

24 October 2023

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Tēnā koe Barry

Thank you for your request to Kāinga Ora – Homes and Communities, dated 25 September 2023, which you made through the www.fyi.org.nz website. You requested the following information under the Official Information Act 1982 (the Act) (Request 1):

Thanks for the master plans file dated 13 March 2023 and note on page 8 that the test was done using a single parking space, which does not abide by district plan.

The house is also 1.624m from front boundary where district plan requires 3m under RE3.3.5, rear also appears to not comply. Also seems weird to have 2 bathrooms on a 2 bedroom house, that's supposed to be affordable or social housing based.

Page 9 shows another house layout with a 1m boundary on the side, the district plan RE3.3.5 states a 1.5m side boundary is required.

Page 10 shows a concept being built on the boundary, with no space to neighbour.

Page 11 onwards shows no swale, no parking, no services and seems wrong

1./ Car parking and maneuvering areas on the site and minimum 2 car parks do not comply, how did this test comply and who signed off on it?

2./ What size is the land on page 8, as I don't see it stated, was this for 300sqm or 450sqm?

3./ What size is the land on page 9, it's not stated.

4./ What size is the land on page 10, it's not stated.

5./ Both concepts appear to fail the district plan, how were these tested against RDC district plan, and how did you consider they passed and by whom signed it off?

6./ No swale or parking is shown from page 11 onwards, how has this been decided to comply and signed off by who?

7./ Please advise how these tests passed without meeting the district plans.

I also refer to your request below, dated 23 September 2023 (Request 2):

As per page 8, 9 & 10, it's evident more drawings of neighbouring properties were drawn. I also like to request, all the concepts that have been done for Teitei Drive for lot layouts or housing options.

The 13 March 2023 concept plan was an earlier concept plan prepared for discussion with the Ruapehu District Council as part of the pre-application process for the Resource Consent. It was not a final document nor ever intended to be. This document was provided to demonstrate the workability of the sections and illustrate possible home layouts.

These plans do develop as the design process progresses. In due course, building consent applications will be made as permitted activities, or through separate land use consents, to build the homes upon the subdivided lots.

I refer you now to the most recent document that is publicly available at:

[Teitei Drive :: Kāinga Ora – Homes and Communities \(kaingaora.govt.nz\)](https://kaingaora.govt.nz)

In relation to Request 2, I can advise that there are numerous draft versions of the concept plan, which is used as a working document over the full period of design, until the approved consent package is taken into record.

The design team have continued to develop the initial concept throughout the period of the project and the design has evolved iteratively and was further refined based on external consultant advice between the date of the plans noted and the lodgement of the consent application. External consultants included planners, civil engineers, ecologists, urban designers and traffic engineer. The reports supplied for the Resource Consent application can be found at the above link. No other drafts have been published as part of this process.

I am refusing your request for all concept drawings under section 9(2)(g)(i) of the Act 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.

In making this decision, I have considered the public interest considerations in section 9(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.

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