

Document 1

From: 9(2)(a) [redacted]
To: 9(2)(a) [redacted]
Subject: RE: Oranga Marae - update
Date: Tuesday, 9 December 2025 3:06:14 pm
Attachments: [image001.png](#)

Kia ora 9(2)(a) [redacted]

Out of Scope [redacted]

[redacted]

If you are planning to build a new whareiti in a different location, there are alternative options to consider, such as prefabricated ablution blocks from suppliers like Advance Build. These can be more cost-effective and help minimise construction disruption. I will send through additional information from Advance Build for you to review.

Lovely to hear from you, and fantastic to see 9(2)(a) [redacted] moving forward with the ablution block upgrade.

Ngā mihi

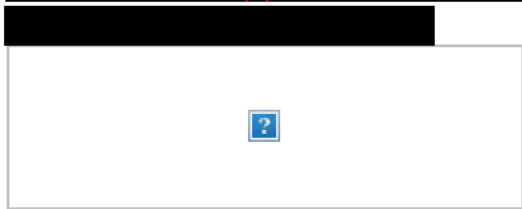
9(2)(a) [redacted] | Community Advisor

Community Operations | Hāpai Hapori

Partnerships and Commissions |

Department of Internal Affairs | Te Tari Taiwhenua

9(2)(a) [redacted]



* If you're wondering about the use of pronouns on this signature, you can find more information about how sharing pronouns can help create a sense of belonging and respect [here](#).

Out of Scope [redacted]

[redacted]

Document 1

Out of Scope
[Redacted]
[Redacted]
[Redacted]

From: 9(2)(a) [Redacted] <[Redacted]@dia.govt.nz>

Sent: Monday, 18 August 2025 1:35 pm

To: 9(2)(a) [Redacted]

Subject: RE: Oranga Marae - update

Kia ora 9(2)(a) [Redacted],

Just realised that I didn't actually send the email below... [Redacted]

The closing date is midnight tomorrow (19 August). I see you have been working on the draft. Let me know if you have any further queries.

Nga mihi,

9(2)(a) [Redacted]

Kia ora 9(2)(a) [Redacted]

See my responses below (in red). Happy to meet and discuss further.

Ngā mihi

9(2)(a) [Redacted]

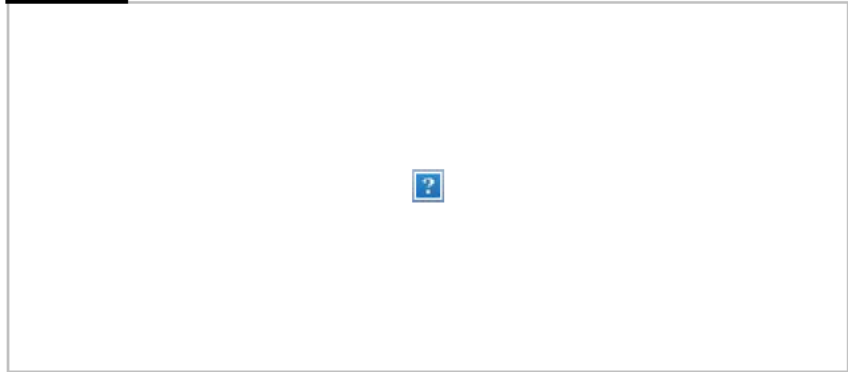
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Document 2

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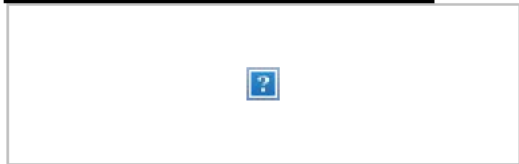
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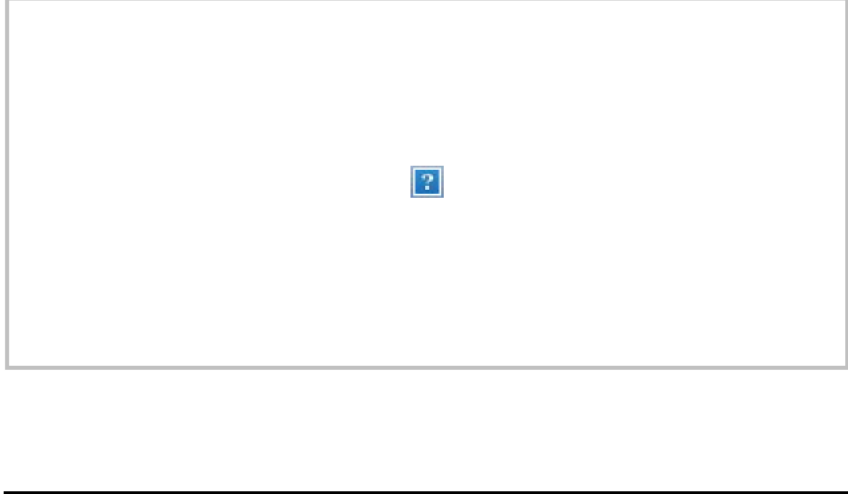
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[Redacted text block containing multiple paragraphs and a bulleted list. The text is completely obscured by black bars.]

- [Redacted list item 1]
- [Redacted list item 2]
- [Redacted list item 3]
- [Redacted list item 4]
- [Redacted list item 5]
- [Redacted list item 6]
- [Redacted list item 7]

Out of Scope

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Out of Scope

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Document 3

From: 9(2)(a)
To: 9(2)(a)
Subject: FW: Advance Build | Ablution Blocks for Maraes
Date: Tuesday, 9 December 2025 3:09:50 pm

Kia ora 9(2)(a)

As I mentioned, here is the information on prefabricated ablution blocks from Advance Build.

Ngā mihi

9(2)(a)

From: 9(2)(a)
Sent: Tuesday, 11 November 2025 2:41 pm
To: 9(2)(a)
Subject: Advance Build | Ablution Blocks for Maraes

You don't often get email from 9(2)(a). [Learn why this is important](#)

Good Afternoon 9(2)(a)

Thank you for your call this morning, and interest in [Advance Build](#).

Our off-site manufacturing approach offers key advantages for commercial projects, such as ablution blocks, clubrooms or facility rooms and spaces for Maraes.

- **Customised Designs:** Our design team can customise floor plan designs to provide you with high-quality buildings that meet your specific needs, ensuring you get the perfect fit.
- **Faster Build time:** Our streamlined process allows for a faster build time compared to traditional on-site construction, with a build time in the factory of just 8 weeks. This means you can have your new project completed much sooner, minimising downtime and maximising occupancy. We are also able to offer a guaranteed timeframe for our projects.
- **Cost Certainty & Project management:** We understand the importance of budget management, and our approach provides cost-certainty, helping you avoid unexpected expenses that can arise with on-site builds. We can offer fixed-cost pricing, and we are also able to manage all aspects of the project, including design, resource and building consent, construction, delivery and site connections. There's no need to engage an architect and pay consent fees for plans etc, as our pricing includes all that scope of work.

We recently completed an Ablution Block for the Ahipara Top 10 Holiday park - here's some images of this project to give you an idea of the type of result that can be achieved: <https://advancebuild.co.nz/projectgallery/ahipara-holiday-park-building/>

We also completed a program room, and ablution block for the Hope House Rehabilitation centre recently - see the following video showcasing their project:

https://youtu.be/K_4Buvjpodw

You are welcome to come and visit our Offices, Factory and Display Home at 2077 SH 10, Waipapa, or anyone from the Maraes that might be interested. Just let me know and I can schedule in a time for you to meet with our team. At the moment, there are no Ablution Blocks under construction, however I would highly recommend visiting

Document 3

one of our Display Homes as these provide a great example of the quality of our homes.

When you are interested in progressing to get a quote for the project, we would firstly book a meeting with yourself and our team where we unpack your specific needs so we can tailor a customised floor plan and complimentary price proposal to meet your requirements. This would also include a free site visit by one of our representatives to get a comprehensive understanding of the project service requirements.

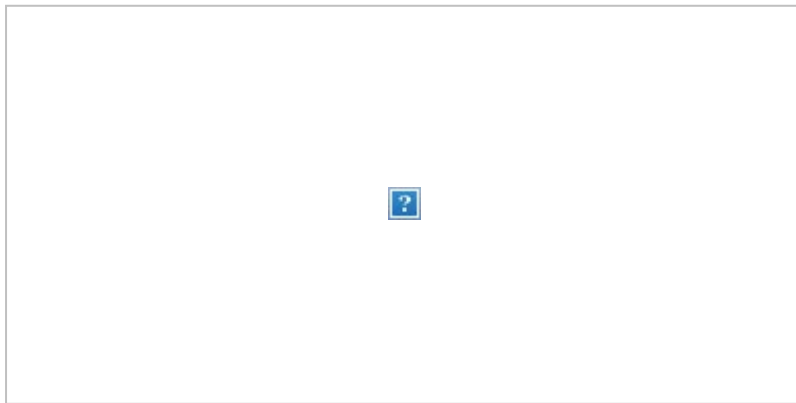
Let me know if you have any questions or require any further information.

Look forward to hearing from you.

Kind Regards

9(2)(a)

[Redacted signature line]



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Document 4

From: 9(2)(a)
To: 9(2)(a)
Subject: FW: Advance Build | Ablution Blocks for Maraes
Date: Tuesday, 9 December 2025 3:20:58 pm

Kia ora 9(2)(a)

As I mentioned, here is the information on prefabricated ablution blocks from Advance Build.

Ngā mihi

9(2)(a)

From: 9(2)(a)
Sent: Tuesday, 11 November 2025 2:41 pm
To: 9(2)(a) <@dia.govt.nz>
Subject: Advance Build | Ablution Blocks for Maraes

You don't often get email from 9(2)(a) <@dia.govt.nz> [Learn why this is important](#)

Good Afternoon 9(2)(a)

Thank you for your call this morning, and interest in [Advance Build](#).

Our off-site manufacturing approach offers key advantages for commercial projects, such as ablution blocks, clubrooms or facility rooms and spaces for Maraes.

- **Customised Designs:** Our design team can customise floor plan designs to provide you with high-quality buildings that meet your specific needs, ensuring you get the perfect fit.
- **Faster Build time:** Our streamlined process allows for a faster build time compared to traditional on-site construction, with a build time in the factory of just 8 weeks. This means you can have your new project completed much sooner, minimising downtime and maximising occupancy. We are also able to offer a guaranteed timeframe for our projects.
- **Cost Certainty & Project management:** We understand the importance of budget management, and our approach provides cost-certainty, helping you avoid unexpected expenses that can arise with on-site builds. We can offer fixed-cost pricing, and we are also able to manage all aspects of the project, including design, resource and building consent, construction, delivery and site connections. There's no need to engage an architect and pay consent fees for plans etc, as our pricing includes all that scope of work.

We recently completed an Ablution Block for the Ahipara Top 10 Holiday park - here's some images of this project to give you an idea of the type of result that can be achieved: <https://advancebuild.co.nz/projectgallery/ahipara-holiday-park-building/>

We also completed a program room, and ablution block for the Hope House Rehabilitation centre recently - see the following video showcasing their project:

https://youtu.be/K_4Buvjpodw

You are welcome to come and visit our Offices, Factory and Display Home at 2077 SH 10, Waipapa, or anyone from the Maraes that might be interested. Just let me know and I can schedule in a time for you to meet with our team. At the moment, there are no Ablution Blocks under construction, however I would highly recommend visiting

Document 4

one of our Display Homes as these provide a great example of the quality of our homes.

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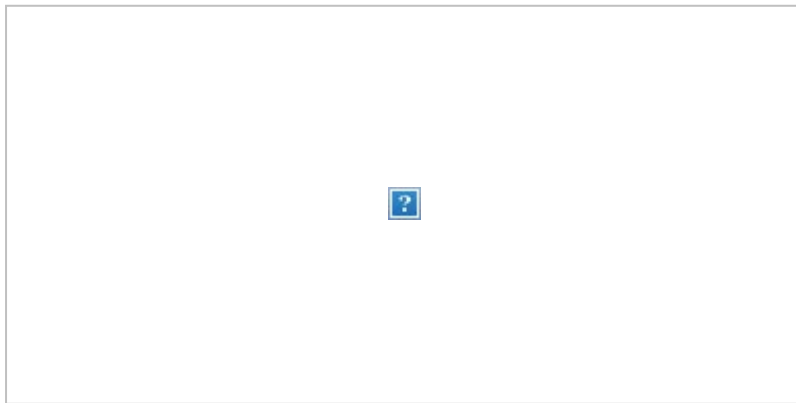
Let me know if you have any questions or require any further information.

Look forward to hearing from you.

Kind Regards

9(2)(a)

[Redacted signature line]



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Document 5

From: 9(2)(a)
To: 9(2)(a)
Subject: FW: Advance Build | Ablution Blocks for Maraes
Date: Tuesday, 9 December 2025 4:17:01 pm

Kia ora 9(2)(a)

As I mentioned, here is the information on prefabricated ablution blocks and buildings (wharekai) from Advance Build.

Ngā mihi

9(2)(a)

From: 9(2)(a)
Sent: Tuesday, 11 November 2025 2:41 pm
To: 9(2)(a) <@dia.govt.nz>
Subject: Advance Build | Ablution Blocks for Maraes

You don't often get email from 9(2)(a) <@dia.govt.nz> [Learn why this is important](#)

Good Afternoon 9(2)(a)

Thank you for your call this morning, and interest in [Advance Build](#).

Our off-site manufacturing approach offers key advantages for commercial projects, such as ablution blocks, clubrooms or facility rooms and spaces for Maraes.

- **Customised Designs:** Our design team can customise floor plan designs to provide you with high-quality buildings that meet your specific needs, ensuring you get the perfect fit.
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We recently completed an Ablution Block for the Ahipara Top 10 Holiday park - here's some images of this project to give you an idea of the type of result that can be achieved: <https://advancebuild.co.nz/projectgallery/ahipara-holiday-park-building/>

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https://youtu.be/K_4Buvjpodw

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Document 5

no Ablution Blocks under construction, however I would highly recommend visiting one of our Display Homes as these provide a great example of the quality of our homes.

When you are interested in progressing to get a quote for the project, we would firstly book a meeting with yourself and our team where we unpack your specific needs so we can tailor a customised floor plan and complimentary price proposal to meet your requirements. This would also include a free site visit by one of our representatives to get a comprehensive understanding of the project service requirements.

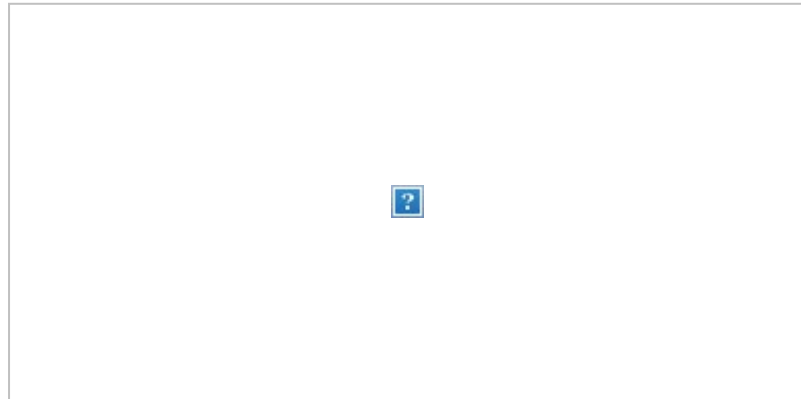
Let me know if you have any questions or require any further information.

Look forward to hearing from you.

Kind Regards

9(2)(a)

[Redacted signature line]



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Document 6

From: 9(2)(a)
To: 9(2)(a)
Subject: FW: Advance Build | Ablution Blocks for Maraes
Date: Tuesday, 9 December 2025 3:33:01 pm

Kia ora 9(2)(a)

As I mentioned, here is the information on prefabricated ablution blocks from Advance Build.

Ngā mihi

9(2)(a)

From: 9(2)(a)
Sent: Tuesday, 11 November 2025 2:41 pm
To: 9(2)(a) <[9\(2\)\(a\)@dia.govt.nz](mailto:9(2)(a)@dia.govt.nz)>
Subject: Advance Build | Ablution Blocks for Maraes

You don't often get email from 9(2)(a) <[9\(2\)\(a\)@dia.govt.nz](mailto:9(2)(a)@dia.govt.nz)>. [Learn why this is important](#)

Good Afternoon 9(2)(a)

Thank you for your call this morning, and interest in [Advance Build](#).

Our off-site manufacturing approach offers key advantages for commercial projects, such as ablution blocks, clubrooms or facility rooms and spaces for Maraes.

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We recently completed an Ablution Block for the Ahipara Top 10 Holiday park - here's some images of this project to give you an idea of the type of result that can be achieved: <https://advancebuild.co.nz/projectgallery/ahipara-holiday-park-building/>

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https://youtu.be/K_4Buvjpodw

You are welcome to come and visit our Offices, Factory and Display Home at 2077 SH 10, Waipapa, or anyone from the Maraes that might be interested. Just let me know and I can schedule in a time for you to meet with our team. At the moment, there are no Ablution Blocks under construction, however I would highly recommend visiting

Document 6

one of our Display Homes as these provide a great example of the quality of our homes.

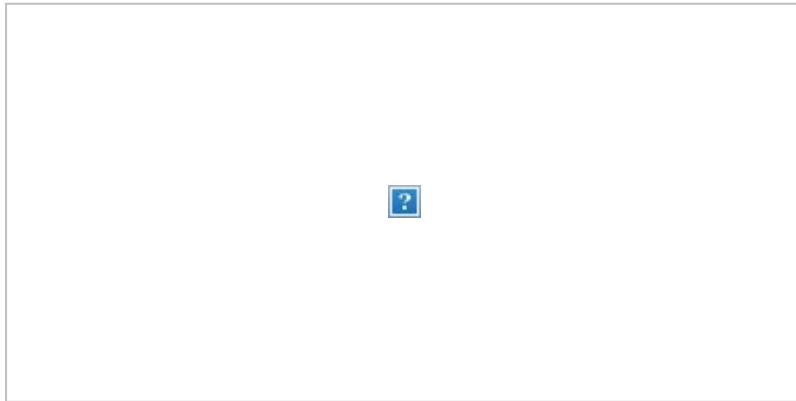
When you are interested in progressing to get a quote for the project, we would firstly book a meeting with yourself and our team where we unpack your specific needs so we can tailor a customised floor plan and complimentary price proposal to meet your requirements. This would also include a free site visit by one of our representatives to get a comprehensive understanding of the project service requirements.

Let me know if you have any questions or require any further information.

Look forward to hearing from you.

Kind Regards

9(2)(a)



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Document 7

From: 9(2)(a)
To: 9(2)(a)
Subject: 9(2)(ba)(i) - Oranga Marae
Date: Tuesday, 9 December 2025 3:19:42 pm
Attachments: [image001.png](#)

Kia ora 9(2)(a)

Once again, congratulations to 9(2)(ba)(i) on your successful Oranga Marae – Te Paepae grant application 9(2)(ba)(i).

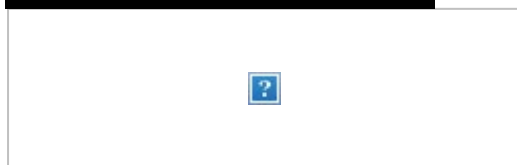
As discussed on the phone, this is the first funding round since the Oranga Marae reset, and we have some concerns that the process for some marae is becoming consultant driven. We encourage marae to lead the process themselves—being clear about what is needed and ensuring that any design and build is reasonable, affordable, and fit for purpose.

You may also wish to consider alternative build options, such as prefabricated ablution blocks from suppliers like Advance Build. These can be more cost-effective and help minimise construction disruption. I will send through additional information from Advance Build for you to review. I am aware, however, that given your location and isolation, this option may not be suitable.

Ngā mihi

9(2)(a) | Community Advisor
Community Operations | Hāpai Hapori
Partnerships and Commissions |
Department of Internal Affairs | Te Tari Taiwhenua

9(2)(a)



* If you're wondering about the use of pronouns on this signature, you can find more information about how sharing pronouns can help create a sense of belonging and respect [here](#).

Document 8

From: 9(2)(a)
To: 9(2)(a)
Subject: 9(2)(ba)(i) Oranga Marae
Date: Tuesday, 9 December 2025 3:32:15 pm
Attachments: [image001.png](#)

Kia ora 9(2)(a)

As discussed on the phone, I understand that 9(2)(ba)(i) is close to submitting an application to Oranga Marae – Te Whare Marae for capital works funding for the ablution block. You also noted that an earlier QS report indicated a significant estimated cost for the build. As you move into project costing, you may wish to consider alternative build options, such as prefabricated ablution blocks from suppliers like Advance Build. These can be more cost-effective and help reduce construction disruption. I will send through additional information from Advance Build for you to review.

Ngā mihi

9(2)(a) | Community Advisor
Community Operations | Hāpai Hapori
Partnerships and Commissions |
Department of Internal Affairs | Te Tari Taiwhenua

9(2)(a)



* If you're wondering about the use of pronouns on this signature, you can find more information about how sharing pronouns can help create a sense of belonging and respect [here](#).