

13 September 2023

Mr Barry Murphy

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

Dear Mr Murphy

Partial transfer of Official information request: Questions regarding Teitei Drive "Ohakune Social Housing project"

I refer to your official information request dated 6 September 2023;

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?

We have transferred the following questions in your request to Kainga Ora as the information to which your request relates is not held by us but is believed to be held by Kāinga Ora. In these circumstances, we are required by section 14 of the OIA to transfer your request:

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?

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?

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

We have transferred the following questions in your request to Ruapehu District Council as the information to which your request relates is not held by us but is believed to be held by Ruapehu District Council. In these circumstances, we are required by section 14 of the OIA to transfer your request:

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

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./ 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"

Crown Infrastructure Partners will respond to the remainder of the questions.

You will hear further from Kāinga Ora and Ruapehu District Council concerning your request.

Yours sincerely

Tanya Hansen
Stakeholder and Communications Manager
Crown Infrastructure Partners