

Hon Chris Bishop

Attorney General
Minister of Housing
Minister for Infrastructure
Minister Responsible for RMA Reform
Minister of Transport
Associate Minister of Finance



OIA26-CB020

David
fyi-request-33811-f168ab95@requests.fyi.org.nz

Dear David

Thank you for your email of 23 February 2026 requesting the information under the Official Information Act 1982 (the Act). On 3 March you clarified that your request was for:

All updates and briefings (including memo's, reports, dashboards, emails, text messages etc) received by you or your office (including advisers and private secretaries) relating to the vacancy of the 30 homes at Wellesley Road in Napier.

Nine documents have been found to be within scope of your request and all 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. |
| 9(2)(g)(i) | To 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 public service agency or organisation in the course of their duty |
| 9(2)(j) | To enable a Minister of the Crown or any public service agency or organisation holding the information to carry on, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations) |
| 18(d) | That the information requested is or will soon be publicly available |

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.

I sincerely apologise for the delay in responding to your request. The delay was due to an administrative oversight in our office and does not reflect the standard approach our office takes in handling such requests. We thank you for your patience.

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.

Yours sincerely

A handwritten signature in blue ink that reads 'Chris Bishop'.

Hon Chris Bishop
Minister of Housing

Annex 1: Document schedule

| Documents in scope of OIA26-CB020 | | | |
|-----------------------------------|------------------------------|---|----------------------------------|
| | Date | Document | Section of the Act applied |
| 1 | 27 November 2025 | HUD Media Report 27 November 2025 | 9(2)(a) |
| 2 | 2 December 2025 | HUD Media Report 2 December 2025 | 9(2)(a) |
| 3 | 3 December 2025 | Email: RE: DUE COP 3 December: Background information on 124 Wellesley Road | 9(2)(a) 9(2)(j) |
| 4 | 15 December 2025 | HUD2025-008833 - 12 WPQ responses | 9(2)(j) |
| 5 | 22 December 2025 | Texts between Minister Chris Bishop and advisor | 9(2)(g)(i) 9(2)(j) |
| 6 | 8 December - 20 January 2026 | Email thread between Minister Chris Bishop and advisors - "Weekend Bag 7/8 December" | 9(2)(a) 9(2)(g)(i) 9(2)(j) |
| 7 | 23 January 2026 | HUD2025-008849 – Weekly Report – 23 January 2026 To be published soon at: www.hud.govt.nz/documents | Withheld in full 18(d) |
| 8 | 29 January 2026 | HUD Media Report 29 January 2026 | 9(2)(a) |
| 9 | 11 February 2026 | Email thread between advisors and private secretaries - "RE: Query - Napier housing" | 9(2)(g)(i) 9(2)(j) |

HUD Media Report 27 November

From Andrew Gregory <Andrew.Gregory@hud.govt.nz>

Date Thu 27/11/2025 4:30 PM



Te Tūāpapa Kura Kāinga
Ministry of Housing and Urban Development

Media Report

Out of Scope This update is not for external distribution beyond the named recipients including HUD staff, partner agencies or Ministers' offices and is used as a need-to-know for work activities. This HUD media log is a collation of queries received from media, media stories and any media or social media releases we have made. Sometimes queries and news stories may contain allegations or claims about individuals or organisations which HUD has not assessed for accuracy.

Media responses

There were three media responses today.

Subject

Build Ready programme, Napier

Journalist/Publication

Doug Laing – Hakes Bay Today

Query

1. What factors have impacted on the ability of HUD to see that 124 Wellesley Rd could be tenanted as soon as possible after it was handed over in July ?

2: Why is it that Kainga Ora could not be enabled to tenant the flats as soon as possible after that handover ?

3: Are there difficulties in finding a suitable CHP for 124 Wellesley Rd ?

4: Is there a timeframe by which HUD expects a sale to be made, and would that normally have been something that would have been completed prior or simultaneously with completion of the development ?

5: Are there any other multi-storey new builds similarly untenanted in the HUD portfolio at present, if so, how many and where ?

Response

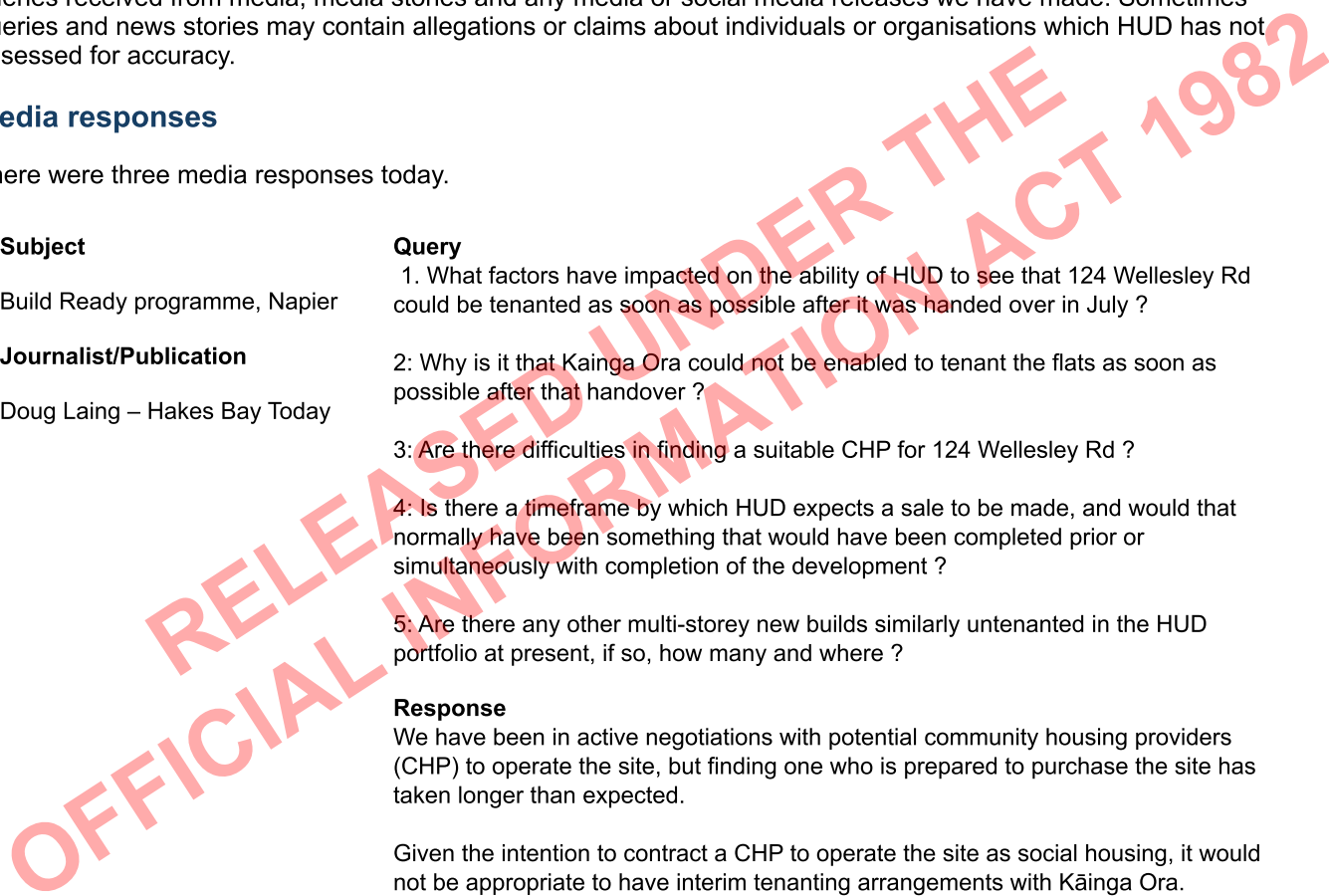
We have been in active negotiations with potential community housing providers (CHP) to operate the site, but finding one who is prepared to purchase the site has taken longer than expected.

Given the intention to contract a CHP to operate the site as social housing, it would not be appropriate to have interim tenancing arrangements with Kāinga Ora.

Kāinga Ora is focused is on the Government's turnaround plan and on renewing and maintaining their existing stock.

We expected to contract a CHP to operate the site as soon as it became available for tenancing. We are not working to a fixed timeframe to sell the site, as we want to secure a CHP that is suitable and at an appropriate cost to the Ministry.

We have provided a link to a recent Ministry response to an Official Information Request that provides details of properties held under the Build Ready Development



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Andrew Gregory

Principal Advisor Communications
Communications and Government Services team
andrew.gregory@hud.govt.nz | Mobile: **S 9(2)(a)**



He kāinga ora, he hapori ora - our purpose is thriving communities where everyone has a place to call home.



www.hud.govt.nz

Responses to media enquiries are provided under the Official Information Act (OIA) 1982.
For more information on how the Ministry treats these, please visit [OIA and media responses](#).

[UNCLASSIFIED]

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HUD Media Report 2 December

From Andrew Gregory <Andrew.Gregory@hud.govt.nz>

Date Tue 2/12/2025 4:08 PM



Te Tūāpapa Kura Kāinga
Ministry of Housing and Urban Development

Media Report

Out of Scope This update is not for external distribution beyond the named recipients including HUD staff, partner agencies or Ministers' offices and is used as a need-to-know for work activities. This HUD media log is a collation of queries received from media, media stories and any media or social media releases we have made. Sometimes queries and news stories may contain allegations or claims about individuals or organisations which HUD has not assessed for accuracy.

Media responses

There was one media response today.

Subject

Build Ready programme, Napier

Query

On going query and series of follow-up questions about 124 Wellesley Rd and Maraekakaho Road properties in Napier.

Journalist/Publication

Doug Laing – Hakes Bay Today

Response

1. What was the first date on which any Government agency was approached in respect of a development at 124 Wellesley Rd, Napier, and what was the nature of that agreement ?

The Ministry received an application from the developer for 124 Wellesley road on 7 March 2023 to be included in the build ready development programme. The Ministry subsequently signed a sale and purchase agreement with the developer.

2. Did the construction at 124 Wellesley Rd involve any funding support arrangements, if so what ?

The Ministry did not provide funding for construction of the development. We pre-purchased the units through our build ready development programme.

3. Did the building have a "w.o.f.), aka Code Compliance Certificate , at the time it was

Out of Scope

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[UNCLASSIFIED]

[UNCLASSIFIED]

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RE: DUE COP 3 December: Background information on 124 Wellesley Road

From Delivery Requests <DeliveryRequests@hud.govt.nz>

Date Wed 3/12/2025 9:20 AM

To Bronwyn Lauten <Bronwyn.Lauten@hud.govt.nz>

Cc Jessica Garland <jessica.garland@hud.govt.nz>; Fiona Coughlan <Fiona.Coughlan@hud.govt.nz>; Nicole Rennie <nicole.rennie@hud.govt.nz>; Olivia Burnett (Guest) <olivia.burnett@parliament.govt.nz>; Delivery Requests <DeliveryRequests@hud.govt.nz>

Hi Bronwyn;

S 9(2)(j)

s 9(2)(j) This approach is consistent with the criteria which informed the original purchase decision under the BRD pathway.

s (9)(2)(j)

regards

Peter Gray ([he/him](#))

Principal Advisor | Delivery Support Services

Delivery

Ministry of Housing and Urban Development

Peter.Gray@hud.govt.nz | Phone: +64 4 832 2560 | Mobile: s 9(2)(a)

www.hud.govt.nz | Level 6, 7 Waterloo Quay,

Pipitea, Wellington

[UNCLASSIFIED]

From: Bronwyn Lauten <Bronwyn.Lauten@hud.govt.nz>

Sent: Wednesday, 3 December 2025 9:03 am

To: Delivery Requests <DeliveryRequests@hud.govt.nz>

Cc: Fiona Coughlan <Fiona.Coughlan@hud.govt.nz>; Nicole Rennie <nicole.rennie@hud.govt.nz>; Olivia Burnett (Guest) <olivia.burnett@parliament.govt.nz>; Jessica Garland <jessica.garland@hud.govt.nz>

Subject: RE: DUE COP 3 December: Background information on 124 Wellesley Road

Thanks for this. s 9(2)(j)

[UNCLASSIFIED]

From: Delivery Requests <DeliveryRequests@hud.govt.nz>

Sent: Wednesday, 3 December 2025 8:59 AM

To: Bronwyn Lauten <Bronwyn.Lauten@hud.govt.nz>

Cc: Fiona Coughlan <Fiona.Coughlan@hud.govt.nz>; Nicole Rennie <nicole.rennie@hud.govt.nz>; Olivia Burnett (Guest) <olivia.burnett@parliament.govt.nz>; Jessica Garland <jessica.garland@hud.govt.nz>

Subject: FW: DUE COP 3 December: Background information on 124 Wellesley Road

Hi Bronwyn

Recast background info for you as requested:

- 124 Wellesley Road is a three-storey apartment complex in central Napier that was completed in June 2025. It contains 30 apartments of which 23 are one bedroom and 7 are two bedroom homes.
- Toiora NZ Limited (the developer) partnered with Stead Construction who had previously completed two comparable developments.
- The Wellesley Road site came through the Ministry's Build Ready Development pathway as a pre-purchase agreement (for all 30 homes). The pre-purchase was approved by joint Ministers of Finance (Hon Grant Robertson) and Housing (Hon Megan Woods) in April 2023.
- The pre-purchase was intended for social housing as the Hawke's Bay region had a high need for housing following Cyclone Gabrielle.
- The developer obtained a Code Compliance Certificate from Napier City Council on 17 June 2025. HUD settled the purchase of the properties in July 2025.
- s 9(2)(j) were identified as a preferred CHP partner with negotiations occurring from 2024. s 9(2)(j) recently completed due diligence on the development and, due to perceived deficiencies in the design, did not wish to proceed with the purchase and withdrew from negotiations.
- The homes remain empty as HUD seeks a buyer with no fixed timeframe for sale.
- Other CHP (and wider if needed) options are being considered.
- s 9(2)(j)
- Kāinga Ora is not being considered for interim tenancing because:
 - It is focused on the Government's turnaround plan and maintaining existing stock.
 - HUD's intention is for a CHP to manage and own the site, so short-term arrangements with Kāinga Ora would complicate that transfer.
 - The homes would not be able to be sold "as new" s 9(2)(j)
- HUD's priority is to sell to a provider (achieving the return of Crown funds) at an appropriate price with the social housing outcome as initially envisaged.

regards

Peter Gray ([he/him](#))

Principal Advisor | Delivery Support Services

Delivery

Ministry of Housing and Urban Development

Peter.Gray@hud.govt.nz | Phone: +64 4 832 2560 | Mobile: s 9(2)(a)

Pipitea, Wellington

www.hud.govt.nz | Level 6, 7 Waterloo Quay,

[UNCLASSIFIED]

From: Bronwyn Lauten <Bronwyn.Lauten@parliament.govt.nz>

Sent: Tuesday, December 2, 2025 12:21 PM

To: Fiona Coughlan <Fiona.Coughlan@hud.govt.nz>

Cc: Jessica Garland <jessica.garland@hud.govt.nz>; Nicole Rennie <nicole.rennie@hud.govt.nz>; Olivia Burnett (Guest) <olivia.burnett@parliament.govt.nz>

Subject: DUE COP 3 December: Background information on 124 Wellesley Road

Kia ora Fiona

The Minister is after a bit more background about this BRD deal. Here is the info I have to hand. Grateful if you could fill in the gaps/add anything else you think is relevant by **COP 3 Dec.**

- 124 Wellesley Road is a newly built three-storey apartment complex in central Napier. It contains 30 apartments and was completed around July 2025.
- The Wellesley Road site came through the Build Ready Development pathway as a pre-purchase agreement (for all 30 homes). The pre-purchase was approved by joint Ministers Robertson and Woods in April 2023.
- The developer was Toiora NZ Limited, who partnered with Stead Construction who had previously completed two comparable developments.
- The pre-purchase was intended for social housing as that region had a high need for housing following Cyclone Gabrielle.
- Then developer obtained a Code Compliance Certificate from Napier City Council on 17 June 2025. HUD settled the purchase of the properties in July 2025.
- The homes remain empty as HUD seeks a buyer.
- s 9(2)(j) were identified as a preferred CHP partner with negotiations occurring from 2024. s 9(2)(j) recently completed due diligence on the development and, due to perceived deficiencies in the design, did not wish to proceed with the purchase and withdrew.
- Other CHP (and wider if needed) options are now being considered.
- s 9(2)(j)
- Kāinga Ora is not being considered for interim tenancing because:
 - It is focused on the Government's turnaround plan and maintaining existing stock.
 - HUD's intention is for a CHP to manage the site, so short-term arrangements with Kāinga Ora would complicate that and the homes would not be able to be sold "as new".
- There is no fixed timeframe for sale. However, HUD's priority is finding a suitable provider at an appropriate cost to recoup Crown funds [i.e. trying to get the best outcome for the Crown], rather than rushing the process.

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| | Number | Requestor | Question | Answer | Background for Office |
|--------------|--------|-----------|----------|--------|-----------------------|
| Out of Scope | | | | | |

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| | | | | | |
|---|-----------------|--------------------|---|---|-------------------------------------|
| | | | Ministry's reports of homes delivered toward that 1,500 target? | | counted as delivered at this stage. |
| 6 | 56556 (2025) | Kieran McAnulty | What reasons, if any, have prospective purchasers of the Ministry of Housing and Urban Development's complex in Wellesley Road in Napier given for not purchasing the complex? | I am advised that one Community Housing Provider has expressed concerns about the design. | |
| 7 | 56558 (2025) | | How many, if any, of the prospective purchasers of the Ministry of Housing and Urban Development's complex in Wellesley Road in Napier suggested that they were unable to raise the finance needed to purchase the complex and what actions, if any, is the Ministry taking to assist them? | I understand that no Community Housing Providers have advised that inability to raise finance has been an obstacle to purchasing the homes. | |
| 8 | 56560 (2025) | | When did the Ministry of Housing and Urban Development start looking for a Community Housing Provider to acquire the three-storey complex on Wellesley Road in Napier and what reasons, if any, have been provided by prospective purchasers for not proceeding with a purchase? | I am advised that one Community Housing Provider was identified as a preferred partner, with negotiations to operate the site as social housing occurring from 2024. Negotiations have been ongoing with other prospective providers since that CHP signalled recently that they were unwilling to go through with a purchase having expressed concerns about the design. | |
| 9 | 56561 (2025) | | How much did the Ministry of Housing and Urban Development pay for the three-storey complex on Wellesley Road in Napier in July | I am advised that the Ministry paid the amount of \$17,772,827 (plus GST, if any) as a | |

| | | | | | |
|----|-----------------|--|--|---|--|
| | | | 2025 and for what purpose was it purchased? | pre-purchase agreement. The property purchase was intended for social housing. | |
| 10 | 56564 (2025) | | How many homes or complexes purchased by the Ministry of Housing and Urban Development for social housing under a “build-ready development” agreement have been completed and how many homes, if any, in each location have not had social housing tenants living in them since they were completed? | <p>I am advised that under the Build Ready Development pathway, 24 homes purchased by the Ministry of Housing and Urban Development across two developments have been completed and sold to Kāinga Ora or to a Community Housing Provider (CHP) for use as social housing. 22 homes in a third and fourth development were sold to two iwi housing providers. These 46 homes are all now tenanted, although the 22 homes owned by the iwi providers are not social housing places.</p> <p>The development in Napier (30 places) was pre-purchased for social housing and is not currently tenanted. 10 homes in a Waikanae development were pre-purchased and have a CHP buyer for social housing, but are not currently tenanted. A further 25 homes in this development that were underwritten and subsequently triggered are planned for market sales.</p> | |
| 11 | 56565 (2025) | | How many “build-ready development” agreements has the Ministry of Housing and Urban Development signed with developers since 1 January 2025 and for each agreement, how many homes were to be | I am advised by the Ministry that no underwrite or pre-purchase agreements have been signed since 1 January 2025. | |

Out of Scope

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|----|--------------|-----------------|---|--|--|
| | | | delivered and what was the agreed completion date? | | |
| 12 | 56566 (2025) | Kieran McAnulty | Why does the Ministry of Housing and Urban Development purchase housing developments for social housing with the intention of selling them on to Community Housing Providers? | The Ministry's Build Ready Development pathway has now ended. It enabled projects in regional locations to proceed that would have otherwise stalled or not started through either an underwrite or a pre-purchase off the plans. Some of the projects were pre-purchased with the intention to be on-sold for social housing or affordable rentals. | The Build Ready Development pathway envisioned flexible on-sell arrangements with options including social housing (through CHPs or Kāinga Ora), affordable rentals or other housing through CHPs or iwi housing providers, or market homes. |

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11:28

5G



Chris Bish @



Mon, 22 Dec

For the 30 houses in Napier, if HUD
wants to sell to [REDACTED]

s 9(2)(j)

Edited 10:50 AM

What a trainwreck 10:52 AM

s 9(2)(g)(i)

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From: [Hannah Ouellet](#)
To: s 9(2)(a)
Subject: RE: Weekend Bag 7/8 December
Date: Tuesday, 20 January 2026 3:41:00 PM

HUD is putting something in their status report.

s 9(2)(j)

Best,
Hannah

From: s 9(2)(a)
Sent: Monday, 19 January 2026 10:27 PM
To: Hannah Ouellet <@.>
Subject: RE: Weekend Bag 7/8 December

Any word from HUD on the 30 homes?

From: Hannah Ouellet <@.>
Sent: Monday, 22 December 2025 10:38 AM
To: s 9(2)(a)
Subject: Re: Weekend Bag 7/8 December

Hello - have followed up. Will let you know as soon as I hear back.

Best,
Hannah

From: s 9(2)(a)
Sent: Sunday, December 21, 2025 5:52 PM
To: Hannah Ouellet <@.>
Subject: RE: Weekend Bag 7/8 December

Should follow up with HUD please on the Napier 30 homes. This is a bit untidy.

From: Hannah Ouellet <@.>
Sent: Monday, 8 December 2025 10:06 AM
To: s 9(2)(a) Joshua Smith <@.>; Sandy Grove <@.>; Mikaela Bossley Clark <@.>; Tegan Harris <@.>; Carlos Webster <@.>
Subject: Fw: Weekend Bag 7/8 December

Hello,

Comments in [blue](#).

Best,
Hannah

From: s 9(2)(a)

Sent: Monday, December 8, 2025 1:32 AM

To: Joshua Smith <[.@..](#)>; Hannah Ouellet

<[.@..](#)>; Mikaela Bossley Clark

<[.@..](#)>; Tegan Harris

<[.@..](#)>; Carlos Webster

<[.@..](#)>; Sandy Grove <[.@..](#)>

Subject: Weekend Bag 7/8 December

Out of Scope

Media

Out of Scope

- s 9(2)(g)(i) the Napier 30 homes that are still vacant WAS a build ready underwrite signed off by the last government. s 9(2)(g)(i) s 9(2)(g)(i) I guess it doesn't change the fundamental fact that the homes are vacant. I don't think it changes much - the article did say it was a "build ready development" (but didn't mention that this was under the previous government). It may be worth asking HUD what next steps are in the officials meeting today (i.e., if no CHP wants to buy the homes then will HUD sell it to KO, on the market, as affordable housing, or sell to a CHP at a discount?).

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HUD Media Report 29 January 2026

From Charles Mabbett <Charles.Mabbett@hud.govt.nz>

Date Thu 29/01/2026 4:30 PM

To Media <media@hud.govt.nz>



Te Tūāpapa Kura Kāinga
Ministry of Housing and Urban Development

Media Report

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Media responses

There was one media response today.

Subject

Residential Development
Underwrite

Journalist/Publication

Doug Laing — Hawke's Bay
Today

Query

I'm wanting to update the situation regarding the three-storey block at 124 Wellesley Rd, Napier, which still appears unoccupied. I pass it at least twice on most days, if not 4-6 times, sometimes in the evening. I notice some lights on in the building, but that seem to be in different parts of the building each night.

Firstly, is there any movement in terms of having this block occupied or operated by a CHP, and is there a back-up plan if there are no takers in any hurry? The locals are getting worried that the building could end up vacant for months or even years.

Secondly, there are a number of organisations in Hawke's Bay who many see as potentials, such as Mana Ahuriri (Napier) and Tamatea Pokai Whenua (Hastings), both treaty PSGE's getting involved in housing (but usually on their own land), so have these organisations or others in the area been engaged in discussions with a view to getting the site occupied?

Response

There has been no substantive change in the status of the development at 124 Wellesley St since we last updated you in November 2025.

Out of Scope

Media Lead | Engagement and Communications

Organisational Performance

charles.mabbett@hud.govt.nz

DDI: +64 4 832 2418

Mobile: **S 9(2)(a)**



www.hud.govt.nz | Level 7, 7 Waterloo Quay, Wellington



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From: Bronwyn Lauten
To: Tegan Harris; Olivia Burnett
Cc: Mikaela Bossley Clark
Subject: RE: Query - Napier housing
Date: Wednesday, 11 February 2026 10:38:16 AM
Attachments: image001.png

HUD has responded to two media queries about this – below. At the bottom, I also included background info s 9(2)(g)(i)

27 Nov

| | |
|-------------------------------|---|
| Subject | Query |
| Build Ready programme, Napier | 1. What factors have impacted on the ability of HUD to see that 124 Wellesley Rd could be tenanted as soon as possible after it was handed over in July ? |
| Journalist/Publication | 2: Why is it that Kainga Ora could not be enabled to tenant the flats as soon as possible after that handover ? |
| Doug Laing – Hakes Bay Today | 3: Are there difficulties in finding a suitable CHP for 124 Wellesley Rd ? |
| | 4: Is there a timeframe by which HUD expects a sale to be made, and would that normally have been something that would have been completed prior or simultaneously with completion of the development ? |
| | 5: Are there any other multi-storey new builds similarly untenanted in the HUD portfolio at present, if so, how many and where ? |
| | Response |
| | We have been in active negotiations with potential community housing providers (CHP) to operate the site, but finding one who is prepared to purchase the site has taken longer than expected. |
| | Given the intention to contract a CHP to operate the site as social housing, it would not be appropriate to have interim tenaning arrangements with Kāinga Ora. |
| | Kāinga Ora is focused is on the Government's turnaround plan and on renewing and maintaining their existing stock. |
| | We expected to contract a CHP to operate the site as soon as it became available for tenanting. We are not working to a fixed timeframe to sell the site, as we want to secure a CHP that is suitable and at an appropriate cost to the Ministry. |
| | We have provided a link to a recent Ministry response to an Official Information Request that provides details of properties held under the Build Ready Development programme as at 1 October: |
| | https://www.hud.govt.nz/assets/Uploads/Documents/Proactive-Releases/November-2025/HUD2025-008004-Response.pdf |

29 Jan

| | |
|------------------------------------|---|
| Subject | Query |
| Residential Development Underwrite | I'm wanting to update the situation regarding the three-storey block at 124 Wellesley Rd, Napier, which still appears unoccupied. I pass it at least twice on most days, if not 4-6 times, sometimes in the evening. I notice some lights on in the building, but that seem to be in different parts of the building each night. |
| Journalist/Publication | Firstly, is there any movement in terms of having this block occupied or operated by a CHP, and is there a back-up plan if there are no takers in any hurry ? The locals are getting worried that the building could end up vacant for months or even years. |
| Doug Laing — Hawke's Bay Today | Secondly, there are a number organisations in Hawke's Bay who many see as potentials, such as Mana Ahuriri (Napier) and Tamatea Pokai Whenua (Hastings), both treaty PSGE's getting involved in housing (but usually on their own land), so have these organisations or others in the area been engaged in discussions with a view to getting the site occupied ? |
| | Response |
| | There has been no substantive change in the status of the development at 124 Wellesley St since we last updated you in November 2025. |
| | We have not engaged with Mana Ahuriri or Tamatea Pōkai Whenua as our focus remains on identifying and working with a Community Housing Provider to operate the development as social housing. |

Background for Ministers

| Date | Action/ request | Comment/update |
|-------------|--|--|
| 30 November | Background information on 124 Wellesley Road | <ul style="list-style-type: none"> • 124 Wellesley Road is a three-storey apartment complex in central Napier that was completed in June 2025. It contains 30 apartments of which 23 are one bedroom and 7 are two bedroom homes. • Toiora NZ Limited (the developer) partnered with Stead Construction who had previously completed two comparable developments. • The Wellesley Road site came through the Ministry’s Build Ready Development pathway as a pre-purchase agreement (for all 30 homes). The pre-purchase was approved by joint Ministers of Finance (Hon Grant Robertson) and Housing (Hon Megan Woods) in April 2023. • The pre-purchase was intended for social housing as the Hawke’s Bay region had a high need for housing following Cyclone Gabrielle. • The developer obtained a Code Compliance Certificate from Napier City Council on 17 June 2025. HUD settled the purchase of the properties in July 2025. • s 9(2)(j) were identified as a preferred CHP partner with negotiations occurring from 2024. s 9(2)(j) recently completed due diligence on the development and, due to perceived deficiencies in the design, did not wish to proceed with the purchase and withdrew from negotiations. • The homes remain empty as HUD seeks a buyer with no fixed timeframe for sale. • Other CHP (and wider if needed) options are being considered. • s 9(2)(j) • Kāinga Ora is not being considered for interim tenanting because: <ul style="list-style-type: none"> • It is focused on the Government’s turnaround plan and maintaining existing stock. • HUD’s intention is for a CHP to manage and own the site, so short-term arrangements with Kāinga Ora would complicate that transfer. • The homes would not be able to be sold “as new” s 9(2)(j) • HUD’s priority is to sell to a provider (achieving the return of Crown funds) at an appropriate price with the social housing outcome as initially envisaged. • s 9(2)(j) • |

From: Tegan Harris <@.>
Sent: Wednesday, 11 February 2026 10:29 AM
To: Bronwyn Lauten <@.>; Olivia Burnett <Oli.@.>
Cc: Mikaela Bossley Clark <@.>
Subject: FW: Query - Napier housing

Do we have anything on this? I can't find anything in media responses but presumably we might have something somewhere in a regional brief.

From: Loredana Unsworth <@.>
Sent: Wednesday, 11 February 2026 9:59 am
To: Tegan Harris <@.>
Subject: Query - Napier housing

Hello,

I have another question for you ! Putting together the PM brief and one of the local issues that came up was the Government-owned Napier apartment block with 30 flats was completed 5 months ago but is still empty ([Government-owned Napier apartment block with 30 flats was completed 5 months ago but is still empty - NZ Herald](#)).

Do you have any lines on this I can put in ?

Thanks a mil
Loredana Unsworth | Research and Communications Advisor
 National Leader's Office



M: 021 829 186 | xxxxxxxx.xxxxxxx@xxxxxxxxxx.xxxx.xx

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