

26 January 2024

s9(2)(a)

Thank you for your email dated 12 December 2023 to Kāinga Ora – Homes and Communities, requesting the following information under the Official Information Act 1982 (the Act):

I am contacting you on behalf of the Hāwea Community Association in relation to the IAF Project in Hāwea, Otago. Our query arises out of information that came to light following a Official Information request relating to correspondance between a developer and QLDC regarding the application of Urban Intensification to an area earmarked for development.

In these communications, it is asserted the KA has an expectation of maximum density of development tied to the IAF funding of waste-water upgrades for the area to allow for further development. Can you please confirm if the IAF funding granted is in fact tied to intensification? As far as I can see the fund looks to enable 880 further dwellings with a focus on the SHA, infill and subdivision of larger existing sections.

Without intensification applied, the current proposed development (land recently re-zoned from Rural to Residential) enables approximately 1621 dwellings (taking into account commercial feasibility). With intensification applied, this could be as many as 2,894 dwellings (based on commercial feasibility rather than capacity). It therefore would seem incorrect to suggest that KA requires intensification when, even without intensification applied, the developer's proposed scale would far outsize the infrastructure for which funding has been granted. This is without taking account of any other developments or in-fill. Can you please confirm if this is correct?

The Infrastructure Acceleration Fund (IAF) is designed to help local councils fund critical infrastructure – such as transport, water or flood management – to enable new homes to be built in areas of high housing need. Kāinga Ora administers the IAF on behalf of the Crown. In October 2022, the Government announced that the Queenstown Lakes District Council (QLDC) would be allocated \$24 million from the IAF to support water infrastructure projects in Lake Hāwea.

I can confirm that there is no requirement in IAF agreements with the QLDC in respect of intensification. IAF funding is granted with the requirement that the QLDC enable up to 880 homes over the next 10 to 20 years. Kāinga Ora recognises that further homes may be supported in Lake Hāwea once the infrastructure is completed, however, decisions around intensification and how a future Lake Hāwea may look are ultimately matters for the QLDC, its development partners, and local residents.

Thank you again for your email. More about information is available at https://kaingaora.govt.nz/en_NZ/working-with-us/housing-acceleration-fund/infrastructure-acceleration-fund/.

Please note that Kāinga Ora proactively releases our responses to official information requests where possible. Our response to your request may be published at <https://kaingaora.govt.nz/publications/official-information-requests/> with your personal information removed.

Yours sincerely



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