

From: Ministerial Service Workflow <MSworkflow@hud.govt.nz>
Sent: Thursday, 12 March 2026 1:13 PM
To: Olivia Burnett
Subject: RE: FW: [CLARIFICATION]: OIA26-CB020 RE: Official Information request - Briefings and updates on Wellesly Road Napier CRM:0343148
Attachments: HUD2026-009250 OIA26-CB020 Combined REDACTED.pdf; HUD2026-009250 OIA26-CB020 Cover sheet.docx; HUD2026-009250 OIA26-CB020 Response letter.docx; HUD2026-009250 OIA26-CB020 Combined MARKED.pdf
Follow Up Flag: Follow up
Flag Status: Flagged

Kia ora Olivia

Please find our suggested response, cover sheet, and marked and redacted documents attached.

Ngā mihi

Gabe

----- Original Message -----

From: Olivia Burnett <olivia.burnett@parliament.govt.nz>;
Received: Tue Mar 03 2026 15:13:05 GMT+1300 (New Zealand Daylight Time)
To: Peter Gray <peter.gray@hud.govt.nz>; Ministerial Services <ministerial_services@hud.govt.nz>; <ministerial_services@hud.govt.nz>; Peter Gray <peter.gray@hud.govt.nz>;
Subject: FW: [CLARIFICATION]: OIA26-CB020 RE: Official Information request - Briefings and updates on Wellesly Road Napier

Hello - s 9(2)(g)(i) Only material relating to the vacancy of those properties is in scope 😊

-----Original Message-----

From: David <fyi-request-33811-f168ab95@requests.fyi.org.nz>
Sent: Tuesday, 3 March 2026 2:54 PM
To: Housing Portfolio <Housing.Portfolio@parliament.govt.nz>
Subject: Re: [CLARIFICATION]: OIA26-CB020 RE: Official Information request - Briefings and updates on Wellesly Road Napier

Dear Housing Portfolio,

The second interpretation is correct.

Yours sincerely,

David

-----Original Message-----

Dear David,

I am writing with a question regarding your Official Information Act request dated the 23rd of February 2026.

Your request, as currently framed, needs to be clarified to enable us to respond.

Your request could be interpreted as either:

1. All information held regarding the site both before and after homes were built on it or
2. All information held regarding the site since the homes were built and have been vacant.

Potential interpretation 1 captures a very broad range of material that refers to the site over time, including historical and administrative information. This would involve identifying and assessing a substantial volume of material. However, we believe you are seeking information more aligned with interpretation 2, relating to the vacancy of the 30 homes at Wellesley Road in Napier.

Can you please confirm the following is a correct understanding of your request?

“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.”

Please note that any clarification or refinement of a request is considered to be a new request for the purpose of calculating the maximum statutory timeframe for response—see section 15(1AA) of the OIA.

Kind regards,

Office of Hon Chris Bishop

Minister of Housing | Minister for Infrastructure | Minister Responsible for RMA Reform | Minister of Transport |

Associate Minister of Finance | Associate Minister for Sport & Recreation | Leader of the House | MP for Hutt South
Office: 04 817 6802 | EW 6.3

Email: [1][Chris Bishop request email] Website:

[2]https://aus01.safelinks.protection.outlook.com/?url=http%3A%2F%2Fwww.beehive%2F&data=05%7C02%7Cminister_ial_services%40hud.govt.nz%7C6ec7b07c762d4887f34c08de78ca6374%7C9e9b30203d3848a69064373bc7b156dc%7C0%7C0%7C639081007847873490%7CUnknown%7CTWFpbGZsb3d8eyJFbXB0eU1hcGkiOnRydWUsIlYiOiIwLjAuMDAwMCI%7C%7C%7C%7C%7C%7C&sdata=pl9o2OiFlgwmZAWbr0zuvu7Wn6z%2B

kCCONiKc5PpTIWQ%3D&reserved=0,govt.nz

Private Bag 18041, Parliament Buildings, Wellington 6160, New Zealand

From: Christopher Bishop (MIN)

Sent: Monday, 23 February 2026 4:08 PM

To: 'David' <[3][FOI #33811 email]>

Subject: OIA26-CB020 RE: Official Information request - Briefings and updates on Wellesly Road Napier

OIA26-CB020

Dear David,

I am writing to acknowledge receipt of your Official Information Act request dated the 23rd of February 2026. You have requested the following information:

" Please provide 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 30 vacant homes at Wellesley Road in Napier."

We received your request on 23/02/2026. We will endeavour to respond to your request as soon as possible and in any event no later than 23/03/2026, being 20 working days after the day your request was received. If we are unable to respond to your request by then, we will notify you of an extension of that timeframe.

Kind regards,

Office of Hon Chris Bishop

Minister of Housing | Minister for Infrastructure | Minister Responsible for RMA Reform | Minister of Transport |

Associate Minister of Finance | Associate Minister for Sport & Recreation | Leader of the House | MP for Hutt South
Office: 04 817 6802 | EW 6.3

Email: [4][Chris Bishop request email] Website:

[5]https://aus01.safelinks.protection.outlook.com/?url=http%3A%2F%2Fwww.beehive%2F&data=05%7C02%7Cministerial_services%40hud.govt.nz%7C6ec7b07c762d4887f34c08de78ca6374%7C9e9b30203d3848a69064373bc7b156dc%7C0%7C0%7C639081007847939932%7CUnknown%7CTWFpbGZsb3d8eyJFbXB0eU1hcGkiOnRydWUsIlYiOiIwLjAuMDAwMCIslIAiOiJXaW4zMilslkFOljoiTWFpbCIsIldUljoyfQ%3D%3D%7C0%7C%7C%7C&sdata=Ev3ieDyyZkodi9taOXCWKfgH2x8%2B2mkyAEvJGd9Nql4%3D&reserved=0,govt.nz

Private Bag 18041, Parliament Buildings, Wellington 6160, New Zealand

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Please use this email address for all replies to this request:

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

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Ministerial OIA cover page

David – 124 Wellesley Road Napier vacant houses			
Date	Date sent	Priority	Medium
Tracking number	OIA26-CB020; HUD2026-009250		

Action sought from ministers		
Minister	Action sought	Due
Hon Chris Bishop Minister of Housing	Agree to sign and send the attached response	31 March 2026

Request information	
Background	<ol 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 seven are two-bedroom homes. The development in Napier was pre-purchased and is not currently tenanted.The Wellesley Road site came through the Ministry's Build Ready Development (BRD) pathway as a pre-purchase agreement for all 30 homes. The pre-purchase with intention for social housing was approved by joint Ministers of Finance (Hon Grant Robertson) and Housing (Hon Megan Woods) in April 2023.§ 9(2)(j) were identified as a preferred Community Housing Provider (CHP) partner with negotiations occurring from 2024. § 9(2)(j) completed due diligence on the development in late 2025 and, due to perceived deficiencies in the design, did not wish to proceed with the purchase and withdrew from negotiationsWe expect to contract a CHP to operate the site, as soon as the sale transaction has occurred and then it will be available for tenancing. There is no fixed timeframe to sell the site, but we are continuing to work to secure a CHP that is suitable and at an appropriate cost to the Ministry.



Scope	<p>5. The requestor initially sought all updates and briefings (including memos, reports, dashboards, emails, text messages etc) received by you or your office (including advisers and private secretaries) relating to the 30 vacant homes at Wellesley Road in Napier. This request was subsequently clarified with the requestor to be limited to information held regarding the site since the homes were built and have been vacant.</p> <p>6. The Ministry has identified six items in scope of the request with some information proposed to be withheld, as detailed in the attached response letter.</p>
Risk – Low	<p>7. No risks have been identified with the information proposed for release.</p> <p>8. Most of the information set to be released has been published publicly as part of WPQ and media responses.</p>
Response and considerations	<p>9. We have proposed redacting information that could prejudice the ability of the Ministry to continue with negotiations to sell the properties. The fact that a CHP declined to complete a previously negotiated sale due to concerns about the design of the homes is in the public domain via publication of responses to WPQs, but their name is not (s 9(2)(j)).</p>
Consultation	<p>10. Delivery Requests scoped and identified information that needed withholding. No further consultations were considered necessary.</p>
Other information of interest	<p>11. We are actively engaged in negotiations with s 9(2)(j) [redacted] [redacted] [redacted]</p>