

Rebecca Watson

From: [REDACTED] Jen Baird
Sent: Thursday, 14 February 2019 08:57
To: [REDACTED]
Cc: official information
Subject: RE: LGOIMA 19023: Development Contribution Policy and Methodology and supporting information/ Rotokauri

Good morning [REDACTED]

Thank you for your further question of 1 February 2019. Your question is "Could you please confirm therefore if HCC is committed to the development of Rotokauri" . This question is in the context of HCC requiring a commitment from owners/Developers before proceeding. I also interpret your question to relate to the development of the residential areas of Rotokauri and not the Rotokauri industrial areas which are well advanced.

Council is committed to the development of Rotokauri. This is demonstrated by;

- the historical investments such as that to undertake land-use and infrastructure planning and that to partner with the New Zealand Transport Agency to develop the Te Rapa Bypass to implement local road and transport outcomes.
- the recent investments partnering with active developers to build roads and to manage stormwater as well as for Council to provide strategic waste water and water services all in the southern Rotokauri area
- funding provisions in the 10-Year Plan and the 30 Year Infrastructure to continue to work with developers to further develop the area

For clarity, Council doesn't require the commitment of developers to plan and open up growth cells but we certainly take a partnership approach when it comes to the provision and timing of some strategic infrastructure. As you know a large part of the infrastructure costs are the sole responsibility of developers who are required to mitigate their effects but in relation to some strategic infrastructure we require the commitment of developers usually relating to cost sharing and timing.

Assumptions such as timing and sharing of costs for strategic Infrastructure are made each time we update our 10 year plan based on information such as likely development activity, available funding and the views of the community through firstly our elected members and then through consultation on the 10 Year Plan. These assumptions will change over time and are reassessed every 10-Year Plan alongside all of Councils other financial commitments

Developers will make the ultimate call on the economics of development and the associated market response. We are still in active discussions with developers in Rotokauri.

Regards

Jen Baird
General Manager City Growth

[REDACTED]



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From: official information
Sent: Monday, 4 February 2019 1:16 PM
To: [REDACTED]
Cc: official information <officialinformation@hcc.govt.nz>
Subject: RE: LGOIMA 19023: Development Contribution Policy and Methodology and supporting information/ Rotokauri

Good Afternoon,

I write to acknowledge your information request of 1 February 2019 in respect of the development of Rotokauri.

Please be advised that your request has been passed on to the relevant team within Council and you will be informed of the outcome.

The Local Government Official Information and Meetings Act 1987 requires that we advise you of our decision on whether the Council will provide the requested information or not “as soon as reasonably practicable”, no later than 20 working days after the day we received your request. We will respond to you no later than 4 March 2019.

Kind regards

Amy Viggers

On behalf of the Privacy Officer

DDI: 07 8386727 | Email: amy.viggers@hcc.govt.nz



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From: [REDACTED]
Sent: Friday, 1 February 2019 3:38 PM
To: official information <officialinformation@hcc.govt.nz>
Cc: Andrew King <Andrew.King@council.hcc.govt.nz>; Garry Mallett <[garry.mallett@\[REDACTED\]](mailto:garry.mallett@[REDACTED])>; [REDACTED]; [REDACTED]

Subject: RE: LGOIMA 18248: Development Contribution Policy and Methodology and supporting information/ Rotokauri

Good afternoon, Thank you for your reply of 12th Dec. In relation to my question 6 regarding “Anticipated sale price of section”, you state that “ Section sale price is not a factor in DC methodology or legislation, so is not incorporated in the DC model. In relation to my question 7 “Rotokauri. I asked the question “ Does HCC need a commitment from owners/ developers before proceeding?? ” (I understood from my recent meeting with Jan Baird that a commitment was required before HCC proceeded) Your response was “no” no commitment is required. I take it therefore that HCC has committed itself to the development of Rotokauri even though your own economist evidence (Insite March 2018) in relation to Development Levies (Rotokauri) states “the situation for Rotokauri is different, however. The proposed changes there are so much higher than other “competing” area that we expect to see a marked reduction

in development activity related to the status quo". Could you please confirm therefore if HCC is committed to the development of Rotokauri. It appears from the evidence to date that it will be uneconomic for most developers to proceed and even if some do proceed it will be unattractive to end consumers because of price. Please advise

Kind Regards

[Redacted signature block]

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From: official information [<mailto:officialinformation@hcc.govt.nz>]
Sent: Wednesday, 12 December 2018 2:56 PM
To: [Redacted]
Cc: official information
Subject: FW: LGOIMA 18248: Development Contribution Policy and Methodology and supporting information

Dear [Redacted]

Further to your information request of 16 November 2018 in respect of the below, we are now able to provide Hamilton City Council's response.

You requested:

Could you please provide the following information. The information provided both in the "contribution policy" and the "link" does not answer in sufficient detail the information sort. **The requests relate only to the Rotokauri Catchment.** (1) Please provide the total anticipated cost of infrastructure . (2) this information need to be broken down into the following. (a) stormwater (b) sewerage (c) water (d) roading (e) reserves (f) anticipate subsidy from NZTA (4) Anticipate number of houses in the catchment either on numbers, or on a per ha basis. (5) a timeline for these anticipated houses as your formula incorporates this assumption. (6) Anticipated sale price of section incorporating the new DC model. (Assuming that you have undertaken this in your model). (7) Does HCC need a commitment from owners/ developer before proceeding? (8) if so what % in hectares or in total number is required (9) If the answer to (7) **is no**, please advise why this has not been considered. (10) Under the NPS legislation you have to consider total capacity for the city. What % of total new section in the Rotokauri area are you anticipating will contribute to you meeting the target within a 5 year, 10 year and 15 year timeline.

Our response:

- (1) Please provide the total anticipated cost of infrastructure .
- (2) this information need to be broken down into the following.

- (a) stormwater
- (b) sewerage
- (c) water
- (d) roading

- (e) reserves
- (f) anticipate subsidy from NZTA

The above information can be found in the attached spreadsheet labelled “Schedule of Assets Development Contributions Policy 2018-19 (Rotokauri).xlsx”. The data contained in this file is a subset of the full 2018-19 DC Schedule of Assets, filtered to just the Rotokauri Catchment and relevant Rotokauri Stormwater catchments as requested. Please note that these are all Growth related projects, and do not include any LOS or renewal projects in the LTP. Also please note this data includes historical projects, as these are also used in the DC Model, these can be filtered out if necessary using column E.

The column labelled “Activity” can be used to breakdown the list into Stormwater, Wastewater, Transport, Water and Reserves. The columns T through to X details the cost breakdown of each project, including the total capital costs including subsidies, total costs net subsidies, DC Capex and Rates Loan. The “DC Capex” column represents the cost of each individual project that is loaded into the DC Model.

- (4) Anticipate number of houses in the catchment either on numbers, or on a per ha basis.
- (5) a timeline for these anticipated houses as your formula incorporates this assumption.

The attached file labelled “Rotokauri Dwellings.csv” includes the data which should inform the 2 questions above. The questions specifies “houses”, so this dataset is No of dwellings and does not include the non-residential growth. This dataset includes the full Rotokauri catchment, breaking it down further into Area Unit (A very rough approximation for Stage 1 and Stage 2), detached and attached dwellings, and the year in which the expected growth is to occur. Please note, that these growth projections were completed very early in 2018, so does not consider the possibility of the Rotokauri SHA, or the large subdivision consents that were lodged prior to 1 July 2018. The low growth through 2019-2028 is assumed because of the infrastructure constraints currently applicable to the catchment, with projects in the LTP to remedy these constraints effective later in the LTP.

- (6) Anticipated sale price of section incorporating the new DC model. (Assuming that you have undertaken this in your model).

Section sale price is not a factor in DC methodology or legislation, so is not incorporated in the DC Model.

- (7) Does HCC need a commitment from owners/ developer before proceeding?
- (8) if so what % in hectares or in total number is required
- (9) If the answer to (7) is no, please advise why this has not been considered.

We make an assumption here that your question is in relation to the Rotokauri development area. As such, we will answer question 7 based on that assumption. If this is incorrect, please advise and provide context or further detail so we can further answer this. As such, the response is no, no commitment is required. This is not a matter that needs to be considered under the 2018/19 Development Contributions Policy.

- (10) Under the NPS legislation you have to consider total capacity for the city. What % of total new section in the Rotokauri area are you anticipating will contribute to you meeting the target within a 5 year, 10 year and 15 year timeline.

The NPS-UDC housing Capacity assessment was a snapshot of capacity as at June 2017, prior to the change in funding direction under the 2018-20 LTP. As such the assessed level greenfield capacity assessed in Rotokauri represents the infrastructure funding under the 2015-25 LTP. At the time the residential greenfield capacity in Rotokauri was thought to represent approximately:

DRAFT Estimated Rotokauri capacity as a percentage of total NPS-UDC target (as at June 2017)

1-3 years	2.9%	Assessed short term capacity for Rotokauri/short term target	=140 ¹ /4,828 ²
10 years	14.8%	Assessed medium term capacity for Rotokauri/medium term target	=1,973 ³ /13,279 ⁴

All figures are sourced from the Future Proof Housing Development Capacity Report 2017

- 1+3) Figure 39, page 69
- 2) Figure 57, page 92

4) Figure 59, page 94

Note: HCC does not have estimates within a 5 year, 10 year and 15 year timeline. The available estimates for the 3 year and 10 year NPS-UDC planning windows are provided above.

Kind regards

Rebecca Watson

On behalf of the Privacy Officer

DDI: 07 8386983 | Email: rebecca.watson@hcc.govt.nz



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From: official information

Sent: Monday, 19 November 2018 2:48 PM

To: [REDACTED]

Cc: official information <officialinformation@hcc.govt.nz>

Subject: HPE CM: RE: LGOIMA 18248: Development Contribution Policy and Methodology and supporting information

Dear [REDACTED]

I write to acknowledge your information request of 16 November 2018 in respect of:

Could you please provide the following information. The information provided both in the “contribution policy” and the “link” does not answer in sufficient detail the information sort. **The requests relate only to the Rotokauri Catchment.** (1) Please provide the total anticipated cost of infrastructure . (2) this information need to be broken down into the following. (a) stormwater (b) sewerage (c) water (d) roading (e) reserves (f) anticipate subsidy from NZTA (4) Anticipate number of houses in the catchment either on numbers, or on a per ha basis. (5) a timeline for these anticipated houses as your formula incorporates this assumption. (6) Anticipated sale price of section incorporating the new DC model. (Assuming that you have undertaken this in your model). (7) Does HCC need a commitment from owners/ developer before proceeding? (8) if so what % in hectares or in total number is required (9) If the answer to (7) **is no**, please advise why this has not been considered. (10) Under the NPS legislation you have to consider total capacity for the city. What % of total new section in the Rotokauri area are you anticipating will contribute to you meeting the target within a 5 year, 10 year and 15 year timeline.

Please note this will be treated as a new request for information made under LGOIMA.

Please be advised that your request has been passed on to the relevant team within Council and you will be informed of the outcome.

The Local Government Official Information and Meetings Act 1987 requires that we advise you of our decision on whether the Council will provide the requested information or not “as soon as reasonably practicable”, no later than 20 working days after the day we received your request. We will respond to you no later than 14 December 2018.

Kind regards

Rebecca Watson

On behalf of the Privacy Officer

DDI: 07 8386983 | Email: rebecca.watson@hcc.govt.nz



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From: [REDACTED]

Sent: Friday, 16 November 2018 9:49 AM

To: official information <officialinformation@hcc.govt.nz>

Subject: RE: LGOIMA 18226: Development Contribution Policy and Methodology and supporting information

Could you please provide the following information. The information provided both in the “contribution policy” and the “link” does not answer in sufficient detail the information sort. **The requests relate only to the Rotokauri Catchment.** (1) Please provide the total anticipated cost of infrastructure . (2) this information need to be broken down into the following. (a) stormwater (b) sewerage (c) water (d) roading (e) reserves (f) anticipate subsidy from NZTA (4) Anticipate number of houses in the catchment either on numbers, or on a per ha basis. (5) a timeline for these anticipated houses as your formula incorporates this assumption. (6) Anticipated sale price of section incorporating the new DC model. (Assuming that you have undertaken this in your model). (7) Does HCC need a commitment from owners/ developer before proceeding? (8) if so what % in hectares or in total number is required (9) If the answer to (7) is **no**, please advise why this has not been considered. (10) Under the NPS legislation you have to consider total capacity for the city. What % of total new section in the Rotokauri area are you anticipating will contribute to you meeting the target within a 5 year, 10 year and 15 year timeline.

Kind Regards

[REDACTED]

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From: official information [<mailto:officialinformation@hcc.govt.nz>]
Sent: Friday, 12 October 2018 3:22 PM
To: [REDACTED]
Cc: official information
Subject: FW: LGOIMA 18226: Development Contribution Policy and Methodology and supporting information

Dear [REDACTED]

Further to your information request of 8 October 2018 in respect of the below, I am now able to provide Hamilton City Council's response.

You requested:

Could you please provide me with the full information as above - Development Contribution Policy and Methodology and supporting information

Our response:

The information is available on [Council's DC website](#) under "Supporting Information". The Policy is attached.

Kind regards

Rebecca Watson
On behalf of the Privacy Officer

DDI: 07 8386983 | Email: rebecca.watson@hcc.govt.nz



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From: official information
Sent: Tuesday, 9 October 2018 2:39 PM
To: [REDACTED]
Cc: official information <officialinformation@hcc.govt.nz>
Subject: HPE CM: FW: LGOIMA 18226: Development Contribution Policy and Methodology and supporting information

Dear [REDACTED]

I write to acknowledge your information request of 8 October 2018 in respect of the below.

Please be advised that your request has been passed on to the relevant team within Council and you will be informed of the outcome.

The Local Government Official Information and Meetings Act 1987 requires that we advise you of our decision on whether the Council will provide the requested information or not “as soon as reasonably practicable”, no later than 20 working days after the day we received your request. We will respond to you no later than 6 November 2018.

Kind regards

Rebecca Watson
On behalf of the Privacy Officer

DDI: 07 8386983 | Email: rebecca.watson@hcc.govt.nz



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From: [REDACTED]
Sent: Monday, 8 October 2018 2:53 PM
To: official information <officialinformation@hcc.govt.nz>
Subject: Development Contribution Policy and Methodology and supporting information

Could you please provide me with the full information as above. Thanks

Kind Regards

[REDACTED]

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