



s 9(2)(a)

Tēnā koe s 9(2)(a)

Thank you for your email of 2 July 2023 requesting the following information under the Official Information Act 1982 (the Act):

I would like to ask for any HUD correspondence with Kainga Ora regarding

- *the development of 885 Colombo Street;*
- *the Christchurch City Council's failed IAF application*
- *Ngai Tahu bid to develop the former Chch Women's Hospital site.*

Five emails have been found to be within scope of your request and are released to you. Some information has been withheld under the following sections of the Act:

Section of Act	Reason to withhold
9(2)(a)	To protect the privacy of natural persons.

The documents are detailed in the attached document schedule.

In terms of section 9(1) of the Act, I am satisfied that, in the circumstances, the decision to withhold information under section 9 of the Act is not outweighed by other considerations that render it desirable to make the information available in the public interest.

You have the right to seek an investigation and review of my response by the Ombudsman, 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.

As part of our ongoing commitment to openness and transparency, the Ministry proactively releases information and documents that may be of interest to the public. As such, this response, with your personal details removed, may be published on our website.

Yours sincerely

Matt Fraser
Head of Land Acquisition and Development

Annex 1: Document schedule

Documents released – HUD2023-002659			
	Date	Document	Section of the Act applied
1.	27 January 2021 4:25 PM	RE: Christchurch site	9(2)(a)
2.	5 February 2021 11:16 AM	RE: CONFIDENTIAL - the former Christchurch Women"s Hospital Site	9(2)(a)
3.	13 April 2021 8:36 AM	RE: Christchurch Women hospital site	9(2)(a)
4.	15 April 2021 10:06 AM	RE: Land for Sale - DHB and ex school	9(2)(a)
5.	16 April 2021 9:13 AM	RE: CONFIDENTIAL - former Christchurch Women"s Hospital site	9(2)(a)

From: [Benjamin Speedy](#)
To: ["Rob Hall"](#)
Subject: RE: Christchurch site
Date: Wednesday, 27 January 2021 4:25:04 pm
Attachments: [image002.png](#)

Yes- that works for me.

Ben

From: Rob Hall <Rob.Hall@kaingaora.govt.nz>
Sent: Wednesday, 27 January 2021 12:52 PM
To: Benjamin Speedy <Benjamin.Speedy@hud.govt.nz>
Subject: RE: Christchurch site

Does Friday, 5th Feb AM work for a zoom call?

From: Benjamin Speedy <Benjamin.Speedy@hud.govt.nz>
Sent: Wednesday, 27 January 2021 9:20 AM
To: Rob Hall <Rob.Hall@kaingaora.govt.nz>
Subject: RE: Christchurch site

Yes, sounds good Rob.

From: Rob Hall <Rob.Hall@kaingaora.govt.nz>
Sent: Tuesday, 26 January 2021 4:30 PM
To: Benjamin Speedy <Benjamin.Speedy@hud.govt.nz>
Subject: RE: Christchurch site

Thanks Ben. I would be keen to chat about how you see the process working especially around managing the development agreement and how MHUD as land owner, will manage the developer to achieve outcomes that they may not want.

Perhaps a zoom call sometime soon?

Regards,

Rob

From: Benjamin Speedy <Benjamin.Speedy@hud.govt.nz>
Sent: Tuesday, 26 January 2021 4:21 PM
To: Rob Hall <Rob.Hall@kaingaora.govt.nz>
Subject: RE: Christchurch site

No problem Rob.

We don't have a particular timeline, but from here the process should be completed in a few months.

After the acquisition we will invite our development partner to submit a development proposal, subject to meeting certain conditions- including constructing a proportion of public dwellings. KO will have the opportunity to purchase those dwellings, so please let us know the number, typology and bedroom configuration you are looking for, and we will pass this onto our development partner.

Ben

From: Rob Hall <Rob.Hall@kaingaora.govt.nz>
Sent: Tuesday, 26 January 2021 4:14 PM
To: Benjamin Speedy <Benjamin.Speedy@hud.govt.nz>
Subject: RE: Christchurch site

Thanks for the update. What is your time line and are you interested in partnering with KO as we may be interested in doing something over part of the site?

Regards,

Rob

From: Benjamin Speedy <Benjamin.Speedy@hud.govt.nz>
Sent: Tuesday, 26 January 2021 4:03 PM
To: Rob Hall <Rob.Hall@kaingaora.govt.nz>
Subject: RE: Christchurch site

Kia ora Rob,

Happy new year to you too.

Yes, we have registered our interest and have been engaging with CDHB on a potential acquisition of the site. We are arranging for some further due diligence and then will arrange for the valuation process to occur with the DHB.

Regards,

Ben

From: Rob Hall <Rob.Hall@kaingaora.govt.nz>
Sent: Tuesday, 26 January 2021 3:53 PM
To: Benjamin Speedy <Benjamin.Speedy@hud.govt.nz>
Subject: RE: Christchurch site

Hi Ben,

Happy New Year to you and hope that you have had a good break. Just seeing if you have any updates on MHUD's interest in acquiring the CDHB site?

Regards,
Rob



Rob Hall

Senior Development Manager
Strategic Urban Partnerships
Urban Planning and Design

DDI: N/A

Mobile: s 9(2)(a)
Email: rob.hall@kaingaora.govt.nz

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From: Benjamin Speedy <Benjamin.Speedy@hud.govt.nz>

Sent: Wednesday, 21 October 2020 8:03 AM

To: Rob Hall <Rob.Hall@kaingaora.govt.nz>

Subject: Re: Christchurch site

Hi Rob,

We haven't received our due diligence report as yet- I will let you know when we have received this and conducted the next step in our assessment.

Ben

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From: Rob Hall <Rob.Hall@kaingaora.govt.nz>

Sent: Tuesday, October 20, 2020 2:20:00 PM

To: Benjamin Speedy <Benjamin.Speedy@hud.govt.nz>

Subject: RE: Christchurch site

Hi Ben,

Just seeing, if you have made any progress? At some point it would be good to draft an agreement between MHUD and KO with respect to outcomes for the site?

Regards,

Rob

From: Benjamin Speedy <Benjamin.Speedy@hud.govt.nz>

Sent: Friday, 9 October 2020 2:35 PM

To: Rob Hall <Rob.Hall@kaingaora.govt.nz>

Subject: Christchurch site

Hi Rob,

Thanks for the discussion earlier. Keen to keep discussing as things progress.

Cheers,

Ben

Benjamin Speedy

DEVELOPMENT MANAGER

LAND ACQUISITION AND DEVELOPMENT TEAM

MINISTRY OF HOUSING AND URBAN DEVELOPMENT



MINISTRY OF HOUSING
AND URBAN DEVELOPMENT



s 9(2)(a) Level 6 Tower Building
45 Queen Street Auckland www.hud.govt.nz

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From: Benjamin Speedy
To: "Rob Hall"
Cc: "Liz Krause"; "David Kolien"; "Andrew Conlon"; "Steve Worsley"
Subject: RE: CONFIDENTIAL - former Christchurch Women's Hospital site
Date: Friday, 16 April 2021 9:13:57 am

Hi Rob,

We are still completing our DD on this site- so we are not ready to work through the site outcomes. I have recently spoken with Paul Commons and provided him an update- I suggest you speak with Paul.

Ben

From: Rob Hall <Rob.Hall@kaingaora.govt.nz>
Sent: Friday, 16 April 2021 9:02 AM
To: Benjamin Speedy <Benjamin.Speedy@hud.govt.nz>
Cc: Liz Krause <Liz.Krause@kaingaora.govt.nz>; David Kolien <David.Kolien@kaingaora.govt.nz>; Andrew Conlon <Andrew.Conlon@kaingaora.govt.nz>; Steve Worsley <Steve.Worsley@kaingaora.govt.nz>
Subject: CONFIDENTIAL - former Christchurch Women's Hospital site

COMMERCIAL IN CONFIDENCE

Hi Ben,

Hope you are well? I have been wondering where MHUD are at with completing DD on the site as we have previously discussed and assuming that HUD are going to complete the transaction, if there is an opportunity to meet to discuss the potential for Kāinga Ora to work with you on the site outcomes?

Regards,

Rob



Rob Hall, FRICS

Senior Development Manager
Strategic Urban Partnerships
Urban Planning and Design

DDI: N/A

Mobile: s 9(2)(a)

Email: rob.hall@kaingaora.govt.nz

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COMMERCIAL IN CONFIDENCE

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From: [Benjamin Speedy](#)
To: "Liz Krause"
Subject: RE: Christchurch Women hospital site
Date: Tuesday, 13 April 2021 8:36:15 am
Attachments: [image001.png](#)
[image003.png](#)
[image007.png](#)
[image005.png](#)
[image006.png](#)
[image013.png](#)

Kia ora Liz,
No problem- happy to discuss this site. I will call you later in the week.
Regards,
Ben

Benjamin Speedy ([he/him](#))
Development Manager | Land Acquisition and Development
Placed-based Policy and Programmes
benjamin.speedy@hud.govt.nz | Phone: **s 9(2)(a)**
www.hud.govt.nz | Level 7, 45 Queen Street, Auckland

From: Liz Krause <Liz.Krause@kaingaora.govt.nz>
Sent: Monday, 12 April 2021 2:23 PM
To: Benjamin Speedy <Benjamin.Speedy@hud.govt.nz>
Subject: Christchurch Women hospital site

Kia ora Benjamin

I hope you are well and apologise for email without formal meeting - I am the Regional Director for Kāinga Ora for Canterbury.

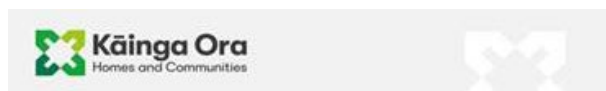
Just following up re the above site.

I have had my first meeting with the new CE of the DHB on Friday last week and one of his GM's – this site was mentioned and they mentioned that there had been some interest.

Could we please have a phone conversation this week as soon as possible regarding the site?

Ngā mihi

Liz



Liz Krause

(she/her)
Regional Director
Canterbury
Kāinga Ora – Homes and Communities
Email: liz.krause@kaingaora.govt.nz

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From: [Benjamin Speedy](#)
To: [Matt Fraser](#); [Geoff Mills](#)
Cc: [Phillip Stroud](#)
Subject: RE: Land for Sale - DHB and ex school
Date: Thursday, 15 April 2021 10:06:53 am
Attachments: [image001.png](#)

Kia ora Geoff,

Just following up to let you know that I had a good conversation with Paul Commons yesterday. Paul indicated that he had engaged in some high level discussions with various contacts in Christchurch and noted a few good opportunities for development (including the former Christchurch Women's Hospital Site).

I updated Paul on our negotiations with the DHB to acquire the site and informed him of our MoU with Ngai Tahu. Paul was happy that the redevelopment of the site was proceeding and thought that a regular update from our team to you or directly to Paul would be useful.

Out of Scope

Regards,
Ben

From: Benjamin Speedy
Sent: Tuesday, 13 April 2021 11:14 AM
To: Matt Fraser <Matt.Fraser@hud.govt.nz>; Geoff Mills <Geoff.Mills@kaingaora.govt.nz>
Cc: Phillip Stroud <Phillip.Stroud@hud.govt.nz>
Subject: RE: Land for Sale - DHB and ex school
Thanks Matt.

Correct- we are conducting on-site DD shortly and have been in discussions with the DHB since mid-2020. I have also regularly been in contact with Rob Hall of KO and I note that Liz Krause has also requested a discussion with me regarding this site. I will also contact Paul this week to keep everyone in the loop.

I have outlined the Land for Housing Programme's approach to Rob and informed him of Ngai Tahu's right of first refusal. Rob mentioned that KO are not interested in buying the entirety of the site but may be interested in purchasing some of the finished product as public housing. Rob mentioned that KO would be interested in approximately 10% of the houses (subject to typology and overall yield). I will continue to update Rob as we work through the due diligence and development design, noting that there is still a fair amount of work to be completed prior to having a final development design in place.

Cheers,
Ben

From: Matt Fraser <Matt.Fraser@hud.govt.nz>
Sent: Tuesday, 13 April 2021 10:51 AM
To: Geoff Mills <Geoff.Mills@kaingaora.govt.nz>; Benjamin Speedy <Benjamin.Speedy@hud.govt.nz>
Cc: Phillip Stroud <Phillip.Stroud@hud.govt.nz>
Subject: RE: Land for Sale - DHB and ex school
Cheers Geoff – we will make contact with Paul.
As an FYI, which Ben will confirm shortly in an email update to us all – he did raise this site with I believe Rob Hall of KO (?) who confirmed that KO was not interested in the site but would be interested in discussing any public housing outcomes at a latter stage. [@Benjamin Speedy](#) can you confirm please?
Regards, Matt

From: Geoff Mills <Geoff.Mills@kaingaora.govt.nz>
Sent: Tuesday, 13 April 2021 10:47 AM
To: Matt Fraser <Matt.Fraser@hud.govt.nz>; Benjamin Speedy <Benjamin.Speedy@hud.govt.nz>
Cc: Phillip Stroud <Phillip.Stroud@hud.govt.nz>
Subject: RE: Land for Sale - DHB and ex school
Hi Matt,

To my understanding we have had a direct approach from the DHB Board – not to me directly but our Southern DCE. He noted my circulation of your heads up.

Can I suggest you or Ben have a conversation directly with Paul Commons – DCE Southern - **s 9(2)(a)**. Quicker we get to what's happening the better.

Much appreciated

Geoff Mills

Director Market Delivery Mobile: **s 9(2)(a)**
Commercial Group Email: geoff.mills@kaingaora.govt.nz

From: Matt Fraser <Matt.Fraser@hud.govt.nz>
Sent: Tuesday, 13 April 2021 10:11 AM
To: Geoff Mills <Geoff.Mills@kaingaora.govt.nz>; Benjamin Speedy <Benjamin.Speedy@hud.govt.nz>
Cc: Phillip Stroud <Phillip.Stroud@hud.govt.nz>
Subject: RE: Land for Sale - DHB and ex school
Hey Geoff

Ben Speedy copied into this email is leading this one. [@Benjamin Speedy](#) please add any further updates. From my understanding we are at the stage of doing site-specific due diligence. We have an MoU with Ngai Tahu who brought this opportunity to us to consider as part of the programme. The site as yet to be declared surplus and Ngai Tahu have rights of first refusal under its settlement act to purchase in the event it is declared surplus.

Geoff - has the DHB approached KO directly regarding this site? To avoid any hearsay we've been informed by the DHB - as we didn't want to stand on any toes - that they have not engaged in any dialogue with KO and that KO had raised at interest with the DHB back in 2020 but they were already in discussions with HUD. Is that your understanding?

If we do proceed we will be looking to deliver public and/or affordable housing. Obviously we would link in with KO on the delivery of these products.

Cheers, Matt

From: Geoff Mills <Geoff.Mills@kaingaora.govt.nz>

Sent: Tuesday, 13 April 2021 9:51 AM

To: Matt Fraser <Matt.Fraser@hud.govt.nz>

Cc: Phillip Stroud <Phillip.Stroud@hud.govt.nz>; Benjamin Speedy <Benjamin.Speedy@hud.govt.nz>

Subject: RE: Land for Sale - DHB and ex school

Morning Matt,

Where are you at with the 2 sites below, particularly the DHB site? We have some direct approaches which we need to respond on fairly quickly. Have you an agreement in place?

Many thanks

Geoff Mills

Director Market Delivery Mobile: s 9(2)(a)

Commercial Group Email: geoff.mills@kaingaora.govt.nz

From: Matt Fraser <Matt.Fraser@hud.govt.nz>

Sent: Monday, 12 April 2021 1:27 PM

To: Andrew Conlon <Andrew.Conlon@kaingaora.govt.nz>

Cc: Andrew Clapham <Andrew.Clapham@kaingaora.govt.nz>; Geoff Mills <Geoff.Mills@kaingaora.govt.nz>; Phillip Stroud <Phillip.Stroud@hud.govt.nz>; Benjamin Speedy <Benjamin.Speedy@hud.govt.nz>

Subject: RE: Land for Sale - CHCH **Out of Scope**

Hey Andrew

Quick email to let you know that the Land for Housing Programme in partnership with Ngai Tahu is looking at acquiring the following two sites:

- former Christchurch Women's Hospital site at 885 Colombo Street; and
- **Out of Scope**

If you wish discuss please let us know.

All the best.

Regards, Matt

Out of Scope

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From: Benjamin Speedy
To: "Rob Hall"
Cc: "Andrew Conlon"; "Liz Krause"
Subject: RE: CONFIDENTIAL - the former Christchurch Women's Hospital Site
Date: Friday, 5 February 2021 11:16:27 am

Thank you Rob- much appreciated.

I will keep you updated on our progress with the acquisition and the development in partnership with Ngai Tahu.

Ben

From: Rob Hall <Rob.Hall@kaingaora.govt.nz>

Sent: Friday, 5 February 2021 11:06 AM

To: Benjamin Speedy <Benjamin.Speedy@hud.govt.nz>

Cc: Andrew Conlon <Andrew.Conlon@kaingaora.govt.nz>; Liz Krause <Liz.Krause@kaingaora.govt.nz>

Subject: CONFIDENTIAL - the former Christchurch Women's Hospital Site

Importance: High

Hi Ben,

Following up on our call and previous discussions, Kāinga Ora are interested in the former Christchurch Women's Site being a location for some public housing. Typology, number and density will be a factor of the master plan for the site. What I can say, is that we would want a footprint of c10% of the site to accommodate a mix of 1 and 2 bedroom units, but this mix and typology would very much depend on what the developer is proposing. I.E., If they are not building any 1 bedroom units, then we would not require any units of this type in the development. This is because the provision of public housing is about building communities that are integrated into areas, so how we design our properties needs to be integrated into the overall masterplan. I appreciate that you are not at the master planning stage yet.

I have attached our design guides that we would require to be met, by a developer constructing public housing for Kāinga Ora.

It would be good to see a plan on how you are looking to progress, so we can align our overall PHP in Canterbury to build more public houses as quickly as we can to alleviate the current housing crisis. If you require any further information from me, or wish to discuss how we can proceed / or not, please don't hesitate to contact me.

Regards,

Rob



Rob Hall FRICS

Senior Development Manager

Strategic Partnerships

Urban Planning and Design

DDI: N/A

Mobile: s 9(2)(a)

Email: rob.hall@kaingaora.govt.nz

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