

4 December 2023

Hon Chris Bishop, Minister of Housing
cc: Vui Mark Gosche, Board Chair

Teitei Drive, Ohakune development

Purpose

1. This memo provides you with background on the Teitei Drive, Ohakune development subsequent to a media release by the Ohakune Ratepayers and Residents' Society Inc, on 3 December 2023.
2. The project responds to the need for more housing from within the community and will help address the shortage of suitable and affordable housing to rent or buy. This proposal has been met by strong and well co-ordinated opposition from a small section of the community.

Background

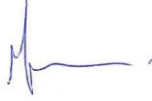
3. The proposed development at Teitei Drive was initiated by Ruapehu District Council and is being delivered by Kāinga Ora in partnership with Ngāti Rangī and the Ruapehu District Council who currently own the land. It addresses the need for more fit-for-purpose housing to meet the varied needs of the community, including affordable housing to rent or buy.
4. As of September 2023, around 60 applicants with an urgent housing need are on the Ministry of Social Development's (MSD) Housing Register, including 10 whānau already living in Ohakune. Ruapehu District Council has 34 applicants on its Housing Register for Social Housing in Ohakune and 6 applicants for Raetihi.
5. Research by Ruapehu District Council and Ngāti Rangī suggests these numbers only capture the 'tip of the iceberg' for housing need. Many whānau are living in substandard conditions but are not registering on official lists due to the known lack of available public housing stock. Through our work in the community, we have spoken to many local families living in overcrowded or substandard accommodation – and who are not on the MSD Housing Register – indicating there is a higher need than the numbers show.
6. Stage One of the project will see Kāinga Ora acquire part of the 9.6 Ha site to deliver 44 build-ready sections along with masterplan and infrastructure design for all stages, and delivery of key infrastructure to support future delivery by Ruapehu District Council as growth requires. Kāinga Ora will subsequently enable the delivery of 44 homes comprising 15 affordable homes, 14 worker-rental homes and 15 public homes. Kāinga Ora will only build the 15 public homes, which it will retain.
7. Kāinga Ora has been approved to receive up to \$5.2 million + GST (if any) funding support through the COVID Response and Recovery Fund 'shovel ready' project initiative to deliver stage one of Teitei Drive. The funding is being distributed and managed by the Ministry of Housing and Urban Development (HUD). Construction of the 15 public homes on the Stage One land would be funded separately by Kāinga Ora as part of BAU. The affordable and worker homes are expected to be enabled by selling the build-ready land to a build-partner who would build the houses in accordance with a Development Agreement.

8. We are planning to submit an initial resource consent application for Stage One early 2024 for enabling earthworks on the site. Once this is granted, we will be able to get the infrastructure work underway to align with the timing requirements of the Crown Infrastructure Partners (CIP) funding. The land use and subdivision designs for Stage One will be part of a second resource consent application to be lodged in mid-2024.
9. Undertaking the consent in two parts will allow us to get the infrastructure work underway with central government funding, while also ensuring we have adequate time to undertake further engagement with the community, giving them opportunities to provide feedback and get their questions answered.
10. As part of our commitment to keeping the community updated as we progress with our plans, we have been in regular communication with residents, property owners and stakeholders. We have hosted a series of face to face and online outreach sessions, to answer questions and to seek feedback around what works and what might be improved in the community. We have also provided a direct contact for questions and feedback. These initiatives have resulted in positive feedback from many in the community and we will continue to engage openly as we progress.
11. We have proactively made a considerable amount of information about the development available to the public via the Kāinga Ora website, which can be found at:
https://kaingaora.govt.nz/en_NZ/urban-development-and-public-housing/public-housing/public-housing-developments/manawatu-whanganui-region/teitei-drive/

This includes copies of the Resource Consent application and other proactively released documents, including the bulk of the responses to OIA requests.

s 9(2)(a) and the Ohakune Ratepayers and Residents' Society Inc

12. s 9(2)(a) is a non-resident Ohakune property owner, with holiday home properties that neighbour the proposed development at Teitei Drive. s has expressed concerns about the need for the development, lack of appropriate assessments, lack of consultation, and the perceived conflict of interest of a Kāinga Ora staff member. s has published criticism of the development and misinformation on a website: www.saveohakune.com.
13. Kāinga Ora has received close to 50 OIA requests (and climbing) from s 9(2)(a) s 9(2) since July 2023, on the proposed development and related topics. s has also written to the previous Minister of Housing, to raise concerns about the project and requested information from other agencies, including CIP and the Ruapehu District Council.
14. s 9(2)(a) the Ohakune Ratepayers and Residents' Society Inc, which has made seven requests for official information to Kāinga Ora as at the date of this advice.
15. Kāinga Ora have also received a number of OIAs from three other Ohakune residents, since July 2023.
16. Kāinga Ora notes that the Ohakune Ratepayers and Residents' Society Inc media release refers to multiple Ombudsman Act complaints being lodged about the management of OIA decisions on this development. We note that we have received and responded to one Ombudsman Act complaint, accepting that there were delays with the decisions made, as Kāinga Ora had underestimated the amount of time needed to collate and review information in scope of that one request (which had initially included over 1,000 emails).



Mark Fraser
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Released under the Official Information Act