

24 August 2022

Stefan Brown
fyi-request-20046-5c52c95d@requests.fyi.org.nz

Dear Mr Brown

Thank you for your email of 28 July 2022 to Kāinga Ora – Homes and Communities via the FYI website requesting the following information under the Official Information Act 1982 (the Act):

I am seeking a copy of the email or letter sent to Upper Hutt City Council and or the proprietors of Silverstream Forest regarding the declining of their Request for proposal for Infrastructure Acceleration Fund finance.

In particular I am looking for the reasons and any documentation related to the reasons for the rejections and how this relates to the criteria that the application was assessed under.

I have consulted with the relevant staff regarding your request and following this discussion, we identified and have included with this response, two emails that were sent to the Upper Hutt City Council (UHCC) in May 2022. These emails advised the UHCC that their Silverstream Forest proposal was not among the 35 proposals announced as proceeding to the negotiation stage of the Infrastructure Acceleration Fund. Please note that for privacy, mobile phone numbers and emails of third parties have been withheld under section 9(2)(a) of the Act.

In addition to assessing all proposals against the four previously provided criteria (housing outcomes, impact of funding, cost and co-funding, capability and readiness), Kāinga Ora can further advise you that the Silverstream Forest proposal was not selected as:

- there was a large number of good quality proposals received
- regional spread had to be considered when recommending the 35 proposals that progressed to the negotiation stage
- there is a limited amount of funding available through the IAF.

Regarding your request for documentation related to the reasons for not selecting the Silverstream Forest proposal, this has not been made public as it is based on information provided to Kāinga Ora by the UHCC with an obligation of confidence. I am therefore withholding this information under section 9(2)(ba)(i) of the Act to, *'protect information which is subject to an obligation of confidence...'*

For more information about the IAF first tranche announcement and other links about the IAF, I encourage you to visit <https://kaingaora.govt.nz/news/over-8000-new-homes-possible-as-179m-of-infrastructure-fund-committed/>.

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 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-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 with a large initial 'R'.

Rachel Kelly
Manager Government Relations

From: IAF <IAF@kaingaora.govt.nz>

Sent: Monday, 2 May 2022 6:00 PM

s 9(2)(a)

Subject: IAF RFP Outcome Notification

Kia ora Geoff,

Infrastructure Acceleration Fund – RFP Outcome Notification

Kāinga Ora refers to the Request for Proposals (RFP) released on 15 October 2021 and would like to thank Upper Hutt City Council for the time and effort put into submitting the following Proposal:

1. Silverstream Forest
2. St Patricks Estate Ltd
3. Cannon Point Development

The evaluation of Proposals has now been completed in accordance with the eligibility and evaluation criteria set out in the RFP and recommendations have been made to Ministers as to which Proposals should progress to the Negotiation Stage.

Kāinga Ora regrets to advise that these Proposals have not been selected to progress to the Negotiation Stage. We acknowledge that a considerable amount of work has been put into preparing your RFP responses and appreciate this is not the outcome hoped for.

The IAF Project Team would be happy to provide a debrief if required. This can be requested by email to IAF@kaingaora.govt.nz.

Ngā mihi,

Andrew Brown ([pronouns he/him](#))

Project Director
Infrastructure Acceleration Fund



Email: IAF@kaingaora.govt.nz

From: IAF <IAF@kaingaora.govt.nz>

Sent: Tuesday, 3 May 2022 12:21 PM

s 9(2)(a)

Subject: RE: IAF RFP Outcome Notification

Kia ora,

As per my letter yesterday, I attach the high-level announcement from Kāinga Ora regarding the next stage of the IAF process. This has now been sent to interested media and is posted on the Kāinga Ora news page here: <https://kaingaora.govt.nz/news/thirty-five-housing-developments-in-last-stage-of-infrastructure-fund/>.

Please note that Kāinga Ora will not be providing comments to the media on individual applications, nor providing other information that may affect the Negotiation Stage.

If you have any further questions regarding external communications for the IAF, feel free to contact Rebecca Huang, Kāinga Ora Communication Manager – Urban Development & Construction, on rebecca.huang@kaingaora.govt.nz **s 9(2)(a)**

Ngā mihi,
Andrew

Andrew Brown ([pronouns he/him](#))

Project Director
Infrastructure Acceleration Fund



Email: IAF@kaingaora.govt.nz

Kāinga Ora - Homes and Communities
New Zealand Government | www.kaingaora.govt.nz

MEDIA RELEASE
03 MAY 2021

THIRTY-FIVE HOUSING DEVELOPMENTS IN FINAL STAGE FOR INFRASTRUCTURE FUNDING

A wide range of proposals for much-needed housing developments around the country are through to the final stage of the bid for funding from the Infrastructure Acceleration Fund (IAF).

The IAF, administered by Kāinga Ora – Homes and Communities, is a contestable fund designed to help councils fund infrastructure to enable housing development in areas of need. The fund of approximately \$1 billion was [launched in June 2021](#) and has received a great response from councils, iwi and developers across Aotearoa.

Following a robust process to evaluate both initial expressions of interest and full responses to request for proposals, 35 proposals have now been invited to enter the final stage of the IAF process. This stage will see further due diligence undertaken and both funding and housing outcome agreements negotiated before funding can be confirmed.

Kāinga Ora GM Commercial Group, Caroline McDowall says although final negotiations are to be completed, indications from the applications are that this funding could unlock crucial housing of anywhere from 25,000 to 35,000 dwellings.

“This next stage ensures all parties are paying their fair share, and agrees conditions and development milestones,” she says.

“The due diligence and negotiations involved in this part of the process are important for forming the IAF agreements, which in turn sets out how and when the developments will receive IAF funding.”

From the applications to be negotiated, there are 14 proposals for developments in New Zealand’s major urban cities (Tier 1*), with the remaining 21 in other areas throughout the country. Almost one third (11) of the applications going forward to the next stage are proposals that are co-led with Māori or have Māori as key partners.

“The strong interest we have seen in the IAF highlights how housing development can be stalled by a need to upgrade, replace or build key infrastructure,” says Caroline McDowall.

“The IAF is designed to help developments overcome this initial barrier by assisting councils with funding, and our team is confident the funding will help advance the delivery of a significant number of homes in areas with great housing need.

“We have already had one proposal fast-tracked through this process, resulting in funding that will enable an additional 400-odd homes at Kenepuru Landing in Porirua, including essential public and affordable housing.

“We look forward to announcing further successful agreements from July onwards,” she says. “Of course, the negotiated IAF agreements will just be the start of this journey for these developments, however this funding will help to bring tens of thousands more homes to New Zealanders.”

Read more about the Infrastructure Acceleration Fund: www.kaingaora.govt.nz/iaf

- ENDS -

Media contact: mediaenquiries@kaingaora.govt.nz

Editor's notes:

- The Infrastructure Acceleration Fund (IAF) is part of the Government's \$3.8 billion Housing Acceleration Fund announced in March 2021.
- The IAF was open to territorial authorities, developers and iwi to apply for councils to be funded for transport, three waters or flood-management projects needed to service the development of new or additional housing in the short to medium term.
- Over 200 initial expressions of interest were received in the initial stage of the IAF, with over \$5 billion requested from the approximately \$1 billion fund.
- Of the approximately 200 initial expressions of interest, applicants of 86 proposals were invited to submit a response to request for proposal in December 2021.
- All applications have been subject to robust evaluation, led by Kāinga Ora and involving input from other Government agencies, with final decisions made by the Ministers of Housing and Finance.
- Funding and housing outcome negotiations will ensure all parties are paying their fair share, with agreement on conditions and development milestones to secure funding.

* The Government's National Policy Statement on Urban Development refers to Tier 1, 2 and 3 urban environments, informed by population size and growth rates. These tiers are:

- Tier 1: Auckland, Hamilton, Tauranga, Wellington, and Christchurch
- Tier 2: Whangārei, Rotorua, New Plymouth, Napier Hastings, Palmerston North, Nelson Tasman, Queenstown and Dunedin
- Tier 3: All other urban environments that are not in tier 1 or 2

Please note: due to the ongoing contestable and commercially sensitive process of the IAF, Kāinga Ora is unable to share any information on individual proposals, or any information that may affect the negotiation process. Applicants may choose to comment on their individual proposals as they see fit.

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