

MORE WARM, DRY HOMES FOR

Ohakune



Ruapehu District Council has partnered with Kāinga Ora – Homes & Communities and Ngāti Rangī 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.

The partnership

Ruapehu District Council has partnered with Kāinga Ora – Homes & Communities and Ngāti Rangī 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.

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.

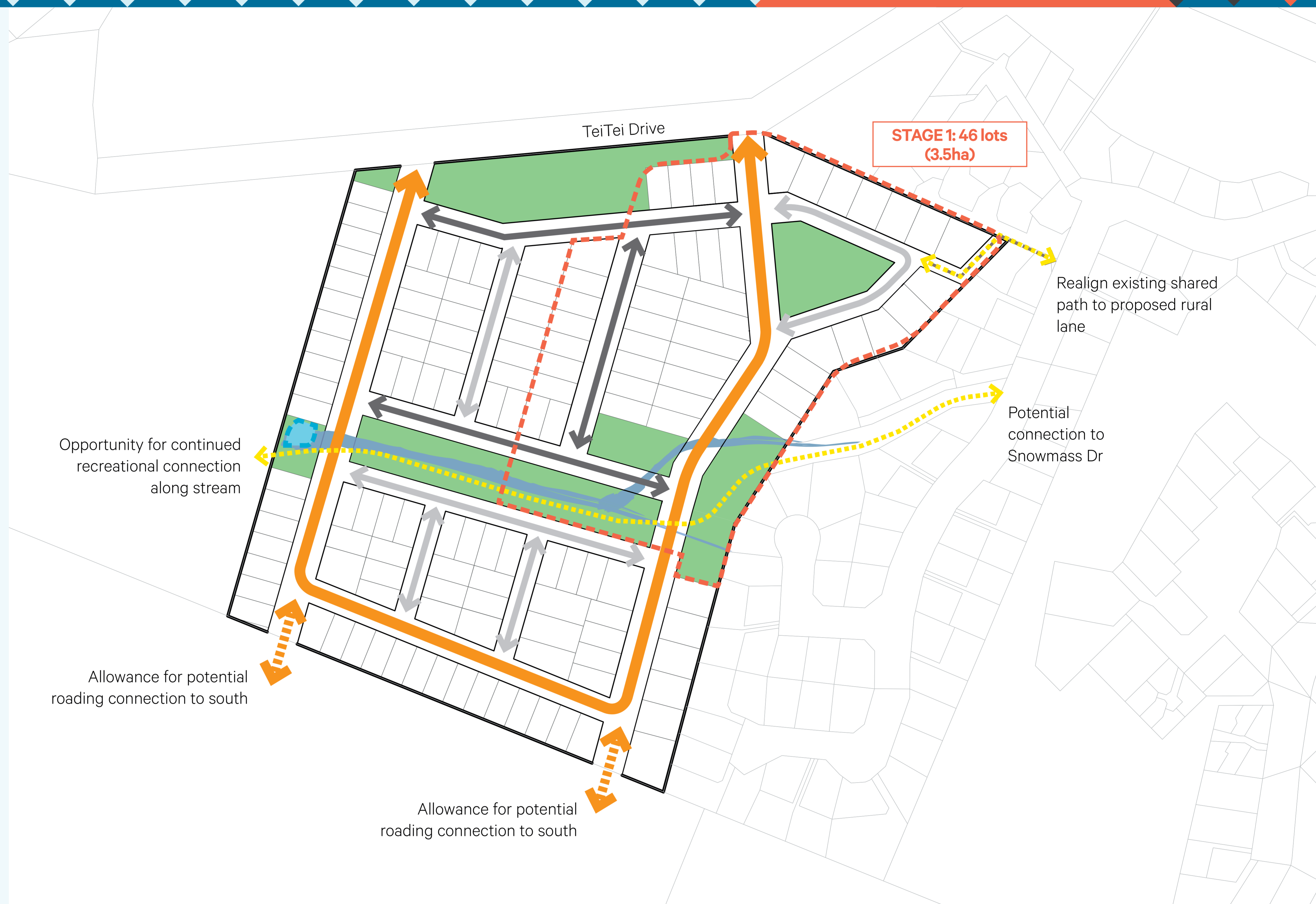
The principal townships within our area of interest are Ohakune, Raetihi and Waiouru.

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

About the proposed development

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



As the government's Urban Development Agency, Kāinga Ora is 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.

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.

Resource Consent for infrastructure has been lodged on 5 July 2023 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 in 2024.

Outside of this proposal, no decisions have been made regarding future development on the site.

44 proposed new homes



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

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.

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.

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 whanau already living in Ohakune.

Renders are indicative only and constructed homes may differ.

Next Steps



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.

For more information, please contact: communities@kaingaora.govt.nz

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.



Renders are indicative only and constructed homes may differ.