



Ref:000061  
11 October 2024

Ohakune Ratepayers and Residents' Society Inc  
[fyi-request-28168-75d270fb@requests.fyi.org.nz](mailto:fyi-request-28168-75d270fb@requests.fyi.org.nz)

Dear Ohakune Ratepayers and Residents' Society Inc

## OFFICIAL INFORMATION REQUEST

I refer to your official information request dated 24 August 2024 for questions relating to meetings in 2020.

*Question 1. Please provide details of who Nicholas Chan is to the council and provide the financial modelling that was utilised.*

Nicholas Chan, Principal of MEQ Property Ltd was engaged by Council along with Sean Bignell, Director, MEQ Property Ltd as Specialist Development and Marketing Advisors. MEQ Property Ltd provided a Draft Business Case on Housing Options for Ruapehu.

*provide the financial modelling that was utilised.*

We have decided to withhold requested information under section 7(2)(c)(i) protect information which is subject to an obligation of confidence and 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.

*Question 2: Please confirm the date this document was established with the \$7,780,000 figure*

CIP application submitted to Crown Infrastructure Partners 14 April 2020.

*Question 3: Please provide the supporting documentation that provided the modelling to reach the value of \$7,780,000*

MEQ Property Ltd requested a range of information (inputs) from Council to assist it in its Business Case development and the CIP application. Attached is a pdf email that identifies that information input from council officers. Also attached is other supporting documentation as follows:

- Market Rental Report 2019
- Social Housing Survey Data



Please also see Report to Council 5 August 2020, [20230927 Council Public Agenda APPROVED.pdf \(ruapehudc.govt.nz\)](#) that provides in Appendix A Updated Project management and Cost assessment for the CIP Capital Grant of \$7.78M Copy of Council report attached.

*Question 4: Please advise how many residential lots the \$7,780,000 figure was to support, i.e. at 50 lots that would account for \$155,600 per lot or \$178,940 incl GST.*

The original CIP application included an application for a CIP Capital Grant of \$7.78M and an application for a CIP Construction Underwrite of \$15.49M over 5 study sites. This was for both reconfiguration and redevelopment and to stimulate a rolling programme. The 8 April 2020 Supplementary Report to Council, [Council minutes - Public \(ruapehudc.govt.nz\)](#) identified a potential of 49-57 units based on Option 1. Further work on a business case was ongoing as identified in the subsequent Report to Council on 29 April 2020 [20200429 Council Release of Report into Public Business Redacted.pdf \(ruapehudc.govt.nz\)](#). that report noted:

“3.4 The social and affordable CIP application does not commit the Council to a particular option at this stage and there is flexibility to amend details as the draft business case is further developed. The draft business case however was necessary to demonstrate there is a robust case for moving forward with the project and to help determine the level of assistance being sought from CIP. “

The Report to Council 5 August 2020 [20200805 Council Release of Report into Public Business.pdf \(ruapehudc.govt.nz\)](#) included the following:

“1.1 The purpose of this report is to seek Council’s endorsement to mobilise the Crown Infrastructure Partners (CIP) Grant of \$7.78 million (excl. of GST), in stages and with milestones based on both a “shovel ready” project and a wider investigation of opportunities across the district. This is a time critical imperative in order to meet the proposed Grant terms and conditions within the scope of the quick start Social and Affordable (key worker) Housing programme.”

The same report (5 August 2020- Appendix B to that report) also included reference to 5 Study sites and a potential of 74 Household units.

*Question 5: Teitei Drive was apparently not a considered site at the time of the Sep 2020 Zoom meeting; Please provide the financial modelling for Teitei Drive that was used to support CIP funding requests and the supporting documentation*

We have decided to withhold requested information under section 7(2)(c)(i) protect information which is subject to an obligation of confidence and 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.

Council has reviewed its initial response to questions 6(a),(b),(c) and 7 as per earlier response dated 27 September 2024 and provides the following response:

*Question 6: (a) When was it decided, (b) who decided,*

Do not fit the criteria of an OIA request.

*6(c) what documents reflect: the change from this model to gifting the land or selling the land at cost (for servicing), to Kāinga Ora.*

The 27 September 2023 public Report to Council on Tei Tei Drive Housing Development notes at paragraph 5.27 as follows:

“5.27 the negotiations to develop Teitei Drive were ongoing through 2021, 2022 and 2023. While an intention to sell the Council land at Teitei Drive to Kāinga Ora was formulated in principle in 2021 it was not formalised by signature of a Sale and Development Agreement until 4 April 2023.”

*Seconds later Ree Anderson confirmed this, and mentioned there was a go- and no-go scenario for this to work.*

*Question 7: When did this scenario become a no go (as Red put it) and please provide documents to support.*

The ATMS adopted by Council in November 2020 (has a policy Section 1.7) as follows:

**“1.7 Set financial metrics which act as development ‘go/no-go’ decision points for Council.**

Opportunities for new supply constructed on RDC owned land, to support new affordable (key worker) housing, then opportunities will be considered on merit and the following triggers for investigating the viability of supply, include but are not limited to as:

- Offer to purchase as serviced land and agreed housing outcomes to enable construction for new affordable housing are met.
- Offer to purchase as serviced land and completed new affordable housing.
- Offer of a head lease over serviced land and completed housing as part of a mixed public / private housing development site.
- Offer to purchase completed home on leasehold land retained by RDC, Iwi or another provider.”
- Other as merited.

All will be considered as potential go/no-go.

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](http://www.ombudsman.parliament.nz) or freephone 0800 802 602.



Clive Manley  
**CHIEF EXECUTIVE**

cm:mf

Attachments:

Pdf Email Information inputs form council for Business Case  
Market Rental Report 2019  
Social Housing Survey data