



Headquarters
New Zealand Defence Force
Defence House
Private Bag 39997
Wellington Mail Centre
Lower Hutt 5045
New Zealand

OIA-2026-6003

21st October 2026

Dear [REDACTED]

I refer to your email of 26 September 2026 requesting, under the Official Information Act 1982 (OIA):

Public statements by NZDF and the Minister of Defence describe that agreement as a sale of buildings and land to Ngāti Rangī, leased back to NZDF on a long-term lease, to enable 50 Homes for Families dwellings at Waiohuru Military Camp.

I request:

- 1. The consideration or purchase-price schedule (or the clauses that set the purchase price or other consideration) in that signed agreement.*
- 2. The lease rental schedule (or the clauses that set the rent, rent-review method, and term of the lease) in that signed agreement.*

If those figures sit in annexes, schedules, or a side letter rather than the main agreement, please release those pages.

I do not want media releases, talking points, the 9 September 2026 announcement text, construction drawings, or correspondence about the signing ceremony.

The requested sale price and rental schedule information is withheld in accordance with sections 9(2)(b)(ii) and 9(2)(j) of the OIA. This is because release would likely prejudice the commercial position of the subject of the information and prejudice negotiations associated with the sale-and-leaseback transaction.

To meet the public interest, however, the following summary information is provided. The purchase price is split into land value (being the market value of the unimproved land determined under the valuation process) and improvements value (being the certified total cost of the housing development).

With respect to the leaseback, this is in two parts. The first is a ground lease for a term of 50 years followed by 10 of 5 years each. The rental payable under the ground lease will be determined under a market valuation process, with the annual rent being equal to a specified percentage of the market value of the unimproved land. The ground rent will be reviewed every five years from lease commencement.

The second is a housing estate improvements lease for a term of 25 years. The rent payable under the Housing Estate Improvements Lease will be determined using a set methodology

that references the transfer value of Improvements and an agreed and confidential rental rate. The New Zealand Defence Force (NZDF) will pay a fixed annuity as rent that will repay the transfer value of the Improvements over the term of lease. The rent will be reviewed once every five years. At the end of the 25-year period the improvements will vest with the NZDF for nil consideration. The NZDF may continue occupation by virtue of the longer ground lease.

You have the right, under section 28(3) of the OIA, to ask an Ombudsman to review this response to your request. Information about how to make a complaint is available at www.ombudsman.parliament.nz or freephone 0800 802 602.

Please note that responses to official information requests are proactively released where possible. This response to your request will be published shortly on the NZDF website, with your personal information removed.

Yours sincerely

GA Motley

Brigadier

Chief of Staff HQNZDF