

20 December 2023

Ohakune Ratepayers and Residents' Society Inc
fyi-request-24558-774fcea3@requests.fyi.org.nz

Tēnā koe Ohakune Ratepayers and Residents' Society Inc

Thank you for your request to Kāinga Ora – Homes and Communities, dated 22 November 2023, under the Official Information Act 1982 (the Act) for the following information:

“1) Could you please point me to the location, page and section of the S&P agreement that states the lots will remain the property of Ruapehu District Council.

2) The second part of your statement "unless otherwise agreed", could you advise if any signed or draft agreements exist with any party, any discussions or emails regarding the possible fate of the additional lots over and above the 44.”

Following an acknowledgement email of 23 November 2023, you requested information about the processing of requests for official information:

“Do you personally look for this information and consider the response or is it passed on to someone else. If the latter, do you consider the response and ensure the entire context of the question has been posed to that someone else.”

Kāinga Ora is responding to your questions in an asked and answered format.

“1) Could you please point me to the location, page and section of the S&P agreement that states the lots will remain the property of Ruapehu District Council.

The sale and development agreement is silent on the delivery of any additional lots over and above 44. In drafting the agreement there was never any discussion around a split of more than 44 homes as a resource consent application had not yet commenced.

As set out in the agreement:

Page 5 – Homes to be delivered by HNZ Build – 44

- Public homes: 15 homes
- Affordable homes: 15 homes
- Worker rental homes: 14 homes

Pg 34 - Cl 17.1 (b) – ownership of public homes

Pg 34 - Cl 17.2 (b) – ownership of affordable homes

Pg 34 - Cl 17.3 (c) – ownership of worker-rental homes

2) The second part of your statement "unless otherwise agreed", could you advise if any signed or draft agreements exist with any party, any discussions or emails regarding the possible fate of the additional lots over and above the 44.”

No signed or draft agreements exist with any party, nor do any discussions or emails regarding the possible fate of the additional lots over and above the 44, except as understood by the partners that the intention is to build on 44 lots.

The agreement between Kāinga Ora, RDC and Crown Infrastructure Partners is funding is for the development of 44 homes only, in line with the sale and development agreement.

As has previously been noted in the response to the previous request for official information (ref: OI 23 660 refers), the Resource Consent application is for 46 lots due to the logical sectioning of the masterplan. The number of lots remains subject to further change as we go through the review process and the final number of lots will be confirmed in the approved resource consent application.

“Do you personally look for this information and consider the response or is it passed on to someone else. If the latter, do you consider the response and ensure the entire context of the question has been posed to that someone else.”

The full correspondence received (when a request for official information is made) is logged by Kāinga Ora and as part of the scoping and information gathering phase it is then sent to the respective subject matter expert(s) and/or business unit to provide information and advice to then draft a response.

Please note, any additional commentary, context, opinions or assertions are not considered to be requests for official information under the Act. Therefore Kāinga Ora has no obligation to respond to any such statements.

I trust you find the information provided helpful.

Under section 28(3) 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.

Please note that Kāinga Ora proactively releases our responses to official information requests where possible. Our response to your request may be published at kaingaora.govt.nz/publications/official-information-requests/ with your personal information removed.

Nāku noa, nā



Mark Fraser

General Manager – Urban Development and Delivery