

MORE WARM, DRY HOMES FOR

# Ohakune



Ruapehu District Council has partnered with Kāinga Ora – Homes & Communities and Ngāti Rangi to enable the development of residentially-zoned vacant land at Teitei Drive in Ohakune. This stage of the programme will prepare the land for more new, warm, dry homes in Ohakune.

We have started engagement with the community to share proposed plans and to understand the needs of the community – now and for the future.

## The need for more homes

Ohakune and surrounding townships need more warm, dry and healthy homes to meet their current needs. Many factors have resulted in a constrained housing supply, including:

- A shortage of readily available land without covenants and with infrastructure in place
- Regulatory challenges
- Construction industry capacity issues and rising costs
- General development feasibility challenges
- A high number of privately owned holiday homes that are often vacant and unavailable for long-term rental.

We want to make a positive difference to the community by improving housing quality and choice and improving local amenity.

Teitei Drive's proposed development aligns with Ruapehu District Council's strategy to tackle Ohakune's housing challenges by working with the Government and others to increase the availability of warm, dry, affordable homes for both private and public rental and purchase in the next few years. It's about planning for the future needs of a vibrant, thriving community.

# About the proposed development










## Enabling urban development outcomes

Kāinga Ora is the government’s Urban Development Agency 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 to make them a great place to live.

Because of our experience in urban development, we are coordinating a joint approach for the development of Teitei Drive to enable more homes to be built by other landowners and developers in the future.

## A mix of 44 proposed new, warm and dry homes

This is not proposed to be just a large public housing development. The proposed plans are for a mixed development of 44 new homes, and include private and public rentals, as well as homes for sale. Outside of this proposal, no decisions have been made regarding future development on the site.

Legend	
	Site Boundary
	Openspace / reserves
	Indicative lots
	Stream
	Indicative stormwater wetlands
	Stage 1 Boundary
	Primary Route (18m)
	Secondary Route (14m)
	Rural Lanes (12m)
	Pedestrian connections



# 15

## Affordable homes



Affordable homes provide first home buyers with more opportunities to achieve the security of home ownership and have a place to call their own.

# 15

## Public homes



For the public homes, the Kāinga Ora specialist placement team matches new homes to whānau on the Ministry of Social Development’s Housing Register with the highest priority for a home of that size and in that location.

In Ruapehu District, there are around 72 whānau on the Housing Register who have an urgent housing need, including families and whānau already living in Ohakune. Research by Ruapehu District Council and Ngāti Rangi also highlights these numbers may only capture the ‘tip of the iceberg’ for housing need.

# 14

## Long-term worker-rental homes



In Ohakune, this type of housing is needed for key workers, such as trades, teachers, hospitality and tourism workers, as well as people doing seasonal or casual work. Because many houses are used for tourist accommodation, fewer homes are available for people working in industries that support the tourist market or provide essential services.

Access to decent and affordable housing is fundamental to the underlying wellbeing of people and communities. If we are unable to meet our housing demands it will act as a barrier on our economic, community, cultural and social development aspirations.

## Development progress

**1 – LATE 2020 COMPLETED**

Ruapehu District Council consulted with the community on 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.

**2 – DEC 2021 COMPLETED**

Ruapehu District Council received approval for Infrastructure Reference Group Funding from the Government for social and affordable housing.

**3 – JULY 2023 IN PROGRESS NOW**

Resource consent for infrastructure lodged.

**4 – LATE 2023**

Infrastructure work on the site to make the land build-ready will likely begin.

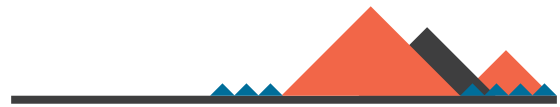
**5 – 2024**

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

# What could the new homes look like?

Planning for the design of the homes has not started yet and will form part of the resource consent application, expected to be lodged in 2024. All homes will be warm, dry and fit-for-purpose homes.

We will keep the community updated as we progress with plans, including sharing concepts of what the homes might look like and the amenity we will include, such as greenspace.



All homes will be warm, dry and fit-for-purpose homes.



**Image:** Geddies Ave – KiwiBuild houses in Napier – build by Kāinga Ora.

# Our partnership

“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.”

**Weston Kirton**, Ruapehu Mayor

“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.”

**Graeme Broderick**,  
Kāinga Ora Regional Director Taranaki,  
Whanganui and Manawatū

“Our priority has been to do all that we can to support our whānau to access safe, dry and affordable housing as a basic human right. Our commitment to Teitei Drive is in line with our wider strategy, He Pā Tū, He Pā Ora, whānau thriving in communities of wellbeing.”

**Helen Leahy**,  
Pou Ārahi (Chief Executive) for  
Nga Waihua o Paerangi



## Who are Ruapehu District Council?

The Ruapehu District Council is the local government authority governing the Ruapehu District. We are responsible for planning future growth and ensuring district sustainability.

In October 2020, the Council adopted a new housing strategy to address the increasing housing challenges in Ruapehu. The strategy aims to encourage the development of affordable, quality housing to improve economic, social, and community development.

As part of the 2021/31 long-term plan, the Council consulted with the community on its role in housing and was supported to work with various stakeholders, including the Government, community organizations, and iwi, to encourage new housing investment in Ruapehu.



## Who are Kāinga Ora?

Kāinga Ora – Homes and Communities is the government’s urban development and public housing agency (formerly known as Housing New Zealand).

We’re responsible for urban planning and development throughout the country. We partner with others, including councils, government agencies, local government, Māori and mana whenua, infrastructure providers, private developers, and community housing providers.

Today, we’re the largest land owner, builder and landlord of residential and tenanted/public housing in New Zealand. We work with developers, architects, construction companies and communities to build affordable, warm, dry and healthy homes for New Zealanders to live in.

We manage, on behalf of the government, a range of financial products to assist first home buyers into their home.

Finally, we deliver and care for our public housing whānau. We support over 200,000 New Zealanders to live well in their homes, and help enable thriving communities.



## Who are Ngāti Rangī?

Ngāti Rangī is located at the western and southern foot of maunga Ruapehu and has beneficiaries located globally.

The principal townships within our area of interest are Ohakune, Raetihi and Waiouru.

The Whangaehu River, known to Ngāti Rangī as Te Waiū-o-te-ika, is a culturally significant awa for Ngāti Rangī and neighbouring iwi.

# Frequently asked questions

## What is the process around lodging resource consent?

The resource consent process is run by Ruapehu District Council. It takes into account factors such as whether there is enough infrastructure and services to support the proposed new development and how it aligns with the District Plan.

It is the Council that decides whether there is a need for the public to be notified of the consent application.

When Council requires a resource consent for a development to be notified, neighbours will be consulted on the plans for the site as part of this process.

For more information about resource consent, please contact Ruapehu District Council: Council Offices and Libraries - Ruapehu District Council ([ruapehudc.govt.nz](http://ruapehudc.govt.nz))

## How is development at Teitei Drive funded?

This programme of work at Teitei Drive has been made possible through the successful application by Ruapehu District Council for Infrastructure Reference Group Funding from the Government. This funding enables the planning and development of key infrastructure to provide capacity for new homes and amenities.

## How will you engage with the community?

For new proposed developments, Kāinga Ora aims to engage openly and transparently 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 important and allows us to collect a wide range of feedback, including through in-person and online drop-in sessions, emails, and calls.

## 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.

## 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](http://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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