

**From:** [Official Information](#)  
**To:** S 7(2)(a)  
**Cc:** [Official Information](#)  
**Subject:** Final response - LGOIMA351000 / 352256 S 7(2)(a) - Plan change / Building costs - PG12 Stormwater  
**Date:** Monday, 2 October 2023 9:01:30 am  
**Attachments:** [image001.png](#)  
[image002.jpg](#)  
[image003.jpg](#)

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Kia ora,

We refer to your information request below. Hamilton City Council provides the following response.

**Your request 20 September 2023:**

*Good afternoon, I am trying to understand the methodology you are using in more detail. I understand, in the documentation provided, that you are using “QV cost builder”, with a note that interest is not considered. However, the “base” of “QV cost builder” appears not to include a significant amount of other monies necessary to construct a dwelling. The most up to date information I can find, refers to the Market Economics Technical report of 2021. This states that building cost are around \$2200m2 for a standalone dwelling. This is almost the same \$ m2 rate that Market Economics “Technical report” of 2017 was using, which I find concerning.*

*‘Stats NZ’ are saying that “construction cost” ( EE 11) have increased by 29.75% (2017/ Q 4 & 2021 / Q 4)*

*Can you therefore please advise what \$ per m2 you are currently using for Plan Change 12.*

**Also**, can you please advise is any of the items listed below are **included or excluded** in the QV cost builder that you are using?

- (1) Crossing/ Driveways
- (2) Demolition costs
- (3) Landscaping
- (4) Site preparation
- (5) Site project management
- (6) Engineering and consultants' fees
- (7) Sales commission
- (8) Telecom connections
- (9) Gas connections
- (10) Water connections
- (11) Contamination reports
- (12) Development Contributions

**If any of the items above are included what % weight to you apply.** This will enable me to understand completely the “actual” \$m2 you are using.

**Your second request 26 September 2023:**

*Good afternoon, Under NPS -UD you are required to identify housing as being “Commercial Feasible”. The Market Economic report advise that under Plan Change 12, in the short term ( 2025) there are “Plan Enable Capacity” of 187,900 in the infill areas, with a “condition” that Infrastructure had not been considered in the modelling.*

Under the S 32/ 2.5 Infrastructure report, it advises that there is little or no capacity in most of the city. It identifies "Bader" as an example, of no future development "capacity".

**With these facts in mind, please advise what infill "capacity" does the city have on the basis of "current infrastructure capacity."** ie sewerage pipes.

I realise that you are currently addressing "stormwater" issues and have an extension until late 2024 for this to be identified.

Stormwater is probably a smaller issue in \$ term than sewerage.

I assume that you will have done the modelling on these issues.

**Our response:**

Your two most recent requests are both able to be answered in Hamilton City Council's up coming 2024 'Housing and Business Development Capacity Assessment' or HBA report. We estimate that this report will be released before the end of October or we will be at the point that we can release our draft copy. It is currently too early of a stage for us to release, please refer to [S7\(2\)\(f\) \(i\) and 17\(d\) of LGOIMA](#).

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](http://www.ombudsman.parliament.nz) or freephone 0800 802 602.

**Ngaa mihi**

**Keeley Faulkner**

**Official Information Coordinator**

Governance & Assurance Team | Business Services

Email: [officialinformation@hcc.govt.nz](mailto:officialinformation@hcc.govt.nz)



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*I support flexibility at work. While it suits me to send this email now, I don't expect a response outside of your own working hours.*

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**From:** **S 7(2)(a)**

**Sent:** Thursday, 21 September 2023 1:40 pm

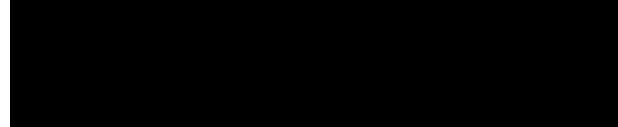
**To:** Official Information <[officialinformation@hcc.govt.nz](mailto:officialinformation@hcc.govt.nz)>

**Subject:** CM: FW: Plan Change 12/ Building costs/ Amendment to request/ 351000/2023

Good afternoon, Can you please add the following to the request below: (12) Development Contributions

Kind Regards

**S 7(2)(a)**



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**From:** S 7(2)(a)

**Sent:** Wednesday, September 20, 2023 5:21 PM

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

**Subject:** Plan Change 12/ Building costs

Good afternoon, I am trying to understand the methodology you are using in more detail. I understand, in the documentation provided, that you are using "QV cost builder", with a note that interest is not considered. However, the "base" of "QV cost builder" appears not to include a significant amount of other monies necessary to construct a dwelling. The most up to date information I can find, refers to the Market Economics Technical report of 2021. This states that building cost are around \$2200m2 for a standalone dwelling. This is almost the same \$ m2 rate that Market Economics "Technical report" of 2017 was using, which I find concerning.

'Stats NZ' are saying that "construction cost" ( EE 11) have increased by 29.75% (2017/ Q 4 & 2021 / Q 4)

Can you therefore please advise what \$ per m2 you are currently using for Plan Change 12.

**Also**, can you please advise is any of the items listed below are **included or excluded** in the QV cost builder that you are using?

- 1. Crossing/ Driveways
- 2. Demolition costs
- 3. Landscaping
- 4. Site preparation

5. Site project management
6. Engineering and consultants' fees
7. Sales commission
8. Telecom connections
9. Gas connections
10. Water connections
11. Contamination reports

**If any of the items above are included what % weight to you apply.** This will enable me to understand completely the “actual” \$m2 you are using.

Many thanks

Kind Regards

S 7(2)(a)



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