

14 February 2022

s9(2)(a)



Thank you for your email to Kāinga Ora – Homes and Communities on 15 November 2021 requesting the following information under the Official Information Act 1982 (the Act):

'What was the list of proposals Kāinga Ora received for the Infrastructure Acceleration Fund and in each case what was the evaluation that Kāinga Ora gave that proposal against each of the evaluation criteria set out for the fund - housing outcomes, impact of funding, cost and co-funding and capability and readiness.'

I have discussed your request with the relevant Kāinga Ora staff and following this discussion, we agreed to provide you with the attached list of unsuccessful proposals to the EOI stage of the Infrastructure Acceleration Fund and their submitters. Following additional consultation with some of the unsuccessful submitters, some proposal names and submitters have been withheld under the following sections of the Act:

- 9(2)(j) - *'to enable a Minister of the Crown or any department or organisation holding the information to carry on, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations)...*'
- 9(2)(b)(ii) – *to 'protect information where the making available of the information would be likely unreasonably to prejudice the commercial position of the person who supplied or who is the subject of the information...'*
- 9(2)(i) – *to 'enable a Minister of the Crown or any department or organisation holding the information to carry out, without prejudice or disadvantage, commercial activities...'*
- 9(2)(ba)(ii) - *to 'protect information which is subject to an obligation of confidence or which any person has been or could be compelled to provide under the authority of any enactment, where the making available of the information... would be likely otherwise to damage the public interest.'*

For part of your request asking for the evaluation given to each proposal against the evaluation criteria, this information was for internal purposes and has not been provided to the applicants, which Kāinga Ora would have to consult with first before considering its release. Furthermore, Kāinga Ora is aware that some of the applicants are considering seeking other sources of funding for their projects. I am therefore withholding this information under section 9(2)(b)(ii) of the Act.

However, I can advise you that all proposals submitted to the IAF in the EOI stage were assessed against the following criteria:

- 1) *Housing benefits of the Proposal (40%) How will the Proposal, if delivered, contribute to the housing outcomes that are the purpose of the Fund?*
- 2) *Impact of funding (20%) How critical is this funding to advancing the Eligible Infrastructure Project(s) and housing development?*
- 3) *Cost and co-funding (20%) How cost effective is the Proposal and is everyone paying their fair share?*
- 4) *Capability and readiness (20%) If funding is approved, how certain is it that the development will advance, and at what pace?*

Regarding the proposals that are in the RFP stage of the IAF, as these are part of an ongoing contestable commercial process involving negotiations, I am withholding information regarding these proposals under sections 9(2)(j) and 9(2)(b)(ii) of the Act.

For more information about the IAF, including the evaluation criteria, I recommend visiting the following links:

- [https:// kaingaora.govt.nz/working-with-us/housing-acceleration-fund/infrastructure-acceleration-fund/](https://kaingaora.govt.nz/working-with-us/housing-acceleration-fund/infrastructure-acceleration-fund/)
- <https://www.hud.govt.nz/urban-development/the-housing-acceleration-fund/infrastructure-acceleration-fund/>.

You have the right to seek an investigation and review by the Ombudsman of my decision to refuse parts of your request, in accordance with section 28(3) of the Act. The relevant details can be found on the Ombudsman's website at: www.ombudsman.parliament.nz or by calling 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://kaingaora.govt.nz/publications/official-information-requests/> with your personal information removed.

Yours sincerely

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

Rachel Kelly
Manager Government Relations

List of unsuccessful proposals* following the completion of the Expression of Interest stage of the Infrastructure Acceleration Fund administered by Kāinga Ora – Homes and Communities

Proposal Name	Applicant(s) Name
Golden Mile	Golden Mile Trading Limited
Swanson Brownfield Development	Gemscotts Vines Limited
Highgate Ridge Group	Highgate Ridge Group
Waimanawa	Stepping Towards Far Limited and EnDeans Farm Limited
Foy Road Pukekohe	Grand Bays Limited
The Neighbourhood at Warkworth	Aedile Advisors Limited
55-67 Red Hills Road	Red Hills Development Limited
Golding Meadows Development Limited	Golding Meadows Development Limited
Wellsford North Development	Wellsford Welding Club Limited
Drury East Developers	Kiwi Property Holdings No.2 Limited on behalf of Drury East Developers (Oyster Capital, Fulton Hogan Land Development Ltd and Kiwi Property No.2)
Kingseat Hospital	Pulin Investments Limited
9 McRobbie Road	Kingview Investments Limited
Riverhead - 80 ha of Future Urban Zoned Land	Fletcher Residentia Limited (FRL and trading as Fletcher Living), a business unit of Fletcher Building Limited
Hibiscus Green	Garry Trevor Robertson
Triangle Road Housing Development	Te Rūnanga o Ngāt Whātua
Beachlands South	Beachlands South Limited Partnership
Carterton Growth Area	Carterton District Council
The Pines Development (Dunstan Road)	Central Otago District
Rapunui (Corner North and Rapunui Rds) [2nd & 4th]	Ngāti Mutunga o Wharekauri Iwi Trust
Rapunui (Corner North and Rapunui Rds) [3rd]	Ngāti Mutunga o Wharekauri Iwi Trust
Rapunui (Corner North and Rapunui Rds) [1st]	Ngāti Mutunga o Wharekauri Iwi Trust
North West Belfast	Christchurch City Council
Central City sites	Christchurch City Council
Highfield Park South	Christchurch City Council
South East Belfast	Christchurch City Council
River Stone and Kennedys Green subdivisions	Christchurch City Council
Quarry Gardens	FBG Developments Ltd
Hokianga Harbour Drive	Far North District Council
Te Hiku o Te Hika Kaitaia	Far North District Council - Te Hiku o Te Hika Kaitaia

S(9)(2)b(ii), s(9)(2)(ba)(ii), s(9)(2)(i), s(9)(2)(j)

Proposal Name	Applicant(s) Name
Stage 3 Whare Ora	He Korowai Trust
City-Wide Water	Gisborne District Council
Manuao Tairāwhiti Oranga Kainga Project	Te Rūnanga o Tūranga Nui a Kiwa (TROTAK)
Ruakura (Greenfields) Fairfield-Enderley Urban Development (Brownfields)	Hamilton City Council
Rotokauri Stage 2	Hamilton City Council
Peacocke South	Hamilton City Council
Te Awa Lakes	HFL Investments Ltd and PPD TAL Ltd, Trading as Te Awa Lakes Unincorporated Joint Venture
Waingākau	Waingākau Housing Development Limited (WHDL)
Arakura Development Projects	FH Groups
Wainuiomata North	Hutt City Council
Mangawhai Central	Mangawhai Central Ltd
Dargaville Racecourse Redevelopment	Te Runanga o Ngati Whatua
Wharemauku Catchment + Coastlands Square	Wharemauku Urban Regeneration Project
Manu Park, Waikanae	W.North Ltd (5756287)
Kapiti Quarter	Templeton Group
Aged Care Mackenzie	Mackenzie District Council
s(9)(2)(b)(ii)	AD Clarke Construction Limited t/a Clarke and Haack Construction
Rose Street Infrastructure	Marlborough District Council
Kinsett property	Marlborough District Council
Summerset Villages(Blenheim) Limited	Marlborough District Council
Northwest Extension Zone	Marlborough District Council
Camerons Creek Stormwater Catchment	Marlborough District Council
Clifford / Marris property	Marlborough District Council
Casey Trunk Stormwater	Marlborough District Council
Panama Village	Masterton District Council
s(9)(2)(i)	
Bishopdale Development	Nelson City Council
Upper Carrington Growth Area	New Plymouth District Council
Smart Road Area	New Plymouth District Council
Napier Road	Palmerston North City Council
Ashhurst	Palmerston North City Council
Whakarongo Residential Growth Area	Palmerston North City Council
Schell Drive	Palmerston North City Council
Campbell Drive Subdivision	Rangitikei District Council
South Rolleston	Selwyn District Council
Helpet Park	Selwyn District Council
Parihaka Papakāinga Trust Stage 1, 2 and 3	Parihaka Papakāinga Trust (Trust)
Rehutai Rise	Rehutai Development Limited

Proposal Name	Applicant(s) Name
Tasman Bay Estates and Tāhimana Proposal 1	Tasman District Council
Berryfield Crossing	Tasman District Council
Richmond South – Quadrants 1,2,3,4	Tasman District Council
Snowdon's Bush Subdivision	Tasman District Council - Wakatu Incorporation as parent for Wahanga 2017 LP
Tasman Bay Estates and Tāhimana Proposal 2	Tasman District Council
Tara Road Development	Tauranga City Council - Nga Potiki a Tamapahore Trust
146 Maramarahi Rd, Thames	Duns Trust
Brough's Gully	Timaru District Council
Richardson Farm	Timaru District Council
Temuka NW Development Area	Timaru District Council
s(9)(2)(b)(ii)	
Brymer Farm Estate	Brymer Farms Limited
Hopuhopu Innovation Hub Development - Housing	Waikato District Council - Waikato-Tainui
West Rangiora Greenfield Development	Townsend Fields Limited
Ashley Village extension	A J Cameron
Whakamanahia a Te Wairoa	Wairoa District Council
Manaaki Place	Enabled
Whakamahia	3 Bears 2020 Limited
Redcastle Road	Waitaki District Council
Upper Stebbings	Wellington City Council
Lincolnshire Farm	Wellington City Council
Pine Tree Road Subdivision	Westland District Council
35 Pinetree Road	Alistair Cameron
Huna & Shaw Road Development	Whakatane District Council
Mosston Downs	Whanganui District Council
Longbeach	Whanganui District Council
s(9)(2)(b)(ii)	
98 Peter Snell Road Subdivision	Whangarei District Council

*A further 15 proposals were found to be ineligible for consideration during the assessment EOI stage of the IAF.