

## **DRAFT Comms and Engagement plan Teitei Drive 2024**

*January 2024*

### **Background**


- Ruapehu District Council has partnered with Kāinga Ora and Ngāti Rangi to enable the development of residentially-zoned vacant land at Teitei Drive in Ohakune.
- The proposed development aligns with Ruapehu District Council's strategy to tackle Ohakune's housing challenges by working with the Government and others to increase the availability of warm, dry, affordable homes for public housing, long-term worker rental, and public purchase in the next few years.
- The proposed plans are for a mixed development of 44 new homes. Fourteen of the 44 homes proposed to be built are for workers to rent long-term and another 15 will be affordable homes. These new homes will help to address the shortage of suitable and affordable house to rent or buy in the area and make it easier to attract much needed workers to Ohakune to support businesses and the local economy. Fifteen of the 44 homes proposed to be built are intended to be used as public housing.
- The Ohakune Ratepayers and Residents' Society Inc is opposing the proposed development. They have launched a Save Ohakune website and have submitted many of the more than 50 Official Information Act requests that Kāinga Ora has received on this development to date. The group has also presented Parliament with a petition, signed by 1200 people, that calls on Parliament to order Kāinga Ora not to proceed with the development of the land.
- To ensure we can meet the timing criteria of the CIP funding, Kāinga Ora, on behalf of the partners, is planning to submit a resource consent application in February for enabling works on the site. Once this is granted, we will be able to get the initial infrastructure work underway. The land use and subdivision will be part of a second resource consent application to be lodged mid-2024.

### **Approach**

- Ongoing engagement and visibility will be the key approach for 2024.
- Immediate focus will be on engagement with key stakeholders (MP, employers, councillors) to provide an update on our proposed approach to both the resource consent and ongoing community engagement.
- In early February, before the resource consent application for enabling works is lodged, an email/letter to the community will go out with the latest updates and to give people the opportunity to subscribe to our online database to receive the latest information about the project going forward.
- From March onwards, monthly information sessions will be held at the local library. These sessions are an opportunity for the community to connect with Kāinga Ora, ask questions about the project, share any feedback, and to learn more about what we do, including home ownership products we offer.
- We are still working through when and how we will introduce the updated master design.
- Where possible, we will encourage Ruapehu District Council and Ngāti Rangi to attend some of these sessions as well to reflect the importance of the partnership.
- Our engagement is to focus on the need for these homes in Ohakune.

## Risks

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## Key messages

- The proposed development at Teitei Drive in Ohakune is a partnership between Ruapehu District Council, Kainga Ora – Homes & Communities and Ngāti Rangī.
- The proposed plans are for a mixed development of 44 new homes. It addresses the need for more public housing from within the community and will help address the shortage of suitable and affordable housing to rent or buy.
- To enable the development of the land at Teitei Drive to support 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.
- To meet the timing requirements of the CIP funding, a resource consent application for enabling works (a culvert and minor earthworks at the site entrance area only) will be lodged by Kāinga Ora with Horizons Regional Council and Ruapehu District Council in February. Given the current focus is only on enabling works, a permitted activity for residential zoned land, we won't be requesting notification of the first resource consent application.
- The land use and subdivision will be part of a second resource consent application to be lodged in mid-2024.
- Undertaking the consent in two stages will allow us to get minor infrastructure work underway with central government funding, while also undertaking further engagement with the community to provide opportunities for them to give feedback on the proposed plans for the mixed housing development.
- While we won't request notification of the resource consent applications, the decision on whether to notify will be made by Horizons Regional Council and Ruapehu District Council.
- We will provide ongoing engagement opportunities for the community, including monthly information sessions and regular email updates, to connect with Kāinga Ora, so you can access us anytime if you have questions or to share feedback.
- While our previous Resource Consent application which was submitted with the Council in July 2023 has not been withdrawn, our focus is on progressing the new application.

**To check with Project Team to add to key messages/FAQ**

- What happens with the July 2023 resource consent application?
- Who will review the rc application lodged with RDC?
- Introduction of updated design + lines around what feedback is already incorporated.

## Timeline

| Activity   | Channel   | Responsibility        | When                 |
|--|---|-----------------------|----------------------|
| Provide draft comms/engagement plan for 2024 to key partners – Council and Ngati Rangi   | Startup weekly/fortnightly catch-ups again<br>Otherwise email | Renee/Linda           | Week 29 Jan 2024     |
| Update key stakeholders (MP, employers, councillors) about the project   | Face to face conversations                                    | Renee/Graeme/partners | Week 5 Feb 2024      |
| Give MO a head's up about upcoming resource application + next steps   | Weekly report   | Linda                 | Week 29 Jan 2024     |
| Letter to community/local media providing an update about the upcoming rc application + opportunity to subscribe to regular online updates | Letter  | Renee/Linda/Lucy      | Week 5 Feb 2024      |
| Monthly information sessions at the local library  | Face to face  | Renee                 | Commences March 2024 |

## 1. DRAFT letter



?? February 2024

### Update on resource consent application for enabling works

Kia ora,

In November 2023, we have written to you to provide an update on the resource consent application for the proposed mixed housing development of 44 homes at Teitei Drive in Ohakune. This development is a partnership between Ruapehu District Council, Kāinga Ora – Homes and Communities and Ngāti Rangī.

We can now confirm that a resource consent application for enabling works (a culvert and minor earthworks at the site entrance area only) will be lodged by Kāinga Ora in February. A copy of the resource consent application will be available on our [website](#) once it is lodged with Horizons Regional Council and Ruapehu District Council.

Given the current focus is only on enabling works, a permitted activity for residential zoned land, we won't be requesting notification of this resource consent application, but ultimately, the decision on whether to notify will be made by the Councils.

### Next steps

Subject to the resource consent being granted, we are aiming to begin work on site as soon as possible.

Further work will be done on the land use and subdivision resource consent application, which is expected to be lodged in mid-2024. We will ensure there will be opportunities for the community to talk with us about these plans and share feedback in [monthly](#) information sessions.

### Keeping in touch

Moving forward, you can now subscribe to our online platform to receive regular email updates about Ohakune.

If you would like to sign up for our email updates please register here:

<https://confirmsubscription.com/h/t/8DD38488D0C6F10A> or scan the QR code below.



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  
[info@ruapehudc.govt.nz](mailto:info@ruapehudc.govt.nz)

Helen Leahy - Pou Ārahi /Chief Executive Nga Waihua o Paerangi (Ngāti Rangi Trust)  
[helen@ngatirangi.com](mailto:helen@ngatirangi.com)

## **2. Draft Weekly Report item**

We will inform the community via a letter drop/email next week that a resource consent application for enabling works (a culvert and minor earthworks at the site entrance area only) for the proposed mixed housing development of 44 homes at Teitei Drive in Ohakune will be lodged by Kāinga Ora in February. This development is a partnership between Ruapehu District Council, Kāinga Ora – Homes and Communities and Ngāti Rangi

Given the current focus is only on enabling works, a permitted activity for residential zoned land, we won't be requesting notification of this resource consent application.

Subject to the resource consent being granted, we are aiming to begin work on site as soon as possible.

Further work will be done on the land use and subdivision resource consent application, which is expected to be lodged in mid-2024. We will ensure there will be opportunities for the community to talk with us about these plans and share feedback in monthly information sessions.