACTED]



**From:** [Redacted]  
**To:** [Info](#)  
**Subject:** Fwd: Kainga Ora development at Teitei Dr Ohakune  
**Date:** Tuesday, 20 June 2023 3:43:20 pm  
**Attachments:** [020fa918-490d-4b1d-95f9-355a18979420.jpg](#)  
[logooforemailsignature2021-2\\_8441f020-72a5-4185-b628-6f1f21f1b50c.jpg](#)  
[logooforemailsignature2021-2\\_8441f020-72a5-4185-b628-6f1f21f1b50c.jpg](#)  
[020fa918-490d-4b1d-95f9-355a18979420.jpg](#)

**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.

See below

**Kind regards**

[Redacted]  
 [Redacted]  
 [Redacted]  
 [Redacted]

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:** [Redacted]  
**Date:** 20 June 2023 at 3:32:19 PM NZST  
**To:** xxxx@xxxxxxxxx.xxxx.xx  
**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 [Redacted]. 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,  
 Get [Outlook for iOS](#)

[Redacted]  
 [Redacted]  
 [Redacted]

**From:** [REDACTED]  
**To:** [Clive Manley](#)  
**Cc:** [REDACTED]; [REDACTED]; [Deana Wilson](#); [Helen Leahy](#); [John Hotter](#); [Pauline Welch](#); [Rina Hepi](#); [Vini Dutra](#); [Frazer Baggaley](#); [x@xx](#); [Renee Regal](#)  
**Subject:** Re: Future Ohakune - GG Meeting Friday 16th June  
**Date:** Thursday, 15 June 2023 1:37:20 pm  
**Attachments:** [Teitei Drive letter final.pdf](#)

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Thank you Clive ,  
this is just great confirmation for our Town and District needs  
Well Done RDC team!  
Regards,  
[REDACTED]

Sent from my iPhone

On 15/06/2023, at 8:50 AM, Clive Manley  
<xxxxxx.xxxxxx@xxxxxxxxxx.xxxx.xx> wrote:

For your information I have attached a letter that will be going out next week regarding the Teitei Drive housing development.

Regards  
Clive

-----  
Clive Manley  
Chief Executive  
**Ruapehu District Council**

Ruapehu District Council | Private Bag 1001 | Taumarunui 3946 | New Zealand  
Phone: 07 895 8188 ext: 303 | Fax: 07 895 3256 | Mobile: 021 493 807  
email: xxxxx.xxxxxx@xxxxxxxxxx.xxxx.xx | RDC website: [www.ruapehudc.govt.nz](http://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:** [REDACTED]  
**Sent:** Wednesday, June 14, 2023 7:59 PM  
**To:** [REDACTED] Deana Wilson <xxxxx.xxxxxx@xxxxxxxxxxx.xxx>; Helen Leahy <xxxxx@xxxxxxxxxxx.xxx>; John Hotter <xxxxx.xxxxxx@xxxxxxxxxxxxxxxxxxx.xx>; Clive Manley <xxxxx.xxxxxx@xxxxxxxxxxx.xxxx.xx>; Pauline Welch <xxxxxxxx.xxxxx@xxxxxxxxxxx.xxxx.xx>; Rina Hepi <xxxx.xxxx@xxxxxxxxxxx.xxxx.nz>; Vini Dutra <xxxx.xxxxx@xxxxxxxxxxx.xxxx.xx>; Frazer Baggaley <xxxxxxxxxxxx@xxxxxxxxxxxxxxxx.xx.xx>; xxxxxxxx.xxxxxx@xxxxxxxxxxxxxxxx.xx.xx  
**Subject:** Future Ohakune - GG Meeting Friday 16th June

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All

Looking forward to seeing you all on Friday. Please find attached the agenda as well as the minutes from the last 2 meetings.

Thanks  
[REDACTED]

**From:** [REDACTED]  
**To:** [REDACTED]  
**Subject:** [\[REDACTED\]](#) Teitei  
**Date:** social housing development Sunday, 10  
September 2023 6:29:10 pm

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Hi there

Just wondered if there was any update on the planned subdivision. I was at the zoom meeting and was wondering if you were going to have another meeting to update residents and rate payers.

I am obviously concerned as a ratepayer in Snowmass that this development will create a lot more traffic around the carrot park where lots of children play including our own. It's also a substantial tourist attraction and town so little infrastructure and few/seasonal jobs that won't support 144 more houses in this area.

Please advise.

Look forward to an update.

Thanks

[REDACTED]

Sent from my iPhone

**From:** [REDACTED]  
**To:** [Info](#)  
**Subject:** Query re housing development  
**Date:** Wednesday, 13 September 2023 4:40:05 pm

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**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

Can someone please tell us (the community), as soon as possible, how the Council can have a 'special meeting' to discuss the objections to the proposed Teitei Drive Ohakune social housing development when they have signed a contract with KO to not object to the progress of the development in any way?

Extract:

### **20.1 -COUNCIL TO SUPPORT PROJECT**

Subject to clause 3.7, provided and to the extent that HNZ Build is developing the Super Lot in accordance with this Agreement:

- (a) **Support:** The Council will support the Project, but will not be required to file a submission in support, and allow HNZ Build to undertake the Project without undue interference, objection, opposition or restraint from the Council;
- (b) **Not to Object:** The Council will not make or support any objection to or submission opposing any application for a Resource Consent, building consent or other authorisation for or facilitating the Project; and

Without honest information being able to be obtained by asking the council about this development by a very concerned rate paying community, this appears to be not a great position for the council to be in.

regards

[REDACTED]

**From:** [Clive Manley](#)  
**To:** [Info](#); [Renee Regal](#); [Ree Anderson](#)  
**Subject:** Fwd: Please  
**Date:** Tuesday, 12 September 2023 12:03:52 pm

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Sent from Clive Manley's iPhone 021 493 807

Begin forwarded message:

**From:** [Redacted]  
**Date:** 11 September 2023 at 8:26:06 AM NZST  
**To:** Info <xxxx@xxxxxxxxxxxx.xx>, Weston Kirton <Weston.Kirton@ruapehudc.govt.nz>, Vivienne Hoeta <xxxxxxxx.xxxxx@xxxxxxxxxxxx.xx>, Clive Manley <Clive.Manley@ruapehudc.govt.nz>, Warrick Zander <xxxxxxxx.xxxxx@xxxxxxxxxxxx.xx> [Redacted]  
**Subject:** Please






**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

I would appreciate it if you could tell me if you have had the special meeting about the Teitei development which you said you were going to have. If you have had the meeting what was the result of it.

Kind regards

[Redacted]

	 	 
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[Redacted]

This email is intended solely for the use of the addressee and may contain information that is confidential or subject to legal privilege. If you receive this email in error please immediately notify the sender and delete the email.

**From:** [REDACTED]  
**To:** [Weston Kirton](#)  
**Cc:** [Clive Manley](#); [Warrick Zander](#); [David Nottage](#)  
**Subject:** Re Teitei Drive Development  
**Date:** Friday, 1 September 2023 6:00:48 pm

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**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.

Dear RDC Mayor and Councillors,

As you are probably aware I have been asked by various ratepayers to report on the technical issues relating to the two concurrent Resource Consent Applications lodged on RDC behalf under delegated authority by a Katherine Hu dated 7 May 2023 - note: not signed by Kainga Ora, even though they are a co-applicant to the Applications.

I have done so, such not addressing the social issues but matters relating to the subdivision, it's proposed layout and services utilizing my past professional entities and experience and being the lead (in design and supervision) for the adjacent and nearby developments of Alpine Way. Rocky Mountain Chalets and Snowmass Village.

My comprehensive report has made 17 recommendations, some of which must result in a redesign of the lot and road layouts plus a total redesign of some services.

The reason for these recommendations in the main is due to a poor and unsustainable AEE which should have identified, and thus clarified or quantified, the serious shortcomings, ambiguities and conflict statements in the Applications lodged.

As mentioned to your employee, via M/s Welsh on 2 August, some services design will lead to considerable future maintenance costs required pursuant to the Local Government Act, such may not be physically possible and could exceed the rate take from this project.

This email is an advisory one at this juncture, the details are with third parties awaiting the processing outcome of these two Applications.

I ask that this letter be tabled at the next Council meeting where the agenda relates to this development.

Please acknowledge receipt of this correspondence.

Yours sincerely

[REDACTED]

**From:** [REDACTED]  
**To:** [REDACTED]; Info; [REDACTED]  
**Subject:** Housing opportunities near where you live - Ohakune  
**Date:** Tuesday, 4 July 2023 4:26:59 pm  
**Attachments:** [image001.png](#)  
**Importance:** High

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**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.

Dear all,

We refer you to the letter that was dropped in our mailbox relating to the “housing opportunities near where you live” dated 15 June 2023, in particular Ohakune. It is our understanding that you plan on working through a resource consent for 44 lots under stage 1. Could you please clarify the location of this development (in context of the Carrot Park) as we were unable to locate Tei Tei Drive on Google Maps, and please keep me updated via email as the project progresses?

Cheers,

[REDACTED]

[REDACTED]



**From:** [REDACTED]  
**To:** [Clive Manley](#)  
**Cc:** [\[REDACTED\]](#); [\[REDACTED\]](#); [\[REDACTED\]](#); [Info](#)  
**Subject:** Yesterday's zoom meeting - Teitei Drive housing project  
**Date:** Friday, 4 August 2023 3:48:05 pm

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**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, Clive,

I attended yesterday afternoon's Zoom meeting with all major stakeholders of the Teitei Drive, Ohakune Kainga Ora housing plan.

It was deeply disappointing to hear your response about our concerns of turning Teitei Drive into a housing estate thoroughfare and jeopardising the current, safe, family-friendly layout for both Carrot Park and visitors staying in the Snowmass subdivision.

You mentioned that the planning of the Housing project is "not your area of expertise and that you will leave it to the experts" to make decisions on traffic and placement. Surely protecting and managing the Community's assets is your area of expertise so for you to not even acknowledge our concerns is a major failing of the important role you have to play. As soon as it became clear on the zoom call that you have given Kainga Ora free rein to plough ahead with this project my heart sank, and I know a lot of other home owners on the call felt the same.

The Snowmass subdivision is a very important enclave of Ohakune homeowners and rate payers.

The majority of us rent our homes to visitors to the area, offering popular accommodation options. These visitors enjoy the quiet, family-friendly location and pump a lot of money into the local businesses. If our backyards are turned into a massive building site for years and direct access to the park and village beyond is hampered then a lot of those visitors will stay away.

So, on behalf of a large number of Snowmass residents, I will ask you again. Are you in favour of Teitei Drive being turned into a thoroughfare for this housing project traffic and are you at all concerned about isolating and ostracising the Snowmass community that provide an extremely valuable revenue stream for the local area?

Thank you for your time and I look forward to your response.

[REDACTED]  
[REDACTED]

**From:** [REDACTED]  
**To:** [Info](#)  
**Subject:** Re: Tei Tei Drive development  
**Date:** Monday, 11 September 2023 1:49:50 pm

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Att Clive Manly and the Mayor

Further to my email to which I have not received a reply even an acknowledgement that you have received it.

A few years ago when the Carrot Park was alot quieter and a metal carpark a vegie man from Hawkes Bay asked the council if he got a permit could he sell veggies once a week on a Thursday for approx an hour from the carpark he was advised NO the reason being the extra traffic going in and out would make it too dangerous. Can you advise me why, when and who now feels it is acceptable to have at least 88 cars going in an out of this entrance on a daily basis?

As a long time resident and ratepayer I feel it is unacceptable the way you have handled this issue and it was obvious from the meeting that your ratepayers are of the same opinion.

Please answer my above question advise the current status of this matter and advise when the meeting will be held that you promised at the meeting.

We should not be treated like mushrooms.

Kind regards

[REDACTED]

On Fri, 8 Sep 2023, 1:45 pm [REDACTED] > wrote:

Hi

Can you please advise how much longer the ratepayers and residents of Ohakune have to wait for another meeting as discussed in the meeting 31 August 2023.

Kind regards

[REDACTED]

**From:** [Clive Manley](#)  
**To:** [Renee Regal](#); [Info](#)  
**Subject:** Fwd: Proposed Social Housing Development  
**Date:** Wednesday, 9 August 2023 8:19:08 pm

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Sent from Clive Manley's iPhone 021 493 807

Begin forwarded message:

**From:** [REDACTED]  
**Date:** 9 August 2023 at 1:14:31 PM NZST  
**To:** Clive Manley <xxxxx.xxxxxx@xxxxxxxxx.xxxx.xx>, xxxxxxxxxxxx@xxxxxxxx.xxx  
**Subject:** **Fwd: 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 Clive and Weston,

I appreciate you have connected us with Kianga Ora representatives to give our feedback on the proposal, but felt it was important that as council representatives you were aware of the concerns of the community and its ratepayers.

Below is our correspondence on the matter below for your edification.

Regards,

[REDACTED]

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

**From:** [REDACTED]  
**Date:** Wed, Aug 9, 2023 at 12:46 PM  
**Subject:** RE: Proposed Social Housing Development  
**To:** [REDACTED] Community Engagement  
 <xxxxxxxxxx@xxxxxxxxx.xxxx>x  
**Cc:** [REDACTED]

Hi Renee,

Just to add to [REDACTED] communication.

Our concerns echo others in our community, and are based on the many experiences other communities around NZ are enduring at the hands of KO.

There are many examples, here are a few that fuel our very real concerns.

[Kāinga Ora under fire for 'broken' promises, disruptive tenants - NZ Herald](#)

[Hamilton mum's battle with Kāinga Ora over 'neighbours from hell' - NZ Herald](#)

[Police called to Kainga Ora complex after complaints of axe threat and urine poured across entrance of apartment - NZ Herald](#)

[The Front Page podcast: Why aren't more Kāinga Ora tenants evicted over complaints? - NZ Herald](#)

These are real stories, from real neighbours or residents of these developments, showing that the potential for antisocial behaviour is high. To think that this type of behaviour right next door to a regionally significant and award winning childrens playground is an acceptable solution – shows that KO doesn't have any regard to that of the current residents.

There are many other ways to meet your inflated KO demand requirements for Ohakune and the wider

Rangitikei district.

Regards.



---

**From:** [REDACTED]  
**Sent:** Tuesday, August 8, 2023 10:50 PM  
**To:** Community Engagement <[xxxxxxxxxx@xxxxxxxx.xx](mailto:xxxxxxxxxx@xxxxxxxx.xx)>  
**Cc:** [REDACTED]  
**Subject:** Re: Proposed Social Housing Development

Hi Renee,

Thanks for the response and apologies for my slow reply.

44 homes appears to be a large percentage given the small community of homes in the suburb, without the specific data I would estimate it to be around 10%. Perhaps you could clarify?

It certainly is a lot in context of the existing community.

The neighbour hood is currently a safe and friendly environment, introducing any large development of this scale is bound to have an impact on the current state. Introducing a development of this scale for community homes feels like you aren't considering the impact on existing owners and rate payers. And if you are, are progressing regardless of feedback.

Your clarity and confirmation around the make up of the houses does little to qualify the proposal or negate the concerns.

We have received your prior communication and our concerns remain.

Regards,

[REDACTED]

On 31/07/2023, at 8:52 PM, Community Engagement <[xxxxxxxxxx@xxxxxxxx.xx](mailto:xxxxxxxxxx@xxxxxxxx.xx)> wrote:

Kia ora [REDACTED]

I'm on the road for the next few days so I just wanted to check you have received our recent information. I have attached our recent letter and the outreach sessions we have planned for this week

You mentioned one of you main concerns was volume of social housing. We are proposing 44 homes, 14 affordable homes (homeownership), 15 long-term worker rentals and 15 public homes.

Are you able to provide a bit more clarity around your concerns below so I can respond accordingly

Thanks so much

Ngā mihi

<image001.jpg>

## Renée Regal

Kaiwhakahaere Hononga Hapori

Phone : 021 998 724

Manager - Community Engagement  
and Partnerships  
Te Tai Hauāuru

Email: [xxxxx.xxxxx@xxxxxxxxx.xxxx.xx](mailto:xxxxx.xxxxx@xxxxxxxxx.xxxx.xx)

Taranaki Whanganui Manawatu

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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](http://www.kaingaora.govt.nz)

<image002.png>

-----  
Clive Manley  
Chief Executive

### Ruapehu District Council

Ruapehu District Council | Private Bag 1001 | Taumarunui 3946 | New Zealand  
Phone: 07 895 8188 ext: 303 | Fax: 07 895 3256 | Mobile: 021 493 807  
email: [xxxxx.xxxxx@xxxxxxxxx.xxxx.xx](mailto:xxxxx.xxxxx@xxxxxxxxx.xxxx.xx) | RDC website: [www.ruapehudc.govt.nz](http://www.ruapehudc.govt.nz)

[<image003.jpg>](#)

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Begin forwarded message:

**From:** [REDACTED]  
**Date:** 31 July 2023 at 7:41:44 PM NZST  
**To:** [xxxxxxxxxxxx@xxxxxxxx.xx](mailto:xxxxxxxxxxxx@xxxxxxxx.xx) Clive Manley <[xxxxx.xxxxx@xxxxxxxxx.xxxx.xx](mailto:xxxxx.xxxxx@xxxxxxxxx.xxxx.xx)>  
**Cc:** [REDACTED]  
**Subject: Proposed Social Housing Development**

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Hi Weston and Clive,

We are the combined owners of [REDACTED].

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 proposal borders this development and makes no attempt to integrate into the look and feel of the area. This is only possible as its development is being completed by the council. We doubt very much that a private developer would get consent to build such vastly different buildings, in such a condensed manner on the land.

Secondly it is in very close proximity to a well attended child's play area. This is a draw card for families from the region and equally as many tourists passing through. Dense social housing in such proximity feels like an unnecessary increase in risk. Risk of damage, anti-social behaviour etc.

As rate payers we oppose this development in its current proposed state. The volume of dwellings in a condensed manner are not balancing the consideration of the existing residents.

We do appreciate that social housing is an issue for New Zealand and includes the Ruapehu district, however the current proposal prioritises volume over balance, values the need for social housing over the established communities.

Small developments, spread across the region, integrating into communities, whilst not the silver bullet proposed here, is a better long term strategy.

[Redacted]

[Redacted]

[www.govt.nz](http://www.govt.nz) - your guide to finding and using New Zealand government services

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Please:

- (1) reply promptly to that effect, and remove this email, any attachment and the reply from your system;
- (2) do not use, disclose or act on this email in any other way. Thank you.

<Letter to Teitei Drive Community 25 July 23 (A10976680).pdf>

<Ohakune Outreach Session Invite final (vA12855285).pdf>

**From:** [REDACTED]  
**To:** [Info](#); [Weston Kirton](#); [Warrick Zander](#); [Vivienne Hoeta](#); [Clive Manley](#)  
**Subject:** Consultation TeiTei Drive  
**Date:** Monday, 18 September 2023 1:45:56 pm

---

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Kia ora koutou katoa,

We were wondering if there are any updates on the proposed development at Teitei drive in terms of more meetings that were mentioned in the community meeting on August the 31st?

From our understanding another 'special' meeting was a consideration in order to address concerns from the Ohakune community around said development.

We haven't yet heard anything pertaining to more consultation with people affected - is this still happening?

Noho ora mai,

[REDACTED]

**From:** [REDACTED]  
**To:** [Info](#)  
**Subject:** Social housing proposal  
**Date:** Thursday, 20 July 2023 6:53:24 pm

---

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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.

Kind regards

[REDACTED]



**From:** [Clive Manley](#)  
**To:** [Info](#); [Renee Regal](#); [Ree Anderson](#)  
**Subject:** Fwd: TeiTei Drive development  
**Date:** Tuesday, 12 September 2023 12:09:27 pm

---

Sent from Clive Manley's iPhone 021 493 807

Begin forwarded message:

**From:** [REDACTED]  
**Date:** 11 September 2023 at 10:06:53 AM NZST  
**To:** Info <xxxx@xxxxxxxxxxxx.xx>, Weston Kirton  
<xxxxxxxxxxxx@xxxxxxxxxxxx.xx>, Vivienne Hoeta  
<xxxxxxxxxxxx@xxxxxxxxxxxx.xx>, Clive Manley  
<xxxxxx.xxxxxx@xxxxxxxxxxxx.xx>, Warrick Zander  
<xxxxxxxxxxxx@xxxxxxxxxxxx.xx> [REDACTED]  
**Subject:** TeiTei Drive development

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Hello,

I am a rates payer in Snowmass Drive.

Please confirm if council intends to honour the words of Mayor Weston to hold a special meeting in regards to the above.

If this meeting has been held, what has been the outcome?

[REDACTED]

**From:** [Redacted]  
**To:** [Clive Manley](#); [Weston Kirton](#); [xxxxxxxxxx@xxxxxxxx.xx](#)  
**Cc:** [Redacted]  
**Subject:** Re: Ohakune Teitei Development / Kainga Ora  
**Date:** Friday, 21 July 2023 2:51:53 pm  
**Attachments:** [image002.jpg](#)

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[Redacted] 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.

[Redacted]

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, [Redacted] wrote:

[Redacted]

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

[Redacted signature block]



[Redacted signature block]

---

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**From:** [Clive Manley](#)  
**To:** [Info](#)  
**Subject:** FW: Tei Tei Drive  
**Date:** Friday, 18 August 2023 5:09:01 pm

---

**From:** [REDACTED]  
**Sent:** Tuesday, August 1, 2023 9:12 AM  
**To:** Clive Manley <xxxxx.xxxxxx@xxxxxxxxx.xxxx.xx>; Weston Kirton <xxxxxx.xxxxxx@xxxxxxxxx.xxxx.xx>; xxxxxxxxxxxx@xxxxxxxxx.xxxx.xx  
**Subject:** Tei Tei Drive

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Morena,

I am another neighbour to the proposed Tei Tei Drive project. Firstly this is not NIMBY'ism, this is in concern firstly - as a neighbour to this project [REDACTED] there is no infrastructure to support this development and the water system overflow affects my property directly, our property is already a low lying flood risk with the current system, let alone adding all those properties to it. And as far as Ohakune is concerned, you have a (world) famous attraction in Carrot Park. Have you seen how busy that is in summer? How is making that a throughfare to a housing development going to make it safe? Many cars trying to park to get to the park and then many cars trying to get to housing. Also the location is adjacent to tourist accommodation and holiday homes. How is that going to work? There are numerous houses in Ohakune that could be purchased and brought up to healthy homes standards and then spread the new residents around the town and make them part of the community. Also where are these new residents going to work? I mean even at this moment, one of the largest employers future is unclear - RAL is in receivership.

I foresee that if this goes ahead, all you are doing is creating a ghetto right next to one of your major tourist attractions.

Terrible communications to an affected member and there should have been earlier engagement with the people affected and not finding out via Stuff.

For the record, I am against this proposal and do not support it.

[REDACTED]

**From:** [Clive Manley](#)  
**To:** [Renee Regal](#); [Ree Anderson](#); [Melissa Jackson](#)  
**Cc:** [Info](#)  
**Subject:** FW: Teitei Drive  
**Date:** Saturday, 9 September 2023 1:49:18 pm

---

**From:** [REDACTED]  
**Sent:** Saturday, September 9, 2023 12:17 PM  
**To:** Info <xxxx@xxxxxxxxxxxx.xx>; Weston Kirton <Weston.Kirton@ruapehudc.govt.nz>; Vivienne Hoeta <xxxxxxxxxxxx@xxxxxxxxxxxx.xx>; Clive Manley <xxxxx.xxxxxx@xxxxxxxxxxxx.xx>; Warrick Zander <Warrick.Zander@ruapehudc.govt.nz>; [REDACTED]  
**Subject:** Teitei Drive

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Please could we have some answers regarding the Teitei drive social housing development. The meeting was over a week ago have there has been no response.  
Thanks

**From:** [Clive Manley](#)  
**To:** [Info](#); [Renee Regal](#); [Ree Anderson](#)  
**Subject:** Fwd: Kainga Ora Housing plan  
**Date:** Tuesday, 12 September 2023 11:57:43 am

---

Sent from Clive Manley's iPhone 021 493 807

Begin forwarded message:

**From:** [REDACTED]  
**Date:** 11 September 2023 at 3:22:19 PM NZST  
**To:** Info <xxxx@xxxxxxxxx.xxx.xx>, Weston Kirton  
<xxxxxxxx@xxxxxxxxx.xxx.xx>, Warrick Zander  
<xxxxxxxx@xxxxxxxxx.xxx.xx>, Clive Manley  
<xxxxx@xxxxxxxxx.xxx.xx>, Warrick Zander  
<xxxxxxxx@xxxxxxxxx.xxx.xx>  
**Cc:** [REDACTED]  
**Subject:** Kainga Ora Housing plan

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Dear Councillors

Time has flown since the well-attended meeting at Council chambers to discuss the KO housing plan. Participants were open to listening to all comments, points of view, however after lengthy debate it seemed that the vast majority of attendees asked for the KO plan to be halted, reviewed and reconsidered for the benefit of all the community, not just a cash injection for council. The mayor gave his commitment that he would request a special meeting of councillors to rediscuss the plan.

Thus far, rate payers have no update nor communication from the council. Please consider updating the community via Bulletin or other medium you believe appropriate on –

- Was the special meeting called
- Has or will a special meeting be held
- Outcomes of that meeting

Thank you for your consideration

Regards

[REDACTED]  
[REDACTED]

**From:** [Clive Manley](#)  
**To:** [Renee Regal](#)  
**Cc:** [Ewen Skinner Morrison Low](#); [Ree Anderson](#); [Vini Dutra](#); [Info](#)  
**Subject:** FW: Teitei Development.  
**Date:** Monday, 31 July 2023 12:44:57 pm

**From:** [REDACTED]

**Sent:** Monday, July 31, 2023 12:11 PM

**To:** Weston Kirton <xxxxxx.xxxxxx@xxxxxxxxx.xxxx.xx>; Vivienne Hoeta  
 <xxxxxxxx.xxxxx@xxxxxxxxx.xxxx.xx>; Clive Manley <Clive.Manley@ruapehudc.govt.nz>

**Cc:** Warrick Zander <xxxxxxxx.xxxxxx@xxxxxxxxx.xxxx.xx>; Pauline Welch  
 <xxxxxxxx.xxxxx@xxxxxxxxx.xxxx.xx>; Vini Dutra <xxxx.xxxxx@xxxxxxxxx.xxxx.nz>

**Subject:** Teitei Development.

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

Dear Clive / Winston

I am [REDACTED] under the Unit Title act located at [REDACTED].

As [REDACTED] of the [REDACTED], 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.

[REDACTED] 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.*

[REDACTED] 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.

We invite a discussion on the above concerns.

Kind Regards

[REDACTED]