



RUAPEHU DISTRICT COUNCIL

Private Bag 1001, Taumarunui 3946, New Zealand
Telephone +64 7 895 8188 ▪ Fax +64 7 895 3256
Email info@ruapehudc.govt.nz
Website www.ruapehudc.govt.nz

Ref:000043
12 July 2024

Ohakune Ratepayers and Residents Society
fyi-request-27200-348f4a73@requests.fyi.org.nz

Dear Sir/Madam

OFFICIAL INFORMATION REQUEST

I refer to your official information request dated 10 June 2024 for communications between Kainga Ora and Ruapehu District Council since 28 February 2024.

We sincerely apologise for the delay in responding to your request and acknowledge that we have failed to respond within legislative timeframes.

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

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.

The information is enclosed, and I refer you to the attachments.

1.3./ Communications regarding the funding or reimbursement of any monies.

Council is withholding information under section 7(2)(i) to enable any local authority holding the information to carry on, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations).

We did consider a partial release of the information requested however believe this could prejudice current negotiations, detrimentally affecting the relationship between parties. Of note is the sensitive nature of the background to the negotiations is considered a factor when considering prejudice.

We have considered the public interest as required by section 7(1) of the Act and do not consider the withholding of the information from this response is outweighed by the public interest in making that information available. This decision to withhold information is subject to review on completion of negotiations.

The Ruapehu District ... where adventure begins!



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.

We have decided to refuse your request under Section 17(e) that the document alleged to contain the information requested does not exist.

Council is required to notify the requestor, when seeking third party consultation is required or the need to transfer a request under the LGOIMA Act 1982. Section 13 Decisions on requests (6) Nothing in subsection (5) prevents the chief executive of a local authority or any officer or employee of a local authority from consulting a local authority or any other person in relation to the decision that the chief executive or officer or employee proposes to make on any request made to the local authority in accordance with [section 10](#) or transferred to the local authority in accordance with [section 12](#) of this Act or [section 14](#) of the Official Information Act 1982.

Councils' privacy statement is publicly available, [Privacy Statement - Ruapehu District Council \(ruapehudc.govt.nz\)](https://www.ruapehudc.govt.nz/privacy-statement).

You have the right to seek an investigation and review by the Ombudsman of this decision. Information about how to make a complaint is available at www.ombudsman.parliament.nz or freephone 0800 802 602.

Yours Sincerely

TeRina Turanga
INFORMATION MANAGEMENT OFFICER

tt:mf

Attachments: Kāinga Ora Update

fyi - OIA 24 173 to ORRS

Attachments OI 24 173 – Ohakune Ratepayers and Residents Society – Draft Response

Attachments Emails relating to Community update proposed development Teitei Drive

Attachment Emails relating to statement from Ngāti Rangī

Emails relating to Media query statement to One Roof

Emails relating to Community update-Proposed development Teitei Drive

Emails relating to CE report content-Teitei Drive Ohakune Development

Emails relating to Ohakune consent close out

Emails relating to 10517803 6 Teitei Drive Ohakune Ruapehu District 4625

CE response for review_ OI 24 190

Attachment Ohakune Ratepayers Resident Society draft response-updated

Key messages, letter and FAQ's

Attachment FAQ 28 February

Attachment Teitei Drive community update_28 Feb

Re_ Teitei Drive, Ohakune - Sale and Development Agreement - IM and KO discussion

Re_ Teitei Drive, Ohakune - Sale and Development Agreement CE and KO discussion

Community update - Proposed development Teitei Drive with attachments (refer to Teitei Drive community update, FAQ 28 February)

For review - draft response for OI 24 262 Barry Murphy - updated design layouts for Teitei Drive

Attachment 231025_IGL_4819_Ohakune Masterplan_Stage1

Attachment 23 262 Barry Murphy response letter v.3 (002)

CE response for review - draft response for OI 24 262 Barry Murphy - updated design layouts for Teitei Drive

From: [Clive Manley](#)
To: [Executive Leadership Team](#)
Subject: FW: Kāinga Ora Update
Date: Wednesday, 22 May 2024 5:06:58 pm
Attachments: [image002.png](#)

From: Graeme Broderick <xxxxxx.xxxxxxxxxx@xxxxxxxxxx.xxxx.xx>
Sent: Wednesday, May 22, 2024 10:56 AM
Subject: Kāinga Ora Update

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Tēnā koutou

As a key partner in the mahi we do, please see below message from our Chief Executive.

Kia ora

As many of you will already know, the government has released the Independent Review Panel's report into Kāinga Ora, which contains several recommendations for change. As community stakeholders, we know some of you will have questions about what happens next. As we learn more about the direction this government is setting for Kāinga Ora and the broader housing sector, we will keep you updated.

Kāinga Ora maintain sufficient operating cashflows and assets to meet our operating and debt obligations, reflected in a AAA credit rating. The organisation has taken deliberate action over the past three years to improve key financial drivers, particularly construction and maintenance costs.

Kāinga Ora has been performing and delivering to the direction set by the previous government, with many new roles, targets and services added to our core functions. Since establishment in 2019 Kāinga Ora has made a difference to the lives of thousands of New Zealanders by delivering over 14,000 newly built houses, renovating over 2,000, and upgrading the quality of more than 60,000 social homes.

While we work through the next steps with the government, it is business as usual at Kāinga Ora. We remain focused on delivering new social housing in line with the Public Housing Plan and to being a responsible landlord for the 185,000 New Zealanders who live in our homes.

*Ngā mihi
Andrew McKenzie
Chief Executive
Kāinga Ora – Homes and Communities*

If you have any questions, feel free to reach out to me.

Nāku, nā
Graeme Broderick



Graeme Broderick

Regional Director
Taranaki Whanganui Manawatū

Mobile: 021 821 884

Email:

xxxxxx.xxxxxxxxxx@xxxxxxxxx.xxxx.xx

Freephone: 0800 801 601 | Mainline: (04) 439 3000 | Kāinga Ora - Homes and Communities

PO Box 248 Palmerston North 4440 | New Zealand Government |

www.kaingaora.govt.nz



Manaakitanga
People at the Heart



Mahi Tahī
Better Together



Whanake
Be Bold

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Please:

- (1) reply promptly to that effect, and remove this email, any attachment and the reply from your system;
- (2) do not use, disclose or act on this email in any other way. Thank you.

From: [Maggie Flonk](#)
To: [Linda Heerink](#); [Clive Manley](#); [Helen Leahy](#)
Subject: RE: FYI - OIA 24 173 to ORRS
Date: Friday, 17 May 2024 4:08:50 pm

Thank you, have a great weekend.

Regards
Maggie

From: Linda Heerink <~~x@xx~~>
Sent: Friday, May 17, 2024 9:15 AM
To: Clive Manley <~~x@xx~~>; Helen Leahy <helen@ngatirangi.com>;
Maggie Flonk <~~x@xx~~>
Subject: FYI - OIA 24 173 to ORRS

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Good morning,

I hope you are all doing well.

FYI – the attached OIA went out to the Ohakune Ratepayers and Residents Society yesterday.

Regards,
Linda

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- (2) do not use, disclose or act on this email in any other way. Thank you.

15 May 2024

Ohakune Ratepayers and Residents' Society Inc
fyi-request-26133-fb943a1a@requests.fyi.org.nz

Tēnā koutou Ohakune Ratepayers and Residents' Society Inc

Thank you for your request dated 18 March 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 to us any documentation or emails/communication regarding the decision made regarding teitei drive. This can be limited from 20th Feb until today.*
- *Please include official notice or comms regarding the cancellation from government.*
- *Please include any emails, documents discussions following the decision, until today.*

On 17 April 2024 Kāinga Ora extended the due date for response for 19 working days due to substantial collation.

Kāinga Ora has considered your request under the Act. Please find attached information that is in scope of your request.

Some information within the documents has been withheld under the following sections of the Act:

- 9(2)(a) to protect the privacy of natural persons, including that of deceased natural persons.
- 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.

I do not consider the withholding of information from this response is outweighed by the public interest considerations in making that information available.

Information that is out of scope of your request has been redacted.

It is useful to note that most of the discussion relating to the decision was done verbally and in meetings.

Following the notification of an extension to the due date for response on 17 April 2024, you requested “a count of the documents / emails / notes etc that match our criteria showing the amount of work that needs to be searched through. Please also provide a breakdown of the document type and the source or destination agency/individual/council etc”.

In response to your email of 17 April 2024, I can advise that Kāinga Ora did an email sweep for the period 20 February 2024 to 18 March 2024 which found 87 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

under the Act. The source of the emails was mainly from Kāinga Ora with a couple from Ruapehu District Council and Ngāti Rangī.

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

Nathan Palmer
Acting General Manager Urban Development and Delivery

Out of scope

From: Claire Laybourne <Claire.Laybourne@kaingaora.govt.nz>
Sent: Wednesday, March 6, 2024 1:02 PM
To: Renee Regal <Renee.Regal@kaingaora.govt.nz>; Aileen Maniti <Aileen.Maniti@kaingaora.govt.nz>; Linda Heerink <Linda.Heerink@kaingaora.govt.nz>; Lucy Kitching <Lucy.Kitching@kaingaora.govt.nz>
Subject: RE: Community update - Proposed development Teiteti Drive

Kia ora all

Our consultant planners are applying to withdraw both resource consents (RDC and Horizons) this week. I spoke to Sharon yesterday afternoon so RDC are aware.

Thanks
Claire

From: Claire Laybourne
Sent: Monday, March 4, 2024 8:54 AM
To: Renee Regal <Renee.Regal@kaingaora.govt.nz>; Aileen Maniti <Aileen.Maniti@kaingaora.govt.nz>; Linda Heerink <Linda.Heerink@kaingaora.govt.nz>; Lucy Kitching <Lucy.Kitching@kaingaora.govt.nz>
Subject: RE: Community update - Proposed development Teiteti Drive

Morena team

I am meeting with the planners today to confirm the strategy. As soon as decided I will let everyone know.

Thanks
Claire

From: Renee Regal <Renee.Regal@kaingaora.govt.nz>
Sent: Sunday, March 3, 2024 8:55 PM
To: Aileen Maniti <Aileen.Maniti@kaingaora.govt.nz>; Claire Laybourne <Claire.Laybourne@kaingaora.govt.nz>; Linda Heerink <Linda.Heerink@kaingaora.govt.nz>; Lucy Kitching <Lucy.Kitching@kaingaora.govt.nz>
Subject: Fwd: Community update - Proposed development Teiteti Drive

Kia Ora team

Can I please have an update on the question below?

Ngā mihi

Renée Regal
Kaiwhakahaere Hononga Hapori
Manager, Community Engagement and Partnerships

Te Tai Hau a Uru
Taranaki, Whanganui and Manawatu

Kāinga Ora - Homes and Communities

9(2)(a)

Released under the Official Information Act

9(2)(a)

Renee.Regal@kaingaora.govt.nz

From: Clive Manley <Clive.Manley@ruapehudc.govt.nz>
Sent: Saturday, March 2, 2024 6:43:24 PM
To: Renee Regal <Renee.Regal@kaingaora.govt.nz>
Subject: FW: Community update - Proposed development Teiteti Drive

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Clive Manley
Chief Executive
Ruapehu District Council

Ruapehu District Council | Private Bag 1001 | Taumarunui 3946 | New Zealand
Phone: 07 895 8188 9(2)(a) | Fax: 07 895 3256 | Mobile: 9(2)(a)
email: Clive.Manley@ruapehudc.govt.nz | RDC website: www.ruapehudc.govt.nz



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For more information click on the banner

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From: Sharon Robinson <Sharon.Robinson@ruapehudc.govt.nz>
Sent: Wednesday, February 28, 2024 11:01 AM
To: Clive Manley <Clive.Manley@ruapehudc.govt.nz>
Subject: FW: Community update - Proposed development Teiteti Drive

In your discussions with KO partners, please ask if they will be withdrawing the original substantive resource consent application that is currently formally on hold.
This will avoid further time needing to be spent on discussion and challenges for this consent to date.

From: Pauline Welch <Pauline.Welch@ruapehudc.govt.nz>
Sent: Wednesday, February 28, 2024 10:07 AM
To: Sharon Robinson <Sharon.Robinson@ruapehudc.govt.nz>; Quentin Speers

<Quentin.Speers@ruapehu.govt.nz>; Vini Dutra <Vini.Dutra@ruapehu.govt.nz>
Subject: FW: Community update - Proposed development Teiteti Drive

From: Community Engagement <communities@kaingaora.govt.nz>
Sent: Wednesday, February 28, 2024 9:46 AM
Subject: Community update - Proposed development Teiteti Drive

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Kia ora,

Please find attached an update regarding the proposed development at Teitei Drive in Ohangine.

If you have any questions, please feel free to contact me.

Ngā mihi



Renée Regal

Kaiwhakahaere Hononga Hapori
Manager - Community Engagement
and Partnerships

Te Tai Hauāuru
Taranaki Whanganui Manawatu

Phone: [REDACTED] 9(2)(a)

Email: Renee.Regal@kaingaora.govt.nz

Freephone: 0800 801 601 | Mainline: (04) 439 3000 | Kāinga Ora - Homes and
Communities
PO Box 248 Palmerston North 4440 | New Zealand Government | www.kaingaora.govt.nz



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Out of scope



Out of scope

From: Graeme Broderick <Graeme.Broderick@kaingaora.govt.nz>
Sent: Wednesday, February 28, 2024 4:37 PM
To: Linda Heerink <Linda.Heerink@kaingaora.govt.nz>; Lucy Kitching <Lucy.Kitching@kaingaora.govt.nz>
Subject: Fwd: Reneging on TeiTei Drive a big step backwards says Ngāti Rangi

Kia Ora,

Please see below. When I spoke with Helen this morning, she said she would be issuing her own media statement.

Nga mihi

Graeme

Get [Outlook for iOS](#)

From: Helen Leahy <helen@ngatirangi.com>
Sent: Wednesday, February 28, 2024 2:20 PM
To: Graeme Broderick <Graeme.Broderick@kaingaora.govt.nz>; Hayden Potaka <Hayden.Potaka@kaingaora.govt.nz>
Subject: Reneging on TeiTei Drive a big step backwards says Ngāti Rangi

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Reneging on TeiTei Drive a big step backwards says Ngāti Rangi

The decision by Kainga Ora and Ruapehu District Council to withdraw from the TeiTei Drive development is a major set-back for our local community says Ngāti Rangi Pou Ārahi, Helen Leahy.

"It is a basic human right to live in adequate housing. We have too many families across our region in dire housing need; in emergency housing; couch-surfing, living in sheds; families forced to live together in over-crowded conditions.

9(2)(g)(i)

From: Nikki Preston <Nikki.Preston@nzme.co.nz>
Sent: Wednesday, February 28, 2024 2:30 PM
To: Linda Heerink <Linda.Heerink@kaingaora.govt.nz>
Subject: Re: Teitei Drive development

You don't often get email from nikki.preston@nzme.co.nz. [Learn why this is important](#)

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Hi Linda

Just as soon as possible please as we may put a story up soon based on the announcement already online, but if that is the case I can add any further response when it comes through.

Thanks

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From: Linda Heerink <Linda.Heerink@kaingaora.govt.nz>
Sent: Wednesday, February 28, 2024 2:21:59 PM
To: Nikki Preston <Nikki.Preston@nzme.co.nz>
Subject: RE: Teitei Drive development

Hi Nikki,

Thanks for your email. I am working on your questions.

Could you please let me know what your deadline is?

Regards,
Linda

From: Nikki Preston <Nikki.Preston@nzme.co.nz>
Sent: Wednesday, February 28, 2024 2:16 PM

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To: Media Enquires Shared Mailbox <MediaEnquiries@kaingaora.govt.nz>

Subject: Teitei Drive development

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Hi

Following Kainga Ora's announcement today that it will not go ahead with the Teitei Drive mixed housing development in Ohakune, could you please help with the following:

- What will Kainga Ora now do to address the housing shortage in the area?
- Is it looking to purchase existing houses currently on the market in Ohakune?
- Is it looking to purchase existing homes in other parts of the Ruapehu District and if so where?
- Is it looking to build new homes in the area if so how many and where?
- What is the latest cost estimate for the project and how much more is it than the initial projections made in 2021?

Thanks in advance,

Nikki Preston

OneRoof Property Reporter

Mobile: 9(2)(a)



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Hi Nikki,

Please find below our response to your questions.

Regards,
Linda

To be attributed to Graeme Broderick, Regional Director for Taranaki, Whanganui and Manawātū

Kāinga Ora will continue to explore with its partner agencies the options available to address the housing shortage in Ohakune. As we have only just made the decision to withdraw from the Teitei Drive development, we don't have any specific plans yet.

We are open to looking at options to support the supply of public and affordable housing and we will continue to review homes on the market in Ohakune and the wider Ruapehu District. However, it is important to note that not all homes that come onto the market are suitable for us to purchase, primarily due to construction standards and protective covenants.

Another way we could potentially increase the number of homes for people needing housing is through buying land and working with build partners to deliver new homes. We may also be able to make better use of the land we already own by replacing some of our existing older homes with modern, warm and dry homes through our redevelopment programme.

We withdrew from the Teitei Drive development as further recent detailed design and planning work identified that the \$5.2 million allocated by the Crown Infrastructure Partners for land development wasn't sufficient to cover all the costs of the work. It is estimated that, if we were to proceed, the project would be completed at a deficit of between \$2-3million.

From: Nikki Preston <Nikki.Preston@nzme.co.nz>
Sent: Wednesday, February 28, 2024 2:30 PM
To: Linda Heerink <Linda.Heerink@kaingaora.govt.nz>
Subject: Re: Teitei Drive development

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Subject: RE: Teitei Drive development

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Linda

From: Nikki Preston <Nikki.Preston@nzme.co.nz>
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To: Media Enquires Shared Mailbox <MediaEnquiries@kaingaora.govt.nz>
Subject: Teitei Drive development

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- What is the latest cost estimate for the project and how much more is it than the initial projections made in 2021?

Thanks in advance,

Nikki Preston
OneRoof Property Reporter
Mobile: 9(2)(a)



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"Ngāti Rangī has set a vision for its people to vibrantly exist in 1000 years. The concept of a 100 day plan to address decades of state neglect is shortsighted in comparison. We know that housing directly relates to all aspects of wellbeing for a whānau.

The Council's own portal, Pūwhenua ki Ruapehu, describes some of the complexity of the local housing market. The portal states the quality of housing in Raetihi was, in many cases, thought to be poor with substandard insulation and heating; while in Ohakune,

"There are houses on the market but they aren't affordable. In the past three years it's changed. Almost 70% of our houses are absentee owners. If we didn't have them we'd be dead because they pay the rates. But for the locals, because there's pressure from the tourists, the price goes up. So affordability is a problem, not for some people, but for the real people. The first home buyers, the residents".

As a result of the poor state of housing, our most vulnerable, our babies and our elderly, are over-represented in hospitalisation rates in the region. Respiratory illness and infectious disease thrives in homes that are not healthy to live in.

"Asthma is huge. Mainly children. Because the homes aren't healthy. They're not insulated properly. But it's well known that in this region asthma is one of the highest, in the Waimarino area".

"Nga Waihua o Paerangi is aware of over thirty local whānau that are in dire need of safe, warm and healthy homes. The announcement today, axing the project to build 44 new houses in our region, is a major setback for Ngāti Rangī and the wider community.

"This decision, along with the rushed legislative passage to quash Te Aka Whai Ora – an agency that has supported Ngāti Rangī with opportunities to directly support our community (Whiria Nga Hua) – is devastating. We reflect on the hundreds of hours spent in community engagement, in design and development meetings, in cultural and environmental planning, in working together with our whānau to respond to their aspirations. We will be writing to respective Ministers to let them know of the adverse impacts that their 100 Day Plan is already having within our community".

"In order to see the change we need, we are dedicated to growing and nurturing the potential of our uri and our communities to vibrantly exist 1000 years from now. That doesn't stop, no matter what else is going on".

NGĀTI RANGI PRINCIPLES

Ko te Kāhui Maunga te mātāpuna o te ora

We understand that the Kāhui Maunga is the source of our origin and well-being of Ngāti Rangī

Me karioi te noho

We understand that we, as Ngāti Rangī, are here forever

Kia mana ai ngā kōrero tuku iho

We understand that the teachings of our tupuna are upheld

Ko te anga whakamua ki āpōpō

We understand that decisions must be future focused

Background

TeiTei Drive was a project to build 44 homes in a mixed housing development, which includes 14 homes for workers to rent long-term, 15 affordable homes and 15 public homes.

Ruapehu District Council partnered with Kāinga Ora and Ngāti Rangī to enable the development of residentially-zoned vacant land at TeiTei Drive in Ohakune.

Media Spokesperson:

Chairperson, Te Tōtarahoe o Paerangi

Whetu Moataane; ph 9(2)(a)

Helen Leahy

Pou Ārahi / Chief Executive

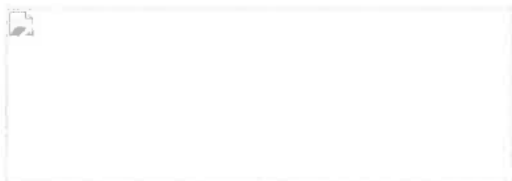
Ngā Waihua o Paerangi Trust
(formerly Ngāti Rangi Trust)
Te Pae Tata
43a Ruapehu Rd
PO BOX 195
Ohakune 4625

Phone: 9(2)(a)

Email: helen@ngatirangi.com

Web: www.ngatirangi.com

KĀKĀ TE WHARE TOKA O PAERANGI KĀKĀ HOKI KO AU
I am the eternal flame of the House of Stone of Paerangi



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Re: Reneging on TeiTei Drive a big step backwards says Ngāti Rangī

Sent: 28 February 2024 4:42 PM

From: Graeme Broderick

To: helen leahy; Hayden Potaka;



1 Attachments

image001.png (30 KB);

Kia Ora Helen,

Thanks for sending this to us.

As we discussed this morning, we know the housing issues have not gone away and we are committed to working with Council and Ngati Rangī to identify other options to address this need.

Nga mihi

Graeme

Get [Outlook for iOS](#)

From: Helen Leahy <helen@ngatirangi.com>

Sent: Wednesday, February 28, 2024 2:20:12 PM

To: Graeme Broderick <Graeme.Broderick@kaingaora.govt.nz>; Hayden Potaka <Hayden.Potaka@kaingaora.govt.nz>

Subject: Reneging on TeiTei Drive a big step backwards says Ngāti Rangī

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Reneging on TeiTei Drive a big step backwards says Ngāti Rangī

The decision by Kainga Ora and Ruapehu District Council to withdraw from the TeiTei Drive development is a major set-back for our local community says Ngāti Rangī Pou Ārahi, Helen Leahy.

"It is a basic human right to live in adequate housing. We have too many families across our region in dire housing need; in emergency housing; couch-surfing, living in sheds; families forced to live together in overcrowded conditions.

"Ngāti Rangī has set a vision for its people to vibrantly exist in 1000 years. The concept of a 100 day plan to address decades of state neglect is shortsighted in comparison. We know that housing directly relates to all aspects of wellbeing for a whānau.

The Council's own portal, Pūwhenua ki Ruapehu, describes some of the complexity of the local housing market. The portal states the quality of housing in Raetihi was, in many cases, thought to be poor with substandard insulation and heating; while in Ohakune,

"There are houses on the market but they aren't affordable. In the past three years it's changed. Almost 70% of our houses are absentee owners. If we didn't have them we'd be dead because they pay the rates. But for the locals, because there's pressure from the tourists, the price goes up. So

affordability is a problem, not for some people, but for the real people. The first home buyers, the residents”.

As a result of the poor state of housing, our most vulnerable, our babies and our elderly, are over-represented in hospitalisation rates in the region. Respiratory illness and infectious disease thrives in homes that are not healthy to live in.

“Asthma is huge. Mainly children. Because the homes aren’t healthy. They’re not insulated properly. But it’s well known that in this region asthma is one of the highest, in the Waimarino area”.

“Nga Waihua o Paerangi is aware of over thirty local whānau that are in dire need of safe, warm and healthy homes. The announcement today, axing the project to build 44 new houses in our region, is a major setback for Ngāti Rangī and the wider community.

“This decision, along with the rushed legislative passage to quash Te Aka Whai Ora – an agency that has supported Ngāti Rangī with opportunities to directly support our community (Whiria Nga Hua) – is devastating. We reflect on the hundreds of hours spent in community engagement, in design and development meetings, in cultural and environmental planning, in working together with our whānau to respond to their aspirations. We will be writing to respective Ministers to let them know of the adverse impacts that their 100 Day Plan is already having within our community”.

“In order to see the change we need, we are dedicated to growing and nurturing the potential of our uri and our communities to vibrantly exist 1000 years from now. That doesn’t stop, no matter what else is going on”.

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Background

TeiTei Drive was a project to build 44 homes in a mixed housing development, which includes 14 homes for workers to rent long-term, 15 affordable homes and 15 public homes.

Ruapehu District Council partnered with Kāinga Ora and Ngāti Rangī to enable the development of residentially-zoned vacant land at Teitei Drive in Ohakune.

Media Spokesperson:

Chairperson, Te Tōtarahoe o Paerangi

Whetu Moataane; ph 9(2)(a)

Helen Leahy

Pou Ārahi / Chief Executive

Ngā Waihua o Paerangi Trust

(formerly Ngāti Rangī Trust)

Te Pae Tata

43a Ruapehu Rd

PO BOX 195


Ohakune 4625

Phone: 9(2)(a)

Email: helen@ngatirangi.com

Web: www.ngatirangi.com

KĀKĀ TE WHARE TOKA O PAERANGI KĀKĀ HOKI KO AU

 FYI to DS - correspondence from Ngāti Rangi to Minister


Sent: 29 February 2024 3:59 PM

From: Barbara Walker

To: Daniel Soughtton;

CC: Donovan Anderson;

 1 Attachments

 image001.png (30 KB);

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Hi Daniel,

Sharing a copy of the below correspondence from Helen Leahy to the Minister.

It has been shared with us as an FYI for now until the Minister's Press Secretary decides how the Minister will respond.

Thanks,
Barbara

From: Gabby Boag <Gabby.Boag@kaingaora.govt.nz>
Sent: Thursday, February 29, 2024 10:04 AM
To: Tiana Miocevic <Tiana.Miocevic@kaingaora.govt.nz>; Lucy Kitching <Lucy.Kitching@kaingaora.govt.nz>; Linda Heerink <Linda.Heerink@kaingaora.govt.nz>; Donna Jennings <Donna.Jennings@kaingaora.govt.nz>; Clint Owens <Clint.Owens@kaingaora.govt.nz>; Craig McPherson <Craig.McPherson@kaingaora.govt.nz>; Renee Regal <Renee.Regal@kaingaora.govt.nz>; Graeme Broderick <Graeme.Broderick@kaingaora.govt.nz>; Aileen Maniti <Aileen.Maniti@kaingaora.govt.nz>; Tamsyn McDonald <Tamsyn.McDonald@kaingaora.govt.nz>; Claire Laybourne <Claire.Laybourne@kaingaora.govt.nz>; Hayden Potaka <Hayden.Potaka@kaingaora.govt.nz>; Linda Bennett <Linda.Bennett@kaingaora.govt.nz>; Barbara Walker <Barbara.Walker@kaingaora.govt.nz>
Cc: Martyn Watterson <Martyn.Watterson@kaingaora.govt.nz>; Don Badman <Don.Badman@kaingaora.govt.nz>
Subject: FW: Reneging on TeiTei Drive a big step backwards says Ngāti Rangi
Importance: High

Just sending as an fyi for now. The MO's Press Sec is considering what response, if any the Minister may want to take.

Gabby

From: Helen Leahy <helen@ngatirangi.com>
Sent: Wednesday, February 28, 2024 2:19 PM
To: Chris Bishop <Christopher.Bishop@parliament.govt.nz>; Christopher Bishop (MIN) <C.Bishop@ministers.govt.nz>
Subject: Reneging on TeiTei Drive a big step backwards says Ngāti Rangi

Reneging on TeiTei Drive a big step backwards says Ngāti Rangi

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Media Spokesperson

Chairperson, Te Tōtarahoe o Paerangi

Whetu Moataane; ph 9(2)(a)

Helen Leahy

Pou Ārahi / Chief Executive

Ngā Waihua o Paerangi Trust

(formerly Ngāti Rangi Trust)

Te Pae Tata

43a Ruapehu Rd

PO BOX 195

Ohakune 4625

Phone: 9(2)(a)

Email: helen@ngatirangi.com

Web: www.ngatirangi.com

KĀKĀ TE WHARE TOKA O PAERANGI KĀKĀ HOKI KO AU

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From: Renee Regal
Sent: Wednesday, February 28, 2024 9:14 AM
To: Clive Manley <xxxxx.xxxxxx@xxxxxxxxxx.xxxx.xx>
Subject: Key messages, letter and FAQ's

Morena Clive

As mentioned, we will be updating the community at 10am with the attached letter.

Please see a copy of the letter and FAQ's. We will load this on our website just after 10am.

Below are our key messages.

- Kainga Ora - Homes and Communities is withdrawing as the developer of the proposed

mixed housing development in Teitei Drive in Ohakune. As we have progressed further through detailed design and planning phases, it has become clear that the CIP funding will not be sufficient to complete the project as it was originally proposed three years ago. This, combined with current economic and market pressures, has meant that the project is not financially viable for Kainga Ora, and we would be unable to deliver on the affordable housing outcomes.

- The Teitei Drive development was initially scoped in 2021. As we have progressed further through the design phase, more detailed information has become available about the rising cost of development.
- Costs facing housing builders and developers across the country have risen significantly since this project was initially proposed by Ruapehu District Council in 2021. In addition, our ability to deliver affordable housing outcomes has become increasingly challenging.
- With rising housing construction and infrastructure costs affecting the entire industry, particularly over last three years, it's important that Kāinga Ora is fiscally responsible and disciplined in its decision making.
- Initial planning and design work undertaken last year identified that the \$5.2 million allocated by the Crown Infrastructure Partners for land development wasn't sufficient to cover all the costs of the work and that Kainga Ora would be responsible for any shortfall.
- Because of these factors, Kāinga Ora is not in a position to commit the additional funding to pay for the land development and will no longer be proceeding with the project.
- As such, we will not be submitting a resource consent for enabling works as we had previously signalled.
- We understand that our decision will be disappointing for those in need of housing, but we are committed to working with our partners and stakeholders to explore opportunities to bring public and affordable housing to the region, where we know there is a real need.

Feel free to call me if you have any questions

Ngā mihi



Renée Regal

Kaiwhakahaere Hononga Hapori
Manager - Community Engagement
and Partnerships

Phone :

9(2)(a)

Email:

Renee.Regal@kaingaora.govt.nz

Te Tai Hauāuru
Taranaki Whanganui Manawatu

Freephone: 0800 801 601 | Mainline: (04) 439 3000 | Kāinga Ora - Homes and
Communities
PO Box 248 Palmerston North 4440 | New Zealand Government | www.kaingaora.govt.nz



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28 February 2024

Update on proposed Teitei Drive development

Kia ora,

We are writing to you to provide an update about 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.

As the Teitei Drive development has progressed through detailed design and planning phases, it has become clear that the Crown Infrastructure Partner (CIP) funding will not be sufficient to complete the project as it was originally scoped back in 2021.

This, combined with current market pressures, has meant that the project is no longer financially viable for Kāinga Ora and we cannot deliver the affordable housing outcomes as intended.

With this in mind, and after considering multiple options, we have made the difficult decision that it is no longer feasible for Kāinga Ora to proceed with this development. As such, we will no longer be submitting a resource consent application for enabling works as previously indicated.

While it is not uncommon for the costs to rise once more detailed investigations have been undertaken, we understand that our decision will be disappointing for those in need of housing.

We remain committed to working closely with Ruapehu District Council and Ngāti Rangī to explore opportunities to deliver public and affordable housing, as together we recognise that there is a need for more housing in the Ruapehu District.

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

Renee Regal – Manager Community Engagement and Partnerships Kāinga Ora

9(2)(a)

0800 801 601 (please ask to be transferred)

communities@kaingaora.govt.nz

FAQ

Q: Why has Kainga Ora decided not to proceed with the proposed development at Teitei Drive?

A: As the Teitei Drive development has progressed through the detailed design and planning phases, it has become clear that the \$5.2 million allocated by the Crown Infrastructure Partners for land development is no longer sufficient to complete the project as originally scoped in 2021.

This, combined with current economic and market pressures, has meant that the project is not financially viable for Kāinga Ora, and we would be unable to deliver the intended affordable housing outcomes.

While we have considered multiple options, it is due to these factors that we have determined it is not feasible for Kāinga Ora to proceed with the project.

Q: Why have you found out now that the costs of the proposed development are higher than initially forecast?

A: Last year, Kainga Ora identified that the land development costs were higher than when the development was originally proposed in 2021.

The proposed masterplan was subsequently reviewed and revised in an effort to reduce costs. An independent quantity surveyor completed a cost assessment at the end of January 2024 based on the latest masterplan and found there would still be significant additional costs required to complete the land development.

Q: What is happening with the resource consent application for enabling works Kāinga Ora intended to lodge in February?

A: We will not be submitting a resource consent for enabling works as we had previously signalled.

Q: What is happening with the CIP funding that was allocated to this project?

A: Given this is a very recent decision, we are still working through the terms of the funding agreement with the Crown Infrastructure Partners and our project partners.

Q: What are the next steps?

A: Kāinga Ora remains committed to working closely with Ruapehu District Council and Ngati Rangi to explore opportunities to deliver public and affordable housing, as together we recognise that the need for housing in Ruapehu District remains.

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From: Renee Regal

Sent: Wednesday, February 28, 2024 9:17 AM

To: Helen Leahy <xxxxx@xxxxxxxxxxx.xxx>

Subject: Key messages, letter and FAQ's

Morena Helen,

I hope you're well.

As per your discussion with Graeme, we will be updating the community at 10am with the attached letter and FQA's.

Below are our key messages.

- Kainga Ora - Homes and Communities is withdrawing as the developer of the proposed mixed housing development in Teitei Drive in Ohakune. As we have progressed further through detailed design and planning phases, it has become clear that the CIP funding will not be sufficient to complete the project as it was originally proposed three years ago. This, combined with current economic and market pressures, has meant that the project is not financially viable for Kainga Ora, and we would be unable to deliver on the affordable housing outcomes.
- The Teitei Drive development was initially scoped in 2021. As we have progressed further through the design phase, more detailed information has become available about the rising cost of development.
- Costs facing housing builders and developers across the country have risen significantly since this project was initially proposed by Ruapehu District Council in 2021. In addition, our ability to deliver affordable housing outcomes has become increasingly challenging.
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Feel free to call me if you have any questions

Ngā mihi



Renée Regal

Kaiwhakahaere Hononga Hapori

Phone : 9(2)(a)

Manager - Community Engagement
and Partnerships

Email: xxxxx.xxxxx@xxxxxxxxx.xxxx.xx

Te Tai Hauāuru
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PO Box 248 Palmerston North 4440 | New Zealand Government | www.kaingaora.govt.nz



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From: [Graeme Broderick](#)
To: [Helen Leahy](#); [Hayden Potaka](#)
Subject: Re: Reneging on TeiTei Drive a big step backwards says Ngati Rangi
Date: Wednesday, 28 February 2024 4:42:36 PM
Attachments: [image001.png](#)

Kia Ora Helen,

Thanks for sending this to us.

As we discussed this morning, we know the housing issues have not gone away and we are committed to working with Council and Ngati Rangi to identify other options to address this need.

Nga mihi

Graeme

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From: Helen Leahy <xxxxx@xxxxxxxxxxx.xxx>
Sent: Wednesday, February 28, 2024 2:20:12 PM
To: Graeme Broderick <xxxxxx.xxxxxxxxx@xxxxxxxxxxx.xxx.xx>; Hayden Potaka <xxxxxx.xxxxxx@xxxxxxxxxxx.xxx.xx>
Subject: Reneging on TeiTei Drive a big step backwards says Ngāti Rangi

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Media Spokesperson:

Chairperson, Te Tōtarahoe o Paerangi

Whetu Moataane; ph 9(2)(a)

Helen Leahy

Pou Ārahi / Chief Executive

Ngā Waihua o Paerangi Trust

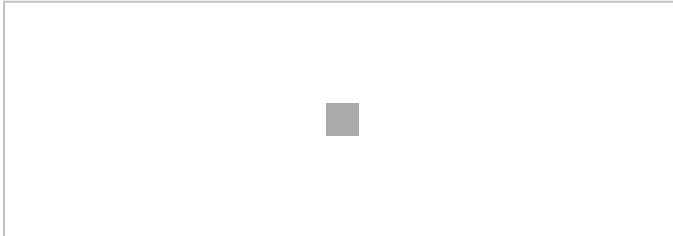
(formerly Ngāti Rangī Trust)

Phone: 9(2)(a)

Te Pae Tata
43a Ruapehu Rd
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Email: xxxxx@xxxxxxxxxxx.xxx
Web: www.ngatirangi.com

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From: [Clive Manley](#)
To: [Marin Surgenor](#)
Cc: [Aileen Maniti](#); [Graeme Broderick](#); [Melissa Jackson](#); [Sharon Robinson](#); [Katrina Wilson](#); [Info; ree@reeanderson.co.nz](#)
Subject: RE: Teitei Drive, Ohakune - Sale and Development Agreement
Date: Wednesday, 6 March 2024 3:23:06 PM

CAUTION: External email. Do not click or open attachments unless you recognise the sender and know the content is safe. If unsure use the Report Phishing button.

Kia ora Martin,

Thank you for formally advising us of the Teitei Drive decision.

Council has yet to formally consider how it moves forward on meeting housing needs in the District, so we are not in a position to respond to your offer of 15 public houses in Teitei Drive at this time.

However, to assist in our planning I would be interested to know that if council found other land would the offer of 15 public houses still be on offer please?

Nga mihi
Clive

From: Marin Surgenor <Marin.Surgenor@kaingaora.govt.nz>
Sent: Tuesday, March 5, 2024 12:13 PM
To: Clive Manley <Clive.Manley@ruapehudc.govt.nz>
Cc: Aileen Maniti <Aileen.Maniti@kaingaora.govt.nz>; Graeme Broderick <Graeme.Broderick@kaingaora.govt.nz>; Melissa Jackson <Melissa.Jackson@ruapehudc.govt.nz>; Sharon Robinson <Sharon.Robinson@ruapehudc.govt.nz>; Katrina Wilson <Katrina.Wilson@kaingaora.govt.nz>
Subject: RE: Teitei Drive, Ohakune - Sale and Development Agreement

Warning: This email is from an External Sender. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Clive

I refer to the Sale and Development Agreement between Ruapehu District Council and Housing New Zealand Build Limited dated 4 April 2023.

I am instructed that the HNZ Build Approval Condition in clause 2.1(b) is not satisfied. Accordingly, the agreement is now at an end.

I am also instructed that Kāinga Ora is willing to continue as a development manager for the Teitei Drive, Ohakune project and as a public housing build partner. In this capacity, Kāinga Ora is willing to pre-purchase up to 15 homes for public housing in this development.

If you wish to discuss this matter further, please contact Graeme Broderick or Aileen Maniti.

Ngā mihi
Marin

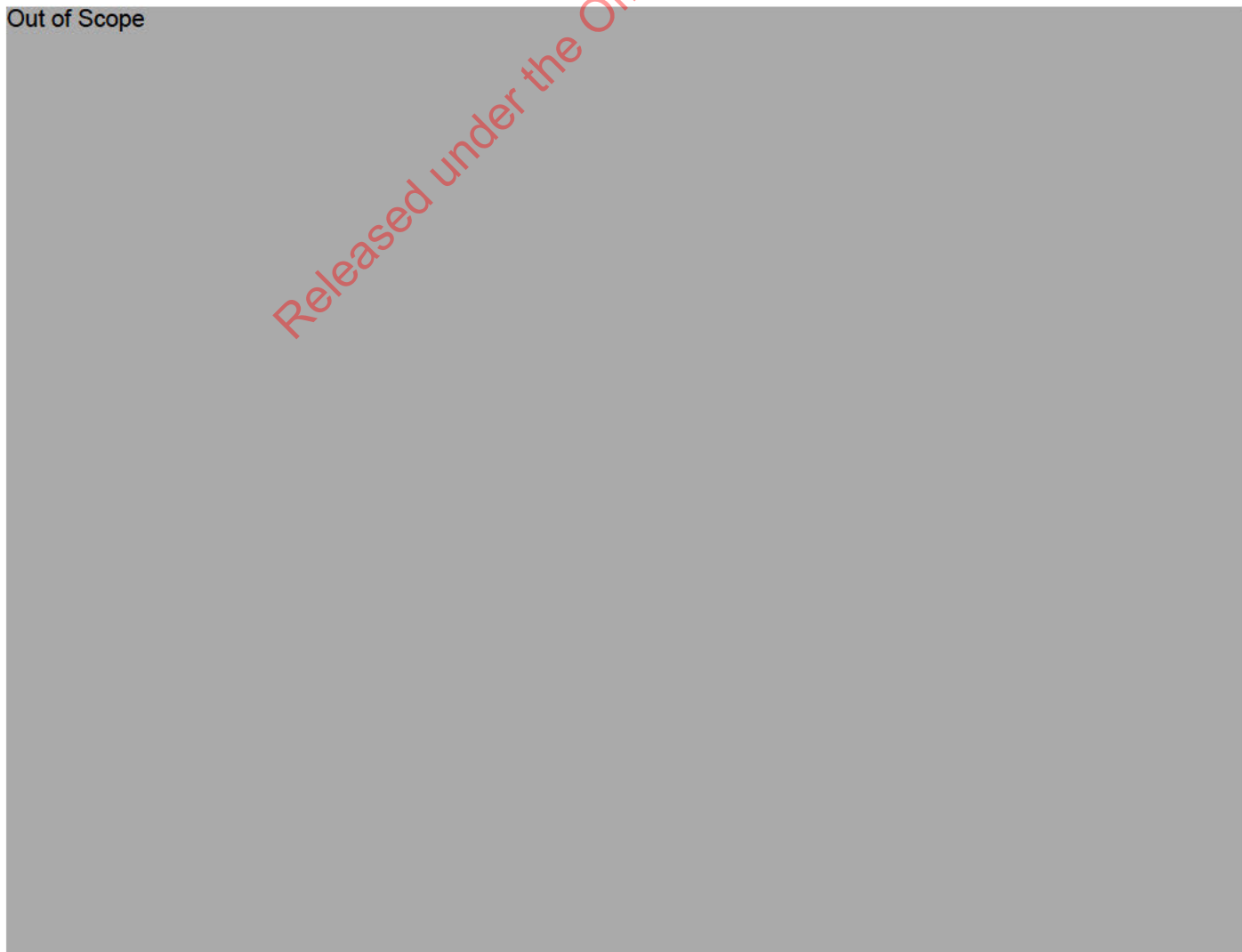
Marin Surgenor (he/him)

Senior Legal Counsel – Property
People, Governance and Capability
Mobile: s 9(2)(a)
marin.surgenor@kaingaora.govt.nz



Freephone: 0800 801 601 | Mainline: (04) 439 3000 | Kāinga Ora–Homes and Communities
PO Box 2628, Wellington 6140 | New Zealand Government | www.kaingaora.govt.nz

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RE: CE report content - Teitei Drive, Ohakune Development

Sent: 15 March 2024 12:21 PM

From: Aileen Maniti

To: Tiana Mioceвич; Iain Duncan; Tamsyn McDonald;

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Hi Iain,

The board was provided a briefing note on 23rd Feb, same as what was provided with the minister.

My comments in red below, should it is still be relevant. I was on leave since Wednesday afternoon.

Regards,
Aileen

From: Iain Duncan <Iain.Duncan@kaingaora.govt.nz>
Sent: Wednesday, March 13, 2024 3:17 PM
To: Tiana Mioceovich <Tiana.Mioceovich@kaingaora.govt.nz>; Aileen Maniti <Aileen.Maniti@kaingaora.govt.nz>;
Tamsyn McDonald <Tamsyn.McDonald@kaingaora.govt.nz>
Subject: FW: CE report content - Teitei Drive, Ohakune Development

Good afternoon all.

Sophie has asked me if it is appropriate if she add in a section around Ohakune into this months CE report to the Board? What exposure have they had to it to date and should this be something we put into the board report?

Thoughts?

Iain

From: Sophie Costello <Sophie.Costello@kaingaora.govt.nz>
Sent: Wednesday, March 13, 2024 3:03 PM
To: Iain Duncan <Iain.Duncan@kaingaora.govt.nz>
Subject: CE report content - Teitei Drive, Ohakune Development

Hello,


I was looking through the Minister weekly report for stuff to add into the Board's report and stumbled across the update on Teitei Drive, Ohakune Development – do you think that's ok to go into the CE's report/have they (the Board) already had an update on this?

Update on Teitei Drive, Ohakune Development

1. The updated masterplan for the mixed-housing development at Teitei Drive in Ohakune was finalised in December and the associated costs have now been updated.
2. It has been established that the land development costs are higher than was originally anticipated and as such, the \$5.2 million that has been allocated by the Crown Infrastructure Partnership (CIP) is no longer sufficient to complete the project as currently scoped.
3. This, combined with current economic and market pressures, has meant that the project is not financially viable for Kainga Ora, and we would be unable to deliver on the affordable housing outcomes.
4. We have considered multiple options, but none work with the allocated funding. Kāinga Ora is not able to provide funding above that which would be incurred in its normal residential social housing redevelopment activity.
5. Therefore, we will not be able to proceed as the master developer, as per the sales and development agreement signed between Ruapehu District Council (RDC) and Kāinga Ora.

6. However, we will continue to support RDC as a partner should they choose to proceed with the project.
7. We are proposing to offer:
 - a) to remain on the project as development managers, ensuring the council has access to the required expertise and as delivery agent of the \$5.2million CIP funding.
 - b) to pre-purchase the 15 lots allocated for public housing to help fund the project.
 - c) to deliver the 15 public homes.
8. Through recent engagement with the community, we had indicated that we would be lodging a resource consent for enabling works on the site in February. Given the current position, we will no longer be submitting this application. We have also notified RDC and Horizons to withdraw the resource consents that were lodged in 2023.
9. We have informed RDC of Kāinga Ora's position on 27th February. A formal email was sent on 5th March.
10. We remain committed to working closely with Ruapehu District Council and Ngāi Rangi to explore opportunities to deliver affordable housing, as together we recognise the need for housing in Ruapehu District.

Released under the Official Information Act

 RE: Ohakune consent close out

Sent: 5 March 2024 5:02 PM

From: Fraser McNutt

To: Claire Laybourne; Katherine Hu;

CC: Julie Cooke;

 1 Attachments

 image001.jpg (5 KB);

CAUTION: External email. Do not click or open attachments unless you recognise the sender and know the content is safe. If unsure use the Report Phishing button.

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No problem Claire, we can assist with this.

Will sort tomorrow.

Kind regards,

FRASER MCNUTT
Partner/Waikato Manager (MNZPI)
9(2)(a)
FraserM@barker.co.nz

PO Box 9342,
Waikato Mail Centre, Hamilton 3240
298 Victoria Street, Hamilton 3204

barker.co.nz 



Urban & Environmental

Kerikeri, Whangārei, Warkworth,
Auckland, Hamilton, Cambridge,
Tauranga, Napier, Wellington,
Christchurch, Queenstown, Wānaka

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From: Claire Laybourne <Claire.Laybourne@kaingaora.govt.nz>
Sent: Tuesday, 5 March 2024 4:45 pm
To: Katherine Hu <KatherineH@barker.co.nz>; Fraser McNutt <FraserM@barker.co.nz>
Cc: Julie Cooke <Julie.Cooke@kaingaora.govt.nz>
Subject: Ohakune consent close out

Kia ora Katherine, Fraser

Thank you for your time today. We are hoping that you are able to assist with one last task to close out and withdraw both current consent applications – with RDC and Horizons. I have spoken to Sharon from RDC and she is expecting the withdrawal request. She mentioned Grant is away at the moment, so if the request can go to her.

Sharon.Robinson@ruapehucdc.govt.nz

Again, thank you both for all your hard work to date on this.

Nga mihi
Claire



Claire Laybourne

Senior Development Manager
Northcote Precinct
Urban Development - Delivery

Mobile: 9(2)(a)
Email: claire.laybourne@kaingaora.govt.nz

Mainline: (09) 261 5054 | Kāinga Ora - Homes and Communities
PO BOX 84143 Auckland 0657 | New Zealand Government |
www.kaingaora.govt.nz

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Re: 10517803 | 6 Teitei Drive, Ohakune, Ruapehu District, 4625

Sent: 4 March 2024 9:57 AM

From: Deena Tapara

To: Natalie.Fernandes@chorus.co.nz;

CC: Claire Laybourne;



2 Attachments

Outlook-m50dzzjc.png (17 KB); Outlook-2b1 degtt.png (2 KB);

Kia ora Natalie,

Thanks for speaking with me just now.

To formally confirm, the development at Teitei Drive, Ohakune is no longer going ahead and we are requesting to terminate our engagement with Chorus. Can you please follow up with your Design team and provide a summary of the works undertaken to date (if any) and if there are any deliverables to receive as part of the engagement.

Please feel free to call if you need to discuss.

Thanks very much,

Deena Tapara

Project Manager

Mobile: 9(2)(g)(i)

Email: Deena.Tapara@kaingaora.govt.nz



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From: Claire Laybourne <Claire.Laybourne@kaingaora.govt.nz>

Sent: Monday, March 4, 2024 8:48 AM

To: Deena Tapara <Deena.Tapara@kaingaora.govt.nz>

Subject: FW: 10517803 | 6 Teitei Drive, Ohakune, Ruapehu District, 4625

Morena Deena

Are you able to close of this one.

Thanks
Claire

From: Giles Tait <Giles.Tait@kaingaora.govt.nz>
Sent: Monday, March 4, 2024 8:27 AM
To: Claire Laybourne <Claire.Laybourne@kaingaora.govt.nz>
Subject: Fw: 10517803 | 6 Teitei Drive, Ohakune, Ruapehu District, 4625

Hi Claire,

Over to you to respond to Chorus.

Cheers

Giles

From: Natalie Fernandes <Natalie.Fernandes@chorus.co.nz>
Sent: Monday, 4 March 2024 8:07 am
To: Giles Tait <Giles.Tait@kaingaora.govt.nz>
Cc: PBF_HousingNZ <PBF_HousingNZ@chorus.co.nz>; Chorus Property Developments <develop@chorus.co.nz>
Subject: 10517803 | 6 Teitei Drive, Ohakune, Ruapehu District, 4625

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Hi Giles,

We have received a request from Lourdes Uriarte; Cheal Consultants Ltd; [REDACTED] to cancel this contract. Please can you confirm this is accurate?

Out of scope


[REDACTED]

Thanks

Natalie Fernandes | Project Manager

| T +6499751361 | M [REDACTED]

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 RE: 10517803 | 6 Teitei Drive, Ohakune, Ruapehu District, 4625

Sent: 4 March 2024 10:01 AM

From: Claire Laybourne

To: Deena Tapara;

 2 Attachments

 image002.png (17 KB);  image003.png (2 KB);

Released under the Official Information Act

Yes, please go ahead.

Good idea with the enabling docs, thanks.

Claire

From: Deena Tapara <Deena.Tapara@kaingaora.govt.nz>
Sent: Monday, March 4, 2024 9:59 AM
To: Claire Laybourne <Claire.Laybourne@kaingaora.govt.nz>
Subject: Re: 10517803 | 6 Teitei Drive, Ohakune, Ruapehu District, 4625

No problem Claire,

Can I get your permission to do the same with Andrew and The Lines Company?

We haven't engaged them further from the Capacity Study, but I want to make sure they're not continuing on with design work.

Also I was thinking it might be good to package up the enabling works documents and issue to RDC in case they might want to pursue that work in the future.

Thanks,

Deena Tapara

Project Manager

Mobile: 9(2)(a)

Email: Deena.Tapara@kaingaora.govt.nz




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 RE: 10517803 | 6 Teitei Drive, Ohakune, Ruapehu District, 4625

Sent: 5 March 2024 10:49 AM

From: Natalie Fernandes

To: Deena Tapara;

CC: Claire Laybourne; Chorus Property Developments; PBF_HousingNZ;

 2 Attachments

 image001.png (2 KB);  image002.png (17 KB);

You don't often get email from natalie.fernandes@chorus.co.nz. [Learn why this is important](#)

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Thanks Deena, Downer has confirmed the design plan has been completed .

At this stage no refunds will be provided, I have the team reviewing this and have the developer portal updated accordingly.

Accordingly, cost will apply.

Thanks

Natalie Fernandes | Project Manager

| T+6499751361 | M 9(2)(a)

From: Deena Tapara <Deena.Tapara@kaingaora.govt.nz>
Sent: Monday, March 4, 2024 9:57 AM
To: Natalie Fernandes <Natalie.Fernandes@chorus.co.nz>
Cc: Claire Laybourne <Claire.Laybourne@kaingaora.govt.nz>
Subject: Re: 10517803 | 6 Teitei Drive, Ohakune, Ruapehu District, 4625

You don't often get email from deena.tapara@kaingaora.govt.nz. [Learn why this is important](#)

Kia ora Natalie,

Thanks for speaking with me just now.

To formally confirm, the development at Teitei Drive, Ohakune is no longer going ahead and we are requesting to terminate our engagement with Chorus. Can you please follow up with your Design team and provide a summary of the works undertaken to date (if any) and if there are any deliverables to receive as part of the engagement.

Please feel free to call if you need to discuss.

Thanks very much,

Deena Tapara

Project Manager

Mobile: 9(2)(a)

Email: Deena.Tapara@kaingaora.govt.nz



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From: [Clive Manley](#)
To: [xxxxx.xxxxxxx@xxxxxxxxxx.xxx.xx](#)
Cc: [Maggie Flonk](#)
Subject: FW: FOR YOUR REVIEW: OI 24 190
Date: Friday, 19 April 2024 12:37:53 pm
Attachments: [Ohakune RRS draft response-updated.docx](#)

Thank you Linda,

No feedback from RDC thanks

Nga mihi
Clive

From: Linda Heerink <[x@xx](#)>
Sent: Friday, April 19, 2024 8:52 AM
To: Clive Manley <[x@xx](#)>; Maggie Flonk <[x@xx](#)>
Subject: FOR YOUR REVIEW: OI 24 190

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Hi Clive and Maggie,

I hope you are both doing well.

FYI – The attached OIA response is due to go out today. Would you mind having a quick look (especially at Q1 and Q2) and let me know ASAP if you have any feedback?

Thanks,
Linda

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Xx April 2024

Ohakune Ratepayers' and Residents' Society Inc
fyi-request-26176-17c4b8fb@requests.fyi.org

Tēnā koutou Ohakune Ratepayers and Residents' Society Inc

Thank you for your email of 20 March 2024 to Kāinga Ora – Homes and Communities, requesting information about the proposed development at Teitei Drive, Ohakune under the Official Information Act 1982 (the Act).

Kāinga Ora has considered your request under the Act, and I respond to your questions, below.

1./ How much was RDC to fund for external development outside the boundary.

As this information relates primarily to the Ruepehu District Council (RDC), you may wish to direct this query to the RDC.

2./ How much was RDC to receive for the sale of Teitei to fund point 1

I am declining your request for this information under section 9(2)(j) of the Act, to 'enable a Minister of the Crown or any Department or organisation holding the information to carry on, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations)' In making our decision Kāinga Or has considered the public interest in making this information available but determined that it does not outweigh the grounds for withholding it.

3./ What changed between the shortfall of \$2.3m discovered 1 month (May 2023) after contract signing (April 2023), and the shortfall that ultimately killed the project with letter sent end of feb 2024

What changed between May and April 2023 and the decision not to proceed with the redevelopment, is that Kāinga Ora progressed further through the design and planning phases over this period. The construction cost estimate was further refined, and the estimated land development construction cost increased from the initial estimate.

4./ "The Partners" advertised "Affordable" housing and "Workers Accommodation" throughout campaign, knowing \$7.5m or \$170,454 (EXCL GST) average per lot and before any cost overruns, please provide supporting documentation to support the claim of being affordable when compared to market available lots (with more land) under this price being available.

'Affordable housing' and 'workers' accommodation' refer to sale or rent of the finished built home to an end purchaser or renter, comparable to properties available on the market at the time. There was no set price.

5./ Please provide budget costs with breakdown that made up the \$5.2m originally anticipated for development, then the budget cost shortfall breakdown discovered between may-jury, and then the same for the budget costs breakdown referred to in letter released Feb 2024 stating the shortfall.

Kāinga Ora has identified two documents in scope of this part of your request. These are the Quantity Surveyors cost assessment summaries for Teitei Drive dated February 2023 and 14 February 2024. A copy of the 14 February 2024 report was provided to you on 2 April 2024. I attach a copy of the February 2023 report with this response. Please note that some information has been withheld from this document under section 9(2)(a) of the Act, *'to protect the privacy of natural persons'*.

As noted in this document, these are land development construction costs only. I am withholding a full feasibility breakdown under section 9(2)(j) of the Act, to *'enable a Minister of the Crown or any Department or organisation holding the information to carry on, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations)'*

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

From: [Renee Regal](#)
To: [Clive Manley](#)
Subject: Key messages, letter and FAQ's
Date: Wednesday, 28 February 2024 9:14:26 am
Attachments: [image002.png](#)
[Teitei Drive_community update_28 Feb.pdf](#)
[FAQ 28 February.pdf](#)

Warning: This email is from an External Sender. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Morena Clive

As mentioned, we will be updating the community at 10am with the attached letter.

Please see a copy of the letter and FAQ's. We will load this on our website just after 10am.

Below are our key messages.

• Kainga Ora - Homes and Communities is withdrawing as the developer of the proposed mixed housing development in Teitei Drive in Ohakune. As we have progressed further through detailed design and planning phases, it has become clear that the CIP funding will not be sufficient to complete the project as it was originally proposed three years ago. This, combined with current economic and market pressures, has meant that the project is not financially viable for Kainga Ora, and we would be unable to deliver on the affordable housing outcomes.

• The Teitei Drive development was initially scoped in 2021. As we have progressed further through the design phase, more detailed information has become available about the rising cost of development.

• Costs facing housing builders and developers across the country have risen significantly since this project was initially proposed by Ruapehu District Council in 2021. In addition, our ability to deliver affordable housing outcomes has become increasingly challenging.

• With rising housing construction and infrastructure costs affecting the entire industry, particularly over last three years, it's important that Kāinga Ora is fiscally responsible and disciplined in its decision making.

• Initial planning and design work undertaken last year identified that the \$5.2 million allocated by the Crown Infrastructure Partners for land development wasn't sufficient to cover all the costs of the work and that Kainga Ora would be responsible for any shortfall.

• Because of these factors, Kāinga Ora is not in a position to commit the additional funding to pay for the land development and will no longer be proceeding with the project.

As such, we will not be submitting a resource consent for enabling works as we had previously signalled.

We understand that our decision will be disappointing for those in need of housing, but we are committed to working with our partners and stakeholders to explore opportunities to bring public and affordable housing to the region, where we know there is a real need.

Feel free to call me if you have any questions

Ngā mihi



Renée Regal

Kaiwhakahaere Hononga Hapori
Manager - Community Engagement
and Partnerships

Phone : 021 998 724

Email: xxxxx.xxxxx@xxxxxxxxx.xxxx.xx

Te Tai Hauāuru
Taranaki Whanganui Manawatu

Freephone: 0800 801 601 | Mainline: (04) 439 3000 | Kāinga Ora - Homes and
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PO Box 248 Palmerston North 4440 | New Zealand Government | www.kaingaora.govt.nz



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People at the Heart



Mahi Tahī
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Whanake
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(2) do not use, disclose or act on this email in any other way. Thank you.

FAQ

Q: Why has Kainga Ora decided not to proceed with the proposed development at Teitei Drive?

A: As the Teitei Drive development has progressed through the detailed design and planning phases, it has become clear that the \$5.2 million allocated by the Crown Infrastructure Partners for land development is no longer sufficient to complete the project as originally scoped in 2021.

This, combined with current economic and market pressures, has meant that the project is not financially viable for Kāinga Ora, and we would be unable to deliver the intended affordable housing outcomes.

While we have considered multiple options, it is due to these factors that we have determined it is not feasible for Kāinga Ora to proceed with the project.

Q: Why have you found out now that the costs of the proposed development are higher than initially forecast?

A: Last year, Kainga Ora identified that the land development costs were higher than when the development was originally proposed in 2021.

The proposed masterplan was subsequently reviewed and revised in an effort to reduce costs. An independent quantity surveyor completed a cost assessment at the end of January 2024 based on the latest masterplan and found there would still be significant additional costs required to complete the land development.

Q: What is happening with the resource consent application for enabling works Kāinga Ora intended to lodge in February?

A: We will not be submitting a resource consent for enabling works as we had previously signalled.

Q: What is happening with the CIP funding that was allocated to this project?

A: Given this is a very recent decision, we are still working through the terms of the funding agreement with the Crown Infrastructure Partners and our project partners.

Q: What are the next steps?

A: Kāinga Ora remains committed to working closely with Ruapehu District Council and Ngati Rangi to explore opportunities to deliver public and affordable housing, as together we recognise that the need for housing in Ruapehu District remains.

28 February 2024

Update on proposed Teitei Drive development

Kia ora,

We are writing to you to provide an update about 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.

As the Teitei Drive development has progressed through detailed design and planning phases, it has become clear that the Crown Infrastructure Partner (CIP) funding will not be sufficient to complete the project as it was originally scoped back in 2021.

This, combined with current market pressures, has meant that the project is no longer financially viable for Kāinga Ora and we cannot deliver the affordable housing outcomes as intended.

With this in mind, and after considering multiple options, we have made the difficult decision that it is no longer feasible for Kāinga Ora to proceed with this development. As such, we will no longer be submitting a resource consent application for enabling works as previously indicated.

While it is not uncommon for the costs to rise once more detailed investigations have been undertaken, we understand that our decision will be disappointing for those in need of housing.

We remain committed to working closely with Ruapehu District Council and Ngāti Rangī to explore opportunities to deliver public and affordable housing, as together we recognise that there is a need for more housing in the Ruapehu District.

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

Renee Regal – Manager Community Engagement and Partnerships Kāinga Ora

021 998 724

0800 801 601 (please ask to be transferred)

communities@kaingaora.govt.nz

From: [Donna Jennings](#)
To: [Maggie Flonk](#)
Cc: [Linda Heerink](#); [Gabby Boag](#)
Subject: RE: Teitei Drive, Ohakune - Sale and Development Agreement
Date: Wednesday, 6 March 2024 2:42:36 pm

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Thanks Maggie

From: Maggie Flonk <xxxxxx.xxxxxx@xxxxxxxxxx.xxx.xx>
Sent: Wednesday, March 6, 2024 2:30 PM
To: Donna Jennings <xxxxxx.xxxxxx@xxxxxxxxxx.xxx.xx>
Cc: Linda Heerink <xxxxxx.xxxxxx@xxxxxxxxxx.xxx.xx>
Subject: RE: Teitei Drive, Ohakune - Sale and Development Agreement

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Afternoon Donna,

Apologies, response due 2 April 2024.

Thank you

From: Donna Jennings <xxxxxx.xxxxxx@xxxxxxxxxx.xxx.xx>
Sent: Wednesday, March 6, 2024 1:51 PM
To: Maggie Flonk <xxxxxx.xxxxxx@xxxxxxxxxx.xxx.xx>
Cc: Linda Heerink <xxxxxx.xxxxxx@xxxxxxxxxx.xxx.xx>
Subject: RE: Teitei Drive, Ohakune - Sale and Development Agreement

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Hi Maggie

Someone from my team will work on this and will be in touch.

Please let us know if there is any urgency.

Cheers

Donna

From: Maggie Flonk <xxxxxx.xxxxxx@xxxxxxxxxx.xxxx.xx>

Sent: Wednesday, March 6, 2024 12:26 PM

To: Linda Heerink <xxxxxx.xxxxxx@xxxxxxxxxx.xxxx.xx>; Donna Jennings
<xxxxxx.xxxxxx@xxxxxxxxxx.xxxx.xx>

Subject: FW: Teitei Drive, Ohakune - Sale and Development Agreement

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Good afternoon,

Hope this email finds you well.

We have received a LGOIMA request and include a draft response for review below.

Question 1. Please advise if Council has any ATMS/housing projects underway OR in Planning stage

Draft Response: The Council does not have any ATMS/housing projects underway. However, the Council is in the process of considering how it may move forward on housing initiatives in the District in light of the recent decision by Kainga Ora to withdraw from the Tei Tei Drive Development.

2. Please advise if there is any discussions or applications that have been submitted for alternative funding arrangements to develop Teitei Drive

Draft Response. Kainga Ora has advised Council on 5 March 2024 that it "is willing to continue as a development manager for the Teitei Drive, Ohakune project and as a public housing build partner. In this capacity, Kāinga Ora is willing to pre-purchase up to 15 homes for public housing in this development."

The Council has not entered into discussions with Kainga Ora regarding this advice as it is in the process of considering how it moves forward on meeting housing needs in the District.

We also ask if Kainga Ora approve release of further emails below sent to Ruapehu District Council as part of our response to this LGOIMA.

Regards

Maggie

From: Marin Surgenor <xxxxxx.xxxxxx@xxxxxxxxxx.xxxx.xx>

Sent: Tuesday, March 5, 2024 12:13 PM

To: Clive Manley <xxxxx.xxxxxx@xxxxxxxxxx.xxxx.xx>

Cc: Aileen Maniti <xxxxxx.xxxxxx@xxxxxxxxxx.xxxx.xx>; Graeme Broderick

<xxxxxx.xxxxxxx@xxxxxxxxxx.xxxx.xx>; Melissa Jackson

<xxxxxx.xxxxxxx@xxxxxxxxxx.xxxx.xx>; Sharon Robinson

<xxxxxx.xxxxxxx@xxxxxxxxxx.xxxx.xx>; Katrina Wilson

<xxxxxx.xxxxxx@xxxxxxxxxx.xxxx.xx>

Subject: RE: Teitei Drive, Ohakune - Sale and Development Agreement

Warning: This email is from an External Sender. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Clive

I refer to the Sale and Development Agreement between Ruapehu District Council and Housing New Zealand Build Limited dated 4 April 2023.

I am instructed that the HNZ Build Approval Condition in clause 2.1(b) is not satisfied. Accordingly, the agreement is now at an end.

I am also instructed that Kāinga Ora is willing to continue as a development manager for the Teitei Drive, Ohakune project and as a public housing build partner. In this capacity, Kāinga Ora is willing to pre-purchase up to 15 homes for public housing in this development.

If you wish to discuss this matter further, please contact Graeme Broderick or Aileen Maniti.

Ngā mihi

Marin

Marin Surgenor (he/him)

Senior Legal Counsel – Property

People, Governance and Capability

Mobile: 022 659 3115

xxxxx.xxxxxxx@xxxxxxxxxx.xxxx.xx

image001.jpg



Freephone: 0800 801 601 | Mainline: (04) 439 3000 | Kāinga Ora—Homes and Communities
PO Box 2628, Wellington 6140 | New Zealand Government | www.kaingora.govt.nz

From: Marin Surgenor

Sent: Thursday, February 1, 2024 11:01 AM

To: Clive Manley <xxxxx.xxxxxx@xxxxxxxxxx.xxxx.xx>
Cc: Aileen Maniti <xxxxxx.xxxxxx@xxxxxxxxxx.xxxx.xx>; Graeme Broderick <xxxxxxxxxxxx@xxxxxxxxxx.xxxx.xx>; Melissa Jackson <xxxxxx.xxxxxx@xxxxxxxxxx.xxxx.xx>; Sharon Robinson <xxxxxx.xxxxxx@xxxxxxxxxx.xxxx.xx>
Subject: RE: Teitei Drive, Ohakune - Sale and Development Agreement

Noted, thanks Clive.

Ngā mihi
Marin

Marin Surgenor (he/him)

Senior Legal Counsel – Property
People, Governance and Capability
Mobile: 022 659 3115
xxxxx.xxxxxx@xxxxxxxxxx.xxxx.xx



Freephone: 0800 801 601 | Mainline: (04) 439 3000 | Kāinga Ora–Homes and Communities
PO Box 2628, Wellington 6140 | New Zealand Government | www.kaingaora.govt.nz

From: Clive Manley <xxxxx.xxxxxx@xxxxxxxxxx.xxxx.xx>
Sent: Thursday, February 1, 2024 11:00 AM
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Cc: Aileen Maniti <xxxxxx.xxxxxx@xxxxxxxxxx.xxxx.xx>; Graeme Broderick <xxxxxxxxxxxx@xxxxxxxxxx.xxxx.xx>; Melissa Jackson <xxxxxx.xxxxxx@xxxxxxxxxx.xxxx.xx>; Sharon Robinson <xxxxxx.xxxxxx@xxxxxxxxxx.xxxx.xx>
Subject: RE: Teitei Drive, Ohakune - Sale and Development Agreement

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Thanks Marin, we agree to that change.

Nga mihi
Clive

Clive Manley
Chief Executive
Ruapehu District Council

email: xxxxx.xxxxxx@xxxxxxxxxx.xxxx.xx | RDC website: www.ruapehudc.govt.nz

image002.jpg



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From: Marin Surgenor <xxxxx.xxxxxx@xxxxxxxxxx.xxxx.xx>
Sent: Wednesday, January 31, 2024 4:43 PM
To: Clive Manley <xxxxx.xxxxxx@xxxxxxxxxx.xxxx.xx>
Cc: Aileen Maniti <xxxxx.xxxxxx@xxxxxxxxxx.xxxx.xx>; Graeme Broderick <xxxxx.xxxxxx@xxxxxxxxxx.xxxx.xx>; Melissa Jackson <xxxxx.xxxxxx@xxxxxxxxxx.xxxx.xx>
Subject: Teitei Drive, Ohakune - Sale and Development Agreement

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Dear Clive

I refer to the Sale and Development Agreement between Kāinga Ora and RDC dated 4 April 2023.

Further to the recent Development Partner Meetings for this project, I am instructed to request an extension to the Resource Consent condition (due 30 January 2024) until 30 June 2024. This new date will allow more time for Kāinga Ora to obtain all necessary consents for earthworks and subdivision.

I also note that 30 June 2024 is the date for Kāinga Ora to satisfy its internal approval/business case condition, and we feel that aligning these two condition dates would give both parties a single date to work towards in fulfilling these outstanding matters.

Can you please confirm by return email that this extension request is agreed?

I look forward to hearing from you in due course.

Ngā mihi

Marin

Marin Surgenor ([he/him](#))

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People, Governance and Capability
Mobile: 022 659 3115

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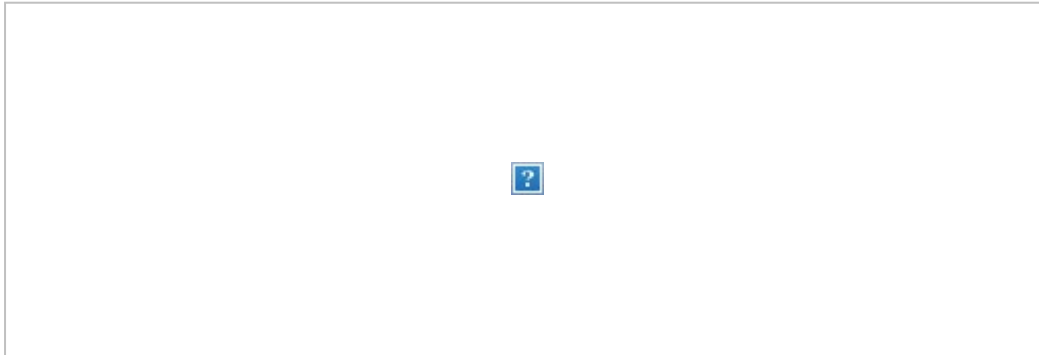
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Maggie Flonk
Manager Information Management

Ruapehu District Council

Ruapehu District Council | Private Bag 1001 | Taumarunui 3946 | New Zealand
Phone: 07 895 8188 ext: 252 | Fax: 07 895 3256 | Mobile:
email: xxxxxx.xxxxxx@xxxxxxxxxx.xxxx.xx | RDC website: www.ruapehudc.govt.nz



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From: [Clive Manley](#)
To: [Marin Surgenor](#)
Cc: [Aileen Maniti](#); [Graeme Broderick](#); [Melissa Jackson](#); [Sharon Robinson](#); [Katrina Wilson](#); [Info](#); [@xxx](#)
Subject: RE: Teitei Drive, Ohakune - Sale and Development Agreement
Date: Wednesday, 6 March 2024 3:22:40 pm

Kia ora Martin,

Thank you for formally advising us of the Teitei Drive decision.

Council has yet to formally consider how it moves forward on meeting housing needs in the District, so we are not in a position to respond to your offer of 15 public houses in Teitei Drive at this time.

However, to assist in our planning I would be interested to know that if council found other land would the offer of 15 public houses still be on offer please?

Nga mihi
Clive

From: Marin Surgenor <xxxxx.xxxxxxxx@xxxxxxx.xxx.xx>
Sent: Tuesday, March 5, 2024 12:13 PM
To: Clive Manley <xxxxx.xxxxx@xxxxxxx.xxx.xx>
Cc: Aileen Maniti <xxxxx.xxxxx@xxxxxxx.xxx.xx>; Graeme Broderick <xxxxx.xxxxxxxx@xxxxxxx.xxx.xx>; Melissa Jackson <xxxxxxx.xxxxxx@xxxxxxx.xxx.xx>; Sharon Robinson <xxxxxxx.xxxxxx@xxxxxxx.xxx.xx>; Katrina Wilson <Katrina.Wilson@kaingaora.govt.nz>
Subject: RE: Teitei Drive, Ohakune - Sale and Development Agreement

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Dear Clive

I refer to the Sale and Development Agreement between Ruapehu District Council and Housing New Zealand Build Limited dated 4 April 2023.

I am instructed that the HNZ Build Approval Condition in clause 2.1(b) is not satisfied. Accordingly, the agreement is now at an end.

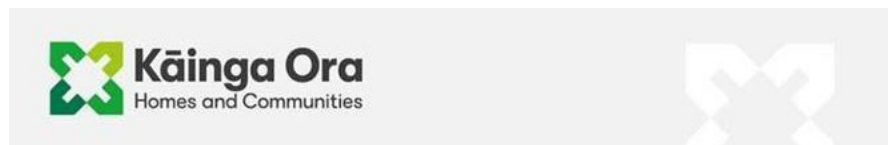
I am also instructed that Kāinga Ora is willing to continue as a development manager for the Teitei Drive, Ohakune project and as a public housing build partner. In this capacity, Kāinga Ora is willing to pre-purchase up to 15 homes for public housing in this development.

If you wish to discuss this matter further, please contact Graeme Broderick or Aileen Maniti.

Ngā mihi
Marin

Marin Surgenor (he/him)

Senior Legal Counsel – Property
People, Governance and Capability
Mobile: 022 659 3115
xxxxx.xxxxxxxx@xxxxxxx.xx



Freephone: 0800 801 601 | Mainline: (04) 439 3000 | Kāinga Ora–Homes and Communities
PO Box 2628, Wellington 6140 | New Zealand Government | www.kaingaora.govt.nz

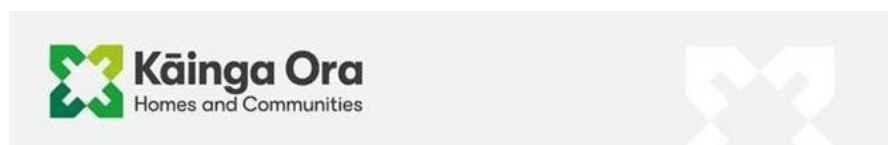
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Subject: RE: Teitei Drive, Ohakune - Sale and Development Agreement

Noted, thanks Clive.

Ngā mihi
Marin

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Subject: RE: Teitei Drive, Ohakune - Sale and Development Agreement

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Thanks Marin, we agree to that change.

Nga mihi
Clive

Clive Manley
Chief Executive
Ruapehu District Council

Ruapehu District Council | Private Bag 1001 | Taumarunui 3946 | New Zealand
Phone: 07 895 8188 ext: 303 | Fax: 07 895 3256 | Mobile: 021 493 807
email: xxxxx.xxxxxx@xxxxxxxxxx.xxxx.xx | RDC website: www.ruapehudc.govt.nz



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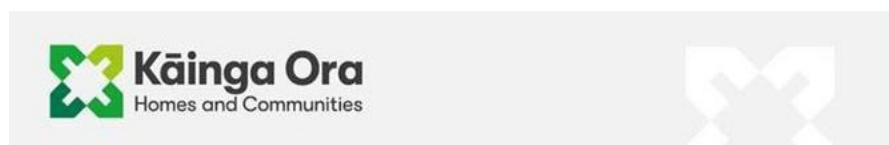
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Marin Surgenor (he/him)

Senior Legal Counsel – Property
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From: [Community Engagement](#)
To: [Undisclosed recipients:](#)
Subject: Community update - Proposed development Teiteti Drive
Date: Wednesday, 28 February 2024 9:47:37 am
Attachments: [image002.png](#)
[Teitei Drive_community update_28 Feb.pdf](#)
[FAQ 28 February.pdf](#)

Warning: This email is from an External Sender. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Kia ora,

Please find attached an update regarding the proposed development at Teitei Drive in Ohakune.

If you have any questions, please feel free to contact me.

Ngā mihi



Renée Regal

Kaiwhakahaere Hononga Hapori
Manager - Community Engagement
and Partnerships

Phone : 021 998 724

Email: xxxxx.xxxxx@xxxxxxxxx.xxxx.xx

Te Tai Hauāuru
Taranaki Whanganui Manawatu

Freephone: 0800 801 601 | Mainline: (04) 439 3000 | Kāinga Ora - Homes and Communities
PO Box 248 Palmerston North 4440 | New Zealand Government | www.kaingaora.govt.nz



Manaakitanga
People at the Heart



Mahi Tahī
Better Together



Whanake
Be Bold

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From: [Linda Heerink](#)
To: [Helen Leahy](#); [Clive Manley](#); [Maggie Flonk](#)
Cc: [Clint Owens](#)
Subject: For review - draft response for OI 24 262 Barry Murphy - updated design layouts for Teitei Drive
Date: Friday, 3 May 2024 10:02:08 am
Attachments: [231025 IGL 4819 Ohakune Masterplan Stage1.pdf](#)
[OI 23 262 Barry Murphy response letter v.3.docx](#)
Importance: High

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Kia ora Helen and Clive,

I hope you are both doing well.

FYI – Please find attached the draft response for OI 24 262 Barry Murphy – who requested the updated design layouts for Teitei Drive.

It is the first time the updated masterplan is going to be released by us (I understand it was signed off at a DPM meeting in December 2023).

Please let me know if you have any feedback.

Regards,

Linda











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Lot configuration & circulation.

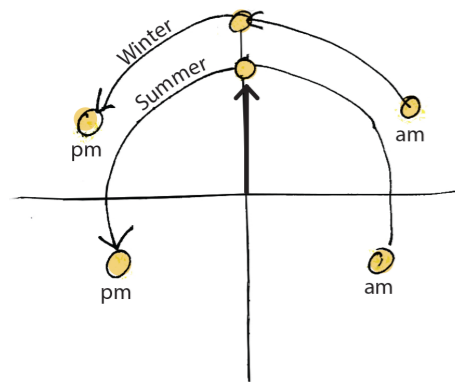
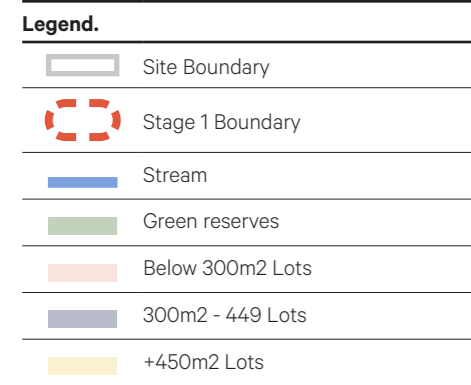
Legend.	
	Site Boundary
	Openspace/ reserves
	Indicative lots
	Stream
	Indicative stormwater wetlands
	Stage 1 Boundary
	Primary Route (18m)
	Secondary Route (14m)
	Rural Lanes (12m)
	Pedestrian connections



1:2500 @ A3



Lot sizes.



1:2500 @ A3



X May 2024

Barry Murphy

fyi-request-24056-75d00aa1@requests.fyi.org.nz

fyi-request-24401-8f82b0e2@requests.fyi.org.nz

fyi-request-24420-5f8be8b8@requests.fyi.org.nz

Tēnā koe Mr Murphy

Thank you for your email of 24 April 2024 to Kāinga Ora – Homes and Communities requesting the following information under the Official Information Act 1982 (the Act):

"We therefor again ask for the latest copy of the design layouts as at feb 2024 showing the layout of lots and any draft documents that show the layout and makeup of houses, parking etc."

There is one document in scope of your request, a revised masterplan document that was updated at the end of 2023. This document is released to you in full. To be clear, there are no further documents in scope of this request.

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

From: [Clive Manley](#)
To: [Linda Heerink](#)
Cc: [Clint Owens](#); [Helen Leahy](#); [Maggie Flonk](#)
Subject: RE: For review - draft response for OI 24 262 Barry Murphy - updated design layouts for Teitei Drive
Date: Friday, 3 May 2024 10:45:32 am

No comments from me thanks

Nga mihi

Clive

From: Linda Heerink <[x@xxx](#)>
Sent: Friday, May 3, 2024 10:01 AM
To: Helen Leahy <[x@xxx](#)>; Clive Manley <Clive.Manley@ruapehudc.govt.nz>;
Maggie Flonk <[x@xxx](#)>
Cc: Clint Owens <[x@xxx](#)>
Subject: For review - draft response for OI 24 262 Barry Murphy - updated design layouts for Teitei Drive
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