

Project: Hui - SL2100046 Hurupaki Holdings Ltd Subdivision and Land Use Consent 131 and 189 Three Mile Bush Road, Kamo and SL2100055 Onoke Heights Ltd Subdivision and Land Use Consent Dip Road, Kamo

Date: 11 February 2022

Time: 10am

Attendees: Matua Richard Shepard and Georgina Olsen on behalf of Ngati Kahu O Torongare
Mark Holland, Dayle Widdup, and Melissa McGrath on behalf of applicants.

Item	Detail	Action
1	Matua Richard described this meeting as a step to building relationship, trying to find common ground.	
2	Matua Richard confirmed that he had met with WDC onsite to discuss their reservoir project and understood there was some links to this subdivision.	
3	Matua Richard was happy to have a report from WDC supporting the name change from Kamo to Te Kamo which now will go to parliament. Matua will refer to "Te Kamo" from now on.	
4	<p>Matua Richard said he had discussed some concessions with Georgina. He asked what allocations to social housing and affordable housing had been made within the Onoke Subdivision. Matua Richard has been in discussions with Andre Hemara from Kainga Ora.</p> <p>Mark explained what he understands to be the difference between social housing and affordable housing. Mark described the mix of allotments proposed in Onoke, seeing the smaller lots as a way to create affordable housing. Mark noted that Kainga Ora have brought sections within Totara once the subdivision is complete.</p>	
5	<p>Matua Richard asked if social housing where to be built within the Onoke subdivision, how would it fit within the development?</p> <p>Mark said it was his personal opinion and preference to see social housing scattered throughout a development.</p> <p>General discussion about the potential conflict between social housing and privately owned houses.</p>	Matua Richard confirmed that he would discuss the matter of social housing further with Georgina noting that it may be too big an issue for the hapū to be involved with.

6	Georgina noted that both developments would benefit from the inclusion of more trees and green spaces.	
7	<p>Georgina asked whether the applicant would revisit the vesting of the northern flank of 131/189 Three Mile Bush Road to hapū and whether this was still on the table.</p> <p>Mark responded based upon the previous response from hapū that it was not to be considered as mitigation the area was proposed to be vested to Council as reserve.</p> <p>Georgina clarified that that was not the intention of past correspondence, it was intended to be one of many measures that may be required.</p>	
8	<p>Richard explained that the way CIA's are being completed is not working for the hapū and that he has been working with WDC to improve the process to ensure that developers understand that they do not just have to mitigate, it is about the effect on papatūānuku, effect on the whenua, developers do not have an understanding of the depth of effect.</p> <p>Richard plans to flip the CIA process requiring applicants to prepare and is in discussion with WDC to achieve this.</p>	
9	Richard supported a meeting in person to look to working together and build a relationship. Richard left the hui.	Mark to confirm availability and provide options for next hui.
10	Melissa asked whether or not the hapū could provide response with respect to the Council applications. Georgina stated that social housing is a Part 2 matter and should be considered.	Georgina to discuss with Richard about a formal document.
11	Georgina noted that she is also working with Te Parawhau who have expressed an interest in Onoke.	