

From: §7(2)(a) LGOIMA
 Sent: Thursday, 9 September 2021 6:57 PM
 To: Stephanie Kelly <Stephanie.Kelly@rotorualc.nz>
 Subject: Rotorua reserves - draft priority list

Hi Stephanie

Another end of the day email from me sorry...

Below is a first-cut as prioritising our interest in the various reserves. As per my email yesterday, this is of course all entirely on the basis that we are yet to start our formal due diligence.

High priority	Medium priority	Low priority
Coulter Rd (part only)	Lee Road	Warwick Drive
Wrigley Rd (part only)	Park Rd (part only)	Turner Drive (part only)
55 High St (part only)	Waitawa Place	Jessie Martin Park
Steeles Lane (part only)	Ranginui St	Gallagher St

However, §7(2)(a) sent me a copy of a pdf from you / RLC (cover image below) that doesn't include Jessie Martin and adds in Linton Park West and Pururu. So, we'll take Jessie Martin off our list and from looking at aerials only my reaction is that we won't be interested in Linton Park (can't pull a route through the site) nor Pururu (no appetite to remove a neighbourhood playground, unless you know it is never used?).

Proposed reserves for housing in Rotorua



I confirmed today that we will now start our internal process to request approval to undertake due diligence on the high and medium priority reserves. I learnt that this will cost approximately \$50k per reserve. So, if there are any of these reserves that you anticipate iwi or the CHP being interested in, please let me know asap so I can take them off our list.

Would you be free for a phone call or video catch up on Tuesday afternoon next week?

Cheers

s7(2)(a) LGOIMA



s7(2)(a) LGOIMA

Kāinga Ora - Homes and Communities
7 Waterloo Quay, Pipitea, Wellington 6011

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- (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.

From (Header) s7(2)(a) LGOIMA [REDACTED]

To Stephanie.Kelly@rotorualc.nz, s7(2)(a) LGOIMA [REDACTED]

CC Darren.Toy@kaingaora.govt.nz

Subject RE: Concepts

Sent 10 Dec 2021 - 10:40:36 NZDT

Message Body

Kia ora koutou

Thanks for looping me in Steph.

Great to hear we're aiming for the January land committee s7(2)(a) [REDACTED] and that, with their endorsement, we could pass drawings to you Stephanie that very day.

Ngā mihi

s7(2)(a) LGOIMA [REDACTED]

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From: Stephanie Kelly <Stephanie.Kelly@rotorualc.nz>
Sent: Friday, 10 December 2021 9:09 am
To: s7(2)(a) LGOIMA
Cc: Darren Toy <Darren.Toy@kaingaora.govt.nz>; s7(2)(a) LGOIMA
Subject: RE: Concepts

Thanks s7(2)(a) LGOIMA that's my thinking too.

Stephanie Kelly Kaiurungi Rautaki - Senior Strategy Advisor, District Development
P: 021 238 8856 | E: stephanie.kelly@rotorualc.nz (mailto:stephanie.kelly@rotorualc.nz) | W: rotorualakescouncil.nz (https://aus01.safelinks?url=http%3A%2F%2Frotorualakescouncil.nz%2F%3Futm_source%3DStationery%26utm_medium%3DEmail%26utm_content%3DStephan

From: s7(2)(a) LGOIMA
Sent: Friday, 10 December 2021 9:07 AM
To: Stephanie Kelly <Stephanie.Kelly@rotorualc.nz (mailto:Stephanie.Kelly@rotorualc.nz)>
Cc: Darren Toy <Darren.Toy@kaingaora.govt.nz (mailto:Darren.Toy@kaingaora.govt.nz)>; s7(2)(a) LGOIMA
Subject: RE: Concepts

Hi the first land committee meeting in January is 21st January for acquisition approval.
If we can locked down the preferred sites this Wednesday we can provide bulk location plans to you that day
You may need to extend the date of obtaining the council approval out a month to allow your surveyor time also as LINZ are backed up with their workflows

Regards
s7(2)(a) LGOIMA

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107 Carlton Gore Road, New Market 1023, PO BOX 74598 Auckland 1546 | New Zealand Gov

From: Stephanie Kelly <Stephanie.Kelly@rotorualc.nz (mailto:Stephanie.Kelly@rotorualc.nz)>
Sent: Friday, 10 December 2021 8:38 AM
To: s7(2)(a) LGOIMA
Cc: Darren Toy <Darren.Toy@kaingaora.govt.nz (mailto:Darren.Toy@kaingaora.govt.nz)>; s7(2)(a) LGOIMA
Subject: RE: Concepts

Our surveyor has advised that to meet the March timeframe for seeking Council approval the survey plans would need to be lodged with LINZ by 10 Jan which depending on how far progressed the bulk location plans are and the surveyors timeframes to complete is unlikely to be achievable.

I have also included **s7(2)** in the email as she has been may main point for contact at Kainga Ora around work.

Stephanie Kelly Kaiurungi Rautaki - Senior Strategy Advisor, District Development

P: 021 238 8856 | E: stephanie.kelly@rotorualc.nz (mailto:stephanie.kelly@rotorualc.nz) | W: rotorualakescouncil.nz (https://aus01.safelink: url=http%3A%2F%2Frotorualakescouncil.nz%2F%3Futm_source%3DStationery%26utm_medium%3DEmail%26utm_content%3DStephan

From: **s7(2)(a) LGOIMA**

Sent: Friday, 10 December 2021 8:31 AM

To: Stephanie Kelly <Stephanie.Kelly@rotorualc.nz (mailto:Stephanie.Kelly@rotorualc.nz)>

Cc: Darren Toy <Darren.Toy@kaingaora.govt.nz (mailto:Darren.Toy@kaingaora.govt.nz)>

Subject: RE: Concepts

Hi Stephanie after meeting this Wednesday I will be putting the acquisition of the sites through to the first land committee meeting in January for approval to negotiate an agreement for the preferred sites. Once we have lockdown the actual sites of interest and this Wednesdays meeting we can share the bulk location plans with you to assist with survey.

Regards

s7(2)(a) LGOIMA



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From: Stephanie Kelly <Stephanie.Kelly@rotorualc.nz (mailto:Stephanie.Kelly@rotorualc.nz)>

Sent: Thursday, 9 December 2021 3:00 PM

To: **s7(2)(a) LGOIMA**

Subject: RE: Concepts

Great thanks **s7(2)(a)** In the meantime I have asked our surveyor to provide a realistic timeframe for preparing the SO Plans so we can start understand what our deadlines area.

Stephanie Kelly Kaiurungi Rautaki - Senior Strategy Advisor, District Development

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From: s7(2)(a) LGOIMA
Sent: Thursday, 9 December 2021 2:54 PM
To: Stephanie Kelly <Stephanie.Kelly@rotorualc.nz (mailto:Stephanie.Kelly@rotorualc.nz)>
Subject: RE: Concepts

Hi yes we are having a meeting with internal stakeholders next Wednesday so after that we can start getting things moving

I can then get internal sign off to any acquisition work to allow negotiations to occur.

Regards

s7(2)(a) LGOIMA

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From: Stephanie Kelly <Stephanie.Kelly@rotorualc.nz (mailto:Stephanie.Kelly@rotorualc.nz)>
Sent: Thursday, 9 December 2021 2:46 PM
To: s7(2)(a) LGOIMA
Subject: FW: Concepts

Hi s7(2)(a)

Please see email chain below. Darren Toy, speaking to my boss JP today, said you may be able to make this go a bit faster and I should get in touch with you. Not sure if you are the person referred to below as leading the acquisition process?

Thanks,

Steph

Stephanie Kelly Kaiurungi Rautaki - Senior Strategy Advisor, District Development
P: 021 238 8856 | E: stephanie.kelly@rotorualc.nz (mailto:stephanie.kelly@rotorualc.nz) | W: rotorualakescouncil.nz (https://aus01.safelink?url=http%3A%2F%2Frotorualakescouncil.nz%2F%3Futm_source%3DStationery%26utm_medium%3DEmail%26utm_content%3DStephan)

From: s7(2)(a) LGOIMA
Sent: Wednesday, 8 December 2021 12:34 PM
To: Stephanie Kelly <Stephanie.Kelly@rotorualc.nz (mailto:Stephanie.Kelly@rotorualc.nz)>
Cc: s7(2)(a) LGOIMA
Subject: RE: Concepts

Hi Steph

Great if you can get the timeframe from the surveyor, thanks. FYI we have a KO meeting on Monday with our regional team, to run concepts past them. This will be a key check point and will get us closer to being able to be more specific. Tricky isn't it – an absolute chicken and egg.

Once I have permission to share the draft drawings with you, you might feel that's enough info for you to decide where to draw the boundaries, albeit in no way formally requested or recommended by KO...

Ngā mihi

s7(2)(a) LGOIMA

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From: Stephanie Kelly <Stephanie.Kelly@rotorualc.nz (mailto:Stephanie.Kelly@rotorualc.nz)>
Sent: Wednesday, 8 December 2021 12:04 pm
To: s7(2)(a) LGOIMA
Cc:
Subject: RE: Concepts

Hi s7(2)(a) LGOIMA

I have not yet engaged the surveyor but will reach out to him tomorrow when I am back in the office to see if he can give me an idea of timeframes to complete this work. Alternatively we could agree on the boundaries based on best knowledge but there is a risk that it may not give you enough space or enable the reserve to be configured in a way that achieves the best housing outcome. Thoughts?

Stephanie Kelly Kaiurungi Rautaki - Senior Strategy Advisor, District Development

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From: s7(2)(a) LGOIMA
Sent: Tuesday, 7 December 2021 4:51 PM
To: Stephanie Kelly <Stephanie.Kelly@rotorualc.nz (mailto:Stephanie.Kelly@rotorualc.nz)>
Cc: s7(2)(a) LGOIMA
Subject: RE: Concepts

Hi again both

Stephanie, I've been in contact with my KO colleague who leads our acquisition process and they have concluded that our current drawings are too draft / provisions to inform the surveyor's work. Sorry about this, a case of two different timelines not automatically in sync unfortunately. My colleague explained that KO has quite a few internal approval steps to go through before any drawings would be sufficiently

s7(2)(a) LGOIMA

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From: Stephanie Kelly <Stephanie.Kelly@rotorualc.nz (mailto:Stephanie.Kelly@rotorualc.nz)>
Sent: Tuesday, 7 December 2021 8:37 am
To: s7(2)(a) LGOIMA
Subject: FW: Concepts

Hi s7(2)(a) LGOIMA

I hope you are well! I got your out office so take it you are no longer leading the reserves work lol.

I have forwarded on my email to s7(2)(a) assuming she is up to speed?

Barker and Associates are doing some work for RLC on amenity mapping so we may still cross paths!

Stephanie Kelly Kaiurungi Rautaki - Senior Strategy Advisor, District Development
P: 021 238 8856 | E: stephanie.kelly@rotorualc.nz (mailto:stephanie.kelly@rotorualc.nz) | W: rotorualakescouncil.nz (https://aus01.safelinks.url=http%3A%2F%2Frotorualakescouncil.nz%2F%3Futm_source%3DStationery%26utm_medium%3DEmail%26utm_content%3DStephan)

From: Stephanie Kelly
Sent: Monday, 6 December 2021 4:16 PM
To: s7(2)(a) LGOIMA
Subject: RE: Concepts

Hi s7(2)(a) LGOIMA

You were going to come back to me on this. Any progress?

Thanks

Stephanie Kelly Kaiurungi Rautaki - Senior Strategy Advisor, District Development
P: 021 238 8856 | E: stephanie.kelly@rotorualc.nz (mailto:stephanie.kelly@rotorualc.nz) | W: rotorualakescouncil.nz (https://aus01.safelinks.url=http%3A%2F%2Frotorualakescouncil.nz%2F%3Futm_source%3DStationery%26utm_medium%3DEmail%26utm_content%3DStephan)

From: s7(2)(a) LGOIMA
Sent: Monday, 22 November 2021 3:34 PM
To: Stephanie Kelly <Stephanie.Kelly@rotorualc.nz (mailto:Stephanie.Kelly@rotorualc.nz)>

Subject: RE: Concepts

It's a bit chicken and egg in that the concept plan would set the outer boundary that the surveyor would then draw up. But equally, if the boundary is set, we prepare a concept plan that works... Former is the preference though.

§7(2) has completed four to the point we would usually take them at this point in an acquisition process and is now working on the next group. I'll check in with him and others and come back to you with a proposed date. Does that sound ok?

From: Stephanie Kelly <Stephanie.Kelly@rotorualc.nz (mailto:Stephanie.Kelly@rotorualc.nz)>
Sent: Monday, 22 November 2021 3:31 PM
To: §7(2)(a) LGOIMA
Subject: RE: Concepts

Probably as soon as possible as the plans still need to be approved by LINZ. Not sure we necessarily need the concept but would need agreement on the land area required to be set aside? Do you need to be able to complete the concepts to be able to confirm that?

Stephanie Kelly Kaiurungi Rautaki - Senior Strategy Advisor, District Development
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From: §7(2)(a) LGOIMA
Sent: Monday, 22 November 2021 3:25 PM
To: Stephanie Kelly <Stephanie.Kelly@rotorualc.nz (mailto:Stephanie.Kelly@rotorualc.nz)>
Subject: RE: Concepts

Hi Steph

Oh gosh, that makes things formal rather quickly doesn't it. When would you need to engage the surveyor i.e. what is the due date for us to have a site plan prepared?

Thanks
§7(2)(a) LGOIMA

From: Stephanie Kelly <Stephanie.Kelly@rotorualc.nz (mailto:Stephanie.Kelly@rotorualc.nz)>
Sent: Monday, 22 November 2021 2:42 PM
To: §7(2)(a) LGOIMA
Subject: Concepts

Hi §7(2)(a)

Just wanted to check how you were progressing with the concepts for the identified reserves?

Local Bills dealing with land are required to include a description of the affected land and a plan in a format specified under the Cadastral Survey Act 2002, and for that plan to be approved by LINZ. Essentially this means as housing is only proposed on 'part' of some of the reserves, we will need a SO plan approved by LINZ before we notify the Bill. To do this we will need to engage a surveyor to prepare the plans and the plans will need to align with your concepts.

Hope this makes sense. Happy to ring and chat.

Thanks,

Steph

Stephanie Kelly Kaiurungi Rautaki - Senior Strategy Advisor, District Development

P: 07 351 8853 | 021 238 8856

E: stephanie.kelly@rotorualc.nz (mailto:stephanie.kelly@rotorualc.nz) | W: rotorualakescouncil.nz (https://aus01.safelinks.protection.outlook.com/?url=http%3A%2F%2Frotorualakescouncil.nz%2F%3Futm_source%3DStationery%26utm_medium%3DEmail%26utm_content%3DStephan)

A: 1061 Haupapa St, Private Bag 3029, Rotorua Mail Centre, Rotorua 3046, New Zealand

From (Header) Stephanie Kelly <Stephanie.Kelly@rotorualc.nz>

To s7(2)(a) LGOIMA

Subject RE: Initial concept sketches

Sent 16 Dec 2021 - 13:16:54 NZDT

Message Body

Thanks s7(2)(a) that's helpful.

Stephanie Kelly Kaiurungi Rautaki - Senior Strategy Advisor, District Development
 P: 021 238 8856 | E: stephanie.kelly@rotorualc.nz (mailto:stephanie.kelly@rotorualc.nz) | W: rotorualakescouncil.nz (http://rotorualakescou
 utm_source=Stationery&utm_medium=Email&utm_content=Stephanie%2BKelly&utm_campaign=Stationery)

From: s7(2)(a) LGOIMA

Sent: Thursday, 16 December 2021 1:14 PM

To: Stephanie Kelly <Stephanie.Kelly@rotorualc.nz>

Subject: RE: Initial concept sketches

It was fully scoped and based on the prohibitive access situation that restricted the type of developments we do based on safety in design this site did not qualify.

Another entity might like to consider it as option but it does not suit our requirements.

To be clear we base our assessments on amenity, services access, legal constrains, safety in design, site volume. So each one has been through a thorough process

Regards

s7(2)(a) LGOIMA

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 Zealand Government | www.kaingaora.govt.nz (https://protect-
 au.mimecast.com/s/eIDhCv11M2fzzROFX2sJS?domain=kaingaora.govt.nz/)

From: Stephanie Kelly <Stephanie.Kelly@rotorualc.nz (mailto:Stephanie.Kelly@rotorualc.nz)>

Sent: Thursday, 16 December 2021 1:07 PM

To: s7(2)(a) LGOIMA

§7(2)(a) LGOIMA

Subject: RE: Initial concept sketches

Sorry further to this, are you able to provide some of the rationale as to why it didn't stack up? We might consider removing it from the Local Bill all together given Kainga Ora are not interested so it would be useful to have that context to inform our decision making if your happy to share?

Thanks,

Steph

Stephanie Kelly Kaiurungi Rautaki - Senior Strategy Advisor, District Development

P: 021 238 8856 | E: stephanie.kelly@rotorualc.nz (mailto:stephanie.kelly@rotorualc.nz) | W: rotorualakescouncil.nz (https://protect-au.mimecast.com/s/v8q9CwV1Npt3320s9KWvx?domain=aus01.safelinks.protection.outlook.com)

From: §7(2)(a) LGOIMA

Sent: Thursday, 16 December 2021 1:03 PM

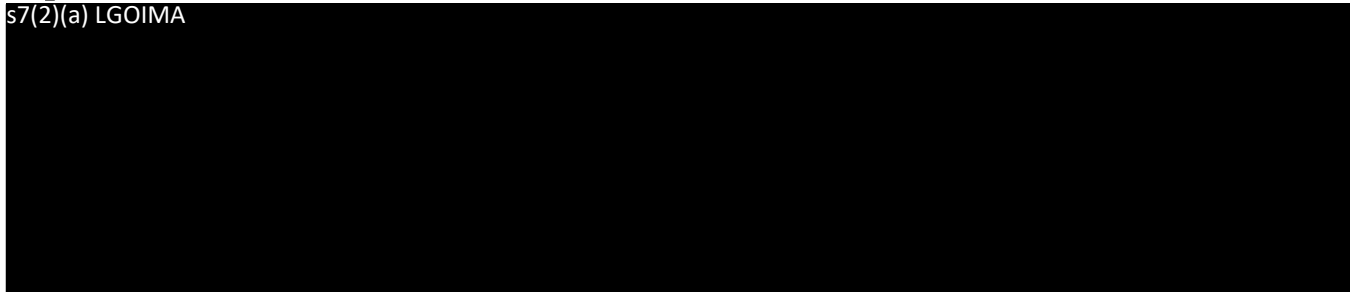
To: Stephanie Kelly <Stephanie.Kelly@rotorualc.nz (mailto:Stephanie.Kelly@rotorualc.nz)>; §7(2)(a) LGOIMA

Subject: RE: Initial concept sketches

Hi this site was scoped and we don't wish to proceed with it thanks

Regards

§7(2)(a) LGOIMA



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From: Stephanie Kelly <Stephanie.Kelly@rotorualc.nz (mailto:Stephanie.Kelly@rotorualc.nz)>

Sent: Thursday, 16 December 2021 9:32 AM

To: §7(2)(a) LGOIMA

Cc:

Subject: RE: Initial concept sketches

Hi §7(2)(a) LGOIMA

Thanks for your email. They look amazing.

You haven't included Park Road Reserve which was a site I thought you were really keen on?

Steph

Stephanie Kelly Kaiurungi Rautaki - Senior Strategy Advisor, District Development

P: 021 238 8856 | E: stephanie.kelly@rotorualc.nz (mailto:stephanie.kelly@rotorualc.nz) | W: rotorualakescouncil.nz (https://protect-
au.mimecast.com/s/v8q9CwV1Npt3320s9KWvx?domain=aus01.safelinks.protection.outlook.com)

From: s7(2)(a) LGOIMA

Sent: Wednesday, 15 December 2021 5:16 PM

To: Stephanie Kelly <Stephanie.Kelly@rotorualc.nz (mailto:Stephanie.Kelly@rotorualc.nz)>

Cc: s7(2)(a) LGOIMA

Subject: Initial concept sketches

Hi Stephanie

We had a very successful discussion this afternoon with people from across Kainga Ora in regards to the proposed reserves and as a result I am now able to share with you the current drawings. Please find attached. As noted, these are draft sketches only and subject to change but I hope they're helpful to your own processes.

Let s7(2)(a) LGOIMA or I know if any questions. We're still working on Linton, so I'll get this to you as soon as possible.

Have a nice evening.

Ngā mihi

s7(2)(a) LGOIMA

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Hamilton, Napier, Wellington,
Christchurch, Queenstown

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Our offices will be closed from 22nd Dec to 12th Jan.

We wish everyone a Merry Christmas and Happy New Year

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Potential housing sites: Rotorua

Initial concepts only
DRAFT December 2021

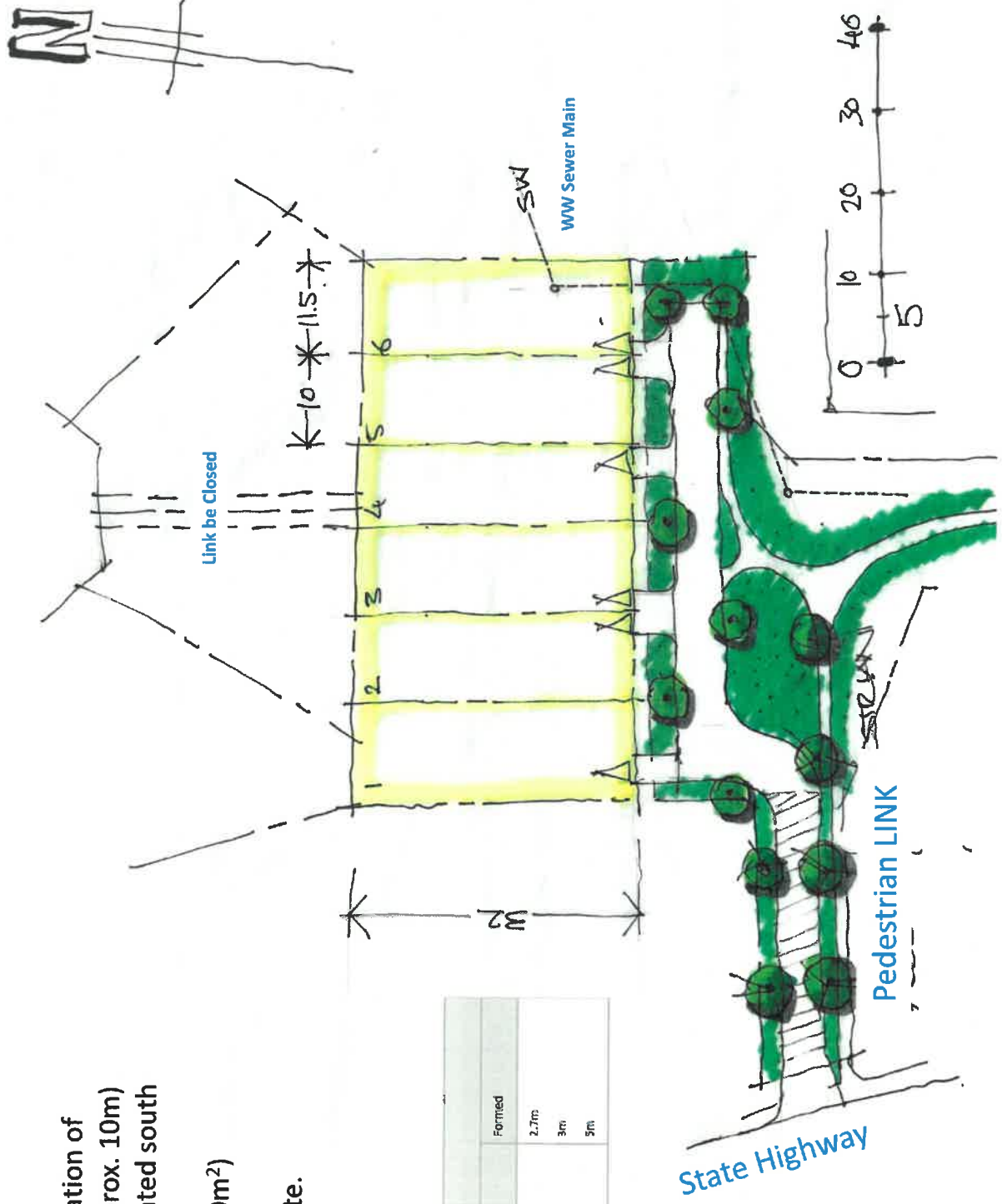


55 HIGH STREET

REV OPTION 1:

- Access off SH using combination of both Park and Ped Link (approx. 10m)
- Public Footpath to be relocated south adjacent to Kindy
- X6 Lots (all greater than 300m²)
- Ped link North to be closed
- Storm water managed on site.

Number of Household Units Served by the Access	Width	
	Overall	Formed
1-2 household units	3m	2.7m
3-4 household units	4m	3m
5-8 household units	6.5m	5m



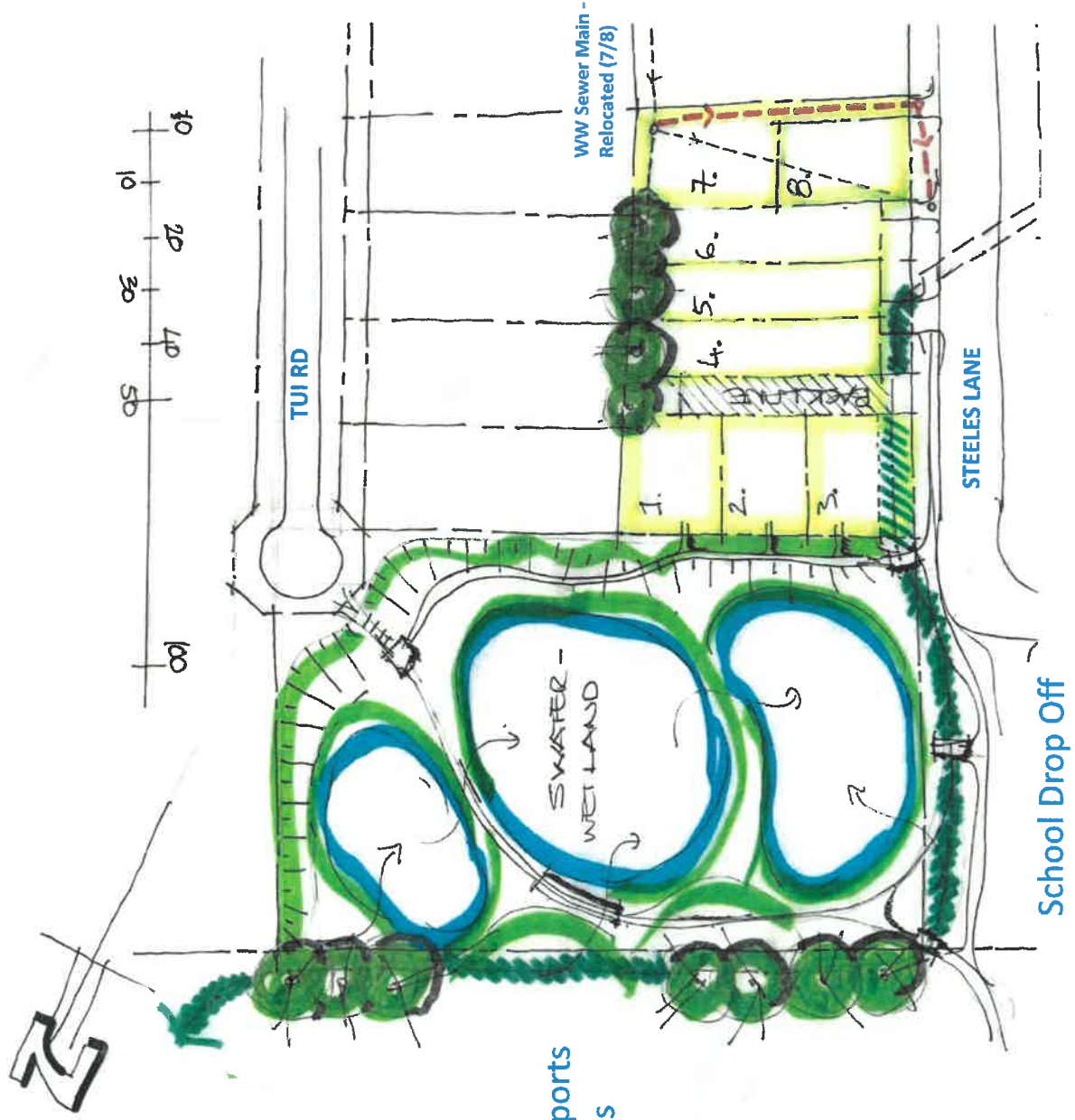
55 HIGH STREET



STEELES LANE

REV OPTION 1:

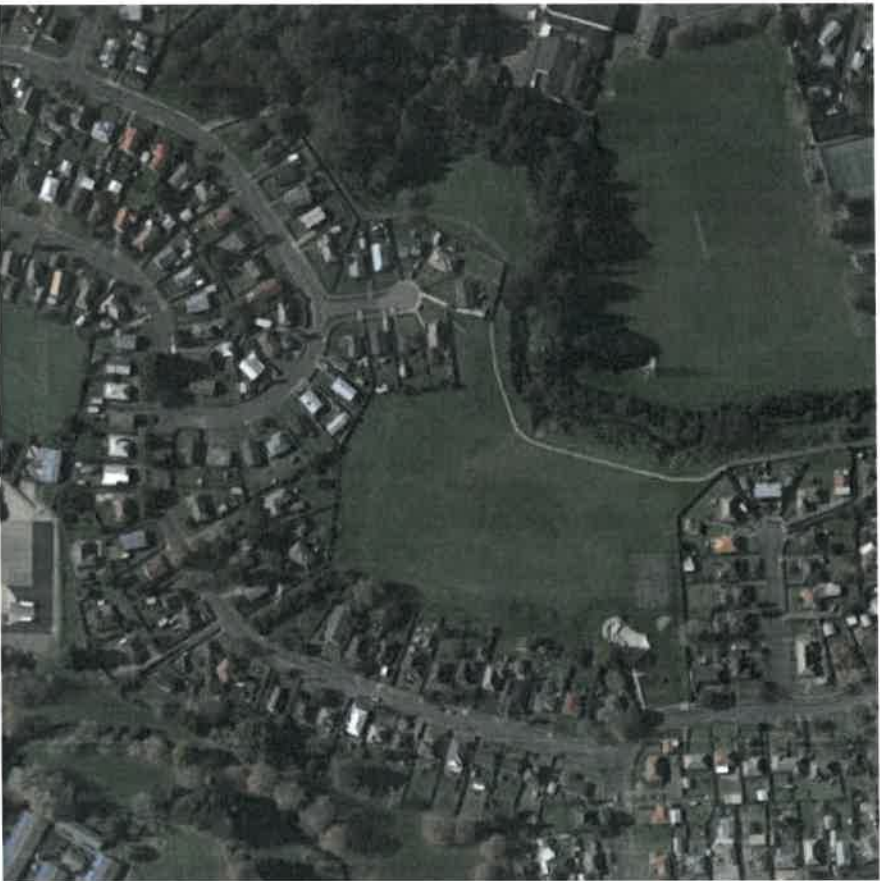
- X8 Lots (all 300m² or greater) subject to realignment of existing WW Sewer Main through 7/8.
- Wetland to be formed
- Visitor Ped access provided off Wetland Reserve
- Cap over Open SW Drain (Partial) and driveway access to lots 1-3.



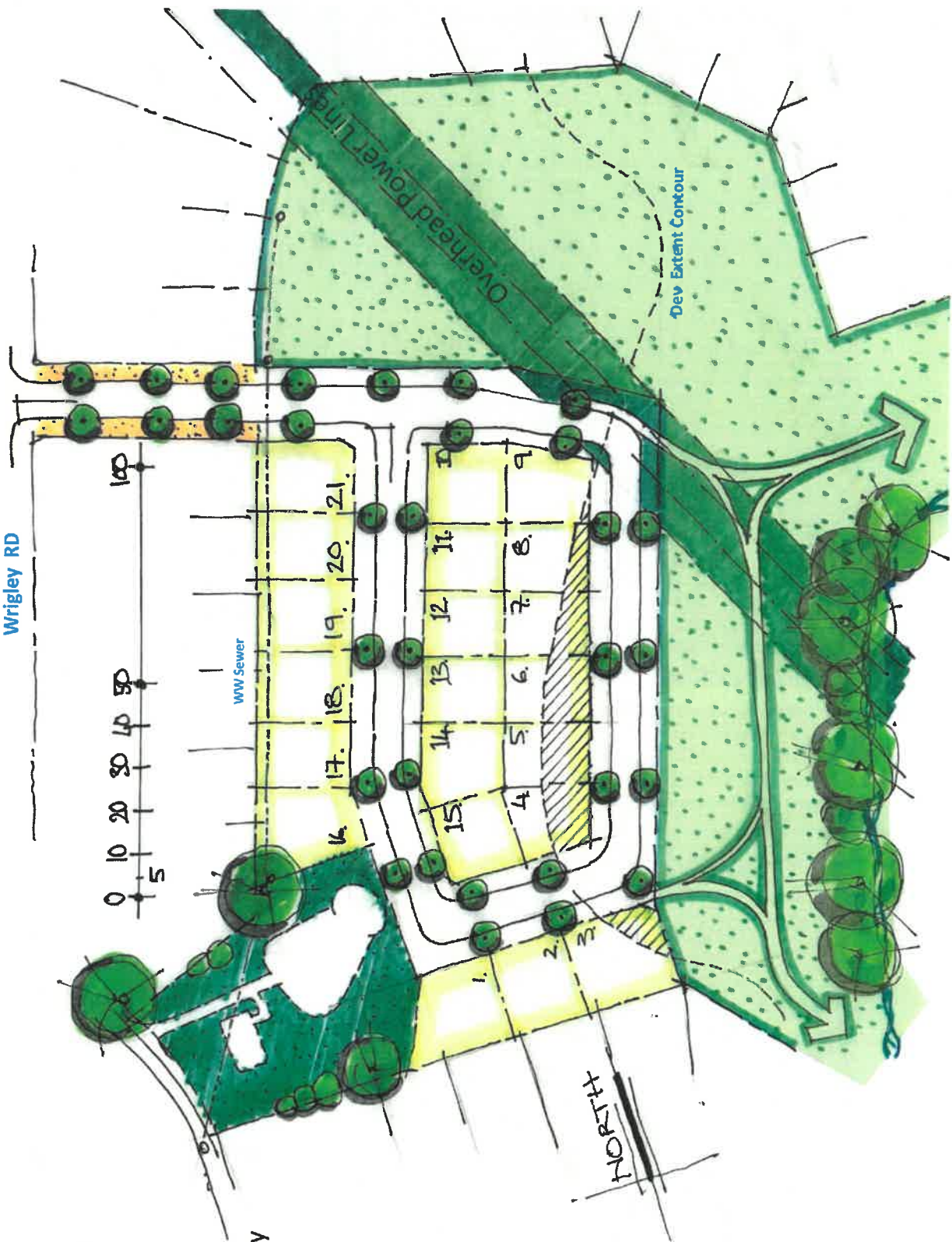
STEELES LANE



School Sports Fields



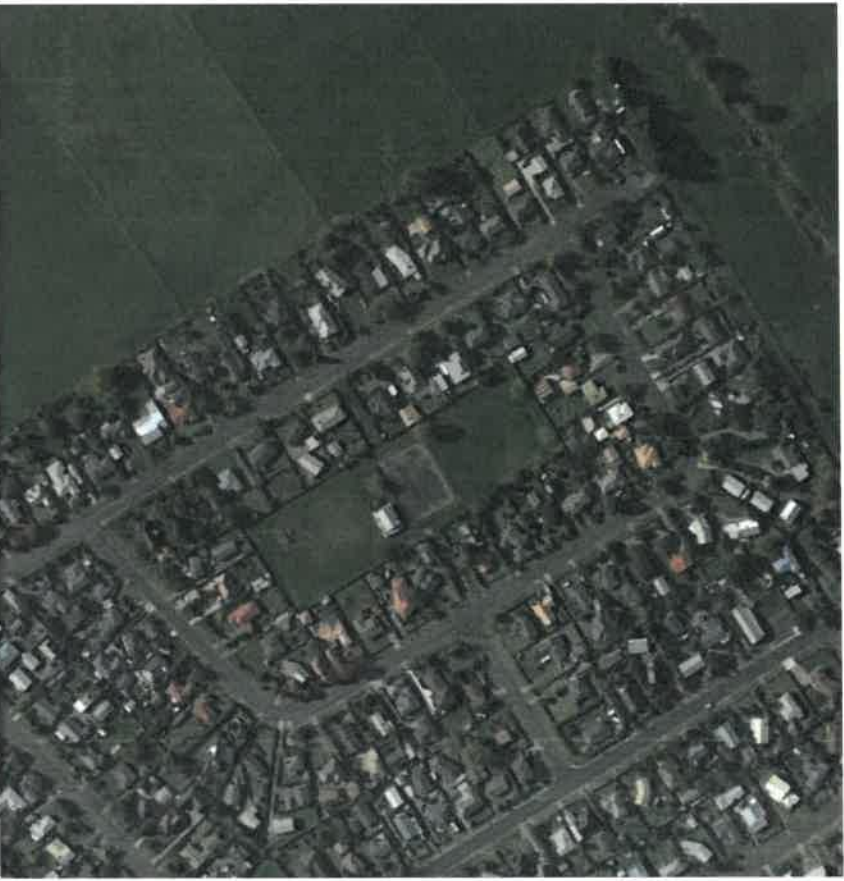
WRIGLEY ROAD



WRIGLEY ROAD

OPTION REV1 :

- X21 Lots (all 300m² or greater)
- Loss of x1 existing property to form access off Wrigley Rd.
- Retention of Skate Park
- Limited Cut & Fill (Lots 3-8)
- Pump Station to be delivered by others

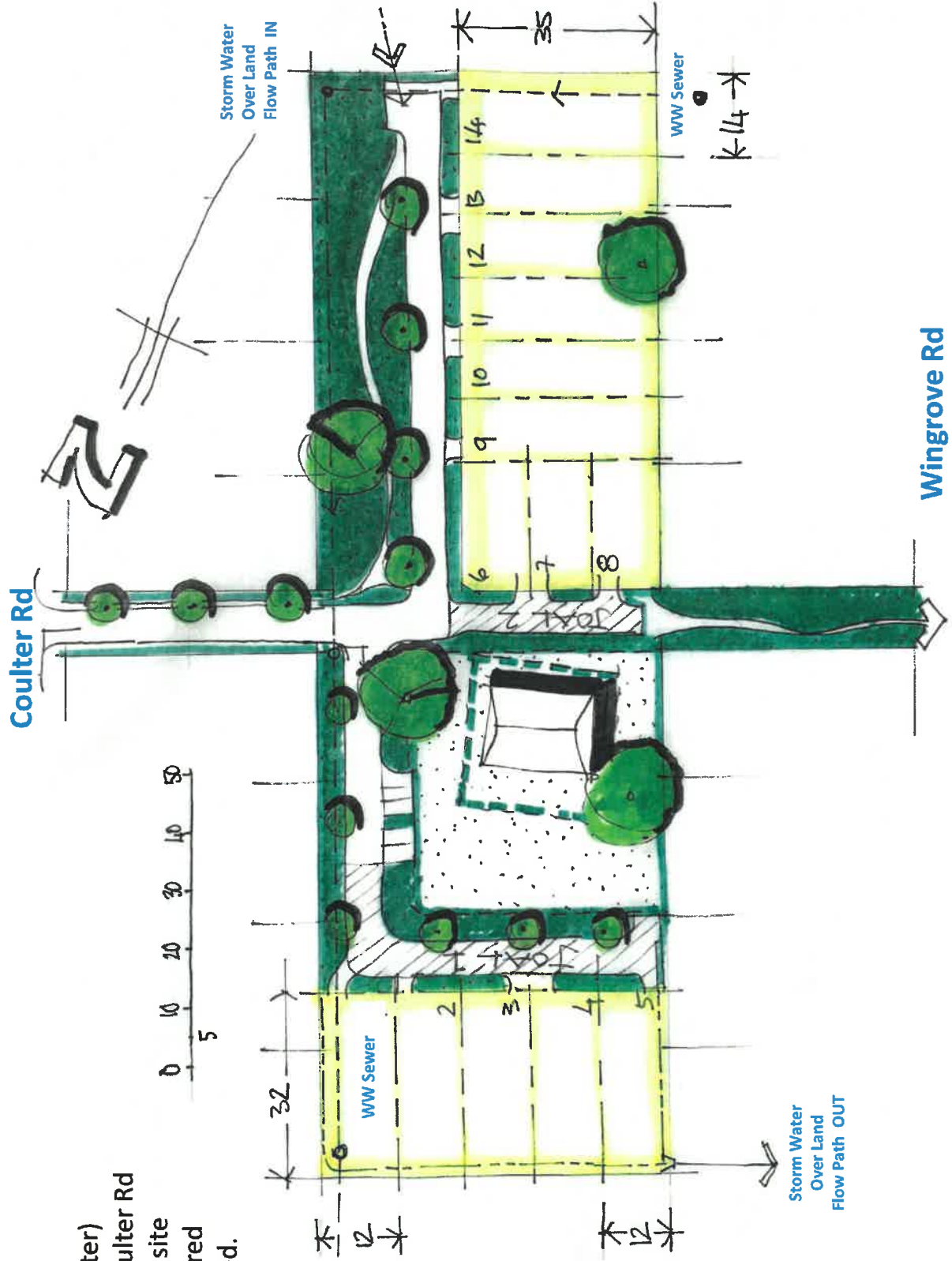


COULTER ROAD

COULTER ROAD

REV OPTION 1:

- X14 Lots (all 300m² or greater)
- Access via 10m ROW off Coulter Rd
- SW overland flow path into site retained. Revised / engineered solution for outflow required.

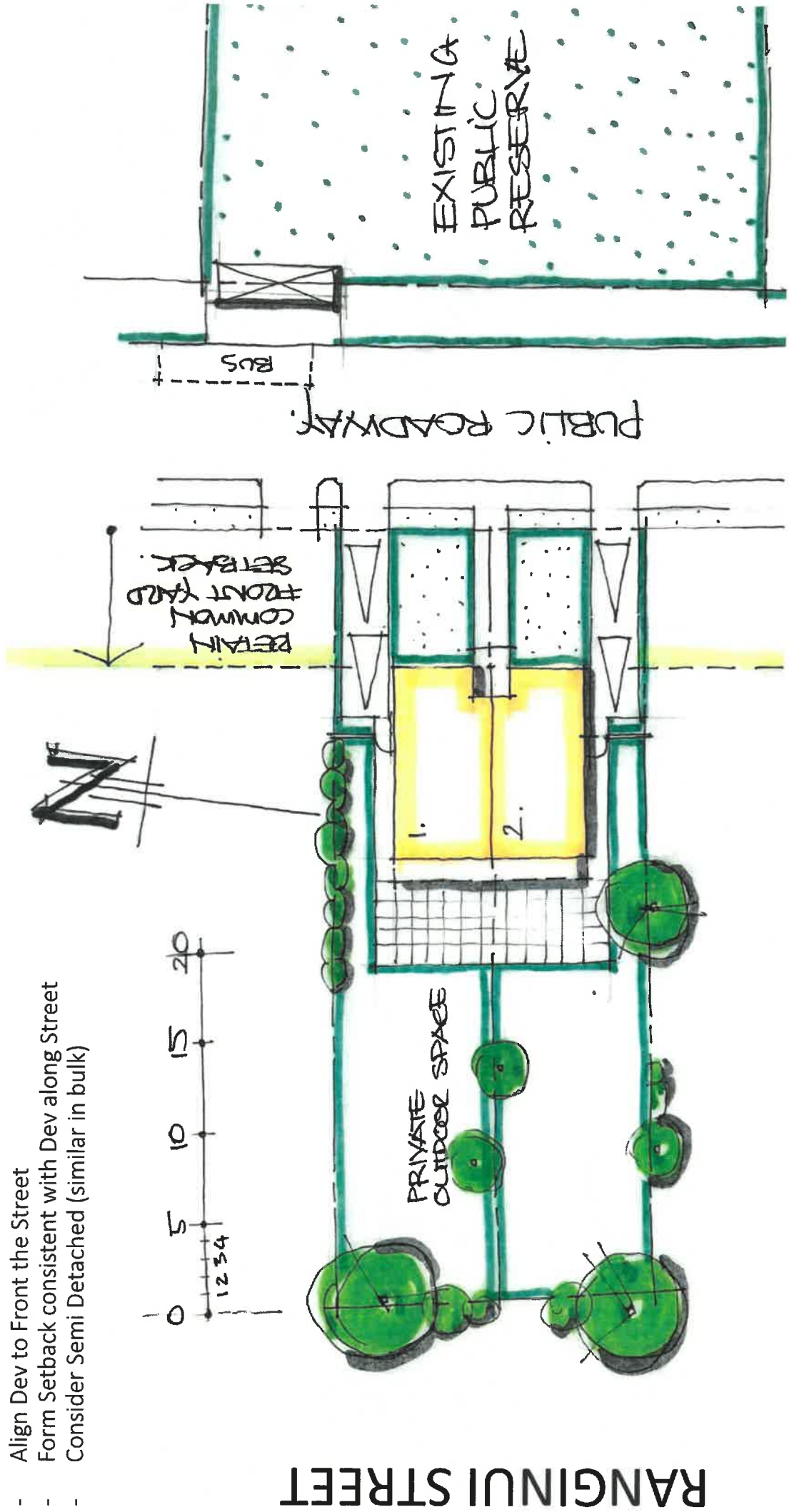




RANGINUI STREET

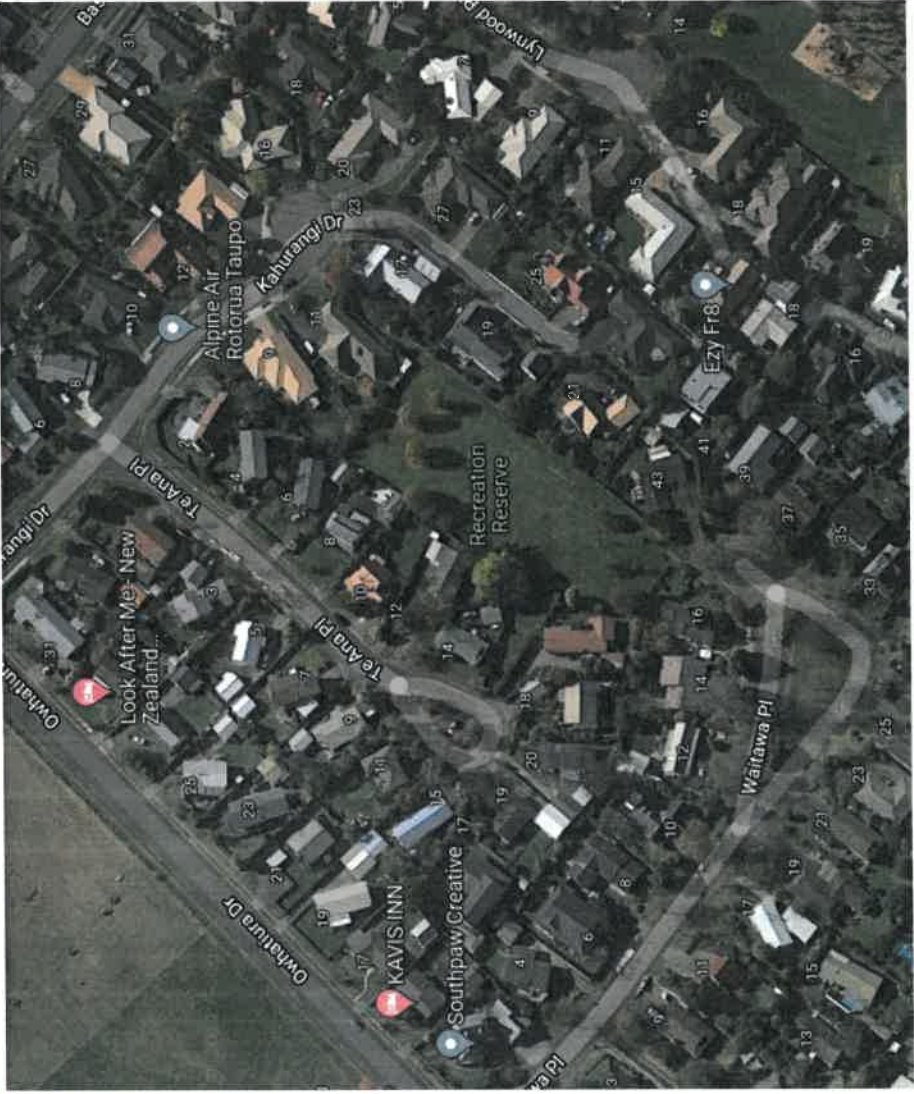
Option 1:

- 2 Lots
- Align Dev to Front the Street
- Form Setback consistent with Dev along Street
- Consider Semi Detached (similar in bulk)





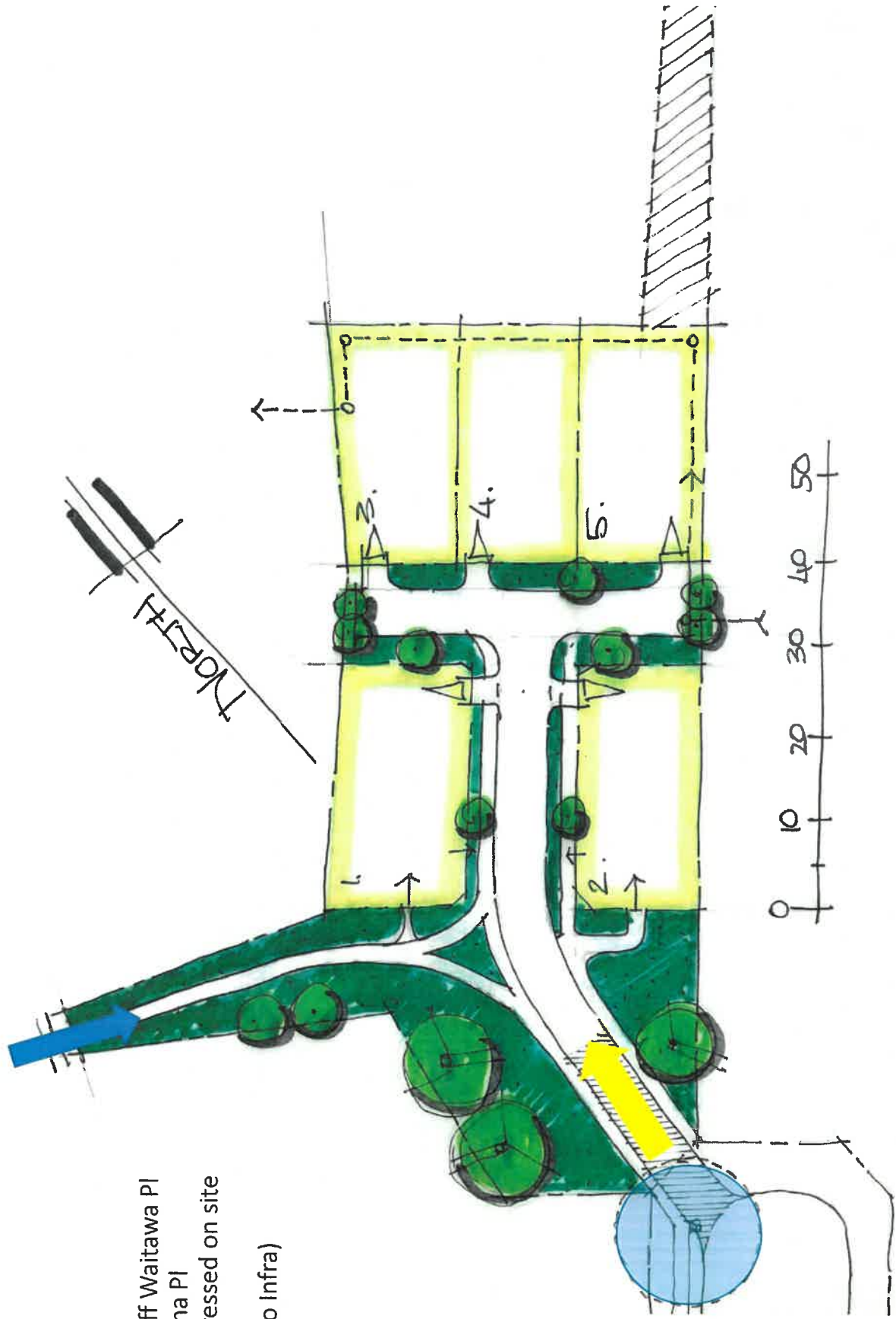
WAITAWA PLACE



Option 1:

- 5 Lots
- 1 Vehicular entrance off Waitawa Pl
- 1 Ped through off Te Ana Pl
- Stormwater to be addressed on site
- Impact on Street Tree
- Divest 1 Link (subject to Infra)

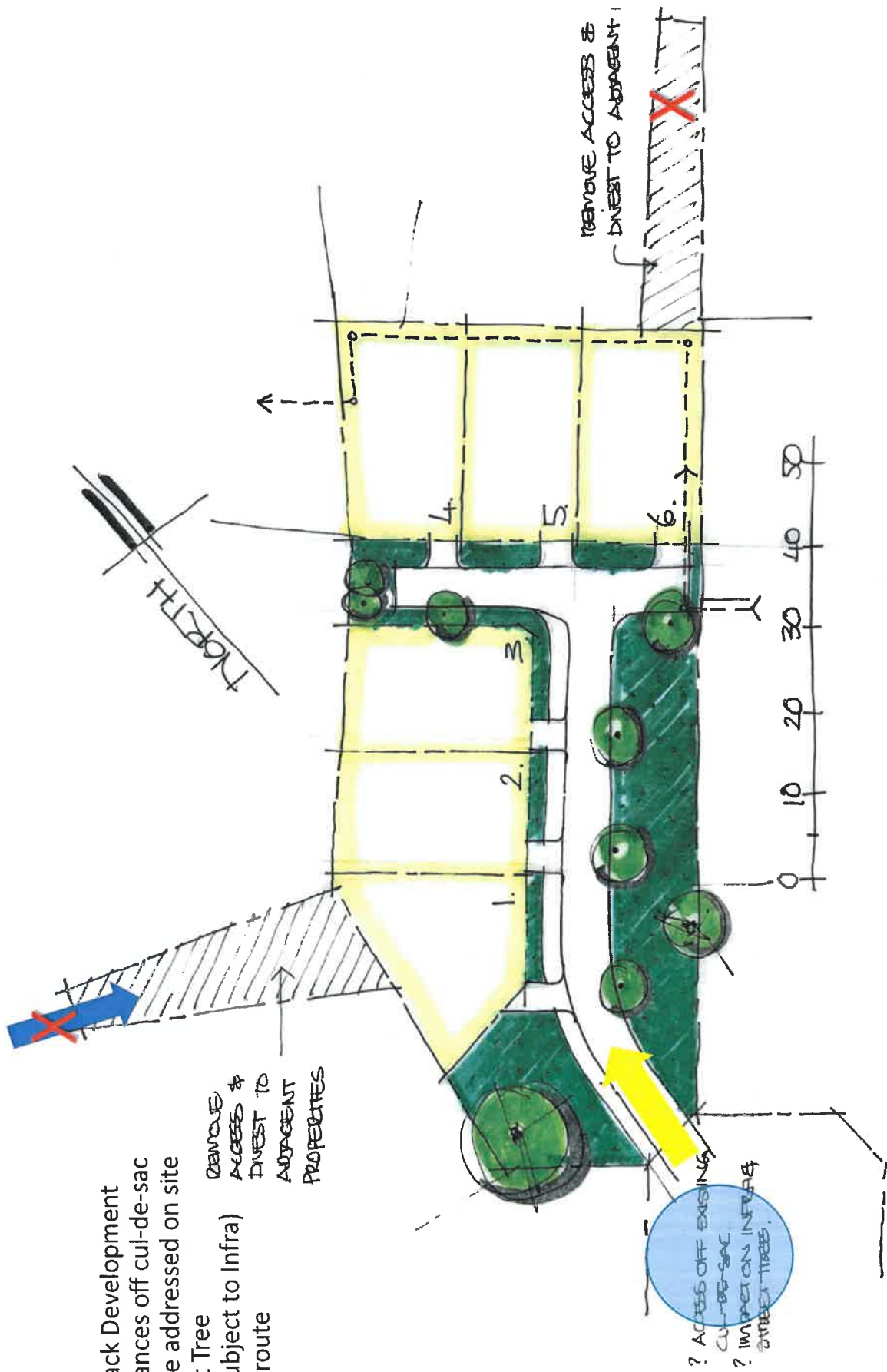
WAITAWA PLACE



WAITAWA PLACE

Option 2:

- 6 Lots Back to back Development
 - 1 Vehicular entrances off cul-de-sac
 - Stormwater to be addressed on site
 - Impact on Street Tree
 - Divest 2 Links (subject to Infra)
 - No through Ped route
- REMOVE ACCESS & DIVEST TO ADJACENT PROPERTIES





LEE ROAD

Option 1:

- Front Dev onto existing Streets (Lee / Middleton)
- Total 43 Lots - Back to back Development
- 18 Lots (Area under Contract) 25 Lots (Rotorua Reserves)
- 2 Eng driveways off Lee
- Internal Connected Street network
- Intensity adjacent to Park / S Water
- Storm water ?
- Noise Contours ?



LEE ROAD

From (Header) Stephanie Kelly <Stephanie.Kelly@rotorualc.nz>

To s7(2)(a) LGOIMA

Subject RE: Initial concept sketches

Sent 16 Dec 2021 - 13:23:03 NZDT

Message Body

Thanks s7(2)(a) LGOIMA I am not sure if this is helpful but this morning we were discussing the restrictive access to this site and thought it could be bought around the back of the existing community centre and over the old bowling green to the south west (you can see and existing vehicle access on the aerial). The old bowling greens are currently under lease to the community centre but the development of this site could benefit the community centre in terms of use of the facility and enabling Council to invest in their facilities.

Stephanie Kelly Kaiurungi Rautaki - Senior Strategy Advisor, District Development

P: 021 238 8856 | E: stephanie.kelly@rotorualc.nz (mailto:stephanie.kelly@rotorualc.nz) | W: rotorualakescouncil.nz

From: s7(2)(a) LGOIMA

Sent: Thursday, 16 December 2021 1:15 PM

To: Stephanie Kelly <Stephanie.Kelly@rotorualc.nz>; Anna Wood <annaw@barker.co.nz>

Subject: RE: Initial concept sketches

We are reviewing Linton Park now based on the change in area and will get back to you

Regards

s7(2)(a) LGOIMA



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Zealand Government | www.kaingaora.govt.nz ([https://protect-
au.mimecast.com/s/p1NQCD1vOkullywS5GFQO?domain=kaingaora.govt.nz/](https://protect-au.mimecast.com/s/p1NQCD1vOkullywS5GFQO?domain=kaingaora.govt.nz/))

From: Stephanie Kelly <Stephanie.Kelly@rotorualc.nz (mailto:Stephanie.Kelly@rotorualc.nz)>
Sent: Thursday, 16 December 2021 1:13 PM
To: s7(2)(a) LGOIMA
s7(2)(a) LGOIMA
Subject: RE: Initial concept sketches


Ok thanks. Assume the exception to that is Linton Park which s7(2) said is being worked on at the moment.

Stephanie Kelly Kaiurungi Rautaki - Senior Strategy Advisor, District Development
P: 021 238 8856 | E: stephanie.kelly@rotorualc.nz (mailto:stephanie.kelly@rotorualc.nz) | W: rotorualakescouncil.nz

From: s7(2)(a) LGOIMA
Sent: Thursday, 16 December 2021 1:09 PM
To: Stephanie Kelly <Stephanie.Kelly@rotorualc.nz (mailto:Stephanie.Kelly@rotorualc.nz)>; s7(2)(a) LGOIMA
s7(2)(a) LGOIMA
Subject: RE: Initial concept sketches

Hi that's site is also a No. the sites we want to progress are the ones Anna has provided the bulk location plans to you

Regards

s7(2)(a) LGOIMA


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107 Carlton Gore Road, New Market 1023, PO BOX 74598 Auckland 1546 | New
Zealand Government | www.kaingaora.govt.nz (<https://protect->

From: Stephanie Kelly <Stephanie.Kelly@rotorualc.nz (mailto:Stephanie.Kelly@rotorualc.nz)>
Sent: Thursday, 16 December 2021 1:05 PM
To: s7(2)(a) LGOIMA

s7(2)(a) LGOIMA

Subject: RE: Initial concept sketches

Thanks s7(2)(a) Just confirming you also don't have an interest in Gallagher Street Reserve?

Stephanie Kelly Kaiurungi Rautaki - Senior Strategy Advisor, District Development

P: 021 238 8856 | E: stephanie.kelly@rotorualc.nz (mailto:stephanie.kelly@rotorualc.nz) | W: rotorualakescouncil.nz

From: s7(2)(a) LGOIMA

Sent: Thursday, 16 December 2021 1:03 PM

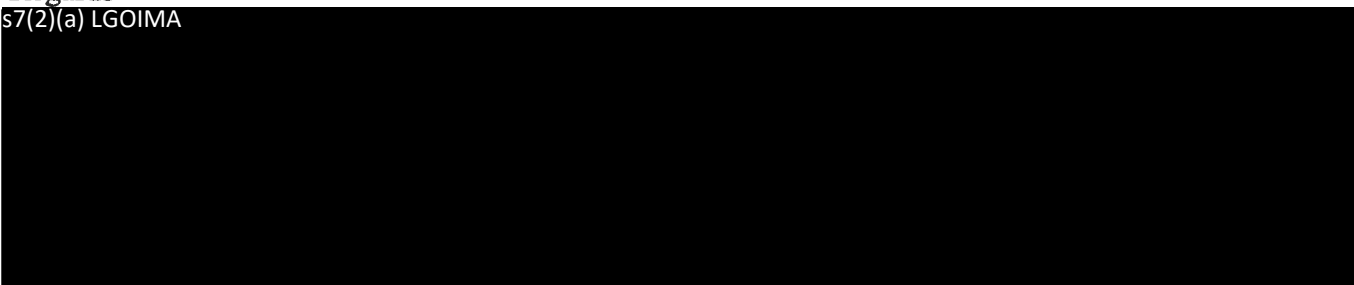
To: Stephanie Kelly <Stephanie.Kelly@rotorualc.nz (mailto:Stephanie.Kelly@rotorualc.nz)>; s7(2)(a) LGOIMA
s7(2)(a) LGOIMA

Subject: RE: Initial concept sketches

Hi this site was scoped and we don't wish to proceed with it thanks

Regards

s7(2)(a) LGOIMA



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From: Stephanie Kelly <Stephanie.Kelly@rotorualc.nz (mailto:Stephanie.Kelly@rotorualc.nz)>

Sent: Thursday, 16 December 2021 9:32 AM

To: s7(2)(a) LGOIMA

Cc: 

Subject: RE: Initial concept sketches

Hi s7(2)(a) LGOIMA

Thanks for your email. They look amazing.

You haven't included Park Road Reserve which was a site I thought you were really keen on?

Steph

From: s7(2)(a) LGOIMA
Sent: Wednesday, 15 December 2021 5:16 PM
To: Stephanie Kelly <Stephanie.Kelly@rotorualc.nz (mailto:Stephanie.Kelly@rotorualc.nz)>
Cc: s7(2)(a) LGOIMA
Subject: Initial concept sketches

Hi Stephanie

We had a very successful discussion this afternoon with people from across Kainga Ora in regards to the proposed reserves and as a result I am now able to share with you the current drawings. Please find attached. As noted, these are draft sketches only and subject to change but I hope they're helpful to your own processes.

Let s7(2)(a) or I know if any questions. We're still working on Linton, so I'll get this to you as soon as possible.


Have a nice evening.

Ngā mihi

s7(2)(a) LGOIMA

PO Box 234, Napier 4140
Level 1, Cosmopolitan House
6 Albion Street, Napier

Kerikeri, Whangarei, Auckland,
Hamilton, Napier, Wellington,
Christchurch, Queenstown

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au.mimecast.com/s/0yiPCJyBn6cEEVlCvPKz5?
domain=aus01.safelinks.protection.outlook.com](https://protect-au.mimecast.com/s/0yiPCJyBn6cEEVlCvPKz5?domain=aus01.safelinks.protection.outlook.com)) barker.co.nz ([https://protect-
au.mimecast.com/s/j5saCK1Doru556PSGpdX8?
domain=aus01.safelinks.protection.outlook.com](https://protect-au.mimecast.com/s/j5saCK1Doru556PSGpdX8?domain=aus01.safelinks.protection.outlook.com))

Our offices will be closed from 22nd Dec to 12th Jan.
We wish everyone a Merry Christmas and Happy New Year

This email and any attachments are confidential. They may contain privileged information or copyrighted material. If you are not an intended recipient, please do not read the contents without authorisation. We request that you delete the email and attachments and contact us at once by return email.

From (Header) Stephanie Kelly <Stephanie.Kelly@rotorualc.nz>

To s7(2)(a) LGOIMA

Subject RE: Initial concept sketches

Sent 16 Dec 2021 - 13:23:40 NZDT

Message Body

Thanks s7(2)(a) LGOIMA

Stephanie Kelly Kaiurungi Rautaki - Senior Strategy Advisor, District Development

P: 021 238 8856 | E: stephanie.kelly@rotorualc.nz (mailto:stephanie.kelly@rotorualc.nz) | W: rotorualakescouncil.nz (http://rotorualakescou
utm_source=Stationery&utm_medium=Email&utm_content=Stephanie%2BKelly&utm_campaign=Stationery)

From: s7(2)(a) LGOIMA

Sent: Thursday, 16 December 2021 1:17 PM

To: Stephanie Kelly <Stephanie.Kelly@rotorualc.nz>; s7(2)(a) LGOIMA

s7(2)(a) LGOIMA


Subject: RE: Initial concept sketches

Hi Steph

Yes we can definitely give you some notes on why we discounted various sites. I'll get something to you next week.

Cheers

s7(2)(a) LGOIMA

 ([https://protect-
au.mimecast.com/s/iqhTCjZ1wRtQQVLsWAV1n?
domain=linkedin.com/](https://protect-au.mimecast.com/s/iqhTCjZ1wRtQQVLsWAV1n?domain=linkedin.com/))

barker.co.nz ([https://protect-
au.mimecast.com/s/SyujCk81xRUzzPVtVXYZW?
domain=barker.co.nz/](https://protect-au.mimecast.com/s/SyujCk81xRUzzPVtVXYZW?domain=barker.co.nz/))

Our offices will be closed from 22nd Dec to 12th Jan.
We wish everyone a Merry Christmas and Happy New Year

This email and any attachments are confidential. They may contain privileged information or copyrighted material. If you are not an intended

From: Stephanie Kelly <Stephanie.Kelly@rotorualc.nz (mailto:Stephanie.Kelly@rotorualc.nz)>
Sent: Thursday, 16 December 2021 1:07 pm
To: s7(2)(a) LGOIMA
s7(2)(a) LGOIMA
Subject: RE: Initial concept sketches

Sorry further to this, are you able to provide some of the rationale as to why it didn't stack up? We might consider removing it from the Local Bill all together given Kainga Ora are not interested so it would be useful to have that context to inform our decision making if your happy to share?

Thanks,

Steph

Stephanie Kelly Kaiurungi Rautaki - Senior Strategy Advisor, District Development
P: 021 238 8856 | E: stephanie.kelly@rotorualc.nz (mailto:stephanie.kelly@rotorualc.nz) | W: rotorualakescouncil.nz (https://protect-au.mimecast.com/s/yEfClx1yYiNNjJCyfSH8?domain=aus01.safelinks.protection.outlook.com)

From: s7(2)(a) LGOIMA
Sent: Thursday, 16 December 2021 1:03 PM
To: Stephanie Kelly <Stephanie.Kelly@rotorualc.nz (mailto:Stephanie.Kelly@rotorualc.nz)>; s7(2)(a) LGOIMA
s7(2)(a) LGOIMA
Subject: RE: Initial concept sketches

Hi this site was scoped and we don't wish to proceed with it thanks

Regards

s7(2)(a) LGOIMA



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From: Stephanie Kelly <Stephanie.Kelly@rotorualc.nz (mailto:Stephanie.Kelly@rotorualc.nz)>
Sent: Thursday, 16 December 2021 9:32 AM
To: s7(2)(a) LGOIMA
Cc: 
Subject: RE: Initial concept sketches

Hi s7(2)(a) LGOIMA

Thanks for your email. They look amazing.

You haven't included Park Road Reserve which was a site I thought you were really keen on?

Steph

Stephanie Kelly Kaiurungi Rautaki - Senior Strategy Advisor, District Development

P: 021 238 8856 | E: stephanie.kelly@rotorualc.nz (mailto:stephanie.kelly@rotorualc.nz) | W: rotorualakescouncil.nz (https://protect-au.mimecast.com/s/yEfFCIx1yYiNNjCYfSH8?domain=aus01.safelinks.protection.outlook.com)

From: s7(2)(a) LGOIMA

Sent: Wednesday, 15 December 2021 5:16 PM

To: Stephanie Kelly <Stephanie.Kelly@rotorualc.nz (mailto:Stephanie.Kelly@rotorualc.nz)>

Cc: s7(2)(a) LGOIMA

Subject: Initial concept sketches

Hi Stephanie

We had a very successful discussion this afternoon with people from across Kainga Ora in regards to the proposed reserves and as a result I am now able to share with you the current drawings. Please find attached. As noted, these are draft sketches only and subject to change but I hope they're helpful to your own processes.

Let s7(2)(a) LGOIMA or I know if any questions. We're still working on Linton, so I'll get this to you as soon as possible.



Have a nice evening.

Ngā mihi

s7(2)(a) LGOIMA

PO Box 234, Napier 4140
Level 1, Cosmopolitan House
6 Albion Street, Napier

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Hamilton, Napier, Wellington,
Christchurch, Queenstown

 (<https://protect-au.mimecast.com/s/XSHZCoV1B2t33QNho7avs?domain=aus01.safelinks.protection.outlook.com>)  (<https://protect-au.mimecast.com/s/n0D3Cp81DYU337rh7gGXx?domain=aus01.safelinks.protection.outlook.com>)

From (Header) s7(2)(a) LGOIMA

To Stephanie.Kelly@rotorualc.nz

CC s7(2)(a) LGOIMA


Subject RE: Acquisition Committee

Sent 25 Jan 2022 - 09:47:11 NZDT

Message Body

Hi Stephanie good timing confirming all went well at committee on Friday and they have approved us to move forward and do more indepth work on each site and obtain valuations.
Will be arranging valuations on serviced and non serviced for each site, Geotech and flood investigations.
Will ensure you are kept in the loop regarding access
There was only one property of concern and that is the site with the 110kv line as we don't usually build our houses within proximity of these lines due to health and wellbeing issues but will undertake further investigation through Transpower on that one
Any questions please do not hesitate to contact me directly
Regards

s7(2)(a) LGOIMA



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Zealand Government | www.kaingaora.govt.nz (<http://www.kaingaora.govt.nz/>)

From: Stephanie Kelly <Stephanie.Kelly@rotorualc.nz>
Sent: Tuesday, 25 January 2022 9:41 AM
To: s7(2)(a) LGOIMA
Cc: [REDACTED]
Subject: Acquisition Committee

Hi s7(2)(a) LGOIMA

I understand you were meeting with your acquisition committee last week, just wondering how it went?

Thanks,

Stephanie

Stephanie Kelly Kaiurungi Rautaki - Senior Strategy Advisor, District Development

P: 07 351 8853 | 021 238 8856

E: stephanie.kelly@rotorualc.nz (mailto:stephanie.kelly@rotorualc.nz) | W: rotorualakescouncil.nz (https://aus01.safelinks.protection.outlook.com/?url=http%3A%2F%2Frotorualakescouncil.nz%2F%3Futm_source%3DStationery%26utm_medium%3DEmail%26utm_content%3DStephanie)

A: 1061 Haupapa St, Private Bag 3029, Rotorua Mail Centre, Rotorua 3046, New Zealand

From (Header) Stephanie Kelly <Stephanie.Kelly@rotorualc.nz>

To s7(2)(a) LGOIMA

Subject RE: High Street Reserve

Sent 03 Feb 2022 - 15:32:35 NZDT

Message Body

Thanks s7(2)(a) LGOIMA

Stephanie Kelly Kaiurungi Rautaki - Senior Strategy Advisor, District Development

P: 021 238 8856 | E: stephanie.kelly@rotorualc.nz (mailto:stephanie.kelly@rotorualc.nz) | W: rotorualakescouncil.nz (<http://rotorualakescouncil.nz>)
utm_source=Stationery&utm_medium=Email&utm_content=Stephanie%2BKelly&utm_campaign=Stationery)

From: s7(2)(a) LGOIMA

Sent: Thursday, 3 February 2022 3:29 PM

To: Stephanie Kelly <Stephanie.Kelly@rotorualc.nz>; s7(2)(a) LGOIMA

Subject: RE: High Street Reserve

Ok will look into it and get back to you

Regards

s7(2)(a) LGOIMA

s7(2)(a) LGOIMA

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From: Stephanie Kelly <Stephanie.Kelly@rotorualc.nz (mailto:Stephanie.Kelly@rotorualc.nz)>
Sent: Thursday, 3 February 2022 3:24 PM
To: s7(2)(a) LGOIMA
s7(2)(a) LGOIMA
Subject: RE: High Street Reserve

Hi s7(2)(a) LGOIMA

Apologies if I wasn't clear. The additional car parking would within the reserve are being retained, to the east of the existing kindergarten, and would not impact on the housing development. What I am asking is whether the vehicle access off Old Taupo Road that services the housing could potentially also provide access to the kindergarten? Does this make more sense.

Yes would be great to see the plan for Turner and thanks for clarifying about Wrigley.

Regards,

Steph

Stephanie Kelly Kaiurungi Rautaki - Senior Strategy Advisor, District Development
P: 021 238 8856 | E: stephanie.kelly@rotorualc.nz (mailto:stephanie.kelly@rotorualc.nz) | W: [rotorualakescouncil.nz](https://protect-au.mimecast.com/s/W4NVCOMKvYuXm0NFkf8OF?domain=aus01.safelinks.protection.outlook.com) (<https://protect-au.mimecast.com/s/W4NVCOMKvYuXm0NFkf8OF?domain=aus01.safelinks.protection.outlook.com>)

From: s7(2)(a) LGOIMA
Sent: Thursday, 3 February 2022 3:10 PM
To: Stephanie Kelly <Stephanie.Kelly@rotorualc.nz (mailto:Stephanie.Kelly@rotorualc.nz)>; s7(2)(a) LGOIMA
s7(2)(a) LGOIMA
Subject: RE: High Street Reserve

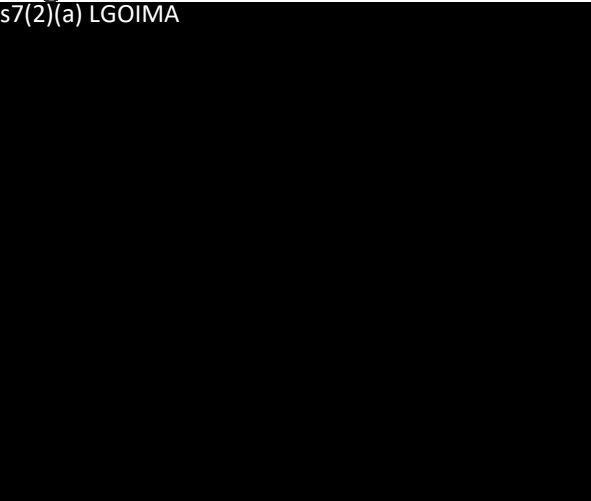
Hi Stephanie can you please provide a plan showing the additional area required for car parking at High st as we will need to redo our bulk location plans.

In regards to Wrigley the answer is still a “no” from the land committee and we do not want to proceed with this site based as previously indicated.

We have the bulk location plan drafted for Turner Drive now, would you like to view before I go to the land committee to get the additional approvals to negotiate the site?

Regards

s7(2)(a) LGOIMA



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From: Stephanie Kelly <Stephanie.Kelly@rotorualc.nz (mailto:Stephanie.Kelly@rotorualc.nz)>

Sent: Thursday, 3 February 2022 3:01 PM

To: s7(2)(a) LGOIMA

s7(2)(a) LGOIMA

Subject: High Street Reserve

Hi s7(2)(a) LGOIMA

This morning I met with the manager of the kindergarten who has the lease for the other part of High Street reserve. The meeting was very positive and they are reasonably comfortable with the housing proposal as they experience a lot of negative behaviour from the reserve.

One of the key issues they identified was around access and parking. We would be happy to extend their lease area to the east to provide them with some more parking as long as the pedestrian access was retained. With regards to access, having vehicle access for staff to their car park and/or drop off Old Taupo Road would also be beneficial for the kindergarten. Is this something that could be accommodated from your perspective?

We are yet to have any meaningful conversations with NZTA which will be necessary and might put a halt to that idea anyway.

As per my email last week, also keen to hear your thoughts around Wrigley Road Reserve and whether there is any opportunity there to align any development with the aspirations of the community association to retain the majority of the open space?

Look forward to hearing from you.

Steph

Stephanie Kelly Kaiurungi Rautaki - Senior Strategy Advisor, District Development

P: 07 351 8853 | 021 238 8856

E: stephanie.kelly@rotorualc.nz (mailto:stephanie.kelly@rotorualc.nz) | W: rotorualakescouncil.nz (<https://protect-au.mimecast.com/s/W4NVCOMKvYuXm0NFkf8OF?domain=aus01.safelinks.protection.outlook.com>)

A: 1061 Haupapa St, Private Bag 3029, Rotorua Mail Centre, Rotorua 3046, New Zealand

au.mimecas
domain=;

From (Header) Stephanie Kelly <Stephanie.Kelly@rotorualc.nz>

To s7(2)(a) LGOIMA

Subject Turner Drive Reserve.

Sent 10 Feb 2022 - 11:43:46 NZDT

Message Body

Hi s7(2)(a) LGOIMA

Would you please be able to send me through the concept for Turner Drive Reserve?

Steph

Stephanie Kelly Kaiurungi Rautaki - Senior Strategy Advisor, District
Development

P: 07 351 8853 | 021 238 8856

E: stephanie.kelly@rotorualc.nz (mailto:stephanie.kelly@rotorualc.nz) | W: rotorualakescouncil.nz

utm_source=Stationer

A: 1061 Haupapa St, Private Bag 3029, Rotorua Mail Centre, Rotorua 3046, New Zealand

From (Header) s7(2)(a) LGOIMA
To Stephanie.Kelly@rotorualc.nz
Subject FW: Rotorua Lakes Council Turners Drive Western Heights Reserve Opportunity
Sent 10 Feb 2022 - 14:55:24 NZDT

- Turner Dr Draft Concept (Option 2 40 Lots) 9 Feb 2022.pdf

864.3 KB

Message Body

As requested

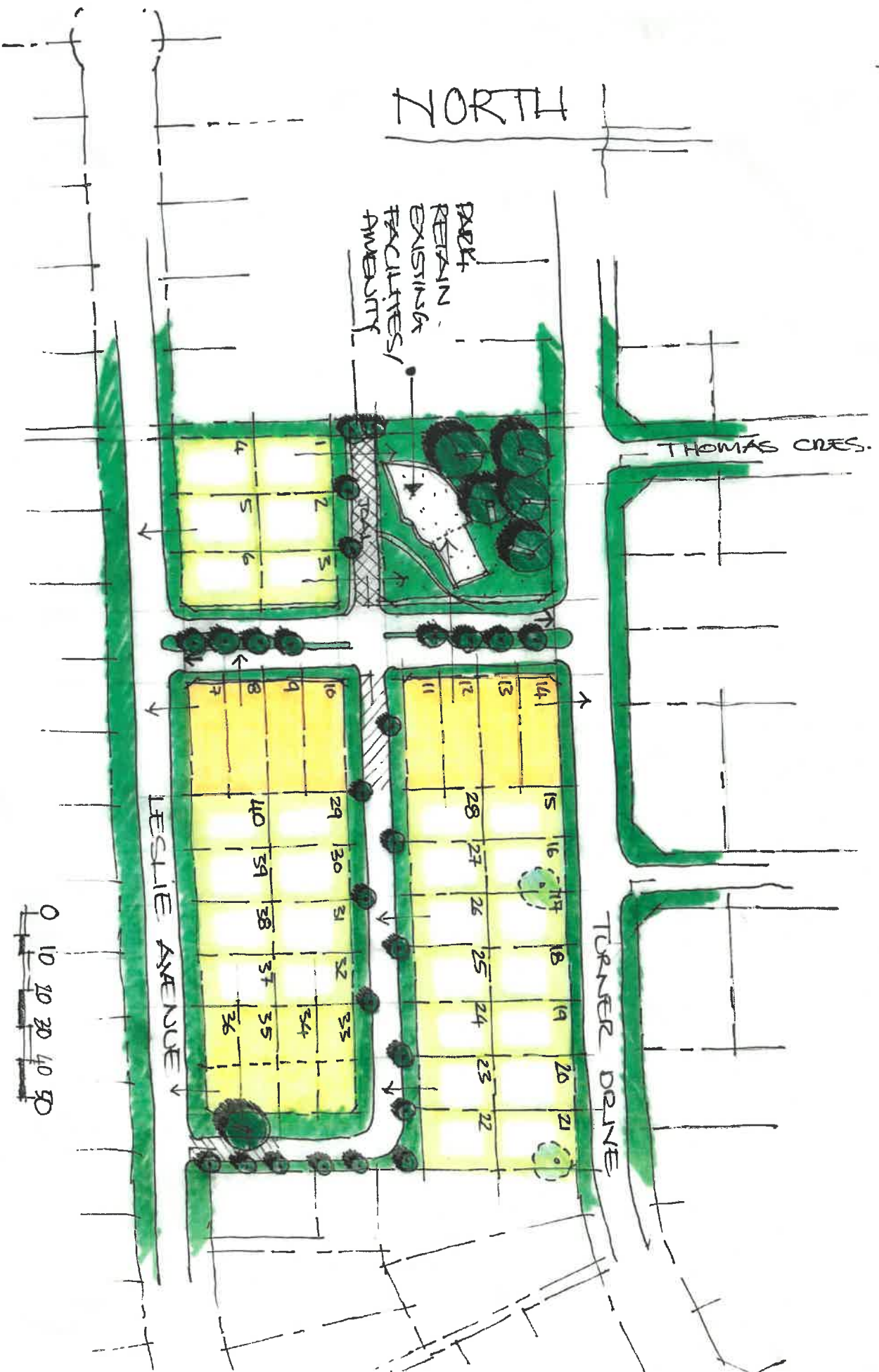
Regards

s7(2)(a) LGOIMA



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Zealand Government | www.kaingaora.govt.nz (<http://www.kaingaora.govt.nz/>)

OPTION 2: RETAIN 'RECEIVED' PUBLIC PARK (40 LOTS)



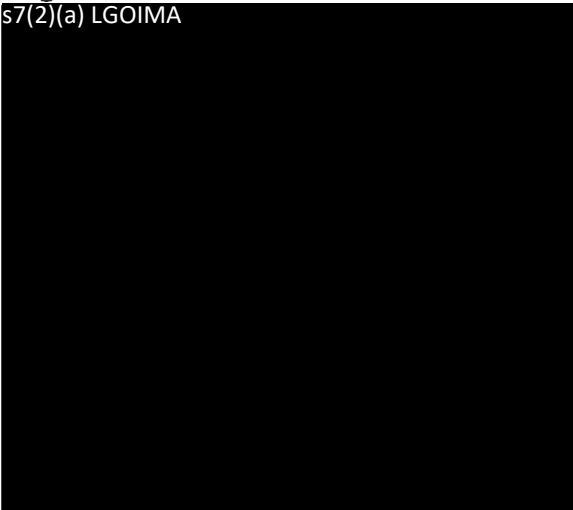
From (Header) s7(2)(a) LGOIMA
To Stephanie.Kelly@rotorualc.nz
Subject RE: Rotorua Lakes Council Turners Drive Western Heights Reserve Opportunity
Sent 11 Feb 2022 - 08:58:58 NZDT

Message Body

Thanks Stephanie for the clarification

Regards

s7(2)(a) LGOIMA



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107 Carlton Gore Road, New Market 1023, PO BOX 74598 Auckland 1546 | New
Zealand Government | www.kaingaora.govt.nz (<http://www.kaingaora.govt.nz/>)

From: Stephanie Kelly <Stephanie.Kelly@rotorualc.nz>
Sent: Friday, 11 February 2022 8:51 AM
To: s7(2)(a) LGOIMA
Subject: RE: Rotorua Lakes Council Turners Drive Western Heights Reserve Opportunity

Hi s7(2)(a) LGOIMA

Yes only part of the reserve is being offered, apologies if this wasn't clear. As a suggestion, removing lots 1-14 should retain enough open green space. Appreciate this may require a rework but hope it isn't too much.

Thanks

Stephanie Kelly Kaiurungi Rautaki - Senior Strategy Advisor, District Development

P: 021 238 8856 | E: stephanie.kelly@rotorualc.nz (mailto:stephanie.kelly@rotorualc.nz) | W: rotorualakescouncil.nz (https://aus01.safelink: url=http%3A%2F%2Frotorualakescouncil.nz%2F%3Futm_source%3DStationery%26utm_medium%3DEmail%26utm_content%3DStephan

From: s7(2)(a) LGOIMA

Sent: Thursday, 10 February 2022 5:16 PM

To: Stephanie Kelly <Stephanie.Kelly@rotorualc.nz (mailto:Stephanie.Kelly@rotorualc.nz)>

Subject: RE: Rotorua Lakes Council Turners Drive Western Heights Reserve Opportunity

Hi the whole reserve so if this is not what is being offered please let me know urgently as redoing these plans is getting costly

Regards

s7(2)(a) LGOIMA



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107 Carlton Gore Road, New Market 1023, PO BOX 74598 Auckland 1546 | New Zealand Government | www.kaingaora.govt.nz (http://www.kaingaora.govt.nz/)

From: Stephanie Kelly <Stephanie.Kelly@rotorualc.nz (mailto:Stephanie.Kelly@rotorualc.nz)>

Sent: Thursday, 10 February 2022 4:18 PM

To: s7(2)(a) LGOIMA

Subject: RE: Rotorua Lakes Council Turners Drive Western Heights Reserve Opportunity

Thanks s7(2)(a) that occupies a lot more the reserve than anticipated. How much reserve does this retain?

Stephanie Kelly Kaiurungi Rautaki - Senior Strategy Advisor, District Development

P: 021 238 8856 | E: stephanie.kelly@rotorualc.nz (mailto:stephanie.kelly@rotorualc.nz) | W: rotorualakescouncil.nz (https://aus01.safelink: url=http%3A%2F%2Frotorualakescouncil.nz%2F%3Futm_source%3DStationery%26utm_medium%3DEmail%26utm_content%3DStephan

From: s7(2)(a) LGOIMA

Sent: Thursday, 10 February 2022 2:55 PM


To: Stephanie Kelly <Stephanie.Kelly@rotorualc.nz (mailto:Stephanie.Kelly@rotorualc.nz)>

Subject: FW: Rotorua Lakes Council Turners Drive Western Heights Reserve Opportunity

As requested

Regards

s7(2)(a) LGOIMA



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Zealand Government | www.kaingaora.govt.nz (<http://www.kaingaora.govt.nz/>)

From (Header) s7(2)(a) LGOIMA
To Stephanie.Kelly@rotorualc.nz
Subject FW: Rotorua Lakes Council Turners Drive Western Heights Reserve Opportunity
Sent 11 Feb 2022 - 16:28:59 NZDT

- Turner Dr. Draft Concept (Option 3 30 Lots) 11Feb 2022.pdf

680.3 KB

Message Body

Hi Stephanie revised plan for Turner please confirm okay

Thanks

Regards

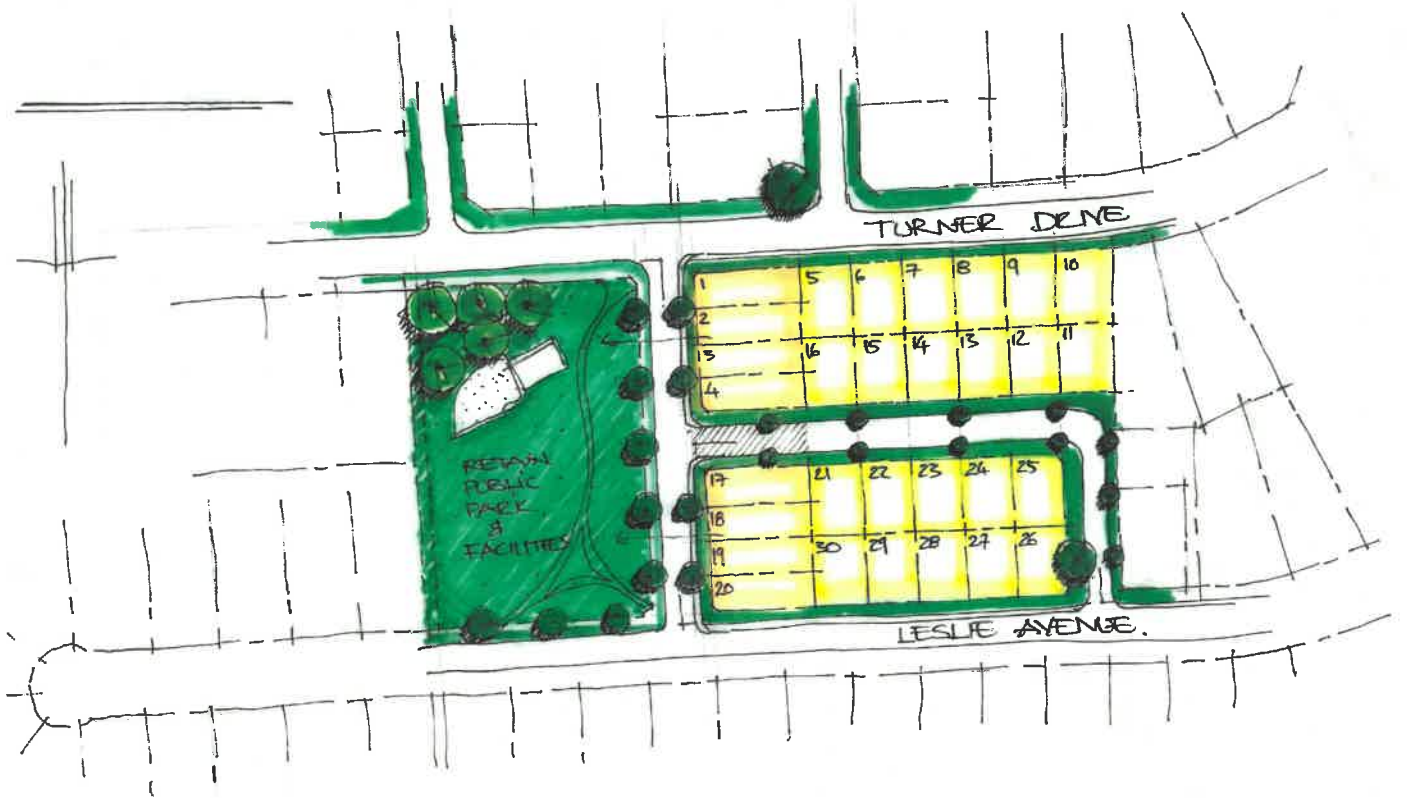
s7(2)(a) LGOIMA



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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.

OPTION 3: RETAIN 'LARGE' PUBLIC PARK + FACILITIES [30 LOTS]



From (Header) §7(2)(a) LGOIMA
To Stephanie.Kelly@rotorualc.nz
Subject FW: Revised Coulter Rd Layout
Sent 25 Feb 2022 - 12:05:31 NZDT

REVISED LAYOUT - RLC Feedback Feb 2022.pdf

599.4 KB

Message Body

Hi Stephanie revised plan attached please let us know if this is more suitable.

Regards

§7(2)(a) LGOIMA



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Zealand Government | www.kaingaora.govt.nz (<http://www.kaingaora.govt.nz/>)

From: §7(2)(a) LGOIMA
Sent: Friday, 25 February 2022 12:02 PM
To: §7(2)(a) LGOIMA

Subject: Revised Coulter Rd Layout

Good morning s7(2)(a) LGOIMA

Thanks for making the time to run through the RLC concerns yesterday.

Herewith attached a revised layout that I believe addresses RLC's comments and still retains the desired urban form / outcomes for Kāinga Ora and its residents.

We do lose 2 lots from the initial option (a) to better accommodate the collection and transfer of overland storm water flows in the North West of the site and (b) in order to realign lots in the South West but still ensure surveillance over the adjacent Kinder Garden/ Park space.

I do believe the layout does now have more clearly defined KO versus Council land allocation and still enable parents to access the Kinder Garden facility.

Please note – the option is still subject to access being granted to the 12 Lots via a narrow (10m) lane from Coulter Road in the east.

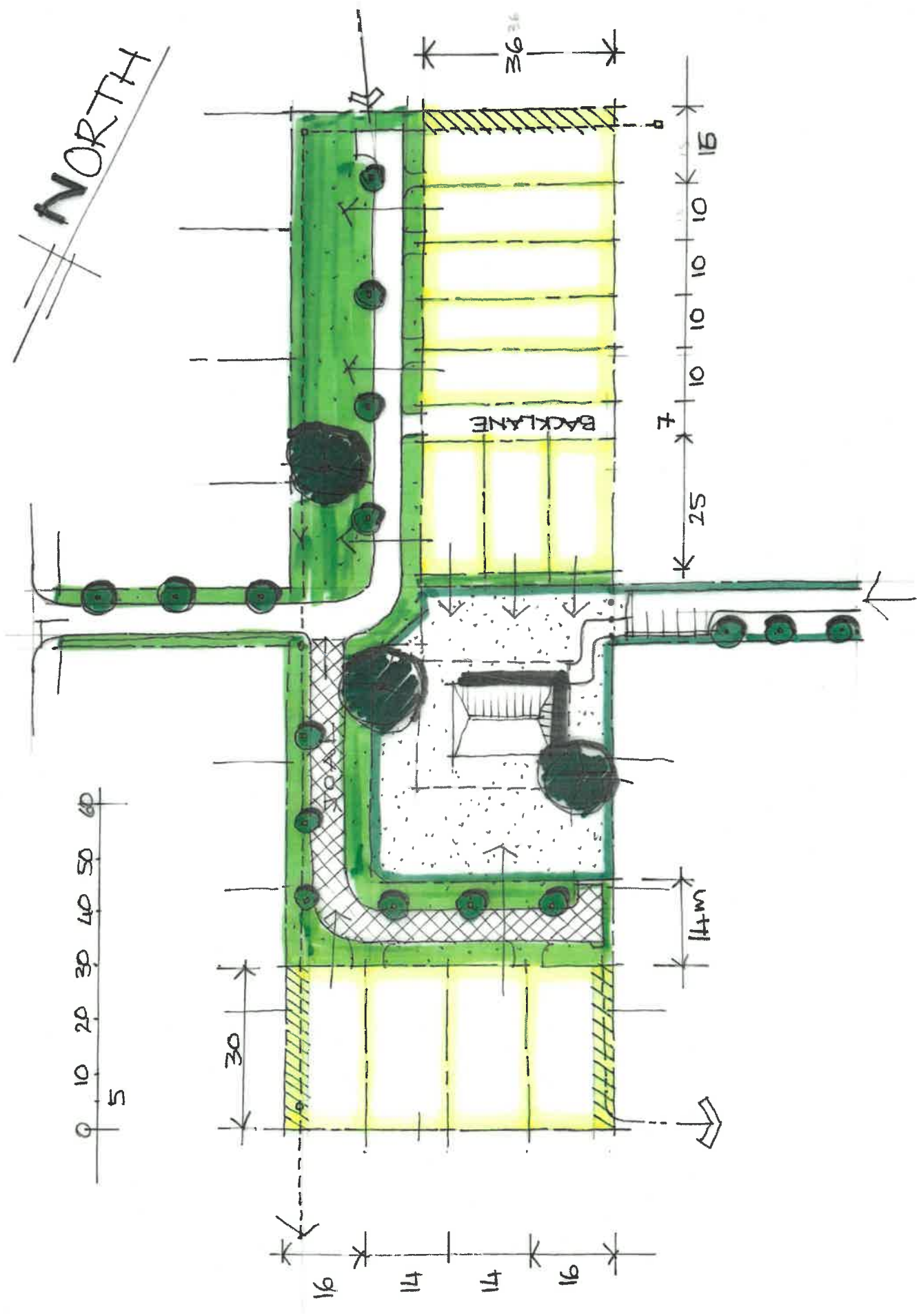
Hope this helps with the ongoing feasibility / discussions.

Kind Regards,

s7(2)(a) LGOIMA

Freephone: 0800 801 601 | Mainline: (09) 261 5054 | Kāinga Ora - Homes and Communities
PO BOX 84143 Westgate 0657 | New Zealand Government | www.kaingaora.govt.nz
(<http://www.kaingaora.govt.nz/>)

NORTH



From (Header) s7(2)(a) LGOIMA
To Stephanie.Kelly@rotorualc.nz
Subject RE: Proposed Local Bill
Sent 17 Mar 2022 - 11:57:10 NZDT

Message Body

Hi about 4-6 weeks

Regards

s7(2)(a) LGOIMA



From: Stephanie Kelly <Stephanie.Kelly@rotorualc.nz>
Sent: Thursday, 17 March 2022 11:47 AM
To: s7(2)(a) LGOIMA
Subject: RE: Proposed Local Bill

Thanks s7(2)(a) that is useful information. Does that mean we are realistically still a couple of months away from having certainty about the sites KO want to progress?

Stephanie Kelly Kaiurungi Rautaki - Senior Strategy Advisor, District Development
P: 021 238 8856 | E: stephanie.kelly@rotorualc.nz (<mailto:stephanie.kelly@rotorualc.nz>) | W: rotorualakescouncil.nz ([https://aus01.safelink:url=http%3A%2F%2Frotorualakescouncil.nz%2F%3Futm_source%3DStationery%26utm_medium%3DEmail%26utm_content%3DStephan](https://aus01.safelink?url=http%3A%2F%2Frotorualakescouncil.nz%2F%3Futm_source%3DStationery%26utm_medium%3DEmail%26utm_content%3DStephan))

From: s7(2)(a) LGOIMA
Sent: Wednesday, 16 March 2022 8:14 AM
To: Stephanie Kelly <Stephanie.Kelly@rotorualc.nz (mailto:Stephanie.Kelly@rotorualc.nz)>
Subject: RE: Proposed Local Bill

Hi there is a requirement to do the financial feasibility business cases on each reserve to ensure they met our benchline.


We already have Land Committee approval to enter into negotiations and do due diligence.

The valuations need to be agreed by both parties and agreements for sale and purchase drafted (we can do that at our end)

Once we have the geotech we will know which sites are going to be buildable then we can progress to valuations

Regards

s7(2)(a) LGOIMA



From: Stephanie Kelly <Stephanie.Kelly@rotorualc.nz (mailto:Stephanie.Kelly@rotorualc.nz)>
Sent: Tuesday, 15 March 2022 2:49 PM
To: s7(2)(a) LGOIMA [REDACTED]
Subject: Re: Proposed Local Bill

Thanks s7(2)(a) [REDACTED] Is there then a formal decision making process once the due diligence is completed to confirm your interest in purchasing these sites?

Sent from my iPhone

On 15/03/2022, at 2:43 PM, s7(2)(a) LGOIMA [REDACTED] wrote:

Hi Stephanie both Geotech service providers are struggling with staff with covid which has caused delays.


WSP should be on site within the next two weeks and will touch base with you in advance to obtain access to certain reserves.

Tonkin Taylor are meant to be on site within next 3 weeks subject to staff availability.

It will then take then 2 weeks to complete their reports after which we can work towards obtaining our valuations.

Regards

s7(2)(a) LGOIMA



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From: Stephanie Kelly <Stephanie.Kelly@rotorualc.nz (mailto:Stephanie.Kelly@rotorualc.nz)>

Sent: Tuesday, 15 March 2022 1:51 PM

To: s7(2)(a) LGOIMA

Subject: Proposed Local Bill

Hi s7(2)(a) LGOIMA

We are working towards a formal Council decision to commence the process for the Local Reserves Bill in May 2022. The information on the proposed Bill that will be provided to the community needs to outline who it is proposed will acquire each site. Are you please able to confirm the likely timeframes for the due diligence you are completing for the reserves Kainga Ora have identified an interest in acquiring and any further work/steps required to confirm your interest in these sites?

Feel free to give me a call to discuss.

Thanks

Stephanie Kelly Kaiurungi Rautaki - Senior Strategy Advisor, District Development

P: 07 351 8853 | 021 238 8856

E: stephanie.kelly@rotorualc.nz (mailto:stephanie.kelly@rotorualc.nz) | W: rotorualakescouncil.nz (https://aus01.safelinks.protection.outlook.com/?url=http%3A%2F%2Frotorualakescouncil.nz%2F%3Futm_source%3DStationery%26utm_medium%3DEmail%26utm_content%3DStephanie)

A: 1061 Haupapa St, Private Bag 3029, Rotorua Mail Centre, Rotorua 3046, New Zealand

From (Header) s7(2)(a) LGOIMA

To Stephanie.Kelly@rotorualc.nz

Subject RE: Council reserves

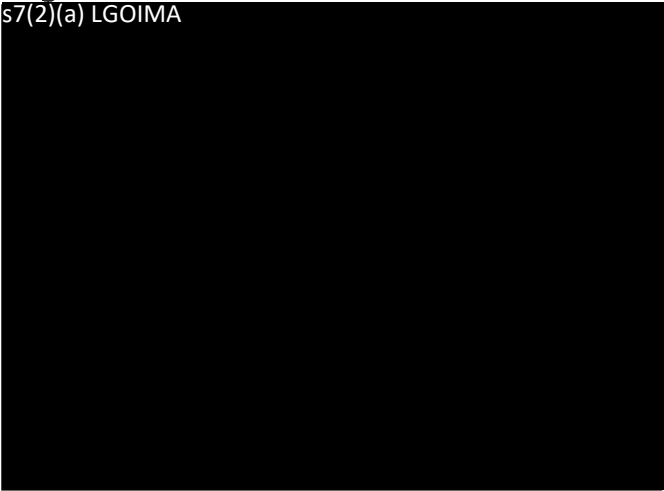
Sent 11 Apr 2022 - 11:27:33 NZST

Message Body

Will do a follow up to see where both contractors are at

Regards

s7(2)(a) LGOIMA



From: Stephanie Kelly <Stephanie.Kelly@rotorualc.nz>
Sent: Monday, 11 April 2022 11:24 AM
To: s7(2)(a) LGOIMA
Subject: RE: Council reserves

No they have and I connected them with the Open Spaces Manager. Not sure if this was for all of the sites or just some of them.

Stephanie Kelly Kaiurungi Rautaki - Senior Strategy Advisor, District Development
P: 021 238 8856 | E: stephanie.kelly@rotorualc.nz (mailto:stephanie.kelly@rotorualc.nz) | W: rotorualakescouncil.nz (https://aus01.safelink: url=http%3A%2F%2Frotorualakescouncil.nz%2F%3Futm_source%3DStationery%26utm_medium%3DEmail%26utm_content%3DStephan

From: s7(2)(a) LGOIMA
Sent: Monday, 11 April 2022 11:22 AM
To: Stephanie Kelly <Stephanie.Kelly@rotorualc.nz (mailto:Stephanie.Kelly@rotorualc.nz)>
Subject: RE: Council reserves


Hi they are all meant to be in progress and were required to contact you in advance to obtain approval to entry to carry out work.

Have any of them contacted you yet?

If not will give them a hurry up

Regards

s7(2)(a) LGOIMA



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Zealand Government | www.kaingaora.govt.nz (http://www.kaingaora.govt.nz/)

From: Stephanie Kelly <Stephanie.Kelly@rotorualc.nz (mailto:Stephanie.Kelly@rotorualc.nz)>
Sent: Monday, 11 April 2022 11:08 AM
To: s7(2)(a) LGOIMA
Subject: Council reserves

