

15 November 2023

Barry Murphy
fyi-request-24445-d02c330c@requests.fyi.org.nz

Dear Mr Murphy

I refer to the following requests for information under the Official Information Act 1982 (the Act):

13/10/23 6.55AM	<p>I write to formally complain and request immediate answer to rectify.</p> <p>My question</p> <p>1./ What is happening, or who is being provided the 2 additional residential lots of the 46 being created for Teitei Drive?</p> <p>2./ Why has the 2 additional lots not been publicized or acknowledged after so many questions, IOA's, WPQ's, etc.</p> <p>To date, Kainga Ora have stated that 44 residential lots are being created at Teitei Drive, Ohakune when in fact 46 residential lots are being created.</p> <p>We were told by Kainga Ora that a technicality for funding required 46 lots, but that infact only 44 were being created and the other 2 would be reserves.</p> <p>WPQ's asked by Brooke van Velden were also incorrectly answered.</p> <p>WPQ23963 & WPQ23239 & WPQ23086 & WPQ23100 & WPQ24649 - "The funding has been approved to enable land development and provide 44 individual" & "The proposed plans are for 15 affordable homes, 14 long-term worker-rental homes and 15 public homes" & "I note that 15 of the 44 homes proposed to be built at Teitei Drive are intended to be used as public housing" – It does not mention that there are actually 46 residential lots and from what I can see 51 when you include roading and reserve lots.</p> <p>WPQ24553 - "There is no formal agreement with Kāinga Ora for houses to be given or allocated to Ngāti Rangi." This leads me to wonder, are the additional 2 houses a side agreement, on completion of the project it will be made formal? Or what happens to the additional 2 residential lots they are left with</p> <p>From your website:</p> <p>Please provide an immediate response.</p>
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<p>13/10/23 9.55AM</p>	<p>I write to formally complain and request immediate answer to rectify.</p> <p>My question 1./ What is happening, or who is being provided the 2 additional residential lots of the 46 being created for Teitei Drive? 2./ Why has the 2 additional lots not been publicized or acknowledged after so many questions, IOA's, WPQ's, etc.</p> <p>To date, Kainga Ora have stated that 44 residential lots are being created at Teitei Drive, Ohakune when in fact 46 residential lots are being created. We were told by Kainga Ora that a technicality for funding required 46 lots, but that infact only 44 were being created and the other 2 would be reserves.</p> <p>WPQ's asked by Brooke van Velden were also incorrectly answered.</p> <p>WPQ23963 & WPQ23239 & WPQ23086 & WPQ23100 & WPQ24649 - "The funding has been approved to enable land development and provide 44 individual" & "The proposed plans are for 15 affordable homes, 14 long-term worker-rental homes and 15 public homes" & "I note that 15 of the 44 homes proposed to be built at Teitei Drive are intended to be used as public housing" – It does not mention that there are actually 46 residential lots and from what I can see 51 when you include roading and reserve lots.</p> <p>WPQ24553 - "There is no formal agreement with Kāinga Ora for houses to be given or allocated to Ngāti Rangī." This leads me to wonder, are the additional 2 houses a side agreement, on completion of the project it will be made formal? Or what happens to the additional 2 residential lots they are left with</p> <p>From your website:</p> <p>Please provide an immediate response.</p>
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<p>13/10/23 9:43PM</p>	<p>I refer to your answer which doesn't match Marketing material and communications to date.</p> <p>"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. "</p> <p>You stated the intention is to "only retain 14 public homes".</p> <p>Please immediately confirm what all 46 lots would be used for.</p>
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13/10/23 10:43PM	<p>In the email to Renee on the 16th June 2023, a red line was redacted and related to the statement around 44 homes. We have been enquiring about the remaining 2 lots as there are actually 46 lots being developed for residential.</p> <p>Please provide the un redacted copy of the statement as it is clearly hiding the point of the additional 2 lots.</p> <p>Please provide all information and documents and emails that relate to the 45th and 46th lots.</p>
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As was explained in our response to you of 24 October 2023, regarding your questions about the number of lots, I can advise that the intention is to build on 44 lots. The agreement between Kāinga Ora, the Ruapehu District Council and CIP funding is for the development of 44 homes only, in line with the sale and development agreement.

However, I can confirm that the Resource Consent application is for 46 lots due to the logical sectioning of the masterplan. Please note that the number of lots remains subject to further change as we go through the review process and that the final number of lots will be confirmed in the approved resource consent application.

It is normal for the number of lots to change slightly during this process, and there is no further information available.

This is our final response on this topic and we will not be responding to further requests about this issue.

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 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



Mark Fraser
General Manager – Urban Development and Delivery