

MORE WARM, DRY HOMES FOR

Ohakune

FREQUENTLY ASKED QUESTIONS



Timeline

What you need to know about the proposed Teitei Drive Development

Late 2020

Ruapehu District Council consulted with the community extensively about its plans to work with various agencies, including the Government, community organisations and iwi, to encourage new housing investment in Ruapehu. It has done this through both its 2020 Housing Strategy and its 2021–31 Long-Term Plan. Consultation on the Ohakune Spatial Plan also identified community interest in a greater range of housing options, particularly where housing might provide more affordable options for locals.

December 2021

Ruapehu District Council subsequently lodged an application for Infrastructure Reference Group Funding through Crown Infrastructure Partners (CIP) from the Government. This funding enables the planning and development of key infrastructure to provide capacity for new homes and amenities.

In accordance with CIP 'shovel ready' funding requirements, Ruapehu District Council identified two sites in Ohakune. Teitei Drive and a smaller site at Moore Street adjacent to existing Council social housing.

Council initially made an application to CIP to undertake both developments themselves, but the application was subsequently split into two projects.

Project One: Moore Street has progressed as its own application and development by RDC in consultation with Ngāti Rangi and using specialist consultants for delivery. This has successfully been completed by RDC and provides six units for Council Social Housing.

Project Two: Teitei Drive is to be completed in partnership between Ruapehu District Council and Kāinga Ora, in consultation with Ngāti Rangi.

4 April 2023

Two agreements were signed. The development partnership agreement between Ruapehu District Council and Kāinga Ora; and the funding agreement between Kāinga Ora and the Ministry of Housing and Urban Development.

The proposed development is a mixed housing development of 44 homes, including 15 affordable homes, 14 long-term worker-rental homes and 15 public homes.

June/July/August 2023

Kāinga Ora has kept the community informed with three letter drops, which began in June. We have also provided updates via email, website, social media, and through one-to-one conversations. We have held multiple Community Outreach Sessions, seeking input on how we can best support the current and future needs of the community.

We continue to engage with the community as we progress with our plans.

You can find the Frequently Asked Questions on the next page.

July 2023

Resource consent for infrastructure and subdivision lodged.

August 2023

Given the level of interest from the community in this development, we have – in consultation with our development partners – requested that the resource consent application for the subdivision is publicly notified.

A decision on this will be made in due course by the independent consultants who are assessing the consent application for Ruapehu District Council.

2024

Resource consent for stage one of proposed plans for 44 new homes will be lodged.

“Teitei Drive looks like a good housing development that our town needs! It’s going to be a help for families, just like ours, who dream of owning a home.”

The best part is that the planned build dates are far enough away, giving us the time to plan and prepare for this.”

Family living in Ohakune

Frequently asked questions

About the proposed Teitei Drive development

How many homes are proposed?

To help meet the need for more homes in Ohakune, Ruapehu District Council partnered with Kāinga Ora – Homes and Communities and Ngāti Rangi to enable the development of vacant land at Teitei Drive in Ohakune.

The proposed development is a mixed housing development of 44 homes, including:

- 15 affordable homes. These homes are intended for sale for first-home buyers or similar.
- 14 long-term worker-rental homes. These homes will likely be managed by a third party.
- 15 public homes. These homes will be owned and managed by Kāinga Ora.

Kāinga Ora is a development partner for this first stage of the project. The infrastructure Kāinga Ora is delivering at this stage will support further development by Ruapehu District Council as and when the need arises. However, no further decisions have been made regarding future stages of development on the site. Ruapehu District Council will retain the land and maintain it.

Why is there a need for more homes in Ohakune?

There is a demonstrated need for more public housing in the area. In Ruapehu District, around 72 applicants with an urgent housing need are on the Ministry of Social Development Housing Register, including 12 whānau already living in Ohakune. Ruapehu District Council has 31 applicants on its Housing register for Social Housing in Ohakune. Research by Ruapehu District Council and Ngāti Rangi suggests these numbers only capture the ‘tip of the iceberg’ for housing need. Many whanau are living in substandard conditions but are not registering on official lists due to the known lack of available public housing stock. Through our work in the community, we have spoken to many local families living in overcrowded or substandard accommodation – and who are not on the Housing Register – indicating there is a higher need than the numbers show.

The proposed development at Teitei Drive is about providing housing options for people who want to live and work in Ohakune. There is a shortage of housing options in the area, hampering the ability of local businesses to attract and retain staff.

These new homes will help to address the shortage of suitable and affordable houses to rent or buy in the area and make it easier to attract much needed workers to Ohakune to support businesses and the local economy. Currently, many houses in Ohakune are used for tourist accommodation, meaning fewer homes are available for people working in industries that support tourism or provide essential services, including health and emergency services.

What will the homes look like?

Planning for the design of the homes has not started yet and will form part of the next resource consent application, expected to be lodged in 2024.

What is Kāinga Ora’s involvement in the project?

Kāinga Ora is the government’s urban development authority and a public housing landlord. In our urban development role, we enable build-ready land for different types of public and private housing through best practice urban planning and design. This ensures the neighbourhoods those homes are in have the infrastructure and amenities that make them great places to live.

To help prepare the area for future growth, we have taken a joint approach to the development of Teitei Drive, which will enable more homes to be built by other landowners and developers at a later stage, if needed.

Employment

What is being done to ensure there are enough employment opportunities in Ohakune?

Increasing the availability of different housing options will help to attract much needed key workers to Ohakune, helping to support businesses and the local economy.

Currently, many houses are used for tourist accommodation, meaning fewer homes are available for people working in industries that support tourism or provide essential services. As such, local employers have struggled to recruit staff to fill vacancies due to a lack of affordable housing options.

The availability of suitable, quality housing is a critical factor in retaining and attracting people who choose to make their life in Ohakune and who in turn stimulate economic and community growth which is good for businesses. The construction phase will also create job opportunities in the area.

Houses on market

Has Kāinga Ora considered buying homes that are currently for sale in Ohakune?

Ruapehu District Council and Ngāti Rangi have both carried out their own assessments of the need in the area and have concluded there is a critical need for more housing.

Kāinga Ora is open to looking at market delivery options to support the supply of public housing, but they must meet our build standards and be in locations where we can best support our customers.

Kāinga Ora has reviewed homes on the market in Ohakune and new listings as they come to market. No homes have been identified as suitable to purchase for public housing primarily due to construction standards and protective covenants.

In addition, more homes are needed to meet the many unique needs of people at different life stages. Purchasing existing homes would not add to the available housing stock and therefore, wouldn’t help to address these issues.

Essential services

What is being done to ensure there are adequate services and activities to support the area?

As part of our community engagement, Kāinga Ora, with our partners, will work with other agencies and key stakeholders in the community to ensure local services, such as schools and medical services, are prepared for population growth.

Frequently asked questions

Thoroughfare & Infrastructure

What is, if any, the impact on the Carrot Park as a result of the new proposed thoroughfare?

A traffic study was undertaken as part of work for the council's Future Ohakune project to assess traffic issues in Ohakune. The study encompassed Teitei Drive and other developments and the study findings are being considered in the proposed design and planning. Additional benefits to the broader community of the proposed design include the landscaping of the current walkway to the Carrot Park to ensure it is safe and fit-for purpose.

The Carrot Park, other local amenities, and the town centre make this a great location for current and future families to live.

What is, if any, the expected impact on the existing transport infrastructures in the area around Teitei Drive?

As with all of our developments, we carry out a thorough due diligence process as part of our infrastructure resource consent application.

The resource consent process takes into account a number of factors, including whether there is sufficient existing infrastructure and public transport services to support the proposed new development, as well as how it aligns with the District Plan.

Consultation

What engagement about the Teitei Drive development has been done to date?

In late 2020, Ruapehu District Council consulted with the community on a housing strategy for the district including their role in housing and was supported to work with various stakeholders, including the Government, community organisations, and iwi, to encourage new housing investment in Ruapehu. This was further tested in consultation for the 2021–31 Long-Term Plan.

In regard to the Teitei Drive development, Kāinga Ora has kept the community informed with three letter drops, which began in June before the resource application for subdivision was lodged. We have also provided updates via email, website, social media, and through one-to-one conversations. We have held three Community Outreach Sessions, seeking input on how we can best support the current and future needs of the community.

Will the resource consent application for infrastructure get publicly notified?

An independent consultant (Tonkin and Taylor) is currently processing the resource consent application and will decide whether there is a need for the public to be notified of the consent application.

Given the level of interest from the community in this development, we have – in consultation with our development partners – requested that the resource consent application for the subdivision is publicly notified. This would enable the community to formally share their views on the application.

A decision on this will be made in due course by the independent consultants who are assessing the consent application for Ruapehu District Council.

Funding

How is development at Teitei Drive funded?

The Government has committed to providing \$5.2m of funding to Kāinga Ora, in partnership with the council and Ngāti Rangī, to enable the development of the land at Teitei Drive for housing. That money is part of a \$7.78 million grant from the COVID-19 Response and Recovery Fund, which was provided to support the development of social and affordable housing in Ruapehu and can't be used for anything else.

During Stage 1 of development at Teitei Drive, the approved funding will enable land development, and the provision of 44 individual, build-ready lots.

Affordable homes

Who will own the affordable homes and long-term worker rentals?

The 15 affordable homes and 14 long-term worker rentals will be sold, with Kāinga Ora retaining ownership of the 15 public homes.

There will be mechanisms in place to ensure that the homes are used for the intended purpose and not for other intentions, such as holiday homes.

The first phase is to secure resource consent for the subdivision and required infrastructure. We will continue to share updates as we progress.

Public homes

How does Kāinga Ora support customers to live well in their public homes?

We ensure families and whānau are placed in homes and neighbourhoods that best meet their needs. We also help our customers make essential connections within their communities, as well as connecting them to support services.

What is Kāinga Ora's approach to disruptive behaviour in public homes?

We support our customers to live well in their homes and be good neighbours as part of a thriving community. We have almost 200,000 Kāinga Ora customers – most of whom live well in their homes, are good neighbours and members of their community.

However, when disruptive behaviour occurs we will work closely with the community and our partners to ensure our customers are well supported.

We would like to hear from you

How can you let us know your thoughts?

We're committed to keeping the community updated on plans for delivering these homes, including providing detailed site plans when available.

We would love to hear how we can support your community, so please feel free to share your thoughts and ideas by completing our survey: www.surveymonkey.com/r/teiteidrive or scan the QR code with your smartphone.



Scan this QR code on your mobile phone to share your feedback.

Thank you for your support as we build more homes for New Zealanders.

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