

s 9(2)(a) Ohakune Ratepayers and Residents' Society Inc A: s 9(2)(a) E: s 9(2)(a) M: s 9(2)(a)

29 November 2023

Dear Hon Chris Bishop,

I am writing to you with an update to a report emailed to you in the last week from the Soicety regarding this same matter

We have grave concerns with respect to a letter received today by email and hand delivered in the neighbourhood surrounding the proposed build site at Teitei Drive Ohakune. (See Appendix 1)

In summary, the letter explains that a new resource consent will be submitted in early 2024 to enable earthworks at the site and that the new resource consent "does not include the subdivision of individual lots" and that "The land use and subdivision designs will be part of a second resource consent application".

We note that there is already two resource consents lodged with Ruapehu District Council in July 2023 and being processed with agreement that they will be notified and S.92 requests for further information extant and overdue. These two resource consents were submitted as Non Complying Activities rather than as Permitted Activities - on the basis of them being non notified, with less than minor effects - as per reports provided to the then Ministers to approve the above funding, (See <u>Appendix 3</u> & <u>Appendix 4</u>). We suggest this is a serious breach of duty to the then Minister by KO and officials and was a big part of the reason funding was finally approved.

We also note that the applicants have belatedly lodge applications with Horizons Regional Council in August 2023 and that these have requests for further applications outstanding AND agreement the applications will be notified and a joint hearing held.

It appears that this change in tack is a clear attempt to meet the initial condition of the funding agreement between HUD and KO relating to the IRG Covid Relief Government Grant for 'shovel ready projects – this requires the project to be started within 12 months and the cut off date is 31 March 2024.

There is also still to be lodged a follow-up application for land use consent due on the initial time-line in mid 2024 (but likely delayed) to address the siting of the non-complying dwellings, access and parking breaches. Our independent technical and legal research shows that these current and the future resource consents would likely (as presently presented) fail to meet the policies and rules on a number of matters, including infrastructure design.

In addition, we note KO's own 2023 Policy Document Building Design requirements are also not complied with. With this knowledge and the prospect of protracted litigation – Judicial Review and/or Environment Court appeals - KO has now changed tack in a last gasp attempt to obfuscate the real issues surrounding the development. That is that there is a real issue around the use of the taxpayer's moneys via the aforesaid Grant.

We advise originally funding was declined on two occasions, due to concerns that the project was not "Shovel Ready" and that there were concerns with both the Working Group (WG) and the Steering Group" (SG). (See <u>Appendix 2</u>)

"CIP working group perspective difficult to bring back Project 2 again to SG"

"cannot see SG changing their minds"

This Teitei Housing project has already incurred consultancy costs of over \$600,000 (not counting staff time) before breaking ground, before any infrastructure is put in place. Other development costings have been advised (but not verified), before appropriate consents have been approved (and conditions known if approved) and clearly without community support. We consider the proposal at this stage to not be practical or credible. We estimate that figure for consultants will rise to in excess of \$1m before works commencing, being a large amount of the balance Grant approved and that the overall project cost will continue to skyrocket.

In summary - With the addition of another consent relating solely to "earthworks", Kainga Ora & Ruapehu District Council hope to achieve compliance with the CIP/IRG Funding, viz. Breaking ground within 12 months of contract, being a condition of the agreement for this "Shovel Ready" Grant. They also are trying to get an approval that would then permit an add-on consent for subdivision (Because 'you' approved the earthworks.)

As taxpayers and ratepayers we are deeply concerned. We have currently troubled fiscal times, and there is doubt as to who is to pay for the very likely blowout in costs to achieve this unwanted development.

I ask that you carry out a full audit and investigation into this development proposal, its costings and future liability as a priority as it is time sensitive and critical.

Given the intention to commission an independent review into Kainga Ora's financial situation (#49 on the governments 100 plan), procurement and asset management we consider that pending this review (which may take some time as KO will obfuscate) a moratorium on development expenditure be put in place immediately

Many thanks for your time. Released under the Official Information Act s 9(2)(a) s 9(2)(a) President - Ohakune Ratepayers and Residents' Society Inc. https://www.ors.nz M: \$ 9(2)(a) E:s 9(2)(a)

Appendix 1 – Letter drop and email received 29 Nov 2023







28 November 2023

Teitei Drive development update

Kia ora,

Ruapehu District Council has partnered with Kāinga Ora – Homes and Communities and Ngāti Rangi to enable the development of residential zoned vacant land at Teitei Drive in Ohakune.

We are writing to provide an update on the resource consent application for this proposed mixed housing development of 44 homes, including 15 affordable homes, 14 long-term worker-rental homes and 15 public homes.

What's happening?

To enable the development of the land at Teitei Drive for these homes, \$5.2million funding from the Crown Infrastructure Partners (CIP) was committed in late 2021. This funding is essential for the development of the infrastructure on the site to make sure the future homes will have access to power, telecommunication, water and roading.

We are planning to submit a resource consent application (Stage 1) early 2024 for enabling earthworks on the site. Once this is granted, we will be able to get the infrastructure work underway to align with the timing requirements of the CIP funding.

What does this mean for you?

It's important to emphasise that this resource consent application is about initial infrastructure work and does not include the subdivision of individual lots or more detailed designs and plans for the homes. The land use and subdivision designs will be part of a second resource consent application (Stage 2) to be lodged in mid-2024.

Undertaking the consent in two stages will allow us to get the infrastructure work underway with central government funding, and also undertake further engagement with the community to provide opportunities for you to give feedback on the proposed plans for the mixed housing development.

Keeping in touch

For more information on the proposed development and the resource consent application, please visit: <u>Tertel Drive</u> :: Kāinga Ora – Homes and Communities (kaingaora.govt.nz)

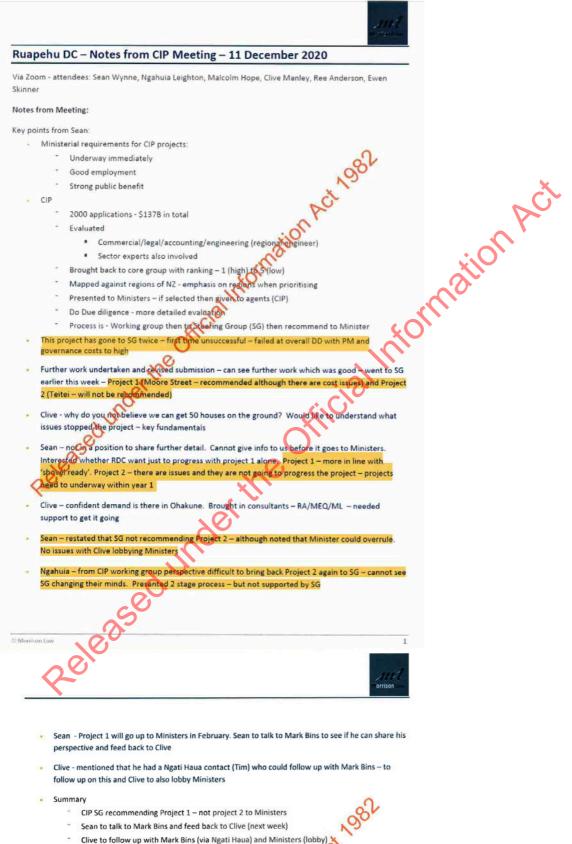
If you have any further questions, please feel free to contact:

Renee Regal – Manager Community Engagement and Partnerships Kāinga Ora 0800 801 601 (please ask to be transferred) communities@kaingaora.govt.nz

Clive Manley – Chief Executive Ruapehu District Council info@ruapehudc.govt.nz

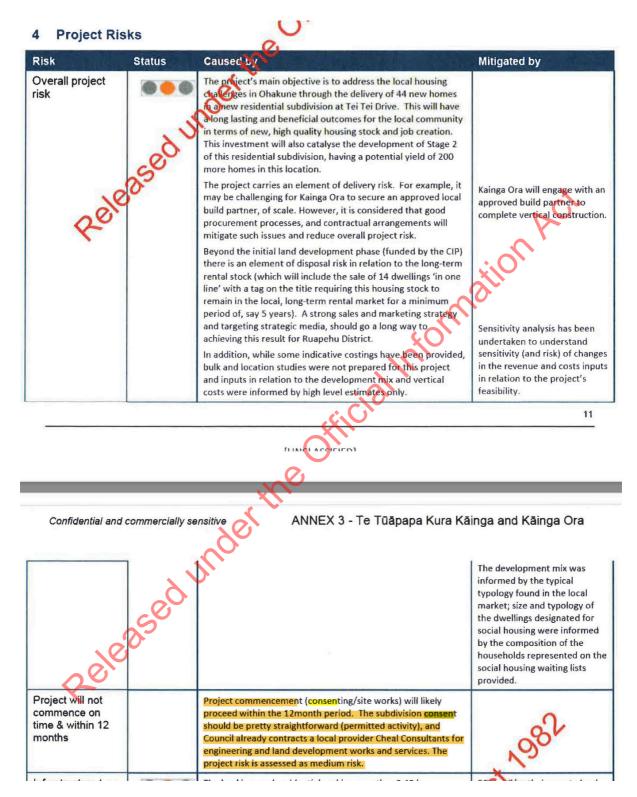
Helen Leahy - Pou Ārahi /Chief Executive Nga Waihua o Paerangi (Ngāti Rangi Trust) helen@ngatirangi.com

Appendix 2 – CIP Minutes 11 December 2020



- Summarv
 - CIP SG recommending Project 1 not project 2 to Ministers
 - Sean to talk to Mark Bins and feed back to Clive (next week)
 - Sean to talk to iviary bills and icco open in and Ministers (lobby)
 Clive to follow up with Mark Bins (via Ngati Haua) and Ministers (lobby)

Appendix 3 – Project Risks, see highlighted



Appendix 4 – Key terms of agreement, see highlighted

Confidential and commercially sensitive

ANNEX 3 - Te Tūāpapa Kura Kāinga and Kāinga Ora

Cost overruns	
	RDC has to fund any shortfall.
Procurement	As noted above, RDC already contracts a local provide Cheal for engineering activities. In addition Council utilises an independent consultant planner in specific circumstances, including circumstances such as where there is actual or even perceived conflicts of interest.
	RDC also has robust procurement processes in place to select providers of service. The Council's procurement processes accord with best industry practise. Council has recently updated and adopted a Procurement Strategy for Ruapehu which prioritises social procurement models where local employment, including apprenticeship schemes will form part of the evaluation criteria.
	As this community housing project is in partnership with Kainga Ora, procurement in the initial project establishment phases of this housing development, may also be guided by Kainga Ora's requirements
Fast-track <mark>consen</mark> t	This process is not required. The land use and resource consents, particularly the subdivision consert is likely to be reasonably straightforward.
Reporting	RDC will provide CIP with monthly reports by the 10 th Business Day following the end of each month (excluding December), and quarterly reports by the 10 th Business Day following the end of each January, April, July, and October to the End Date.
	RDC must provide CIP with a Post Contract Outcomes Report within provide of the completion of the Project(s).
	Further, each monthly report, quarterly report and Post Contract Outcomes Report must include the information for the Project, (as set out in Schedule 3 of the CIP outcomes Report must include the
Assurances	RDC are a capable entity to complete on time and in budget
Benefits	The primary benefits identified are scheduled in Participation CIP Funding Agreement.
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