



s 9(2)(a)

Ohakune Ratepayers and Residents' Society Inc

A: s 9(2)(a)

E s 9(2)(a)

M: s 9(2)(a)

30 November 2023

**Att: Kainga Ora & Ruapehu District Council,
And
Horizon Regional Council**

I am writing to you after receiving a letter by email (29 Nov 2023) and hand delivered in the neighbourhood surrounding the proposed build site at Teitei Drive Ohakune.

In summary, the letter explains that a new resource consent will be submitted in early 2024 to enable earthworks at the site and that the new resource consent *“does not include the subdivision of individual lots”* and that *“The land use and subdivision designs will be part of a second resource consent application”*.

We note that there is already two resource consents lodged with Ruapehu District Council in July 2023 and being processed with agreement that they will be notified and S.92 requests for further information extant and overdue.

We also note that the applicants have belatedly lodge applications with Horizons Regional Council in August 2023 and that these have requests for further consent applications outstanding AND agreement the applications will be notified and a joint hearing held.

There is also still to be lodged a follow-up application for land use consent due on the initial time-line in mid 2024 (but likely delayed) to address the siting of the non-complying dwellings, access and parking breaches. Our independent technical and legal research shows that these current and the future resource consents would likely (as presently presented) fail to meet the policies and rules on a number of matters, including infrastructure design.

In addition, we note KO's own 2023 Policy Document Building Design requirements are also not complied with.

Joint communications by the development partners to neighbours have made media statements and released communications to affected parties that the consents would be notified.

Given RDC & KO (joint applicants) have requested both the RDC & Horizons current consent applications already lodged be notified in a joint hearing and the intended application is clearly a pre-requisite work wise (and likely to create the positioning of infrastructure including roads and require a number of similar consents), we request that:

- i) We be immediately notified of the lodgement of any & all consents relating to Teitei Drive land AND
- ii) Any such consent application be notified so as to consult with the community

We record also that under the agreement dated 5 April 2023 with Housing New Zealand Build Limited there is a requirement for Council to create a super lot at Teitei Drive. Please advise when Council intends to make this subdivision application and also whether there will be a requirement for consent from Horizon Regional Council

Many thanks for your time.

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President - Ohakune Ratepayers and Residents' Society Inc.

<https://www.ors.nz>

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28 November 2023

Teitei Drive development update

Kia ora,

Ruapehu District Council has partnered with Kāinga Ora – Homes and Communities and Ngāti Rangī to enable the development of residential zoned vacant land at Teitei Drive in Ohakune.

We are writing to provide an update on the resource consent application for this proposed mixed housing development of 44 homes, including 15 affordable homes, 14 long-term worker-rental homes and 15 public homes.

What's happening?

To enable the development of the land at Teitei Drive for these homes, \$5.2million funding from the Crown Infrastructure Partners (CIP) was committed in late 2021. This funding is essential for the development of the infrastructure on the site to make sure the future homes will have access to power, telecommunication, water and roading.

We are planning to submit a resource consent application (Stage 1) 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 CIP funding.

What does this mean for you?

It's important to emphasise that this resource consent application is about initial infrastructure work and does not include the subdivision of individual lots or more detailed designs and plans for the homes. The land use and subdivision designs will be part of a second resource consent application (Stage 2) to be lodged in mid-2024.

Undertaking the consent in two stages will allow us to get the infrastructure work underway with central government funding, and also undertake further engagement with the community to provide opportunities for you to give feedback on the proposed plans for the mixed housing development.

Keeping in touch

For more information on the proposed development and the resource consent application, please visit: [Teitei Drive :: Kāinga Ora – Homes and Communities \(kaingaora.govt.nz\)](https://kaingaora.govt.nz)

If you have any further questions, please feel free to contact:

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Clive Manley – Chief Executive Ruapehu District Council
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