

From: official information
Sent: Friday, 12 November 2021 3:20 pm
To: [REDACTED]
Cc: official information
Subject: FINAL RESPONSE - LGOIMA 21302 - [REDACTED] - Housing Intensification queries.

Kia Ora,

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

1. Please advise the current three waters capacity design (dwellings per hectare) in this area and what the design surplus capacity (dwellings per hectare) is in the existing infrastructure.

Current design standards that Hamilton City Council utilises for general residential land use is based upon 45 persons per hectare (or 16.7 dwellings/hectare) as per the Regional Infrastructure Technical Specifications (RITS) and the current district plan land use zoning. These population/dwelling numbers are used along with a raft of design standards within the RITS to plan for and design both local networks and larger strategic infrastructure (e.g. water bulk mains, reservoirs and wastewater interceptors).

Existing networks in older areas of the city such as those indicated on the map were designed and installed when section sizes were much larger than the current district plan allows. As such, the local and trunk networks servicing these areas were sized to service lower development densities and do not apply the design standards required for new developments. Further to this, these networks do not provide surplus capacity to service the level of intensification contemplated through central government reforms and policies (such as the Resource Management (Enabling Housing Supply and Other Matters) Amendment Bill). The trending toward more intensive development not only impacts on the local infrastructure, but cumulatively impacts on the available capacity of the strategic infrastructure.

A programme of strategic infrastructure investment has been proposed, both funded (in 2021 LTP) and unfunded to keep up with current growth predictions. As the design development densities used to size existing infrastructure are much lower than current design standards, no surplus design capacity is considered available within the existing infrastructure without further infrastructure works being undertaken.

2. Please advise if the existing 3 waters capacity is sufficient for the proposed housing intensification.

The proposed housing intensification contemplated through central government reforms and policies (such as the RMA (enabling housing (both unplanned and unfunded) density signals a minimum uplift of around 3 times higher dwelling densities than current infrastructure design standards. Effectively this changes a residential zone into a medium or high-density zone creating significant demand increases on the infrastructure. The existing three waters networks have not been designed or planned to cater for the demand arising from the increased density. The shift to medium or high-density zoning is a step change in land use, and as such will require a step change in infrastructure investment.

Existing and future (funded and unfunded) strategic infrastructure sizing work is now out of date and needs to be reassessed with the new proposed potential demands.

In addition to the capacity constraints on the existing reticulated networks, the proposed housing intensification as well as responding to climate change and current environmental performance requirements is placing more pressure on stormwater and urban water systems. Significant investment will be required in stormwater and urban water management to adequately respond to these challenges.

3. Please advise whether there are ageing (example: valves) or inappropriate structures (such as asbestos pipes) and the timing of the replacement infrastructure.

General

The following information is based on general principles relating to renewing assets at or before the end of their expected life. There are various scenarios which may influence why assets would be replaced earlier than the expected asset life expectancy such as upsizing for growth, investigations showing assets are failing earlier than expected, analysis of materials resulting in a change of the lifespan of a particular assets type, and developments requiring infrastructure to be moved or upgraded.

The Cityview GIS tool is publicly accessible on Council's website and the viewer has the ability to view details on particular assets. To view this tool, please click [here](#).

Wastewater

The majority of the wastewater pipes in the area (refer to map attached) are Earthenware and were installed in the 1950s according to the information held. Based on the lifespan of Earthenware being 100 years, these assets are due for replacement in 2040-2050. Identified portions of the network may be replaced earlier than this due to investigations showing they are in poor condition which will result in these assets being prioritised over other assets in the city that are older but in better condition. Some pipes in the highlighted area have already been replaced in the last 10 years due to this reason. Our Annual reports are a good resource to understand which of these assets have been replaced. Please click [here](#) for further information.

Stormwater

The stormwater network in the area highlighted has been installed over many years with the majority having install dates ranging from the 1960s to the 1990s. During the 70s and 80s, Council had a focus on installing stormwater infrastructure and the install dates held reflect this. The majority of the assets are concrete pipe and have an expected life of 80-100 years. Based on this, replacement of these assets would be 2040-2070.

Water

According to the information held, the majority of the water pipes in the area are Asbestos Concrete ("AC") installed in the 1960s and PVC installed primarily from the 1990s onward. Based on the lifespan of AC from that era being approximately 60 years, some of the oldest assets have already undergone replacement, with many programmed for replacement over the coming decade. Based on a lifespan of 100 years for PVC, most of these assets have at least 70 years of lifespan remaining. Some portions of the network may be replaced earlier than this due to investigations or poor condition which may result in them being prioritised over other assets of similar age. Others may require capacity upsizing as a result of growth/development. Some pipes in the highlighted area have already been replaced in the last 10 years due to these reasons.

The requester has asked about "inappropriate infrastructure" and has cited asbestos as being potentially inappropriate, it is our view that AC pipes, if still appropriately operating in the ground, and are in reasonable condition, are inert, and are therefore not inappropriate. It is acknowledged that such pipes do however require a different methodology and Health and Safety protocols if they are to be removed from the ground as part of renewal activities. Asbestos Concrete pipe was the appropriate standard of the day when originally installed.

4. Please advise what community services will be provided and where they are planned to be located.

Community Facilities (halls and community centres)

Within the area identified, there are currently no plans to build any new community facilities.

The area highlighted has the following Community Facilities:

- Fairfield Hall
- Enderley Park Community Centre
- Caro Park

The Community Houses operating in the area are:

- Te Whare o Te Ata*
- Te Papanui Enderley Trust*
- Te Whaanau Putahi*
- Desert Springs

*Council has funding agreements with these organisations through the multi-year community grants 2021-24

The Southern border also includes Settlement Centre Waikato. There are a number of schools, faith-based organisations located and operating in the area as well. The Long-Term Plan 2021-31 has work happening this year at Fairfield Hall to increase its capacity, and then at Enderley Park over the next two years to future proof. The Enderley Area is also the location for the partnership with Kaainga Ora and with their redevelopments additional community facilities are incorporated in their operations. On the west side of the city, Maeroa Intermediate and churches are the key community service focus in the area.

Aquatic Facilities

Within the area identified, there are currently no plans to build any new aquatic facilities.

However, any future focus for aquatics facilities will ensure the 20-minute city vision for Hamilton is met. Refer p.15 [2021-31 Long-Term Plan](#). This year, HCC have reviewed the provision of aquatics for Hamilton's community and focused on the city being divided into four geographical quadrants:

- North-East (the planned build of the Rototuna pool)
- North-West (Waterworld)
- South-East (University of Waikato pool)
- South-West (Gallagher Aquatic Centre)

These facilities are supported by the partner pool programme with Council funding four open air swimming pools over the summer months to open. This provides opportunities for local communities that may have a cost or transport barrier to travel to our community facilities to still access aquatics services.

Libraries facilities

Within the area identified, there are currently no plans to build any new libraries. However, Libraries staff are exploring options for bringing library services into the Fairfield/Enderley area as part of their planning for the 2024-34 Long-Term Plan considerations. This includes opportunities for a mobile book bus, programme outreach and the utilisation of community centres such as the Enderley Community Centre. All of these initiatives are currently unfunded.

Outside of the area identified, there are plans to upgrade and improve the library infrastructure to accommodate the city's growth.

- In 2023, we will be opening a new Library/Hub in Rototuna.
- In 2027, we intend to upgrade the Hillcrest Library facility to expand the library footprint and services.
- It has been identified in the 2021-31 Long-Term Plan the need for a new Library that services the North-Western suburbs.

Parks

The level of service for parks in Hamilton are set under Council's Open Space Provision Policy 2018 (attached). The Open Space Provision Policy is being reviewed in 2021/22 and updates to reflect the expected increase in density around the city are proposed.

In terms of the area outlined on the map provided, the level of service requirements in that area are set by the Open Space Provision Policy. Any changes in the level of service for parks in that area will be dependent on the uptake of higher density developments in the future.

5. If the existing infrastructure is insufficient for the proposed housing intensification, when and where is the additional capacity being implemented and who is paying for this?

Hamilton City Council is currently still investigating this as part of our Hamilton Urban Growth Strategy and as such, we do not currently hold any information for this request. Therefore, this request is being refused as per [S 17\(e\) of LGOIMA](#) – this information does not exist. However, when investigations are complete – this information will be publicly available in our website under the Hamilton Urban Growth Strategy.

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,

Tatiyana | Official Information & Legal Support Advisor
Legal Services & Risk | People and Organisational Performance
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From: Hamilton City Council <do.not.reply@hcc.govt.nz>
Sent: Thursday, 14 October 2021 6:03 pm
To: official information <officialinformation@hcc.govt.nz>
Subject: HCC Website - Official Information Request ref: HCC-QF-211014-AQI4F-K77

HCC Website - Official Information Request

Reference: HCC-QF-211014-AQI4F-K77

Attachment: attached

Name: [REDACTED]

Email address: [REDACTED]

Phone number: [REDACTED]

Detailed Description of Request

Hamilton City Council and Futureproof are proposing housing intensification.

Please respond to the following questions as they relate to the area marked within the black area on the attached map:

1. Please advise the current three waters capacity design (dwellings per hectare) in this area and what the design surplus capacity (dwellings per hectare) is in the existing infrastructure.
2. Please advise if the existing 3 waters capacity is sufficient for the proposed housing intensification.
3. Please advise whether there are ageing (example: valves) or inappropriate structures (such as asbestos pipes) and the timing of the replacement infrastructure.
4. Please advise what community services will be provided and where they are planned to be located.
5. If the existing infrastructure is insufficient for the proposed housing intensification, when and where is the additional capacity being implemented and who is paying for this?

Organisation: not supplied