

Rebecca Watson

From: official information
Sent: Wednesday, 14 August 2019 07:42
To: [REDACTED]
Cc: official information
Subject: RE: LGOIMA 19235: Income on the new Development Contribution Policy

Kia ora,

Further to your information request of 12 August 2019 in respect of 'income on the new Development Contribution Policy', I am now able to provide Hamilton City Council's response.

You requested:

Good morning, Further to the above request can you please provide the information as to the anticipated "split" in income on the new Development Contribution Policy between residential, commercial and Industrial areas . This information is not available in the Development Contribution Policy or the report by Insight Economics. The 10 yr plan has several assumptions as to anticipated income, with the DC income increasing from approx. \$11m in 2018 to approx. \$33m for the years 2022 onwards. This is despite the report from Insight Economics saying there will be a "significant reduction" in activity moving forward if the DC policy is implemented.

Our response:

The Development Contribution model does not split revenue into commercial, industrial, retail, residential. It only calculates it by household unit equivalents (HUEs).

Kind regards,

Amy Viggers

On behalf of the Privacy Officer

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



Hamilton City Council | Private Bag 3010 | Hamilton 3240 | www.hamilton.govt.nz

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From: official information
Sent: Tuesday, 13 August 2019 9:39 AM
To: [REDACTED]
Cc: official information <officialinformation@hcc.govt.nz>
Subject: LGOIMA 19235: Income on the new Development Contribution Policy

Kia ora,

I write to acknowledge your information request of 12 August 2019 in respect of 'income on the new Development Contribution Policy'.

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 9 September 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, 12 August 2019 11:30 AM

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

Subject: RE: Re LGOIMA 19219: National Policy Statement legislation 2017

Good morning, Further to the above request can you please provide the information as to the anticipated “split” in income on the new Development Contribution Policy between residential, commercial and Industrial areas . This information is not available in the Development Contribution Policy or the report by Insight Economics. The 10 yr plan has several assumptions as to anticipated income, with the DC income increasing from approx. \$11m in 2018 to approx. \$33m for the years 2022 onwards. This is despite the report from Insight Economics saying there will be a “significant reduction” in activity moving forward if the DC policy is implemented .

Kind Regards

[REDACTED]

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From: official information [<mailto:officialinformation@hcc.govt.nz>]
Sent: Tuesday, 30 July 2019 11:23 AM
To: [REDACTED]
Cc: official information
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.

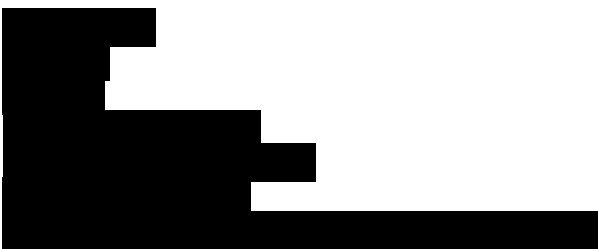
(2) BP 3 where in any reports for "**infill capacity**" is the detail covering **infrastructure issues**. Clearly identify that parts of the city with spare capacity and to what extent. The planning maps provided by Future Proof and ME Consultants are **not in sufficient detail** to clearly identify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

Kind Regards

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

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