

9 October 2023

s9(2)(a)

Thank you for your email dated 28 July 2023 requesting information under the Official Information Act 1982 (the Act).

As advised on 15 September 2023, questions 1, 8 to 13, and 38 to 40 were transferred to the Ruapehu District Council. I will address the remaining questions, in turn.

*2./ Secondly, what planning and housing has been provided in the last 2 years & is in planning for the future in the other towns in Ruapehus district. I point to the submissions made*

*<https://www.ruapehudc.govt.nz/repository/libraries/id:2dyphjrmg1cxby65trfv/hierarchy/our-council/consultation-and-community-engagement/documents/social-and-affordable-housing/SOCIAL%20ANDAFFORDABLE%20HOUSING%20SUBMISSION%20BOOK.pdf> where all housing was being asked of towns other than Ohakune, thus my questions.*

Kāinga Ora is mid-way through a review of its portfolio of homes in the Ruapehu District, and has recently completed a review of its portfolio in Taumaranui. This review has identified a significant number of properties requiring upgrade or refurbishment and a smaller number of properties for potential divestment because they no longer meet the needs of our customer base.

In terms of other housing initiatives and plans for the future, Kāinga Ora recently purchased two new builds in Taumaranui to increase our housing stock. There have been no other recent acquisitions or developments in the Ruapehu District.

In terms of future redevelopment plans, Kāinga Ora is proposing to demolish and redevelop five units in Duncan St, Raetihi. There are no other redevelopment projects being planned in the short term.

*3./ I am still waiting for a copy of the “current build standards” you refer to and to which I have requested of you.*

Some information was provided to you in our response to you of 19 September 2023 (OI 23 395). You can find out about our approach to building on our website at:

<https://kaingaora.govt.nz/urban-development-and-public-housing/public-housing/our-approach-to-building/>

On this page you will find a link to our design guidelines, that help to ensure that all design and building projects meet our standards.

*4./ You mention “in locations where we can best support our customers”; I again refer you to the Ruapehu District Council submissions of feedback, where all submissions were for towns outside of Ohakune, most being in Taumarunui. I refer you to specific submission #12 on page 15, can you confirm you have read these and are aware of this one?*

The Teitei Drive site in Ohakune was originally identified by the Ruapehu District Council, in accordance with the Crown Infrastructure Partners (CIP) ‘shovel ready’ funding requirements.

Kāinga Ora officially became a development partner in April 2023 after the site was chosen. All questions regarding the location of the proposed development are best directed to the council.

*5./ I note Page 13 and 14 of the Resource Consent (Appendix 3) shows the proposed layout and green spaces in Stage 1. I also note that Giles Taits property borders a reserve; this reserve was never in existence on the original designs (seen in Appendix 5, pages 28-30). On site investigation and photos, show another 4 lots could have been placed in this space as originally planned. Can you please advise me who and when the changes between designs were made and when & what involvement Giles had.*

The changes were made following ecological assessment of the site for the purposes of maintaining the existing ecological footprint and for overland flow path and stormwater management. The design evolved iteratively and was further refined based on external consultant advice between the date of the plans noted and the lodgement of the consent application. External consultant reports supplied for the resource application can be found [Teitei Drive :: Kāinga Ora – Homes and Communities \(kaiingaora.govt.nz\)](https://www.kaiingaora.govt.nz/teitei-drive)

The role of the staff member was as a subject matter expert with expertise in greenfield land development and not with design lead responsibilities. The project is a partnership between Kāinga Ora, Ruapehu District Council and Ngāti Rangī with all decisions to be made mutually. This includes master planning, engineering design and site layout decisions.

*6./ I also note that. This will increase foot traffic into Snowmass subdivision with the potential for people to walk onto my property without knowing they are on private property. What will council and Kainga Ora do to provide protection with the additional traffic; will funding be provided to build a fence.*

At this stage, we can advise that Kāinga Ora will meet all legal fencing requirements in relation to boundary fences with the immediate neighbouring properties.

*7./ Considering this pathway will be unlit and next to a stream, it may be unsafe for people and children to be walking along this area and there could be cause for drowning, or not being able to climb out of the deep cut if someone fell into it. I wish this to be made a critical notification to all involved of the safety and my concern for it, to ensure liability to RDC & KO should there be any loss of life should this subdivision go forward.*

Your comments have been noted and will be considered in future planning of this pathway.

*14./ What new amenities are being provided for; public BBQ's? Playgrounds? Etc?*

Kāinga Ora has made provision for greenspaces to support the new community and the wider neighbourhood. Detailed planning for amenities will be completed as part of the neighbourhood design and in consultation with the community.

*14.1./ "The CIP funding and Kāinga Ora will be covering the cost for this project" Is this confirmation that there will be zero cost to RDC / rate payers for any budget blowouts, any intersection upgrades, any fencing etc?*

The terms of the CIP funding agreement are available in the *Shovel Ready Funding Agreement - Ohakune Social Housing Project (Agreement with the Ministry of Housing and Urban Development)*.

You can access this document from our website as part of the 26 September 2023 Teitei Drive Ohakune development OIA response at the following link:  
[Responses to OIA requests :: 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/)  
Note that this doesn't include any discretionary investment the council may look to make.

*15./ Please provide an update on these reports and what date I can expect them*

This issue has been responded to in our response to you of 19 September 2023 (OI 23 395).

*16./ It's stated "Waka Kotahi are the controlling authority for the roads" however NZTA were not fully aware of the plan, there now apparently needs to be changes to the intersection on SH49 and speed of the road reduced from 70km/h. Please provide information on what changes are required and the costs involved.*

Our understanding is that no decision has been made to the intersection or speed limit at this time.

*17./ Please provide the traffic assessment that has been mentioned above.*

The Resource Consent application includes an Integrated Transport Assessment which is Appendix 10 and can be accessed at

<https://kaingaora.govt.nz/urban-development-and-public-housing/public-housing/public-housing-developments/manawatu-whanganui-region/teitei-drive/>

*18./ Please provide information on any road closures or pathways that will need to be closed and for how long.*

*19./ Please provide assessment information on how heavy machinery will be accessing Teitei*

*20./ Whether there will be any traffic using SH49/Teitei during construction*

*21./ What limits will be imposed to ensure large trucks are not backed up trying to access the build site.*

*22./ What is the weight loading mass of the road into Teitei from SH49 and what is the max length truck that can enter the intersection to turn.*

In relation to questions 18 to 22, this information will be part of the traffic management plan. It is too early to prepare this now. I am therefore refusing these parts of your request under section 18(g) of the Act, as the information does not exist and is not believed to be held by another agency.

*23./ What will be done to ensure no dirt is carried from the build site onto the Teitei drive / Carrot park road*

We acknowledge that during construction, new developments can have the potential to impact the surrounding area for a short period of time. Kāinga Ora will take appropriate steps to minimise this impact.

*24./ What additional toilet facilities will be provided for builders and construction workers on the build site*

Our build partners manage the building site, which includes health and safety and amenities to support the workers onsite.

*25./ A recent news article stated 90% of tenants haven't been reported; that leaves 20,000 tenants that have had issues. Most issues come from mental health, drug abuse, alcohol abuse, lack of jobs, domestic violence and noise / fighting, cost of living, etc. With the cost of living being one of the highest in Ohakune (expensive power, expensive new world, expensive petrol, etc), and the lowest amount of jobs available in any Ruapehu town (according to trademe job listings). What analysis was done to ensure builds are being done where social services, health, support networks, cost of living, jobs; to pick Ohakune as the location this best suited the people.*

We want Kāinga Ora homes and the communities they are in to be pleasant and enjoyable places to live – and the vast majority are.

Kāinga Ora has not undertaken a formal location and service analysis in Ohakune. However, we can say that Teitei Drive is an ideal location for a mixed housing development as it is within walking distance of local amenities and employment. Putting homes in this location will decrease reliance on vehicles and help build a more integrated, stronger community. The 15 public homes proposed as part of the development will help meet a demonstrated need for more public housing in the area.

*26./ What is being done and prepared for the additional crime that may follow.*

Kāinga Ora does not expect additional crime as a result of this development.

We think this mixed housing development will have positive benefits for Ohakune and will help contribute to making Ohakune a great place to work and live.

*27./ Can you provide any reports that indicate crime will not increase due to the relocation of people?*

Kāinga Ora does not hold any reports that indicate that crime will not increase due to the relocation of people. I am therefore refusing this part of your request under section 18(e) of the Act, as the document alleged to contain the information does not exist.

*28./ Is any CCTV planned for the development?*

There are no plans for CCTV at this stage, as it is too early in the development.

*29./ Do you (and Kāinga Ora) agree with the statement made by Taumarunui Women's Refuge, that when people get relocated they are "being cut off or disconnected from their whānau and support networks"*

Kāinga Ora acknowledges the importance of people being in a home that is connected to their whānau and support networks. Our practices for placing whānau into new homes takes these aspects into consideration.

*30./ Will RDC have any say in the matter to do with Covenants, house type, parking, etc; or is this all being left to KO?*

Yes, RDC is a development partner for this project.

*31./ Can I please have a copy of parking (draft is fine provided it's a possible scenario) for the new streets being developed.*

Each new lot will have two parking spaces and there will be additional street parking. I refer you to the Concept Masterplan and the Integrated Traffic Assessment in the Resource Consent documents.

*32./ Please confirm who owns the Teitei land now*

The Ruapehu District Council currently owns the land.

*33./ and who will own it during development*

I refer you to the Sale and Development agreement which was provided to you in response to your request under the Act of 14 August 2023 (OI 23 426).

*34./ and who will own the titles of the Affordable Homes and Workers Accommodation*

Kāinga Ora will retain ownership of the public housing homes only. No other decisions or sales have been made.

*35./ If houses are not sold under the affordable homes banner, is there any protections in place to ensure they don't become social houses?*

*36./ same for the workers accommodation, if they are not sold, who owns the title and are any protections in place to ensure they do not become social houses?*

For Questions 35 and 36, I refer you to the Sale and Development agreement regarding title ownership. There are no protections in place to ensure they do not become social houses, although our intention is to provide a mixed development and only retain 14 public homes.

*37./ What price was the land sold for, or what price will it be sold for development if it hasn't already happened.*

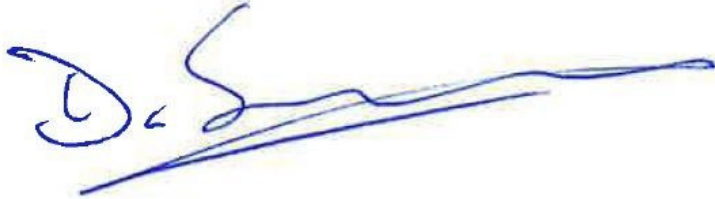
I refer you to the response to your request under the Act of 14 August 2023, that includes a copy of the Sale and Development agreement.

*41./ If this matter goes to court; who will be paying the legal fees, Kainga Ora or Ruapehu District Council?*

This would depend on the reason why "the matter would go to court". You may wish to seek your own legal advice on the matter.

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) .

Yours sincerely

A handwritten signature in blue ink, appearing to read 'D. Soughtton', with a long horizontal flourish extending to the right.

Daniel Soughtton  
**Deputy Chief Executive - Central**