

6 August 2024

Ohakune Ratepayers and Residents' Society Inc
fyi-request-27199-efc0e0c8@requests.fyi.org.nz

Tēnā koutou Ohakune Ratepayers and Residents' Society Inc

Thank you for your request dated 10 June 2024 to Kāinga Ora – Homes and Communities for information regarding the Teitei Drive, Ohakune development under the Official Information Act 1982 (the Act) as follows:

Please provide any communications (emails, texts, phone calls, meetings, or other), between RDC & KO since 28th Feb 2024.

These communications should include (but not limited to) 1.1./ Communications about OIA's that have been submitted to KO or RDC (regarding Barry Murphy, or the Ohakune Ratepayers and Residents' Society) 1.2./ Communications regarding Teitei Drive 1.3./ Communications regarding the funding or reimbursement of any monies

2./ In addition, please provide your policy regarding the sharing of personal information or OIA queries with parties outside of your organisation. Such query is regarding the sharing of information post the cancellation of the Teitei drive project. We believe questions being asked of either RDC or KO are being shared with either party where they should not be; the respective organisations should be answering the questions on their own merit without sharing such queries with others without prior consent. Please advise your policy and what has been occurring since 28th Feb 2024.

On 9 July 2024 Kāinga Ora extended the due date for response for 20 working days on the grounds of consultation. Following the notification of an extension to the due date for response on 9 July 2024, you emailed as follows:

“can you advise why 20 working days is required, how many documents by count for each type (email, document, memo) have been captured by this request?”.

I can advise that Kāinga Ora did an email search for the period 28 February 2024 to 10 June 2024 which found 75 related emails and associate email trails. These emails were assessed to determine relevant information that is in scope of your request. The emails were then reviewed to establish whether the information could be released (in full or in part) or withheld/ refused under the Act. The source of the emails was mainly from Kāinga Ora and Ruapehu District Council.

Kāinga Ora has considered your request under the Act. Kāinga Ora has restricted this request to any *email communications* only between Ruapehu District Council and Kāinga Ora since 28 February 2024 to 10 June 2024 (date of request) and we refuse in part the aspect regarding *communications (texts, phone calls, meetings, or other)*, under section 18(f) of the Act as the information requested cannot be made available without substantial collation or research.

In response to parts 1.1, 1.2 and 1.3 of your requests, Kāinga Ora has identified twenty-four email and associate email trails in scope of your request, as listed in the attached document schedule. Some information within these documents has been redacted as out of scope of your request or withheld under the following sections of the Act, as outlined in the document schedule:

- 9(2)(a) to protect the privacy of natural persons, including that of deceased natural persons.
- 9(2) (ba)(i) to protect information which is subject to an obligation of confidence or which any person has been or could be compelled to provide under the authority of any enactment, where the making available of the information would be likely to prejudice the supply of similar information, or information from the same source, and it is in the public interest that such information should continue to be supplied.
- 9(2)(b)(ii) to protect information where the making available of the information would be likely unreasonably to prejudice the commercial position of the person who supplied or who is the subject of the information.
- 9(2)(g)(i) to maintain the effective conduct of public affairs through the free and frank expression of opinions by or between or to Ministers of the Crown or members of an organisation or officers and employees of any public service agency or organisation in the course of their duty.

In terms of section 9(1) of the Act, I am satisfied that, in the circumstances, the withholding of information under section 9 is not outweighed by other considerations that render it desirable to make the information available in the public interest.

Repeated or duplicate emails have been removed and some of these are redacted within the documents. Emails or information already released to you in previous Official Information Act responses have also been removed from the documents being released to you today.

Regarding part 2 of your request, there is no policy on consultation therefore your request for this information is refused under section 18(e) of the Act as this information does not exist. We may consult before deciding on an official information request under section 15A (1) (b) of the Act. I refer you to the Ombudsman guidance on consultation (pages 25 to 28) here: [The OIA for agencies.pdf \(ombudsman.parliament.nz\)](#) and [Consulting third parties - A guide to consulting third parties before making a decision on an OIA request.pdf \(ombudsman.parliament.nz\)](#).

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

Document Schedule

Document	Description	Decision on release	OIA sections applied
01. Email chain dated 14 February 2024 to 28 February 2024 (pages 1 to 5).	Communication regarding availability for meeting.	Release in part.	9(2)(a)
02. Email chain dated 28 February 2024 (pages 6 to 8)	Forwards Ohakune Ratepayers response to KO letter.	Release in part.	9(2)(a)
03. Email chain dated 28 February 2024 to 2 March 2024 (pages 9 to 12).	Forwards a community update - proposed development Teitei Drive.	Release in part.	9(2)(a)
04. Email from dated 4 March 2024 (page 13).	It advises that Kāinga Ora will not be continuing with the Teitei Drive, Ohakune development therefore will no longer pursue the design for a pump station.	Release in part.	9(2)(a)
05. Email dated 5 March 2024 (page 14).	Provides advise that the Sale and Development Agreement between Ruapehu District Council and Housing New Zealand Build Limited dated 4 April 2023 has ended.	Release in part.	9(2)(a)
06. Email dated 6 March 2024 (pages 15 and 16).	Consultation on an OIA request.	Release in part.	9(2)(a)
07. Email dated 6 March 2024 (pages 17 and 18).	Consultation on a LGOIMA request.	Release in part.	9(2)(a)
08. Email dated 6 March 2024 (page 19).	Council thanks Kāinga Ora for formally advising it of the Teitei Drive decision and advises it has yet to formally consider how it moves forward on meeting housing needs in the district.	Release in full.	
09. Email dated 6 March 2024 (page 20).	CE Ngā Waihua o Paerangi Trust (formerly Ngāti Rangi	Release in part.	9(2)(a)

Document	Description	Decision on release	OIA sections applied
	Trust) approval of OIA response.		
10. Email dated 12 March 2024 (page 21).	Advises that Kāinga Ora would be happy to consider opportunities to deliver public houses on other build ready land.	Release in part.	9(2)(a)
11. Email dated 15 March 2024 (pages 22 to 24).	Consultation on an OIA request.	Release in part.	9(2)(a), 9(2)(g)(i)
12. Email dated 15 March 2024 (page 25).	Consultation on an OIA request.	Withheld in full.	9(2)(a)
13. Email dated 15 March 2024 and 17 March 2024 (pages 26 to 28).	Consultation on an OIA request.	Release in part.	9(2)(a)
14. Email dated 17 March 2024 (page 29).	Ruapehu District Council Chief Executive approval of OIA response.	Release in part.	9(2)(a)
15. Email dated between 29 February 2024 to 22 March 2024 (pages 30 to 33).	Final invoice – 6 Teitei Drive.	Release in part.	9(2)(a), 9(2)(ba)(i), 9(2)(b)(ii)
16. Email dated 25 March 2024 and 26 March 2024 (pages 34 to 36).	Removal of OIA and other information related to Teitei development.	Release in part.	9(2)(a)
17. Emails dated 26 March 2024 and 27 March 2024 (page 37).	Teitei Drive, Ohakune – Sale and Development Agreement.	Release in part.	9(2)(a)
18. Emails dated 2 April 2024 and 27 March 2024 (pages 38 to 42).	Consultation on an OIA request.	Release in part.	9(2)(a)
19. Email dated 19 April 2024 (pages 43 to 45).	Consultation on an OIA request.	Release in full.	
20. Email dated 19 April 2024 (pages 46 to 48).	Potential part transfer of OIA request from Ohakune Residents and Ratepayers Society	Release in part.	9(2)(a)
21. Email dated 19 April 2024 (pages 49 to 50).	Consultation on an OIA request.	Release in part.	9(2)(a)

Document	Description	Decision on release	OIA sections applied
22. Emails dated 19 April 2024 and 20 April 2024 (pages 51 to 59).	Consultation on 13 combined OIA requests.	Release in part.	9(2)(a)
23. Emails dated 3 May 2024, 19 April 2024 and 20 April 2024 (pages 60 to 63).	Consultation on an OIA request.	Release in part.	9(2)(a)
24. Email dated 17 May 2024 (pages 64 to 66).	Copy of OIA response sent to the development partners as a fyi.	Release in full.	