

26 September 2023

s 9(2)(a)

Dear s 9(2)(a)

Thank you for your email dated 8 June 2023 requesting the following information under the Official Information Act 1982 (the Act):

*OIA request for any information including, plans, emails, consents and contracts entered into on the development in of the land in Ohakune (Ruapehu District) behind Snowmass Drive, between the rugby club rooms and the back of the carrot park. Can you also provide the stakeholder engagement plan associated with the development proposal?*

On 15 June 2023 you clarified your request advising that the emails you were seeking were between Ruapehu District Council, iwi and any providers and suppliers engaged to complete works in this area. You also confirmed that the information you were requesting was plans, consents and contracts.

On 13 July 2023 we advised you that we were extending the timeframe for a decision on your request to 17 August 2023 as the consultations necessary to make a decision on your request were such that a proper response to the request could not reasonably be made within the original time limit.

As advised in our decision letter of 17 August 2023 we are releasing the requested information to you. I apologise for the time it has taken to prepare the requested information for release.

Ruapehu communities, including Ohakune, need more warm, dry and healthy affordable homes.

To meet this need, Ruapehu District Council, Kainga Ora – Homes & Communities and Ngāti Rangi have partnered to enable the development of residentially-zoned vacant land at Teitei Drive, Ohakune. All three partners in this project are working together to achieve the same outcome: more available and affordable housing options in Ohakune.

The proposed development is a mixed housing development of 44 homes. Fourteen of the 44 homes proposed to be built are for workers to rent long-term and another 15 will be affordable homes. These new homes will help to address the shortage of suitable and affordable house to rent or buy in the area.

Increasing the housing options will help to attract much needed key workers to Ohakune to support businesses and the local economy. Currently, many houses are used for tourist accommodation, meaning fewer homes are available for people working in industries that support tourism or provide essential services. Local employers have struggled to recruit staff to fill vacancies due to a lack of affordable housing options.

Fifteen of the 44 homes proposed to be built are intended to be used as public housing. We have developed a range of communication and engagement opportunities to correct the incorrect information that is being circulated that this development is only public housing.

There is a demonstrated need for more public housing in the area. In Ruapehu District, around 72 applicants with an urgent housing need are on the Housing Register, including 12

whānau already living in Ohakune. Research by Ruapehu District Council and Ngāti Rangi suggests these numbers only capture the 'tip of the iceberg' for housing need.

It's important to note the main role Kāinga Ora is playing in the development is an urban development one. Because of our experience in urban development, we are coordinating a joint approach for the development of Teitei Drive to enable more homes to be built by other landowners and developers.

As an urban development agency, we enable build-ready land for different types of public and private housing through best practice urban planning and design. This ensures the neighbourhoods those homes are in have the infrastructure and amenities to make them great places to live.

As one of the partners involved in the Teitei Drive development, we are committed to keeping the community updated about what is happening. We want to hear from the community about how this development can support the wider community to be thriving, sustainable and inclusive. We have created a number of opportunities to facilitate meaningful conversations and for people to provide feedback including letter drops, emails, website, social media, an online survey, one-to-one conversations, and multiple Community Outreach Sessions seeking community input on how it can best support the community.

In relation to your request, the following information can be accessed at ([https://kaingaora-my.sharepoint.com/:f:/g/personal/donna\\_jennings\\_kaingaora\\_govt\\_nz/EgaPBZoS2QhCteCFb2xuDfAB0M5zyR5Bltg\\_VGKGJSHY3w?email=mcfetties%40extra.co.nz&e=uiaSaK](https://kaingaora-my.sharepoint.com/:f:/g/personal/donna_jennings_kaingaora_govt_nz/EgaPBZoS2QhCteCFb2xuDfAB0M5zyR5Bltg_VGKGJSHY3w?email=mcfetties%40extra.co.nz&e=uiaSaK)):

- Contracts and agreements:
  - Kāinga Ora and the Ministry of Housing and Urban Development
  - Kāinga Ora and Ruapehu District Council
  - Geosciences
  - Kahu Environmental
  - Cheal Consultants
  - Barker Associates
  - Traffic Planning Consultants
  - Morphum Environmental
- Emails between Kāinga Ora and Ruapehu District Council, Ngāti Rangi, and suppliers and providers
- Engagement plan, as at May 2023

Plans regarding the development are included in the Resource Consent application which can be found on our website under the 'Resources and engagement documents' heading at <https://kaingaora.govt.nz/urban-development-and-public-housing/public-housing/public-housing-developments/manawatu-whanganui-region/teitei-drive>. I am refusing this part of your request under section 18(d) as the information is publicly available.

I can advise that an application for Resource Consent for subdivision has been made for the development, but consent has not yet been granted. Given the level of interest from the community in this development, we have - in consultation with our development partners - asked for the resource consent application for subdivision to be publicly notified so the community can formally provide feedback and share their views.

In relation to the engagement plan, this is a living document that is updated regularly as the development progresses. Therefore, this document does have changes tracked and there is no 'final' document. You can also keep up to date on what's happening with this development on our website here [Teitei Drive :: Kāinga Ora – Homes and Communities \(kaingaora.govt.nz\)](https://kaingaora.govt.nz/urban-development-and-public-housing/public-housing/public-housing-developments/manawatu-whanganui-region/teitei-drive).

In relation to the emails provided, some attachments have not been provided where the final documents are included with the contracts or plans.

Some information has been withheld from the documents provided under the following sections of the Act:

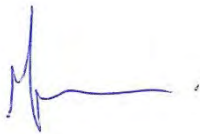
- 9(2)(a) to protect the privacy of natural persons
- 9(b)(ii) to protect information where the making available of the information would be likely unreasonably to prejudice the commercial position of the person who supplied or who is the subject of the information
- 9(2)(f)(iv) to maintain the constitutional conventions for the time being which protect the confidentiality of advice tendered by Ministers of the Crown and officials
- 9(2)(j) 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).
- 9(2)(ba)(i) to protect information which is subject to an obligation of confidence or which any person has been or could be compelled to provide under the authority of any enactment, where the making available of the information would be likely to prejudice the supply of similar information, or information from the same source, and it is in the public interest that such information should continue to be supplied

I have considered the public interest considerations in section 9(1) of the Act and do not consider the withholding of the information from this response is outweighed by the public interest in making that information available.

Under section 28 of the Act you have the right to seek an investigation and review by the Ombudsman of this response. Contact details for the Ombudsman can be found at [www.ombudsman.parliament.nz](http://www.ombudsman.parliament.nz).

Please note that Kāinga Ora proactively releases our 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.

Yours sincerely

A handwritten signature in blue ink, appearing to read 'Mark Fraser', with a horizontal line extending to the right.

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