

2 May 2024

Ohakune Ratepayers and Residents' Society Inc  
[fyi-request-24691-921fc9f0@requests.fyi.org.nz](mailto:fyi-request-24691-921fc9f0@requests.fyi.org.nz)

Tēnā koutou Ohakune Ratepayers and Residents' Society Inc

Thank you for your request to the Ministry of Housing and Urban Development (HUD) relating to the funding agreement between Kāinga Ora – Homes and Communities under the Official Information Act 1982 (the Act). The following parts of your request were transferred to Kāinga Ora – Homes and Communities on 13 March 2024.

Kāinga Ora has considered your request under the Act. I respond to each part of your request in an asked and answered format below.

**2./ Point 3.7 - Has KO notified HUD of any Changes to 3.7(a) or 3.7(b)**

There has been no notification of changes to 3.7 (a) or 3.7 (b). Your request for this information is refused under section 18(e) of the Act as this information does not exist.

**3./ Point 3.8 - please provide me with the reports to date received by HUD**

Attached are nine monthly reports sent to HUD from May 2023 to January 2024. The file that is labelled 'Shovel Ready Reporting – Ohakune – December 2023.xlsx' is in fact November's report; whereas 'Shovel Ready Reporting – Ohakune – December 2023 (002).xlsx' is December's report.

Contact details of staff within these documents are withheld under section 9(2)(a) of the Act 'to protect the privacy of natural persons'. I have considered the public interest in this information and determined that it does not outweigh the need to withhold it. Some information within the documents have also been redacted as they are out of scope.

**4./ Point 3.10(a) - regarding conflicts of interest. Please provide any communication or records, that HUD holds where Kāinga Ora has notified HUD.**

There were no communications sent to HUD with respect to conflicts of interest. Your request for this information is refused under section 18(e) of the Act as the document alleged to contain the information requested does not exist.

**5./ Point 3.10(b) - KO will promptly notify HUD of any matter that could have an adverse affect on the project or result in Termination. Please provide any communications received by HUD matching this criteria.**

Kāinga Ora has identified the below as being in scope of the above question:

- A meeting was held with HUD on 27 February 2024 at 2:30pm to inform HUD that Kainga Ora was likely to withdraw as the master developer of the proposed mixed housing development in Teitei Drive in Ohakune. As Kāinga Ora progressed further through design and planning phases, it became clear that the CIP funding will not be sufficient to complete the project as it was originally proposed three years ago. This, combined with current economic and market

pressures, mean that the project is not financially viable for Kainga Ora, and it would be unable to deliver on the affordable housing outcomes. There are no notes or minutes from this meeting however the description provided of what was discussed in the meeting is correct. Your request for documentation relating to this information is refused under section 18(e) of the Act as the document alleged to contain the information requested does not exist.

- A meeting was held with HUD on 28 February 2024 at 3pm to inform HUD that Kainga Ora has withdrawn as the master developer of the proposed mixed housing development in Teitei Drive in Ohakune. HUD had received the letter from Kāinga Ora dated 28 February 2024, titled 'Update on proposed Teitei Drive development'. There are no notes or minutes from this meeting however the description provided of what was discussed in the meeting is correct. Your request for documentation relating to this information is refused under section 18(e) of the Act as the document alleged to contain the information requested does not exist.
- An email was sent to HUD on 25 March 2024 which is enclosed. The email followed the submission of a monthly report on 22 March 2024 confirming to HUD that Kainga Ora had withdrawn as the master developer of the proposed mixed housing development in Teitei Drive in Ohakune. The monthly report was a repeat of the January report, while Kāinga Ora worked through the next steps. Contact details of staff within this document is withheld under section 9(2)(a) of the Act 'to protect the privacy of natural persons'. I have considered the public interest in this information and determined that it does not outweigh the need to withhold it.

**6./ Point 3.11 - please advise if KO have advised HUD of any breach of this term, or if HUD has given any warnings or cautions to KO.**

There is no correspondence related to this clause. Your request for this information is refused under section 18(e) of the Act as the document alleged to contain the information requested does not exist.

**7./ Point 3.15 - Management of COI's - Please provide documentation and emails provided to HUD about the conflict of interest relating to Giles Tait and whether HUD signed off or closed the matter off to "HUD's satisfaction".**

There were no communications sent to HUD with respect to conflicts of interest. Your request for this information is refused under section 18(e) of the Act as the document alleged to contain the information requested does not exist.

**8./ Point 3.17 - We note from KO OI 23 714 that KO & HUD were to meet in September 2023 - Has Kāinga Ora requested any time extensions to milestones, and if so please provide a copy and documentation related and whether they were approved or not.**

Kāinga Ora has communicated forecast changes to HUD and CIP within the monthly reports. There is no other change request documentation.

**10./ Point 5.2(d) - In addition to question 6 above, Do any phone calls, texts, emails or documents exist around this point since 1 July 2023, i.e. around extensions, or of termination due to non compliance.**

Kāinga Ora has communicated forecast changes to HUD and CIP within the monthly reports.

**13./ Please provide a copy and date of the email or document from Kāinga Ora (OR CIP) to HUD stating the project will exceed \$5.2m total cost, we already have a copy of the email sent to CIP and the meeting minutes from the DPM's where this was discussed a month after contract signing; we are wanting the date and communications where HUD was notified.**

Kāinga Ora has communicated the project cost forecasts to HUD and CIP within the monthly reports. The cost exceeding \$5.2m was included in all reports from May 2023 onwards.

I do not consider the withholding of information from this response is outweighed by the public interest considerations in making that information available.

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 black ink, appearing to read 'N. Palmer', with a long horizontal flourish extending to the right.

Nathan Palmer  
**Acting General Manager Urban Development and Delivery**