

Date	Time	Traced Party	Activity	Other Party	Completed	Description	Content	Raw Content
7/04/2018	13:16:13	[REDACTED]	Sends to	[REDACTED]	Y	Normal	Minister - Sorry I missed your call. Back home and free now.	
11/04/2018	15:36:29	[REDACTED]	Sends to	[REDACTED]	Y	Normal	Minister - free for a call	
13/04/2018	10:58:40	[REDACTED]	Sends to	[REDACTED]	Y	Normal	Minister - confirming our proposal was sent to your office this morning. Look forward to your views.	
16/04/2018	11:22:27	[REDACTED]	Sends to	[REDACTED]	Y	Normal	[REDACTED]	
16/04/2018	11:22:29	[REDACTED]	Sends to	[REDACTED]	Y	Normal	[REDACTED]	
16/04/2018	11:23:15	[REDACTED]	Sends to	[REDACTED]	Y	Normal	[REDACTED]	
3/05/2018	11:41:48	[REDACTED]	Sends to	[REDACTED]	Y	Normal	Good morning Minister - I'm heading to Canada on Saturday to follow up with CDPQ. Just wanted to touch base if there are any questions or points of clari	
3/05/2018	11:41:49	[REDACTED]	Sends to	[REDACTED]	Y	Normal	fiction you would like covered whilst we are up there. [REDACTED] also advised the housing meeting was very positive. Will	
7/05/2018	16:37:32	[REDACTED]	Sends to	[REDACTED]	Y	Normal	Thanks Minister - your office is linked up with our Comms team. Look forward to Wednesday!	
7/05/2018	16:37:32	[REDACTED]	Sends to	[REDACTED]	Y	Normal	Thanks Minister - your office is linked up with our Comms team. Look forward to Wednesday!	
10/05/2018	08:34:16	[REDACTED]	Sends to	[REDACTED]	Y	Normal	Good morning Minister. Just got back this morning - looks to have been well received. Had really good meetings with CDPQ - be good to brief you on where	
10/05/2018	08:34:17	[REDACTED]	Sends to	[REDACTED]	Y	Normal	we see next steps are for our proposal. Will drop [REDACTED] a line to organise a time.	

Date	Time	Traced Party	Activity	Other Party	Completed	Description	Content	Raw Content
27/02/2018	12:56:01	[REDACTED]	Sends to	[REDACTED]	Y	Normal	Thanks [REDACTED] - see u at 2	
27/02/2018	13:58:29	[REDACTED]	Sends to	[REDACTED]	Y	Normal	Hey [REDACTED] - I'm out front. Thanks Will	

From: Will Goodwin
Sent: Tuesday, 6 March 2018 2:01 PM
To: [REDACTED]@parliament.govt.nz'
Cc: [REDACTED]@parliament.govt.nz'; Hon Sir Michael Cullen; [REDACTED]@gmail.com'
Subject: Letter for Hon Phil Twyford - NZ Infrastructure
Attachments: Letter_to_Hon_Phil_Twyford_-_March_2018.pdf

[REDACTED]

Further to our meeting with Minister Twyford last week, please find attached a letter for his review.

[REDACTED] – please note this letter relates to a meeting between Sir Michael Cullen, Sir Brian Roche and Minister Robertson on 25th January.

Kind regards,



Will

William Goodwin
Head of NZ Direct Investments

DDI: [REDACTED]
Mobile: [REDACTED]
Email: [REDACTED]@nzsuperfund.co.nz

PO Box 106 607, Auckland 1143, New Zealand
Level 12, 21 Queen Street, Auckland, New Zealand
Office: +64 9 300 6980 | Fax: +64 9 300 6981 | Web: www.nzsuperfund.co.nz



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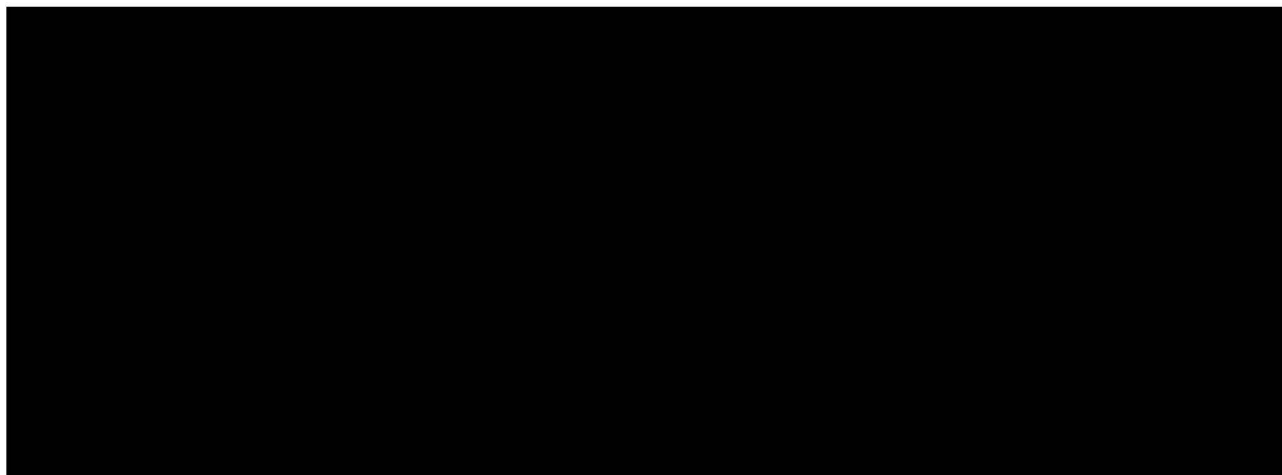
6 March 2018

Hon Phil Twyford
Parliament Buildings
Wellington

cc. Hon Grant Robertson

Dear Minister,

Thank you for the opportunity to meet last week with Sir Michael Cullen, Sir Brian Roche and me to discuss your infrastructure priorities. It was really useful to gain a better understanding of your current thinking and also talk through the Public Public Partnership infrastructure model NZ Super has been developing.



To advance NZ Super's review, we will need to access further material you have available on the light rail project and we will shortly be sending a more detailed request for information. We will, of course, treat that information confidentially.

In the meantime we acknowledge that you intend to take a paper to Cabinet to move various development options to the next step. We believe what you envisage from that process does not create any issues for us



I'm available to discuss this further if that is of value to you.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Will Goodwin', is written over a white background.

Will Goodwin
Head of NZ Direct Investments

[REDACTED]

From: [REDACTED]@parliament.govt.nz>
Sent: Tuesday, 6 March 2018 3:02 PM
To: Will Goodwin
Cc: [REDACTED] Hon Sir Michael Cullen; [REDACTED]@gmail.com
Subject: RE: Letter for Hon Phil Twyford - NZ Infrastructure

Alert: External email.

Good afternoon Will,

Thank you very much for this. I will pass this onto the Minister for you.

Kind regards,

[REDACTED]

Office of Hon Phil Twyford
Minister of Transport | Minister of Housing and Urban Development
Private Bag 18041 | Parliament Buildings | Wellington 6160 | New Zealand
[REDACTED]
[REDACTED] www.labour.org.nz



Authorised by Hon Phil Twyford, Parliament Buildings, Wellington

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From: Will Goodwin [mailto:[REDACTED]@nzsuperfund.co.nz]
Sent: Tuesday, 6 March 2018 2:01 PM
To: [REDACTED]@parliament.govt.nz>
Cc: [REDACTED]@parliament.govt.nz>; Hon Sir Michael Cullen [REDACTED]@gmail.com>; [REDACTED]@gmail.com
Subject: Letter for Hon Phil Twyford - NZ Infrastructure

[REDACTED]

Further to our meeting with Minister Twyford last week, please find attached a letter for his review.

█ – please note this letter relates to a meeting between Sir Michael Cullen, Sir Brian Roche and Minister Robertson on 25th January.

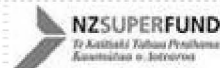
Kind regards,



Will

William Goodwin
Head of NZ Direct Investments

DDI: █
Mobile: █
Email: █@nzsuperfund.co.nz

PO Box 106 607, Auckland 1143, New Zealand
Level 12, 21 Queen Street, Auckland, New Zealand
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[Redacted]

From: Will Goodwin
Sent: Monday, 12 March 2018 8:14 PM
To: [Redacted]@parliament.govt.nz'
Subject: Confidential. NZ Super - Information Request
Attachments: Request for Information - 2018-03-09 (2).docx

[Redacted]

Following my letter to Minister Twyford last week, please see attached the initial information request for NZ Super to review the Auckland light rail opportunity.

Appreciate this is too much detail for the Minister – so keen to understand how we best progress sourcing the required information.

Kind regards,



Will

William Goodwin
Head of NZ Direct Investments

DDI: [Redacted]
Mobile: [Redacted]
Email: [Redacted]@nzsuperfund.co.nz

PO Box 106 607, Auckland 1143, New Zealand
Level 12, 21 Queen Street, Auckland, New Zealand
Office: +64 9 300 6980 | Fax: +64 9 300 6981 | Web: www.nzsuperfund.co.nz



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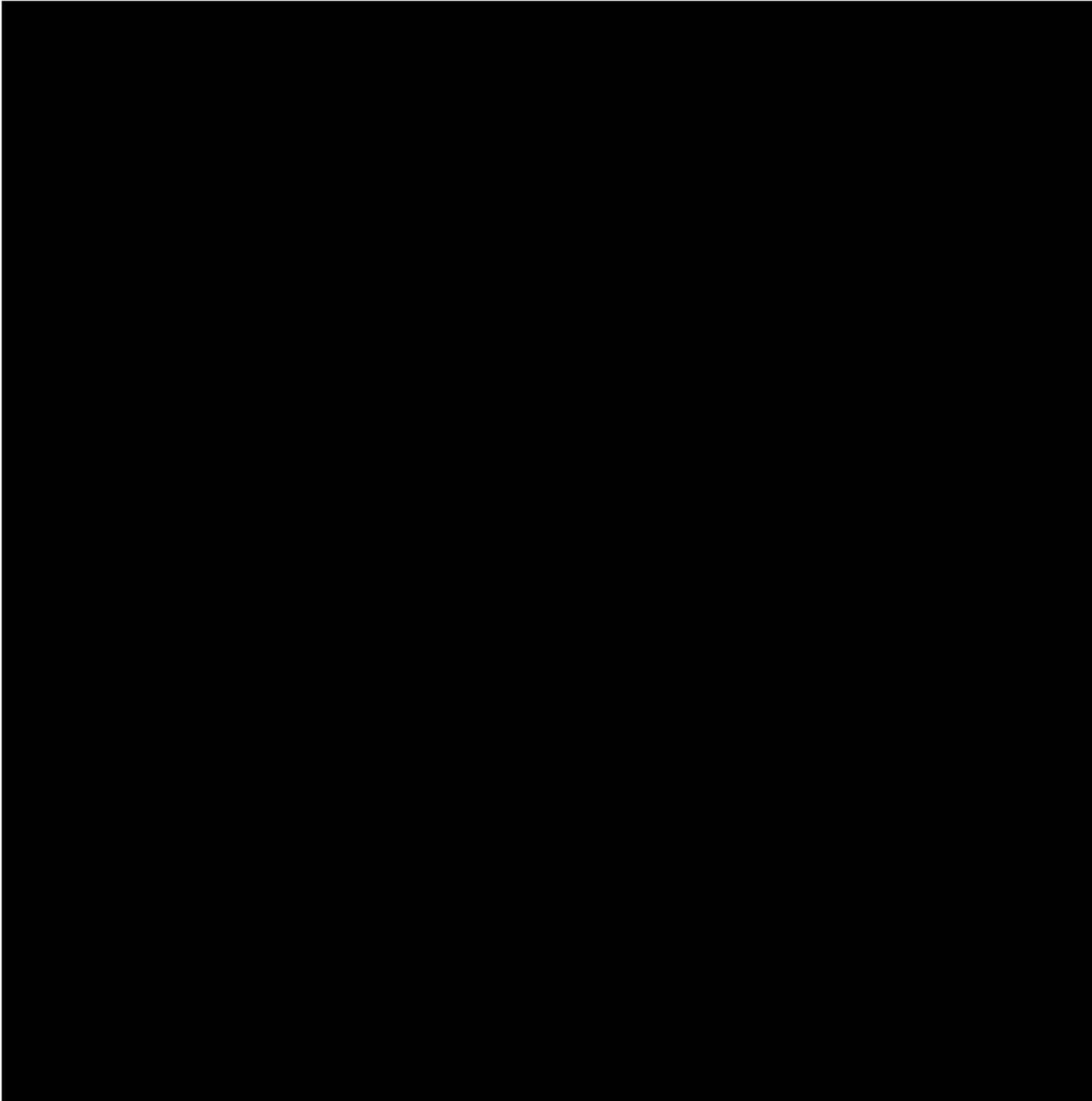
Please consider the environment before printing this e-mail.



From: [REDACTED]@parliament.govt.nz>
Sent: Tuesday, 13 March 2018 7:19 AM
To: Will Goodwin
Subject: RE: Confidential. NZ Super - Information Request

Alert: External email.

Thank you for this Will. I will come back to you shortly.





From: [REDACTED]@parliament.govt.nz>
Sent: Thursday, 15 March 2018 2:56 PM
To: Will Goodwin
Subject: RE: Call with Minister Twyford

Alert: External email.

Thanks Will. He will call you on your mobile – only because he is travelling between meetings.

Thanks,

From: Will Goodwin [REDACTED]@nzsuperfund.co.nz]
Sent: Thursday, 15 March 2018 2:40 PM
To: [REDACTED]@parliament.govt.nz>
Subject: RE: Call with Minister Twyford

Hi [REDACTED]

Of course – please let me know a number to call. Alternatively my mobile number is below.

Kind regards,



Will

William Goodwin
Head of NZ Direct Investments

DDI: [REDACTED]
Mobile: [REDACTED]
Email: [REDACTED]@nzsuperfund.co.nz

PO Box 106 607, Auckland 1143, New Zealand
Level 12, 21 Queen Street, Auckland, New Zealand
Office: +64 9 300 6980 | Fax: +64 9 300 6981 | Web: www.nzsuperfund.co.nz



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From: [REDACTED]@parliament.govt.nz]
Sent: Thursday, 15 March 2018 2:35 p.m.
To: Will Goodwin
Subject: Call with Minister Twyford

Alert: External email.

Hi Will,

Can you please do a phone call with the Minister tomorrow at 9.15am?

Thanks,

[Redacted]

[Redacted]

Office of Hon Phil Twyford
Minister of Transport | Minister of Housing and Urban Development

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

[Redacted]



Authorised by Hon Phil Twyford, Parliament Buildings, Wellington

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From: Will Goodwin
Sent: Tuesday, 3 April 2018 7:41 PM
To: [REDACTED]
Subject: RE: Infra meeting on Thur

Hi [REDACTED] – following my call with Sir Brian I can confirm we no longer need the meeting.

See you Thursday.

Kind regards,

Will

From: [REDACTED]@parliament.govt.nz]
Sent: Tuesday, 3 April 2018 7:48 a.m.
To: Will Goodwin [REDACTED]@nzsuperfund.co.nz>
Subject: RE: Infra meeting on Thur

Alert: External email.

Of course! Speak soon

From: Will Goodwin [REDACTED]@nzsuperfund.co.nz]
Sent: Tuesday, 3 April 2018 7:39 AM
To: [REDACTED]@parliament.govt.nz>
Subject: Re: Infra meeting on Thur

Thanks [REDACTED] - I plan to speak to Sir Brian this morning and give him an update. Ok if I come back to you later today?

Kind regards,

Will

Get [Outlook for iOS](#)

On Tue, Apr 3, 2018 at 7:27 AM +1200, [REDACTED]@parliament.govt.nz> wrote:

Alert: External email.

Good morning Will,

Hear you have just spoken with the Minister, did you manage to cover off the below?

Thanks,

From: Will Goodwin [REDACTED]@nzsuperfund.co.nz]
Sent: Monday, 2 April 2018 3:21 PM

To: [redacted]@parliament.govt.nz>
Subject: Infra meeting on Thur

Hi [redacted]

I was speaking to Sir Brian Roche – and we were wondering if the Minister had 5 min the 10:30-12 meeting on Thur to quickly discuss our infra proposal?

Kind regards,



Will

William Goodwin
Head of NZ Direct Investments

DDI: [redacted]
Mobile: [redacted]
Email: [redacted]@nzsuperfund.co.nz

PO Box 106 607, Auckland 1143, New Zealand
Level 12, 21 Queen Street, Auckland, New Zealand
Office: +64 9 300 6980 | Fax: +64 9 300 6981 | Web: www.nzsuperfund.co.nz



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[REDACTED]

From: [REDACTED] on behalf of Matt Whineray
Sent: Friday, 13 April 2018 10:27 AM
To: [REDACTED]@parliament.govt.nz; [REDACTED]@parliament.govt.nz
Cc: Will Goodwin; [REDACTED]
Subject: Letter & Proposal - Auckland Light Rail [Restricted Commercial In Confidence]
Attachments: ALR Proposal Cover Memo.pdf; ALR Proposal.pdf

Categories: In SuperDocs, #2482388 : Projects / Investments / NZ Direct Deals : New Opportunities, #2483214 : Investment Management : Other Parties, #2500804 : Projects / Investments / Investment Hub : All Documents

[Restricted Commercial In Confidence]

[REDACTED]

Please find **attached** a proposal and covering memo regarding Auckland Light Rail from the NZ Super Fund for Minister Twyford and Minister Robertson.

Regards,
Matt

PO Box 106 607, Auckland 1143, New Zealand
Level 12, 21 Queen Street, Auckland, New Zealand
Office: +64 9 300 6980 | Fax: +64 9 300 6981 | Web: www.nzsuperfund.co.nz



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[REDACTED]

From: [REDACTED]@parliament.govt.nz>
Sent: Friday, 13 April 2018 10:54 AM
To: Matt Whineray; [REDACTED]
Cc: Will Goodwin; [REDACTED]
Subject: RE: Letter & Proposal - Auckland Light Rail [Restricted Commercial In Confidence]

Alert: External email.

Thanks Matt. I will make sure the Minister gets this.

Have a lovely weekend.

[REDACTED]

From: [REDACTED]@nzsuperfund.co.nz] **On Behalf Of** Matt Whineray
Sent: Friday, 13 April 2018 10:27 AM
To: [REDACTED]@parliament.govt.nz>; [REDACTED]@parliament.govt.nz>
Cc: Will Goodwin [REDACTED]@nzsuperfund.co.nz>; [REDACTED]
Subject: Letter & Proposal - Auckland Light Rail [Restricted Commercial In Confidence]

[Restricted Commercial In Confidence]



[REDACTED]

Please find **attached** a proposal and covering memo regarding Auckland Light Rail from the NZ Super Fund for Minister Twyford and Minister Robertson.

Regards,
Matt

PO Box 106 607, Auckland 1143, New Zealand
Level 12, 21 Queen Street, Auckland, New Zealand
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From: [REDACTED]@parliament.govt.nz>
Sent: Wednesday, 25 April 2018 5:26 PM
To: Will Goodwin; [REDACTED]
Subject: RE: Call with Minster Twyford and Sir Brian Roche

Alert: External email.

Thanks!

From: Will Goodwin [REDACTED]@nzsuperfund.co.nz]
Sent: Wednesday, 25 April 2018 5:26 PM
To: [REDACTED]@parliament.govt.nz>; [REDACTED]@nzsuperfund.co.nz>
Subject: Re: Call with Minster Twyford and Sir Brian Roche

Will do - I'll get [REDACTED] to send through first this tomorrow. Thanks

Will

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On Wed, Apr 25, 2018 at 5:24 PM +1200, [REDACTED]@parliament.govt.nz> wrote:

Alert: External email.

I am so sorry Will but I am away from office and won't be back until 4.30pm tomorrow... Could we please use your one? Sorry!

From: Will Goodwin [REDACTED]@nzsuperfund.co.nz]
Sent: Wednesday, 25 April 2018 5:18 PM
To: [REDACTED]@parliament.govt.nz>
Subject: Re: Call with Minster Twyford and Sir Brian Roche

Thanks [REDACTED] - confirmed with Sir Brian for 4pm. Do you have a conference code you would like us to use? Alternatively we can supply one - Sir Brian will be in WLG and I'm in AKL. Thanks Will

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On Wed, Apr 25, 2018 at 3:53 PM +1200, [REDACTED]@parliament.govt.nz> wrote:

Alert: External email.

Hi Will,

We could do 10.15am or 4pm?

Let me know,

[REDACTED]

Sent with BlackBerry Work
(www.blackberry.com)

From: Will Goodwin [REDACTED]@nzsuperfund.co.nz>
Date: Wednesday, 25 Apr 2018, 15:52
To: [REDACTED]@parliament.govt.nz>
Subject: Call with Minster Twyford and Sir Brian Roche

Hi [REDACTED] - the Minister and Sir Brian Roche have been swapping texts and would like to organise a quick call tomorrow between the three of us. Can you please let me know a time that works for the Minister.

Kind regards,

Will

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From: Will Goodwin
Sent: Thursday, 26 April 2018 3:58 PM
To: [REDACTED]
Subject: RE: Call with Minster Twyford and Sir Brian Roche

[REDACTED] – looking at the invite – the dial in details have just gone to you...not the Minister

From: [REDACTED]@parliament.govt.nz]
Sent: Thursday, 26 April 2018 3:57 p.m.
To: Will Goodwin [REDACTED]@nzsuperfund.co.nz>; [REDACTED]@nzsuperfund.co.nz>
Subject: RE: Call with Minster Twyford and Sir Brian Roche

Alert: External email.

Apologies - email just popped up. Thanks

Sent with BlackBerry Work
(www.blackberry.com)

From: [REDACTED]@parliament.govt.nz>
Date: Thursday, 26 Apr 2018, 15:54
To: Will Goodwin [REDACTED]@nzsuperfund.co.nz>; [REDACTED]@nzsuperfund.co.nz>
Subject: RE: Call with Minster Twyford and Sir Brian Roche

Hi Will

Have these numbers gone direct to Minister as I have t seen anything come through.

Ta

Sent with BlackBerry Work
(www.blackberry.com)

From: Will Goodwin [REDACTED]@nzsuperfund.co.nz>
Date: Wednesday, 25 Apr 2018, 17:25
To: [REDACTED]@parliament.govt.nz>; [REDACTED]@nzsuperfund.co.nz>
Subject: Re: Call with Minster Twyford and Sir Brian Roche

Will do - I'll get [REDACTED] to send through first this tomorrow. Thanks

Will

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On Wed, Apr 25, 2018 at 5:24 PM +1200, [REDACTED]@parliament.govt.nz> wrote:

Alert: External email.

I am so sorry Will but I am away from office and won't be back until 4.30pm tomorrow... Could we please use your one? Sorry!

From: Will Goodwin [REDACTED]@nzsuperfund.co.nz]
Sent: Wednesday, 25 April 2018 5:18 PM
To: [REDACTED]@parliament.govt.nz>
Subject: Re: Call with Minster Twyford and Sir Brian Roche

Thanks [REDACTED] - confirmed with Sir Brian for 4pm. Do you have a conference code you would like us to use? Alternatively we can supply one - Sir Brian will be in WLG and I'm in AKL. Thanks Will

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On Wed, Apr 25, 2018 at 3:53 PM +1200, [REDACTED]@parliament.govt.nz> wrote:

Alert: External email.

Hi Will,

We could do 10.15am or 4pm?

Let me know,

[REDACTED]

Sent with BlackBerry Work
(www.blackberry.com)

From: Will Goodwin [REDACTED]@nzsuperfund.co.nz>
Date: Wednesday, 25 Apr 2018, 15:52
To: [REDACTED]@parliament.govt.nz>
Subject: Call with Minster Twyford and Sir Brian Roche

Hi [REDACTED] - the Minister and Sir Brian Roche have been swapping texts and would like to organise a quick call tomorrow between the three of us. Can you please let me know a time that works for the Minister.

Kind regards,

Will

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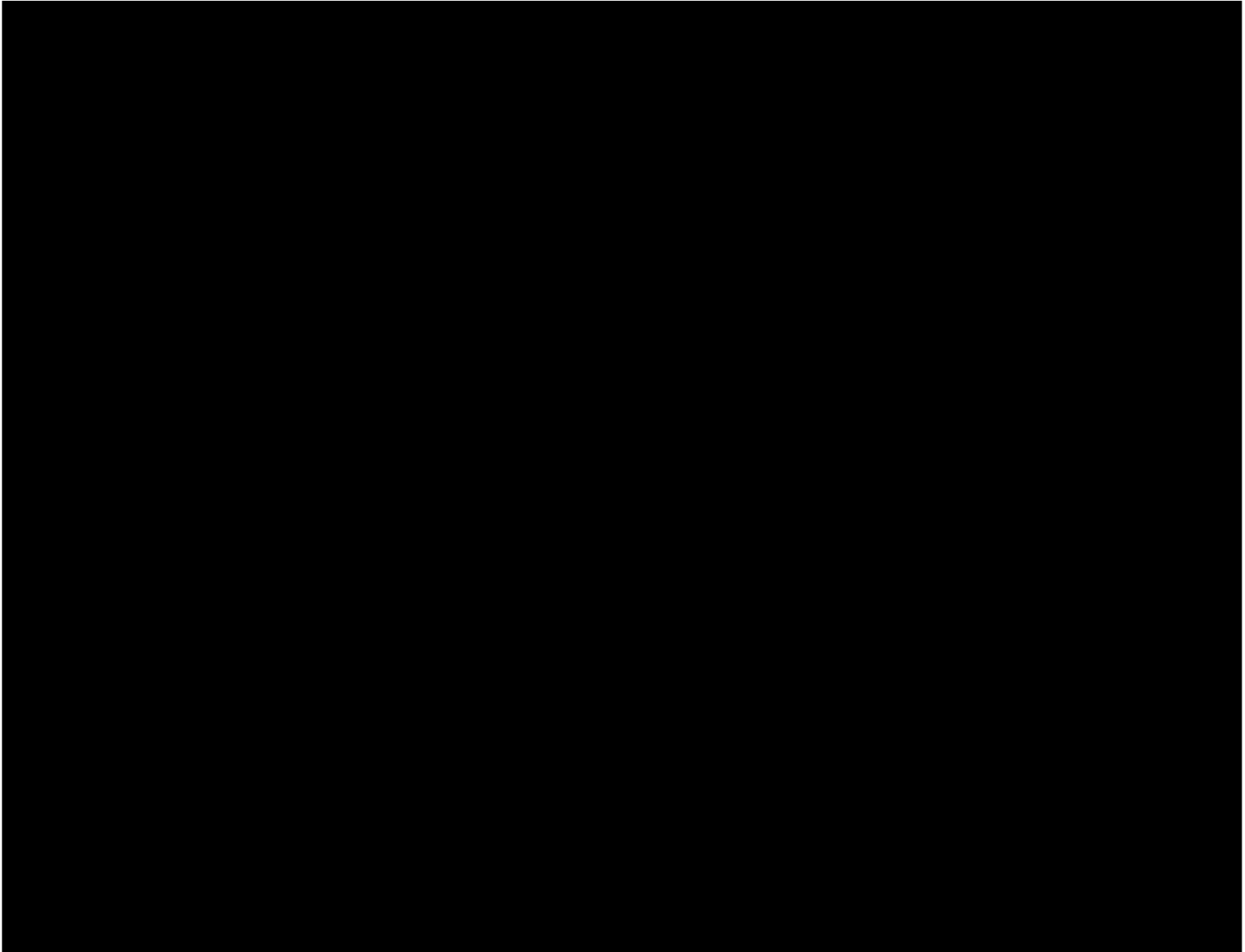
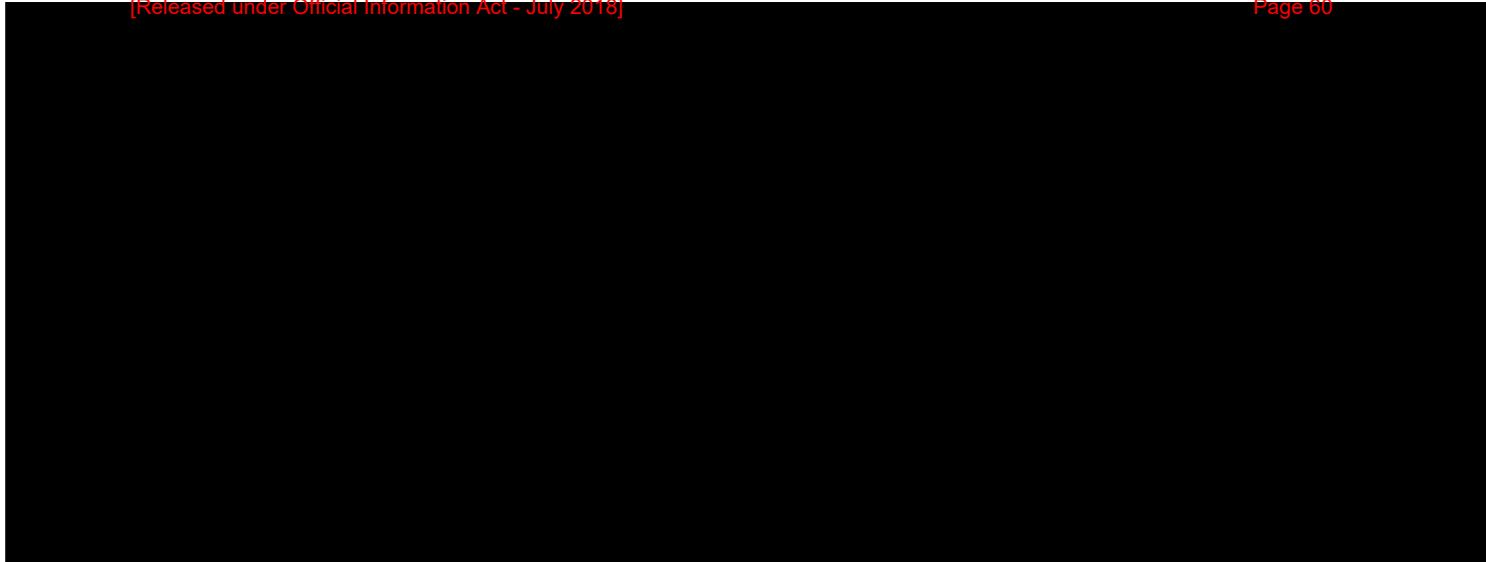
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From: Will Goodwin
Sent: Monday, 30 April 2018 8:44 AM
To: 'Brian Roche'
Subject: Notes for the minister

Sir Brian,

I've jotted down these points that might be useful for the Minister ahead of his meetings this week. Appreciate most of this was covered on our call, so might be over egging... keen on your views on whether the below is worth sending over.

Will



[REDACTED]

From: Will Goodwin
Sent: Saturday, 12 May 2018 3:46 PM
To: [REDACTED]
Subject: RE: Call with Minister Twyford

Thanks [REDACTED] – confirmed. Shall I call the Minister on his mob?

Thanks

Will

From: [REDACTED]@parliament.govt.nz]
Sent: Friday, 11 May 2018 10:04 a.m.
To: Will Goodwin [REDACTED]@nzsuperfund.co.nz>
Subject: RE: Call with Minister Twyford

Alert: External email.

Hi Will,

We could 10am on Tuesday 15 May?

Thanks,

[REDACTED]

From: Will Goodwin [REDACTED]@nzsuperfund.co.nz]
Sent: Thursday, 10 May 2018 11:23 AM
To: [REDACTED]@parliament.govt.nz>
Subject: Call with Minister Twyford

[REDACTED]

Sometime next week, I was hoping to have a 10min call with Minister Twyford to update him on our discussions with CDPQ. Could you please advise a couple of slots.

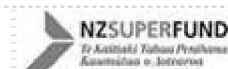
Kind regards,

Will

William Goodwin
Head of NZ Direct Investments

DDI: [REDACTED]
Mobile: [REDACTED]
Email: [REDACTED]@nzsuperfund.co.nz

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[REDACTED]

From: Will Goodwin
Sent: Tuesday, 12 June 2018 11:28 AM
To: [REDACTED]
Subject: RE: Call with Minister Twyford

Thanks [REDACTED] – perfect. Ok if he calls my mob?

Will

From: [REDACTED]@parliament.govt.nz]
Sent: Tuesday, 12 June 2018 11:25 a.m.
To: Will Goodwin [REDACTED]@nzsuperfund.co.nz>
Subject: RE: Call with Minister Twyford

Alert: External email.

Kia ora Will,

We could do this call 6pm on Thursday 14 June? He will be on the call with his advisor, [REDACTED]

Thanks,

[REDACTED]

From: Will Goodwin [REDACTED]@nzsuperfund.co.nz]
Sent: Tuesday, 12 June 2018 8:47 AM
To: [REDACTED]@parliament.govt.nz>
Subject: Call with Minister Twyford

Hi [REDACTED]

I was hoping the Minister might have time for a 15min call over the next few days - Purpose is to update him on the status of our proposal.

Kind regards

Will

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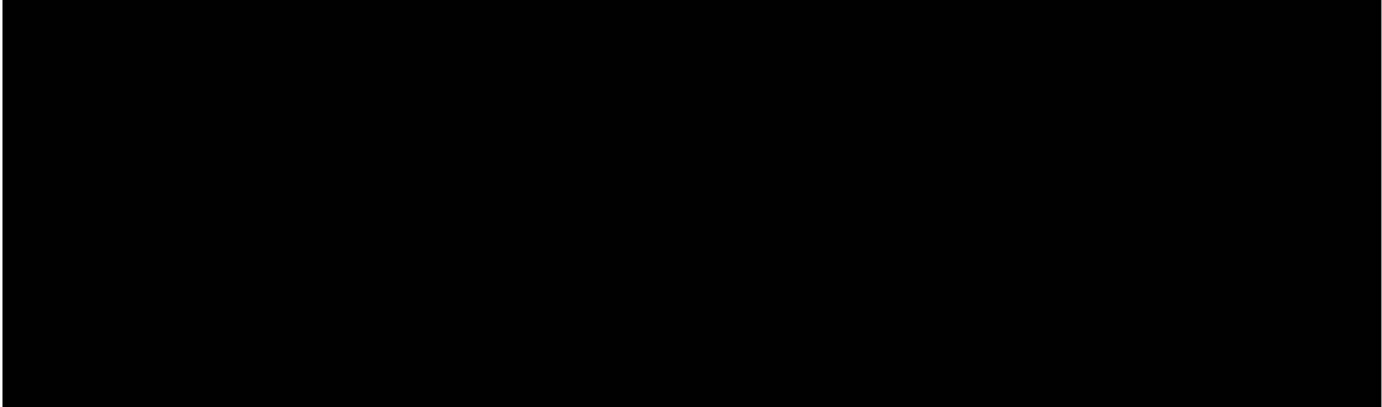
From: Will Goodwin
Sent: Tuesday, 12 June 2018 12:10 PM
To: Hon Sir Michael Cullen; 'Brian Roche'
Subject: Confidential - ALR update
Attachments: 12062018114719-0001.pdf

Sir Michael and Sir Brian,

Quick update for you:

- a. NZ Super and CDPQ met with NZTA on Friday for our first face to face. Meeting attended by Richard Hancy (head of NZTA's Light Rail Project Office) and Shane Avers (3P lead) (Fergus Gammie was a unfortunately an apology). CDPQ was represented by [redacted] from their SYD office (ex [redacted])
- b. [redacted]
- c. [redacted]
- d. They are expecting to hold formal Q&A's/proposal meetings with interested parties in July as part of their initial process... however they were not in a position to outline what the process will look like

Proposed next steps:



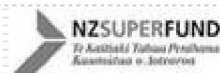
Please give me a call on my cell if you would like to discuss further.

Will

William Goodwin
 Head of NZ Direct Investments

DDI: [redacted]
 Mobile: [redacted]
 Email: [redacted]@nzsuperfund.co.nz

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From: Brian Roche [REDACTED]@gmail.com>
Sent: Thursday, 21 June 2018 1:16 PM
To: Michael Cullen
Cc: Will Goodwin
Subject: Re: Confidential - ALR update

Alert: External email.

Thanks

Afternoon works well for me at this stage

Also free between 11-12.

Cheers

Brian

Sent from my iPhone

On 21/06/2018, at 10:21 AM, Michael Cullen [REDACTED]@gmail.com> wrote:

Would be a good idea. [REDACTED]
[REDACTED] I'd prefer the afternoon but can do the morning at 9.30 as well.
Michael

On 19/06/2018, at 8:40 AM, Will Goodwin [REDACTED]@nzsuperfund.co.nz> wrote:

Sir Brian and Sir Michael,

Shall we lock in a time on Friday for a debrief post my call with the Minister (I'm free 8-10:30 and after 1:30)? Also of interest is an article in yesterday's InfraNews quoting Twyford and Goff... based purely of the comments below, [REDACTED]
[REDACTED]

Kind regards,

Will

Australia & NZ

Construction on Auckland's planned airport light rail line is unlikely to get underway before mid-2020, New

Zealand Transport Minister, Phil Twyford, said on Friday (15 June).

He admitted earlier promises of having construction of the NZD 4bn (USD 2.8bn) project begin in 2019 had been ambitious.

“There were a couple of reckless things said during the election,” he told delegates at the Informa NZ Rail conference.

Still, numerous global and local rail construction companies, investors and advisers are circling the project as it is by far the biggest deal in the NZ market.

They include Transdev, Acciona, Broadspectrum, HRL Morrison, Marubeni, Bouygues and Itochu’s I-Environment Investments Pacific and Macquarie Capital.

Industry sources expect the market sounding and business case development to take until the end of the year, when the process for procuring the project may be announced.

Sources close to the project in the NZ Transport Agency (NZTA) said they are just beginning market sounding and work on the business case, however. They are consulting widely overseas, including with the NSW government on lessons learned from the problems the Sydney Light Rail (SLR) project is now facing.

It is understood they are looking at raising the line about 150mm above the road surface, limiting the need to dig up the road and buried utilities which have created problems for the SLR project.

They say the final route has not been decided, although some of it is expected to run down Dominion Road and along old tram routes abandoned in the 1950s.

Some have argued it will not be a very quick way to get from the city to the airport, although light rail usually has its own corridor that separates it from road traffic, unlike a tram. An "indicative" business case by Auckland Transport in 2016 found light rail would be almost as quick as a heavy rail option it considered and around half the cost.

Auckland Mayor, Phil Goff, said on Thursday (14 June) that he expected the project would be a PPP, but Twyford and

government officials stressed they had to properly consider the options.

“The transport agency could borrow over 30 years or we could do it through a PPP,” Twyford said.

“We are going to measure twice and cut once,” Twyford said. “We want to get the governance, the planning, the financing, route alignment and the planning permissions – do all that work upfront and learn as much as we can.”

Environmental impact assessments and planning consent would need to take place after the market soundings and business case development. These would be followed by land acquisitions before a tender could be launched. Under present planning processes this is unlikely to take until early 2020.

Urban development

The government is proposing a new Urban Development Authority (UDA) that may be able to push the process faster. Twyford said staff in the Ministry of Business, Innovation and Urban Development had already formed the “embryo” of the UDA to start planning work while they wait on legislation planned for introduction later this year.

The project is as much an “urban development” project as an airport link the government said. It now favours calling the line the City to Mangere Light Rail, referencing a relatively poor area of Auckland near the airport.

The NZTA will be working with Housing NZ to acquire land along the route to place subsidised housing mixed with new houses at market rates. This would also help the business case as it would add a ready source of passengers.

“Not only can [light rail] deliver high quality rapid transit for people to move around our cities, but it has demonstrated in dozens of cities around the world that it is a magnet for private sector investment and urban renewal and urban transformation,” Twyford added.

“That’s why we favour light rail. The permanence that it has is the very reason it attracts apartment buildings and pedestrian friendly urban spaces,” he added.

He acknowledged the difficulty in attracting people and companies with the skills needed and what this might mean for the cost of the project, but said he wanted to build a pipeline of projects that would attract expertise to New Zealand.

Second light rail line

The government has also committed to a second light rail line running from the city to the north west. It says another "rapid transit" line, which Twyford said is likely to be light rail, from the city to the North Shore over a second harbour crossing will be needed by 2030 when the present express bus service will be over capacity.

But questions have been raised about how construction of the light rail projects may disrupt two major events in Auckland in 2021 – the Americas Cup and the APEC meeting.

A confidential report handed to Auckland Council Mayor Phil Goff last year has also emerged in local media. This report said fast tracking the airport rail line to complete before these events would subject it to major risks, including the difficulty of getting contractors and skilled labour already overstretched in other markets such as Australia.

There are also concerns about the level of expertise in government agencies, which have never procured a light rail project.

From: Brian Roche [REDACTED]@gmail.com]
Sent: Monday, 18 June 2018 12:03 p.m.
To: Michael Cullen [REDACTED]@gmail.com>
Cc: Will Goodwin [REDACTED]@nzsuperfund.co.nz>
Subject: Re: Confidential - ALR update

Alert: External email.

Thanks

[REDACTED]

I'm hoping to talk to him directly at a forthcoming transport forum.

[REDACTED]

Cheers

Brian

Sent from my iPhone

On 17/06/2018, at 10:25 AM, Michael Cullen [REDACTED]@gmail.com> wrote:

Brian - any chance of you having an off-line conversation with [REDACTED]
Michael

Sent from my iPad

On 15/06/2018, at 1:49 PM, Will Goodwin [REDACTED]@nzsuperfund.co.nz> wrote:

Brian – completely agree. [REDACTED]

Kind regards,

Will

From: Brian Roche [REDACTED]@gmail.com]
Sent: Friday, 15 June 2018 1:39 p.m.
To: Will Goodwin [REDACTED]@nzsuperfund.co.nz>
Cc: Hon Sir Michael Cullen [REDACTED]@gmail.com>
Subject: Re: Confidential - ALR update

Alert: External email.


Thanks Will

Will be interesting to see how the engagement with the Minister goes.

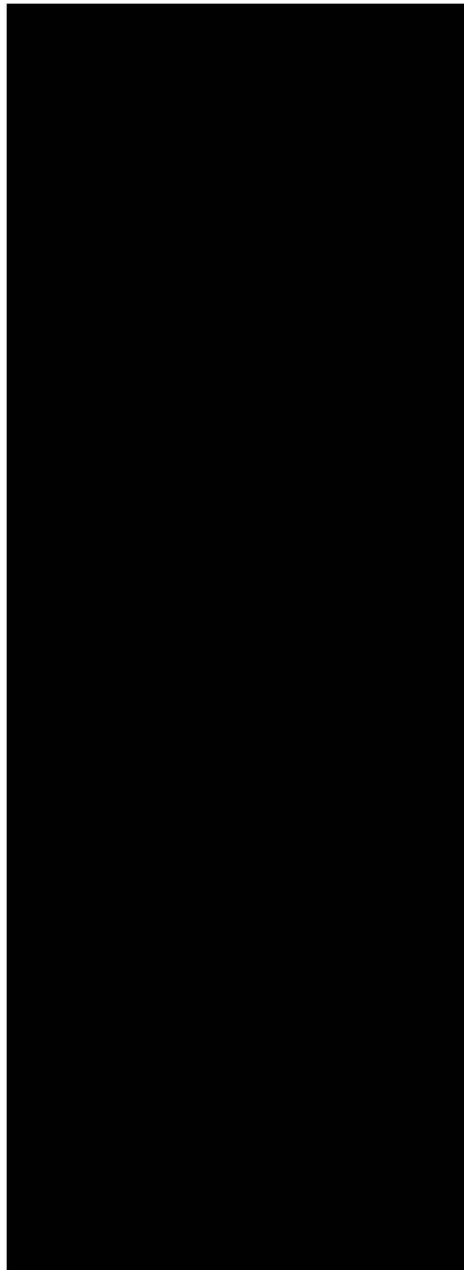


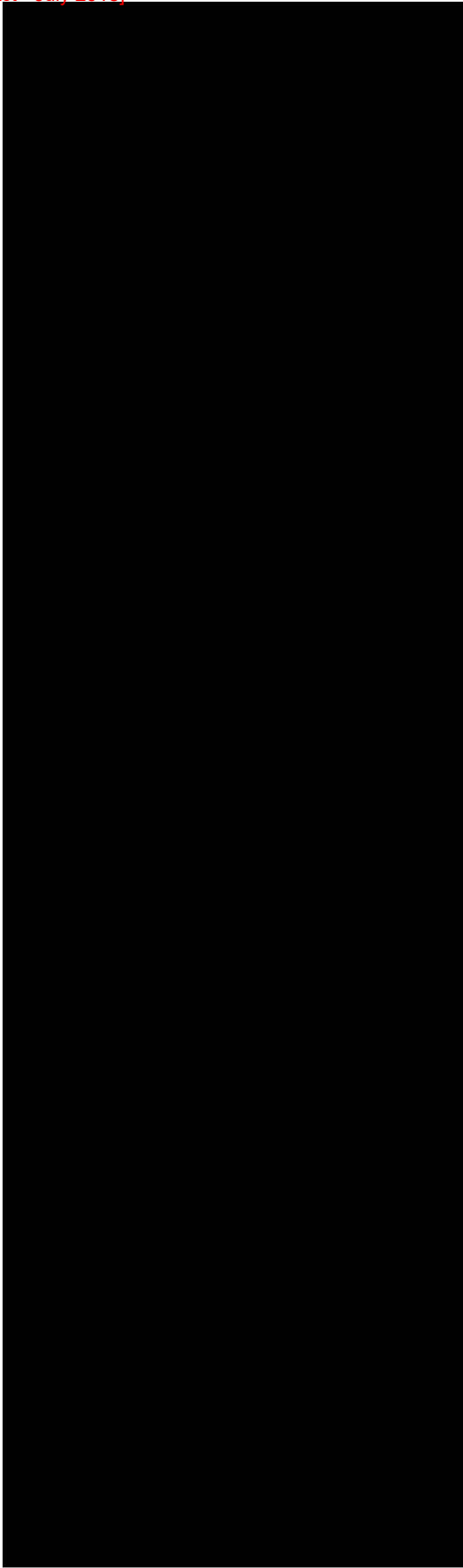
Cheers

Brian

On 12/06/2018, at 12:10 PM, Will Goodwin
@nzsuperfund.co.nz> wrote:

Sir Michael and Sir Brian,





Will
William Goodwin
Head of NZ Direct Investments

DDI: [REDACTED]
Mobile: [REDACTED]
Email: [REDACTED]@nzsuperfund.co.nz

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[REDACTED]

From: Will Goodwin
Sent: Thursday, 21 June 2018 11:18 PM
To: Brian Roche; Hon Sir Michael Cullen
Cc: [REDACTED]
Subject: Re: Confidential - ALR update

Thanks Brian - let's lock in 3:30 tomorrow.

[REDACTED] - can you please send confernace call details to Sir Brian and Sir Michael.

Thanks

Will

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From: Brian Roche [REDACTED]@gmail.com>
Sent: Thursday, June 21, 2018 9:24:00 PM
To: Will Goodwin
Cc: Michael Cullen
Subject: Re: Confidential - ALR update

Alert: External email.

Thanks

Just found out I won't be free now until after 3pm tomorrow.

Cheers

Brian

[REDACTED]