

11 October 2023

s9(2)(a)

Thank you for your request to Crown Infrastructure Partners, dated 6 September 2023, regarding the proposed development at Teitei Drive, Ohakune, which you made through the [www.fyi.org.nz](http://www.fyi.org.nz) website. On 13 September 2023, the following questions were transferred to Kāinga Ora – Homes and Communities for a response under Section 14 of the Official Information Act 1982 (the Act):

1. *Can you confirm that RDC will have to pay any overcosts over the \$5.2m*
2. *Can you confirm KO will be sold all 44 LOTS and for what price?*
3. *Will RDC recoup any overcosts from [question 2] during the sale?*
4. *Is it council's responsibility to sell the 14 dwellings in one line, or Kāinga Ora?*
5. *If council is not able to sell the 14 dwellings, or makes a loss of doing so, who is responsible?*
6. *Is Kāinga Ora only purchasing the Stage 1 land, or the entire block (including stage 2 & 3)?*

On 12 September 2023, you also asked the following question directly to Kāinga Ora:

7. *I ask why no consultation was had with the public / community & rate payers before 1st august 2023 (after resource consent acceptance), but Ngāti Rangī were given all the information.*

This letter provides a response to that question also. Your questions and our responses are set out below.

1. *Can you confirm that RDC will have to pay any overcosts over the \$5.2m*

Funding of up to \$5.2 million plus GST (if any) has been granted for delivery of 44 build-ready sections along with a master plan and infrastructure design for all stages, and delivery of enabling infrastructure. All additional costs for the delivery of Stage One will be met by Kāinga Ora

2. *Can you confirm KO will be sold all 44 LOTS and for what price?*

Housing New Zealand Build Limited will purchase land for the development of 44 build-ready sections in Stage One of the development. As advised in our letter to you of 11 September 2023 (OI 23 426), we are withholding the sale price under section 9(2)(j) of the Act, to enable a Minister of the Crown or any public service agency or organisation holding the information to carry on, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations). I acknowledge the public interest in the sale of the land and the price agreed between the parties, however, the purchase

of the land is conditional at this point in time, and release of the sale price could prejudice any further negotiations between the parties.

3. *Will RDC recoup any overcosts from [question 2] during the sale?*

I refer you to my response to Question 1, above.

4. *Is it council's responsibility to sell the 14 dwellings in one line, or Kāinga Ora?*

5. *If council is not able to sell the 14 dwellings, or makes a loss of doing so, who is responsible?*

The obligations of parties around the completion and sale of the worker-rental homes are set out in section 17.3 of the Sale and Development Agreement released to you previously. Following completion, the worker-rental homes will be sold to an appropriate third-party provider of worker-rental accommodation for the Ohakune area. The process for identifying a suitable provider and selling the homes will be determined in consultation with our project partners, Ruapehu District Council and Ngāti Rangī. The council is not responsible for selling the homes.

6. *Is Kāinga Ora only purchasing the Stage 1 land, or the entire block (including stage 2 & 3).*

The Sale and Development Agreement between Housing New Zealand Build Limited and the council only relates to the land for Stage One of the development. The remaining land, which comprises most of the 9.6 Ha property, will remain under council ownership. Any further sale or development of that land is a matter for the council.

7. *I ask why no consultation was had with the public / community & rate payers before 1st august 2023 (after resource consent acceptance), but Ngāti Rangī were given all the information.*

Engagement with the community regarding the proposed development commenced in June 2023. Letters were initially sent to owners and residents of properties in the direct vicinity of Teitei Drive (including Snowmass Drive, Carex Way, Cordyline Place, Kanuka Way and Magnolia Way). This included a large number of property owners who live outside of Ohakune. Invitations to face to face community outreach sessions held on 1 and 2 August 2023, and an online session on 3 August, were sent to the same addresses and also hand delivered to homes by council staff in July 2023. These events were also advertised in local media and online.

Further engagement has been undertaken since then. A community barbeque was held on 30 and 31 August, which was well attended. People have also been able to raise queries about the proposed development by emailing or phoning a Kāinga Ora representative, or by completing the online feedback survey available at <https://www.surveymonkey.com/r/teiteidrive>. This survey remains open. We likewise welcome people to make contact with us if they have any questions or feedback on the proposed development.

There is further information available on our website at <https://kaingaora.govt.nz/urban-development-and-public-housing/public-housing/public-housing-developments/manawatu-whanganui-region/teitei-drive/> including background information, Frequently Asked Questions, links to the Resource Consent documents, and other information. We will be adding further information to this page as the project progresses.

An application for Resource Consent for Stage One of Teitei Drive has been lodged. However, given the level of interest from the community in this development, we have, in consultation with our

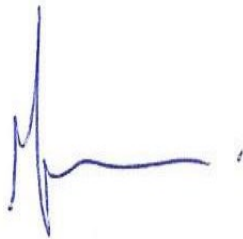
development partners, requested to publicly notify the resource consent application for the subdivision. This will enable the community to formally share their views on the application.

Information was shared with Ngāti Rangi prior to public announcement of the project as Ngāti Rangi are a partner in the development alongside Kāinga Ora and Ruapehu District Council. Decisions relating to the development are made jointly by the development partners.

I trust you find this information useful. You have the right to seek an investigation and review by the Ombudsman of my decision on your request. Information about how to make a complaint is available at [www.ombudsman.parliament.nz](http://www.ombudsman.parliament.nz) or Freephone 0800 802 602.

Please note that Kāinga Ora proactively releases its responses to official information requests where possible. Our response to your request may be published at <https://kaingaora.govt.nz/publications/official-information-requests/>, with your personal information removed.

Nāku noa, nā

A handwritten signature in blue ink, appearing to read 'Mark Fraser', with a stylized flourish at the end.

Mark Fraser  
**General Manager – Urban Development and Delivery**