

## Rebecca Watson

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**From:** official information  
**Sent:** Wednesday, 27 March 2019 13:48  
**To:** [REDACTED]  
**Cc:** official information  
**Subject:** Re: LGOIMA 19056: Worley Place/ Anglesea St / Underground carparking building/ 57- 75 Ward St / 10 Worley Pl/ 262 Anglesea St  
**Attachments:** HPE CM: RE: Acknowledgement of LGOIMA 19055, 19056, 19057 and 19058

Kia ora

Further to your information request of 13 March 2019 in respect of documents relating to the Worley Place/ Anglesea St / Underground carparking building, I am now able to provide Hamilton City Council's response.

**You requested:**

*Worley Place/ Anglesea St / Underground carparking building/ 57- 75 Ward St / 10 Worley Pl/ 262 Anglesea St  
Can you please provide the following information. This request is broken down into three parts. I require the same information for each transaction as there was three separate transactions all regarding the same property . The transaction were*

- (1) the original build*
- (2) the decision to buy back the property*
- (3) the decision to shift the entranceway from Alexandra St/ Worley Place to Anglesea St.*

*I will understand if the original information which dates back to 1986 is not available but please advise in writing if this is the case.*

*The requests are:*

- (1) A copy of the minutes of HCC councillors meeting with the voting of members (both for and against) for the resolution to proceed*
- (2) the staff reports for HCC to proceed*
- (3) a copy of the business case ( if one was undertaken, if not please advise)*
- (4) the peer review ( if one was undertaken, if not please advise)*

**Our response:**

The original build

- (1) A copy of the minutes of HCC councillors meeting with the voting of members (both for and against) for the resolution to proceed
- (2) The staff reports for HCC to proceed
- (3) A copy of the business case (if one was undertaken, if not please advise)
- (4) The peer review (if one was undertaken, if not please advise)

**We have undertaken a search of Hamilton City Council records regarding the original build of the carpark and advise that no information has been located. Staff have also confirmed that they have no knowledge of this matter. Therefore, we wish to advise that the information requested cannot be provided under Section 17(e) – the document that contains the information requested does not exist or can't be found.**

The decision to buy back the property

- (1) A copy of the minutes of HCC councillors meeting with the voting of members (both for and against) for the resolution to proceed
- (2) The staff reports for HCC to proceed
- (3) A copy of the business case (if one was undertaken, if not please advise)
- (4) The peer review (if one was undertaken, if not please advise)

The answers to your questions were provided in our response to LGOIMA 19034 sent to you on 27/2/19. The decision to buy back the property was completed as a public excluded item therefore all information in relation to this decision cannot be released to maintain the effective conduct of public affairs through the free and frank expression of opinions (section 7(2)(f)(i) LGOIMA). We consider that the factors supporting the withholding of this information outweigh public interest factors favouring its release.

The decision to shift the entranceway from Alexander St/Worley Place

- (1) A copy of the minutes of HCC councillors meeting with the voting of members (both for and against) for the resolution to proceed
- (2) The staff reports for HCC to proceed
- (3) A copy of the business case (if one was undertaken, if not please advise)
- (4) The peer review (if one was undertaken, if not please advise)

The answers to these questions and associated documents were provided in LGOIMA 19034 sent to you on 27/2/19. We have undertaken a search of Hamilton City Council records for any further documents including a business case and can advise that no information has been located. Staff have also confirmed that they have no knowledge of this matter. Therefore, we wish to advise that the information cannot be provided under Section 17(e) – the document that contains the information requested does not exist or can't be found.

Kind regards,

**Amy Viggers**

*On behalf of the Privacy Officer*

DDI: 07 8386727 | Email: [amy.viggers@hcc.govt.nz](mailto:amy.viggers@hcc.govt.nz)



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Kind regards,

**Amy Viggers**

*On behalf of the Privacy Officer*

DDI: 07 8386727 | Email: [amy.viggers@hcc.govt.nz](mailto:amy.viggers@hcc.govt.nz)



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**From:** [REDACTED]

**Sent:** Wednesday, 13 March 2019 3:53 PM

**To:** official information <[officialinformation@hcc.govt.nz](mailto:officialinformation@hcc.govt.nz)>

**Subject:** RE: LGOIMA 18264: Worley Place/ Anglesea St / Underground carparking building/ 57- 75 Ward St / 10 Worley Pl/ 262 Anglesea St

Good afternoon, Can you please provide the following information. This request is broken down into three parts. I require the same information for each transaction as there was three separate transactions all regarding the same property . The transaction were

- (1) the original build
- (2) the decision to buy back the property
- (3) the decision to shift the entranceway from Alexandra St/ Worley Place to Anglesea St.

I will understand if the original information which dates back to 1986 is not available but please advise in writing if this is the case.

The requests are:

- (1) A copy of the minutes of HCC councillors meeting with the voting of members (both for and against) for the resolution to proceed
- (2) the staff reports for HCC to proceed
- (3) a copy of the business case ( if one was undertaken, if not please advise)
- (4) the peer review ( if one was undertaken, if not please advise)

Kind Regards

[REDACTED]

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**From:** official information [<mailto:officialinformation@hcc.govt.nz>]

**Sent:** Tuesday, 15 January 2019 8:23 AM

**To:** [REDACTED]

**Cc:** official information

**Subject:** Re: LGOIMA 18264: Worley Place/ Anglesea St / Underground carparking building/ 57- 75 Ward St / 10 Worley Pl/ 262 Anglesea St

Good afternoon [REDACTED],

Further to your information request of 4 December 2018, in respect of Garden Place Underground Carpark, I am now able to provide Hamilton City Council's response.

**You requested:**

*Worley Place/ Anglesea St / Underground carparking building/ 57- 75 Ward St / 10 Worley Pl/ 262 Anglesea St - Could you please provide the following information under an OIA request. I understand that although the information requested is historical the information is available either through the Annual Plans records, the asset schedule or building consents. The car parking building was constructed I understand in the 1980's . (1) The date of construction (2) The land value in the year of construction. (3) the construction cost ( either the building permit cost or the asset schedule cost ) (4) The sale price ( from memory in the 1990's ) (5) the purchase price ( from memory in the 2000's ) (6) the current valuation based on the current asset schedule. Please advise if any of this information is not available and the reason why it is not available.*

**Our response:**

1. The Council constructed the carpark in 1986.
2. The Council holds no record of the value of the land on which the carpark was built in 1986.
3. The carpark cost \$10,450,000 to construct.
4. The Council sold the carpark in 1998 for \$3,450,000.
5. The Council bought the carpark in 2009 for \$9,000,000.
6. The carpark has a current book value (as per the Council's Asset Register) of \$9,887,900.

Kind regards,

**Amy Viggers**

Kaiaawhina koomiti | Committee Advisor | Governance

DDI: 07 838 6727 | Email: [amy.viggers@hcc.govt.nz](mailto:amy.viggers@hcc.govt.nz)



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**From:** official information

**Sent:** Wednesday, 5 December 2018 12:11 PM

**To:** [REDACTED]

**Cc:** official information <[officialinformation@hcc.govt.nz](mailto:officialinformation@hcc.govt.nz)>

**Subject:** RE: LGOIMA 18264: Worley Place/ Anglesea St / Underground carparking building/ 57- 75 Ward St / 10 Worley Pl/ 262 Anglesea St

Dear [REDACTED],

I write to acknowledge your information request of 4 December 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 23 January 2019.

Kind regards

**Rebecca Watson**

*On behalf of the Privacy Officer*

DDI: 07 8386983 | Email: [rebecca.watson@hcc.govt.nz](mailto:rebecca.watson@hcc.govt.nz)



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**From:** [REDACTED]  
**Sent:** Tuesday, 4 December 2018 11:07 AM  
**To:** official information <[officialinformation@hcc.govt.nz](mailto:officialinformation@hcc.govt.nz)>  
**Subject:** Worley Place/ Anglesea St / Underground carparking building/ 57- 75 Ward St / 10 Worley Pl/ 262 Anglesea St

Could you please provide the following information under an OIA request. I understand that although the information requested is historical the information is available either through the Annual Plans records, the asset schedule or building consents. The car parking building was constructed I understand in the 1980's . (1) The date of construction (2) The land value in the year of construction. (3) the construction cost ( either the building permit cost or the asset schedule cost ) (4) The sale price ( from memory in the 1990's) (5) the purchase price ( from memory in the 2000's) (6) the current valuation based on the current asset schedule. Please advise if any of this information is not available and the reason why it is not available.

Kind Regards

[REDACTED]

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## Rebecca Watson

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**From:** official information  
**Sent:** Monday, 18 March 2019 15:17  
**To:** [REDACTED]  
**Cc:** official information  
**Subject:** HPE CM: RE: Acknowledgement of LGOIMA 19055, 19056, 19057 and 19058

Kia ora,

Thank you for the timely response to our email.

Please be advised that each of your requests have 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<sup>(1)</sup>, no later than 20 working days after the day we received your request. The requests will be dealt with in the order you have requested as set out below, which was the order in which they were received.

LGOIMA 19052 - National Policy Statement on Urban Development Capacity

LGOIMA 19053 - Claudelands Event Centre

LGOIMA 19055 - Residential land supply and methodology (NPS)

LGOIMA 19056 - Documents relating to the Worley Place/ Anglesea St / Underground carparking building

LGOIMA 19057 - Documents relating to the Garden Place upgrades 2000 to 2018

LGOIMA 19058 - Documents relating to the Hood St upgrades 2000 to 2018

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: Monday, 18 March 2019 10:50 AM  
To: official information <officialinformation@hcc.govt.nz>  
Cc: [REDACTED]  
Subject: RE: Acknowledgement of LGOIMA 19055, 19056, 19057 and 19058

Good morning, Firstly I would like to thank HCC staff for providing me with the information to date. I am in receipt of your email letter of the 15th March 2019 and would like to explain several things. The reason for my numerous request is that I have been unable to find the information on your website. As an example Future Proof was placed on notice in July 2018 with a "!! please explain". NPS have advise me that they have had meeting with HCC staff to clarify the position and Future Proof were supposed to update their website with this information . This has not happened to date, hence the latest request. If however this information is available on the website please advise. NPS had already asked me to provide them with maps showing what parts of the city are covered by "!!Restrictive Covenants". This is critical information to support Future Proof requirements to comply with NPS. This information has also been provided to HCC at no cost to yourselves. "!!Future Proof have not had a "!! peer review" of the methodology they are using to comply with NPS so I personal have paid for this to be undertaken. This has cost me personally \$5750. This information has been pass on to HCC and although I have asked for a part payment for this report nothing has been forthcoming to date. I have recently completed a submission to the Productivity Commission on Local Body Funding. A significant amount of the evidence I provided is a direct result of the information you have provided.

A Productivity Commission staff member has asked me to provide them with the information regarding the HCC differential policy as I was a member of the HCC Rating Taskforce in 1998 and the commission will be looking at the NZ wide in the future.

Now dealing with your specific requests as listed below. Request 19055 relates to Future Proof that NPS says is supposed to have been available on your website. See my comment above. Request 19040 Peacocks Business case was provide by yourselves this morning.

For the other request, please address these in the order that they were submitted. I understand that much of the information is historical . It is important to understand why decision regarding the wellbeing of the city have been taken. All the information provide by yourself is being forwarded to the appropriate authorities like the Productivity Commission.

I thank you for your assistance to date.



Kind Regards

[Redacted signature block]

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From: official information [mailto:officialinformation@hcc.govt.nz]  
Sent: Friday, 15 March 2019 11:53 AM  
To: [Redacted]  
Cc: official information  
Subject: Acknowledgement of LGOIMA 19055, 19056, 19057 and 19058

Kia ora,

I write to acknowledge your information request of 12 March 2019 in respect of Residential land supply and methodology (NPS).

I write to acknowledge your information request of 13 March 2019 in respect of documents relating to the Worley Place/ Anglesea St / Underground carparking building.

I write to acknowledge your information request of 13 March 2019 in respect of documents relating to the Garden Place upgrades 2000 to 2018.

I write to acknowledge your information request of 14 March 2019 in respect of documents relating to the Hood St upgrades 2000 to 2018.

We note we are now actioning 7 requests from you, the above and the following: LGOIMA 19040 Peacocks area/ Business case/ Govt funding; LGOIMA 19052 National Policy Statement on Urban Development Capacity; and LGOIMA 19053 Claudeland Event Centre.

Hamilton City Council is strongly committed to the key purposes of LGOIMA including: to increase the availability of official information, and promote the open and public transaction of business at meetings in order to enable more public participation and accountability of members and officials. At the same time we note we have completed 36 other requests from you since 8 June 2018; a majority of these requests have been on past and/or future development in Hamilton City. We have responded to all requests as soon as practicable, with the requested information provided for majority of these within 20 working days. As you will be aware that 43 requests is a lot of information requests from single requestor, requiring a considerable amount of staff time to complete. To date staff have advised that cumulatively, they have spent a minimum of 140 hours completing your official information requests.

A number of your requests including the 4 that I acknowledge today have been requests for further information directly associated with earlier requests from you. On the 4 topics that are the subject of the requests acknowledged today, we have had 10 previous requests from you and we have responded to 9 of these, with the 10th request in progress.

\*Residential land supply and methodology (NPS) †

\*You first requested information relating to this matter 31/10/2018 and we responded on 28/11/2018 (LGOIMA 18238).

\*You requested further information on 24/12/2018 and we responded on 4/02/2019 (LGOIMA 19002).

\*You requested further information on 8/03/2019 (LGOIMA 19052), our response is pending.

\*You are now requesting further information on this matter (LGOIMA 19055).

\*Worley Place/ Anglesea St / Underground carparking building †

\*You first requested information relating to this matter on 4 December 2019 and we responded on 15/01/2019 (LGOIMA 18264).

\*You requested further information on 14/12/2018 and we responded on 21/01/2019 (LGOIMA 18280).

\*You requested further information on 19/02/2019 and we responded on 21/02/2019 (LGOIMA 19034).

\*You are now requesting further information on this matter (LGOIMA 19056).

\*Garden Place upgrades 2000 to 2018 †

\*You first requested information relating to this matter on 5/12/2019 and we responded on 21/01/2019 (LGOIMA 18269).

\*You are now requesting further information on this matter (LGOIMA 19057).

\*Hood St upgrades 2000 to 2018 †

\*You first requested information relating to this matter on 4/12/2018 and we responded on 19/12/2018 (LGOIMA 18265).

\*You then requested further information 5/12/2018 and we responded on 21/01/2019 (LGOIMA 18270).

\*You requested further information on 19/02/2019 and we responded 25/02/2019 (LGOIMA 19035).

\*You are now requesting further information on this matter (LGOIMA 19058).

In accordance with our legislative obligations under LGOIMA and our commitment to public access to public information we have, in good faith, completed your requests to date including a number of which that have involved substantial collation and/or research. For example, your request for the number of Resource consents (LGOIMA 18178) required over 50 hours to complete. Your requests concerning housing development in Hamilton City (LGOIMA 18136, 18137, 18178, 18205, 18238, 19005, 19023, and 19052) required more than 40 hours to complete, your request regarding Development Contributions (LGOIMA 18232 and 18264) required more than 15 hours to complete.

The Ombudsman's guidelines provide for the refusal of a request where the information cannot be made available without substantial collation and/or research, as well as options for managing multiple requests from an individual requestor, including provisions for treating multiple requests on the same or similar topic as one request. We are therefore inviting you, in the first instance, to prioritise your current active requests outlined below. Please note we may consider extending the time limit on each request as needed, and/or consider charging for the collation and/or research of information, and/or consider how the information may be released to you.

LGOIMA requests to be prioritised:

LGOIMA 19040 - Peacocks area/ Business case/ Govt funding

LGOIMA 19052 - National Policy Statement on Urban Development Capacity

LGOIMA 19053 - Claudeland Event Centre

LGOIMA 19055 - Residential land supply and methodology (NPS)

LGOIMA 19056 - Documents relating to the Worley Place/ Anglesea St / Underground carparking building

LGOIMA 19057 - Documents relating to the Garden Place upgrades 2000 to 2018

LGOIMA 19058 - Documents relating to the Hood St upgrades 2000 to 2018

Please provide the order of priority for the actioning of your requests as soon as possible.

Kind regards

Amy Viggers

Kaiaawhina koomiti | Committee Advisor | Governance  
DDI: 07 838 6727 | Email: amy.viggers@hcc.govt.nz

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