

22 September 2023

Barry Murphy  
[fyi-request-23794-61d93643@requests.fyi.org.nz](mailto:fyi-request-23794-61d93643@requests.fyi.org.nz)

Tēnā koe Barry

Thank you for your request to Kāinga Ora – Homes and Communities, dated 11 August 2023, which you made through the [www.fyi.org.nz](http://www.fyi.org.nz) website. You requested the following information under the Official Information Act 1982 (the Act):

*I request information regarding plans for the affordable houses for Teitei drive. Considering resource consent has been submitted for this project and the marketing information being provided by Kainga Ora around the 15 new homes to be built for affordable first home buyers, there should be substantial information available.*

- 1. What size houses are being considered (square meter and single or double story) with any details of each, even if in draft.*
- 2. What builders have been considered to build these houses*
- 3. What is the estimated cost of build for each house, \$ per sqm will be fine.*
- 4. Who is intended to sell these on the market*
- 5. Who will be legible to purchase these houses, first home buyers yes, but what is the criteria, do they have to have X amount of deposit,*
- 6. Is there a loan by KO and if so is it interest bearing, or do the first home buyers have to go to a bank?*
- 7. Will there be rent to own, and if so how does this scheme work, what is the cost to tax payers*
- 8. What will the discount be on the land*
- 9. What will the discount be on the build*
- 10. What is the average discount provided over the last years affordable homes sold in a similar manner*

On 5 September 2023 we extended the time frame for a decision on your request to 22 September 2023 under section 15A(1)(b) of the Act because the consultations necessary to make a decision on your request were such that a proper response could not reasonably be made within the original time limit.

Your questions and our responses are set out below.

1. *What size houses are being considered (square meter and single or double story) with any details of each, even if in draft.*

Work to date has been for an application for Resource Consent for the subdivision only and we have not initiated house design. The Teitei Drive, Ohakune Concept Masterplan included in the Resource Consent application includes indicative lot layouts for sections with a placeholder rectangle and double stacked rectangles to illustrate two storey height in relation to boundary concepts. That document is available at [https://kaingaora.govt.nz/assets/Developments-and-Programmes/Regional-Housing-Programme/Manawatu-Whanganui/TeiTei-Drive-Ohakune/Appendix-3\\_Concept-Masterplan-and-Landuse-Consent-Package.pdf](https://kaingaora.govt.nz/assets/Developments-and-Programmes/Regional-Housing-Programme/Manawatu-Whanganui/TeiTei-Drive-Ohakune/Appendix-3_Concept-Masterplan-and-Landuse-Consent-Package.pdf). An earlier version of this document, dated 13 March 2023, and released to you on 19 September 2023, also included two indicative site plans to show typical lot layouts. These included more details of the possible interior layout of homes.

As the current focus is on obtaining Resource Consent, preparing the 44 build-ready sections, and installing necessary infrastructure, it is too early in the process to determine the detailed design of any of the new homes.

2. *What builders have been considered to build these houses*

The proposed development is still in its early stages. When the land is ready for homes to be built, Kāinga Ora will invite builders and developers, including local builders, to become build partners.

3. *What is the estimated cost of build for each house, \$ per sqm will be fine.*

We do not hold an estimated cost to build for each of the homes, or an average cost to build per square metre in the Ohakune region. It is too early in the development to consider this. However, in 2021 estimated above-ground costs for the 44 homes to be built on the Stage One land were \$11.2 million, excluding development margin.

4. *Who is intended to sell these on the market?*

Following completion, the affordable homes proposed for this development will be sold to end purchasers through a process which will be determined in consultation with our project partners, Ruapehu District Council and Ngāti Rangi. As the project is still in its early stages and has not been consented, this process has not been designed or agreed as yet. This part of your request is refused under section 18(g) of the Act, as the requested information is not held by Kāinga Ora and we have no reason to believe it is held by another agency.

5. *Who will be eligible to purchase these houses, first home buyers yes, but what is the criteria, do they have to have X amount of deposit?*

As above, the process or criteria for selling the affordable homes to eligible buyers is yet to be determined. This part of your request is refused under section 18(g) of the Act, as the requested information is not held by Kāinga Ora and we have no reason to believe it is held by another agency.

6. *Is there a loan by KO and if so is it interest bearing, or do the first home buyers have to go to a bank?*

Kāinga Ora administers a number of government home ownership products and programmes to help aspiring buyers into home ownership. There is more information available on these programmes on our website at <https://kaingaora.govt.nz/home-ownership/>

7. *Will there be rent to own, and if so how does this scheme work, what is the cost to tax payers*

Rent to own has not been considered as it isn't one of the three house categories (affordable, public and long-term worker accommodation) planned for Stage One of the development. This part of your request is refused under section 18(g) of the Act, as the requested information is not held by Kāinga Ora and we have no reason to believe it is held by another agency.

8. *What will the discount be on the land*

9. *What will the discount be on the build*

No decisions have been made on any discounts. This part of your request is refused under section 18(g) of the Act, as the requested information is not held by Kāinga Ora, and we have no reason to believe it is held by another agency.

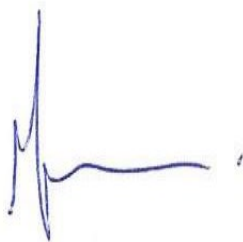
10. *What is the average discount provided over the last years affordable homes sold in a similar manner*

As indicated above, no decisions have been made on the process for selling the affordable homes, therefore there are no "homes sold in a similar manner" that can be compared with Teitei Drive. This part of your request is refused under section 18(g) of the Act, as the requested information is not held by Kāinga Ora and we have no reason to believe it is held by another agency.

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](http://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

A handwritten signature in blue ink, appearing to read 'Mark Fraser', with a stylized flourish at the end.

Mark Fraser  
**General Manager – Urban Development and Delivery**