

3 March 2022

Nicholas Boyack

s7(2)(a)

Tēnā koe Nicholas

**Request for Information – Local Government Official Information and Meetings Act (LGOIMA)1987**

We refer to your official information request dated 2 February 2022 for information about the Infrastructure Acceleration Fund application relating to Wainuiomata North. Specifically, you have requested the following information:

1. All 2021 and 2022 correspondence between the Hutt City Council and Kainga Ora re the Infrastructure Acceleration Fund and the Wainuiomata North Development proposal.
2. All correspondence (memos, emails, reports etc) between Kara Puketapu-Dentice and chief executive Jo Miller, over the last 18 months, re the Wainuiomata North Development proposal.
3. All correspondence (memos, emails, reports etc) between Kara Puketapu-Dentice and Mayor Campbell Barry over the last 18 months, re the Wainuiomata North Development proposal.
4. All correspondence (memos, emails, reports etc) between Kara Puketapu-Dentice and Urban Plus Limited, over the last 18 months, re the Wainuiomata North Development proposal.
5. All correspondence (memos, emails, reports etc) between Kara Puketapu-Dentice and Urban Plus Limited, over the last 18 months, re the Wainuiomata North Development proposal.
6. All Urban Plus Limited reports, memos plans etc, covering the last 18 months, re the Wainuiomata North Development proposal.

In responding to your request we advise that:

- with respect to point 3 above, on 21 June 2021, Mayor Campbell Barry delegated to Councillor Deborah Hislop ‘...*the leadership role and all the powers and responsibilities (if any) for matters relating to the development of Wainuiomata North...*’.
- your points 4 and 5 above are identical.

The documents you requested are attached. We advise that some information has been withheld from these documents under section 7(2)(a) of the LGOIMA, to protect the privacy of individuals.

Additional material relevant to your request is already publicly available on the Hutt City Council's website and accordingly has been refused under section 17(d) of the LGOIMA. I refer you to our response to Craig Innes's request in the 2022 file [here](#).

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 at [www.ombudsman.parliament.nz](http://www.ombudsman.parliament.nz) or freephone 0800 802 602.

Please note that this letter may be published on the Council's website.

Nāku noa, nā

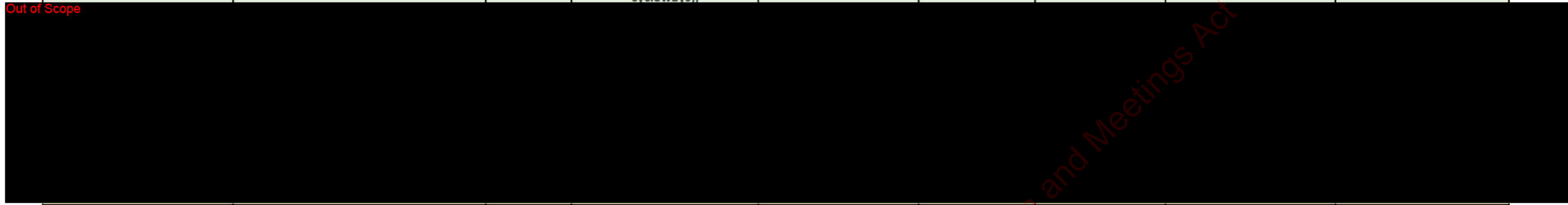


Susan Sales  
**Senior Advisor, Official Information and Privacy**

Encl

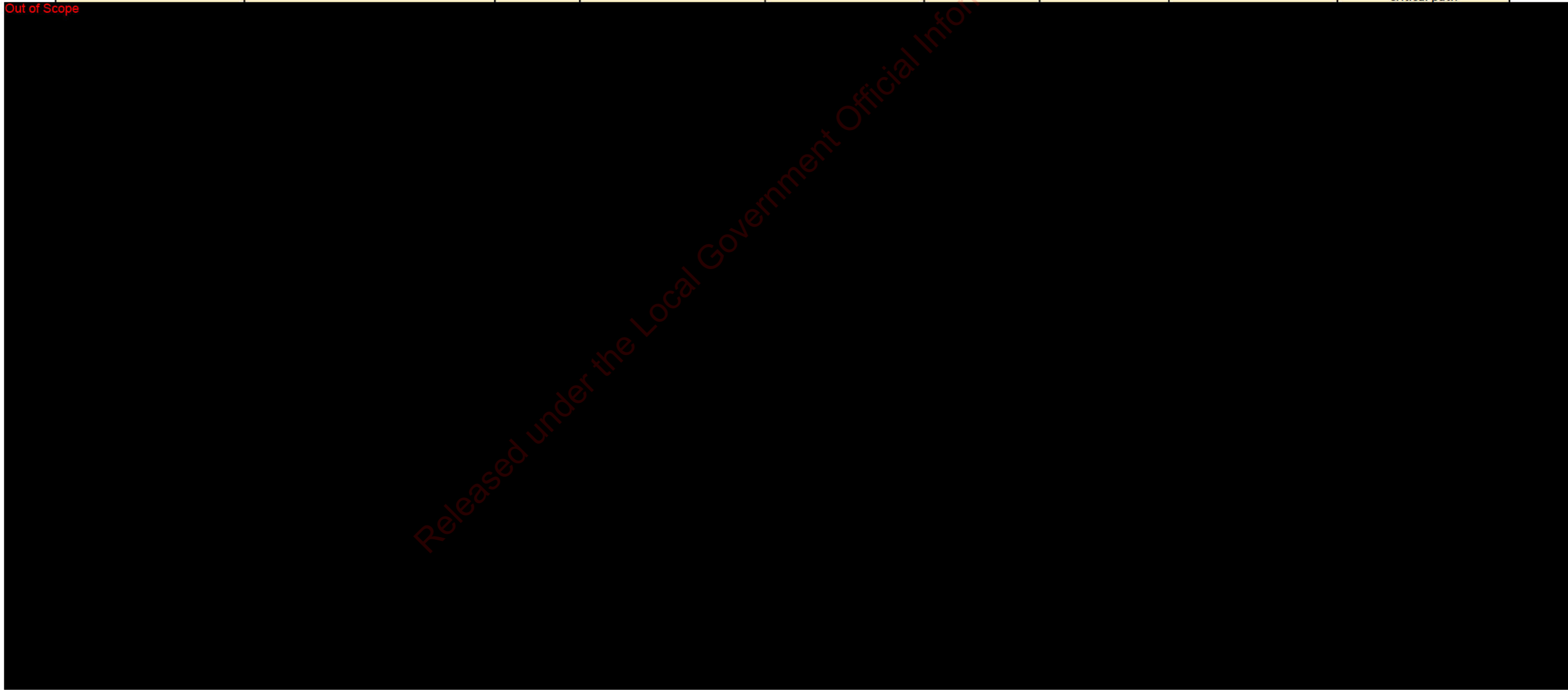
Council	Land location/site	No of new dwellings	What is the new or upgraded infrastructure for. Wholly or primarily			Timing - which years (if over multiple years put range)	Total Cost (\$M)	NOTES
			transport (including local roading, state highways, public transport infrastructure, footpaths, and cycleways),	three waters (water supply, wastewater, and stormwater)	flood-management infrastructure			

Out of Scope



HCC - possible	Wainuiomata North	1525	Yes	Yes	Yes	2024 onwards	20-340m	No = 1200-1850. Wont as for all of this, are still working with WLGW to understand critical path
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Out of Scope



Released under the Local Government Official Information and Meetings Act

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**From:** Section 7(2)(a) @kaingaora.govt.nz>  
**Sent:** Sunday, 29 August 2021 12:56 pm  
**To:** Kara Puketapu-Dentice  
**Subject:** [EXTERNAL] RE: Declaration

Kia ora Kara

Yes Tom provided a completed declaration and an additional letter of support.

We did received an EOI submission.

Kind regards

Section 7(2)(a)

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**From:** Kara Puketapu-Dentice <Kara.Puketapu-Dentice@huttcity.govt.nz>  
**Sent:** Friday, 27 August 2021 6:05 PM  
**To:** Section 7(2)(a) @kaingaora.govt.nz>  
**Cc:** Tom Biggin <Tom.Biggin@huttcity.govt.nz>  
**Subject:** Declaration

You don't often get email from [kara.puketapu-dentice@huttcity.govt.nz](mailto:kara.puketapu-dentice@huttcity.govt.nz). [Learn why this is important](#)

Kia ora Section 7(2)(a)

Apologies on not providing the declaration – I trust that Tom has provided that for you.

I am just checking that you received our EOI for Waitiuiomata North and declaration?

Kara

Sent from Mail<<https://go.microsoft.com/fwlink/?LinkId=550986>> for Windows 10

**Kara Puketapu-Dentice**

Director - Economy & Development

Hutt City Council, 30 Laings Road, 5040, Lower Hutt 5040, New Zealand

T 04 570 6666, M 027 271 0280, W [www.huttcity.govt.nz](http://www.huttcity.govt.nz)



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**From:** Section 7(2)(a) [REDACTED]@kaingaora.govt.nz>  
**Sent:** Thursday, 26 August 2021 2:04 pm  
**To:** IAF  
**Subject:** [EXTERNAL] Missing Applicant Declaration  
**Attachments:** Infrastructure Acceleration Fund - Applicant Declaration.pdf

Tēnā tātou,

Thank you for your submission to the Infrastructure Acceleration Fund EOI.

We confirm receipt of your EOI Response Form however, your completed Applicant Declaration was not attached.

In order to ensure your submission is compliant, please complete the attached and return to this address no later than 3:00pm Tuesday, 31 August 2021.

Ngā mihi,  
The IAF Team

[www.govt.nz](http://www.govt.nz) - your guide to finding and using New Zealand government services

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**From:** IAF <IAF@kaingaora.govt.nz>  
**Sent:** Friday, 3 September 2021 9:04 am  
**To:** Kara Puketapu-Dentice;IAF  
**Subject:** [EXTERNAL] RE: Wainuiomata North EOI

Kia ora

Apologies for the delay. As we are currently at evaluation stage it has taken a little longer to establish than anticipated.

I can confirm that your EOI submission was received.

Kind regards

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**From:** Kara Puketapu-Dentice <Kara.Puketapu-Dentice@huttcity.govt.nz>  
**Sent:** Friday, 27 August 2021 8:28 PM  
**To:** IAF <IAF@kaingaora.govt.nz>  
**Subject:** Wainuiomata North EOI

You don't often get email from [kara.puketapu-dentice@huttcity.govt.nz](mailto:kara.puketapu-dentice@huttcity.govt.nz). [Learn why this is important](#)

Kia ora,

It has come to our attention, after a review of our records that only one EOI to the IAF has been confirmed.

We are concerned that the Wainuiomata North Application was not received.

I have attached the application and the declaration to this email and the appendices have been provided via Adobe Cloud Link below.

You can view "4\_Wainuiomata North Development Framework.PDF" at:

<https://documentcloud.adobe.com/link/track?uri=urn:aaid:scds:US:81da9416-671d-46fd-a961-e10d24de4efb>

You can view "5\_Hutt City Capacity Assessment.pdf" at:

<https://documentcloud.adobe.com/link/track?uri=urn:aaid:scds:US:94855106-5387-4235-91cc-ee1752791b04>

You can view "6\_Spreadsheet\_Wainuiomata Cost Breakdown.pdf" at:

<https://documentcloud.adobe.com/link/track?uri=urn:aaid:scds:US:a2dfc5b0-93b9-4e29-84ec-120dd93ad5af>

You can view "1\_Wellington Water Growth Study.pdf" at:

<https://documentcloud.adobe.com/link/track?uri=urn:aaid:scds:US:c6586dff-0ac6-4e6a-8a48-ea508d5b2f58>

You can view "2\_Wellington Water Growth Study Memo.pdf" at:

<https://documentcloud.adobe.com/link/track?uri=urn:aaid:scds:US:fcf48b4e-da4c-4f7c-8b2b-9729057a65bd>

You can view "3\_Wainuiomata Development Plan.PDF" at:

<https://documentcloud.adobe.com/link/track?uri=urn:aaid:scds:US:323d28c6-86ac-4193-99b2-a9bf811d8f5d>

If you have any further queries please do not hesitate to contact me.

Ngā mihi,

Kara.

**Kara Puketapu-Dentice**

Director, Economy & Development

Hutt City Council, 30 Laings Road, 5040, Lower Hutt 5040, New Zealand

T 04 570 6666, M 027 271 0280, W [www.huttcity.govt.nz](http://www.huttcity.govt.nz)

I'm using Adobe Acrobat.

## Kara Puketapu-Dentice

Director - Economy & Development

Hutt City Council, 30 Laings Road, 5040, Lower Hutt 5040, New Zealand

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**From:** Kara Puketapu-Dentice  
**Sent:** Wednesday, 18 August 2021 4:31 pm  
**To:** Jo Miller  
**Cc:** Caryn Ellis  
**Subject:** FW: [EXTERNAL] IAF update from KO and request for your final EOI developments  
**Attachments:** IAF spreadsheet v3.xlsx

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

FYI – we will be putting the application through tomorrow.

Kara

Out of Scope



Released under the Local Government Official Information and Meetings Act



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**Subject:** 10.30-11.30am: go through our Infrastructure Acceleration Fund Application  
[Jo/Kara]  
**Location:** Jo's office  
**Start:** Tue 17/08/2021 10:30 am  
**End:** Tue 17/08/2021 11:30 am  
**Show Time As:** Tentative  
**Recurrence:** (none)  
**Meeting Status:** Not yet responded  
**Organizer:** Jo Miller  
**Required Attendees:** Kara Puketapu-Dentice; Section 7(2)(a)

Kia ora – Locked in. Thanks, Roshni

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Out of Scope



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**Subject:** HOLD 10.00-11.00am: go through our Infrastructure Acceleration Fund Application  
[Jo/Kara]  
**Location:** Jo's office  
**Start:** Mon 16/08/2021 10:00 am  
**End:** Mon 16/08/2021 11:00 am  
**Show Time As:** Tentative  
**Recurrence:** (none)  
**Meeting Status:** Not yet responded  
**Organizer:** Jo Miller  
**Required Attendees:** Kara Puketapu-Dentice

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**From:** Kara Puketapu-Dentice  
**Sent:** Tuesday, 10 August 2021 4:08 PM  
**To:** Roshni Vallabh  
**Subject:** Infrastructure Acceleration Fund Application

Hi Roshni

I also need an hour to go through our Infrastructure Acceleration Fund Application with Jo – this will be attended by an external.

Is there any space in Jo's calendar for Monday?

Kara

**Kara Puketapu-Dentice**

Director, Economy & Development

Hutt City Council, 30 Laings Road, 5040, Lower Hutt 5040, New Zealand

T 04 570 6666, M 027 271 0280, W [www.huttcity.govt.nz](http://www.huttcity.govt.nz)

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**Subject:** 12.00pm: Infrastructure acceleration fund briefing  
**Location:** 2.1 - Pukeatua (12 Seats +PC)

**Start:** Mon 1/11/2021 12:00 pm  
**End:** Mon 1/11/2021 1:00 pm  
**Show Time As:** Tentative

**Recurrence:** (none)

**Meeting Status:** Not yet responded

**Organizer:** Jo Miller

**Required Attendees** Tom Biggin; Daniel Koenders; Bruce Hodgins; Ben Preston; Kara Puketapu-Dentice; Jenny Livschitz; Caryn Ellis

**Resources:** 2.1 - Pukeatua (12 Seats +PC)

Hi team – as requested by Kara. Thanks, Roshni

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**From:** Kara Puketapu-Dentice  
**Sent:** Wednesday, 18 August 2021 4:31 pm  
**To:** Jo Miller  
**Cc:** Caryn Ellis  
**Subject:** FW: [EXTERNAL] IAF update from KO and request for your final EOI developments  
**Attachments:** IAF spreadsheet v3.xlsx

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

FYI – we will be putting the application through tomorrow.

Kara

Out of Scope



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**From:** Kara Puketapu-Dentice  
**Sent:** Tuesday, 24 August 2021 11:02 am  
**To:** Jo Miller  
**Cc:** Caryn Ellis  
**Subject:** EOI for IAF  
**Attachments:** HCC IAF EOI Memo 1.2.docx

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

Hi Jo,

Please see attached the Memo I provided for you – this may be helpful or not.

I have provided a breakdown of the applications below.

The HCC team developed two Expressions of Interest (EOI) to the Infrastructure Acceleration Fund (IAF) – [REDACTED] and Wainuiomata North.

Out of Scope

Out of Scope

The second EOI is for a Structure Plan, Detailed Design work and a plan change (if required) to inform infrastructure investment in Wainuiomata North – leading to future housing developments. The ask for Wainuiomata North is \$6.5M.

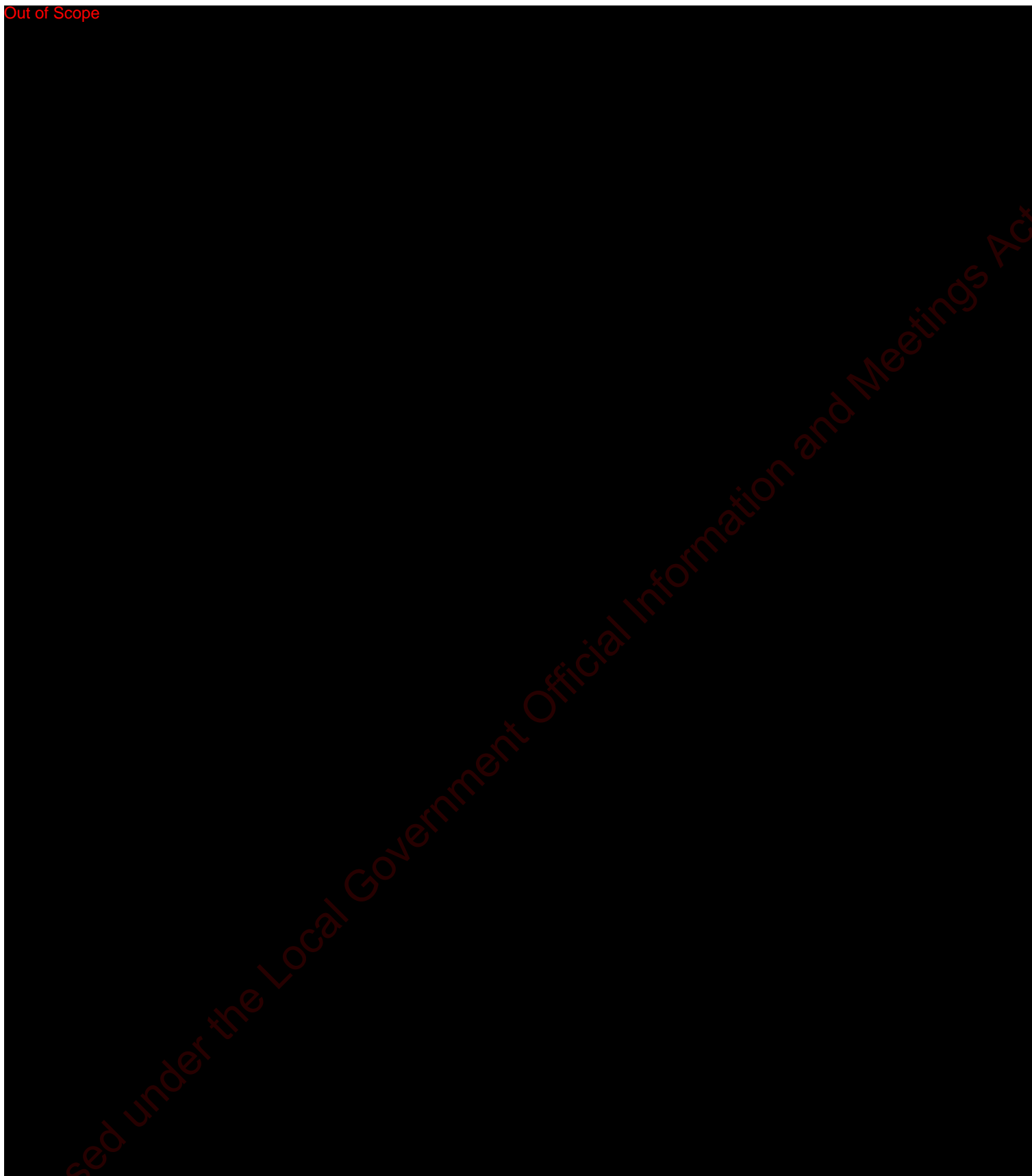
The EOIs are completely aligned with the outcomes being sought as a part of the Wellington Regional Growth Framework which has identified the opportunity to increasing housing outcomes within Hutt City.

The specific opportunities relate to the intensification of housing within what the areas which is termed as the [REDACTED] as well as greenfield developments which were specifically identified in Wainuiomata.

In alignment with these opportunities and the Wellington Regional Growth Framework, HCC focused its attention on developing an EOI for infrastructure which would enable housing outcomes within these areas.

Details on the EOIs are provided below.

Out of Scope



### Wainuiomata North

To enable development in Wainuiomata North HCC sought from the IAF \$6.5m to support the development of relevant structure plans and other necessary design works for future Wainuiomata North developments.

The total estimated dollar value to enable development in Wainuiomata North is \$340m. As a part of the EOI process we sought funding of \$6.5m to support the development of a structure plan to guide Council's decisions, complete a plan change and obtain the required infrastructure investment.

Enabling urban growth in Wainuiomata North requires new infrastructure and increased capacity in existing infrastructure. Some of this infrastructure is already funded through the Long-Term Plan (LTP) for the next 10 years through development contributions and financial contributions. However, significant three waters and transport infrastructure work which is not yet funded and planned for Y11-30 could be brought forward with central government funding to accelerate growth. Wellington Water has provided strong guidance that the undeveloped areas of Wainuiomata will require both network upgrades and new infrastructure.

Nga mihi

Kara

### **Kara Puketapu-Dentice**

Director, Economy & Development

Hutt City Council, 30 Laings Road, 5040, Lower Hutt 5040, New Zealand

T 04 570 6666, M 027 271 0280, W [www.huttcity.govt.nz](http://www.huttcity.govt.nz)

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**From:** Jo Miller  
**Sent:** Wednesday, 18 August 2021 4:50 pm  
**To:** Campbell Barry; Deborah Hislop; Tui Lewis; Simon Edwards; Josh Briggs  
**Cc:** Kara Puketapu-Dentice  
**Subject:** Fwd: HCC IAF EOI Memo 1.1  
**Attachments:** HCC IAF EOI Memo 1.1.docx

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

Kia Ora Mayor and Chairs

Please see below . I have authorised submission of two expressions of interest to Kainga Ora for the Infrastructure Acceleration Fund to deliver additional housing in the city . **Out of Scope**

**Out of Scope** The second application relates to preparatory work to understand what's needed for major expansion in Wainuiomata . These EOIs were due originally due in today, but with COVID , time is extended until Friday . We will submit by Friday am. Comms will follow after that to governance and we will report into cttee in due course . Priorities reflect the growth areas approved by councils in the Wellington Regional Growth Framework , hence our submissions .

Happy to discuss, thanks JO

Sent from my iPad

Begin forwarded message:

**From:** Kara Puketapu-Dentice <Kara.Puketapu-Dentice@huttcity.govt.nz>  
**Date:** 18 August 2021 at 1:50:38 PM NZST  
**To:** Jo Miller <Jo.Miller@huttcity.govt.nz>  
**Cc:** Tom Biggin <Tom.Biggin@huttcity.govt.nz>, Isaac Velasco <Isaac.Velasco@huttcity.govt.nz>, Caryn Ellis <Caryn.Ellis@huttcity.govt.nz>  
**Subject:** HCC IAF EOI Memo 1.1

Kia ora Jo

Seeking your approval to put in our EOI for the IAF.

Please note that the deadline has been extended to Friday.

We will be putting in **Out of Scope** application today and the Wainuiomata one on Friday as we need to get a bit more information.

This paper is seeking your approval to send in our EOI.

Kara



# MEMORANDUM

<b>Date:</b>	18 August 2021
<b>To:</b>	Jo Miller, Chief Executive
<b>Copy:</b>	Tom Biggins and Isaac Velasco
<b>From:</b>	Kara Puketapu-Dentice, Director Economy and Development
<b>Paper author:</b>	Kara Puketapu-Dentice, Director Economy and Development
<b>Subject:</b>	<b>HUTT CITY COUNCIL INFRASTRUCTURE ACCELERATION FUND EXPRESSION OF INTEREST</b>

## 1. Purpose (Executive Summary)

- 1.1. The purpose of this report is for the Hutt City Council Chief Executive to review and approve potential projects to form Expressions of Interest for submitting to Kāinga Ora, for the Infrastructure Acceleration Fund which is part of the Housing Acceleration Fund. This report is staff generated, in response to the government's invitation for Expressions of Interest.
- 1.2. The decision in this report is of low significance in relation to the Hutt City Council's Significance and Engagement Policy. The level of significance was determined by the fact that the decision, at this stage, is to submit Expressions of Interest. The decisions regarding funding of strategic infrastructure assets are likely to generate environmental, social and cultural impacts in the specific development areas and in surrounding areas. However, these will not be made for quite some time, and the decision at hand does not have any such direct impacts.
- 1.3. Expressions of Interest are due with Kāinga Ora on 18 August 2021 at 5:00PM.

## 2. Recommendation

That the Chief Executive:

- 2.1. Approves the proposed projects to be submitted as expressions of interest for the Infrastructure Acceleration Fund to Kāinga Ora, on or before 18 August 2021.

## 3. Reasons for Report Recommendation

- 3.1. The Council has an opportunity to accelerate several housing developments under the Infrastructure Acceleration Fund, by gaining critical funding for enabling infrastructure. These Expressions of Interest (EOIs) must be submitted in order to progress to the next stage of the funding application (the Request for Proposals stage).

## 4. Alternative Options Considered

- 4.1. The alternative option would be to not submit EOIs to Kāinga Ora. This is not the preferred option as it would mean that the Council would not be eligible to be considered as a recipient of the funding.

## 5. Detail

- 5.1. The Government announced in June 2021 that at least \$1 billion of grant funding would be available under the Infrastructure Acceleration Fund (IAF). The IAF is designed to allocate funding to Eligible Infrastructure Projects. These are projects that are building new infrastructure, or upgrading infrastructure (transport, three waters and flood management infrastructure) that unlocks housing development in the short to medium-term and enables a meaningful contribution to housing outcomes in areas of need. The fund is for developments where a material number of the projected dwellings will be built to completion by December 2029. These developments are expected to enable at least:
  - 5.1.1. 200 additional dwellings in Tier One urban environments
  - 5.1.2. 100 additional dwellings in Tier Two urban environments
  - 5.1.3. 30 additional dwellings elsewhere.
- 5.2. Kāinga Ora is administering the IAF and is conducting a process designed to allocate funding to suitable Eligible Infrastructure Projects. Typically, the funding grant will go to the organisation that will own and operate the infrastructure (usually the territorial authority but developers and Māori are also eligible to submit EOIs). As per usual, developers and landowners are expected to contribute their costs of the Eligible Infrastructure Projects, and Territorial Authority contributions are not to be displaced.
- 5.3. IAF funding is not for funding infrastructure within the boundaries of any subdivision (e.g., local roads and local water connections), which is infrastructure typically funded by developers. Eligible bids are for funding one-off costs necessary to enable or deliver the necessary infrastructure (for example, feasibility studies, business cases, designing, consenting, and construction), rather than ongoing, business-as-usual activities.
- 5.4. The first stage of the process (the EOI stage) has been initiated. Successful applicants will receive a Request for Proposals (RFP), seeking more detailed information on their Proposals. Applicants with successful Proposals at the RFP Stage will then be progressed to Negotiation prior to Ministers' final funding decisions. The RFP stage is scheduled to take place in October to December 2021, and the Negotiation stage in March to October 2022.
- 5.5. Proposals under the EOI stage must fulfil the Evaluation Criteria. They must:
  - 5.5.1. Contribute to the housing outcomes that are the purpose of the fund. Consideration will be given to:
    - the number of additional dwellings that the funding will enable relative to demand in the area
    - the proportion of lower-cost houses expected to be enabled (informed by expected typology)
    - the extent to which the location has unmet demand and provides access to amenity and opportunity
    - the extent to which the project supports intensification (particularly as required by the National Policy Statement on Urban Development)
    - the extent to which the Proposal supports housing development on land owned by Māori and to which mana whenua have been involved in developing the proposed solution
    - the extent to which the Proposal supports housing development that is environmentally sustainable

- 5.5.2. Be highly be highly likely to advance at pace, which involves considering developer commitment and capability, what barriers would be removed through the infrastructure funding being approved, and demonstrated alignment between parties including Territorial Authorities, Regional Councils, mana whenua and developers;
- 5.5.3. Require IAF funding as a matter of criticality, in order to advance at all, or to advance at pace; and
- 5.5.4. Be cost effective with all relevant parties prepared to contribute their share:
- Developers and landowners should be paying a similar share of the costs of the Eligible Infrastructure Project(s) as would be the case if the infrastructure was funded by traditional means through the local authority
  - Territorial Authorities should be co-investing to the maximum extent possible.
- 5.6. Territorial Authorities are encouraged to work collaboratively with others in their region on the EOIs, and there will be a more formal collective approach required at the RFP stage. The Council is working with the Wellington Regional Leadership Committee.

#### Expression of Interest requirements and particulars

- 5.7. Expressions of Interest need to contain information about the housing development and associated infrastructure requirements, and information to enable the Proposal to be reviewed and evaluated against the various criteria.
- 5.8. The Council is preparing two EOIs. Each eligible infrastructure project is to be submitted on a separate form. The projects are briefly outlined below:

Out of Scope

5.8.2. Wainuiomata North enabling 1800 units

- 5.9. The above projects were chosen from a long list of potential sites – they are the projects that best meet the Eligibility and Evaluation Criteria, where infrastructure provision is a barrier to developments advancing. For each site, staff have analysed the quantum of housing that can be delivered; the Council's ability to move at speed; whether affordable housing can be achieved; and bulk infrastructure costs and the resultant infrastructure funding gap.

Out of Scope

- 5.11. Wainuiomata North is a greenfield site which is currently zoned rural. There is an opportunity to re-zone this area as a part of the District Plan review to residential. In order to meet projected housing demand over the next 30 years, a focus on both types of development is necessary. Government's decisions on the EOIs will also consider how the IAF funding package enables a balance of brownfields intensification and greenfield expansion.

### Infrastructure requirements

5.12. The Expressions of Interests to be submitted contain information about the infrastructure requirements for the respective housing developments: These are briefly summarised below:

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### **Wainuiomata North**

- 5.15. To enable development in Wainuiomata North there we are asking for \$6.5m to support the development of relevant structure plans and other necessary design works for future Wainuiomata North developments.
- 5.16. The total estimated dollar value to enable development in Wainuiomata North is \$340m. As a part of the EOI process we will be seeking funding of \$6.5m to support the development of a structure plan to guide Council's decisions, complete a plan change and obtain the required infrastructure investment.
- 5.17. Enabling urban growth in Wainuiomata North requires new infrastructure and increased capacity in existing infrastructure. Some of this infrastructure is already funded through the Long-Term Plan (LTP) for the next 10 years through development contributions and financial contributions. However, significant three waters and transport infrastructure work which is not yet funded and planned for Y11-30 could be brought forward with central government funding to accelerate growth. Wellington Water has provided strong guidance that the undeveloped areas of Wainuiomata will require both network upgrades and new infrastructure.

### **Next Steps**

- 5.18. Next steps for progressing development in Wainuiomata North are to develop a Structure Plan to guide Council decisions, complete a plan change and obtain the required infrastructure investment detailed below.
- 5.19. If Council were invited by Kāinga Ora to proceed to RFP stage for the both or either of the projects, a report would be required to be developed and presented to Council in tandem with the RFP information, outlining the different options available.

## **6. Policy Framework Implications**

### **Strategic Alignment**

- 6.1. The decision closely aligns with Councils Strategic Priorities and community Outcomes. Investing in high quality infrastructure that will support the increase of housing supply and an access to a range of housing. It will also encourage more active and connected communities, contribute to our climate change objectives and support an innovative, agile economy and attractive city.

### **Impact on Mana Whenua**

- 6.2. The decision does not involve a significant decision in relation to ancestral land or a body of water other elements of intrinsic value to Mana Whenua. Therefore, this decision does not specifically impact Mana Whenua, their culture and traditions.

- 6.3. The EOI does include letters of support from developers who clearly state their desire to work in partnership with Mana Whenua as well as our partnership agreement – Takai Here Tangata.

Out of Scope



## 7. Financial implications

- 7.1. Cost to implement – at the EOI stage there are no direct costs to implement the decision
- 7.2. Maintenance / ongoing costs – none at this stage
- 7.3. Funding Source – at the EOI stage there are no direct costs to implement the decision

## 8. Legal implications

- 8.1. The EOI stage is a non-binding step and therefore the Council is not entering into any legally binding commitment by submitting these Proposals.
- 8.2. There is no legal context, issue or implication relevant to this decision.
- 8.3. This report has not been reviewed and approved by the Chief Legal Officer

## 9. Risk Implications

- 9.1. There are no significant risks associated with this decision. However, the agreement terms for IAF are likely to require the Council to take on the risk of cost escalation or failure of other parties to provide co-funding. If there are shortfalls in funding, there may be a need to reallocate approved funding in the Long-Term Plan 2021-2031.
- 9.2. This risk does not need to be considered now but may be necessary to factor into any future decisions on Proposals, if any of the Council's proposals proceed to the RFP stage.

## Attachments

1. There are attachments to this paper:

**There are no attachments**

Signed:

Jo Miller

**Chief Executive**

Hutt City Council

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**From:** Jo Miller  
**Sent:** Friday, 30 July 2021 4:46 pm  
**To:** Tom Biggin  
**Cc:** Kara Puketapu-Dentice; Isaac Velasco  
**Subject:** RE: Housing IAF notes

Thanks Tom,

Best,  
Roshni

Out of Scope



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**From:** Kara Puketapu-Dentice  
**Sent:** Tuesday, 13 July 2021 9:04 am  
**To:** Campbell Barry  
**Cc:** Krisna Crowley Nepia  
**Subject:** Property Council Meeting

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

Kia ora Campbell

Just a few notes for our meeting with the Property Council this morning – apologies for lateness (I can talk through most of this).

#### Growth Framework

Out of Scope

- Infrastructure Acceleration Fund – the regional forum are collaborating on the identification of sites within the region to put in as a part of the bid for the fund (we are currently looking at possibilities around **Out of Scope** and Wainuiomata).

Out of Scope

**Kara Puketapu-Dentice**

Director, Economy & Development

Hutt City Council, 30 Laings Road, 5040, Lower Hutt 5040, New Zealand

T 04 570 6666, M 027 271 0280, W [www.huttcity.govt.nz](http://www.huttcity.govt.nz)



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**From:** Jo Miller  
**Sent:** Wednesday, 18 August 2021 4:26 pm  
**To:** Kara Puketapu-Dentice  
**Cc:** Tom Biggin; Isaac Velasco; Caryn Ellis  
**Subject:** Re: HCC IAF EOI Memo 1.1

Happy to agree to do this and look forward to seeing the EOIs . Thanks for your work on this team . Jo

On 18/08/2021, at 1:50 PM, Kara Puketapu-Dentice <Kara.Puketapu-Dentice@huttcity.govt.nz> wrote:

Kia ora Jo

Seeking your approval to put in our EOI for the IAF.

Please note that the deadline has been extended to Friday.

We will be putting in **Out of Scope** application today and the Wainuiomata one on Friday as we need to get a bit more information.

This paper is seeking your approval to send in our EOI.

Kara  
<HCC IAF EOI Memo 1.1.docx>

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**From:** Kara Puketapu-Dentice  
**Sent:** Friday, 9 July 2021 3:01 pm  
**To:** Section 7(2)(a) of LGOIMA Tom Biggin  
**Subject:** Infrastructure Acceleration Fund

Kia ora Team,

Great to catch up on the phone today and look forward to a meeting next week.

Karen if you could please help co-ordinate calendars that would be great. Section 7(2)(a) of LGOIMA if you could loop in anyone else from your side into the meeting please loop them into the email with that would be great.

Cheers and have a great weekend.

Kara

**Kara Puketapu-Dentice**

Director, Economy & Development

Hutt City Council, 30 Laings Road, 5040, Lower Hutt 5040, New Zealand

T 04 570 6666, M 027 271 0280, W [www.huttcity.govt.nz](http://www.huttcity.govt.nz)

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**Subject:** IAF Update  
**Location:** MS Teams

**Start:** Fri 23/07/2021 1:00 pm  
**End:** Fri 23/07/2021 2:00 pm

**Recurrence:** (none)

**Meeting Status:** Accepted

**Organizer:** Kara Puketapu-Dentice

**Required Attendees:** Tom Biggin; Section 7(2)(a) of LGOIMA Isaac Velasco;  
Section 7(2)(a) of LGOIMA

Purpose: to report back on where we have got to and clarify additional information requests.

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## Microsoft Teams meeting

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**Subject:** Canceled: IAF: EOI response for Wainuiomata  
**Location:** MS Teams

**Start:** Tue 27/07/2021 9:15 am  
**End:** Tue 27/07/2021 10:15 am  
**Show Time As:** Free

**Recurrence:** (none)

**Meeting Status:** Tentatively accepted

**Organizer:** Kara Puketapu-Dentice

**Required Attendees:** Tom Biggin; Section 7(2)(a) of LGOIMA; Isaac Velasco;  
Section 7(2)(a) of LGOIMA

**Optional Attendees:** Section 7(2)(a) of LGOIMA; Bruce Hodgins

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## Microsoft Teams meeting

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**Subject:** infrastructure Acceleration Fund  
**Location:** MS Teams

**Start:** Wed 14/07/2021 8:00 am  
**End:** Wed 14/07/2021 9:00 am

**Recurrence:** (none)

**Meeting Status:** Accepted

**Organizer:** Kara Puketapu-Dentice  
**Required Attendees:** Section 7(2)(a) of LGOIMA Tom Biggin;  
Section 7(2)(a) of LGOIMA

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## Microsoft Teams meeting

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**Subject:** Follow up: infrastructure Acceleration Fund  
**Location:** MS Teams / Pukeatua

**Start:** Mon 19/07/2021 8:00 am  
**End:** Mon 19/07/2021 9:00 am

**Recurrence:** (none)

**Meeting Status:** Accepted

**Organizer:** Kara Puketapu-Dentice  
**Required Attendees:** Tom Biggin: Section 7(2)(a) of LGOIMA  
Section 7(2)(a) of LGOIMA saac Velasco

**Resources:** 2.1 - Pukeatua (12 Seats +PC)

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## Microsoft Teams meeting

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**From:** Kara Puketapu-Dentice  
**Sent:** Monday, 30 August 2021 5:50 pm  
**To:** Section 7(2)(a) of LGOIMA  
**Subject:** RE: HCC's IAF application / submission  
**Attachments:** Out of Scope [redacted] Wainuiomata North\_IAF - EOI  
Response Form - FINAL.docx

Kia ora Section 7(2)(a) of LGOIMA

Hey thanks for the email and also a big thanks to you and the team for pulling together the pieces for the EOI – also hope your lock down isn't treating you too badly.

Out of Scope [redacted]

We also did an EOI for Wainuiomata North - \$6.5M for a structure plan and possible plan change and then will look to seek further funding from government etc construct the necessary infrastructure.

All of these EOI, if successful will support us and the city in increasing our housing supply.

Any questions just flick me a buzz.

If you could also treat these documents as private and confidential until we get further information on where get to with them – that would be greatly appreciated.

Cheers

Kara

**From:** Section 7(2)(a) of LGOIMA [redacted]@urbanplus.co.nz  
**Sent:** Friday, 27 August 2021 1:44 PM  
**To:** Kara Puketapu-Dentice <Kara.Puketapu-Dentice@huttcity.govt.nz>  
**Subject:** HCC's IAF application / submission

Hi Kara – hope all is well with you and your family during lockdown. Hoping the levels reduce shortly.

I was wondering how HCC got on with the IAF application / submission? – could you provide feedback, and I'd be keen to view the application too to see where the potential developments ended up in the grand scheme of things, please. Look forward to your reply / receipt.

Regards

Section 7(2)(a) of LGOIMA [redacted]

Urban Plus Limited

Section 7(2)(a) of LGOIMA [redacted]

CHIEF EXECUTIVE

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