

Comms and Engagement plan Teitei Drive, Ohakune

May 2023

Background

- In 2020 Ruapehu District Council applied for funding from Crown Infrastructure Partners (CIP) for 2 housing projects. One of those applications was successful and has resulted in the development of 6 new high quality social homes on Council owned land at Moore Street, Ohakune.
- The second application was for 44 lots/homes on vacant residentially zoned Council owned land at Teitei Drive, Ohakune. To advance this application Council has partnered with Kāinga Ora and Ngāti Rangī.
- Most recently a Sale and Development Agreement between Ruapehu District Council and Kāinga Ora has been signed to enable funding and the development of a mix of public housing, affordable home ownership and long term worker-rental housing. The development of 44 quality homes is to occur over approximately 1.6 hectares of the 9 hectare site. This is known as Stage 1 and Kāinga Ora is committed to stage 1 only.
- Early engagement with the community on the initial plans will start soon. The resource consent application for 44 lots (stage 1) and infrastructure to service the site will be lodged mid- June and work on the site to make the land build-ready will likely begin late 2023.
- Resource consent for the new homes will be lodged early 2024. Ruapehu District Council, Kāinga Ora and Ngāti Rangī are committed to keeping the community updated on plans, including providing detailed site plans when available.

Key Messages:

- To help meet the urgent need for more affordable homes in Ohakune, Ruapehu District Council, Kāinga Ora – Homes and Communities and Ngāti Rangī are working together to enable development of homes on Council owned residentially zoned vacant land on Teitei Drive.
- This is an exciting partnership and it is enabling the progression and delivery of much needed new homes for workers, residents, and whanau.
- Kāinga Ora will be working closely with the community alongside Ruapehu District Council and Ngāti Rangī to progress plans.
- The first stage of the project is to carry out the subdivision and infrastructure work to make the land ready for future housing to be built.
- The work for the proposed plans includes upgrading and creating improved water services, transport connections around and within the site, and shared green spaces. This will not only help create much needed homes but also improve infrastructure for surrounding sites to help enable more potential housing.

- We’re working through these plans as part of lodging a resource consent application for subdivision and infrastructure in mid-June, and we will be in touch with opportunities to learn more and ask questions about the work.
- Plans for the exact number and type of homes on the site are still being developed but will be a mix of public housing, affordably-priced home ownership and long term worker-rental housing. All homes will be of a high quality design and a minimum 6 star rated.
- We’re committed to keeping the community updated on plans for delivering these homes including providing detailed site plans when available.
- The plan below shows how Stage 1 of the Teitei Drive development could look like, including the stream and green open spaces. The 44 proposed homes will be a mix of public housing, affordably-priced home ownership and long term worker-rental housing.



Action Plan

Please note, this is a guide and subject to change as we undertake project and engagement activity.

Activity	Channel	Responsibility	When
Give Minister’s Office a head’s up around proactive comms/engagement	Email	Linda	Week of 17 April – DONE
Give RDC Mayor/elected reps an update and proposed engagement with community	In person	Clive Manley	Prior to issue of any media release or letter

Provide draft comms/engagement plan to key partners – Council and Ngati Rangī	Call/email with key messages	Colleen	Prior to issue of any media release or letter
Once comms/engagement plan agreed by partners, letter sent to neighbours and wider community/stakeholders providing an update about the partnership, the RC for infrastructure, next steps and how to connect with Kāinga Ora	Letter	Renee	ASAP
Stakeholders updated about the project and engagement with community	Email	Clive? / Renee	ASAP
Inform of partnership and good news for more homes	Media statement (joint with partners)	Linda draft with council and Ngati Rangī input (Hayden/Renee)	ASAP

Once the community and stakeholders have been informed about the partnership and the project updated, proposed activity (subject to change as above):

Activity	Channel	Responsibility	When
Draft invite for community drop in sessions provided to partners for approval	Email	Colleen	End of June
Invite to community drop in sessions sent to neighbours/ non-resident neighbours-landowners, community and stakeholders	Letter	Renee	Early July
Face to face hui with other key stakeholders where required i.e. local schools, medical centres etc	Face to face	Renee/partners? RDC CE and or Mayor *where required	Early July
Create draft collateral for drop in sessions	Factsheets, boards, take away info	Colleen and project team with the support of comms	End mid June
Drop in sessions for community and stakeholders	Face to face	Renee	Dates to be agreed with partners, mid July TBC

A further engagement action plan will be developed to support the next phase of the project

1. Item for weekly report minister

Note: the update below was included in the weekly report in the week of 17 April.

Tei tei Drive, Ohakune

Kāinga Ora has entered into a partnership with Ruapehu District Council and Ngāti Rangi to purchase and develop land on Teitei Drive in Ohakune. We have been working very closely with iwi and Council to progress this unique partnership and the opportunity to deliver housing and community outcomes for Ohakune.

The conditional Sale and Development Agreement between Ruapehu District Council has been signed and is expected to go unconditional mid-2024. Kāinga Ora is still in the process of developing investment options for this opportunity through our investment management framework. Work on the site to make the land build-ready will likely begin late 2023.

Early engagement with the community on the initial plans will start soon. We're committed to keeping the community updated on plans, including providing detailed site plans when available.

2. Letter for Neighbours

XXX May 2023

Kia ora,

To help meet the need for more homes in Ohakune, Ruapehu District Council is, in partnership with Kāinga Ora – Homes and Communities and Ngāti Rangi, looking at opportunities on Teitei Drive.

What's happening?

In the first stage of the project, Kāinga Ora is carrying out infrastructure work to make the land ready for future housing to be built.

The work for the proposed plans includes upgrading and creating improved water services, transport connections around and within the site, and shared green spaces. This will help prepare the way for much needed homes and improve infrastructure to help enable potential housing.

Kāinga Ora is working through these plans as part of lodging a resource consent application for a subdivision of 44 lots and infrastructure in the coming weeks.



This plan shows how Stage 1 of the Teitei Drive development could look like, including the stream and green open spaces. The 44 proposed homes will be a mix of public housing, affordably-priced home ownership and long term worker-rental housing.

Keeping in touch

Kāinga Ora is committed to keeping you updated as they progress plans for delivering homes in your neighbourhood. They will be in touch with opportunities to learn more and ask questions about the work.

If you prefer to receive updates via email, or if you have any further questions, please feel free to contact:

Renee Regal – Manager – Community Engagement and Partnerships
021 998 724
0800 801 601 (please ask to be transferred)
communities@kaingaora.govt.nz

all three logos please

3. Media Statement

New partnership aims to deliver much needed homes for Ohakune

XX April 2023

To help meet the urgent need for more homes for families in Ohakune, Ruapehu District Council has partnered with Kāinga Ora – Homes and Communities and Ngāti Rangi to enable the development of residentially zoned vacant land at <number?> Teitei Drive in Ohakune.

This programme of work has been made possible through the successful application by Ruapehu District Council for Crown Infrastructure Partner Funding. This funding enables the planning and development of key infrastructure to provide capacity for new homes and amenities. Plans for the number and type of homes on the site are still being developed but are a mix of affordable, public and workers housing.

<Drafting Note: CIP will need to sign-off comms referencing the fund – as yet not contacted>

Quote from Council to be inserted:

Ruapehu Mayor Weston Kirton expressed the Council's enthusiasm for participating in the project and being able to contribute constructively to tackling the diverse housing challenges faced by Ohakune.

“This housing project provided an opportunity for Ruapehu District Council to use its land holdings to partner with Government and Ngāti Rangī, a great example of how we can all work together to help resolve the housing crisis, and build a more prosperous and resilient district.”

Graeme Broderick, Kāinga Ora Regional Director Taranaki, Whanganui and Manawatu says the partnership is a big step forward towards addressing the housing need in the region.

“The need for housing has increased steadily over the years in Ohakune and we are pleased that, through this partnership, we will be able to provide a home for so many families close to schools, services and amenities.”

Quote from Ngāti Rangī to be inserted

The first stage of the project is lodging a resource consent for infrastructure application in the coming weeks to make the land ready for future housing to be built.

The work for the proposed plans includes upgrading and creating improved water services, transport connections around and within the site, and shared green spaces. This will help create much needed homes and improve infrastructure for surrounding sites to help enable potential housing.

Ruapehu District Council and Kāinga Ora are committed to keep the community updated on plans and a community drop in session will be organised in the next few weeks.

Editor's note:

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4. Web/Social Story

Same as statement above

5. Back pocket Q and A's

How much have you paid?

As we are still only in the conditional stage of the purchasing process and have not yet finalised, we can't share at this point.

What is the timeline?

The conditional Sale and Development Agreement between Ruapehu District Council has been signed and is expected to go unconditional mid-2024. Early engagement with the community on the initial plans will start soon. Resource Consent for infrastructure work will be lodged late May and

work on the site to make the land build-ready will likely begin late 2023. Resource consent for the new homes will be lodged early 2024.

What input does the community have?

For new proposed developments, we aim to engage early, open and transparent with the local community to understand what works for the community, what doesn't, and what can be improved. We want to ensure we are not only building homes, but supporting sustainable, thriving and inclusive communities. This engagement is really important and provides us an opportunity to collect a wide range of feedback, including through in-person and online drop-in sessions, emails, and calls.

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