



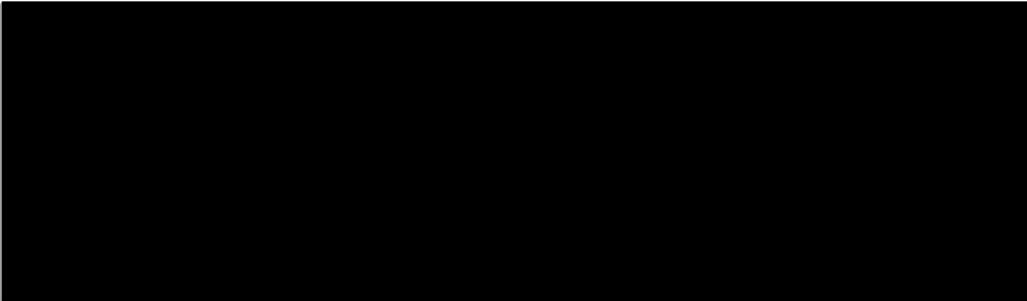
Ref: [REDACTED]

Civic House, 110 Trafalgar Street  
PO Box 645, Nelson 7040, New Zealand

P (03) 546 0200

E LGOIMA@ncc.govt.nz  
nelson.govt.nz

20 March 2025



### OFFICIAL INFORMATION REQUEST - BRIDGE TO BETTER PROJECT

I write further to our letter sent to you on 4 March 2025, supplying part of the information in response to your request relating to the Bridge to Better Project. The remaining requests and responses are as follows:

7. *Future Housing*

***"...does that Agreement still subsist between Council and Kainga ora – Homes and Communities..."***

Yes.

***"...- if not, please forward a copy of the documentation terminating the Agreement as between those parties***

- ii ditto in respect of the Agreement between Council and Housing New Zealand Build Limited***
- iii a copy of any written Agreement varying the 2022 agreements -whether under 9.5 or otherwise and it is acknowledged that the provision of such Variation may possibly satisfy the following requests iv to x***
- iv noting the references (in 3 Housing Development - p 3 of Agreement - and the Map attached to the Agreement) to Council's Achilles Avenue and Rutherford St properties being the "entire Housing Development" please forward copy any document setting out how the Agreement can apply to any other land- whether owned by Council or not***
- v please forward any document under which any party agreed to vary the Housing Outcome detailed in 5 (p 3 of Agreement)..."***

We have decided to refuse your request for this information in *ii* to *v* above under section 17(e) of the Local Government Official Information and Meetings Act 1987 (LGOIMA) as no such documents exist.

***"...vi please forward a copy of the plans/document for the "improved east west linkage" being developed back in 2022 (see end of 8 on p 5) - or***

Internal Document ID: [REDACTED]

**confirm that they are the Plans put on the B2B website late last September...".**

High level plans highlighting the connection of the active transport network (East to West along Bridge Street) can be seen in the Active Transport Strategy linked below:

[22642 E tu Whakatu NCC Active Travel Strategy 30-Sep22 Official.pdf](#)

- "...vii please forward a copy of any document varying the last 5 lines on p 5- and in particular the statement "The Funding Recipient- - - acknowledge(s) that the Housing Outcomes are the fundamental basis on which the Funding Recipient was selected to receive /AF Funding"**
- viii please forward a copy of any document varying 6 (on p 6 & 7);**
- ix please forward a copy of any document relevant to 11 Special Terms Conditions including particularly any advice as to waiver or satisfaction**
- x please forward a copy of any HOA Variation Agreement updating Development Milestones..."**

We have decided to refuse your request for this information in vii to x under section 17(e) of the LGOIMA as no such documents exist.

**"...and as to Part 2 General Terms (p 15 and ff)**

- xi please advise me as to the Commencement Date (relevant to 1.1 and Part 3 A)..."**

14 September 2022

**"...xii please forward a copy of the Minutes (or other record) of any Review Meetings (relevant to 4.3)**

- xii please copy me any document (within Council's control) that says or implies that Council is required to use any portion of it's property portfolio (other than the properties specifically described in the Agreement) to support housing affordability and intensification..."**

We have decided to refuse your request for this information under section 17(e) of the LGOIMA as no such documents exist.

**"...xiii please confirm to me that Council still accepts the correctness of the statement on p 21 "the Housing Development will be high density and all dwellings will be either social or affordable housing, and include rental accommodation..."**

Council accepts that this is still a correct statement of what was included in the current agreement.

**"...xiv please copy to me the "relationship agreement" entered into by Council with the Developer (relevant to last para on p 21)..."**

This can be seen [here](#).

***"...xv I have here cut-and-pasted a box from para 6.23 of Report R 27069 dated 22 September 2022..."***

| Activity         | Total*               | Council share*<br>(included in LTP) | IAF Funded*       |
|------------------|----------------------|-------------------------------------|-------------------|
| Water            | \$ 8,327,000         | \$ 6,601,000                        | \$1,726,000       |
| Wastewater       | \$ 25,227,000        | \$15,764,000                        | \$9,463,000       |
| Stormwater       | \$ 4,469,000         | \$ 585,000                          | \$3,904,000       |
| Flood Protection | \$ 431,000           | \$ 431,000                          | \$0               |
| Transport        | \$ 29,988,000        | \$ 8,770,000                        | \$21,218,000      |
| <b>Total</b>     | <b>\$ 68,462,000</b> | <b>\$32,151,000</b>                 | <b>36,311,000</b> |

***"...Please advise me Council's latest estimate (with margin for error of say 10%) of the figures for each of the 18 portions that have dollar figures set out; and the date(s) as to when such estimate(s) was made..."***

Following the adoption of the Long Term Plan 2024-2034, the following is the budget figure for the Bridge to Better Project (as of July 2024). These figures include inflation on future years and are presented here as aggregate totals.

| Activity         | Total                | Council Share        | IAF Funded           |
|------------------|----------------------|----------------------|----------------------|
| Water            | \$ 11,768,417        | \$ 10,042,444        | \$ 1,725,973         |
| Wastewater       | \$ 27,223,160        | \$ 17,760,818        | \$ 9,462,342         |
| Stormwater       | \$ 5,705,971         | \$ 1,801,679         | \$ 3,904,292         |
| Flood Protection | \$ 422,881           | \$ 422,881           | \$0                  |
| Transport        | \$ 33,561,824        | \$ 12,343,702        | \$ 21,218,122        |
| <b>Total</b>     | <b>\$ 78,682,253</b> | <b>\$ 42,371,524</b> | <b>\$ 36,310,729</b> |

The above figures include a contingency as is standard Council practice for projects of this scale and duration. Multi-year re-forecasting and rephasing will occur throughout the life of the project.

***"...xvi please advise me either***

***The total sum (in relation to the \$36 million odd) received by Council to date as IAF Funded moneys; and the total sum anticipated to be received by Council from such source by 30 June 2026..."***

Total sum received by Council to date as IAF funded moneys is \$1,747,111 excluding GST.

Forecasted sum anticipated to be received by 30 June 2026 according to the LTP is \$6,829,540 excluding GST.

Multi-year reforecasting and rephasing will occur through the life of the project.

***"...Or Where (precisely) I can find such sums in Council papers publicly available..."***

The Long Term Plan 2024-2034 records the IAF funded moneys, along with other moneys under each relevant business category, information can be found under the Statement of Comprehensive Revenue and Expense (pg 446) – under Subsidies and Grants. It is also in the Funding Impact Statements (FIS) under "Subsidies and grants for capital". It is in the All of Council FIS and the respective activity areas.

***"...8 [REDACTED] OF 15 NOVEMBER***

***None-the-less, Council's response says that "Council is required to do monthly and quarterly reports to the /AF". Accordingly, I now make a LGOIMA request that I be provided with copies of all such monthly and quarterly Reports filed since the cancellation of any Agreement for Sale & Purchase of real estate between Council and KO (which I assume is February 2024); and***

***all correspondence from any Crown entity in the last 11 months which goes any way towards showing that Council's Reports have been "to the satisfaction of the Crown"; and the number(s) of any Report provided to Councillors setting out the correspondence with the Crown (inc KO)- or the tenor thereof..."***

Kāinga Ora holds the monthly and quarterly reports in their online portal, this information isn't able to be provided by Council and this information is not reported via Council reports.

***"...Therefore I make an updated LGOIMA request that I be provided with such document (or documents) as makes clear what is the perimeter of "the catchment" relevant to the provision of the 1025 dwellings under the IAF; and if the "Bridge-to-Better catchment" differs from the "1025 dwellings catchment": such document as makes clear what that B2B perimeter is; and written confirmation that no real estate presently owned or leased by Council (and at present used principally for carparking) is presently proposed as the possible site for any of such 1025 dwellings..."***

As discussed at our meeting on Wednesday 19 February 2025, the catchment is any sites in the city centre fringe and beyond that are served by the infrastructure upgrades. No map of the extent has been prepared therefore we have decided to refuse your request for this information under section 17(e) of the Local Government Official Information and Meetings Act as no such document exists.

Currently, no land owned or leased by the Council that is used as car parking is proposed for housing.

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.

As previously said, we are happy to arrange to meet with you to clarify any questions or concerns you may have.

If you wish to discuss this decision with us, please feel free to contact Paul Shattock on [Paul.Shattock@ncc.govt.nz](mailto:Paul.Shattock@ncc.govt.nz) or 03 546 0301.

Yours sincerely

A handwritten signature in blue ink, appearing to read 'Alec Louverdis', with a long horizontal stroke extending to the right.

**Alec Louverdis**

Deputy Chief Executive/Group Manager Infrastructure