

19 September 2023

s9(2)(a)



Thank you for your request under the Official Information Act 1982 (the Act), dated 28 July 2023, which you submitted through the www.fyi.org.nz website. You requested the following information:

- 1./ Could I please be provided with the "high level tested and proved" designs for single story buildings for the consideration for the Ohakune LOTS 300-450sqm in size as they were not part of the building consent application; only 2 level designs were included.*
- 2./ Could I please be provided with the number of people waiting on housing in the "Ohakune" (for the Ruapehu region this is 72) , please also provide the bedroom requirements to make up homes (i.e. 20 x 1 bedroom, 10 x 2 bedroom, 3 x 3 bedroom).*
- 3./ Could I please be provided with the reviews done on existing properties for sale in the Ohakune Region in the last 12 months, along with the date the review had been done. I.e. I would like to understand which houses have been considered and then declared not fit for KO standards, along with any that may have passed the "Dimension" standard*
- 4./ Please provide the same for land purchase reviews that have been considered for Ohakune in the last 24 months, along with addresses, LOT numbers and any reports produced.*
- 5./ Considering Ohakune is far from any major town or city that has supplies, and the lack of builders in the region, I would like to see costing including materials, travel to Ohakune & accomodation for the builders. What is the average cost to build per sqm in the Ohakune region for KO based on these rural elements.*
- 6./ Who will the 29 remaining sections in Stage 1 be listed with, or how will they be sold. Essentially, there is 15 "workers accomodation" properties that WPI was mentioned as a possible buyer; how would they go about purchasing these at a discount and at what discount?*
- 7./ Which developers are KO currently in discussion with to build the homes in Ohakune; if this is commercially sensitive, can you advise how many you are in talks with and their locations; I'm trying to gauge if these builders are local or out of town.*
- 8./ What engagement and communication has KO had with doctors/medical practitioners/other departments around schooling and health capacity? Please provide dates of when these occurred.*

9./ Has any report been provided or exist on the impact and value loss, to the Snowmass subdivision next door and to the Carrot Park by having this intensified social housing and affordable houses next door. Please provide these.

10./ Could you please link me to, or if not available on the web, provide the "Dimension" standards that KO goes by when looking at existing properties.

11./ Can you please confirm that Taumarunui was not the intended initial location for this CIP Infrastructure Reference Group funding, and that the project was not moved to Ohakune because of a land claim; please provide all related documents to the CIP funding and any modifications through the process.

On 22 July 2023, you asked an additional question, as follows:

David suggested he looked at developing TeiTei way back, but it wasn't feasible due to sewer main highs; he also suggested the storm water wouldn't handle as its not piped but rather houses lead into the stream, like my property at 30c Snowmass Dr does. Could we please have reports regarding this.

As advised, Question 11 was transferred to the Ruapehu District Council on 30 August 2023.

Your remaining questions and our responses are provided below:

1./ Could I please be provided with the "high level tested and proved" designs for single story buildings for the consideration for the Ohakune LOTS 300-450sqm in size as they were not part of the building consent application; only 2 level designs were included.

Please find attached the Ohakune Masterplan dated 13 March 2023. Page 9 shows a 123 sqm 3-bedroom house with a single garage on a 287 sqm site as part of our early investigations. This is a high-level test and shows that such a layout can fit within a lot of this size.

2./ Could I please be provided with the number of people waiting on housing in the "Ohakune" (for the Ruapehu region this is 72), please also provide the bedroom requirements to make up homes (i.e. 20 x 1 bedroom, 10 x 2 bedroom, 3 x 3 bedroom).

I can advise that there were 12 whānau on the Housing Register wanting homes in Ohakune as at 3 August 2023. However, we are also aware from Nga Waihua o Paerangi Trust (formerly Ngāti Rangi Trust) that 35 whānau are in dire need of housing in the Ruapehu region. For many of these whānau they have not seen the need of applying to go on the Housing Register as they are aware of the shortage of available housing options.

We cannot provide the exact typology requirements for each whānau on the Housing Register as the numbers are small and this would be considered private information. I am therefore refusing this information under section 9(2)(a) of the Act to protect the privacy of natural persons. I also note that this information will vary over time as people find alternative housing or join the Housing Register.

At this stage of the development, the concept plans in the resource consent application are indicative of housing typology and layouts, with final design decisions being made in due course.

3./ Could I please be provided with the reviews done on existing properties for sale in the Ohakune Region in the last 12 months, along with the date the review had been done.

I.e. I would like to understand which houses have been considered and then declared not fit for KO standards, along with any that may have passed the "Dimension" standard

Kāinga Ora has looked into homes on the market in Ohakune and new listings as they came to market. However, no homes have been identified as suitable to purchase for Public Housing, primarily due to construction standards and protective covenants. Therefore, no reviews of existing properties for sale have been undertaken. I am refusing this part of your request under section 18(e) of the Act as the document alleged to contain the information requested does not exist or, despite reasonable efforts to locate it, cannot be found.

4./ Please provide the same for land purchase reviews that have been considered for Ohakune in the last 24 months, along with addresses, LOT numbers and any reports produced.

Kāinga Ora has not actively looked to purchase land in Ohakune (apart from Teitei Drive) in the past twelve months. Therefore, no reviews of land for sale have been undertaken. I am refusing this part of your request under section 18(e) of the Act as the document alleged to contain the information requested does not exist or, despite reasonable efforts to locate it, cannot be found.

5./ Considering Ohakune is far from any major town or city that has supplies, and the lack of builders in the region, I would like to see costing including materials, travel to Ohakune & accomodation for the builders. What is the average cost to build per sqm in the Ohakune region for KO based on these rural elements.

We do not hold an average cost to build per sqm in the Ohakune region as it is too early in the development to consider this. The current focus is on land development and not house build costs.

Kāinga Ora is proposing to build the public homes. We consider a number of factors when delivering new public homes and many of these go beyond standard industry practice. We are focused on reducing carbon emissions while delivering better-performing homes that are cost-effective and efficient to build.

Our intention is to partner with a third party to deliver the affordable homes and worker rentals. For these homes, our build partners factor these costs and logistics into their overall cost to complete.

6./ Who will the 29 remaining sections in Stage 1 be listed with, or how will they be sold. Essentially, there is 15 "workers accomodation" properties that WPI was mentioned as a possible buyer; how would they go about purchasing these at a discount and at what discount?

When the land is ready for homes to be built, Kāinga Ora will invite builders and developers, including local builders, to become build partners. Build-ready land is sold to these partners to deliver in accordance with a Development Agreement with Kāinga Ora. It is too early to have designed the long-term worker accommodation financial product, and this will be done through the partnership with RDC and Ngāti Rangi.

7./ Which developers are KO currently in discussion with to build the homes in Ohakune; if this is commercially sensitive, can you advise how many you are in talks with and their locations; I'm trying to gauge if these builders are local or out of town.

Kāinga Ora is not in any formal discussions with developers to build the homes in Ohakune at this time. However, I can advise that two local house builders have approached Kāinga Ora during a community engagement session expressing their interest in building homes as part of this project.

8./ What engagement and communication has KO had with doctors/medical practitioners/other departments around schooling and health capacity? Please provide dates of when these occurred.

As part of our engagement process, 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.

The most recent engagement events include the Community BBQ events on 30 August 2023 and 31 August 2023. In addition, at any time, any individual or group in community may directly engage with Kāinga Ora and/or complete the online survey.

9./ Has any report been provided or exist on the impact and value loss, to the Snowmass subdivision next door and to the Carrot Park by having this intensified social housing and affordable houses next door. Please provide these.

No reports are held about the impact or value loss to the Snowmass subdivision with the proposed development. Therefore, I am refusing this part of your request under section 18(e) of the Act as the document alleged to contain the information requested does not exist or, despite reasonable efforts to locate it, cannot be found.

10./ Could you please link me to, or if not available on the web, provide the "Dimension" standards that KO goes by when looking at existing properties.

Please find attached the document, titled 'Housing Standard – Design – Minimum Floor Areas'. These are part of our design standards for our construction programme and are used as a guide when purchasing existing homes.

Additional question: David suggested he looked at developing TeiTei way back, but it wasn't feasible due to sewer main hights; he also suggested the storm water wouldn't handle as its not piped but rather houses lead into the stream, like my property at 30c Snowmass Dr does. Could we please have reports regarding this.

I can advise that the resource consent application includes reports relating to sewer and storm water management which you already have. These reports are also available on our website at:

<https://kaingaora.govt.nz/urban-development-and-public-housing/public-housing/public-housing-developments/manawatu-whanganui-region/teitei-drive/>

No other reports are held.

I note that we are still working through an agreed solution with the Council, but initially our application references the following solutions to manage wastewater and stormwater. The optimal solution is to gravity reticulate wastewater to a pump station and then pump the

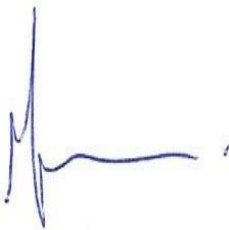
sewerage up a rising main and into the existing reticulated network. This resolves any wastewater height issues. Stormwater works in the following three ways with the latter two being contingencies:

- The primary stormwater for a 10 year storm event is first collected and treated via swales before ending up in a downstream wetland for further treatment and attenuation before being discharged to the stream.
- (Contingency 1) If water were to exceed the swales or if there was some blockage to the system, then the roads would act as secondary overland flow paths to the wetland treatment area.
- (Contingency 2) Given that this is exceeded then the two channels/stream still discharge into the wetland which will provide storage and some treatment prior to being discharged downstream.

Under section 28 of the Act you have the right to seek an investigation and review by the Ombudsman of this response. Contact details for the Ombudsman can be found at www.ombudsman.parliament.nz.

Please note that Kāinga Ora proactively releases our 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.

Yours sincerely

A handwritten signature in blue ink, appearing to read 'Mark Fraser', with a vertical line extending upwards from the start of the signature.

Mark Fraser
General Manager Urban Development and Delivery

These **minimum** requirements are needed to achieve properties' quality outcome objectives for specific occupant groups.

Table 1: Minimum floor-areas and sanitary fixtures

DWELLING-SIZE BY BEDROOM-NUMBER (AND OCCUPANTS)						
	1 (2)	2 (4)	3 (6)	4 (8)	5 (10)	6 (12)
Single-storey	50m ²	70m ²	95m ²	118m ²	143m ²	160m ²
Double-storey	N/A	82m ²	107m ²	130m ²	155m ²	175m ²
Kitchen-Dining-Living	27m ²	36m ²	46m ²	52m ²	61m ²	67m ²
	Sink	Sink	Sink	Sink	Sink	Sink
Bedrooms ¹	x1 10m ²	x1 10m ² x1 9m ²	x1 10m ² x2 9m ²	x1 10m ² x3 9m ²	x2 10m ² x3 9m ²	x2 10m ² x4 9m ²
Storage ²	2m ²		3m ²	5m ²	7m ²	9m ²
Laundries ³	May be in the bathroom or a cupboard		May be separate or in a garage: 3m ²		Separate: 5m ²	
	Tub (350mm (W))		Tub (560mm (W))			
Bathrooms	x1 (Vanity ⁴ ; Shower; WC)		x1 (Vanity ⁴ ; Bath ⁵ ; Shower ⁹); x1-2 WCs ^{6, 7}	x1 (Vanity ⁴ ; Bath ⁵ ; Shower ⁹); x2 WCs ^{6, 7}	x2 Vanities ⁴ ; Bath ⁵ ; x2 Showers ⁹ ; x2 WCs ⁶	

Notes

1. Minimum floor-area excludes wardrobes.
2. Minimum wardrobe width of 1.2m; all cupboards are 600-800mm deep.
3. Laundries are **not** permitted on upper levels. Minimum floor-area includes space for clothes dryer, tub, and washing machine (minimum space: 850 (W) x 700mm (D)).
4. Bathroom vanities have a minimum width of 900mm; showers are at least 900 x 900mm.
5. Baths are at least 1.65m long and should be located on the upper level (where provided).
6. WCs may be located in a bathroom; separate WCs must include a 500mm (W) vanity; 3-5 bedroom homes have x1 WC per floor-level.
7. Single-storey 3-bedroom homes only require x1 WC that must be provided in a separate room; two-storey 3-bedroom homes require x2 WCs, the second may be included in a bathroom.
8. One bathroom should include a bath and the second should include the shower.
9. Showers should be provided on the same level as the majority of bedrooms; homes with 3+ bedrooms should have a shower on each floor that has bedrooms.

Ohakune Masterplan. Concept Design. Pre-Application Meeting .

13 March
2023

Isthmus.

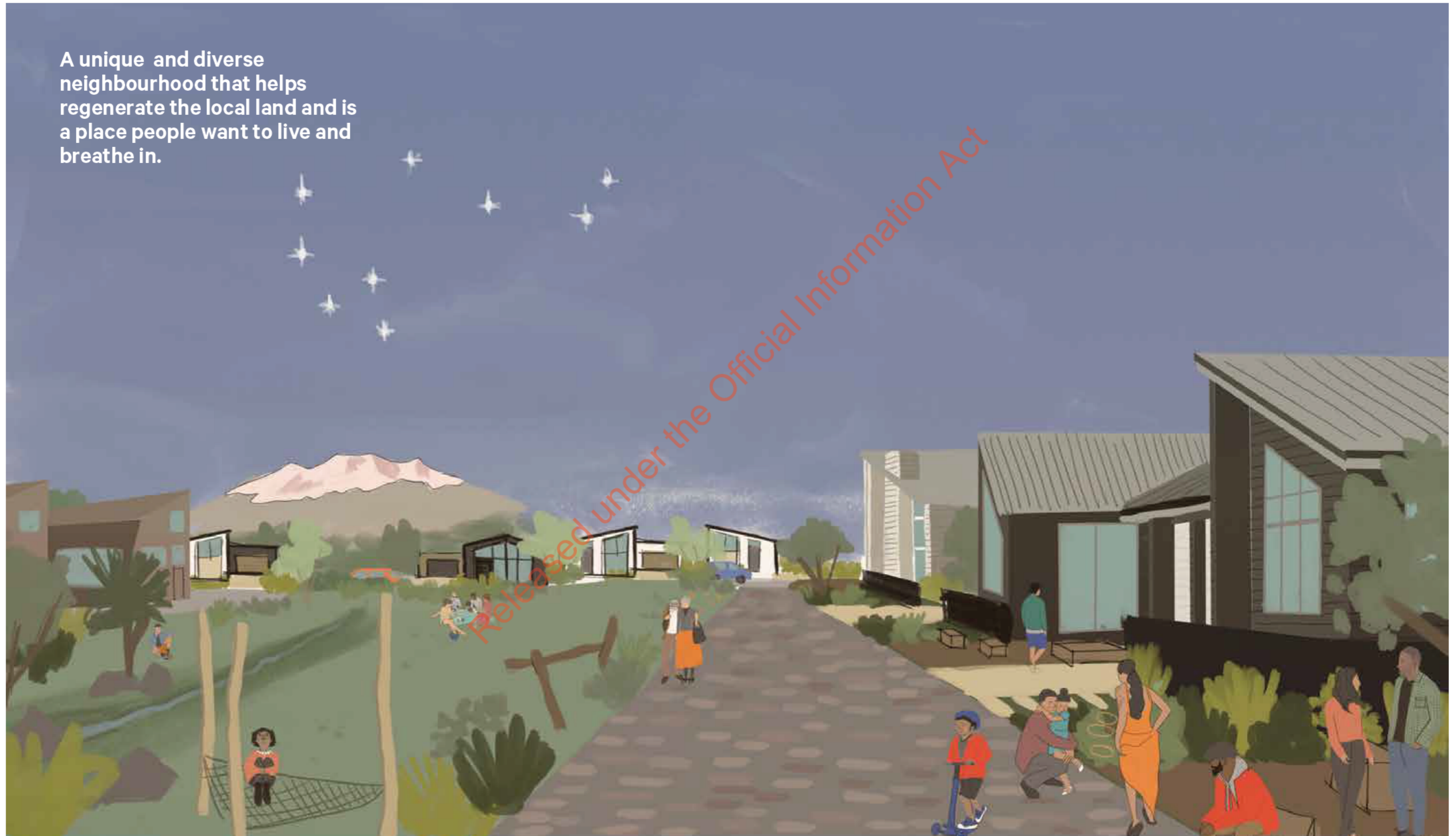


Site Location. Aerial Plan.



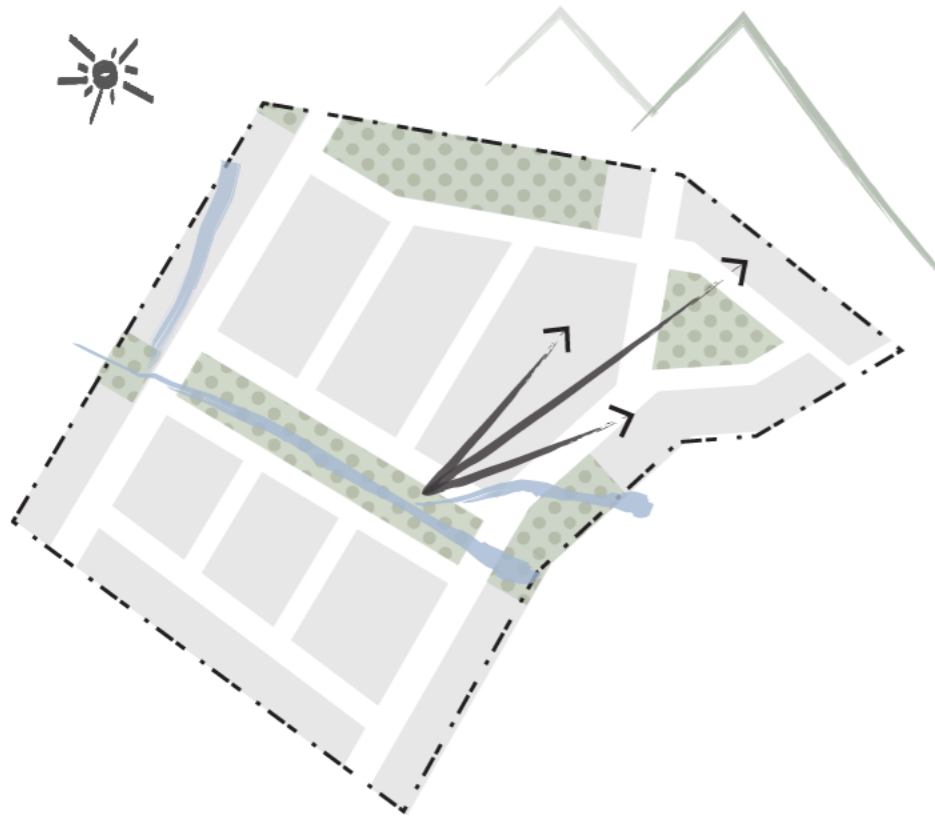
Vision. Statement & Indicative Sketch.

A unique and diverse neighbourhood that helps regenerate the local land and is a place people want to live and breathe in.



Principles.

Three Guiding Ideas.



With Nature

Design a place that frames, embraces and enhances the local maunga & awa.

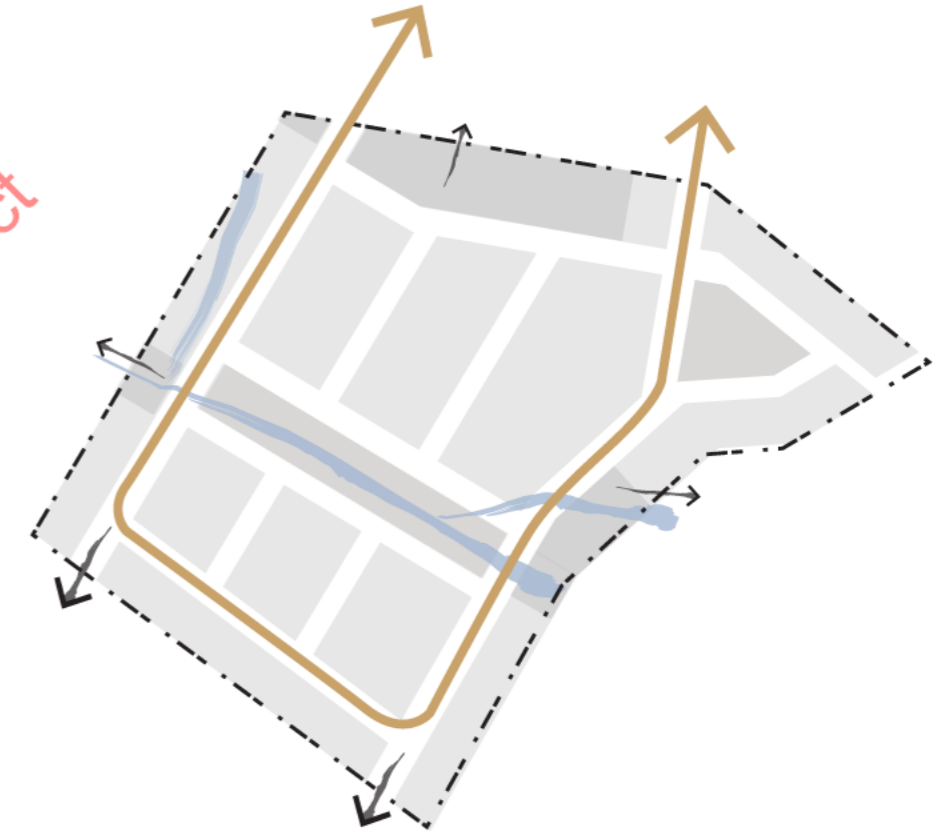
- Create various views to Ruapehu
- Integrate stormwater management solutions
- Regenerate the land
- Experience nature



From within

Create a heart where people can gather to foster a unique, diverse and vibrant place for people.

- Foster a street based community
- Provide a place for people to gather
- Build homes with a unique local look & feel
- Nurture a sense of place

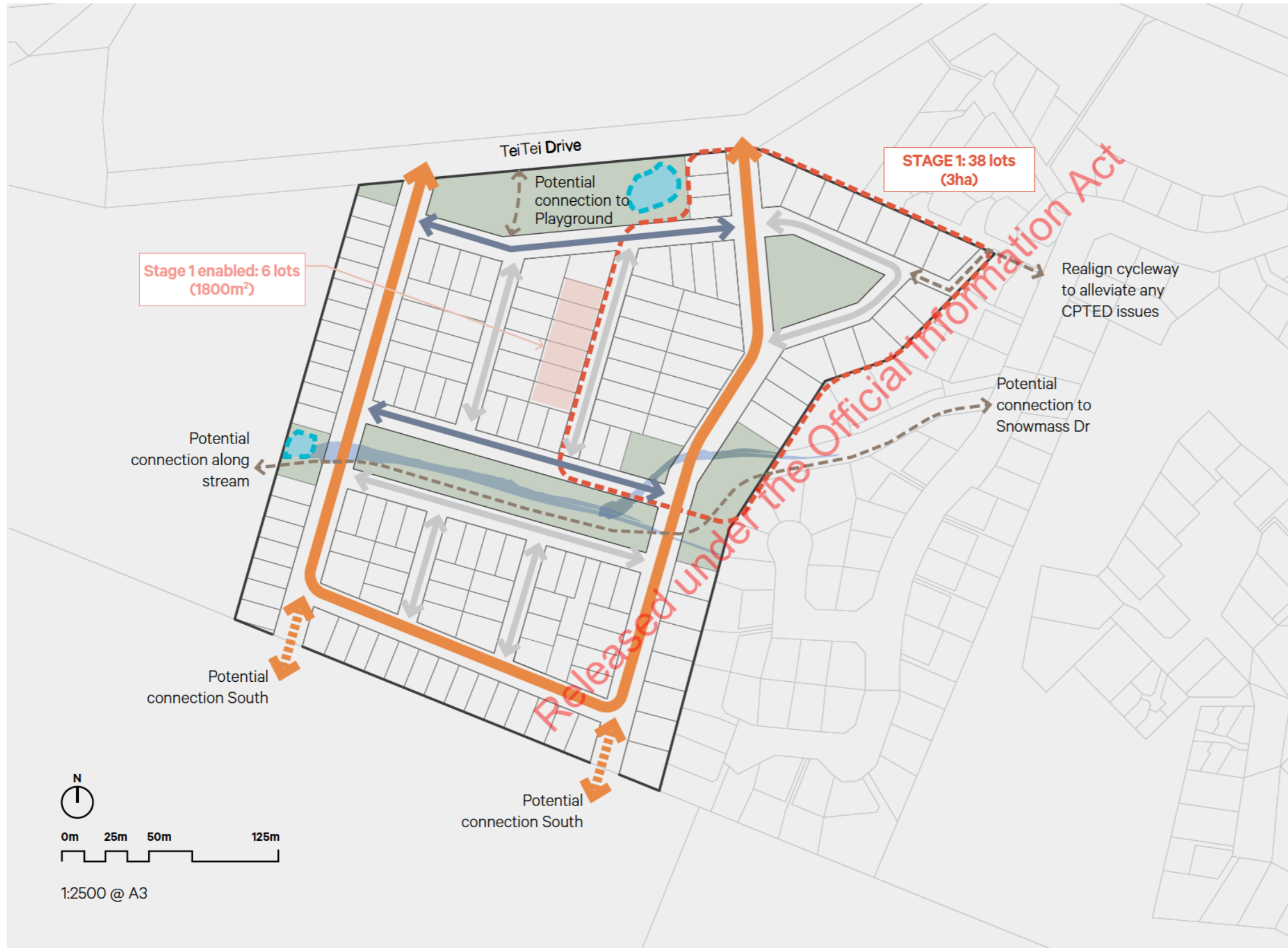


Among others

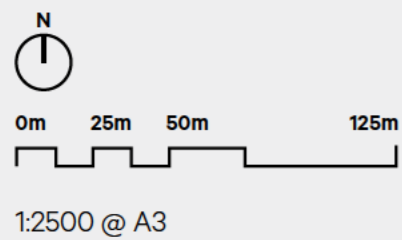
Connect to neighbouring sites while also allowing fluid movements throughout.

- Offer pleasant and safe walkable routes
- Ensure clear and easy access within
- Connect to neighbouring sites
- Self-sufficient

Concept Plan. Overview.



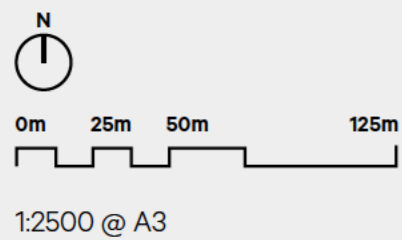
Legend	
	Stream
	Green reserves
	Potential SW Pond
	Stage 1 (3 hectares)
	Stage 1 enabled lots (1800m2.)
	Primary Route (18m)
	Secondary Route (14m)
	Rural Lanes (12m)
	Pedestrian connections



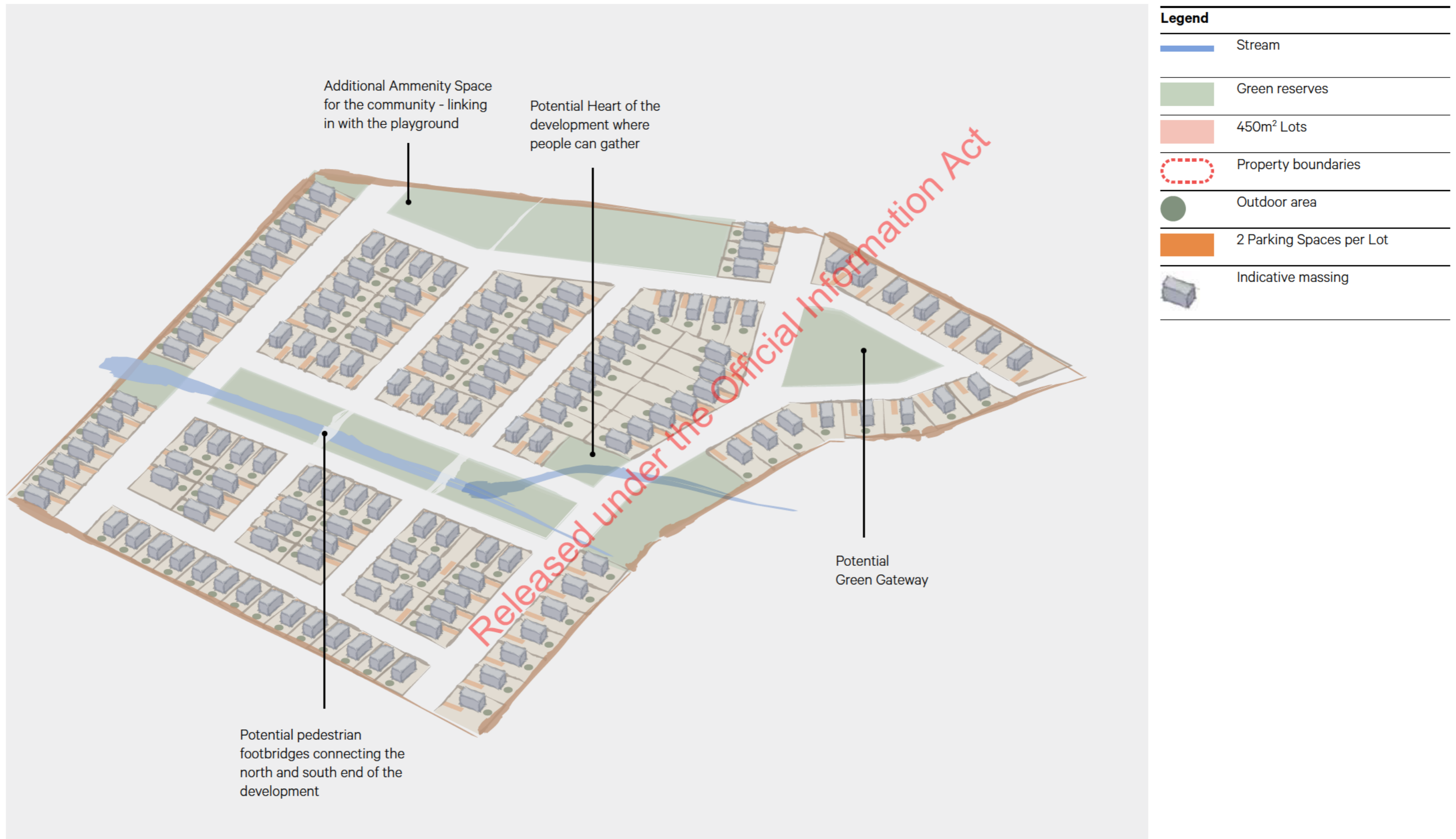
Concept Plan. Indicative Bulk & Location Plan.



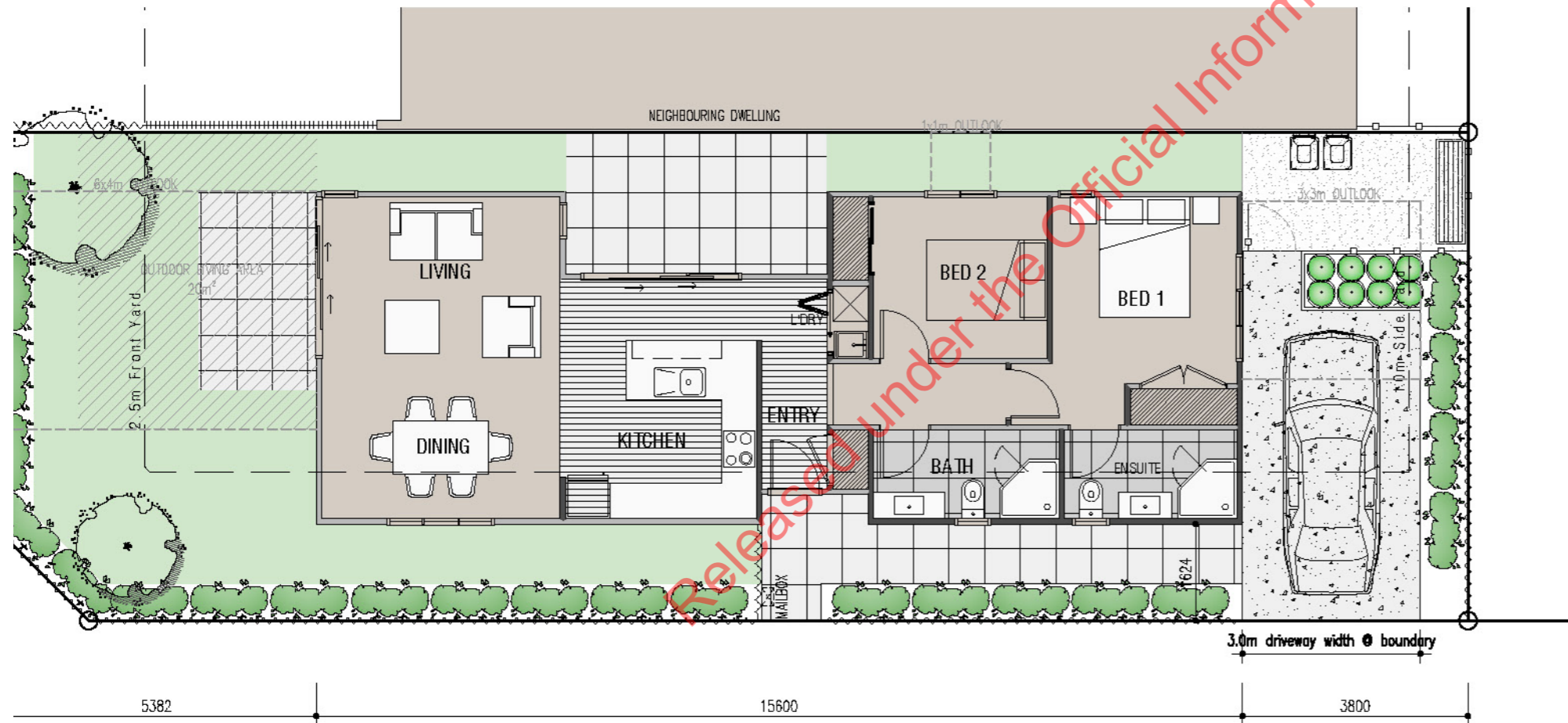
Legend	
	Stream
	Green reserves (16830m²)
	Below 300m² Lots
	300m² - 449 Lots
	+450m² Lots



Concept Plan. Indicative Bulk & Location Views.



Typical Lot Layout. Indicative Site Plan.



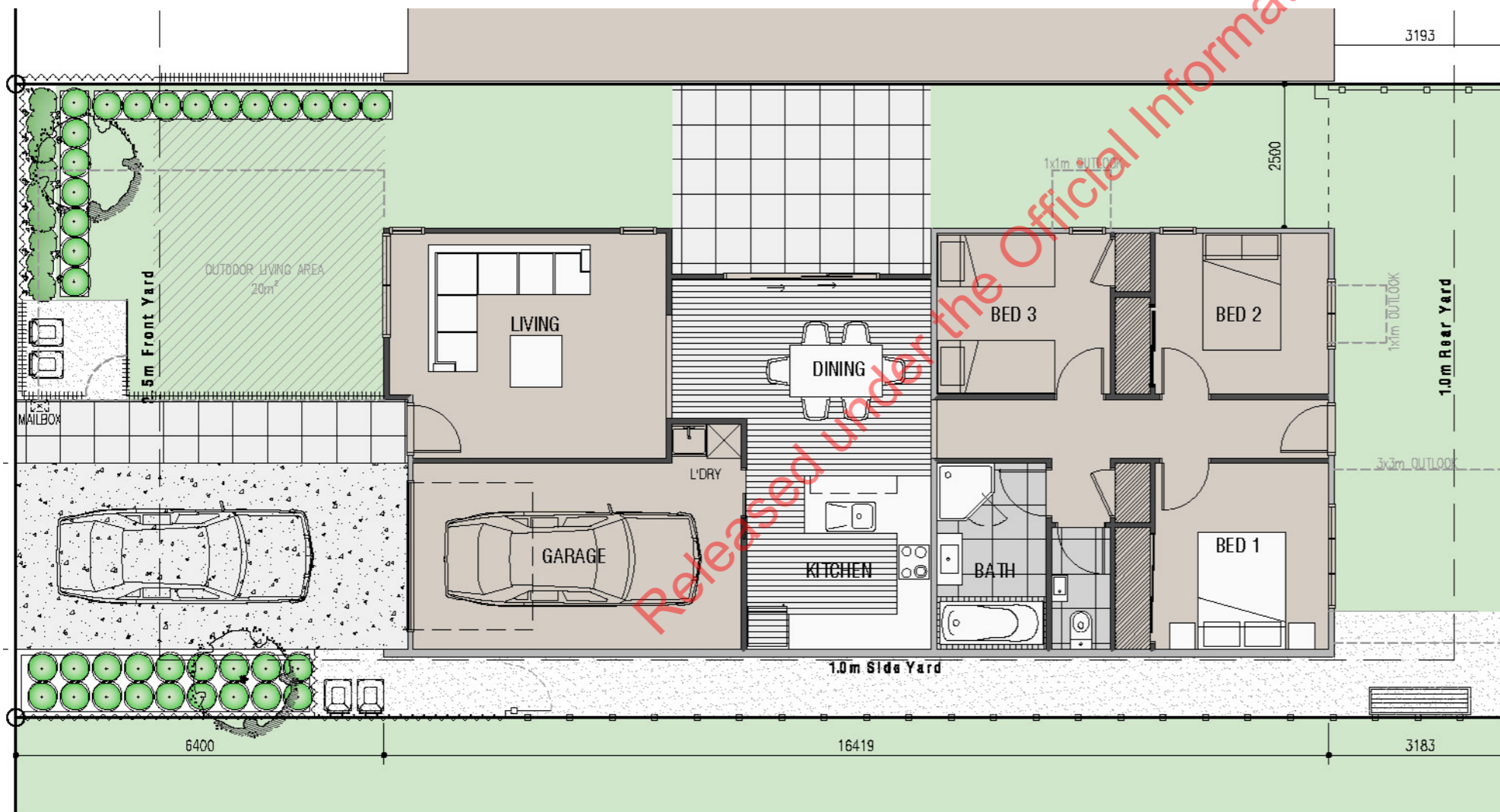
TOWN PLANNING INFORMATION:

Site Area:	202 sq.m
Floor Area incl. overhangs:	61.23+48=
Driveway+courtyards:	48 sq.m
Building Coverage:	61.23/202=40% (>45%)
Impervious Area:	61.23+48=
	129.23/202=64% (>60%)
Total Landscaped Area:	61.23+48=129.23
	202-129.23=
	72.77/202=36% (<35%)
Front Yard Landscaping:	75-29.67=
	45.13/75=60% (<50%)

LANDSCAPE KEY:

	LAWN Turf perennial ryegrasses, Ldium Perenne.
	GROUND COVER PLANTING Native grasses in bark mulch garden bed. Libertia spp. or Anemanthele Lessoniana or Chionochloa Flavicans. OR GARDEN BED PLANTING Hebe 'Marie Antoinette' or Arthropodium sp.
	HEDGE Cordkia or Griselinia Littoralis Broadway Mint or Bambusa Gracilius.
	SPECIMEN TREE Kowhai Sophora spp. or Magnolia spp.
	PAVING FINISH Firth Chancery 500x500mm concrete pavers over 30mm sand blinding on 100mm compacted base course.
	EXPOSED AGGREGATE CONCRETE 100mm thick 20MPa slab over 100mm sub-base material (crushed stone or gravel).
	PERMEABLE CHIP SURFACE Lime chip, crushed shell or gravel chip laid 25-75mm thick over weed mat.
	REFUSE DISPOSAL AREA 2x wheely bins
	CLOTHES LINE SupaFold Compact Line 2.2 x 0.6m.
	ALUMINUM FENCING Black powder-coat pool style 1.2m high.
	TIMBER FENCING Vertical timber slatted 1.5m high.
	TIMBER PAILING FENCING Timber post & railing 2.0m high.




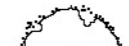

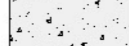




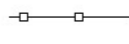

Typical Lot Layout. Indicative Site Plan.



TOWN PLANNING INFORMATION:

Site Area:	267 sq.m
Floor Area incl. overhangs:	123 sq.m
Driveway+ courtyards:	62 sq.m
Building Coverage:	123/267 = 43% (>45%)
Impervious Area:	185+62=
	185/267 = 64% (>60%)
Total Landscaped Area:	123+62=185
	267-185=
	102/267 = 36% (<35%)
Front Yard Landscaping:	27.5-10=
	17.5/27.5 = 63% (<50%)

LANDSCAPE KEY:




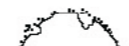
-  **LAWN**
Turf perennial ryegrasses, Lolium Perenne.
-  **GROUND COVER PLANTING**
Native grasses in bark mulch garden bed.
Liberia spp. or Anemathela Lessoniana
or Chionochloa Flavicans.
OR GARDEN BED PLANTING
Hebe 'Marie Antoinette' or Arthropodium sp.
-  **HEDGE**
Cordkia or Griselinia Littoralis Broadway
Mint or Bambusa Gracilius.
-  **SPECIMEN TREE**
Kowhai Sophora spp. or Magnolia spp.
-  **PAVING FINISH**
Firth Chancery 500x500mm concrete
pavers over 30mm sand blinding on
100mm compacted base course.
-  **EXPOSED AGGREGATE CONCRETE**
100mm thick 20MPa slab over 100mm
sub-base material (crushed stone or gravel).
-  **PERMEABLE CHIP SURFACE**
Lime chip, crushed shell or gravel
chip laid 25-75mm thick over weed mat.
-  **REFUSE DISPOSAL AREA**
2x wheely bins
-  **CLOTHES LINE**
SupaFold Compact Line 2.2 x 0.6m.
-  **ALUMINUM FENCING**
Black powder-coat pool style 1.2m high.
-  **TIMBER FENCING**
Vertical timber slatted 1.5m high.
-  **TIMBER PALING FENCING**
Timber post & railing 2.0m high.

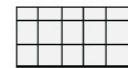




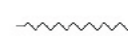

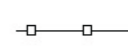
Typical Lot Layout. Indicative Site Plan.

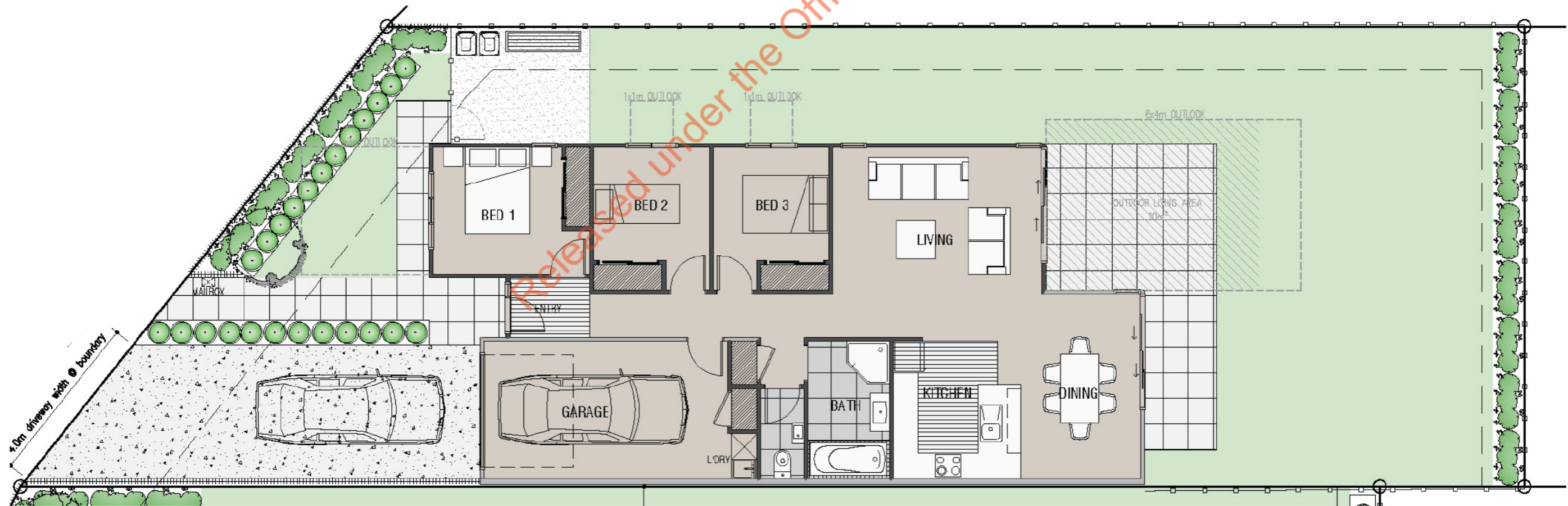
TOWN PLANNING INFORMATION:

Site Area:	335 sq.m
Floor Area incl. overhangs:	120.71 sq.m
Driveway+ courtyards:	51 sq.m
Building Coverage:	120.71/335 = 36% (> 45%)
Impervious Area:	120.71 + 51 = 171.71/335 = 51% (> 60%)
Total Landscaped Area:	120.71 + 51 = 171.71
	335 - 171.71 = 163.29/335 = 49% (< 35%)
Front Yard Landscaping:	34.6 / 14.3 = 20.3 / 34.6 = 59% (< 50%)

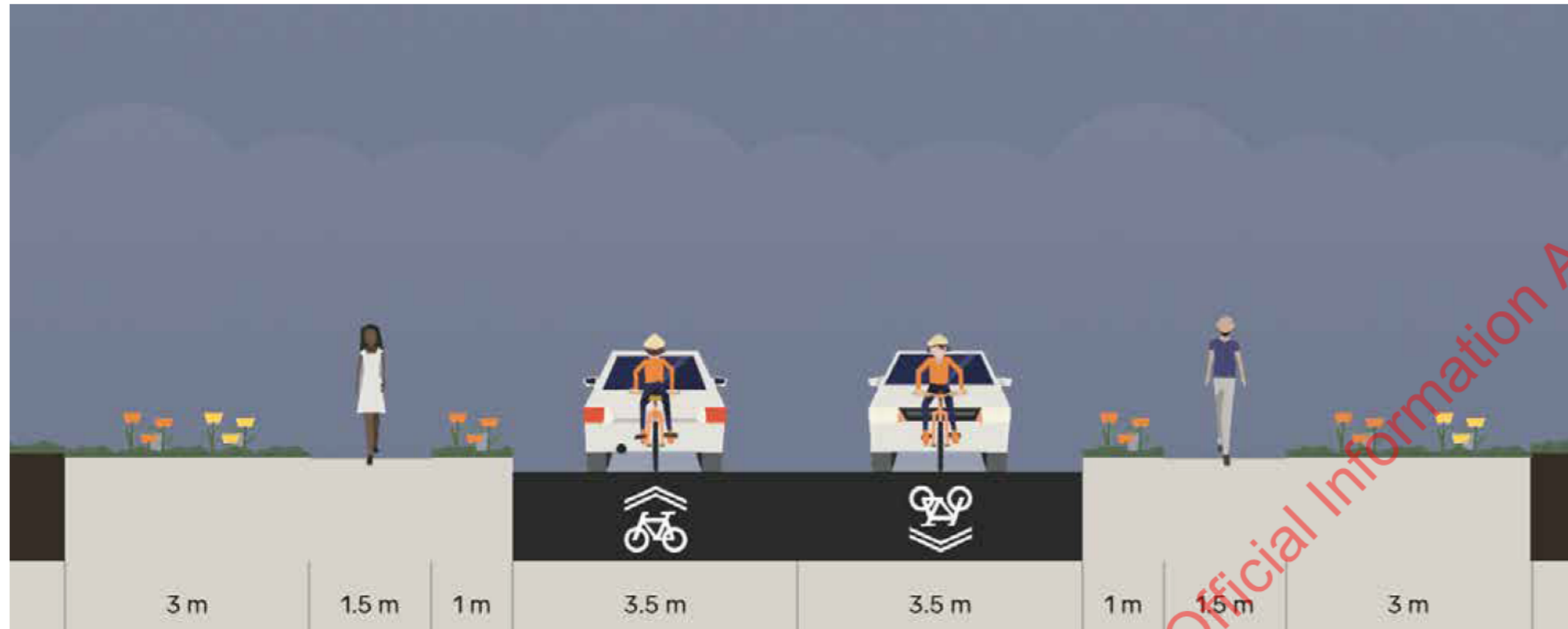
LANDSCAPE KEY:

	LAWN Turf perennial ryegrasses, Lodium Perenne.
	GROUND COVER PLANTING Native grasses in bark mulch garden bed. Libertia spp. or Anemmanthela Lessoniiana or Chionochloa Flavicans. OR GARDEN BED PLANTING Hebe 'Marie Antoinette' or Arthropodium sp.
	HEDGE Corakia or Griselinia Littoralis Broadway Mint or Bambusa Gracilius.
	SPECIMEN TREE Kowhai Sophora spp. or Magnolia spp.

	PAVING FINISH Firth Chancery 500x500mm concrete pavers over 30mm sand bedding on 100mm compacted base course.
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	TIMBER FENCING Vertical timber slatted 1.5m high.
	TIMBER RAILING FENCING Timber post & railing 2.0m high.



Primary & Secondary Roads. 18 meters & 14 meters.



Side berm Sidewalk Carriageway Sidewalk Side berm

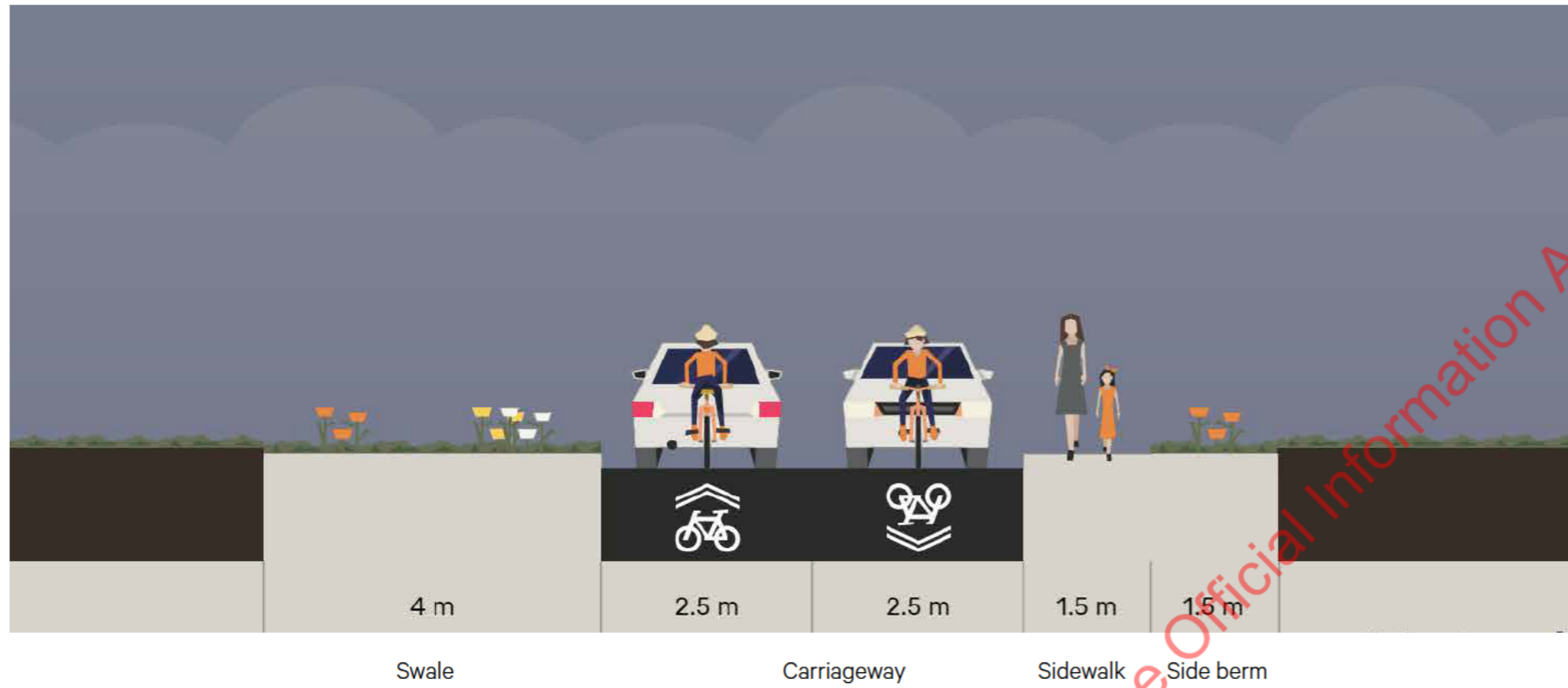


Swale Carriageway Sidewalk Side berm



Released under the Official Information Act

Rural Lanes. 12 meters.



Released under the Official Information Act

Released under the Official Information Act

**Land.
People.
Culture.
Isthmus.**

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