

8 May 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.

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

Kāinga Ora understands that you have made the same request to the Ruapehu District Council (RDC) and that the RDC will respond to these parts of your request.

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)*'. Kāinga Ora has considered the public interest in making the information available but determined that it does not outweigh the need to withhold it.

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

A handwritten signature in blue ink, appearing to read 'Mark Fraser', with a long horizontal stroke extending to the right.

Mark Fraser
General Manager Urban Development and Delivery