

## Rebecca Watson

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**From:** official information  
**Sent:** Friday, 16 August 2019 10:06  
**To:** [REDACTED]  
**Cc:** official information  
**Subject:** RE: LGOIMA 19218: HCC 10 Year plan 2018 to 2028 Development Contributions income

Kia ora Colin,

Further to your email of 8 August 2019 the information that you are seeking is readily available on our website and as per section 17(d) of the Local Government Official Information and Meetings Act 1987 (LGOIMA) we do not need to further supply information requested that is already publicly available.

At no point did we advise in our 6 August response that the *"information is not available as it is held by a third party (ie Market Economics)"*. We have in all cases referred you to our website which holds the information you have requested and provided links to where this information is held on our website. Please note that there is a search functionality on the website to enable you to readily find this information and most other information you may seek. We have used this search function to find the information listed below.

We have completed a search of our website for the dates in which the Development Contributions have been discussed at council or Committee meetings. Below are the results that we would like to refer you to:

- Council 24/08/2017 item 13 - Report Back for Financial Strategy and Revenue Taskforce
- Council 13/12/2018 item 14 - Development Contributions Policy - minor amendments
- Council 26/02/2019 item 6 - Funding Growth Infrastructure Options Report
- Council 4/04/2019 item 12 - Proposed Development Contributions Policy 2019/20
- Council 21/05/2019 item 9 - 2019/20 Annual Plan Deliberations

There is also additional information on Development Contributions available on our website here <https://www.hamilton.govt.nz/our-services/planningguidanceandresourceconsents/development-contributions/Pages/default.aspx>. Within the above page of our website there is a subsections called 'Supporting Information' which holds detailed information and outputs from the DC Model.

Concerning your request *'Please provide the "fine grain" information as to where these [infill] sites are'* again this information is readily available on our website. Below are some of the meetings in which infill was discussed, you can locate the reports, presentations, and minutes on our website.

- Growth and Infrastructure 20/02/2018 Item 9 - Infill and Intensification Growth
- Elected member Briefing 11/04/2019 Item 2- Infill Development

See also the information on the Future Proof website that we have directed you to previously, in particular the two tables (Figure 36 and Figure 37) in the Housing development capacity assessment report (July 2017) regarding the disaggregated location of infill capacity. Here is the link to this report:

[http://futureproof.org.nz/assets/FutureProof/Documents/6.-market-economics-housing-development-capacity-assessment-2017\\_17-july-2018-final-1.pdf](http://futureproof.org.nz/assets/FutureProof/Documents/6.-market-economics-housing-development-capacity-assessment-2017_17-july-2018-final-1.pdf)

Another place that you can locate relevant information on this matter is our Hamilton invest website, I am able to provide you with a link: <https://hamiltoninvest.co.nz/resources/>.

If we can help in any way to enable you to fully utilise the search functionality on our website so you can better find the information you seek, please let us know, we are happy to provide assistance.

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:** Thursday, 8 August 2019 8:48 AM

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

**Subject:** RE: LGOIMA 19218: HCC 10 Year plan 2018 to 2028 Development Contributions income

Good morning, Question (1) asked for the background papers for the expected income from DC. Your response was to look at the Council meeting and public information on your website. Please therefore provide the exact date/ dates, committee reference numbers etc so I am able to find. (2) I have been through the Development Contribution Policy 2018/19. The information Page 44 Schedule 7 **Growth Forecasts** anticipates citywide growth of around 1400 houses annually. It also anticipates infill housing of 675 in 2019 and then decreasing to 457 in 2028 . Please provide the “ fine grain” information as to where these sites are. **The National Policy Statement 2016 3.2 Supply** talks about the feasibility **capacity** for development. “ **This is the primary focus of the NPS –UDC**”. Without the “fine grain” information it is not possible to verify your figures. If you continue to say that this information is not available as it is held by a third party ( ie Market Economics) I will take it that you are not complying with this OIA and I will therefore be making a formal complain to the Ombudsman Office.

Kind Regards

[REDACTED]

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**From:** official information [<mailto:officialinformation@hcc.govt.nz>]  
**Sent:** Tuesday, 6 August 2019 4:08 PM  
**To:** [REDACTED]  
**Cc:** official information  
**Subject:** RE: LGOIMA 19218: HCC 10 Year plan 2018 to 2028 Development Contributions income

Kia ora,

Further to your information request of 29 July 2019 in respect of HCC 10 Year plan 2018 to 2028 Development Contributions in, I am now able to provide Hamilton City Council's response.

**You requested:**

*(1) Could you please provide all background papers regarding the expected income from Development Contributions for the 10 year period from 2018. I note that the expected income from DC is anticipated to increase from \$ 11, 414,000 ( 2018 ) to \$29,909,000 (2021 ) with further increase every year thereafter . In particular the expected number of houses in both the Greenfield and Infill areas by location. Please provide the breakdown of the anticipated number of houses in each area together with the amount of expected \$ ( DC ) . As there is a differential \$ on the number of bedrooms all documentation as to how this \$ is being arrived at would be appreciated. If possible also state the expected \$ on each house.*

*(2) I note that HCC commissioned an Economist report ( Isight Economics March 2018 ) regarding the proposed Development Contribution Policy . This report stated that “ in most cases, the proposed increase are more likely to manifest as reduction in both land prices and the margins of developers. In addition they will likely result in higher prices for completed buildings, related to the status quo. “ “ We expect to see a marked reduction in the marked reduction in development activity related to the status quo” . Please advise if this report has been updated and if so could you please provide a copy of this report. If any other economist report has been commissioned then please provide a copy of this report.*

*(3) Please provide evidence as to how this the proposed DC policy will comply with the National Policy Statement requirement on Affordability.*

*(4) Please provide the projects evidence for both Industrial and Commercial on the same basis.*

*(5) please provide the running totals of building consents for the last 3 yrs on a month by month basis.*

**Our response:**

**(1) Could you please provide all background papers regarding the expected income from Development Contributions for the 10 year period from 2018. I note that the expected income from DC is anticipated to increase from \$ 11, 414,000 ( 2018 ) to \$29,909,000 (2021 ) with further increase every year thereafter .**

All information relating to the above request is included in previous Council agendas, which can be found on Councils website. [https://www.hamilton.govt.nz/our-council/Council meetings and public information/meetings-and-minutes/Pages/default.aspx](https://www.hamilton.govt.nz/our-council/Council%20meetings%20and%20public%20information/meetings-and-minutes/Pages/default.aspx)

Accordingly this aspect of your request is refused under s 17(d) of the Local Government Official Information and Meetings Act 1987 (LGOIMA) in that the information requested is publicly available.

**In particular the expected number of houses in both the Greenfield and Infill areas by location. Please provide the breakdown of the anticipated number of houses in each area together with the amount of expected \$ ( DC ) .**

In regards to Development Contributions, growth is measured in HUEs (Household Unit Equivalent). The forecast 10-Year Plan HUEs can be found in the 2018/19 DC Policy – Schedule 7

<https://www.hamilton.govt.nz/our-services/planningguidanceandresourceconsents/development-contributions/2018%20Documents/Development%20Contributions%20Policy%202018-19.pdf>

Accordingly this aspect of your request is refused under s 17(d) of the Local Government Official Information and Meetings Act 1987 (LGOIMA) in that the information requested is publicly available.

**As there is a differential \$ on the number of bedrooms all documentation as to how this \$ is being arrived at would be appreciated. If possible also state the expected \$ on each house.**

Again as above, this information can be found in the 2018/19 DC Policy. Schedule 1 of the DC Policy states the DC Charge by sector.

Accordingly this aspect of your request is refused under s 17(d) of the Local Government Official Information and Meetings Act 1987 (LGOIMA) in that the information requested is publicly available.

**(2) I note that HCC commissioned an Economist report ( Isight Economics March 2018 ) regarding the proposed Development Contribution Policy . This report stated that “ in most cases, the proposed increase are more likely to manifest as reduction in both land prices and the margins of developers. In addition they will likely result in higher prices for completed buildings, related to the status quo. “ “ We expect to see a marked reduction in the marked reduction in development activity related to the status quo” . Please advise if this report has been updated and if so could you please provide a copy of this report. If any other economist report has been commissioned then please provide a copy of this report.**

We are currently in the process of updating our economic analysis. This work is ongoing and is planned to be presented in a report to Council on 17 September 2019.

**(3) Please provide evidence as to how this the proposed DC policy will comply with the National Policy Statement requirement on Affordability.**

The National Policy Statement on Urban Development Capacity does not set requirements on affordability. The following is from the NPS:UDC and relates to housing affordability:

“This national policy statement aims to ensure that planning decisions enable the supply of housing needed to meet demand. This will contribute to minimising artificially inflated house prices at all levels and contribute to housing affordability overall. Currently, artificially inflated house prices drive inequality, increase the fiscal burden of housing-related government subsidies, and pose a risk to the national economy”. The DC Policy enables Council to recover from those persons undertaking development a fair, equitable, and proportionate portion of the total cost of capital expenditure necessary to service growth over the long term. Council’s DC Policy helps to fund the infrastructure required to satisfy the urban development capacity requirements of policies in the NPS:UDC.

**(4) Please provide the projects evidence for both Industrial and Commercial on the same basis.**

Response included in point 3 above.

**(5) please provide the running totals of building consents for the last 3 yrs on a month by month basis.**

This data can be found on Statistics NZ website:

<http://archive.stats.govt.nz/infoshare/SelectVariables.aspx?pxID=19f3b1ea-8235-4381-a2f0-41e8b5aaf0b0> .

Accordingly this aspect of your request is refused under s 17(d) of the Local Government Official Information and Meetings Act 1987 (LGOIMA) in that the information requested is publicly available.

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:** official information  
**Sent:** Tuesday, 30 July 2019 11:18 AM  
**To:** [REDACTED] >  
**Cc:** official information <[officialinformation@hcc.govt.nz](mailto:officialinformation@hcc.govt.nz)>  
**Subject:** RE: LGOIMA 19218: HCC 10 Year plan 2018 to 2028 Development Contributions income

Kia ora,

I write to acknowledge your information request of 29 July 2019 in respect of HCC 10 Year plan 2018 to 2028 Development Contributions income.

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 26 August 2019.

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:** Monday, 29 July 2019 1:46 PM  
**To:** official information <[officialinformation@hcc.govt.nz](mailto:officialinformation@hcc.govt.nz)>  
**Subject:** HCC 10 Year plan 2018 to 2028 Development Contributions income

Good afternoon, (1) Could you please provide all background papers regarding the expected income from Development Contributions for the 10 year period from 2018. I note that the expected income from DC is anticipated to increase from \$ 11, 414,000 ( 2018 ) to \$29,909,000 (2021 ) with further increase every year thereafter . In particular the expected number of houses in both the Greenfield and Infill areas by location. Please provide the breakdown of the anticipated number of houses in each area together with the amount of expected \$ ( DC ) . As there is a differential \$ on the number of bedrooms all documentation as to how this \$ is being arrived at would be appreciated. If possible also state the expected \$ on each house.

(2) I note that HCC commissioned an Economist report ( Isight Economics March 2018 ) regarding the proposed Development Contribution Policy . This report stated that " in most cases, the proposed increase are more likely to manifest as reduction in both land prices and the margins of developers. In addition they will likely result in higher prices for completed buildings, related to the status quo. " " We expect to see a marked reduction in the marked reduction in development activity related to the status quo" . Please advise if this report has been updated and if so could you please provide a copy of this report. If any other economist report has been commissioned then please provide a copy of this report.

(3) Please provide evidence as to how this the proposed DC policy will comply with the National Policy Statement requirement on Affordability.

(4) Please provide the projects evidence for both Industrial and Commercial on the same basis.

(5) please provide the running totals of building consents for the last 3 yrs on a month by month basis.

Many thanks

Kind Regards

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