

29 August 2025

s 9(2)(a)

s 9(2)(a)

Thank you for your email dated 1 August 2025 requesting the following information from Kāinga Ora – Homes and Communities (Kāinga Ora):

'I request the following under the OIA:

*GSR-25-18517 - RiverLink Development and IAF Agreement
GSR-25-19523 - KO status report to 18 July 2025*

Where a document that falls under scope of this request cannot be released, please supply a summary of that document's contents.'

You also asked:

'I request copies of all correspondence to or from Hon Chris Bishop's office concerning the document titled Riverlink Development and IAF agreement, relating to both its contents, and the publication (or not) of its contents or title.'

Please find included with this response, two documents based on the file numbers provided, in addition to all relevant emails sent around the briefing (GSR-25-18517). Some information has been withheld under the following sections of the Act:

- s9(2)(a) – *'...protect the privacy of natural persons, including that of deceased natural persons...'*
- s9(2)(f)(iv) – *'...maintain the constitutional conventions for the time being which protect the free and frank expression of opinions by or between or to Ministers of the Crown or members of an organisation or officers and employees of any department or organisation in the course of their duty...'*
- s9(2)(g)(i) – *'...maintain the effective conduct of public affairs through...the free and frank expression of opinions by or between or to Ministers of the Crown or members of an organisation or officers and employees of any department or organisation in the course of their duty....'*
- s9(2)(j) – *'...enable a Minister of the Crown or any department or organisation holding the information to carry on, without prejudice or disadvantage, negotiations...'*

Where section 9 of the Act has been cited, I have considered the public interest in releasing this information; however, it has been determined that in each instance, the public interest is outweighed by the need to protect the privacy of the individuals in question.

You have the right to seek an investigation and review by the Ombudsman of this response. Information about how to make a complaint is available online at <https://www.ombudsman.parliament.nz/> or by phone on 0800 802 602.

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://kainga.ora.govt.nz/publications/official-information-request/> with your personal information removed.

Yours sincerely

A handwritten signature in blue ink that reads "Rachel Kelly". The signature is written in a cursive, flowing style.

Rachel Kelly
Manager Ministerial Services

Variation Request to IAF Funding Agreement with Hutt City Council, RiverLink Development

Reference number GSR-25-18517
Date 12 March 2025
Priority Normal
Security level In confidence

Action sought

Recipient	Action sought	Deadline
Hon Chris Bishop Minister of Housing	Note the recommendations listed below	
Hon Nicola Willis Minister of Finance	Approve either option 1 (status quo) or option 2 (reallocate around \$27 million of IAF funding to City Link Bridge)	21 March 2025

Contact for discussion (if required)

Name	Position	Mobile	Email	First contact
s 9(2)(a)	Director – Infrastructure Acceleration Fund	s 9(2)(a)		✓
Mark Fraser	General Manager – Urban Development and Delivery	s 9(2)(a)		-

Other agencies consulted

- Te Tūāpapa Kura Kāinga - Ministry of Housing and Urban Development
- Te Tai Ōhanga – The Treasury

Minister's Office

☐ Noted ☐ Approved ☐ Not approved ☐ Other

Comments

12 March 2025

Hon Chris Bishop, Minister of Housing
Hon Nicola Willis, Minister of Finance

cc: Simon Moutter, Board Chair

Request for Variation to IAF Funding Agreement with Hutt City Council for RiverLink and Valley Floor Intensification

Recommendations

It is recommended that you:

a) Note that Hutt City Council has an IAF funding agreement for \$98.9 million to support delivery of a stormwater solution that will enable an additional 3,500 dwellings in Lower Hutt's central city.	Noted
b) Note that an improved value for money solution for the stormwater project has been identified and adopted by Council resulting in potential IAF 'savings' of around \$26.9 million that will be held until project completion to address genuine cost increases should they arise.	Noted
c) Note that under current terms of the IAF funding agreement the balance of any remaining IAF funding upon completion of the stormwater project will be returned to the centre (circa 2029).	Noted
d) Note that the City Link Bridge is included as a non-IAF funded project in the IAF agreement as it is a critical catalyst to enable urban development in Lower Hutt, is vital for provision of access to public transport to and from Wellington city and is essential to encourage growth of Lower Hutt city centre and drive residential development.	Noted
e) Note that due to amendments to the Government Policy Statement on Land Transport, funding previously assumed for the City Link Bridge connecting Lower Hutt city centre to the relocated Melling Train Station is no longer available.	Noted
f) Note that as a mitigation to the resulting funding gap, Hutt City Council has made a request for variation to their IAF Funding Agreement to reallocate the excess of approximately \$27 million from the stormwater project to the City Link Bridge.	Noted
g) Note that the IAF team has considered the following options: i) Option 1: Status quo - this option would mean the existing IAF Agreement would remain as is and continue to support the delivery of the stormwater solution only. ii) Option 2: Reallocate IAF funding within the funding agreement - this would involve reducing total IAF funding for the stormwater project to \$72 million and transferring approximately \$27 million to the City Link Bridge project.	Noted

h) note that the role of Kāinga Ora in administering the IAF is to drive the accelerated development of infrastructure and housing delivery, while effectively managing risks to the Crown. As such, Kāinga Ora recommends option 2 as it will allow for infrastructure delivery to proceed as planned while ensuring housing outcomes can be achieved on the accelerated timeframe.	Noted
i) Note that due to risks associated with cost certainty and precedence, HUD recommends Option 1.	Noted
j) Note that Treasury is aware of the request from Council and have been consulted on the matter but were unable to provide input or a recommendation.	Noted
k) Agree to progress with: i) Option 1: Status quo ii) Option 2: Transfer approximately \$27 million of IAF funding from the stormwater project to the City Link Bridge	Agree / Not Agreed Agree / Not Agreed

Mark Fraser
General Manager, Urban Development and Delivery

Noted / Approved / Not Approved / Other Noted / Approved / Not Approved / Other

Hon Chris Bishop
Minister of Housing

Date 17/3/25

Hon Nicola Willis
Minister of Finance

Date 21/3/25

Purpose

1. This memo provides you with information and options for how to proceed with the Hutt City Council (the Council) Infrastructure Acceleration Fund (IAF) funding agreement regarding a request for variation to reallocate a portion of existing IAF funding to address the funding gap for delivery of the City Link Bridge that provides pedestrian access to the new Melling train station.

Executive summary

2. In October 2022, Kāinga Ora, as agent of the Crown, and Hutt City Council (the Council) entered an IAF funding agreement for \$98.9 million of funding for the stormwater solution that supports intensification of Lower Hutt city centre to enable over 3,500 dwellings. The stormwater solution will be delivered alongside the Te Awa Kairangi ("RiverLink") projects which are being delivered between the Council, Greater Wellington Regional Council and the New Zealand Transport Agency (NZTA).
3. The original IAF application presented the RiverLink project investment as a key catalyst to enable the housing intensification of Lower Hutt. One of the key components of the project is a new City Link Bridge connecting a revitalised city centre to a new, relocated Melling Train Station. In the Hutt City Council 2024-34 Long Term Plan, the City Link Bridge project was budgeted to cost \$55 million with the assumption that Council would receive a 51 percent Funding Assistance Rate (FAR) subsidy from NZTA.
4. Since then, the Government Policy Statement on Land Transport has been amended which has meant the City Link Bridge is no longer eligible for funding from NZTA. As a result, there is now a deficit of around \$28 million in the funding stack to complete the bridge.
5. Since entering into the IAF funding agreement, the Council has completed the feasibility investigations and identified that a more efficient stormwater solution (singular pipe rather than two separate) could be implemented that would enable the same housing outcomes at a reduced cost of \$107 million (P95). Based on the updated costs of the new stormwater solution, IAF funding has reduced to \$72 million, with the balance of the total funding (approximately \$26.9 million) remaining available to the Council to address genuine cost increases, should they arise throughout delivery of the project.
6. As a mitigation to the deficit in the funding stack for the City Link Bridge, the Council has formally requested that the 'savings' from the stormwater solution be transferred in the IAF funding agreement to the City Link Bridge. The IAF team has assessed this request for variation and considers it to be a reasonable solution to ensure that outcomes are achieved on the accelerated timeframe.

Background

7. In October 2022, Kāinga Ora, as agent of the Crown, and the Council entered an IAF funding agreement for \$98.9 million to support delivery of a stormwater solution that will enable an additional 3,500 dwellings in Lower Hutt's central city.
8. Te Awa Kairangi (RiverLink) is an urban revitalisation programme to support intensification in the city centre of Lower Hutt involving significant river restoration and flood protection works, improved walking and cycling routes, and access to public transport. These projects are critical for encouraging economic growth in the city and attract both commercial and residential development.
9. The RiverLink projects are being delivered by the Council, Greater Wellington Regional Council and NZTA. While the IAF is not a part of this partnership, the IAF funding agreement requires the Council to use reasonable endeavours to ensure delivery of all related infrastructure projects necessary to enable dwellings.
10. One of the non-IAF funded infrastructure projects is a new City Link Bridge connecting the revitalised city centre to the relocated Melling Train Station. At the time of entering IAF agreements, it was expected that Council would receive a FAR subsidy from NZTA for delivery of the bridge, however, due to changes in the Government Policy Statement for Land Transport, this project is no longer eligible for funding, leaving a shortfall of circa \$28 million based on current cost estimates.

Discussion

Approach to variation requests

11. The purpose of the IAF is to support local councils to deliver infrastructure solutions that will enable housing in areas of high demand. At the time of entering IAF funding agreements, most of the infrastructure solutions and housing developments were at the concept phase. As such, it was always expected that funding agreements would need to be updated and varied as design works advanced, and timing and cost became more certain. While some IAF agreements have anticipated points in time to update these details and associated milestones, there are also points in time where unforeseen circumstances arise and must be addressed in order to proceed.
12. In such cases, funding recipients may submit a request for variation to be considered by the IAF team, acting reasonably and in good faith. In line with Government priorities, the IAF team has adopted an operating approach whereby requests will be accommodated if there are reasonable grounds to believe that they are necessary to maintain the objectives of the IAF, do not put Crown funds at undue risk, and allow the housing outcomes to be achieved in line with the accelerated timeframe.
13. When the request involves a material scope change¹, this decision is escalated to Joint Ministers.

Updates to the IAF-funded Stormwater Solution

14. The original IAF funding agreement, signed in October 2022, included two stormwater pipelines and associated pump stations for a total cost of \$135.5 million, of which \$98.9 million

¹ The definition of "material" has not been formally agreed. HUD is responsible for development of a Change Control Framework to outline specific thresholds for what is considered to be a "material" scope change.

would come from IAF-funding and \$36.6 million of co-funding from Council. Through the stage 1 feasibility investigation, it was identified that a more efficient stormwater solution could be implemented that would enable the same housing outcomes at a reduced total cost of \$107 million (P95).

15. A Delivery Plan was agreed at the commencement of stage 2 (detailed design, consenting, land acquisition, etc.) to recognise the updated solution. Based on updated costs of the new stormwater solution, IAF funding reduced from \$98.9 million to \$72 million. As per terms of the agreement, the balance of the total funding (around \$26.9 million) remains available to address genuine cost increases, should they arise throughout delivery of the project.
16. The inclusion of this term in IAF funding agreements is in acknowledgement of the full package of works required to enable dwellings and can be transferred between IAF funded projects if one project experiences cost savings and another experiences cost increases. In this case, there is only one IAF-funded project, so the balance remains to address cost increases for the stormwater project alone. Any unutilised funding at project completion (estimated to be in 2029) will be returned to the centre.

City Link Bridge – pedestrian access to Melling Station

17. One of the non-IAF funded enabling infrastructure projects acknowledged in the IAF funding agreement is a new City Link Bridge connecting the city centre to the relocated Melling Train Station.
18. In the Hutt City Council 2024-34 Long Term Plan, the City Link Bridge project was budgeted to cost \$55 million with the assumption that council would receive a 51 percent FAR subsidy from NZTA. However, due to changes in the Government Policy Statement for Land Transport, the bridge is no longer eligible for the FAR subsidy, leaving a shortfall of circa \$28 million based on current costs.

Variation Request from Council

19. Hutt City Council have submitted a formal request to the IAF team to vary the IAF funding agreement to reallocate the excess \$26.9 million of IAF funding from the revised stormwater solution to the City Link Bridge.
20. The total cost for the City Link Bridge is currently estimated at \$55 million, for which Council would be required to fund \$28.1 million and bear all cost risk for any potential, future cost increases on IAF-funded (and non-funded) projects.

Options for moving forward

21. The IAF has assessed the request and given the materiality of the variation to the funding agreement, is seeking joint Ministers' decision on how to proceed.
22. While there may be other options that could be explored in terms of an alternative solution, this would be cost, time and resource intensive for both the Council and the IAF team. Given that the request for variation from the Council is for a specific solution, we consider that there are two options for Ministers:

- i) **Option 1: Status quo** – this option would mean the existing IAF Agreement would remain as is and continue to support the delivery of the stormwater solution only. The Council will continue to have an obligation to use their reasonable endeavours to ensure that all of the related enabling infrastructure projects (including the City Link Bridge) are completed on an accelerated timeframe to achieve the housing outcomes.
- ii) **Option 2: Re-allocate approximately \$27 million of IAF funding** from the stormwater project to the City Link Bridge. This option would fully leverage IAF funding across both projects with Council responsible for co-funding and any potential cost increases.

The benefits and risks of both options are included here:

Option 1: Status Quo (do nothing)	
Do not approve the transfer of \$26.9 million from the IAF funded stormwater project to the City Link Bridge project. Funding Agreement remains as is.	
Benefits	Risks
- Potential for IAF funding to be returned to the centre once the stormwater project is complete in 2029. - Approximately \$27 million is held as contingency for genuine cost increases on the stormwater project.	- The City Link Bridge will not be delivered (at least in the near term) and the connection between the Lower Hutt city centre and Melling train station will be severely impacted. - Greater Wellington Regional Council have publicly stated that if the City Link Bridge is not delivered, there is little point in keeping the Melling Train Line open. Closure of the line would seriously impact connectivity between Lower Hutt and Wellington City. - Without the City Link Bridge to the new rail station, the attractiveness of planned residential and commercial development in Hutt City may be compromised, resulting in lower demand and slower housing delivery in the area. - The IAF housing outcomes will be unlikely to be delivered within the timeframes anticipated by the Council when the IAF agreements were signed, thus slowing any acceleration of housing outcomes.

Option 2: Approve transfer of existing IAF funding within the RiverLink Funding Agreement from the Stormwater Pipeline Project to the City Link Bridge Project

Reduce the maximum IAF funding for the Stormwater Pipeline project from \$98.9 million to \$72 million and reallocate the remaining \$26.9 million of IAF funding to the City Link Bridge project, which is listed in the IAF Funding Agreement as a Related Enabling Infrastructure Project (Non-IAF funded), for Hutt City Council to deliver.

Benefits	Risks
• No additional IAF funding is being requested. • No change to the value proposition for the Crown – the same housing outcomes will be achieved for the same amount of IAF funding. • The City Link Bridge will be delivered by Hutt City Council enabling the much-needed connectivity between Lower Hutt city centre and the new Melling Station, giving Greater Wellington Regional Council confidence to continue the Melling Train Line service. • The Council will have greater skin in the game in terms of cost overruns and therefore, are more likely to prudently manage delivery of the stormwater project and City Link Bridge. • Improved access to the new Melling Station via the City Link Bridge will encourage growth and the regeneration of Lower Hutt city centre and promote commercial and residential development. • Better integration between the city and the Hutt River (Te Awa Kairangi / RiverLink) will improve the attractiveness of the city centre, making it a more liveable city and supporting urban residential growth.	• If the Stormwater Pipeline project or the City Link Bridge cost more than the current estimates, this will increase financial pressure on Council and completion of these projects could impact on other planned projects in the precinct.

Conclusion

Position of Kāinga Ora on the variation request

23. Hutt City Council has demonstrated their commitment to achieving the housing outcomes by finding alternative solutions that will be more cost effective yet achieve the same results.
24. The Crown is heavily invested in the RiverLink precinct with NZTA still providing a large sum of capital funding (exact sum currently under review) and KiwiRail as key stakeholder in realising the full benefits of the investment.
25. While the reallocation of funds across two separate projects may appear to increase risk for the Crown, it is also the exact reason why the IAF exists – to help plug the gap between what infrastructure costs and Councils can afford. Over the multi-year planning and design phases

for large scale infrastructure, unforeseen challenges related to regulation or policy change impacting on funding stacks often occurs and solutions must be found in order to proceed.

26. The commitment in the IAF funding agreements is for a capped amount of funding to support the delivery of outcomes. It was not intended to drive decision-making for Councils about the exact type of infrastructure to deliver but rather, provide funding for the solutions Councils have developed, so long as the outcomes committed to are achieved.
27. Despite having the IAF funding committed, the Hutt City Council found a more cost-effective solution to deliver the stormwater upgrades. This is what is expected by the IAF team as these projects move through the early stages. As part of the variation request, the Council has reconfirmed their commitment to co-funding and carrying all cost risk associated with delivery.
28. Allowing the Council to reallocate the savings created through diligent feasibility assessment to fill a funding gap for the City Link Bridge (due to changes in policy outside of their control) is both reasonable and is the purpose of the fund working in practice.
29. The IAF team has assessed the request for variation and acknowledges the effort put in by Hutt City Council to find alternate solutions to honour their commitment to achieving housing outcomes in the central city.
30. Kāinga Ora recommends option 2, on the basis that it supports the IAF's core purpose of accelerating infrastructure and housing delivery and considers the request for variation to be a reasonable mitigation for Council to stay on track with the programme in the funding agreement.

Position of the Ministry for Housing and Urban Development on the variation request

31. HUD's view is the funding should not be transferred to the CityLink Bridge because:

- There is still risk in progressing with the stormwater option and that until the savings are confirmed that it is prudent they stay allocated to the stormwater project. HUD wishes to avoid the situation where two projects without cost and delivery confidence are embedded in the IAF.
- They understand the value to the wider urban development outcomes of progressing the CityLink Bridge. However, they do not believe that the bridge directly enables housing and has all of the direct benefits stated in the documentation provided.
- They also have concerns around the cost certainty and the delivery risk, knowing that the RiverLink Alliance has already provided a cost estimate that differs significantly from that forecasted in the documentation. They see no evidence of a significantly de-scoped solution or a cost estimate that comes in at or around the numbers stated that can be delivered as planned. They also note that if the costs come in higher than expected that HCC will have to find the funds to cover this.
- The funding shortfall arose from GPS 2024 reducing the walking and cycling class thus leading to NZTA not allocating any funding subsidy to this project. Now the funding subsidy is being replaced with IAF funding which may create reputation or precedent risk.

Position of the Treasury on the variation request

32. Treasury provided the following commentary:

- The Treasury was consulted on the matter, and working with HUD, sought further information, a lot of which was only received this week.
- As a result, the Treasury has been unable to process this information to provide a recommendation in the limited time and resource available and will provide separate advice to Ministers if required.

Next Steps

33. Once a decision has been made by joint Ministers, the IAF team will inform Hutt City Council of the outcome and either (option 1) proceed with the funding agreement as is or (option 2) work with Council on a delivery plan to transfer approximately \$27 million from the stormwater project to the City Link Bridge.

RELEASED UNDER THE
OFFICIAL INFORMATION ACT 1982



Kāinga Ora Status Report

Kāinga Ora – Homes and Communities

For period 20 June – 4 July 2025

GSR-25-19523

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1. Decisions or consultations sought for this Status Report

There are 0 decision(s) or consultation(s) sought for this report.

For upcoming advice to be delivered in the next month please refer to section 4.

2. Update for Ministers

Update on transfer of KiwiBuild and Infrastructure Acceleration Fund administration

In line with the Turnaround Plan, the Commercial Products team at Kāinga Ora have been working with their colleagues at the Ministry of Housing and Urban Development (HUD) to transfer any residual KiwiBuild underwrite activity. That transfer is now complete, and HUD has assumed full operational responsibility for the administration of the KiwiBuild activity from 1 July 2025.

The transfer included data and files management, operational processes and financial management. In addition, all developers and suppliers involved in the KiwiBuild programme have been advised and introduced to the team at HUD.

In addition, the administration of the Infrastructure Acceleration Fund (IAF) has been successfully transferred from Kāinga Ora to National Infrastructure Funding and Finance (NIFF) with effect from 1 July 2025. The transition period went smoothly, and a full handover of documentation, data, and the reporting software have been provided to the team at NIFF. All funding recipients and developers who have entered into IAF Agreements have been informed.

Contact Person:

s 9(2)(a)

Position:

Acting General Manager –
Urban Development and
Delivery

Phone:

s 9(2)(a)

s 9(2)(j)

s 9(2)(j)

3. Summary of papers sent

Paper	Purpose
Briefing Final Statement of Performance Expectations (SPE) 2025/26 and Statement of Intent (SOI) 2025/26 – 2029 GSR-25-19413	This paper provides the final Statement of Performance expectations for 2025/26 and Statement of Intent 2025/26 – 2029.
Ad Hoc New Zealand Health Group - Rent Rates GSR-25-19501	This briefing note provides you with an update in response to the letter you received on 19 June 2025 from New Zealand Health Group (NZHG), raising concerns about the properties its subsidiary organisations (New Zealand Community Living or NZCL and Geneva Healthcare Limited or Geneva) rent or lease from Kāinga Ora.
Ad Hoc Carpet Decision - Prior to visit to Bremworth Carpets GSR-25-19531	This paper provides you with background information on the decision by Kāinga Ora – Homes and Communities (Kāinga Ora) to reintroduce wool carpet in its social housing, ahead of your visit to the Bremworth Factory in Whanganui on 4 July 2025.

4. Upcoming advice to be delivered in the next month

s 9(2)(f)(iv)



5. Kāinga Ora OIA requests

Reference number	Requestor	Type	Request summary	Minister(s)	To MO for	Response due
GSR-24-18095	s 9(2)(a)	Public	<i>Building Innovation</i> HDS and Daum & Co	Hon. Chris Bishop	Noting FYI	24/02/2025 extended
GSR-25-19260		Media	<i>Developments</i> Developments in Nelson/Tasman	Hon. Chris Bishop	Nothing FYI	18/06/2025 Extended 03/07/2025
GSR-25-19302		Public	<i>Staff</i> Restructure cost savings and senior managers' OHI results	Hon. Chris Bishop	Noting FYI	25/06/2025 Extended 23/07/2025
GSR-25-19305		Public	<i>Staff</i> Staff annual leave stats	Hon. Chris Bishop	Noting FYI	26/06/2025 Extended 17/07/2025
GSR-25-19375		Public	<i>Developments</i> Development at 112 Old State Highway, Paraparaumu	Hon. Chris Bishop	Not being provided	03/07/2025
GSR-25-19365		Opposition	<i>Finance</i> Capital spending in Budget Economic and Fiscal Update 2025	Hon. Chris Bishop	Noting FYI	07/07/2025
GSR-25-19373		Opposition	<i>Statistics, Stock and Pipeline</i> Kāinga Ora Delivery Pipelines	Hon. Chris Bishop	Noting FYI	07/07/2025

Reference number	Requestor	Type	Request summary	Minister(s)	To MO for	Response due
GSR-25-19392	s 9(2)(a)	Opposition	<i>Administration</i> Tenant stats & terminations in Manurewa and Porirua	Hon. Chris Bishop	Noting FYI	07/07/2025
GSR-25-19425		Public	<i>Rent</i> Rent arrears for Bay of Plenty and rate of repayments	Hon. Tama Potaka	Not being provided	08/07/2025
GSR-25-19407		Media	<i>Evictions and Terminations</i> KO evictions involving children	Hon. Chris Bishop	Consultation	09/07/2025
GSR-25-19457		Public	<i>Maintenance</i> Maintenance Partner Contracts and Rates (Auckland Region)	Hon. Tama Potaka	Not being provided	15/07/2025
GSR-25-19490		Public	<i>Administration</i> Lawyer's request for tenancy information in criminal proceedings	Hon. Chris Bishop	Noting FYI	21/07/2025
GSR-25-19483		Media	<i>Statistics, Stock and Pipeline</i> Cancelled projects	Hon. Chris Bishop	Noting FYI	18/07/2025
GSR-25-19482		Media	<i>Statistics, Stock and Pipeline</i> Demolished houses for cancelled projects	Hon. Chris Bishop	Noting FYI	18/07/2025
GSR-25-19472		Public	<i>Maintenance</i> Cost to remediate Dixon Street Flats, Wellington	Hon. Chris Bishop	Not being provided	18/07/2025
GSR-25-19498		Opposition	<i>Statistics, Stock and Pipeline</i> Demolished social houses	Hon. Chris Bishop	Noting FYI	22/07/2025
GSR-25-19514		Media	<i>Developments</i> Developments on Castor Cres, Matahourua Cres, Hazard Gr and Bellona Place, Porirua	Hon. Chris Bishop	Noting FYI	22/07/2025

Reference number	Requestor	Type	Request summary	Minister(s)	To MO for	Response due
GSR-25-19468	s 9(2)(a)	Media	<i>Maintenance</i> Methamphetamine repairs in West Coast homes	Hon Tama Potaka	Not being provided	22/07/2025
GSR-25-19535		Media	<i>Finance</i> Disaster insurance	Hon. Chris Bishop	Noting FYI	28/07/2025
GSR-25-19534		Media	<i>Maintenance</i> Carpet contract with Bremworth	Hon. Chris Bishop	Noting FYI	28/07/2025
GSR-25-19242		Media	<i>Staff</i> Daum & Co	Hon. Chris Bishop	Noting FYI	13/08/2025 extended

6. Ministerial OIA requests

Reference number	Requestor	Topic	Date due to Minister's Office	Date due to requestor
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No Ministerial OIA's sent this report.

7. Upcoming completed homes opportunities

s 9(2)(f)(iv)

From: s 9(2)(a) @parliament.govt.nz>
Sent: Thursday, July 24, 2025 8:58 AM
To: Government Services <Government.Services@kaingaora.govt.nz>; s 9(2)(a)
s 9(2)(a) @kaingaora.govt.nz>; s 9(2)(a) @kaingaora.govt.nz>;
s 9(2)(a) @kaingaora.govt.nz>
Subject: Commissioning, WPQ 36136, 36140, 36138, 36139, 36137, 36141, 36142

Hi team, commissioning WPQ due midday 29 July.

There are some that I've commissioned about IAF but I think we'll answer from here. Let me know which ones aren't for you.

Thank you, s 9(2)(a)



s 9(2)(a)

Private Secretary – Housing | Office of Hon Chris Bishop
Minister for Housing | Infrastructure | RMA Reform | Transport | Associate
Finance |
Associate Sports & Recreation | Leader of the House | MP for Hutt South

s 9(2)(a)

www.beehive.govt.nz

Private Bag 18041, Parliament Buildings, Wellington 6160, New Zealand

Website: [http://www.beehive.govt.nz/]

Question number	Question asked by	Portfolio	Question wording	Reply Due	Main Request
36136 (2025)	McAnulty, Hon Kieran	Housing (Hon Bishop)	received by Kāinga Ora regarding the suitability of each commercial land parcel sold or sale-initiated since December 2023 for residential development, including	31-Jul	
36140 (2025)	McAnulty, Hon Kieran	Housing (Hon Bishop)	Did officials recommend that the Kainga Ora briefing titled RiverLink Development and IAF Agreement, as referenced in Kainga Ora's Weekly Report of 14 March 2025, be included in the Minister's official release of briefings received during that period, with the title redacted or otherwise, if not, why not?	31-Jul	
36138 (2025)	McAnulty, Hon Kieran	Housing (Hon Bishop)	Further to WPQ 33179 (2025), what was the zoning designation of each commercial land parcel sold or offered for sale by Kāinga Ora since December 2023 in the specified precincts, including any changes to zoning or development controls made prior to sale?	31-Jul	
36139 (2025)	McAnulty, Hon Kieran	Housing (Hon Bishop)	Further to WPQ 33179 (2025), what was the sale price or estimated market value of each commercial land parcel initiated or completed by Kāinga Ora since December 2023 in Hobsonville Point, Northcote, Roskill, Oranga, Māngere, Tāmaki, Lakeside, and Te Rā Nui, broken down by urban development large-scale project, parcel size, buyer type, and sale status?	31-Jul	
36137 (2025)	McAnulty, Hon Kieran	Housing (Hon Bishop)	Further to WPQ 33179 (2025), what was the status of infrastructure servicing for each commercial land parcel sold or offered for sale by Kāinga Ora since December 2023 in the specified precincts, and what infrastructure upgrades, if any, were required or funded before or after the sale?	31-Jul	
36141 (2025)	McAnulty, Hon Kieran	Housing (Hon Bishop)	Why was the Kainga Ora briefing titled RiverLink Development and IAF Agreement (ref. GSR-25-18517), as referenced in Kainga Ora's Weekly Report of 14 March 2025, not included in the Minister's official release of briefings received during that period, including responses to WPQs 03889, 05215, 06174, 09018, 10962, 11193, and 14846 (2025), even with its title redacted and reference number remaining, as per his standard practice?	31-Jul	
36142 (2025)	Woods, Hon Dr Megan	Housing (Hon Bishop)	What properties owned by Kāinga Ora – Homes and Communities in the Christchurch City Territorial Local Authority Area, listed by street and including homes that are not vacant, are planned to be sold in the next 12 months, if any?	31-Jul	

----- Original Message -----

From: s 9(2)(a) @kaingaora.govt.nz>;
Received: Fri Mar 28 2025 09:26:52 GMT+1300 (New Zealand Daylight Time)
To: s 9(2)(a) @kaingaora.govt.nz> s 9(2)(a)
s 9(2)(a) Government Services
<government.services@kaingaora.govt.nz>; s 9(2)(a) @parliament.govt.nz>;
s 9(2)(a) @kaingaora.govt.nz>; s 9(2)(a)
s 9(2)(a) @kaingaora.govt.nz>; Government Services
services@kaingaora.govt.nz>;
Subject: RE: Hutt City IAF variation request
Fantastic! Makes sense and is definitely the case.

s 9(2)(a)

Director

Infrastructure Acceleration Fund

s 9(2)(a)

From: s 9(2)(a) @parliament.govt.nz>;
Received: Fri Mar 28 2025 09:24:17 GMT+1300 (New Zealand Daylight Time)
To: s 9(2)(a) @kaingaora.govt.nz> s 9(2)(a)
s 9(2)(a) @kaingaora.govt.nz>; Government Services
<government.services@kaingaora.govt.nz> s 9(2)(a)
s 9(2)(a) @kaingaora.govt.nz>; s 9(2)(a) @kaingaora.govt.nz>;
Government Services <government.services@kaingaora.govt.nz>;
Subject: RE: Hutt City IAF variation request
Ah yes, that would be something along the lines of:

s 9(2)(g)(i)

Or something like that.

s 9(2)(g)(i)

Thank you, s 9(2)(a)

----- Original Message -----

From: s 9(2)(a) @kaingaora.govt.nz>;
Received: Fri Mar 28 2025 09:19:47 GMT+1300 (New Zealand Daylight Time)
To: s 9(2)(a) @kaingaora.govt.nz>; s 9(2)(a)
s 9(2)(a) @parliament.govt.nz>; Government Services
services@kaingaora.govt.nz>; s 9(2)(a) @parliament.govt.nz>;
s 9(2)(a) @kaingaora.govt.nz>; s 9(2)(a)
s 9(2)(a) @kaingaora.govt.nz>; Government Services

<government.services@kaingaora.govt.nz>;
Subject: RE: Hutt City IAF variation request

Excellent! Thanks so much, s 9(2)(a)

If anyone can decipher what the note says, please let me know 😊

s 9(2)(g)(i)

Nga mihi,

s 9(2)(a)

s 9(2)(a)

Director
Infrastructure Acceleration Fund
Mobile: s 9(2)(a)
Email: s 9(2)(a) @kaingaora.govt.nz

From: s 9(2)(a) @parliament.govt.nz>
Sent: F 9 AM
To: Government Services <Government.Services@kaingaora.govt.nz>; s 9(2)(a) @kaingaora.govt.nz>; s 9(2)(a) @kaingaora.govt.nz>; s 9(2)(a) @kaingaora.govt.nz>
Subject: Hutt City IAF variation request

Hi team, sharing with you the briefing signed by both Minister of Housing and Minister of Finance. They have both chosen option 2, to transfer the funding to the City Link Bridge.

Thank you, s 9(2)(a)

s 9(2)(a)

Private Secretary – Housing | Office of Hon Chris Bishop
Minister for Housing | Infrastructure | RMA Reform | Transport |
Associate Finance |
Associate Sports & Recreation | Leader of the House | MP for Hutt
South
M: s 9(2)(a)
Email: s 9(2)(a) @parliament.govt.nz Website: www.beehive.govt.nz
Private Bag 18041, Parliament Buildings, Wellington 6160, New Zealand

----- Original Message -----

s 9(2)(a) @parliament.govt.nz>;
Received: Wed Mar 12 2025 13:21:18 GMT+1300 (New Zealand Daylight Time)
To: Government Services <government.services@kaingaora.govt.nz>; Government Services <government.services@kaingaora.govt.nz>;
Subject: RE: Kainga Ora - IAF Funding Agreement with Hutt City Council - RiverLink Variation Request [GSR-25-18517] CRM:0273394

CAUTION: External email. Do not click or open attachments unless you recognise the sender and know the content is safe. If unsure use the Report Phishing button.

Thanks s 9(2)(a) I'm looking forward to settling in for a great read.

s 9(2)(a)

----- Original Message -----

From: Government Services <Government.Services@kaingaora.govt.nz>;
Received: Wed Mar 12 2025 12:44:18 GMT+1300 (New Zealand Daylight Time)
To: s 9(2)(a) @parliament.govt.nz>;
Cc: Gov Admin <GovAdmin@kaingaora.govt.nz>;
Subject: Kainga Ora - IAF Funding Agreement with Hutt City Council - RiverLink Variation Request [GSR-25-18517] CRM:0273394

Good afternoon s 9(2)(a)

As requested, the briefing discussing the RiverLink variation request for the IAF funding agreement with the Hutt City Council.

Copies are in the bag.

Kind regards

s 9(2)(a)



s 9(2)(a)

Senior Advisor
Government Services
Governance

Mobile: s 9(2)(a)

Email: s 9(2)(a)

Freephone: 0800 801 601 | Mainline: (04) 439 3000 | Kāinga Ora - Homes and Communities
PO BOX 2628 Wellington 6140 | New Zealand Government | www.kaingaora.govt.nz

----- Original Message -----

From: s 9(2)(a) @kaingaora.govt.nz>;
Received: Tue Mar 11 2025 14:12:11 GMT+1300 (New Zealand Daylight Time)
To: s 9(2)(a) @kaingaora.govt.nz>; s 9(2)(a) @parliament.govt.nz>; Government Services
nt.services@kaingaora.govt.nz>; s 9(2)(a) @parliament.govt.nz>;
s 9(2)(a) @kaingaora.govt.nz>; s 9(2)(a) @kaingaora.govt.nz>;
s 9(2)(a) @kaingaora.govt.nz>; s 9(2)(a) @kaingaora.govt.nz>; Government

Services <government.services@kaingaora.govt.nz>;

Subject: RE: IAF Hutt City variation request

Thanks s 9(2)(a) We're ready to roll at our end and will insert their comments as soon as received.

Mark has already signed this out two weeks ago so once I have updated the briefing with their inputs, I will provide through to Government Services to get across to you.

Nga mihi,

s 9(2)(a)

s 9(2)(a)

Director

Infrastructure Acceleration Fund

Mobile: s 9(2)(a)

Email: s 9(2)(a)

From: s 9(2)(a) @parliament.govt.nz>

Sent: Tuesday, 11 March 2025 2:07 PM

To: Government Services <Government.Services@kaingaora.govt.nz>; s 9(2)(a)

s 9(2)(a) @kaingaora.govt.nz>; s 9(2)(a) @kaingaora.govt.nz>; s 9(2)(a)

s 9(2)(a) @kaingaora.govt.nz>; s 9(2)(a)

s 9(2)(a) @kaingaora.govt.nz>

Subject: IAF Hutt City variation request

CAUTION: External email. Do not click or open attachments unless you recognise the sender and know the content is safe. If unsure use the Report Phishing button.

Hi team, the Minister has expressed great urgency in receiving this briefing. He wants it ASAP.

HUD have relayed this message back to their team and the instruction is to get their input to Kainga Ora today.

Once it's received can we please turn this around as a priority.

Please call me if there are any roadblocks, hold-ups, or excuses.

Thank you, s 9(2)(a)

s 9(2)(a)

Private Secretary – Housing | Office of Hon Chris Bishop

Minister for Housing | Infrastructure | RMA Reform | Transport |

Associate Finance |

Associate Sports & Recreation | Leader of the House | MP for Hutt South

M: s 9(2)(a)

Email: s 9(2)(a) @parliament.govt.nz Website: www.beehive.govt.nz

Private Bag 18041, Parliament Buildings, Wellington 6160, New Zealand

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From: s 9(2)(a) @kaingaora.govt.nz>
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Subject: RE: IAF Hutt City variation request
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s 9(2)(a)

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Director

Infrastructure Acceleration Fund

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s 9(2)(a)

Private Secretary – Housing | Office of Hon Chris Bishop

Minister for Housing | Infrastructure | RMA Reform | Transport | Associate
Finance |
Associate Sports & Recreation | Leader of the House | MP for Hutt South

s 9(2)(a)

Email: s 9(2)(a) @parliament.govt.nz Website: www.beehive.govt.nz
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