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3 October 2023

Barry Murphy

By Email: fyi-request-23575-823cdc73@requests.fyi.org.nz

Dear Mr Murphy

Official Information Act request – Questions regarding Teitei Drive “Ohakune Social Housing project”

We refer to your request for information under the Official Information Act 1982 (OIA), received by Crown Infrastructure Partners (CIP) on 6 September 2023, as below:

“I have received a copy of the agreements for the Teitei Drive “Ohakune Social Housing project”

-Kāinga Ora stated \$2.1m was allocated to Ruapehu District Council for the build of 6 units in Moore Street, Ohakune. Documentation from CIP shows \$2.405m agreed for 6 council social housing units in a form of a grant be agreed. It is also referred to as \$2.175m +\$230k contingency

*It was also agreed to approve the release of \$5.2m of Crown funds to MHUD and Kāinga Ora as a grant for the delivery of the Ohakune Social Housing Project -This includes the sale of 14 dwellings 'in one line' with a tag on the title requiring this housing stock to remain in the local, long-term rental market for a minimum period - Ohakune 24 families /individual applicants on the MSD's social housing register, who have been waiting for between 57 and 1096 days -The land development will be mostly funded by the CIP funding. RDC will fund all overcosts required to complete the subdivision, site works and infrastructure services (roading, and 3 waters) and deliver 44 build ready lots for Kāinga Ora to purchase.
-RDCs' milestones will include provision of the required infrastructure, site earthworks, civil works and provision of subdivided, individual, serviced lots suitable for house construction*

My Questions

- 1./ How much did RDC receive in the end for the Moore street project?*
- 2./ Did council have to return any funds that were surplus as the project came in under budget.*
- 3./ There is claim 24 families were waiting homes in ohakune, this is currently 12, can you confirm the date of your data stating 24 and source.*
- 4./ Can you confirm that RDC will have to pay any overcosts over the \$5.2m 5./ Can you confirm KO will be sold all 44 LOTS and for what price?*
- 6./ Will RDC recoup any overcosts from question 5 during the sale?*
- 7./ It is stated legal (on both sides) has looked over the project, was it determined that RDC had followed the LGA, their policy of significance, and advertised the disposal of council land in their LTP, or that council had adequately consulted on the sale of the land?*
- 8./ Costing by Cheal had been done in 2020, were any cost increases factored in for inflation and the subterranean rocks / volcanic nature of the ground?*
- 9./ Is it councils responsibility to sell the 14 dwellings in one line, or Kāinga Ora?*
- 10./ If council is not able to sell the 14 dwellings, or makes a loss of doing so, who is responsible?*
- 9./ Did anyone review the Public and Affordable Housing Asset and Tenancy Management Strategy to ensure the exercise is cost neutral to the rate payer, especially when large cost over runs are to be expected, pointed out by developers that have built the neighbouring Snowmass subdivision.*

10./ Who came up with the project name "Ohakune Social Housing project"

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

12./ Do ministers & CIP, believe that with the community backlash, petition accepted into parliament, etc; that this project should still proceed without any consultation with the public?"

In relation to the above request, CIP responds with the following:

- The information you are seeking in questions 4-6 and 9-11 is not held by CIP and has been transferred to Kāinga Ora.
- The information you are seeking in questions 3 and 7-10 is not held by CIP and has been transferred to Ruapehu District Council.
- Regarding questions 1-2, the relevant documents have been previously provided to you in response to your request for information dated 4 September 2023. Please refer to our letter to you dated 27 September 2023 relating to the Moore Street Funding Agreement.
- Regarding question 12, there are no documents held by CIP.

The OIA enables people to request official information from Ministers and agencies, including CIP. However, the OIA only applies to information that is already held by CIP. There is no obligation on CIP to create information in order to respond to your request.

Kāinga Ora or Ruapehu District Council will reply to you directly in relation to your questions that have been transferred (as outlined above).

CIP notes that you are entitled to make a complaint to the Office of the Ombudsman under section 28(3) of the OIA.

Yours sincerely



Tanya Hansen
Crown Infrastructure Partners