
From: official information
Sent: Monday, 15 February 2021 11:47
To: official information [REDACTED]
Subject: RE: LGOIMA 21018: Future Proof sub region Housing Study
Attachments: LGOIMA 21018 - Housing Options Spreadsheet.xlsx

Kia ora

I refer to your information request below, Hamilton City Council is able to provide the following response.

Please find attached a spreadsheet that demonstrates the 96 housing options by number of bedrooms, dwelling size (sqm), price per sqm and total price.

The budget constraints are estimated entirely separately from the housing prices or rental prices. Survey respondents were asked what their financial situation is (income, living situation, outgoings assets, etc). On the basis of ASB loan requirements, these answers were translated into a borrowing capacity. That, combined with asset value then determines the selection set that they are presented with.

Each choice set presented to a respondent was therefore unique based on their locational preferences, household type and budget constraints and could be a combination of any of the 96 different housing options, rather than one of 24 choice sets.

You have the right to seek an investigation and review by the Ombudsman of this decision. Information about how to make a complaint is available at www.ombudsman.parliament.nz or freephone 0800 802 602.

Kind regards,
Michelle
Official Information Team

Email: officialinformation@hcc.govt.nz

From: official information <officialinformation@hcc.govt.nz>
Sent: Thursday, 21 January 2021 5:15 pm
To: [REDACTED]
Cc: official information <officialinformation@hcc.govt.nz>
Subject: LGOIMA 21018: Future Proof sub region Housing Study

Kia ora [REDACTED]

I write to acknowledge your information request of 21 January 2021 as below.

That email is in follow-up to LGOIMA 20367, in which you requested:

...the addresses/ legal description of the examples in figure 3.5.1 as per Research First documents.

The Council responded to LGOIMA 20367 as attached.

LGOIMA 20367 was in turn made in follow-up to LGOIMA 20338, in which you requested:

The document referred to below : <https://futureproof.org.nz/documents-and-submissions/documents/>. Titled Future Proof sub region Housing Study 5th Oct 2020 appears not to be complete. I refer particularly to **the figure 3.5.1 "Examples Choice Set"** that shows housing options in the survey. The report refers to " up to 16 housing options, each with different characteristics" Page 19. **However 3.7 Housing trade-offs**; A Discrete Choice (page 12) only shows 9 house types not 16. Please provide the evidence of the other housing choices. Many thanks

The Council responded to LGOIMA 20338 as attached.

In your email below, you now request:

Good morning, Can you please provide the following information . What I require is the information on the **"96 different housing options"**, and the **"sets of four choices, each within their budgetary constraints"** for each of the **"budgetary constraints"** that were presented to respondents as this information was not included in the information previously requested. Please note that this is not a new OIA request.

The information provide (20th Jan) included photos of housing/ prices in Auckland and Dunedin. I am not sure what relevance these housing choices/ prices have in the Hamilton context without the 96 different housing options referred to above.

To assist you, is an extract from our economist, setting out what Future Proof/ ME report of Oct 2020 states. This is for your reference so you know clearly what is required.

"The following excerpt is from the Housing We'd Choose Report, page 11 (of the Research First appendix).

3.7 Housing Trade-Offs: A Discrete Choice Experiment

The second part of the survey aimed to develop an understanding of the actual trade-offs that residents make when choosing a house. This stage of the project explored how residents considered housing type, size and location within the constraints of their incomes and assets.

The method chosen for this was a discrete choice experiment. This is a rigorous research method which can be used to assess the trade-offs residents would make when choosing a house. The experiment aimed to determine the relative importance the population places on location, housing type, and housing size. It also aimed to assist in the creation of a choice model based on the hypothetical choices made in the study. Through statistical analysis of choices between different housing options, the experiment can help determine what choices the population would make in a real-world scenario. Research First worked with Market Economics and the Councils to determine the types of housing, number of bedrooms, locations and values for use in the survey. These variables were considered, and a total of **96 different housing options were constructed**.

Market Economics then determined realistic costs for each housing option, in order to be able to incorporate budgetary constraints in the model.

Housing cost estimates were generated by location, by typology based on a standard development feasibility model. Housing costs were pre-estimated for each location/typology option as an input into the trade-off questions. Market Economics also used detailed rental information from MBIE (which shows rental levels by property type and size, by location) to establish the key patterns and parameters of the rental sector. It was important for the study to determine rental prices and buying prices, and treat each separately (as the rental and buying markets may make choices in different ways).

In this choice experiment, a full-factorial model was not appropriate (because of the number of potential choice sets and the need for real-world application). Hence, the experiment first determined each respondents' budgetary constraints. This was done by developing a simple budget calculator, similar to a mortgage calculator. The budget calculator defined the maximum mortgage repayments a household could afford, based on key factors such as income, assets, dependents, interest rates, loan

term and recommended limits of the share of household income spent on housing costs. Net assets were excluded from calculations of the maximum rent that households could afford. The Grattan study employed conditional logit modelling to determine the degree to which respondents valued one option over another. For this model to be reproduced, it was necessary to reduce the total potential combination of housing options presented to any one respondent. **Each respondent therefore received four sets of four choices, each within their budgetary constraints.** An example is shown in Figure 3.5.1. They were finally presented the four options they had chosen, and asked which was their most preferred.

It says 96 different housing options were chosen. These would have been presented in sets, as per the example. So in total, there would be 24 sets of 4, with each including different dwelling prices, types, etc.

What I require is the information on the **"96 different housing options"**, and the **"sets of four choices, each within their budgetary constraints"** for each of the **"budgetary constraints"** that were presented to respondents.

The Council is of the opinion that your email constitutes a new request under the provisions of the LGOIMA.

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 19 February 2021.

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

You have the right to seek an investigation and review by the Ombudsman of this decision. Information about how to make a complaint is available at www.ombudsman.parliament.nz or freephone 0800 802 602.

Ian Loiterton

A/ Official Information Officer

Email: ian.loiterton@hcc.govt.nz



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From: [REDACTED]

Sent: Thursday, 21 January 2021 10:13 AM

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

Cc: Rob Pascoe <Rob.Pascoe@council.hcc.govt.nz>; Ewan Wilson <Ewan.Wilson@council.hcc.govt.nz>

Subject: RE: LGOIMA 20367 - addresses of housing choice examples - decision and response

Good morning, Can you please provide the following information . What I require is the information on the “96 different housing options”, and the “sets of four choices, each within their budgetary constraints” for each of the “budgetary constraints” that were presented to respondents as this information was not included in the information previously requested. Please note that this is not a new OIA request.

The information provide (20th Jan) included photos of housing/ prices in Auckland and Dunedin. I am not sure what relevance these housing choices/ prices have in the Hamilton context without the 96 different housing options referred to above.

To assist you, is an extract from our economist, setting out what Future Proof/ ME report of Oct 2020 states. This is for your reference so you know clearly what is required.

“The following excerpt is from the Housing We’d Choose Report, page 11 (of the Research First appendix).

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Market Economics then determined realistic costs for each housing option, in order to be able to incorporate budgetary constraints in the model.

Housing cost estimates were generated by location, by typology based on a standard development feasibility model. Housing costs were pre-estimated for each location/typology option as an input into the trade-off questions. Market Economics also used detailed rental information from MBIE (which shows rental levels by property type and size, by location) to establish the key patterns and parameters of the rental sector. It was important for the study to determine rental prices and buying prices, and treat each separately (as the rental and buying markets may make choices in different ways).

In this choice experiment, a full-factorial model was not appropriate (because of the number of potential choice sets and the need for real-world application). Hence, the experiment first determined each respondents’ budgetary constraints. This was done by developing a simple budget calculator, similar to a mortgage calculator. The budget calculator defined the maximum mortgage repayments a household could afford, based on key factors such as income, assets, dependents, interest rates, loan term and recommended limits of the share of household income spent on housing costs. Net assets were excluded from calculations of the maximum rent that households could afford.

The Grattan study employed conditional logit modelling to determine the degree to which respondents valued one option over another. For this model to be reproduced, it was necessary to reduce the total potential combination of housing options presented to any one respondent. Each respondent therefore received four sets of four choices, each within their budgetary constraints. An example is shown in Figure 3.5.1. They were finally presented the four options they had chosen, and asked which was their most preferred.

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What I require is the information on the "96 different housing options", and the "sets of four choices, each within their budgetary constraints" for each of the "budgetary constraints" that were presented to respondents.

Kind Regards

[REDACTED]

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

Sent: Wednesday, 20 January 2021 4:46 PM

To: official information <officialinformation@hcc.govt.nz>; [REDACTED]

Subject: LGOIMA 20367 - legal description / addresses of housing choice examples - decision and response

Kia ora [REDACTED]

I refer to your information request of 7/12/2020, Hamilton City Council is able to provide a response.

You requested:

Good afternoon, Could you please provide the addresses/ legal description of the examples in figure 3.5.1 as per Research First documents. Thanks

The Council's Decision and Response:

Please find the addresses for the properties in the following table. Each number corresponds from the image to the table.

In providing the information, the Council refuses that part of your request as it relates to Photo 10 in accordance with the LGOIMA 17(e); namely, that the information cannot be found despite reasonable attempts to locate it.

Figure 3.5.1: Example Choice Set

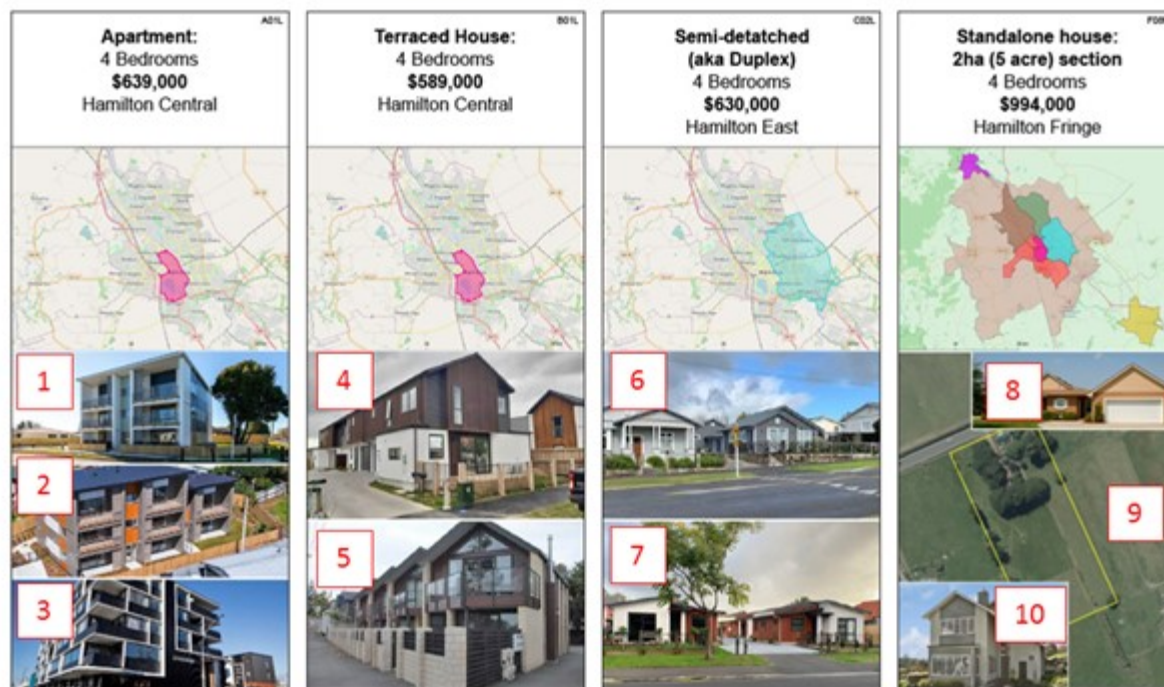


Photo number	Address
1	205 Weymouth Road, Manurewa, Auckland
2	11 Clayton Avenue, Otara, Auckland
3	220 Tristram Street, Hamilton Central, Hamilton
4	24 Campbell Street, Frankton, Hamilton
5	105 Seddon Road, Frankton, Hamilton
6	7 Rata Street, Maeroa, Hamilton
7	45 Banbury Crescent, Fairfield, Hamilton
8	Stock photo from https://www.pexels.com/photo/architecture-daylight-driveway-entrance-277667
9	279 Main South Road, East Taieri, Dunedin
10	Taken from Auckland Council Housing We'd Choose Report 2015 - unable to locate address

You have the right to seek an investigation and review by the Ombudsman of this decision. Information about how to make a complaint is available at www.ombudsman.parliament.nz or freephone 0800 802 602.

Regards,

Ian Loiterton

A/ Official Information Officer

Email: ian.loiterton@hcc.govt.nz



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From: official information <officialinformation@hcc.govt.nz>
Sent: Tuesday, 8 December 2020 9:39 AM
To: [REDACTED] official information <officialinformation@hcc.govt.nz>
Subject: LGOIMA 20367 - legal description / addresses of housing choice examples

Kia ora [REDACTED]

I write to acknowledge your information request of 7/12/2020 as 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 26/1/2021.

Ian Loiterton
A/ Official Information Officer

Email: ian.loiterton@hcc.govt.nz



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Sent: Monday, 7 December 2020 3:42 PM
To: official information <officialinformation@hcc.govt.nz>
Subject: RE: LGOIMA 20338 - housing choice - decision and response

Good afternoon, Could you please provide the addresses/ legal description of the examples in figure 3.5.1 as per Research First documents. Thanks

Kind Regards

[REDACTED]

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

Sent: Monday, 7 December 2020 3:50 PM

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

Subject: LGOIMA 20338 - housing choice - decision and response

Kia ora [REDACTED]

I refer to your information request of 10 November 2020, Hamilton City Council is able to provide a response.

You requested:

Good morning, The document referred to below : <https://futureproof.org.nz/documents-and-submissions/documents/>. Titled Future Proof sub region Housing Study 5th Oct 2020 appears not to be complete. I refer particularly to **the figure 3.5.1 "Examples Choice Set"** that shows housing options in the survey. The report refers to " up to 16 housing options, each with different characteristics" Page 19. **However 3.7 Housing trade-offs**; A Discrete Choice (page 12) only shows 9 house types not 16. Please provide the evidence of the other housing choices. Many thanks

The Council's Decision and Response:

The following refers to content contained in the following report: [Future Proof sub-region Housing Study: Demand Preferences and Supply Matters \(5 October 2020 - FINAL\)](#)

Respondents received four sets of four choices, which equals the 16 total, as explained in Section 3.7 - Housing Trade-Offs: A Discrete Choice Experience (page 90). This is consistent with the description on page 19.

The 16 options varied in nature according to the following characteristics: location (sector), number of bedrooms, number of car parks, floor space, land area, dwelling type and purchase price or rental cost (refer p. 19).

Each of the 4 choice sets contained four house types, with two to three images accompanying it to give respondents a sense of the types of houses indicated by the description.

Figure 3.5.1 shows an example of the choice sets shown to respondents.

You have the right to seek an investigation and review by the Ombudsman of this decision. Information about how to make a complaint is available at www.ombudsman.parliament.nz or freephone 0800 802 602.

Regards,

Ian Loiterton

A/ Official Information Officer

Email: ian.loiterton@hcc.govt.nz



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From: official information

Sent: Wednesday, 11 November 2020 7:49 AM

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

Subject: LGOIMA 20338 - housing choice

Kia ora [REDACTED]

I write to acknowledge your information request of 10 November 2020 as 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 8 December 2020.

Ian Loiterton

Governance Advisor | Kaitohu komiti

Governance Unit

Email: ian.loiterton@hcc.govt.nz



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From: [REDACTED]
Sent: Tuesday, 10 November 2020 9:18 AM
To: official information <officialinformation@hcc.govt.nz>
Subject: RE: LGOIMA 20287 - Hamilton / Household demand by type and price - RESPONSE

Good morning, The document referred to below : <https://futureproof.org.nz/documents-and-submissions/documents/>. Titled Future Proof sub region Housing Study 5th Oct 2020 appears not to be complete. I refer particularly to **the figure 3.5.1 "Examples Choice Set"** that shows housing options in the survey. The report refers to " up to 16 housing options, each with different characteristics" Page 19. **However 3.7 Housing trade-offs**; A Discrete Choice (page 12) only shows 9 house types not 16. Please provide the evidence of the other housing choices. Many thanks

Kind Regards

[REDACTED]

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From: official information [<mailto:officialinformation@hcc.govt.nz>]
Sent: Monday, 2 November 2020 11:11 AM
To: official information; [REDACTED]
Subject: LGOIMA 20287 - Hamilton / Household demand by type and price - RESPONSE

Kia ora [REDACTED]

Further to your information request of 6 October 2020, Hamilton City Council is able to provide a response.

You requested:

Good afternoon, Attached is a report prepared for HCC by Development Economics in 2011. In that report are detailed profile with (**table 4**) titled Household Profile Forecasts showing housing by type (group), **table 5 by type** (stand alone , Terrace, and Apartments) and **table 6** (Average House size, price and rent by household) . I am aware that under the new NPS – UD it a legal requirement for yourselves to undertake this type of work before 31st July 2021. Can you please advise;

1. if Future Proof / HCC has undertaken this type of detailed research since 2011. If so, please provide either a copy of any / all reports. If your Economist (which I assume was Market Economics) has already undertake this research/ report and it is already available online please provide reference and page numbers.
2. Please provide any and all reports from 2015 **on demand by housing** both “ type” and “price” in \$100,000 bands.
3. Please provide information on all **new houses (whether this is houses, apartments etc)** constructed since 2015 by the number of bedrooms. I have been unable to find any on this information in any report by Future Proof/ Market Economics . If it is already available online please provide reference and page numbers.

Many thanks.

The Council's Response:

With regard to (1) and (2):

Information regarding dwelling demand by price and type is included in the NPS-UDC Housing and Business Capacity Assessment Report.

Housing demand by price is provided in the NPS-UDC Housing Development Capacity Assessment Report in Figures 47 – 50 (pages 80 – 84). The information is broken down into approximately \$140,000 price bands. Provision of the data by \$100,000 bands as requested is not able to be provided without substantial analysis and is therefore not provided in accordance with Section 17(f) of the Local Government Official Information and Meetings Act 1987.

This report is publicly available at <https://futureproof.org.nz/documents-and-submissions/documents/>

Housing demand by type is provided in Future Proof housing and business development capacity assessment summary - August 2018 in Figure 4 (page 15). This report is publicly available at <https://futureproof.org.nz/documents-and-submissions/documents/>

With regard to (3):

Hamilton City Council does not collect information regarding the number of bedrooms when receiving consents. Therefore, this information has not been provided under Section 17(e) of the Local Government Official Information and Meetings Act 1987 – in that the document requested does not exist.

You have the right to seek an investigation and review by the Ombudsman of this decision. Information about how to make a complaint is available at www.ombudsman.parliament.nz or freephone 0800 802 602.

Regards,

Ian Loiterton

Governance Advisor | Kaitohu komiti
Governance Unit

Email: ian.loiterton@hcc.govt.nz

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From: official information**Sent:** Wednesday, October 7, 2020 6:50 AM**To:** [REDACTED]**Subject:** LGOIMA 20287 - Hamilton / Household demand by type and price

Kia ora

I write to acknowledge your information request of 6 October 2020 in respect of Household Demand.

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 November 2020.

Ian Loiterton

Governance Advisor | Kaitohu komiti

Governance Unit

Email: ian.loiterton@hcc.govt.nz

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From: [REDACTED]**Sent:** Tuesday, 6 October 2020 2:01 PM**To:** official information <officialinformation@hcc.govt.nz>**Subject:** Hamilton / Household demand by type and price

Good afternoon, Attached is a report prepared for HCC by Development Economics in 2011. In that report are detailed profile with (**table 4**) titled Household Profile Forecasts showing housing by type (group), **table 5 by type** (stand alone , Terrace, and Apartments) and **table 6** (Average House size, price and rent by household) . I am aware that under the new NPS – UD it a legal requirement for yourselves to undertake this type of work before 31st July 2021. Can you please advise;

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(2) Please provide any and all reports from 2015 **on demand by housing** both “ type” and “price” in \$100,000 bands.

(3) Please provide information on all **new houses (whether this is houses, apartments etc)** constructed since 2015 by the number of bedrooms. I have been unable to find any on this information in any report by Future Proof/ Market Economics . If it is already available online please provide reference and page numbers.

Many thanks.

Kind Regards

[Redacted signature block]

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