

Rebecca Watson

From: official information
Sent: Thursday, 15 August 2019 09:35
To: [REDACTED]
Cc: official information
Subject: Re LGOIMA 19219: National Policy Statement legislation 2017

Kia ora,

Further to your information request of 29 July 2019 in respect of National Policy Statement legislation 2017, I am now able to provide Hamilton City Council's response.

You requested:

*(1) Where in any report is the reference to **housing on its own title**. **The Greenstone report only covered Townhouses, Duplexes, Retirement units and apartments (with price for land at \$150,000 to \$160,000)with one reference to a lifestyle house. No stand alone housing was included** Did Greenstone address stand alone housing ?? If not why not as this is legally required by NPS??? What is the **cost of sections on a stand alone house** and how does this measure with "**affordability**". Was there any other outside report undertaken ? If so please provide. The ME reports are over 2 year old now so do not give an accurate picture of the market at present.*

*(2) BP 3 where in any reports for "**infill capacity**" is the detail covering **infrastructure issues**. Clearly identify that parts of the city with spare capacity and to what extent. The planning maps provided by Future Proof and ME Consultants are **not in sufficient detail** to clearly identify that parts of the city that have development capacity and at what price point.*

(3) I assume that all this work has been undertaken but if not why not. Page reference numbers with the date and title of the report will be sufficient.

*(4) there is still the issue of "**restrictive covenant**" covering large areas of the city. ME Consultants appears not to have taken that into consideration in their **modelling for infill capacity** . Could you please advised in light of the Synlait (Court of Appeal case) whether HCC have taken that into consideration for infill capacity. If so please advise. If not why not.*

(5) Please note that this information will be provided to all relevant authorities.

Our response:

We understand your request to relate to the Housing and Business Assessment (HBA). As has been clearly communicated to you previously in response to your May request (LGOIMA 19085), Hamilton City Council has provided you all the HBA related reports, outputs and methodology papers that it holds and we have nothing further to add.

Kind regards,

Amy Viggers

On behalf of the Privacy Officer

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



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From: official information
Sent: Tuesday, 30 July 2019 11:23 AM
To: [REDACTED] >
Cc: official information <officialinformation@hcc.govt.nz>
Subject: Re LGOIMA 19219: National Policy Statement legislation 2017

Kia ora,

I write to acknowledge your information request of 29 July 2019 in respect of National Policy Statement legislation 2017.

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



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From: [REDACTED] >
Sent: Monday, 29 July 2019 4:05 PM
To: official information <officialinformation@hcc.govt.nz>
Cc: Richard Briggs <Richard.Briggs@hcc.govt.nz>; Andrew King <Andrew.King@council.hcc.govt.nz>; Garry Mallett <Garry.Mallett@council.hcc.govt.nz>
Subject: National Policy Statement legislation 2017

Good afternoon, Attached is the overview of the NPS legal requirements. PB 1 states' Estimates of the demand for dwellings, including the demand for **different types of dwellings**, location and **price points**, and the **supply of development capacity** to meet demand, in the short , medium and long term. PB 3 The assessmentshall estimate the **sufficiency of development capacity** providing by the relevant (regulatory and infrastructure plans) including ... C. " **Current feasibility of development.** "

Could you please provide the following information as the information provided by Future Proof (ME Consultants reports and the Greenstone Group) is not in sufficient details to accurately identify the following issues.

PB 1 and PB 3 (1) Where in any report is the reference to **housings on its own title. The Greenstone report only covered Townhouses, Duplexes, Retirement units and apartments (with price for land at \$150,000 to \$160,000**

)with one reference to a lifestyle house. No stand alone housing was included Did Greenstone address stand alone housing ?? If not why not as this is legally required by NPS??? What is the **cost of sections on a stand alone house** and how does this measure with “ **affordability**”. Was there any other outside report undertaken ? If so please provide. The ME reports are over 2 year old now so do not give an accurate picture of the market at present.

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(5) Please note that this information will be provided to all relevant authorities. Many thanks

Kind Regards

A large black rectangular redaction box covering the signature and name of the sender.

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