

Notice of Meeting:

I hereby give notice that an ordinary Meeting of the Strategic Growth Committee will be held on:

Date: Tuesday 15 February 2022
Time: 9.30am
Meeting Room: Council Chamber and Audio Visual link
Venue: Municipal Building, Garden Place, Hamilton

Lance Vervoort
Chief Executive

Strategic Growth Committee *Komiti Rautaki* OPEN AGENDA

Membership

Chairperson Cr D Macpherson
Heamana

Deputy Chairperson Cr Ryan Hamilton
Heamana Tuarua

Members	Mayor P Southgate	Cr S Thomson
	Deputy Mayor G Taylor	Cr M van Oosten
	Cr M Bunting	Cr E Wilson
	Cr M Gallagher	Cr M Donovan
	Cr K Naidoo-Rauf	Maangai Maaori James Whetu
	Cr A O'Leary	Maangai Maaori Olly Te Ua
	Cr R Pascoe	

Quorum: A majority of members (including vacancies)

Meeting Frequency: Six weekly

Amy Viggers
Mana Whakahaere
Governance

4 February 2022

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Purpose

The Strategic Growth Committee is responsible for:

1. Guiding sustainable physical development and growth of Hamilton to meet current and future needs, including oversight of strategic land-use planning, boundary alignment, and existing and alternative planning, funding and financing models for growth-related projects.
2. Driving collaboration with neighboring Councils, Iwi, private sector and central government to meet Hamilton's growth ambitions.

In addition to the common delegations, the Strategic Growth Committee is delegated the following Terms of Reference and powers:

Terms of Reference:

1. To monitor and provide advice on the overall development and implementation of urban growth and development strategies, strategic land use, and spatial plans (e.g. Hamilton to Auckland Corridor and Hamilton-Waikato Metropolitan Spatial Plan), and long-term network infrastructure planning in line with national policy requirements.
2. To provide direction and monitor Council's approach to the levying and use of rates for growth, as well as development contributions.
3. To develop, and monitor the implementation of the infrastructure Activity Management Plans to inform the 2021-31 Long Term Plan to ensure that Council looks after its existing assets and provides agreed levels of service.
4. To provide direction on and assess proposals for seeking alternative funding models, such as special purpose vehicles and infrastructure funding and financing.
5. To provide direction on strategic priorities for network infrastructure aligned to city development, and oversight of strategic projects associated with those activities.
6. To provide advice on the development and implementation of the Long Term Infrastructure Strategy.
7. To assess proposals for Private Developer Agreements that exceed the Chief Executive's delegations for Unfunded Growth Projectsⁱ and, if appropriate for Unfunded Growth Projectsⁱ to recommend such agreements to the Council for approval.
8. To provide direction regarding Council's involvement in and with Urban Development Authorities, regional alliances, plans, initiatives and forums for spatial planning (for example, Future Proof, strategic boundary land use agreements and joint council growth related discussions).
9. To consider the impacts of land use and urban development on the environment.
10. To provide clear direction on Council's strategic priorities to organisations and groups, for which Council facilitates funding, aligned with these Terms of Reference, and to oversee those funding arrangements and receive their strategic and business plans and annual performance reports.
11. To monitor and oversee the delivery of Council's non-financial performance and non-financial key projects, against the Long Term Plan, excluding key performance indicator reporting which is the responsibility of the Finance Committee.
12. To oversee the development of the City's Smart City Strategy.

The Committee is delegated the following powers to act:

- Approval of purchase or disposal of land for network infrastructure, or parks and reserves for works and other purposes within this Committee's area of responsibility that exceeds the Chief Executive's delegation and is in accordance with the Annual plan or Long Term Plan.

The Committee is delegated the following recommendatory powers:

- Adoption of the Long Term Infrastructure Strategy to the Council.
- Approval of additional borrowing to the Finance Committee.
- Approval of city boundary changes to the Council, including in respect of Strategic Boundary Land Use Agreements.
- Approval of infrastructure Activity Management Plans to inform the 2021-31 Long Term Plan to the Council.
- The Committee may make recommendations to Council and other Committees

Recommendatory Oversight of Policies and Bylaws:

- *Development Contributions Policy*
- *Growth Funding Policy*
- *Hamilton Gateways Policy*
- *Sale and Disposal of Council Land Policy*

ⁱ Unfunded Growth Projects are defined in the Growth Funding Policy as:

- a) Not funded projects
- b) Funded projects but which are proposed to commence earlier than the sequencing and timing established in the long term plan; and/or
- c) Funded projects but which are now proposed to occur beyond the scale, scope and cost prescribed or anticipated for those projects in the long term plan.

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1 Apologies – *Tono aroha*

2 Confirmation of Agenda – *Whakatau raarangi take*

The Committee to confirm the agenda.

3 Declaration of Interest – *Tauaakii whaipanga*

Members are reminded of the need to be vigilant to stand aside from decision making when a conflict arises between their role as an elected representative and any private or other external interest they might have.

4 Public Forum – *Aatea koorero*

As per Hamilton City Council's Standing Orders, a period of up to 30 minutes has been set aside for a public forum. Each speaker during the public forum section of this meeting may speak for five minutes or longer at the discretion of the Chair.

Please note that the public forum is to be confined to those items falling within the terms of the reference of this meeting.

Speakers will be put on a Public Forum speaking list on a first come first served basis in the Committee Room prior to the start of the Meeting. A member of the Council Governance Team will be available to co-ordinate this. As many speakers as possible will be heard within the allocated time.

If you have any questions regarding Public Forum please contact Governance by telephoning 07 838 6727.

Council Report

Item 5

Committee: Strategic Growth Committee **Date:** 15 February 2022
Author: Tyler Gaukrodger **Authoriser:** Amy Viggers
Position: Governance Advisor **Position:** Governance Lead
Report Name: Confirmation of the Strategic Growth Committee Open Minutes of 2 December 2021

Report Status	<i>Open</i>
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Staff Recommendation - *Tuutohu-aa-kaimahi*

That the Committee confirm the Open Minutes of the Strategic Growth Committee Meeting held on 2 December 2021 as a true and correct record.

Attachments - *Ngaa taapirihanga*

Attachment 1 - Strategic Growth Committee Open Unconfirmed Minutes - 2 December 2021

Strategic Growth Committee

Komiti Rautaki

OPEN MINUTES

Minutes of a meeting of the Strategic Growth Committee held in Council Chamber and Audio Visual Link, Municipal Building, Garden Place, Hamilton on Thursday 2 December 2021 at 9.31am.

PRESENT

Chairperson	Cr D Macpherson
<i>Heamana</i>	
Deputy Chairperson	Cr R Hamilton
<i>Heamana Tuarua</i>	
Members	Mayor P Southgate
	Deputy Mayor G Taylor
	Cr M Bunting (exclusively via Audio Visual link)
	Cr M Gallagher
	Cr K Naidoo-Rauf (exclusively via Audio Visual link)
	Cr A O'Leary (exclusively via Audio Visual link)
	Cr R Pascoe
	Cr S Thomson
	Cr M van Oosten (exclusively via Audio Visual link)
	Cr E Wilson
	Cr M Donovan
	Maangai O Te Ua (partially via Audio Visual link)

In Attendance	Blair Bowcott – General Manager Growth
	Chris Allen – General Manager Development
	Greg Carstens – Growth, Funding and Analytics Unit Manager
	Hannah Windle – Special Projects Manager
	Jackie Colliar – Strategic Manager Infrastructure
	Stafford Hodgson – Project Manager
	Amy Trigg - Senior Policy Analyst
	Phil Haizelden - Transport Strategy Principal
	Karen Saunders - Growth Programmes Manager
	Peter Winder – Consultant
	Lachlan Muldowney – Barrister for Hamilton City Council

Governance Team	Amy Viggers – Governance Team Leader
	Carmen Fortin and Tyler Gaukrodger – Governance Advisors

1. Apologies – *Tono aroha*

Resolved: (Cr Macpherson/Cr Wilson)

That the apologies for absence from Maangai Whetu and for partial attendance from Cr O'Leary and Maangai Te Ua are accepted.

2. **Confirmation of Agenda – *Whakatau raarangi take***

Resolved: (Cr Wilson/Cr Macpherson)

That the agenda is confirmed.

3. **Declarations of Interest – *Tauaakii whaipaaanga***

No members declared a Conflict of Interest.

4. **Public Forum – *Aatea koorero***

Roger Stratford spoke to item 10 (HUGS review - December 2021 update) in support of increased housing development and the continuation of growth in Hamilton city.

5. **Confirmation of the Strategic Growth Committee Open Minutes of 19 October 2021**

Resolved: (Cr Macpherson/Cr Hamilton)

That the Committee confirm the Open Minutes of the Strategic Growth Committee Meeting held on 19 October 2021 as a true and correct record, including amendments made during the meeting.

6. **Development contributions - state integrated schools**

The Growth, Funding and Analytics Unit Manager and Lachlan Muldowney (Barrister) spoke to the report in particular the different options outlined in the report and the staff recommendation which referenced school developments which would provide community benefit. Staff responded to questions from Members concerning the proposed policy, distinctions between options outlined in the staff report, definition of state integrated school, limitations in relation to legislation, ability to enact retrospective claims to the policy, remissions provided by other local councils, partnerships between schools and Council, student fees for state integrated schools, purposes of Development Contributions and the effect of non-profit status.

Governance Minutes Note: *Lachlan Muldowney disclosed that he is a trustee of the "Mission Trust", the property-owning entity of Sacred Heart Girl's College in Hamilton East.*

Motion: (Cr Hamilton/Cr Macpherson)

That the Strategic Growth Committee:

- a) receives the report;
- b) approves Option 2 (detailed in Paragraphs 55-56 of the staff report), that requests staff develop draft provisions, that introduce a 50% remission into the next draft of the DC Policy (to be consulted on in alignment with the 2022/23 Annual Plan process), for all development undertaken by state-integrated schools; and

notes that the resolution in b) above is not a final decision on the content of a state-integrated schools remission and will not amend the current Development Contributions Policy. The final provisions approved by the Council will go into a draft Development Contributions Policy which will go out for public consultation in the first quarter of 2022, and will report back to the Council in time for consideration as part of the 2022/23 Annual Plan development process.

Amendment: (Cr Wilson/Mayor Southgate)

That the Strategic Growth Committee:

- a) receives the report;
- b) approves Option 1 (detailed in Paragraphs 52-54 of the staff report), that requests staff develop draft provisions, that introduce a partial remission for development undertaken by state-integrated schools that provides public access and community benefit, as part of the development of the draft Development Contributions Policy 2022/23;

- c) notes that the remission provisions referred to in b) above will:
 - i. state that any remission will be at Council's sole discretion;
 - ii. apply only to parts of a development that provide formalised public access and community benefit;
 - iii. be calculated based on the proportion of hours the facility is available for use by the public, which should be at least 50% of opening hours, and also consider the floor area of the facility that is available for use by the public; and
 - iv. require that a signed operational use agreement between Council and the school is in place and lasts for a period commensurate with the expected life of the building; and
- c) notes that the resolution in b) above is not a final decision on the content of a state-integrated schools remission and will not amend the current Development Contributions Policy. The final provisions approved by the Council will go into a draft Development Contributions Policy which will go out for public consultation in the first quarter of 2022, and will report back to the Council in time for consideration as part of the 2022/23 Annual Plan development process.

The Amendment was put.

Those for the Amendment: Mayor Southgate, Deputy Mayor Taylor, Councillors Wilson, Gallagher, Naidoo-Rauf, Thomson, van Oosten, Pascoe, Bunting, O'Leary, and Maangai Te Ua.

Those against the Amendment: Councillors Hamilton, Macpherson, and Donovan.

The Amendment was declared CARRIED.

The Amendment as a substantive motion was then put and declared CARRIED.

Resolved: (Cr Wilson/Mayor Southgate)

That the Strategic Growth Committee:

- a) receives the report;
- b) approves Option 1 (detailed in Paragraphs 52-54 of the staff report), that requests staff develop draft provisions, that introduce a partial remission for development undertaken by state-integrated schools that provides public access and community benefit, as part of the development of the draft Development Contributions Policy 2022/23;
- c) notes that the remission provisions referred to in b) above will:
 - i. state that any remission will be at Council's sole discretion;
 - ii. apply only to parts of a development that provide formalised public access and community benefit;
 - iii. be calculated based on the proportion of hours the facility is available for use by the public, which should be at least 50% of opening hours, and also consider the floor area of the facility that is available for use by the public; and
 - iv. require that a signed operational use agreement between Council and the school is in place and lasts for a period commensurate with the expected life of the building; and
- d) notes that the resolution in b) above is not a final decision on the content of a state-integrated schools remission and will not amend the current Development Contributions Policy. The final provisions approved by the Council will go into a draft Development Contributions Policy which will go out for public consultation in the first quarter of 2022, and will report back to the Council in time for consideration as part of the 2022/23 Annual Plan development process.

Mayor Southgate joined the meeting (9.39am) during the discussion of the above item. She was present when the matter was voted on.

The meeting was adjourned from 11.02am to 11.21am.

Crs O'Leary retired from the meeting during the above adjournment.

7. Development Contributions Policy - Judicial Review

The Growth, Funding and Analytics Unit Manager and Lachlan Muldowney (Barrister) spoke to the report noting updates to the Development Contribution policy would be take place as part of Annual Plan process. They also recommended Council not peruse recovery of legal and disbursement costs due to the nature of the case being in public interest leading to a decreased likelihood of success. They responded to questions from Members concerning expected interest on Development Contributions paid, results of the judicial review, and housing density's effect on residential stormwater quality.

Resolved: (Mayor Southgate/Cr Macpherson)

That the Strategic Growth Committee:

- a) receives the report;
- b) resolves to not to recover legal and disbursement costs in relation to the AGPAC & Others and Hamilton City Council decision (the decision);
- c) notes that staff will give effect to the direction provided by the Judge in the decision when preparing an updated development Contributions Policy 2022/23, which is scheduled for adoption alongside the 2022/23 Annual Plan; directions included:
 - i. amending the definition of Gross Floor Area (GFA) to clarify when the area beneath canopies is included and excluded as GFA, and on what basis; and
 - ii. considering updating the residential stormwater development contribution calculation method; and
- d) notes that:
 - i. in accordance with Council's position presented in Court during the hearing of the case, staff are establishing a process to calculate and refund development contributions relating to an interest rate input error to the development contribution calculation model; and
 - ii. details of this process and the total refunds to be provided will be reported to the Strategic Growth Committee once finalised, and that the refunds will be executed under staff delegations.

8. Future Proof Update Report

The Special Projects Manager and Senior Policy Analyst spoke to the report, noting the timeline of the Future Proof project, the submissions that Future Proof have received, the Future Proof hearings panel function, and staff's recommendation. Staff responded to questions from Members concerning the Future Proof hearings process, partner feedback to Future Proof, submissions to the Future Proof hearings panel, and the opportunities for Council to provide feedback.

Resolved: (Cr Macpherson/Cr Hamilton)

That the Strategic Growth Committee:

- a) receives the report;

- b) notes the timeline and process for the hearings and deliberations on the draft Future Proof Strategy, and the process for Council to provide additional feedback on proposed amendments to the draft Strategy;
- c) requests staff work with the Future Proof Implementation Advisor to ensure any proposed changes to the Draft Future Proof Strategy are brought back to elected members in advance of final strategy adoption; and
- d) notes the progress of the Metro Spatial Plan Transport Programme Business Case.

9. **Hamilton-Waikato Metro Wastewater Detailed Business Case Update**

The Strategic Manager Infrastructure and Peter Winder (Consultant) spoke to the report, noting that a combined Iwi, Waipā District Council, Waikato District Council and Hamilton City Council briefing on the final Southern Metro Wastewater Detailed Business Case and Memorandum of Understanding (MoU) would be held in February 2022, additional funding may be required in the next annual plan for treatment plant upgrades, and that additional treatment plants may be required from 2024.

Resolved: (Cr Macpherson/Mayor Southgate)

That the Strategic Growth Committee:

- a) receives the report; and
- b) notes that:
 - i. a combined Iwi, Waipā District Council, Waikato District Council and Hamilton City Council briefing on the final Southern Metro Wastewater Detailed Business Case and Memorandum of Understanding (MoU) will be held in February 2022 ahead of presenting the documents to the Strategic Growth Committee for approval; and
 - ii. planning and investigations to support the delivery of the new Southern Wastewater Treatment Plant have commenced using allocated funding in the 2021-2031 Long Term Plan.

Cr Bunting left the meeting (12.10pm) during the discussion of the above item. He was not present when the matter was voted on.

10. **HUGS review - December 2021 update**

The Project Manager outlined the purpose of the Hamilton Urban Growth Strategy and the timeline of the creation of the 2022 document. Staff responded to questions from Members concerning population changes caused by the Covid-19 pandemic, input by the HUGS reference group, growth projections, changes to growth planning compared to previous Councils, changes to city boundaries, feedback currently received by Council, collaboration with developers, and development principles.

Governance Minutes Note: *The General Manager Growth and General Manager Development disclosed that they owned land in areas relevant to the HUGS review.*

Resolved: (Cr Macpherson/Cr Hamilton)

That the Strategic Growth Committee:

- a) receives the report; and
- b) notes staff will report to the March 2022 Strategic Growth Committee Meeting with a draft HUGS document for public consultation.

Cr Bunting re-joined the meeting (12.38pm) during the above discussion. He was present when the matter was voted on.

11. Open Information Only Reports

The General Manager Growth noted work undertaken to date on the growth programmes. Staff responded to questions from Members concerning the Community Lands Trust briefing timeline.

Resolved: (Cr Macpherson/Cr Thomson)

That the Strategic Growth Committee receives the following information only report:

- i. General Manager's Report; and
- ii. Growth Programmes Update.

12. Resolution to Exclude the Public

Resolved: (Cr Macpherson/Cr Donovan)

Section 48, Local Government Official Information and Meetings Act 1987

The following motion is submitted for consideration:

That the public be excluded from the following parts of the proceedings of this meeting, namely consideration of the public excluded agenda.

The general subject of each matter to be considered while the public is excluded, the reason for passing this resolution in relation to each matter, and the specific grounds under section 48(1) of the Local Government Official Information and Meetings Act 1987 for the passing of this resolution follows.

General subject of each matter to be considered	Reasons for passing this resolution in relation to each matter	Ground(s) under section 48(1) for the passing of this resolution
C1. Confirmation of the Strategic Growth Committee Public Excluded Minutes of 19 October 2021) Good reason to withhold) information exists under) Section 7 Local Government) Official Information and) Meetings Act 1987)	Section 48(1)(a)
C2. Peacocke Land Disposal and Contract		
C3. Ruakura MOU between Tainui Group Holdings and Hamilton City Council		
C4. Te Awa Lakes- Private Development Agreement		

This resolution is made in reliance on section 48(1)(a) of the Local Government Official Information and Meetings Act 1987 and the particular interest or interests protected by Section 6 or Section 7 of that Act which would be prejudiced by the holding of the whole or relevant part of the proceedings of the meeting in public, as follows:

Item C1.	to prevent the disclosure or use of official information for improper gain or improper	Section 7 (2) (j)
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Item C2.	advantage	
	to enable Council to carry out negotiations	Section 7 (2) (i)
Item C3.	to prevent the disclosure or use of official	Section 7 (2) (j)
	information for improper gain or improper	
Item C4.	advantage	
	to enable Council to carry out commercial	Section 7 (2) (h)
Item C4.	activities without disadvantage	Section 7 (2) (i)
	to enable Council to carry out negotiations	
Item C4.	to maintain legal professional privilege	Section 7 (2) (g)
	to enable Council to carry out negotiations	Section 7 (2) (i)

The meeting moved into a Public Excluded session at 12.46pm.

The meeting was declared closed at 2.59pm.

Council Report

Committee: Strategic Growth Committee **Date:** 15 February 2022
Author: Karen Saunders **Authoriser:** Blair Bowcott
Position: Growth Programmes Manager **Position:** General Manager Growth
Report Name: Growth Programmes and HUGS Review Update

Report Status	<i>Open</i>
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Purpose - *Take*

1. To inform the Strategic Growth Committee on the status of the Growth Programmes including Central City, Peacocke, Ruakura, Rotokauri-Northwest and Emerging Areas.
2. To inform the Strategic Growth Committee on the progress of the Hamilton Urban Growth Strategy (HUGS) Review.

Staff Recommendation - *Tuutohu-aa-kaimahi*

3. That the Strategic Growth Committee receives the report.

Executive Summary - *Whakaraapopototanga matua*

4. This report provides an overall update on the growth programmes including:
 - i. Central City,
 - ii. Peacocke,
 - iii. Ruakura,
 - iv. Rotokauri-Northwest, and
 - v. Emerging Areas.
5. The updates for each of the growth programmes can be found in **Attachments 1-5**.
6. The HUGS review is aligning with the District Plan change work including the recent changes such as the introduction of the Medium Density Residential Standards (MDRS) the implications of which are still being worked through. HUGS can be used to help guide growth preferences where the District Plan will reflect a Hamilton-nuanced response to the MDRS and NPS-UD.
7. HUGS will outline how we actively manage growth – it's the where, when, how and why of our growth story. To achieve this, HUGS and the District Plan Change need to run in parallel. This means the proposed HUGS will be ready for consultation (July 2022) as the District Plan change is notified (August 2022).
8. Technical stakeholder workshops were scheduled for late August 2021; however, they were postponed due to Covid-19 alert level changes. These have now been scheduled in February 2022. The 28 February 2022 HUGS Reference Group will cover the findings of these workshops.
9. The Growth Programmes team is currently planning to hold a Growth Tour for Elected Members to support the HUGS review work. The team is also working on reinstating the Developer Forum events this year, taking into consideration Covid-19 restrictions and risks.

Staff will provide updates and invitations to these events for Members once details are confirmed.

10. Staff consider the matters in this report to have low significance and that the recommendations comply with Council's legal requirements.

Background - *Koorero whaimaarama*

11. The purpose of the Growth Programmes team is to deliver communities that improve the wellbeing of Hamiltonians. The unit has recently expanded from managing the Peacocke Programme to also managing the Central City, Rotokauri-Northwest, Ruakura and Emerging Areas programmes.
12. The previous Growth Programmes and HUGS Review Updates were reported to the Strategic Growth Committee on [2 December 2022](#).

Discussion - *Matapaki*

13. This report provides an overall update on the growth programmes in **Attachments 1-5** including:
 - i. Central City,
 - ii. Peacocke,
 - iii. Ruakura,
 - iv. Rotokauri-Northwest, and
 - v. Emerging Areas.
14. Staff are currently planning a Growth Tour for Members to visit greenfield growth areas and some infill areas, to support the HUGS and District Plan review work.

HUGS update

15. Council is reviewing the existing HUGS so that it articulates a preferred urban form and provides clear direction for long-term investment decisions on how our city will achieve wellbeing outcomes in its response to growth.
16. At previous Strategic Growth Committee meetings (18 February 2021, 30 March 2021, and 20 May 2021), the Committee resolved to review HUGS, approved the scope of the HUGS review and budget, and approved the draft out-of-boundary development principles.
17. At its 2 December 2021 meeting, the Strategic Growth Committee received a detailed update on the HUGS review which, based on direction from the HUGS Reference Group, outlined the following approach. Staff are proceeding to update HUGS to:
 - i. reflect the changes to intensification,
 - ii. reflect our current committed and planned growth areas, and
 - iii. to enable progression of emerging areas once they meet the draft out-of-boundary principles, but not before.
18. The draft out-of-boundary development principles have been sent to developers and/or landowners as part of the ongoing discussions with these parties about their respective opportunities. It is worth noting that there are other considerations for these opportunities such as the Future Proof out-of-sequence and unanticipated developments criteria (see page 65 of the [draft Future Proof Strategy](#)). See the General Manager's report on this agenda for an update on Future Proof.
19. The evidence basis of HUGS draws on existing planning (local, regional, Government), infrastructure (capacity, availability), funding/financing, growth modelling (supply/demand, uptake, feasibility) and wellbeing information to inform the long-term vision for Hamilton's

growth. The Council needs to balance these core factors in the development of its Strategy. This evidence basis is constantly evolving, and HUGS needs to reflect this. HUGS is anticipated to be reviewed/updated every three years or as required as the evidence basis changes.

20. Technical stakeholder workshops were scheduled for late August 2021; however, they were postponed due to Covid-19 alert level changes. These have now been scheduled in February 2022. The 28 February 2022 HUGS Reference Group will cover the findings of these workshops.
21. HUGS and the District Plan Change are closely linked and feed into each other. In the absence of the National Policy Statement for Urban Development (NPS-UD), HUGS would, at a high level and amongst other drivers, inform District Plan Changes/Reviews as HUGS is the 50-year spatial vision for growth in Hamilton (our view of when and where for growth in Hamilton). However, we need to recognise the NPS-UD has set timeframes we must meet. Therefore, HUGS needs to consider and reflect the District Plan Change. This is a challenge due to the overlapping timeframes of both projects.
22. HUGS is aligning with the District Plan change work including the recent changes such as the MDRS (which are still being understood). HUGS can be used to help guide growth preferences where the District Plan change will reflect a Hamilton-nuanced response to the MDRS and NPS-UD. HUGS needs to be informed by robust capacity/uptake information which is dependent on a confirmed response to the District Plan change.
23. HUGS will outline how we actively manage growth – it's the where, when, how and why of our growth story. To achieve this HUGS and the District Plan Change need to run parallel. This means the Proposed HUGS will be ready for consultation (July 2022) as the District Plan change is notified (August 2022).
24. HUGS project staff are collaborating with the District Plan Change Programme team for stakeholder engagement, including iwi engagement.
25. Staff are having regular, one-on-one update meetings with Waikato District Council, Waipa District Council and Waikato Regional Council, where we are sharing and discussion key strategic pieces of work such as HUGS.
26. On top of existing communications, staff plan to increasingly collaborate with key Government agencies (such as Waka Kotahi, Department of Conservation, Kainga Ora, Ministry of Education) from March through May 2022, once we have a more solidified initial position on the reviewed HUGS direction. Ensuring a no surprises approach helps foster a collaborative ownership of the revised HUGS from our key partners.
27. Key Elected Member touchpoints for the HUGS Review include:

Elected Member Touchpoints	Status	By when
Scope approved	Complete	March 2021
Draft Out-of-Boundary Principles approved	Complete	May 2021
HUGS Reference Group	Complete	4 August 2021
HUGS Reference Group	Cancelled	22 September 2021
Strategic Growth Committee Meeting	Complete	19 October 2021
HUGS Reference Group	Complete	5 November 2021
Strategic Growth Committee Meeting	Complete	2 December 2021
Strategic Growth Committee Meeting		15 February 2022
HUGS Reference Group	-	28 February 2022
Strategic Growth Committee Meeting	-	31 March 2022
HUGS Reference Group	-	April 2022 (TBC)

Strategic Growth Committee Meeting	-	19 May 2022
HUGS Reference Group	-	June 2022 (TBC)
Adopt Draft HUGS for Consultation	-	28 July 2022

Wellbeing Considerations - *Whaiwhakaaro-aa-oranga tonutanga*

28. The purpose of Local Government changed on the 14 May 2019 to include promotion of the social, economic, environmental and cultural wellbeing of communities in the present and for the future ('the 4 wellbeings').
29. The subject matter of this report has been evaluated in terms of the 4 wellbeings during the process of developing this report as outlined below.
30. The recommendations set out in this report are consistent with that purpose.

Social

31. Planning and development of community infrastructure and parks and open spaces is an integral part of each of the growth programmes, as is alignment with strategies that support wellbeing such as the Play Strategy. Community amenity is critical to support social wellbeing in new and existing communities.
32. Staff have been working closely with the Ministry of Education as they look to secure land in Peacocke and Rotokauri. Staff also work with the Ministry of Education growth team to collaboratively plan for education needs that meet the needs of future Hamiltonians.

Economic

33. Strategic land use planning and investment into strategic infrastructure to enable land for development of new homes and jobs will bring significant economic benefits. For example, the business case for the Peacocke Housing Infrastructure Funded Infrastructure Fund estimates that \$6b of economic benefit will result from the infrastructure investment.

Environmental

34. Across the growth programmes there is significant investment into environmental initiatives. Some of these initiatives are required to be delivered by Council as consent conditions for designations and infrastructure construction and some are required to be delivered by developers as part of their housing developments.
35. There are also some citywide initiatives that have been funded in the latest 2021-31 Long Term Plan to drive environmental outcomes, for example the Nature in the City Strategy.
36. Staff continue to work at a strategic and operational level with the Department of Conservation, particularly in relation to the Peacocke programme and protection of the long-tailed bat.
37. As the programmes mature, the levels of environmental activities and benefits will become clearer, and staff will report on these as part of the programme reporting.

Cultural

38. Effective partnership with Iwi is integral to the success of the growth programmes. We respect the special status of Tangata Whenua, are committed to the principles of Te Tiriti O Waitangi and further Maaori aspirations through building mana-enhancing partnerships.
39. Staff embed the principles of the four pillars of He Pou Manawa Ora into the Growth Programmes approach which is reflected in the planning and delivery of projects and the close engagement and involvement of Maaori as our key partners.

40. Our Iwi partners, Waikato-Tainui, are engaged under the Joint Management Agreement (JMA), with a shared responsibility to achieve the Vision and Strategy for the Waikato River. Under this agreement, Council engage early with Waikato-Tainui on key consents and development activity.
41. Staff place a high level of importance on the Vision and Strategy for the Waikato River when planning for growth and when delivering projects that impact the river and tributaries within the growth programmes areas.
42. Staff recognise and consider relevant sections of the Waikato-Tainui Environmental Plans when planning projects within the growth programmes catchments.
43. Staff have sought direction and engaged with Te Ngawhaa Whakatupu Ake on key projects and matters including naming of new growth areas.
44. Staff have ensured that iwi and mana whenua representatives play key roles in the planning and delivery of key growth projects. For example, the Southern Links Tangata Whenua working group are integrated into the delivery of the Peacocke Strategic Network Infrastructure projects. This mana whenua group provides cultural advice, decides on the Southern Links Road names and act as kaitiaki on site.
45. Staff work to ensure that the cultural history of the growth areas is reflected and accessible for the new community. An example of this is the Cultural Blueprint which is currently in development for the Peacocke area. This blueprint will help ensure the right cultural story is given the right prominence in the right place. For example artworks, sculptures etc.
46. Staff have been working in partnership with Tainui-Group Holdings (TGH), the commercial arm of Waikato-Tainui to help support the long-term economic aspirations of Waikato-Tainui in the Ruakura and Central City growth areas.
47. Maangai Maaori provide a political voice for Maaori within the decision-making of select Council committees.
48. The Council continues to meet its legislative responsibilities under the RMA by providing opportunities for Iwi and hapuu to contribute to local government decision-making processes and exercise of kaitiakitanga over the natural and physical aspects within the growth programme areas.

Financial Considerations - *Whaiwhakaaro Puutea*

49. The financial reporting for the programmes is reported to the Finance Committee via the Capital Portfolio Reports.

Legal and Policy Considerations - *Whaiwhakaaro-aa-ture*

50. There are no legal or policy considerations in relation to this report.

Risks - *Tuuraru*

51. Risks are currently tracked at project and programme level. The programmes utilise the Council's risk management framework with further alignment with the Waka Kotahi NZ Transport Agency risk register format for specific projects as required.
52. As part of the assurance framework, the Council's Risk Manager provides support to the Programme Managers. A project Risk and Benefits Advisor within the Council's Portfolio Management Office has recently been appointed and is working with staff to review and further develop a framework for risks and benefits across the programmes.

Significance & Engagement Policy - *Kaupapa here whakahira/anganui*

Significance

53. Having considered the Significance and Engagement Policy, staff have assessed that the matters in this report have low significance.

Engagement

54. Staff continue to engage with environmental and cultural groups, key developers and landowners, and Government agencies including Heritage New Zealand Pouhere Taonga, Kāinga Ora, Ministry of Education and Department of Conservation and Waka Kotahi NZ Transport Agency.

Attachments - *Ngaa taapirihanga*

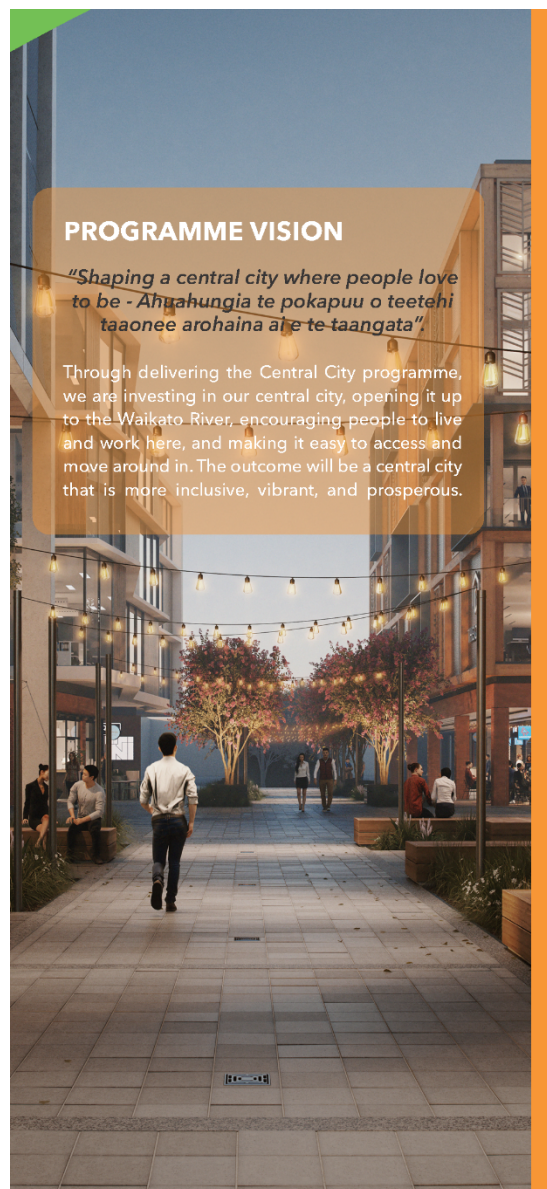
Attachment 1 - Central City

Attachment 2 - Peacocke

Attachment 3 - Rotokauri-Northwest

Attachment 4 - Ruakura

Attachment 5 - Emerging Areas



PROGRAMME VISION

"Shaping a central city where people love to be - Ahuahungia te pokapuu o teetehi taonee arohaina ake te taangata"

Through delivering the Central City programme, we are investing in our central city, opening it up to the Waikato River, encouraging people to live and work here, and making it easy to access and move around in. The outcome will be a central city that is more inclusive, vibrant, and prosperous.

CENTRAL CITY PROGRAMME FEBRUARY 2022

CONSENTING AND DEVELOPMENT ACTIVITY

RESIDENTIAL CONSENTING ACTIVITY

Several large developments are under way that will help increase the number of people living and working in the Central City. Mixed inner-city living options alongside a vibrant retail, hospitality, and entertainment sector supports activation of the central city across the day and night. As at June 2021, there are 1,640 people living in the Central City which was an increase of 5.8% compared to 2020 (1,550). The current growth of the Central City is much faster than Hamilton overall, which was 0.9%. If the prosperity of residential construction continues, so will the number of people who call Central City home.



There are multiple exciting residential projects including:

- At 28 Harwood St is the conversion of the existing Opus building into 22 above ground apartment units, with ground floor commercial. Resource Consent is approved, and redevelopment is expected to be completed before the end of 2022. A Building Consent has been applied for and is currently under review.
- At 1010 Victoria St, a new mixed use development call Northern Green will include office and retail on the ground levels and apartment units. Council is currently processing a resource consent for this proposal.
- The former Munns Menswear at 646 Victoria Street is proposing a six-storey development with retail and commercial on the bottom two floors and four levels of apartment units. Council is currently processing the resource consent for this proposal.
- Council is currently processing a resource consent for 10 townhouses at 26 Hammond Street.

Union Square Images courtesy of Fosters 2021.

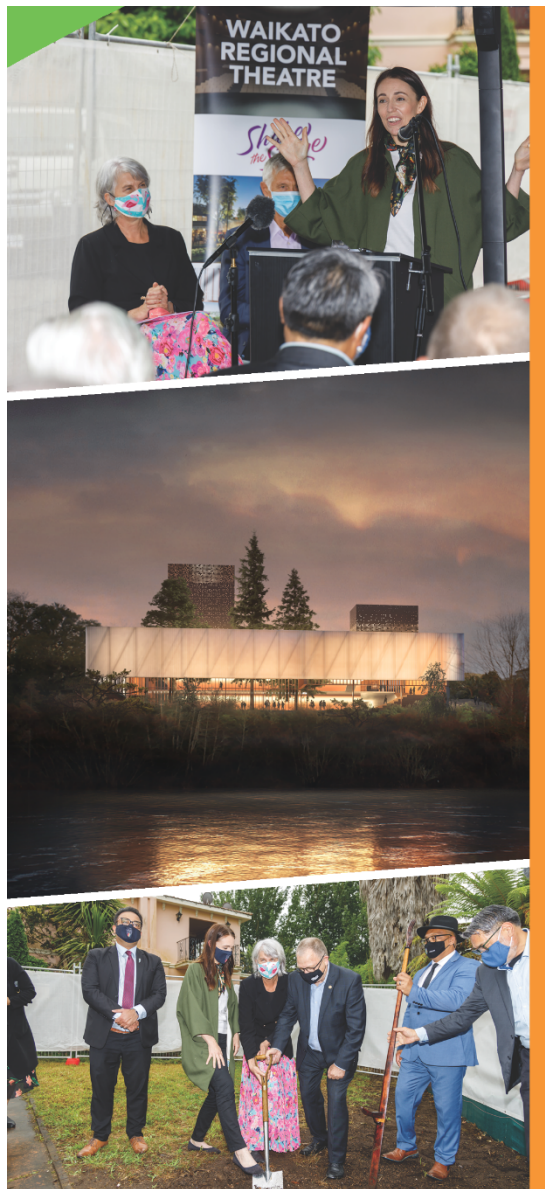
COMMERCIAL CONSENTING ACTIVITY

Building consents include:

- Building consent has been lodged for a new 2 level building at 189A Collingwood Street. This building will link to the newly upgraded building at 182 Collinwood for a major government agency. This application is currently under review.
- Building consent has been lodged for 109-111 London Street for NZ Blood Services: Stage 2 has been lodged and is currently awaiting granting. The fit-out consent has been lodged by the tenant and is currently under review.
- Union Square Building E: Building Consent for a six level commercial office building has been submitted and is awaiting review.
- At 20 Tisdall a Building Consent has been lodged for 7 attached 3 story residential development and is currently in progress.

Several commercial buildings are under construction including:

- Construction has commenced to partly demolish and reconstruct an existing office building at 820 Victoria Street (former LINZ building). The building will be rebuilt to match the GFA of the original building.
- Union Square on Hood Street: Building A of Union Squire includes a seven-level car parking building and has building consent issued for stage 1 with construction about to take place. The second stage building consent for building A has been submitted.
- Project Huata development (ACC) on Collingwood Street is under construction.
- NZ Blood Services: Stage 1 has been granted and grounds works have commenced.



As an incentive for Central City development, Developers can get a discount if they meet certain criteria including residential needs Life Mark 4 certification and engagement with the urban design advisory panel process. These discounts are 50% for under six story developments and 100% for six stories and above.

PARTNER PROJECTS

WAIKATO REGIONAL THEATRE

Prime Minister Jacinda Ardern joined about 100 invited guests on 30 November 2021 for the sod turning ceremony. Construction continues and December 2021 has seen the Demolition Phase achieve the following:

- Demolition of the 'Pink House' at the back of the site.
- Removal of redundant electrical infrastructure.
- Soft-strip demolition.
- Intrusive Site investigations.
- Implementing environmental controls.
- Removal of accretions that detract from Hamilton Hotel heritage value.
- Removal of the heritage canopy.
- Pile testing for heritage facade retention.
- Asbestos removal.
- Commence shop drawings for facade retention.

Waikato Regional Theatre Images courtesy of Momentum 2021.

KEY PROGRAMME ACTIVITIES

CITY PLANNING

Since Council's submission to the Resource Management (Enabling Housing Supply and Other Matters) Amendment Bill (the Bill), the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021 was passed into law in late December 2021. City Planning staff are currently working closely with Council's infrastructure and Communication and Engagement colleagues to form an appropriate response to the Amendment Act and the National Policy Statement on Urban Development (NPS-UD) as part of the District Plan Programme. Central City area and the 800m walkable catchment will continue to be key areas for enabling growth and intensification under the Amendment Act and the NPS-UD intensification policies.

TRANSPORT

TRANSPORT CENTRE REJUVENATION

Ongoing improvements to, and upgrades of the Transport Centre will encourage public transport use and support the transition to Anglesea Street as a public transport priority corridor. Staff are currently procuring design services, with construction expected to commence in late 2022. Staff are awaiting feedback from GoBus, Waikato Regional Council and InterCity on possible temporary bus stop locations and are continuing to collaborate with the many stakeholders on the project.

TRISTRAM AND COLLINGWOOD STREET INTERSECTION

In co-ordination with the Project Hauata development (new ACC building) on Collingwood Street, set to open in late 2022, Council is looking to make upgrades to the Tristram and Collingwood Street intersection.

Along with improving access for all modes of transport, these upgrades will improve pedestrian and cycle safety in the area.

A report will be presented to the 24 February 2022 Infrastructure Operations Committee meeting to seek approval of the preferred concept.

WARD STREET INTERIM UPGRADE

The interim design aspects for Ward Street were approved at the Infrastructure Operations committee on 17 August 2021. This approved design included retaining the current trial layout in place but maximising parking and reinstating the two lanes on the approaches to both intersections. This interim design will be implemented as a temporary solution before the permanent upgrade takes place when the Stark Property's Tuapapa development on the southeast corner of the Ward Street/Tristram Street intersection is completed. Works is currently underway and is planned to take two weeks. Week 1 (ending 22 January 2022) involves removal of the planter boxes, cycle separators, speed humps, signs

and





resealing of the road surface. Week 2 (ending 29 January 2022) will see reinstatement of signs, cycle separators, speed humps, traffic signal loops and general tidy up of the site.

TRISTRAM/ANZAC INTERSECTION IMPROVEMENTS

Council are working with key stakeholders, including Waka Kotahi, Fire and Emergency NZ and Bike Waikato, to explore improvements to the Tristram Street / Anzac Parade.

The improvements aim to reduce death and serious injury type of crashes at the site. The improvements will also improve access for all transport modes and forms part of Council's Low Cost Low Risk Road to Zero Programme.

Further updates will be presented to the 24 February 2022 at the Infrastructure Operations Committee meeting.

STRATEGIC PROPERTY

Council has resolved to seek a Joint Venture Partner to redevelop 242-266 Victoria Street as a five-storey mixed use (retail, commercial, residential) development which preserves and enhances heritage façades and features, activates the southern edge of the Victoria on the River Plaza, and gives practical effect to the aspirations of the Council's Central City Transformation Plan. A public process calling for Expressions of Interest started on 19 November 2021 and closed on 17 December 2021. Expressions of Interest were received from five developers - three from Hamilton and two from Auckland. Four developers have been selected to proceed to the Request for Proposal (RFP) stage starting on 28 January 2022 and closing on 18 March 2022. After evaluation of the RFPs a preferred development partner will be confirmed.

STRATEGIC NETWORK INFRASTRUCTURE

The Central City is one step closer to securing a portion of the government's \$1 billion Infrastructure Acceleration Fund (IAF) after Council's \$333.5 million (inflated) bid successfully progressed to the Request for Proposal (RFP) phase. The RFP was submitted 17 December 2021, with government aiming to make a final announcement on the funding allocations in early 2022. If successful, the funding will help unlock more than \$2 billion of new residential and commercial development in the next 10 years, providing up to 4,000 new homes and 305,000 m² of commercial area. Investment in Hamilton's central city will be a key factor in sustainable economic and residential growth for the city at large.

FERRYBANK PARK ENHANCEMENT

Detailed design has been completed on the Site Restoration and Interpretation Plan for the Municipal Pools in December 2021 and the project went to an open market tender just prior to Christmas. Tender application closes on 11 February 2022 and following this, a contract for the physical works to start is anticipated mid-April 2022 with completion and site restoration projected by end of September 2022.

To ensure minimal disruption to traffic and surrounding businesses, construction vehicles will exit the area via Grantham Street to avoid the busy Victoria St/Anzac Parade intersection. Further details to surrounding businesses and property owners late February 2022 to ensure high degree of awareness of the project and provide further details on construction traffic as well as key dates.

PARKS AND OPEN SPACES PUBLIC REALM DESIGN GUIDELINES

The Public Realm Design Guidelines project will ensure our public spaces and streets across the central city are well designed, attractive, safer, well maintained, accessible, and inclusive. Beca have been awarded the contract to deliver the guidelines and will aim to deliver the finalise guideline document in July 2022. Delivery of these guidelines is critical to several other projects within the programme, and work is being done to ensure align delivery timelines. Other projects within the workstream will be advanced once the Public Realm Design Guidelines are developed. Where possible they will be advanced concurrently. This includes projects such as Embassy Park design, Central City street furniture replacement, Alexandra Street, and Ward Street.

The guideline document consists of two parts: Part 1 is the strategic alignment section, and Part 2 is the technical manual. A workshop was held with Beca and staff mid-December 2021. Following the workshop Beca issued a draft of Part 1 of the guidelines to staff for feedback and review. Beca will then issue an amended draft for review by the Central City River Plan Advisory Group in March 2022.



**Hamilton
City Council**
Te kaunihera o Kirikiriroa



EMBASSY PARK

To support the Waikato Regional Theatre development, Embassy Park is now closed through to early 2024. The onsite toilet block is expected to be moved soon once a location is decided. The Riff Raff statue is currently in secure storage as engineers complete necessary requirements for it to be relocated to the Waikato Museum Te Whare Taonga o Waikato where it will stay throughout the park's closure.

During this closure Council will look to redevelop Embassy Park and staff are in the initial stages of this process, and it is anticipated that both the Theatre and the new Embassy Park will open in the first quarter of 2024.

ECONOMIC ACTIVITY CARD SPENDING

The following bullet-points are highlights from electronic card spending data provided by MarketView.

- Covid-19 restrictions continues to impact consumer spending, with the CBD remaining more resilient than Chartwell and The Base. Q3 spending in the Central City saw a 7.8% drop versus Q3 2020, and an 11.4% drop versus Q2 2021. Chartwell and The Base saw drops of 11.4% and 13.8%, respectively.
- The impact of current Covid-19 restrictions on consumer spending is significantly less than the impact observed during the 2020 restrictions. Q2 2020 saw a decrease of 23% across the city compared to the previous year, whereas Q3 2021 only saw a 9.4% drop over the equivalent period.
- Further impact can be seen in the 18.7% decrease in card transactions volume by visitors from Waikato and a 17.3% decrease by visitors from the rest of New Zealand versus Q3 2020. The volume of card transactions made by Hamilton residents only decreased by 11.3%.
- Current trends indicate that similar products and services are feeling the impact of Covid-19 restrictions to last year. Hospitality sector received the largest losses, down 19% versus Q3 2020 and 22.4% versus Q3 2019. They also suffered the biggest drop in transaction volume with a 24.4% and 21.6% decrease in transaction volume versus Q3 2019 and 2020 respectively.

- Food and liquor continue to see a growth of spending with an increase of 0.4% vs Q3 2020, despite this it saw a 7.2% decrease in the volume of transactions. This was negated by an 8.2% increase in the average value of the transactions, aligning with an overarching trend or less, but higher value transactions occurring for all areas. Further growth of food and liquor is expected in line with the nationally increasing CPI.

HAMILTON CENTRAL BUSINESS ASSOCIATION (HCBA) UPDATE

The impact of lockdown through most of the third and fourth quarters of 2021 were significantly felt in the close customer contact sectors of retail, hospitality, and health and wellness. With the fourth quarter of the year usually offering the highest potential for sales for these sectors, being restricted to level 3 trading conditions until 16 November 2021 saw the earning capacity severely reduced during this time. However, from reopening under level 2, in time for Black Friday on 25 November 2021 saw businesses well supported by the local community. There were many businesses in these sectors recording record days of trading on Black Friday and into the Christmas lead up and again on Boxing Day. Although there was not the ability for these close customer contact businesses to recoup the losses endured during the restricted trading times, there was a general feeling of positivity around the financials to end the year. December pedestrian counts were significantly up for the month of December which should also reflect positively for Central City spend over this period.

At this stage there have not been significant business closures due to lockdown, however January is traditionally a lean month for the Central City with many businesses closed or operating at limited capacity during this time. There have been some general discussions with businesses who are considering future changes to commercial space requirements.

There continues to be concern about the ongoing threat of alert level changes within the new Framework





and inconsistencies with some businesses around the vaccine pass requirements. With the potential disruption of the Omicron variant, this will continue for the foreseeable future.

Commercial enquiry has continued to be strong particularly with professional services. There is a demand for smaller spaces to accommodate single person office space which is particularly encouraging for shared spaces commercial leases and buildings with multiple tenancies.

NEW CENTRAL CITY BUSINESSES

New and relocated businesses who have set up premises since November 2021 include:

- Card Merchant to T3, 660 Victoria Street
- Beattie Rickman to 660 Victoria Street
- House of Travel to 299 Barton Street
- Rothby Insurance Brokers Victoria Street, corner Harwood & Rostrevor Streets
- Flower Shop Ward Street
- Backdoor surf, skate and streetwear store 58 Bryce Street
- Indian restaurant Doon Tandoor Shop 4, 39 Ward Street
- Journey & Co boutique homeware and giftware shop 6b Princess Street
- Rako Science has leased 941 Victoria Street
- Red Cross has leased office premises located at 31 Harwood Street
- Waffin waffle shop at Casabella Lane
- Sentinel Café Outpost at Union Square

RISKS

There is a risk that if the Central City fails to manage all stakeholders in a joined-up way, it could result in poor outcomes and lost opportunities.

If there is a lack of programme management, scheduling, and interdependency management, it could result in disjointed delivery of related projects, causing poor outcomes for the community.

If there is insufficient resourcing across the programme combined with several significant growth projects that rely on key resources, it may impact

on delivery of some key projects which may affect the wider programme outcomes.

There is a risk that archaeological or cultural items may be discovered during construction or investigation phases of the projects within the programme, which may impact overall cost, timing and/or delivery of long-term central outcomes.

COMMUNICATION AND ENGAGEMENT

Over December 2021, staff supported Council's Central City Infrastructure Acceleration Fund bid through the proposal stage. This included the creation of a six-page document outlining the benefits of investing in the Central City, why Council's bid should be successful and how the funds would be spent. This document will be available to view on the Central City webpage in the near future.

The summer chipseal season (Jan/Feb) is well under way and includes some sites within the border of the Centre City. Staff have engaged directly with impacted residents/businesses through letters, and these have been supported through social media.

In December 2021, staff launched a river paths safety campaign aimed at promoting behaviour changes along Hamilton's rivers paths. The campaign included three key messages: Share the space, drop your pace and it's a special place) and was promoted via social media and newspaper. Phase two of this campaign will see more social media, posters, and key stakeholder communication.

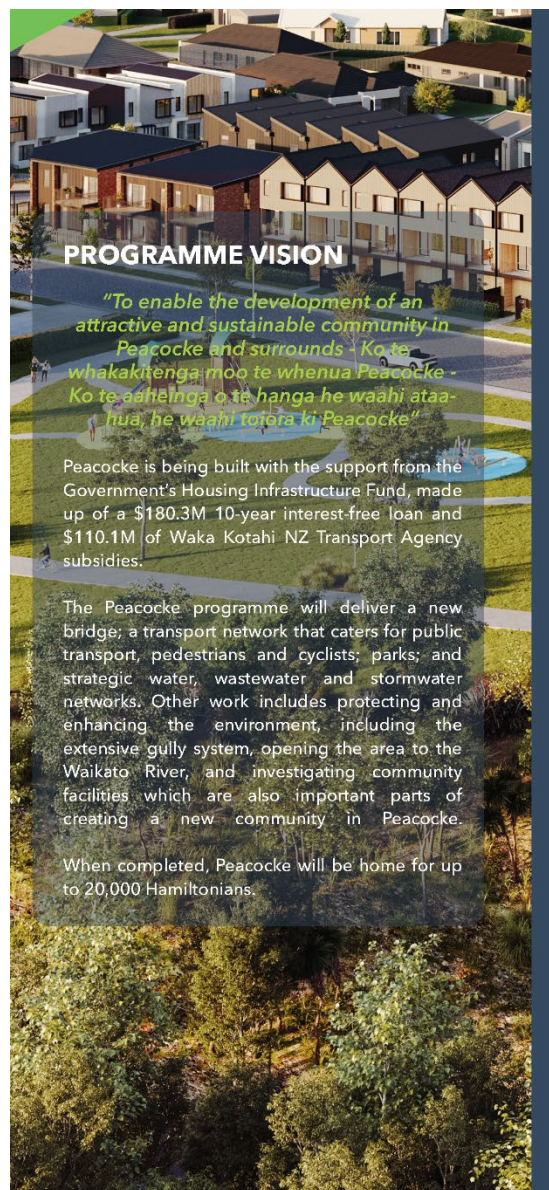
Recent Central City media highlights include coverage on Rabobank's new head office, the Waikato Theatre, the river path campaign, and Boon Street Art Festival.

Staff focus is now on preparing to support the relocation of Riff Raff to the Waikato Museum, the next phase of the 242 Victoria Street development, a video promoting the Central City and investigating other means to share the Central City vision.

Boon After Dark Images courtesy of Matthew Xavier Lehnsherr.



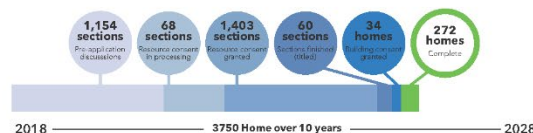




PEACOCKE PROGRAMME FEBRUARY 2022

CONSENTING AND DEVELOPMENT ACTIVITY

Developer activity and interest in the Peacocke area continues. Currently pre-application discussions, consenting and construction activity totals approximately 3,000 homes (approx. 80% of the projected 10-year developer uptake of 3,750 homes in Peacocke). Refer to the attached Development Activity Map.



Notable development and consent applications include:

- **AMBERFIELD:** The Environment Court issued a final decision confirming consent for the Amberfield subdivision for approximately 800 new homes on 27 September 2021. Since then, an agreement has been reached between parties in relation to appeals to the resource consent application. This means that the development can now proceed. As part of the consent conditions, the development will include special ecological features to protect the long-tail bat. The developer is planning for earthworks to commence in late 2022 with the first homes being ready in 2024. The Amberfield website is here: <https://amberfield.co.nz/>
- **AURORA:** A subdivision (and a concurrent land use) consent was granted for Aurora in December 2021 for a total of 192 residential allotments. These two Consents effectively replace all the previous set of Consents. A number of the lots are large in size to provide for further subdivision for apartments and duplexes (subject to land use approval). This application is currently being processed following receipt of further information. The Aurora subdivision website is here: <https://www.liveaurora.co.nz/about/>
- **SAXBYS LTD (aka CHUM BLOCK #1):** An application has been received from Saxbys Ltd for 56 residential lots within Stage 2 Peacocke on Ohaupo Road adjacent to the Aurora development (formerly known as Northview). The application has come off hold and is being processed.

- **QESTRAL:** A land use consent for a 230-unit retirement village at 55 Weston Lea Drive was lodged in February 2021. An earthworks consent for part of the site was previously granted in September 2020. The land use consent application for the retirement village is currently on hold while the applicant provides further information, which is expected in the near future.



STRUCTURE PLAN CHANGE

The Peacocke Structure Plan Change notification in September 2022 was a significant milestone for the programme. The new structure plan will help guide the development of the area and considers transport connections (public transport, cycling and walking), parks and open spaces, commercial areas, housing style and density, environment and cultural heritage. It will help balance the need for new homes with social, cultural,





environmental and economic outcomes for the growing community.

Council approved the notification of 'Plan Change 5' on 12 August 2021. Hamilton's time in Alert Levels 3 and 4 caused a slight delay to public notification which started on 24 September 2021 and closed on 5 November 2021.

The public notification process, as outlined in Schedule 1 of the RMA, provides the opportunity for landowners and the wider community to make a formal submission on the plan change to show support, opposition or to seek changes. A total of 57 submissions were received with the majority generally supportive of the Plan Change.

Following the initial public notification process, further submissions will be sought to gauge support or opposition to submissions received in the first round. The further submission period will be open from early February 2022 for a minimum of 10 working days.

It is anticipated that a hearing for the plan change will be held mid-2022 to consider the submissions and further submissions.

Impacts of Resource Management Amendment Bill on Peacocke Plan Change

In December 2021 the Resource Management (Enabling Housing Supply and Other Matters) Amendment Bill was confirmed by central government. The Bill speeds up implementation of the National Policy Statement on Urban Development (NPS-UD) and requires Hamilton City to adopt new Medium Density Residential Standards (MDRS). Plan changes in Tier 1 urban areas (such as Hamilton) that are currently notified but have not started the hearing process, such as Peacocke Plan Change, are impacted by the requirements and timeframes set out in the Bill. While the Peacocke Plan Change is aligned to the NPS-UD, the new requirements in the Bill to enable more medium density homes are not reflected in our proposed plan change provisions.

The final NPS-UD provides the ability for Council to undertake a variation to the plan change to include the MDRS. A Council submission was made on the plan change to make amendments to the Peacocke Medium Density Residential Zone and Peacocke Subdivision Chapters that bring the plan change in line with the Bill.

STRATEGIC INFRASTRUCTURE

Overall, the strategic infrastructure and HIF programme is currently still on time for delivery, but staff are yet to understand the full implications of the ongoing Covid restrictions and impacts resulting from the August 2021

outbreak. The more recent emergence of the Omicron variant will likely exacerbate pressure on the supply chain. Staff are working to secure long lead-time materials with an aim to minimise the ongoing and potentially increasing supply chain impacts.

Works are now under way on the Peacocke Wastewater Transfer Pump Station contract with earthworks progressing over the summer months.

The 2021/22 construction season is under way:

- Substantial traffic management remains in place in Peacocke area and north along Wairere Drive.
- Construction-related traffic is reaching its peak this summer with substantial earthworks under way. Work is monitored to ensure compliance with Construction Traffic Management Plans and an open line of communication with the community has been established for any concerns.
- Collaboration with developers has continued including ongoing negotiation of Private Developer Agreements.
- Following the Environment Court decision in Council favour relating to Hall Road property the required areas of land came into Council ownership on 4 January 2022 with compensation yet to be resolved. Council now owns 38 of the 39 properties within the designation footprint that are required for construction, and has an easement for the final property. Staff are now concluding the final steps towards ownership.
- A Land Valuation Tribunal hearing is scheduled for May 2022 with one landowner who has made a claim for additional compensation that could not be reconciled with Council's valuation advice. One or two more landowners are anticipated to also start this process.

Staff continue to monitor the cost impacts of various legislation requiring higher levels of service, upward inflation pressures and extended impacts of Covid-19 on productivity and supply chain disruptions. Staff will consider recommending the inclusion of a budget provision in the 2022/23 for these costs. An update on project costs will be presented to this committee once estimates are available for the remaining works yet to be tendered, which is introducing delay costs.



Emerging issues:

- Third party utility service providers required to undertake relocation of their assets are taking longer than anticipated. This is outside of Council's control which is introducing delay costs.
- Construction industry cost fluctuations are increasing faster than normal due to inflationary pressure which will increase outturn costs and reduce available project contingency levels.
- Longer than normal lead times for materials means that delays costs could be incurred or a more expensive substitutes may need to be used which will increase overall costs.
- Lower construction productivity as a result of extended regional and national Covid-19 restrictions being in place.
- Developer activity and designs, in some cases, are not fully aligned with the design philosophy of approved macroscopes. Staff are working through pre-application processes seeking alignment.

Key strategic infrastructure project updates:

- SH3/Ohaupo Road /East-West arterial roundabout is complete.
- Whatukoruru Drive (East-West Arterial) Phase 2 design recommenced - construction tender early 2022.
- Waikato River bridge approximately 40% complete. The works are going very well with majority of underground (highest risk) works nearing completion. Key steel bridge components arriving on site with significant temporary works (bridge props) being installed. Shortly the huge cranes will arrive on site and the bridge structure will begin erection - this will be a highly visible phase and a significant milestone.
- Northern Transfer Main wastewater pipeline is 90% complete - approximately 12 months ahead of programme.
- N4 pump station tender has been awarded - under time pressure because of Covid related factors. This project represents the final critical path item to enable residential development. Major construction activity is due to start early next year.
- North-South Strategic Wastewater pipeline design under way - investigating pipe bridges for walking/cycling and more flexible options to enable earlier development.

- Peacockes Road Urban Upgrade northern section is included with bridge contract. Peacockes Road Urban Upgrade southern section is planned for inclusion in the Whatukoruru Drive construction contract.

PARKS AND OPEN SPACES

Sports Parks:

Majority of the land for the approximately 14.5ha northern sports park has been secured with final deposit to be made over the coming years. An additional 5,000m² is still to be secured when funding becomes available.

A hearing for the Notice of Requirement for the northern sports park was held on 16 December 2021, with a decision expected in early 2022.

The PDA for the Peacocke Southern Sports Park was signed confirming that the park is no longer required. The preferred location for the southern community park has been identified and included in the proposed Peacocke Structure Plan.

Other Park Land:

Land acquisition and development of neighbourhood parks, community parks and esplanade reserves will occur as subdivision applications come through. The acquisition process for the Northview Development neighbourhood park has commenced.

WELLBEING ACTIVITIES ENVIRONMENTAL WELLBEING

- Southern Links Transport Designation: Work is ongoing to implement the Ecological Monitoring and Management Plan (EMMP). This includes significant gully and stream restoration work (e.g., more than 10ha within the catchment), pest control, and bat roost protection and enhancement (e.g. providing artificial bat roosts).



- Southern Links Transport Designation: The first lizard restoration site has been completed and become home to several copper skinks that have been relocated from various parts of the Southern Links construction sites. Work on restoring a 1ha gully site will be completed this planting season.
- The Department of Conservation have recently reclassified the Copper Skink as 'At risk - Declining', and staff are reviewing the impact this may have on the existing management approach.
- The Mangakootukutuku Integrated Catchment Management Plan (ICMP) is with the Waikato Regional Council (WRC) for certification. Staff are working with WRC on amendments in response to WRC feedback to ensure good environmental and development outcomes.
- Work has continued on a regional bat management plan through the Waikato Bat Alliance and a strategy has been drafted. Staff will bring the strategy to the Environment Committee in early 2022 for feedback. The next Waikato Bat Alliance meeting is planned for February 2022.

CULTURAL WELLBEING

- Staff met with Te Ngaawhaa Whakatupu Ake on 20 October 2021 to discuss the idea of a dual name for the Peacocke growth area. The group are going to have a wānanga and provide some options for naming of the area as a first step.
- As part of Council's commitment to the partnership with Waikato-Tainui, on 18 March 2021 Council approved the revocation of the Historic Reserve status for Whatukoruru Reserve. Department of Conservation (DOC) have approved the application and the decision is now with the Minister for approval. Once approved, a Gazette notice will be published to formally revoke the reserve status meaning the transfer to Waikato-Tainui can be completed.
- A cultural blueprint is being developed for the Peacocke area. The Blueprint will provide a framework for how we will work to integrate Māori art and culture into the landscape in a way that shares, protects, and celebrates Hamilton's unique Māori history.
- The HIF programme team continues to engage with the Tangata Whenua Working Group (TWWG) to enable the construction of network infrastructure in Peacocke in partnership with local iwi.
- Cultural inductions and training have helped educate the wider team and contractors on the importance of keeping cultural considerations at the forefront of everything we do.
- Kaiarahi and Kaitiaki contracts are in place which include specific iwi representatives embedded within the construction contracts to

guide and provide oversight and cultural guardianship during construction works.

- Mana Whenua and Iwi are currently engaged in various sections of the District Plan Change Programme alongside staff.

SOCIAL WELLBEING

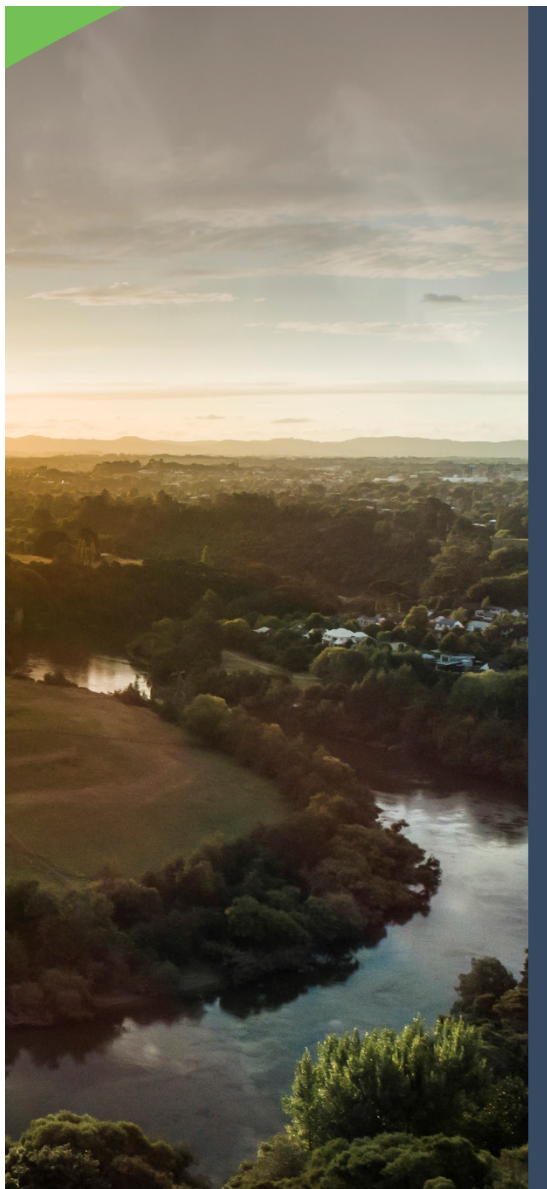
The Ministry of Education (MOE) acquisition team is continuing with securing sites for two new schools in Peacocke and is making good progress. The Melville High and Melville Intermediate restructure is awaiting a decision on how the two schools will merge from the Minister of Education. A decision from the Minister is due in the coming months.

ECONOMIC WELLBEING

- Staff continue to work with Crown Infrastructure Partners, Treasury, Ministry of Housing and Urban Development and Department of Internal Affairs to investigate a potential arrangement to transfer a portion of the HIF loan into an off-balance sheet Infrastructure Funding and Financing arrangement. MHuD are presenting a concept to the Housing Minister Megan Woods in 2021. Minister Woods has asked HUD, in conjunction with CIP, to provide her advice on the proposal early in the new year. Staff will be following up with relevant agencies in the coming weeks. Alternative will introduce significantly lower additional capital cost. An amended ICMP document is being prepared to present to the WRC.

RISKS

- The August 2021 Covid-19 outbreak leading to a rise in Government Alert Levels has delayed works and incurred additional cost. Emergence of the Omicron variant locally could have significant resource impacts if infection rates compare with overseas, which could lead to further delays and costs.
- Continued industry cost fluctuations, normally aligned with inflation, are increasing as a result of external conditions and more than anticipated which is putting pressure on available budgets.
- Geotechnical ground condition suitability risks are currently high and will remain a key construction risk through the coming summer. Expert advisors are engaged to assist with early identification and direction.



Construction traffic management relating to the essential earthwork activities will attract some negative feedback. A letter has been delivered along the roads that trucks are using informing the community of the activities and giving clear channels to get in touch with any concerns. Monitoring and controls continue to be in place to manage as far as practical.

- There is a risk that the tendered construction prices for the remaining works exceed budget expectations due to materials and labour cost increases.
- The property acquisition work is now about to move into the Land Valuation Tribunal process. There is a risk that the tribunal determines a level of compensation that exceeds budget expectations.
- There is a risk that changes in political direction or misalignment between government departments (for example biodiversity and housing policy direction) could incur additional costs or diminish the outcomes the stakeholders and community are expecting. This is being mitigated through stakeholder engagement, strategic land use planning, governance reporting, sub-regional alignment and through the HIF Funding agreement.
- There is now a low risk that Waikato Regional Council (WRC) technical staff do not accept HCC's best practicable options for the Integrated Catchment Management Plan and require more onerous option before certifying. Council staff have met with WRC technical staff to work through alternative means of compliance options to satisfy the WRC. This alternative will introduce significantly lower additional capital cost. An amended ICMP document is being prepared to present to the WRC.

COMMUNICATIONS AND ENGAGEMENT

Communication and engagement activity continues for the ongoing strategic infrastructure projects with a focus on construction works and traffic impacts for nearby residents and community.

Across all current and future construction projects, we're working closely with contractors to clearly communicate the wider Peacocke area story alongside traffic, property and surrounding areas impacts. Peacocke Structure Plan further submission notification will begin in early February 2022 as part of the consultation process.

Recent Peacocke related media releases:

- [Next project confirmed to unlock development in Peacocke / 22 November 2021](#). Story picked up by [Waikato Business News](#).
- Peacocke programme eNewsletter sent December 2021 - Delivered to 281 people with a 52.7% Open rate and 20.6% click rate. [You can sign-up online for Peacocke Neighbourhood updates](#).
- Peacocke project resident newsletters from December 2021 - first [Peacocke transfer station project newsletter](#) and the latest [newsletter for the new Waikato River bridge and surrounding transport network project](#).



**Hamilton
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Te kaunihera o Kirikiriroa





PROGRAMME VISION

"To ensure Hamiltonians enjoy a connected, vibrant, attractive and prosperous Rotokauri-Northwest community".

The Rotokauri-Northwest programme brings all projects and activity across Rotokauri Stage 1, Rotokauri Stage 2 and Te Rapa North (including Te Awa Lakes) under one umbrella. Rotokauri-Northwest is a key location in the Northern Growth corridor of the Hamilton-Waikato Metropolitan Spatial Plan (HW-MSP) and the role of Rotokauri is being investigated as a Future Proof Priority Development Area, supporting transit-orientated development.

A programme approach ensures we can plan and deliver great wellbeing outcomes for a Rotokauri-Northwest neighbourhood that will one day be home for up to 20,000 people.

ROKOKAURI-NORTHWEST PROGRAMME FEBRUARY 2022

CONSENTING AND DEVELOPMENT ACTIVITY

RESIDENTIAL CONSENTING ACTIVITY

Rotokauri-Northwest has a total capacity of up to 7,500 homes for up to 20,000 people.

To date, the majority of consenting activity has occurred in Rotokauri Stage 1 with a total of 195 homes completed (CCC issued) since 2015.



As at January 2022, there were a total of 607 residential lots still in the pipeline for Rotokauri Stage 1, with subdivision consents lodged but still waiting on a decision (and largely constrained due to lack of strategic infrastructure), including:

- 394 lots from Rotokauri Development Limited.
- 130 from Everton Heights.
- 83 from Hounsell Holdings.

There are 312 lots granted subdivision consents yet to receive titles, which means these are ready for or have been undergoing subdivision earthworks and/or service connection before receiving titles.

39 new titles were issued, meaning they can commence lodging building consent to construct homes.

The latest subdivision consent granted in Rotokauri was for 196 lot subdivision by Empire Corporation in November 2020. Earthworks are currently under way for this development.

All houses granted building consents in 2021 were detached houses with the average build cost of \$380k (excluding land), and the average floor area was 194 square meters.

The Te Awa Lakes resource consent was granted in October 2021 (more information is below).

The Special Housing Area resource consent in Rotokauri Stage 2 with 155 residential lots by Green Seed Consultants Limited was withdrawn in September 2021. However, an application for a Fast-Track Consent application within the Stage 2 area was received by Ministry for the Environment (MfE) in October 2021 (detailed below).

COVID-19 RECOVERY FAST-TRACK CONSENT APPLICATION

Rotokauri North Holdings Ltd (a company under the MADE/Charles Ma umbrella) has sought approval from the Minister for the Environment for the referral of Rotokauri North development (first stage) to an expert consenting panel for consideration under the COVID-19 Recovery (Fast-track Consenting) Act 2020 (FTCA). The FTCA introduces a short-term consenting process to fast-track projects that can boost employment and economic recovery.

Council received an invitation on 19 October 2021 to provide comments on the application received by MfE. These comments will assist the Minister in making a determination on whether to refer the application to a FTCA panel process. If referred, the resource consents required from Waikato Regional, Waikato District, and Hamilton City Council would be heard as one and determined by a panel following the fast-track process. Staff provided feedback, under CE delegation, on the fast-track referral application which outlined general support for an efficient process that would result in faster supply of housing, however noted the importance of the fast-track application being considered against the outcomes of the Rotokauri North Private Plan Change and ensuring that the fast-track process did not compromise Council's position in relation to the agreed Private Developer Agreement and





and obligations on the developer to fund necessary infrastructure.

The first stage of the development would include subdivision of a site covering approximately 62 hectares (of the 140ha covered by the private plan change) to create approximately 400 residential lots, additional superlots and balance lots, and roads intended to be vested in the local authority. It also includes construction of 40 residential units on approximately 20 of the residential lots and the installation of necessary three waters infrastructure. One of the superlots will be for a primary school and the applicant is currently negotiating with the Ministry of Education regarding the purchase of that site.

INDUSTRIAL CONSENTING ACTIVITY

There has been no new industrial consenting activity in the Te Rapa North area in the last month. The Empire Ltd resource consent in Te Rapa North is still being processed and construction within Te Rapa North continues within the Porters and Te Rapa Gateway Ltd consented industrial areas. The most recent economic data (March 2020) showed that Te Rapa North had approximately 660 businesses with approximately 10,800 jobs.

Refer to the Development Activity Map attached to this report for residential and industrial consenting activity.

GENERAL PROGRAMME UPDATE

Rotokauri-Northwest is a key growth area for development in the region because of its proximity to employment, education, retail, transport connections and community amenities such as Waiwhakareke Natural Heritage Park. Overall, programme activity across Rotokauri continues with a focus on enabling development through progressing key projects such as the Rotokauri Greenway Corridor alongside amenity projects such as Zoo/Waiwhakareke Shared Entry Precinct.

ROKOKAURI STAGE 1

Work has continued with developers to find funding solutions for the construction of the Rotokauri Greenway and Transport Corridor in Rotokauri Stage 1 and to address general funding challenges for the area. Through private plan changes and Council decisions, Rotokauri is zoned for residential and industrial development, however there is limited funding to secure critical strategic infrastructure like the Rotokauri Greenway Corridor which is only partially funded, towards the end of the 2021-2031 Long Term Plan (LTP). This has resulted in a strategic issue for developer expectations and development rights. Staff are continuing to work with developers to find solutions, and discussions for a multi-developer Private Developer Agreement opportunity are required.

Council collaborated with several major developers on the recent Government's Infrastructure Acceleration Fund (IAF) Expression of Interest application for Rotokauri Stage 1 which requested \$104M for infrastructure to enable 2,845 homes. The EOI requested funding for the key strategic infrastructure including the Rotokauri Greenway, arterial transport corridor, bulk water mains and wastewater pumpstations. The application is currently on a reserve list and Council will be advised if it will progress further in 2022.

ROKOKAURI NORTH (ROKOKAURI STAGE 2)

In early September 2021, the MADE group announced that they had secured \$100M funding to enable 2,000 homes within a 122ha area in Rotokauri North. In addition to the homes, the development would include a retirement village, primary school, sports park and neighbourhood centre.

Council and MADE have been working together since 2019 to enable housing in Rotokauri North. In 2019 a Private Developer Agreement was created to support a special housing area and deliver affordable housing and social housing for the city. This agreement recognised the significant infrastructure that would need to be delivered (largely by the developer) before houses could be built. Since then, the developer has been working towards a private plan change which would remove the deferred residential zone and replace it with a medium density residential zoning, making it easier to deliver housing in the area.

TE AWA LAKES

Te Awa Lakes was granted resource consents on 7 October 2021 to enable development within the Te Awa Lakes private plan change area at Horotiu. This area is identified within the Te Awa Lakes Structure Plan Area in the District Plan. The resource consents are to prepare the site for future transport corridors, infrastructure, and open space areas. The development will involve the creation of a lake, to be maintained to a contact recreational and possible swimmable standard, that integrates with the surrounding open space network and stormwater wetlands.

The conditions of the resource consents require a new PDA that will address the public versus private stormwater infrastructure for the ongoing ownership and management of the recreational lake that was presented to the Strategic Growth Committee on 7 September 2021. The new PDA was signed and executed on 24 December 2021.



The first stage subdivision application for the site to enable the development of the commercial and first stage housing areas was lodged mid December 2021 and is currently being processed.

NETWORK INFRASTRUCTURE

- Rotokauri Greenway Corridor is critical infrastructure required to support new homes in Rotokauri Stage 1. Designation was secured in early 2020 and the designation has conditions which require two years of monitoring and investigation, which is ongoing. In the 2021-2031 LTP, funding has been approved to develop the specimen design and address remaining consent conditions. The scope of this project has been defined and an expression of interest will be going out to the PSP panel members in early 2022.
- Rotokauri Arterial Designation is progressing well. Staff held a drop-in session for Elected Members on 2 June 2021, and a second successful community day took place 3 August 2021. Staff expect to be in a position to present to Council on the designation early 2022, and request approval to formally lodge the designation circa March 2022 pending NZ Transport Agency Business Case approval.
- Baverstock Road Urban Upgrade is complete, allowing increased safety and improved connectivity for walking and cycling. An aggregated wetland construction is underway under a PDA to treat and attenuate stormwater from existing and future development.
- Te Wetini Drive Extension has a PDA in place and construction is underway. The project has been impacted by seasonal weather and high ground water, which halted works until mid-November 2021, once weather improved. A new methodology for managing ground water is showing promise to maintaining completion by May 2022.
- A wastewater upsize project funded by the Water Stimulus package has been designed and in final stages of consent with construction planned this season. This will connect an isolated development and rest home to the city's wastewater network, providing a higher level of public health to the residents.
- The construction of the interim mini roundabout at the Arthur Porter Drive/Te Kowhai Road intersection is complete. A post-construction safety audit will be undertaken, and any required changes implemented. Communications advising of the Ruffell Road Level Rail Crossing closure will be sent to nearby residents and businesses. Staff are also actively working with KiwiRail to finalise a Deed of Grant arrangement.

COMMUNITY INFRASTRUCTURE

- Construction of the new Zoo entrance building is progressing well, with the exterior complete and work on the interior well underway. Landscaping on the Waiwhakareke and Zoo sides is also progressing well. Stage 2 (car parks and Brymer Road urbanisation) contract value has been approved and works have commenced. Delivery of the Zoo/Waiwhakareke Shared Entry Precinct will contribute to Hamilton's economic capacity, attracting visitors to Hamilton and the Waikato.
- Ministry of Education are looking to acquire land for three schools in the Rotokauri area, including a high school in the future.

PARKS AND OPEN SPACES

At this stage, the Rotokauri open space network consists of:

- Waiwhakareke Natural Heritage Park.
- Approximately 6ha of open space which will be developed into a future sports park.
- An esplanade reserve adjacent to Lake Rotokauri.

The future open space network within Rotokauri will predominantly be guided by the Rotokauri and Rotokauri North Structure Plans within the District Plan. The plan change for the Rotokauri North Structure Plan is still subject to the RMA process, and not locked in at this stage. There is no funding for Open Space in the 2021-2031 LTP.

Council is currently in preliminary talks with MADE Group who own the majority of the land within Rotokauri North for the acquisition of approximately 7ha of land for a community park. A community park is required to meet the walking distance standards set under the Open Space Provision Policy. Funding has been applied for through the Councils Annual Plan process.

Any further land acquisition for parks in Rotokauri will occur as urban subdivisions occur in the area.



STRATEGIC LANDUSE PLANNING ROKOAURI NORTH PRIVATE PLAN CHANGE - PLAN CHANGE 7

A hearing of submissions on Private Plan Change 7 proposed by Greenseed Consultants Limited (Greenseed) was held virtually online by a panel of independent commissioners appointed by Council, on 20 and 27 October 2021. A decision on the private plan change is expected in February 2022.

TE RAPA NORTH DEFERRED INDUSTRIAL - PLAN CHANGE 10

The purpose of Plan Change 10 is to bring more land to market for industrial growth in Hamilton. There is 191ha of land within the deferred zone, and it is this land, or part of it, that is being explored for rezoning through a potential plan change.

An Integrated Catchment Management Plan (ICMP) is being prepared for the Te Rapa catchment, which will inform the plan change. Shortlist options for stormwater management are currently being considered in consultation with iwi. Technical investigations are currently underway to inform structure plan development. Staff will bring a Plan Change 10 item to Council through the District Plan Committee in the coming months to provide a detailed update and seek input on key matters.

RISKS

- Developers seeking to progress their developments through the resource consenting process prior to the strategic infrastructure being in place, which may result in lost opportunities, efficiencies, and poor wellbeing outcomes for the future community. Staff actively working with developers and landowners to explore innovative infrastructure finance and funding to unlock development and community outcomes.
- The recent change from Covid-19 Government Alert Levels to the traffic light system may delay work if regions are operating at different traffic light colours due to supply chain interruptions which could lead to delays and increases in cost.
- There is a risk that misalignment between Government departments or local government organisations could incur additional costs or affect the outcomes of the programme that the community are expecting. For example, mudfish requiring ecological protection may impact of urban development of the area. This is being mitigated through strategic land use planning, governance reporting and sub-regional collaboration through the Future Proof workstreams. A Mudfish Strategy is also being

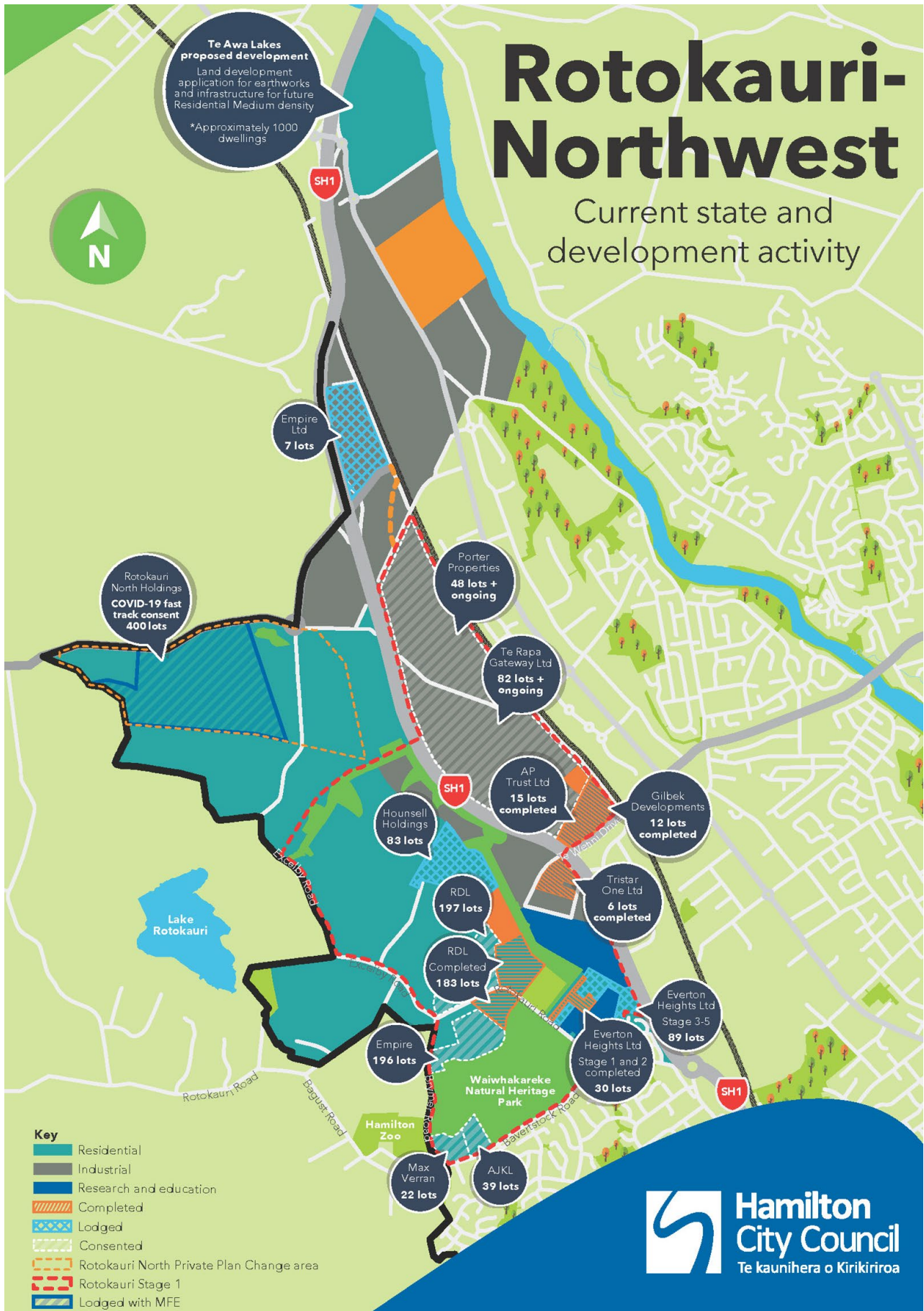
developed for the catchment with representatives from Hamilton City Council, Department of Conservation, Waikato Regional Council, Iwi and other groups to work towards a balanced outcome.

- Waikato Regional Council interpretation and application of NPS-Freshwater Management and NES-Freshwater could impact on the design and consenting approach for infrastructure which would result in delays and substantially increase construction costs. This is being mitigated through regular engagements with WRC staff.

COMMUNICATIONS AND ENGAGEMENT

An overarching Rotokauri-Northwest Programme Communication and Engagement Strategy is in review stages and will provide the foundation for future engagement and community storytelling moving forward. With a new Programme Manager onboard, we have an opportunity pick up programme level engagement and communications planning for 2022. The upcoming third information session is in the planning stages for the Rotokauri Arterial Transport Corridor project. The first of Council's 2022 events will be the postponed 'Your Neighbourhood' community event in Dinsdale and presents an opportunity to showcase the Rotokauri programmes to our community and residents in the west of the city.

The project for the Onion/Ruffell Road rail crossing is starting soon and communications for the Ruffell Road closure have included regular email, phone and face-to-face updates to key stakeholders, businesses in the area and other interested parties. A campaign to target the wider public, and in particular people who travel in this area, utilised radio adverts and accurate traffic reports; press adverts in local papers; media release; social media, Week on our Streets and VMS boards.





RUAKURA PROGRAMME

FEBRUARY 2022

CONSENTING AND DEVELOPMENT ACTIVITY

To the north of Ruakura is 138ha set aside for a substantial medium-density residential area called Greenhill Park, being developed by Chedworth Holdings. This housing development is well under way and will become home to 1,600-1,800 houses. The area has been subdivided into 989 lots and over 24ha of the current residential land in Ruakura has been developed which has already enabled a significant number of homes for the community.

Further south, Tainui Group Holdings (TGH) aspire to substantially increase housing supply for Hamilton at land to the west of the Waikato Expressway, known as Tramway Block. Council and TGH have entered a Memorandum of Understanding (MOU) to work in partnership towards realising Tainui housing aspirations for this area of Ruakura, recognising the shared outcomes and the potential for this residential development to assist Council in giving effect to the National Policy Statement on Urban Development 2020 (NPS-UD).

Current figures show that:



Notable consenting and development activity includes various land use consents granted to amend and refine the layouts of industrial buildings in Ruakura Superhub Stage One, a four-lot subdivision consent granted for the Inland Port site, and a land use consent granted for the construction of an indoor controlled environment farm at Waikato Innovation Park.

Refer to the Development Activity Map attached.

KEY PROGRAMME ACTIVITY UPDATES

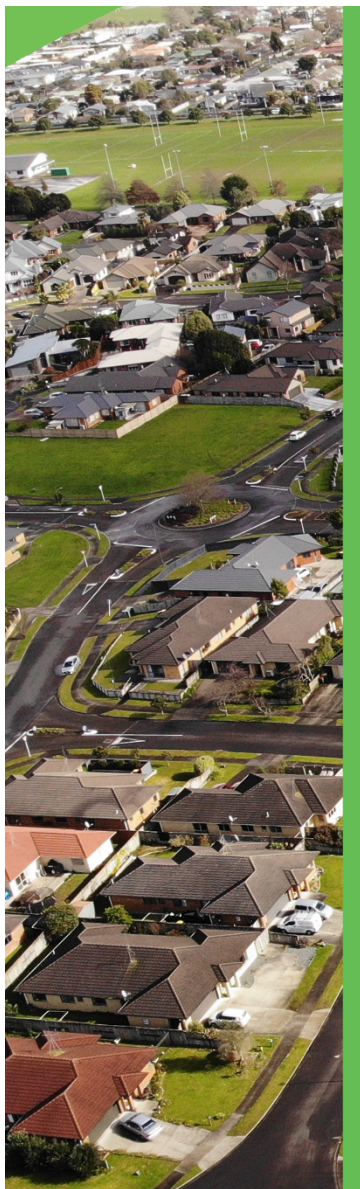
GENERAL RUAKURA UPDATE

Overall, delivery of the enabling network infrastructure to support the efficient operation of Ruakura Superhub is progressing well, despite a pause in activity during Covid-19 Alert Level 4 in September 2021, and other delays due to weather. Staff continue to work in partnership with TGH and Central Government agencies in the development of the 490ha Ruakura area including the Stage One Ruakura Superhub.

Work is underway for TGH to develop two precincts they have earmarked for residential use: Taapapa, a 3ha block of land located at the southern end along Silverdale Road, and Tuumata Rise, 10ha on Powells Road adjoining Fairview Downs. Council will be working with TGH to ensure the appropriate water and roading infrastructure necessary can be in place to make sure the best shared housing outcomes can be achieved.

Key highlights include:

- TGH and Council are giving effect to the MOU and are working to plan the scope for necessary water modelling to support the application of a Private Plan Change to rezone Tramway Block. Discussions to develop a Private Developer Agreement are due to begin shortly, and TGH and Council will also begin examining the scope of the transport modelling required.
- Waka Kotahi has endorsed Council's Eastern Pathways School Link Single Stage Business Case, approving pre-implementation funding for Sections 1 and Section 2a of the programme at \$2.8m, with a funding assistance rate of 51%. This funding brings Council one step closer in enabling safer active



transport priority along the eastern corridor and providing public transport priority at key intersections, supporting the local community and economy by encouraging mode shift from private vehicles to public and active transport modes. This programme ties into the Central City to University Link work, and together, encourages transport mode shift from eastern suburbs and the Central City into the Ruakura growth cell as the area is further developed.

- The Ruakura Road Urban Upgrade project is progressing within the expected timeframe. Following completion of the both stages of the road closure prior to Christmas, the remaining work will be delivered with shoulder closures/stop-go as necessary to complete works in the next couple of months.
- Ruakura Superhub development works are progressing well, with the Council-led construction of the strategic transport network now well advanced and the adjacent TGH-led land development activities progressing to prepare the site for tenants from mid 2022. This timing is in alignment with the opening of the Hamilton Section of the Waikato Expressway, a key connection for the efficient operation of the Ruakura Superhub.
- The contract to install strategic water and wastewater infrastructure pipes to service the Superhub area has been awarded and construction beginning.
- Further strategic planning work is progressing regarding the Eastern Transport Corridor, which is a critical piece of enabling infrastructure required to advance further development. This project is planned to follow the Waka Kotahi NZTA Business Case process, with preparatory works underway.
- Staff continue to work collaboratively with the Future Proof Partners within the Priority Development Areas workstream to identify ways to advance progress and remove roadblocks within the Ruakura area.

RUAKURA EAST

TGH are seeking to rezone Ruakura East, 65 hectares of land to the east of the Waikato Expressway currently under Waikato District Council jurisdiction, from rural to industrial zoning. This rezoning would mean that TGH would maintain the total amount of industrial, freight and logistics land required for longterm growth of Ruakura Superhub, whilst enabling housing supply in Tramway Block. While enabling residential areas in Ruakura is a short-term goal for TGH, it is important to note that the zoning change for Ruakura East is a longer-term aspiration, with a ten-year timeframe.

There is no strategic land agreement in place for the area, however, the current agreement with Waikato District Council promotes a mechanism for

additional land access to be included. The rezoning of Ruakura East has received considerable support from Future Proof partners, who have recognised this area as an industrial land resource within the updated Future Proof strategy. Land use planning considerations have commenced, and strategic infrastructure investigations are required. Developers will need to demonstrate how their proposal meets the out-of-boundary principles, including demonstrating how the proposal meets water and wastewater policy allocation.

R2

R2 is an area of approximately 200ha north of the Ruakura Growth Cell between the Hamilton Boundary and the Waikato Expressway. It has capacity for approximately 2,000 - 4,000 new homes (subject to density) for up to 5,500 - 10,500 people.

R2 is currently under the jurisdiction of Waikato District Council but has been identified as a future part of Hamilton since a strategic agreement on land transfers between Waikato District Council and Hamilton City Council was established in 2005.

Major landowners in the area are motivated to develop the area and met with senior staff in June 2021. Staff are meeting with landowners in the coming months to obtain a better understanding of what may be required to plan for development of the area in the future. The area needs strategic infrastructure and land use planning and consideration needs to be given to connecting to Ruakura.

Council infrastructure team have engaged with the developers to provide high-level information and discussions are on-going.

The developers presented to Elected Members at a workshop held on 3 November 2021 and also submitted feedback to the Future Proof review. Themes were of general support for the Future Proof Strategy but request for urgent timing to bring the R2 land transfer forward and be recognised as a priority development area.

R3

R3 is an undefined area on the east of Ruakura outside the city boundaries. At least one major landowner in the area has signalled the intent to progress development in the future. The area is within Waikato





District Council's boundary. There are currently no boundary or strategic land agreements in place for this area. No strategic infrastructure investigations or land use planning has taken place. Developers would need to demonstrate how their proposal meets the out-of-boundary principles, including demonstrating how the proposal meets water and wastewater policy allocation.

If R3 was to progress, consideration would also need to be given to how the area would connect with Ruakura and the infrastructure required in that growth cell.

Some individual land owners within this area made submissions to Future Proof.

ENDERLEY-FAIRFIELD

The role of the Enderley and Fairfield communities as a collective Priority Development Area for infill growth was included in a detailed report for the Strategic Growth Committee in July 2021. Hamilton City Council and Kāinga Ora - Homes and Communities are in the process of co-designing a placebased housing and urban development programme alongside mana whenua, iwi, and the Enderley and Fairfield communities, known as the *Enderley-Fairfield Urban Development Partnership*.

Kāinga Ora currently owns approximately 800 homes in these areas, presenting an opportunity to significantly increase the number of homes to give effect to the NPS-UD and help meet the increasing demand for homes across the housing spectrum in Hamilton, from public housing to affordable and market home ownership. Funding sources for this work are being explored, such as the Whai Kāinga Whai Oranga initiative for Māori housing outcomes.

An Area Plan is currently being developed by Kāinga Ora for Enderley and Fairfield, to provide a technical analysis of the area and identify properties for immediate (12-month) and longterm redevelopment. This Area Plan will be in line with Council-led Area Plans being prepared for the neighbouring Five Cross Roads and Chartwell areas.

INFRASTRUCTURE UPDATES

- **Ruakura Superhub:** Works are underway to construct new roads and associated waters/utility infrastructure between the Waikato Expressway, the Ruakura inland port development and Ruakura Road (near the University). This is a partnership between Council, TGH and the Central Government (funding from the Provincial Growth Fund). Construction is now underway, with work expected to be completed by mid-2022 in alignment with the anticipated opening of the Waikato Expressway.

- **Transport:** In addition to new roads in the Superhub area, the Ruakura Road Urban Upgrade project has been underway since August 2021. Stage One and Two closures are complete, with remaining works being completed over the next few months.

- **Stormwater:** To support Hamilton being a green city, erosion control in the Mangaonua Gully is planned, and staff have recently reached an understanding with the large landowner on the left bank of the Mangaonua Stream to enable works planning to further progress. These works are joint-funded by Council and Central Government, and will support the planting of over 100,000 native plants and the creation of DOC-style access tracks through the gully system, with construction works anticipated to commence in early 2022.

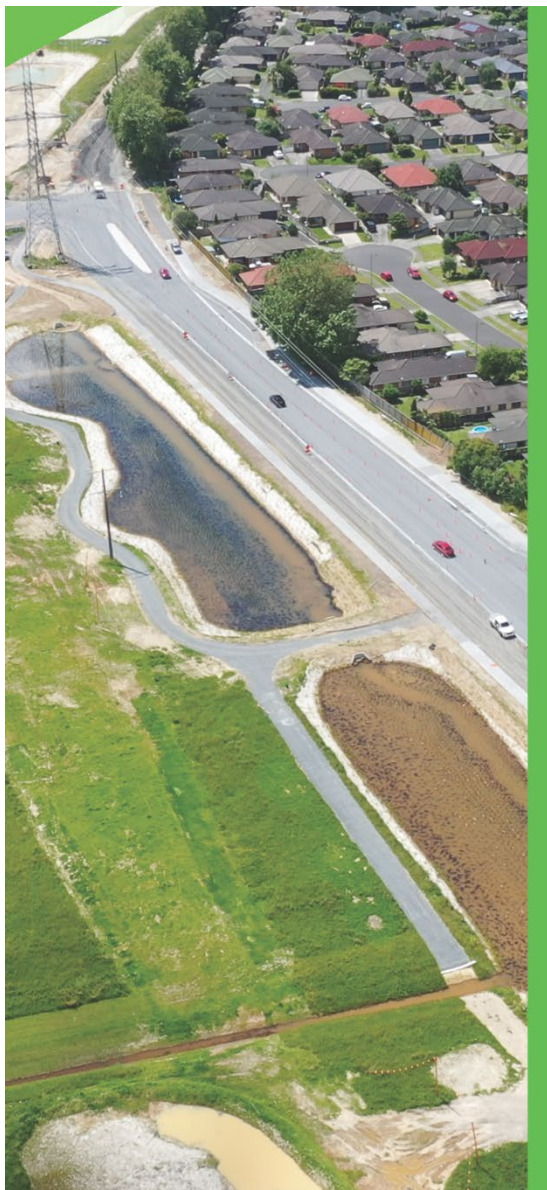
- **Water:** The Ruakura Water Reservoir is complete, which will supply fresh drinking water to the Ruakura and Peachgrove areas. Water pipe extensions along the Eastern Transport Corridor alignment are planned for the upcoming 2021/22 construction season.

- **Wastewater:** The first stage of the strategic Far Eastern Interceptor wastewater pipe has been completed through the Chedworth Properties development in the north - with the next stage to be installed by TGH along the eastern transport corridor from late 2021 to service further development.

PARKS AND OPEN SPACES

The future open space network within Ruakura will predominately be guided by the Ruakura Structure Plan within the District Plan. The open space network will consist of:

- The green corridor that runs from the north-west along Pardo Boulevard and down adjacent to the proposed Eastern Transport Corridor to link to open space along Silverdale Road and the Mangaonua gully in the south.
- Gullies at the northern end (Kirikiriroa Stream headwaters) and southern end (Mangaonua gully) of the structure plan area.
- Neighbourhood reserves.
- If the Tramway Block is rezoned to residential, there may be implications on the quantity and make-up of parks and open spaces in the area. This will be investigated as land-use



discussions progress between Council and TGH. Even with this rezoning, at least 10% of the Ruakura growth cell area would still be set aside as public open space.

- The urban development programme in Enderley also presents an opportunity to take a more aligned approach to the layout of parks and open spaces for the communities across Enderley, Fairfield and Ruakura.

With the long term land-use aspirations of TGH and other Ruakura landowners in mind, Ruakura Programme staff will have input into the refresh of the Hamilton City Open Space Plan, currently underway. The refreshed strategy will set out a 50-year strategic direction to guide future planning, development, management and maintenance of Hamilton's open spaces.

RISKS

If there is a lack of programme management, scheduling and interdependency management, it could result in disjointed delivery of related projects, causing poor outcomes for the community.

If there is insufficient resourcing across the programme combined with several significant growth projects that rely on key resources, it may impact on delivery of some key projects which may affect the wider programme outcomes.

COMMUNICATION AND ENGAGEMENT

Staff continue to engage with key partners, stakeholders and the community on the key transport projects underway in Ruakura, including for Ruakura Stage One and the Ruakura Road Urban Upgrade.

As these projects progress, staff ensure to keep locals and interested groups aware of the impacts and outcomes of the next stages through news stories, social media, targeted emails/letters and radio updates.

Staff focus is now on finalising a Ruakura Programme Communication and Engagement Strategy, looking at ways to work more collaboratively with key partners, such as TGH and Waikato-Tainui, to ensure a joined-up approach to storytelling that captures the aspirations and intentions of all parties involved.

RUAKURA



**Hamilton
City Council**
Te kaunihera o Kirikiriroa



EMERGING AREAS

About the emerging areas programme:

The emerging areas programme includes unplanned, out of sequence or out of boundary areas that developers or landowners signal for potential development.

Any development outside the city boundaries requires collaboration with our neighbouring councils and alignment to key strategies including Future Proof, the Hamilton-Waikato Metro Spatial Plan and the Hamilton Urban Growth Strategy.

Out-of-Boundary Principles

The principles outline that any out-of-boundary development must enhance the overall wellbeing of current and future Hamiltonians and create quality communities by:

- Delivering:
 - a) Neighbourhoods where key services are close by and easily accessible
 - b) Compact and accessible developments
 - c) Affordable housing choices
 - d) Sustainable and integrated infrastructure solutions
 - d) Significant land value uplift for the benefit of the wider community
 - f) Places to work, or quality connections to places of work
 - g) Places for recreation
- Enhancing Hamilton's economy
- Protecting and recognising cultural heritage
- Responding to climate change
- Growing green areas and biodiversity
- Meeting the costs of all infrastructure
- Not compromising planned investment

EMERGING AREAS

FEBRUARY 2022

INTRODUCTION

Staff and Elected Members continue to receive proposals and requests for development rights and/or boundary changes for out-of-boundary and unplanned areas. The requests are placing pressure on key staff to respond with technical land use and strategic infrastructure advice of which are now being managed centrally by the Emerging Areas Programme Manager.

The revised Future Proof Strategy includes a set of development principles which will need to be met and any out-of-boundary close to Council's boundaries require agreement of the Future Proof parties. Developers submitted through the revised Future Proof Strategy consultation process as well as public hearings which closed on the 12 November 2021. The final strategy is currently planned for adoption around early/mid-2022.

The Hamilton Urban Growth Strategy (HUGS) review will also help direct if and when emerging areas will be included in the Hamilton growth programme and will provide direction for infrastructure planning and investigations. Staff have been distributing Council's out-of-boundary principles to the developers who will need to demonstrate how their proposal meets the principles in order to be considered as a potential area for future development. A mechanism to capture value early in the development process from emerging areas to reinvest into the community is currently being developed.

Staff are currently drafting HUGS and completing technical supporting information, prior to seeking elected member approval for a draft to go out for consultation in July 2022.

Some of the emerging areas are aligned with existing strategies, such as Future Proof and strategic land agreements, some are new. All of the areas have significant infrastructure challenges and need infrastructure investigations, strategic land use planning, early consideration for how the proposed developments can meet three waters requirements and growth funding mechanisms.

Emerging areas and proposals will always need to be considered in the wider context of what land supply is actually needed to

meet projected demand and will need to be sequenced and timed to enable certainty for infrastructure planning, council investment and provision. The HUGS review will help set this direction taking into consideration the increased density that will be enabled through the District Plan Change work arising from central governments direction in the National Policy Statement for Urban Development, recent announcements on Medium Density Residential Standards alongside the strategic importance of the Central City as a sub-regional economic centre.

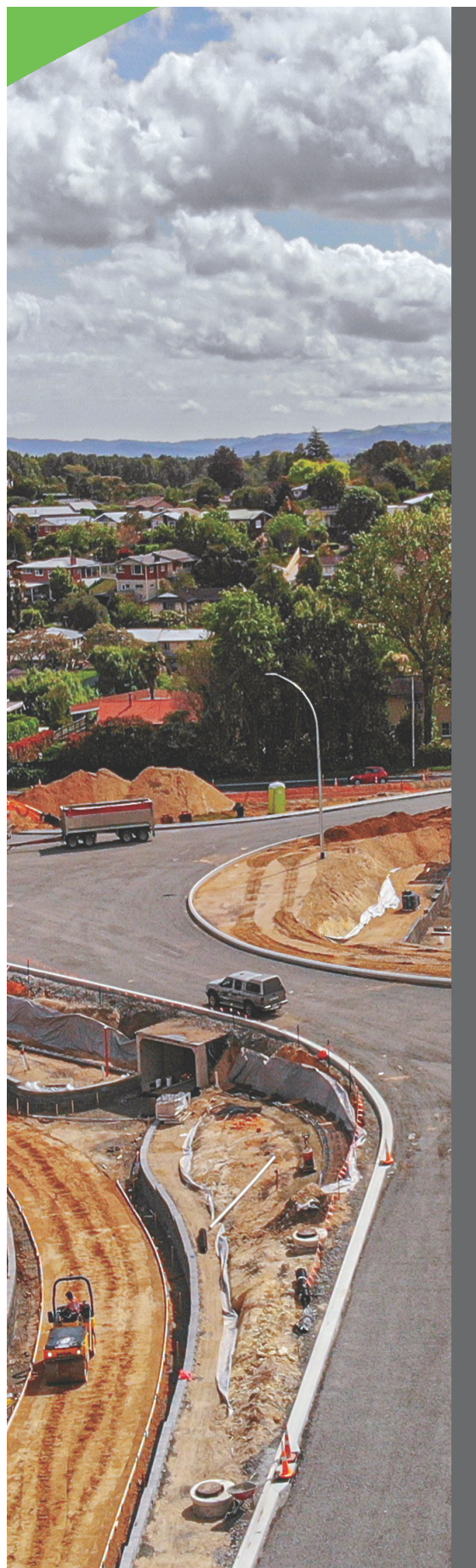
Developers will need to demonstrate how their proposal meets the out-of-boundary and growth principles including how their proposal meets water and wastewater policy allocation.

A summary of recent emerging areas requests is included in this report.

Note, this report excludes reference to emerging area proposals that are currently confidential.

ACTIVITY SINCE LAST REPORT - 2 DECEMBER 2021

- The Hamilton Urban Growth Strategy (HUGS) work has continued, taking into account out-of-boundary emerging areas. Following direction from the Strategic Growth Committee on 2 December 2021, staff are proceeding to update HUGS to reflect the changes to intensification, to reflect current committed and planned growth areas, and to enable progression of emerging areas once they meet the draft out-of-boundary principles, but not before.
- The Future Proof Strategy consultation closed late last year. 53 submissions were made with around 19 relating to emerging areas. Deliberations have commenced and planned for adoption in May 2022.



BRYMER ROAD

The Brymer Road area is an area of approximately 80ha located on the north western urban fringe of Hamilton between Brymer Road and State Highway 23 to Raglan. The developers estimate that it has capacity for 1500 homes (subject to density) for approximately 4000 people.

Developers in the area have prepared master planning documents and have undertaken some high-level technical assessments of the area as preparation for making a submission to include the area in the revised Future Proof Strategy. Brymer Road sits within the Waikato District Council and there are no strategic land agreements in place relating to the area. Developers will need to demonstrate how their proposal meets the out-of-boundary principles, including demonstrating how the proposal meets water and wastewater policy allocation.

The developers presented to Elected Members at a workshop held on 3 November 2021 and submitted to the Future Proof review for consultation. The made theme made in their submission was to include Brymer Road as an Urban Enablement Area.

HOROTIU 1 (HT1)

HT1 is an area of 808ha to the north east of Hamilton. It has capacity for 7,700 homes and a future neighbourhood of more than 20,000 people. It provides roughly the same potential growth capacity as Peacocke.

It fits within the Metro Spatial Plan area and is bordered by the Waikato Expressway, providing an opportunity for development supported by frequent public transport.

It requires a boundary change and is included in the existing Strategic Land Agreement with Waikato District Council. A district plan variation, zoning and structure planning is also needed.

Opening HT1 will require a new northern bridge over the Waikato River, its own wastewater and water solutions and a transport/public transport mode shift. These will all need designations and an ICMP needs to be developed.

The area has strategic infrastructure challenges. No strategic infrastructure investigations have taken place.

A submission was made to the Future Proof review.

RUAKURA 2 (R2)

R2 is an area of approximately 200ha north of the Ruakura Growth Cell between the Hamilton Boundary and the Waikato Expressway. It has capacity for approximately 2000 - 4000 new homes (subject to density) for up to 5,500 - 10,500 people.

R2 is currently under jurisdiction of the Waikato District Council but has been identified as a future part of Hamilton since a strategic agreement on land transfers between Waikato District Council and the Council was established in 2005.

Major landowners in the area are motivated to develop the area and met with senior staff in June 2021. Staff are meeting with landowners in the coming months to obtain a better understanding of what may be required to plan for development of the area in the future. The area needs strategic infrastructure and land use planning and consideration needs to be given to connecting to Ruakura.

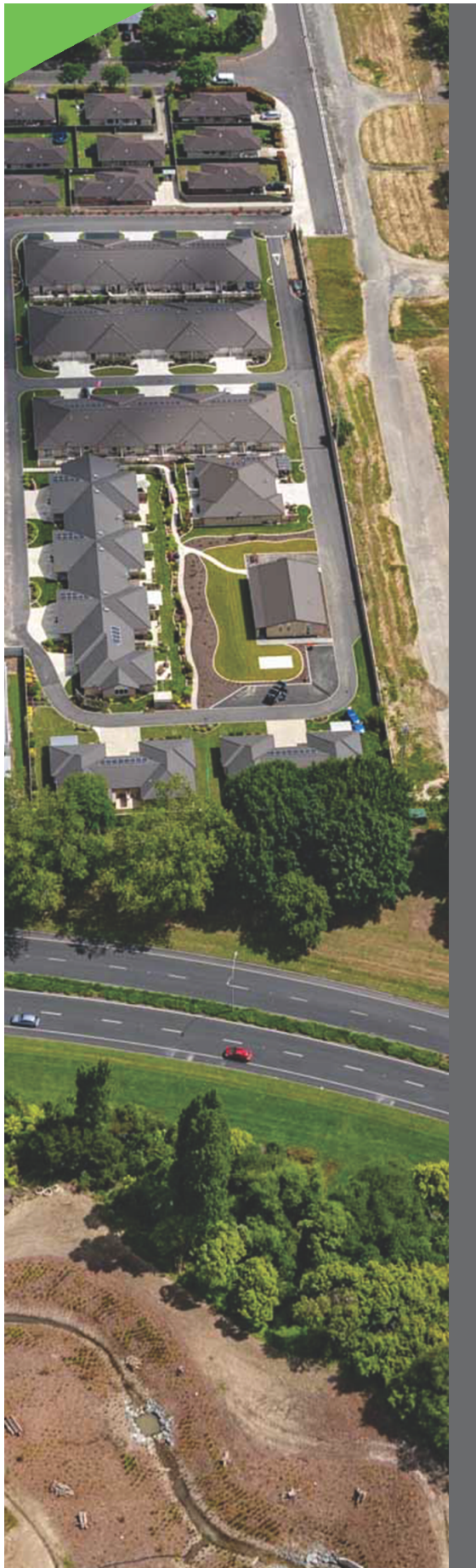
Council infrastructure team have engaged with the developers to provide high-level information and discussions are on-going.

The developers presented to Elected Members at a workshop held on 3 November 2021 and also submitted feedback to the Future Proof review. The developers submission requested timing changes and to be recognised as a priority development area.

RUAKURA 3 (R3)

R3 is an undefined area on the east of Ruakura outside the city boundaries. At least one major landowner in the area has signalled the intent to progress development in the future. The area is within Waikato District Council's boundary. There are currently no boundary or strategic land agreements in place for this area. No strategic infrastructure investigations or land use planning has taken place. Developers will need to demonstrate how their proposal meets the out-of-boundary principles, including demonstrating how the proposal meets water and wastewater policy allocation.

Some individual land owners within this area made submissions to Future Proof.



RUAKURA EAST

Tainui Group Holdings (TGH) are seeking to rezone Ruakura East, 65 hectares of land to the east of the Waikato Expressway currently under Waikato District Council jurisdiction, from rural to industrial zoning. This rezoning would mean that TGH would maintain the total amount of industrial, freight and logistics land required for long-term growth of Ruakura Superhub, whilst enabling housing supply in Tramway Block. While enabling residential areas in Ruakura is a short-term goal for TGH, it is important to note that the zoning change for Ruakura East is a longer-term aspiration, with a ten-year timeframe.

There is no strategic land agreement in place for Ruakura East, however the current agreement with Waikato District Council promotes a mechanism for additional land access to be included. The rezoning of Ruakura East has received considerable support from Future Proof partners, who have recognised this area as an industrial land resource within the updated Future Proof strategy. Land use planning considerations have commenced, and strategic infrastructure investigations are required. Developers will need to demonstrate how their proposal meets the out-of-boundary principles, including demonstrating how the proposal meets water and wastewater policy allocation.

SOUTHERN LINKS (SL1)

The wider Southern Links future city expansion area is located between the southwest Hamilton boundary, the Southern Links Designation and the Waikato River.

A proposal has been received for approximately 500ha in SL1 which has capacity for approximately 6,000 - 12,000 new homes for 16,000 - 32,000 people. A portion of the proposed area (on the city side of the Southern Links designation) has been signalled for some time as a long-term future growth area, however there are ongoing discussions with additional landowners as to whether additional areas adjacent to the designation (to the west) should also be considered as future growth areas. The interested parties submitted to the Future Proof review and Request to be included as an Urban Enablement Area.

This area has been identified within the Hamilton-Waikato Metro Spatial plan as a long-term future urban land resource.

Development of a strategic land agreement is currently progressing with neighbouring Waipa District Council to outline the process for amending territorial boundaries which is designed to be sufficiently flexible to enable the transfer of sub regional areas into the city at a time determined by mutual agreement. Zoning and a structure plan will focus on how it integrates with surrounding areas.

The area has strategic infrastructure and land challenges. No strategic infrastructure investigations or detailed land use planning investigations have taken place.

WALLACE ROAD (WA)

WA is an area of approximately 28ha adjacent to the boundaries on the western side of Hamilton within Waikato District Council. It has capacity for approximately 400 - 800 new homes (subject to density) for up to 1000 - 2000 people.

It has been identified as a future part of Hamilton City since a strategic agreement on land transfers between Waikato District Council and the Council was established in 2005.

Some of the landowners in WA met with some elected members and senior staff early in 2021 and seeking to progress development in the area. Developers also presented to Elected Members at a workshop on 19 October 2021. Work is under way with the landowners to understand potential timing and work required to progress the area, in particular understanding the infrastructure requirements. The Temple View structure plan investigation report provides some detail on what is required for this area in advance of it being developed.

WA will be a good test case to test the principles and will be assessed as part of the HUGS review.

Developers submitted to FP requesting the area to be included in the strategy as an urban enablement area.

TE KOWHAI EAST

Te Kowhai East is an area of approximately 200ha to the north of Rotokauri North adjacent to Hamilton's boundaries within Waikato District Council. Te Kowhai East is not currently included as an urban enablement area in the Future Proof Strategy.

Landowners and developers have recently signalled that they intend to progress development in this area for up to 4,000 + new homes (subject to density) for approximately 10,000 people. The developers presented to Elected Members at a workshop on the 19 October 2021.



An infrastructure response has been provided to the developers. The area has strategic infrastructure challenges. No strategic infrastructure investigations and land use planning investigations have taken place. Developers will need to demonstrate how their proposal meets the out-of-boundary principles, including demonstrating how the proposal meets water and wastewater policy allocation.

Developers submitted to FP requesting the area to be included in the strategy as an urban enablement area.

Discussions with Council and the developers are on-going.

RISKS & OPPORTUNITIES

There is a risk that emerging area land outside the boundary may be zoned through a private plan change without the infrastructure funding plans (or strategies) being in place, leading to suboptimal outcomes for the future communities. This can be mitigated by Council ensuring that infrastructure funding plans are in place at the time of making zoning decisions.

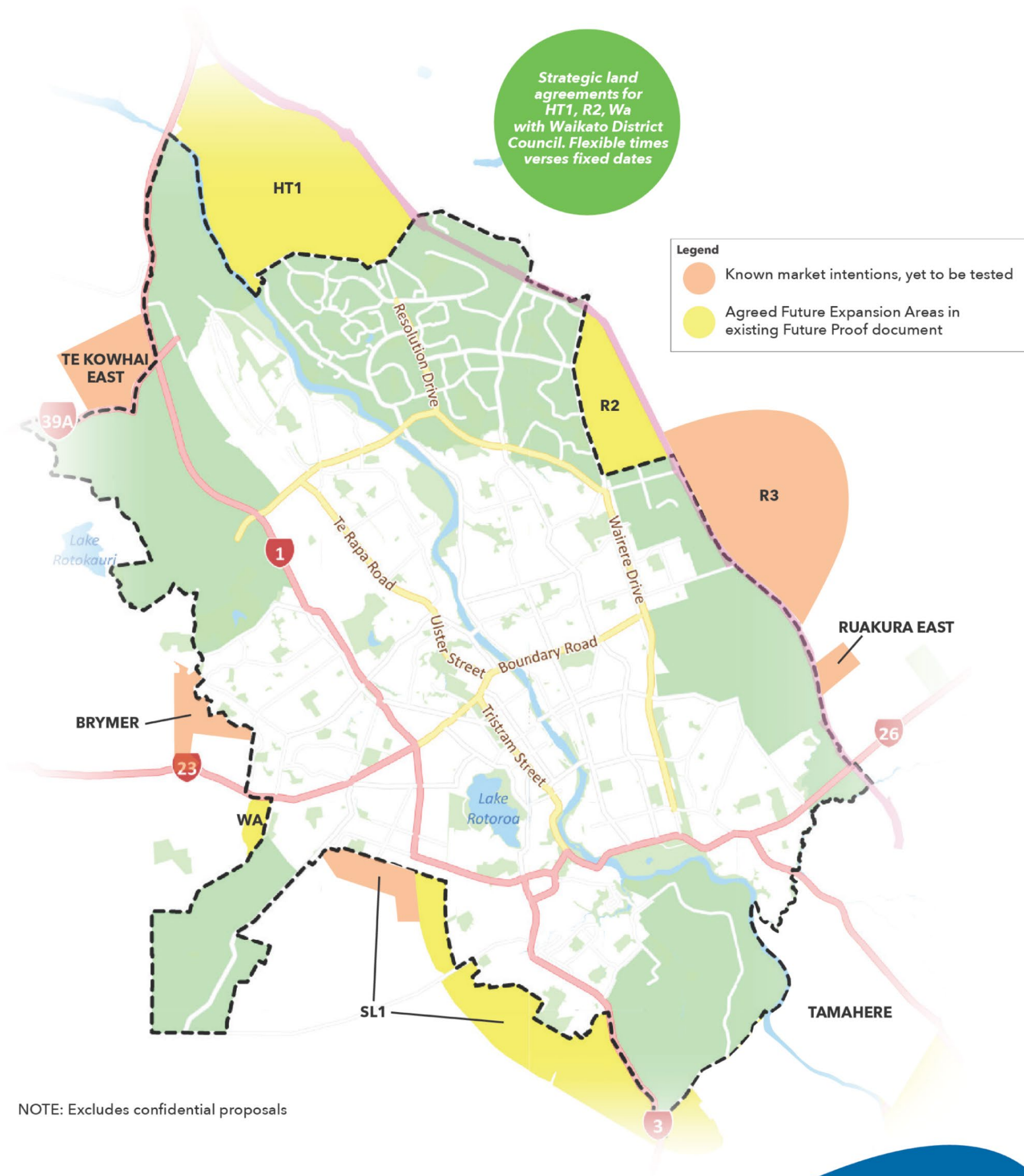
There is a risk that developers may proceed through a private plan change process without Hamilton City Council involvement, which may also lead to suboptimal outcomes for future communities or missed opportunities, such as securing land for amenity. This can be mitigated through the out-of-boundary principles, emerging areas programme approach, central point of contact, clear reporting and technical strategy and analysis and investigations to support decision making.

There is a risk that existing infrastructure and critical resources such as water, may exceed capacity as a result of developments seeking to 'plug and play' into existing infrastructure. This can be mitigated by taking a wider whole of city and sub-regional approach to each proposal, where required and through the Hamilton Urban Growth Strategy review currently under way.

There is a risk that Council may not have sufficient resource capacity to respond to emerging area requests, particularly for transport and waters infrastructure advice, which may result delays, missed opportunities and/or staff burnout. This can be mitigated through the developers meeting the costs required for Council staff to engage with them as well as Council establishing a process by which developers can follow to understand what is required and when.

There is an opportunity to 'capture value' from the proposed development areas and to use that value to reinvest in the amenity and infrastructure needed to support the delivery of a new community.

EMERGING AREAS



Council Report

Item 8

Committee: Strategic Growth Committee **Date:** 15 February 2022
Author: Ashwini Pillay **Authoriser:** Blair Bowcott
Position: Development Contributions Analyst **Position:** General Manager Growth
Report Name: Development Contributions Remissions Quarter 1 2021/22

Report Status	<i>Open</i>
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Purpose - *Take*

1. To inform the Strategic Growth Committee on Development Contribution remissions during the period 1 October 2021 to 31 December 2021 (Q2 2021/22).

Staff Recommendation - *Tuutohu-aa-kaimahi*

2. That the Strategic Growth Committee receives the report.

Executive Summary - *Whakaraapopototanga matua*

3. The current Development Contribution Policy (DC Policy) allows for four types of remission:
 - i. Actual demand remissions;
 - ii. CBD remissions;
 - iii. Social housing remissions; and
 - iv. Private Developer Agreement (PDA) remissions.
4. In Q2 2021/22, Council approved four Development Contribution (DC) remissions with a total value of \$1,170,258.00 consisting of:
 - i. 2 x actual demand remissions totalling \$914,545.
 - ii. 1 x CBD remission totalling \$6,834.
 - iii. 1 x PDA remission totalling \$248,878.
5. Staff consider the matters in this report have low significance and that the recommendations comply with the Council's legal requirements.

Background - *Koorero whaimaarama*

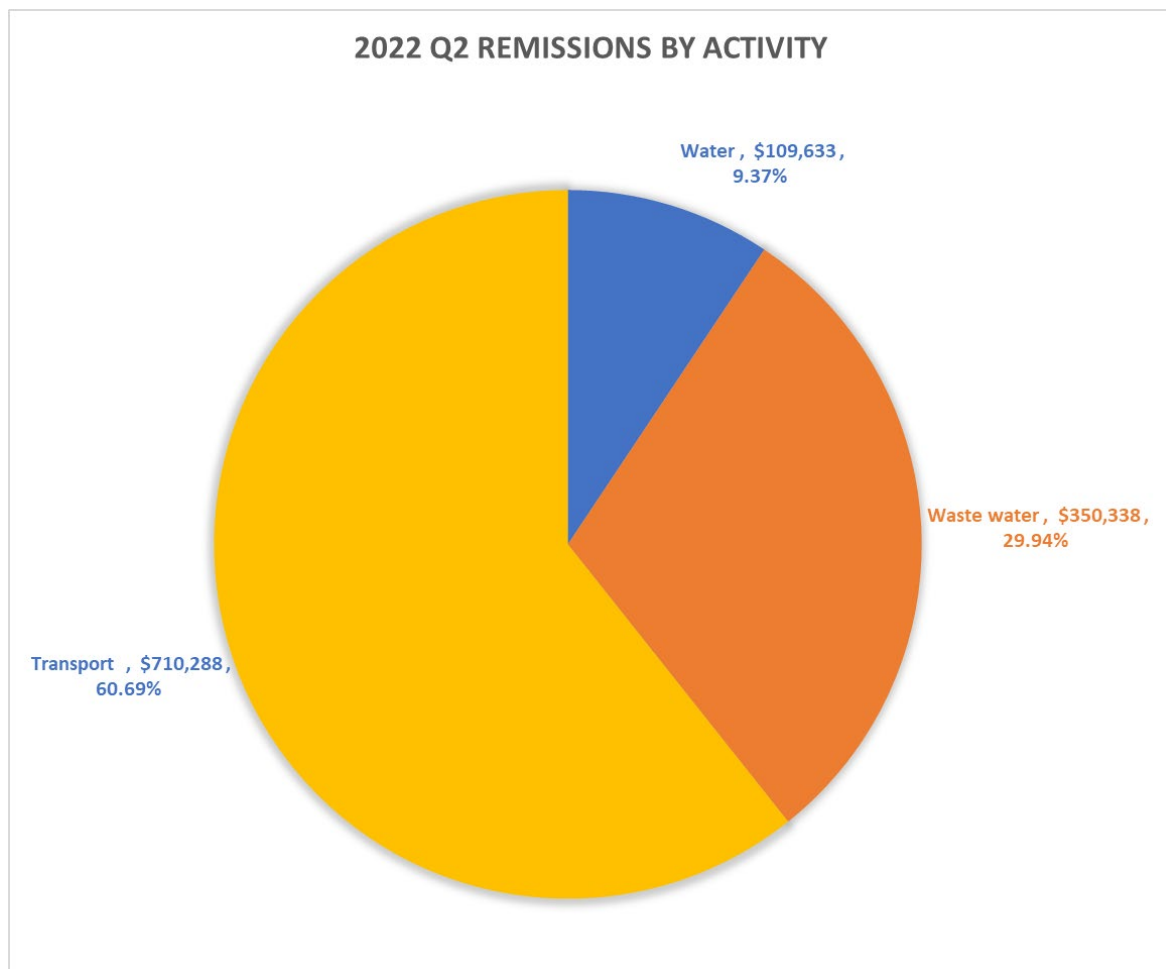
6. At its 24 June 2021 meeting, the Council approved the proposed DC Policy 2021/2022, with an operative date of 1 July 2021.
7. The DC Policy allows for four types of remission:
 - i. Actual demand remissions;
 - ii. CBD remissions;
 - iii. Social housing remissions; and

- iv. Private Developer Agreement (PDA) remissions.
- 8. The DC Policy includes a 50% remission that may apply for developments located in the CBD until 30 June 2024.
- 9. Actual demand remissions and PDA remissions rely on developers supplying appropriate evidence of reduction in the impact of actual demand as compared to modelled demand.
- 10. All remissions in this report have been determined in accordance with the DC Policy and delegated authority.
- 11. All DC amounts in this report are exclusive of GST.

Discussion - *Matapaki*

Summary of approved remissions

- 12. In Q2 2021/22, Council approved four DC remissions with a total value of \$1,170,258.00 consisting of:
 - i. 2 x actual demand remissions totalling \$914,545
 - ii. 1 x CBD remission totalling \$6,834
 - iii. 1 x PDA remission totalling \$248,878.
- 13. DC remissions are calculated by individual activity components. The graph below shows the percentage of the total remissions granted attributed to each DC activity.



Financial Considerations - *Whaiwhakaaro Puutea*

14. The financial implications of Council's DC Policy on remissions were considered during the last DC Policy review and accounted for in Council's financial planning.

Legal and Policy Considerations - *Whaiwhakaaro-aa-ture*

15. The approved remissions presented in this report satisfy the requirements for a reduction in DCs payable as set out in the DC Policy.
16. Council's DC Policy complies with relevant legislation.

Wellbeing Considerations - *Whaiwhakaaro-aa-oranga tonutanga*

17. The purpose of Local Government changed on the 14 May 2019 to include promotion of the social, economic, environmental and cultural wellbeing of communities in the present and for the future ('the 4 wellbeings').
18. The remissions in this report have been evaluated in relation to the 4 wellbeings, noting that the decisions themselves are directed by the DC Policy itself without staff discretion.
19. No social, cultural, or environmental considerations were identified in relation to the reported remissions.

Economic

20. Development contributions play an important part in the Council's overall funding and financial strategy.
21. CBD remissions provided for through the DC Policy and set out in this report contribute to the Council's desire to support a vibrant CBD.
22. Actual demand remissions provided for through the DC Policy and set out in this report create a better match between the demand for services with the assessed DC charge, for developments of scale with applications supported by appropriate evidence.

Risks - *Tuuraru*

23. No specific risks have been identified in relation to the remissions in this report.
24. However, remissions and how they are provided for in the DC Policy and applied are a subject of recent challenge by developers. This more general risk is being closely monitored and the Council will be kept informed of any new developments.

Significance & Engagement Policy - *Kaupapa here whakahira/anganui*

Significance

Having considered the Significance and Engagement Policy, staff have assessed that the recommendation in this report has a low level of significance.

Engagement

26. Given the low level of significance, and community views and preferences being known to Council, no engagement is required.

Attachments - *Ngaa taapirihanga*

Attachment 1 - 2021/22 Q2 DC remission report

Attachment 1: 2022 Q2 Remissions Report

Actual demand remission				Amount remitted (\$ excl. GST)										
Address	Developer	Development description & Development Contributions Officer details/comments	Consent Number	Applicable policy	Original DC assessment	Water	Waste water	Storm water	Transport	Reserves	Final DC assessment	Remission granted		
880 Arthur Porter Drive	JD & TD Ingham Family Trust	Proposing new storage units	010.2015.00008357.027	2021/2022	\$ 400,753	\$ 27,353	\$ 78,682	\$ -	\$ 150,487	\$ -	\$ 144,231	\$ 256,522		
Te Wetini Drive	Tristar One Limited	Proposing new warehouse with offices to the opposite side of the existing two Mainfreight warehouses.	007.2021.00043533.001	2021/2022	\$ 303,308	\$ 74,276	\$ 211,621	\$ -	\$ 372,126	\$ -	\$ -	\$ 658,023		
					\$ 704,061	\$ 101,629	\$ 290,303	\$ -	\$ 522,614	\$ -	\$ 144,231	\$ 914,545		
CBD remission				Amount remitted (\$ excl. GST)										
Address	Developer	Development description & Development Contributions Officer details/comments	Consent Number	Applicable policy	Original DC assessment	Water	Waste water	Storm water	Transport	Reserves	Final DC assessment	Remission granted		
630 Victoria Street	Fun Frank Limited Partnership	Proposing to convert existing retail activity on ground floor to commercial and add additional floor area to commercial activity on first floor.	007.2021.00043605.001	2021/2022	\$ 13,669	\$ 1,827	\$ 5,007	\$ -	\$ -	\$ -	\$ 6,834	\$ 6,834		
					\$ 13,669	\$ 1,827	\$ 5,007	\$ -	\$ -	\$ -	\$ 6,834	\$ 6,834		
PDA remission				Amount remitted (\$ excl. GST)										
Address	Developer	Development description & Development Contributions Officer details/comments	Consent Number	Applicable policy	Original DC assessment	Water	Waste water	Storm water	Transport	Reserves	Final DC assessment	Remission granted		
310 Rukaura Road	Ruakura Port Limited	Proposal to construct a new Industrial building with ancillary offices.	007.2021.00043258.001	2021/2022	\$ 592,326	\$ 6,177	\$ 55,027	\$ -	\$ 187,674	\$ -	\$ 343,448	\$ 248,878		
					\$ 592,326	\$ 6,177	\$ 55,027	\$ -	\$ 187,674	\$ -	\$ 343,448	\$ 248,878		
Grand Total					\$ 1,310,056	\$ 109,633	\$ 350,338	\$ -	\$ 710,288	\$ -	\$ 494,513	\$ 1,170,258		

Council Report

Item 9

Committee: Strategic Growth Committee **Date:** 15 February 2022
Author: Hannah Windle **Authoriser:** Blair Bowcott
Position: Special Projects Manager **Position:** General Manager Growth
Report Name: General Manager's Report

Report Status	<i>Open</i>
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Purpose - *Take*

1. To inform the Strategic Growth Committee of topical issues, areas of concern and items which need to be brought to Members' attention, but which do not necessitate a separate report.

Staff Recommendation - *Tuutohu-aa-kaimahi*

2. That the Strategic Growth Committee receives the report.

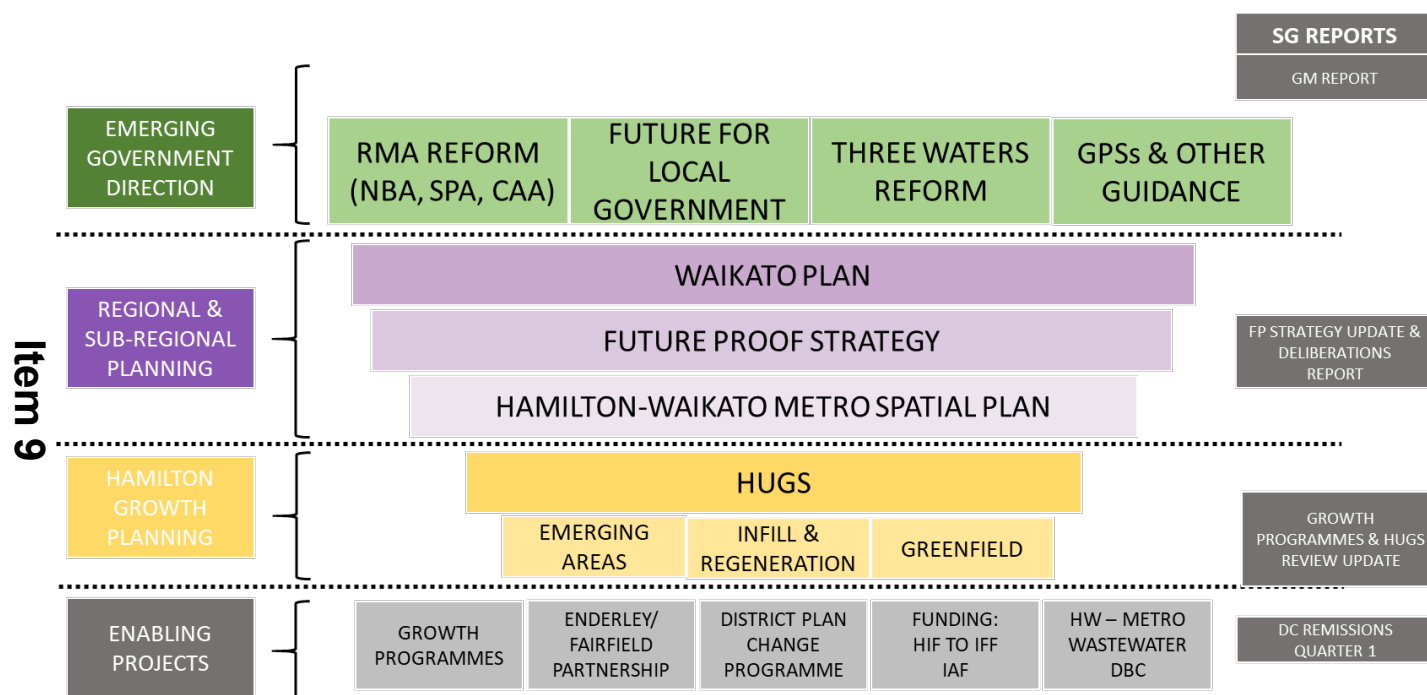
Executive Summary - *Whakaraapopototanga matua*

3. This report provides updates to Strategic Growth Committee Members on activities, actions or projects for which this Committee and the relevant General Managers have responsibility, and for which significant progress has been made, including but not limited to:
 - i. Waikato Mayoral Forum,
 - ii. Waikato Plan,
 - iii. Upper North Island Strategic Alliance (UNISA),
 - iv. Future Proof and the Transport Programme Business Case,
 - v. Cross-boundary Council discussions, and
4. This report also contains updates on:
 - i. applications to the Infrastructure Acceleration Fund,
 - ii. the Strategic Developer Forum,
 - iii. the District Plan Programme,
 - iv. Tauranga Commissioners' Growth Tour
 - v. Infrastructure Funding and Financing,
 - vi. Te Awa Lakes Private Development Agreement,
 - vii. Southern Links,
 - viii. Hamilton-Waikato Metro Wastewater Detailed Business Case.
5. Staff consider the decisions in this report have low significance and that the recommendations comply with Council's legal requirements.

Discussion - *Matapaki*

Interrelated Workstreams

6. Today's agenda covers several different growth projects that are currently underway both within Council and in collaboration with others.
7. The institutional architecture is outlined in the diagram below, showing the wider system in which growth planning occurs and where each report fits.
8. This starts with new and emerging Central Government direction delivered through Government Policy Statements and Reform Programmes, flowing down to regional and sub-regional planning initiatives, Hamilton-specific growth planning, and a number of individual, enabling projects.



Strategic Regional Collaboration

Waikato Mayoral Forum

9. The last Waikato Mayoral Forum was held on Monday 22 November 2021.
10. The first Waikato Mayoral Forum date for 2022 is still to be confirmed.

Waikato Plan

11. The last Waikato Plan Leadership Committee Meeting was held on Monday 22 November 2021.
12. The Waikato Plan was scheduled to hold a symposium on 22 February 2022, which was to focus on Waikato Communities and how the Plan can help them to thrive. This has now been postponed until later in the year.
13. There will be sessions covering each of the Plan's workstreams of Climate Change, Youth, Training and Employment, and the Waikato Housing Initiative, as well as a session on the Future for Local Government and the Waikato Plan itself.
14. Speakers for this event are still being confirmed.

UNISA

15. The dates for the 2022 Mayors/Chairs UNISA meetings have been confirmed as:
 - i. 01 April 2022
 - ii. 01 July 2022
 - iii. 25 November 2022.

Future Proof

16. The Future Proof Strategy (the Strategy) has been reviewed to give effect to the Hamilton to Auckland Corridor Plan (H2A), the Hamilton-Waikato Metropolitan Spatial Plan (HW-MSP) and the National Policy Statement on Urban Development (NPS-UD).
17. The draft Strategy was supported by the Strategic Growth Committee at their meeting on 7 September 2021 for consideration by the Future Proof Implementation Committee (FPIC) for public consultation.
18. The draft strategy was approved for public consultation at the FPIC meeting on 16 September 2021. Public consultation commenced on 4 October 2021 and closed on 12 November 2021. The draft Strategy and summary document are available on the Future Proof website at <https://futureproof.org.nz/the-strategy/>.
19. All Future Proof partners appointed representatives to the Hearings panel. Hamilton City Council's representative was Cr Macpherson with Cr Gallagher as alternate, as recommended at the 19 October 2021 Strategic Growth meeting and approved by Council on 11 November 2021.
20. A total of 52 submissions on the draft Strategy were received with submitters seeking changes and or edits to a broad range of subjects.
21. Submission hearings were conducted by the Hearings Panel on 7, 8 and 10 December 2021.
22. The key themes and content of these submissions will be reported to this Committee at a later date, noting that the Chairs report will provide some information about the matters raised, with Councillor Macpherson attending as the HCC representative at the Futureproof hearings. Some of the matters that were submitted have significant implications for long term growth planning and require detailed consideration.
23. The Future Proof Hearings Panel will hold submission deliberations between 21 – 23 March 2022 (subject to Panel members' availability). A further deliberations meeting is also likely to be scheduled (likely April/May) for the more complex matters that impact long term growth planning and have linkages to our other significant growth strategies and plans including the District Plan review, Hamilton Urban Growth Strategy review and the MSP Transport Programme Business Case.
24. Following deliberations, the Future Proof Implementation Committee is expected to adopt the updated Future Proof Strategy (currently scheduled for April 2022 but likely to be deferred to a later date this triennium); it will then come back to each partner for final adoption.

Hamilton-Waikato Metro Spatial Plan Transport Programme Business Case (PBC) and other Future Proof Transport tasks

25. The Hamilton-Waikato Metro Spatial Plan (HW-MSP) is a long-term strategic vision based on a Terms of Reference developed by the Future Proof partnership and endorsed by FPIC in 2019.
26. It will inform land use and infrastructure decisions in the future and provide an evidence base for further investigations, funding approvals and decision-making.

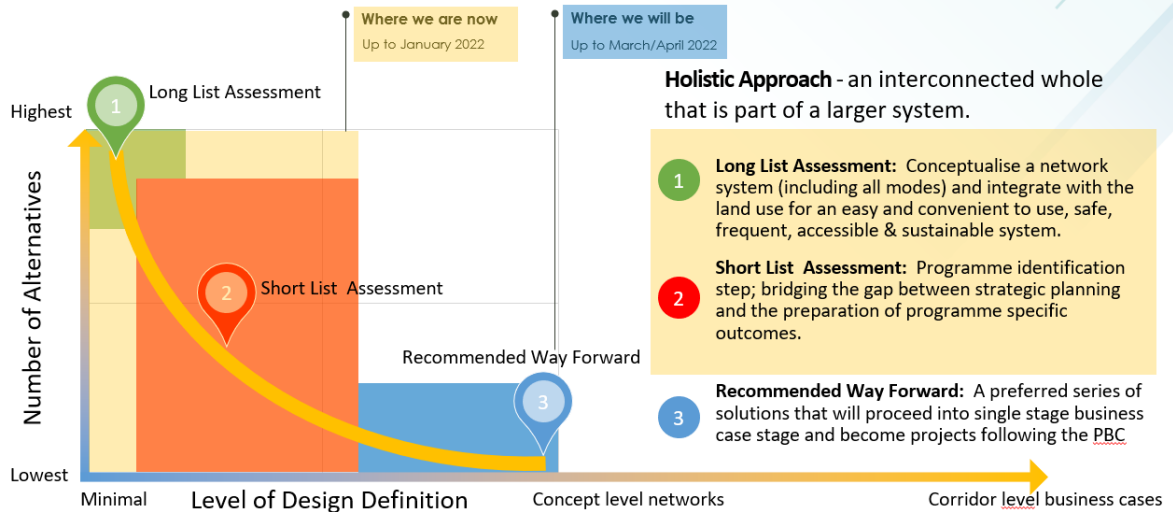
27. The vision of the Transport Working Group developing the PBC on behalf of all the Future Proof partners is:

*“Transit outcomes that promote, create and protect transport networks, which ensure equitable access, embraces kaitiakitanga, reflects our climate change challenges and promotes the urban form envisaged in the Hamilton”
- Waikato Metropolitan Spatial Plan*

Programming and recommendations

28. Programming is still being refined but it is broadly proposed that a completed programme of recommendations will be approved at FPIC in June 2022.
29. The project is currently in the early stages of short-listing refinement and will have recommendations ready to discuss and present to all Future Proof partners in draft form from late February 2022. This is based on obtaining feedback to proceed to targeted engagement across the Future Proof partners from the Chief Executives Advisory Group (CEAG) in mid-February.
30. Since the last reporting at the end of 2021, several technical milestones have been achieved. The project has also been directed to consider the implications of the Transport Emissions: Pathway to Net Zero by 2050 [Climate change — emissions work programme | Ministry of Transport](#) in programme development.
31. At the time of writing, this work is being scoped. Whilst a slight departure from a traditional Programme Business Case (PBC) process, it is not considered that it will add any extra costs or time to the programme. The benefits of understanding Emission Reduction Pathway (ERP) implications to the programme will be highly valuable to the way the ERP work unfolds in 2022 and how Council reacts to further Government direction (likely announced in May this year). This additional work will also help inform HUGS-related discussions, as any ERP land use scenario to be developed as part of testing will need to reflect a significantly more compact and restrictive land use approach than has been tested to date.
32. Additionally, in late December 2021, the Future Proof Senior Managers Steering Group (the group designed to give technical guidance and feedback to the Transport Working Group) approved the project to move to the shortlisting phase, a significant technical and confidence milestone in the work undertaken to date.
33. From a programming and delivery perspective, the project has begun to identify some early recommendations for refinement over the next few months. This process has been explained in a series of briefings across all Future Proof partners in October and November 2021, including a presentation to the Regional Connections Committee on 12 November and an internal briefing to Hamilton City Council Elected Members on 17 November. The figure below shows the current position in the current lifecycle of the project, noting that Stage 2 will now be completed by mid-February 2022.

Analysis lifecycle



34. The project is now at a stage when a recommended way forward is being developed. It will be refined with all partners across the next few months, concluding with a recommended programme that all partners will be asked to adopt with the view that this forms part of partner councils' and central government's long-term plans and other strategic plans going forward. The timing for this is subject to refinement but is likely to conclude in June 2022. This may change given the Omicron outbreak and resource availability.
35. The project will identify a programme based around key outcomes in the short (1-5 years), medium (5-30 years) and long term (30-100 years).
36. In addition to some discrete route protection around identified transport corridors, work to date (and included in the Elected Member briefing on 17 November 2021) shows a reliance on continuing the pace and commitment around "business as usual." This means maintaining and expanding walking and cycling planning and implementation, continuing work on introducing new bus services (and increasing frequencies on others) and bus priority measures. Other demand management process, including parking management, will form the mainstay of short-term recommendations.

Intercity rail

37. The Ministry of Transport (MoT) has recommenced the Hamilton to Auckland (H2A) rail intercity Indicative Business Case process. This work is being undertaken independently of the MSP Programme Business Case, but data sharing and regular liaison is underway. The future high-speed rail connection work being undertaken by MoT could form the long-term rail future for the region that may form part of the recommendations from the MSP work. It is likely that MoT will shortly reach out to Hamilton City Council to engage on this piece of work.

Land use scenario testing

38. In terms of broad technical inputs, consistent with the direction last year, staff have refined the land use scenario (LUS) testing to proceed into shortlisting with LUS 1 (MSP Dataset) and LUS 2 (More Centralised) as the 2 main tests. There will be some sensitivity tests associated with these, which are being defined. This is all in addition to the Emissions Reduction Pathway scenario already mentioned. Some key points on land use testing:
 - i. The 2 main scenarios (LUS 1 and LUS 2) are aligned to the intent and desired land use pattern envisaged by the Future Proof Strategy.

- ii. The primary differentiator between the 2 scenarios being tested is within Hamilton City boundaries based around pace of growth versus more intensification in existing areas.
 - iii. The two short list scenario tests are therefore the two main tests, and a sensitivity test that makes the assumptions around the opportunities to deal with the ERP targets of 20-30% emissions reduction for the MSP area (not yet confirmed but more than likely in this scale). Note that in order to come even close to meeting the targets, the ERP compliance test will be required to test greater levels of intensification significantly beyond anything tested prior.
- 39. In terms of some of the major transport interventions and assumptions being considered in the current phase of work (and as discussed late last year), demand management and optimisation of the existing network will be included in all proposed public transport development and will be included as the earliest stages of the recommended programme.
- 40. There are 2 key transport tests that will be considered at short list, both of which are aimed at significant re-use of existing assets to deliver the solutions and are based around rail network options (partial and full network test) and road-based bus, bus priority and bus rapid transit options.
- 41. Each of these tests includes a high quality and extensive walk and cycle (including micro-mobility) network, with plans for a gridded network of protected cycleways to provide access to meaningful destinations (i.e. key clusters and activity centres), including the city centre, hospital, town centres, employment centres, major urban PT nodes and PT hubs in satellite towns.

Reusing existing assets

- 42. As mentioned in previous reporting, road network rationalisation (reallocation of existing space) would be a core component of this study. A key area of investigation at the short list will be the continued promotion of road space reallocation to assist in the decarbonisation of the outcomes and the ability to increase public transport and active mode opportunities; although there may be new infrastructure needed to deliver the outcome, the reuse of the existing assets will have a higher priority.
- 43. Solutions for the transport step change future for the region should utilise/reutilise existing transport corridors and infrastructure and align with 3 waters and other infrastructure renewals. This also closely relates to the LTP and RLTP funding programmes for the local authorities in the MSP area.
- 44. Similarly, for the bridges in Hamilton, across the river and across the rail network, there will need to be a rationalisation of the existing assets; this may include public transport, walk and cycle only bridges, and changes to the road network to accommodate future car-based trips to and from the city. As such, the short list assessment will consider the distribution of trips on the network and include tests and modelling for the usage of each corridor and each bridge.

Freight network opportunities

- 45. Regarding freight network opportunities, the short list testing for freight will focus on 2 key opportunities. This will be the function of freight to rail as proposed by the MoT (20-30% shift by 2050) and the possible programme opportunities for bus and freight lanes. Park and ride opportunities are also a key element being tested within the current phase of work.

Rural access programme

46. From a testing and evidence development point of view, a rural access programme is required and will be based upon existing and future population data and GIS spatial outcomes – with future growth considerations for the scale of the programme needed. The key considerations will be the assessment of urban and rural Māori and the ability to develop equitable networks and systems that can provide for better access.

Staging and sequencing

47. Since commencing this project, staff have mentioned the importance of staging and sequencing. The delivery of rapid transit options (in the short and medium term) will require implementing new bus services as the key first step, connecting the entire Metro Spatial Plan area, and with increasing levels of bus priority being implemented to deliver improved travel time and reliability. These would be supported by strong and integrated walking, cycling and micro-mobility networks.
48. The following slide usefully outlines a potential sequence of interventions. Elected Members can expect to see a similar but refined and more detailed version forming part of the business case recommendations by the end of March 2022.

Outline sequence:

- **Note - Development timing of land use and integration with the programme for change in transport**
- Continue to implement the existing public transport, walk and cycle programmes
- Demand management actions
- Optimisation of the existing network
- Implementation of new bus services and bus priority for 'early staged' delivery of rapid transit services and infrastructure
- Route protection for and implementation of transport improvements (inc. long-term rapid transit corridors)
- Further walking, cycling and micromobility network development to integrate to rapid transit and bus services



49. It is proposed that targeted engagement with Elected Members across the Future Proof partners on the recommended programme be undertaken in late February / early March 2022, with the aspiration that partners adopt the programme in an FPIC meeting in May or June 2022.

Cross-boundary Council discussions

Waikato District Council

50. The first Governance meeting between Hamilton City Council/Waikato District Council for 2022 is scheduled for Friday 4 March 2022.

Waipā District Council

51. Key staff have progressed work on a draft Strategic Land Agreement between the two councils to reflect land within the Southern Links Designation Boundary, and to identify a process for considering any other areas of land.
52. A final draft was discussed at the meeting on Wednesday 10 November 2021, where both councils agreed to minor final changes before the agreement is subject to a legal review.

53. This legal review has now taken place, and council staff are looking to bring this back to each relevant committee for formal adoption at a time aligned with the final Future Proof Strategy, noting the links between the two processes.
54. Following this review, the agreement will be taken back to the relevant committees at each council for formal adoption.
55. The first Governance meeting between Hamilton City Council/Waipā District Council for 2022 is Friday 18 March.
56. Hamilton City Council is represented at these Governance Groups by Mayor Southgate, Deputy Mayor Taylor, Councillors Macpherson and Hamilton, the Chief Executive and General Manager Growth.

Waikato Regional Council

57. The dates for Governance meetings between Hamilton City Council and Waikato Regional Council for 2022 are still to be confirmed.

Update on Infrastructure Acceleration Fund (IAF)

58. Council submitted two requests for proposal (RFP) on 17 December 2021 to Kāinga Ora for funding from the Infrastructure Acceleration Fund.
59. Council has sought \$333.5M in funding for its Central City proposal, which was supported by \$130M of co-funding from Council and an estimated \$100M of investment from the development community. Indications from developers suggested that the proposal could support over \$2B in investment over the next 10 years, and would help to deliver on the NPS-UD.
60. The second proposal in Rototuna North was for \$19.9M, supported by \$16.4M from Council (already in the LTP) and \$8.8M from developers. This proposal was requested by Council to be on the Fast-Track process due to it being well progressed and smaller scale, but Kāinga Ora declined this request.
61. The proposals are currently being evaluated. Staff are working with Kāinga Ora to provide supplementary information requested; to date, the information requested has been clarifications only.
62. An outcome to the RFP stage is expected in mid-2022, with successful proposals moving to the Negotiation Phase.
63. It is quite possible that Kāinga Ora will ask for some proposals to be scaled back, based on staff understanding that \$2B worth of proposals were requested for a \$1B fund. Staff will keep Elected Members informed if this is the case with Council's bids; if the financial or other implications of doing so were material, staff will seek direction and have requested a placeholder for an Elected Member briefing in March in case it is needed.
64. The Rotokauri Stage 1 proposal remains on the "IAF reserve list" and no further information has been provided on what this means.

Strategic Development Forum

65. A Strategic Development Forum is being established to support productive and sustainable commercial and industrial growth in Hamilton. Developers have been experiencing multiple challenges, including rising land costs, that have created barriers to unlocking and developing industrial and commercial land. These barriers subsequently impact on our ability to attract new businesses into Hamilton and the sub-region.

66. There is opportunity to work collaboratively with some key, experienced developers to bridge the strategic gap between developers and Elected Members. The forum would provide a mechanism for developers to provide a collective voice of feedback to Council to help inform policy direction and remove some of the barriers to development.
67. The forum will focus on strategic outcomes, with membership consisting of several experienced commercial and industrial developers, some Elected Members and the General Manager Growth. The forum will focus on commercial and industrial development, excluding the Central City, retail and residential development. Meeting quarterly, the forum will discuss and – where possible – reach agreement on recommendations the forum will make to the Strategic Growth Committee.
68. A Terms of Reference for the forum has been developed and agreed with the development community nominated representatives (**Attachment 1**).

Tauranga Commissioners' Growth Tour

69. The Growth Programmes team recently led the delivery of a Growth Tour that was hosted by Mayor Paula for the Tauranga City Council Commissioners. Sites visited included the Rototuna and Ruakura Reservoirs, the Peacocke Bridge site and a tour of the Central City.
70. Key takeaways for the commissioners included the programme management approach and the importance of forward planning for growth, in particular strategic infrastructure and planning.

District Plan Programme

71. In light of the recent Central Government release of the Resource Management (Enabling Housing Supply and Other Matters) Amendment Bill, which was passed into law in December 2021, staff are undertaking a review of the District Plan Programme.
72. The first District Plan Committee is scheduled for 10 March 2022, where the approach will be confirmed.

Infrastructure Funding and Financing (IFF)

73. The Infrastructure Funding and Financing (IFF) bill was enacted 6 August 2020 and establishes an alternative funding and financing model to support the provision of infrastructure for housing and urban development that supports functioning urban land markets, addresses community needs and reduces the impact of local authority funding constraints. Its key feature is that it allows territorial authorities infrastructure to fund infrastructure off-balance sheet, providing some relief from debt constraints.
74. Hamilton has sought to be an early adopter of the IFF model, initially in Rotokauri (Stage 1) and more recently in Peacocke. Over the last two years, staff have worked closely with Crown Infrastructure Partners (CIP), Ministry of Housing & Urban Development (HUD), Treasury, and others to develop proposals where the IFF model could be deployed successfully.
75. The proposed approach in Peacocke is to 'refinance' the Housing Infrastructure Fund (HIF) debt into an IFF structure, to free debt capacity and support housing outcomes in other parts of the city.
76. Regarding Peacocke, a positive response was received from Minister Megan Woods on 21 December 2021 to a letter from Hamilton's Mayor earlier that month. Minister Woods says in the letter (see **Attachment 2**) that she has asked HUD, in conjunction with CIP, to provide her advice on the proposal early in the new year, and that she will be interested in hearing more about the opportunities for delivering a range of housing outcomes in Hamilton. Staff will be following up with those agencies shortly.

Te Awa Lakes Private Developer Agreement

77. Plan Change 2 was a private plan change to establish the Te Awa Lakes development. It became operative on 2 October 2020 (see **Attachment 3** - Figure 2-20 Te Awa lakes Land Use-District Plan).
78. The Plan Change is Phase 1 of a larger vision for the area (refer **Attachment 4** - Te Awa Lakes Land parcels).
79. The Perry Group applied for and were granted resource consent for most of Phase 1 of the development on 7 October 2021. The resource consent granted was for:
 - i. Land Development Plan activities for areas A-S (Te Awa Lakes Medium Density Residential Zone – refer to **Attachment 5** - Land Development Plan Areas);
 - ii. earthworks within the Major Facilities Zone Area (Refer areas B and C, **Attachment 3**), the Te Awa Lakes Business 6 Zone and within the Waikato Riverbank and Gully Hazard Area/Flood hazard areas;
 - iii. vegetation and tree removal within the natural Open Space Zone; and
 - iv. installation of stormwater infrastructure within the Waikato Riverbank and Gully Hazard Area/Flood Hazard Areas at Hutchinson Road.
80. The resource consent included a number of conditions including a condition that allowed earthworks and enabling works to proceed on granting of the consent but required the consent holder and Council to enter into a Private Development Agreement (PDA) prior to the commencement of construction works, which is defined as “the installation of reticulated services, formation of roads/lanes of all standards, formation of wetlands and any other works not defined as Earthworks or Enabling Works”.
81. The Strategic Growth Committee, at its 2 December 2021, meeting approved the PDA and delegated authority to the Chief Executive, in consultation with the Chair and Deputy Chair of the Strategic Growth Committee and Chair of the Finance Committee, to approve any final amendments to the Private Development Agreement and to execute the PDA. The PDA was signed and executed on 24 December 2021.
82. The PDA (amongst other things) addresses:
 - i. the allocation of risk and liability that minimises Council’s exposure;
 - ii. the terms of the private ownership of the lake and selected stormwater assets;
 - iii. details of the Residents Society, which will eventually own and be responsible for the private lake assets;
 - iv. agreements on infrastructure provision.
83. In particular, as well as being responsible for the majority of water, wastewater and stormwater infrastructure required to support the development, the consent holder is responsible for some transport interventions to mitigate the effects of the Te Awa Lakes Development including:
 - i. the signalisation of the Te Rapa Road/McKee Street Intersection;
 - ii. pedestrian crossing facilities on Te Rapa Road adjacent to bus stop facilities;
 - iii. improvements and additions to the Te Awa River Ride path from and within the Structure Plan area;
 - iv. Te Rapa Road on-road cycle safety improvements between Hutchinson Road and Church Road;
 - v. shared path connection along Horotiu Bridge Road from the Te Awa River Ride path to Horotiu Primary School.

84. The developer, a joint venture partnership between HFL Investments and PPD TAL Limited, has now applied for subdivision consent for super lots in the TAL Business Zone for mixed use, and Land Development Area A for TAL Medium Density Residential Zone. This will be closely followed by other sub-division consents within the super lots to create the individual lots.
85. As part of the super lot creation, work is underway to design and agree the transport interventions listed above. The signalisation of Te Rapa Road and McKee Street is a particularly significant undertaking and is likely to involve speed reductions at the intersection which becomes the rural/urban entrance point to the city from Te Rapa Road from the north.

Southern Links

86. The Strategic Growth Committee received an [update on the Southern Links project](#) at its 7 September 2021 meeting (see Item 7). Waka Kotahi NZ Transport Agency representatives were at the meeting and gave a verbal presentation on several matters, including Southern Links.
87. Through the chair's report at the subsequent Strategic Growth Committee meeting on 19 October 2021, the Committee resolved:

That the Strategic Growth Committee recommends that the Council approves the Southern Links Working Group, made up of Cr Macpherson, Cr Hamilton, Cr Wilson, Deputy Mayor Taylor, Maangai Te Ua and Cr Thomson to work with staff and external parties on matters relating to the promotion of the Southern Links transport network and related growth and economic development issues.
88. Staff have been engaging with Waka Kotahi, who propose to undertake a 'Form and Function' review of the Southern Links Network, which was designated in 2017 (see **Attachment 6**).
89. Waka Kotahi have indicated that they will include Council in the review when it commences. They are still in the process of seeking funding to undertake the review, including seeking a variation to the Regional Land Transport Plan to allow the project to be included.
90. Staff will report back to the Southern Links Working Group with a proposed Terms of Reference for the Form and Function review once it is received from Waka Kotahi.

Hamilton-Waikato Metro Wastewater Detailed Business Case (DBC)

91. There has been no substantial progress on the Hamilton-Waikato Metro Wastewater Detailed Business Case since the [report](#) to the Strategic Growth Committee on 2 December 2021 (Item 9).
92. A date for the Governance Group to consider the Southern Metro DBC document and Memorandum of Understanding is still being sought, following which these documents will be presented to the Strategic Growth Committee.
93. The Northern Wastewater DBC is progressing with the short-list options assessments nearing completion. The Southern Wastewater Treatment Plant project plan has been drafted and a project team is being established.
94. The planned wastewater tours are being put on hold given the current Covid situation.

Financial Considerations - *Whaiwhakaaro Puutea*

95. There are no financial implications in relation to the information provided in this report.

Legal and Policy Considerations - *Whaiwhakaaro-aa-ture*

96. Staff confirm that this matter complies with Council's legal and policy requirements.

Wellbeing Considerations - *Whaiwhakaaro-aa-oranga tonutanga*

97. The purpose of Local Government changed on the 14 May 2019 to include promotion of the social, economic, environmental and cultural wellbeing of communities in the present and for the future ('the 4 wellbeings').

98. The subject matter of this report has been evaluated in terms of the 4 wellbeings during the process of developing this report.

99. The recommendations set out in this report are consistent with that purpose.

100. There are no known social, economic or environmental considerations associated with this matter.

Cultural

101. Cultural wellbeing is enabled by projects that acknowledge and support their local communities' shared cultural attributes. DCs also help to fund projects such as those that enhance the wellbeing of the Waikato River and support Te Ture Whaimana o Te Awa o Waikato.

Risks - *Tuuraru*

102. There are no known risks associated with this matter.

Significance & Engagement Policy - *Kaupapa here whakahira/anganui*

103. Having considered the Significance and Engagement Policy, staff have assessed that the report has a low significance, and no engagement is required.

Attachments - *Ngaa taapirihanga*

Attachment 1 - Strategic Development Forum - draft Terms of Reference

Attachment 2 - Letter to Paula Southgate from Minister Woods 21.12.21

Attachment 3 - Figure 2-20 Te Awa Lakes Land Use (District Plan)

Attachment 4 - Te Awa Lakes Land Parcels

Attachment 5 - Land Development Plan Areas

Attachment 6 - Southern Links - Designation plan - Overview of NZTA and HCC components

Strategic Development Forum

Terms of Reference

Objective

1. To build a robust and productive relationship between Hamilton City Council and the Developer community (**Parties**) to enable efficient and timely development of Commercial and Industrial property in Hamilton City.
2. The Strategic Development Forum (**Forum**) is established to provide market relevant and timely feedback and recommendations to Hamilton City Council in respect of matters affecting the Developer community operating within Hamilton City.
3. To provide confidence for the Parties on future investment decision making
4. To provide an avenue for HCC to discuss issues, test ideas and approaches with the development community.

Background

5. This Forum has been created in response to the *AGPAC Ltd and Others v HCC* court case, and is seen as a positive response by both parties to build trust and move forward to enable continued development in Hamilton City.

Governance and Delegations

6. These terms of reference will govern the operations of the Forum.
7. The Forum will report to the Strategic Growth Committee of Hamilton City Council.
8. The Hamilton City Council representatives on the Forum hold no decision making delegations on behalf of Hamilton City Council. While decisions can be made within the Forum, all outputs from the Forum to Hamilton City Council are recommendatory and will be received as a report to the Strategic Growth Committee.

Purpose

9. The primary purpose of the Forum is to provide a structured, and timely environment for developers to engage directly with Hamilton City Council on strategic development issues within Hamilton City and for Hamilton City Council to test ideas and new approaches with the development community.

10. Through that engagement the Forum will discuss and where possible reach agreement on recommendations it will make to the Strategic Growth Committee.
11. The purpose of those recommendations is to inform and influence decisions, including policy related decisions, of Hamilton City Council relating to development issues which affect the developer community.
12. This should include decisions relating to the operations of the Growth Group (planning, district plan, consenting, regulatory and DC) functions and the City Infrastructure and development functions related to infrastructure development and planning.
13. The purpose will also include any further actions which the Parties agree to as being necessary to achieve the objective of the Forum.

Operations and meetings of the Forum

14. The Forum will meet at least once every three months and more regularly if agreed by the parties as necessary to achieve the purpose.
15. The meetings will be conducted without formality, but will require:
 - a. A physical meeting space in preference, if possible, to a virtual meeting space;
 - b. Co-chairing between one representative from each of the Parties (to be agreed at the first meeting).
 - c. A secretary provided by Hamilton City Council who will assist the Chair in preparing agendas, circulating information, recording minutes of meetings and drafting reports or recommendations from the Forum to the Strategic Growth Committee.
 - d. A quorum comprising of not less than three representatives from each of the Parties.

Membership

16. The Forum will comprise:
 - a. For Hamilton City Council; Councillors Ryan Hamilton, Dave MacPherson, Angela O'Leary, and Mark Donovan.
 - b. For the Developer community; Murray Porter, Tom Andrews, Leonard Gardner, Kelvyn Eglinton.
 - c. The General Manager Growth will attend the meetings as staff representative. Any further attendees such as Council staff, external consultants, advisors as determined by each party provided notice of that attendance is provided to the other party ahead of the meeting.
17. The membership of each party can change from time to time at the discretion of each party, provided it does not fall below four people.

Principles of engagement

18. The parties will engage with each other within the Forum in accordance with the following principles:
- a. A mutual obligation of good faith;
 - b. A focus on the strategic issues rather than individual or site specific concerns;
 - c. Seeking long term 'big picture' outcomes;
 - d. Avoidance of a 'blame' environment;
 - e. A two way flow of information and education;
 - f. Seeking an improved understanding of each party's position;
 - g. Avoiding the overly technical and unnecessarily bureaucratic;
 - h. Being solutions focussed and action orientated;
 - i. Linking all actions to the objective and purpose of the Forum.

Development issues

19. The Forum will address the issues affecting the Developer community and will have a singular focus on development of commercial and industrial land. The Forum will address, but not be limited to, the following topics in the context of progressing development through Council functions and tools:
- a. Infrastructure funding and financing;
 - b. Targeted rates and rating generally;
 - c. Development Contributions;
 - d. Value uplift;
 - e. Role and function of consultants;
 - f. Funding whole of life costs;
 - g. Legislative reform and advocacy;
 - h. Land use changes and process for change;
 - i. Hamilton's role and function within the economy;
 - j. Fairness and equity for all stakeholders in the growth context;
 - k. How to make changes.
20. A prioritised work program for the Forum will be developed for the first meeting noting that a priority for the developer group is the role, function and approach to the use of consultants and legal overview to meeting both parties' obligations in respect of development approval process; with a view to reducing duplication of costs and enhancing opportunities for efficiencies and pace of regulatory approval.

Other Issues to Note

21. A significant area of interest to the commercial and industrial development community is the bureaucracy associated with progressing the Council related aspect of a development and achieving a clear understanding of the Development Contributions model. To address these issues the then Chief Executive of Council on the 22nd of September 2021 approved the following:

- a. Access to the Development Contributions Model and has instructed staff to determine the best basis for allowing access.
- b. That staff review the resourcing for the case management of significant industrial and commercial developments.

22. Reports on progress will be tabled at each meeting for information.

Reporting and accountability

23. The approved minutes of each meeting of the Forum will be provided to the Strategic Growth Committee.

24. In addition to the minutes, the Forum will provide any further reporting and recommendations to the Strategic Growth Committee as agreed by the parties.

Term

25. The Forum will remain in place until the expiry of the current triennium in September 2022 after which it will terminate unless extended by mutual agreement of the Parties.

Signatures

Signed for on behalf of the
Developers:



Date: 27/1/2022

Name & Position

Kelvyn Eglinton
Developers Representative

Signed for on behalf of the
Council:



Date: 27/1/2022

Name & Position

Blair Bowcott
General Manager - Growth

Hon Dr Megan Woods

MP for Wigram

Minister of Housing

Minister of Energy and Resources

Minister of Research, Science and Innovation

Associate Minister of Finance



Item 9

Paula Southgate
Mayor of Hamilton
Private Bag 3010
Hamilton 3240
paula.southgate@council.hcc.govt.nz

Dear Paula

Thank you for your letter dated 8 December 2021 about the opportunity to turn the Housing Infrastructure Fund (HIF) loan for the Peacocke development into an Infrastructure Funding and Financing Act 2020 (IFF) structure.

I note in your proposal that you say it has the potential to free up debt capacity, so the council can support other housing projects across Hamilton. I understand you have been discussing this proposal with Te Tūāpapa Kura Kāinga – Ministry of Housing and Urban Development (HUD), the Treasury, and Crown Infrastructure Partners (CIP).

I have asked HUD, in conjunction with CIP, to provide me with advice on the proposal early in the new year. I will be interested in hearing more about the opportunities for delivering a range of housing outcomes in Hamilton.

Thank you for taking the time to write to me.

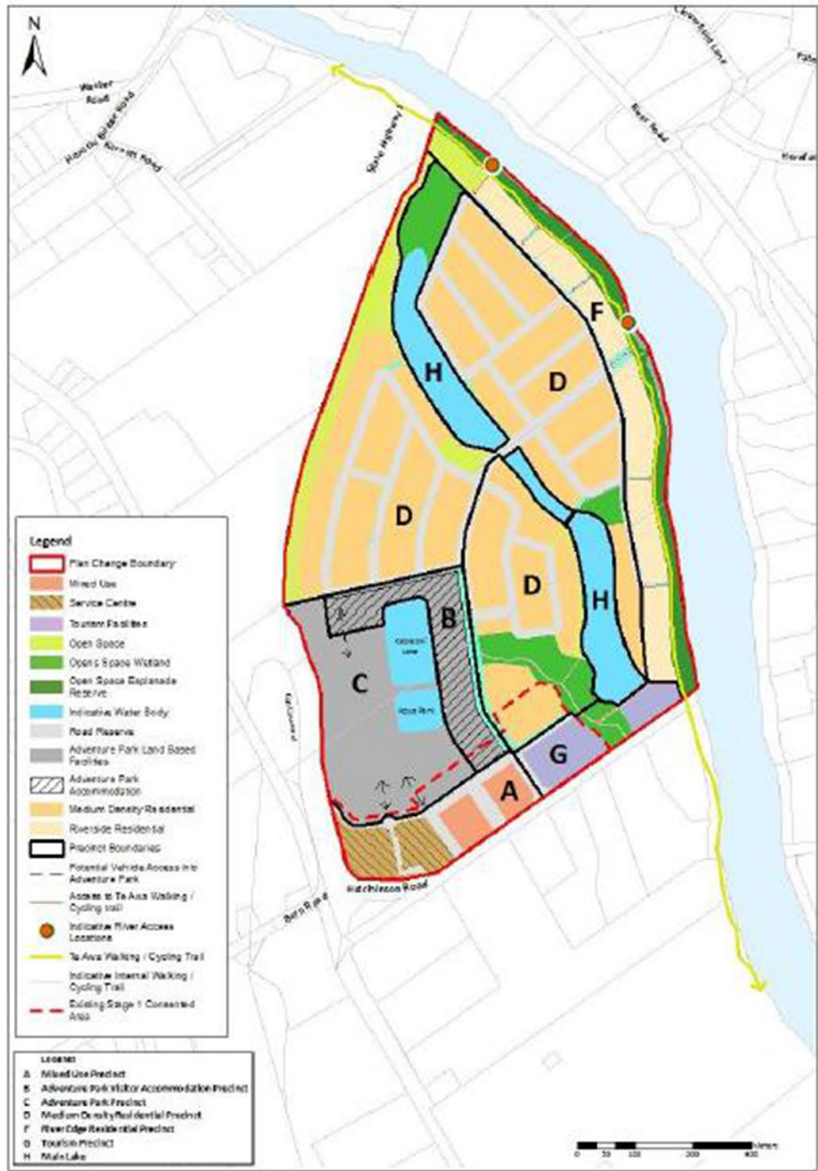
Yours sincerely

Hon Dr Megan Woods
Minister of Housing

Attachment 2

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+64 4 817 8705 | m.woods@ministers.govt.nz | beehive.govt.nz

Figure 2-20: Te Awa Lakes Land Use



TE AWA LAKES • CHART 1 – LAND PARCELS

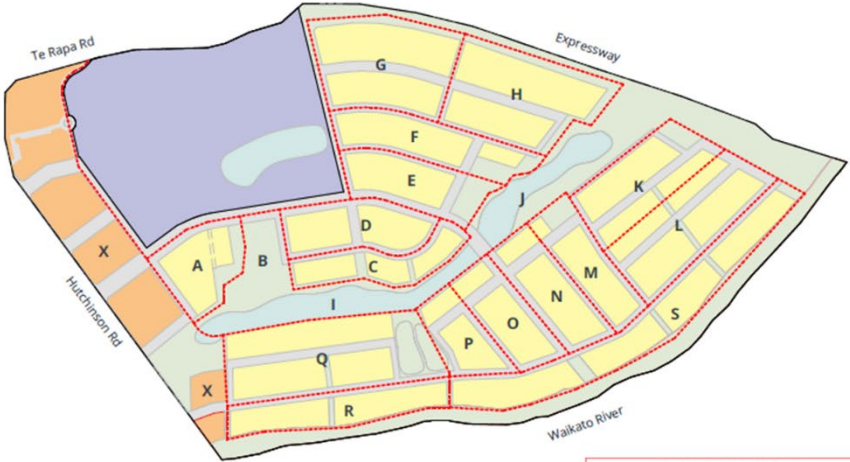


DEVELOPMENT AREA LAND PARCELS

2.1 Land Development Plan Areas



Received
PLANNING GUIDANCE
19 March 2021



FINAL APPROVED
RESOURCE CONSENT PLANS
File # : 10.2021.11468.001
Date of Consent: 07 October 2021

Land Development Areas

This land development area plan indicates the development zones with the updated masterplan proposal

Zone

Key

- TAL Medium Density Residential Zone
- TAL Business Zone
- Major Facilities Zone
- Indicative Open Space Network
- Indicative Lake Location

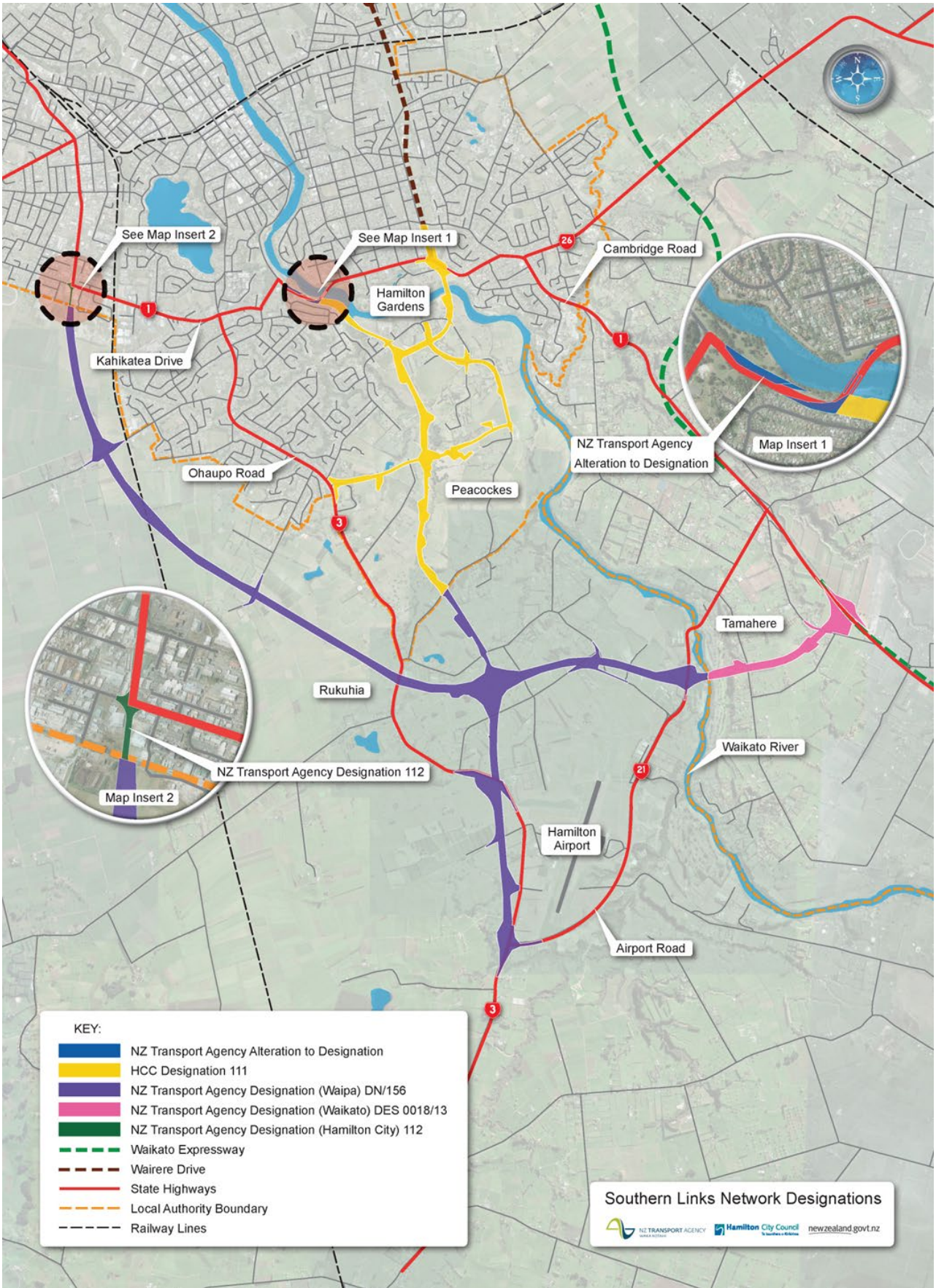
TAL Structure Plan - LDP Areas

Consented:

LDP Area	Yield (approx)
A	128
B	0
C	163
D	134
E	26
F	41
G	50
H	62
I	0
J	0
K	63
L	47
M	33
N	35
O	35
P	20
Q	42
R	15
S	23
Total	892 +/- 50%

Proposed:

Zone	Total
A	116
B	0
C	129
D	134
E	59
F	57
G	68
H	0
I	0
J	54
K	56
L	47
M	47
N	35
O	35
P	30
Q	73
R	13
S	24
Total	1007 (+/-50)



Resolution to Exclude the Public

Section 48, Local Government Official Information and Meetings Act 1987

The following motion is submitted for consideration:

That the public be excluded from the following parts of the proceedings of this meeting, namely consideration of the public excluded agenda.

The general subject of each matter to be considered while the public is excluded, the reason for passing this resolution in relation to each matter, and the specific grounds under section 48(1) of the Local Government Official Information and Meetings Act 1987 for the passing of this resolution follows.

General subject of each matter to be considered	Reasons for passing this resolution in relation to each matter	Ground(s) under section 48(1) for the passing of this resolution
C1. Confirmation of the Strategic Growth Committee Public Excluded Minutes of 2 December 2021) Good reason to withhold) information exists under) Section 7 Local Government) Official Information and) Meetings Act 1987)	Section 48(1)(a)

This resolution is made in reliance on section 48(1)(a) of the Local Government Official Information and Meetings Act 1987 and the particular interest or interests protected by Section 6 or Section 7 of that Act which would be prejudiced by the holding of the whole or relevant part of the proceedings of the meeting in public, as follows:

Item C1.	to prevent the disclosure or use of official information for improper gain or improper advantage	Section 7 (2) (j)
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