

Notice of Meeting:

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

Date: Tuesday 27 February 2024
Time: 9:30 am
Meeting Room: Council Chamber and Audio-Visual Link
Venue: Municipal Building, Garden Place, Hamilton

Lance Vervoort
Chief Executive

Strategic Growth and District Plan Committee

Komiti Rautaki

OPEN AGENDA

Membership

Chairperson Cr Sarah Thomson
Heamana

Deputy Chairperson Cr Ewan Wilson
Heamana Tuarua

Members	Mayor Paula Southgate	Cr Mark Donovan
	Deputy Mayor Angela O’Leary	Cr Louise Hutt
	Cr Kesh Naidoo-Rauf	Cr Andrew Bydder
	Cr Anna Casey-Cox	Cr Geoff Taylor
	Cr Maxine van Oosten	Cr Emma Pike
	Cr Moko Tauariki	Cr Melaina Huaki
	Maangai Jaydene Kana	Vacancy

Quorum: A majority of members (including vacancies)

Meeting Frequency: Two Monthly

Amy Viggers
Mana Whakahaere
Governance Lead

19 February 2024

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Purpose

The Strategic Growth and District Plan 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.
3. Providing Governance leadership and direction to staff to develop amendments to the Hamilton City Operative District Plan 2017.

In addition to the common delegations on page 10, the Strategic Growth and District Plan Committee is delegated the following Terms of Reference and powers:

Terms of Reference:

4. 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.
5. To provide direction and monitor Council's approach to the levying and use of rates for growth, as well as development contributions.
6. To provide direction on and assess proposals for seeking alternative funding models, such as special purpose vehicles and infrastructure funding and financing.
7. To provide direction on strategic priorities for network infrastructure aligned to city development, and oversight of strategic projects associated with those activities.
8. To provide advice on the development and implementation of the Long Term Infrastructure Strategy.
9. To assess proposals for Private Developer Agreements that exceed the Chief Executive's delegations for Unfunded Growth Projects¹ and, if appropriate for Unfunded Growth Projects¹, to recommend such agreements to the Council for approval.
10. 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).
11. To consider the impacts of land use and urban development on the environment.
12. 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.
13. To provide and approve broad strategic direction to inform and guide the development of the District Plan amendments programme of work.
14. To prepare and approve a draft set of District Plan amendments for the purpose of obtaining initial feedback and comment from the community, stakeholder, and tangata whenua groups.
15. To recommend any proposed District Plan amendments to the Council for adoption and release for formal notification.
16. To provide regular updates to the Council on the progress of the District Plan amendments programme of work.
17. To appoint representation to relevant regional strategy groups as required.

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.
- Approval of matters determined by the Committee within its Terms of Reference.

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 and Monitoring Committee.
- Approval of city boundary changes to the Council, including in respect of Strategic Boundary Land Use Agreements.
- The Committee may make recommendations to Council and other Committees.

Recommendatory Oversight of Strategies and Plans:

- Hamilton Urban Growth Strategy
- Central City Transformation and River Plan(s)

Recommendatory Oversight of Policies and Bylaws:

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

¹ 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 6699.

Council Report

Committee: Strategic Growth and District Plan Committee

Date: 27 February 2024

Author: Keryn Phillips

Authoriser: Michelle Hawthorne

Position: Governance Advisor

Position: Governance and Assurance Manager

Report Name: Confirmation of the Strategic Growth and District Plan Committee Open Minutes 10 October 2023

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

That the Strategic Growth and District Plan Committee confirms the Open Minutes of the Strategic Growth and District Plan Committee Meeting held on 10 October 2023 as a true and correct record.

Attachments - *Ngaa taapirihanga*

Attachment 1 - Strategic Growth and District Plan Unconfirmed Open Committee Minutes 10 October 2023

Strategic Growth and District Plan Committee *Te Komiti Rautaki Tipu me Maahere Rautaki aa Rohe* OPEN MINUTES

Minutes of a meeting of the Strategic Growth and District Plan Committee held in the Council Chamber and via Audio Visual Link, Municipal Building, Garden Place, Hamilton on Tuesday 10 October 2023 at 9.30am.

PRESENT

Chairperson Cr Sarah Thomson
Heamana

Deputy Chairperson Cr Ewan Wilson (Via Audio-Visual link)
Heamana Tuarua

Members: Deputy Mayor Angela O’Leary
Cr Kesh Naidoo-Rauf
Cr Anna Casey-Cox
Cr Maxine van Oosten
Cr Moko Tauariki
Cr Mark Donovan
Cr Louise Hutt
Cr Andrew Bydder
Cr Geoff Taylor
Cr Emma Pike
Cr Melaina Huaki (Via Audio-Visual link)
Maangai Jaydene Kana

In Attendance: Blair Bowcott - General Manager, Growth and Planning
Chris Allen - Executive Director Development
Phil Haizelden - Transport Strategy Principal
Mark Davey - City Planning Unit Manager
Greg Carstens - Growth Funding & Analytics Unit Manager
Hannah Windle - Special Projects Manager

Governance Staff: Amy Viggers - Governance Lead
Nicholas Hawtin and Arnold Andrews - Governance Advisors

The Chair opened the meeting with a karakia

1. Apologies – *Tono aroha*

Resolved: (Cr Thomson/Cr van Oosten)

That the apologies for lateness from Mayor Southgate, Cr Naidoo-Rauf, Cr Wilson and early departure from Deputy Mayor O’Leary are accepted.

2. Confirmation of Agenda – *Whakatau raarangi take*

Resolved: (Cr Thomson/Cr Hutt)

That the agenda is confirmed

3. Declarations of Interest – *Tauaakii whaipaaanga*

There were no conflicts.

4. Public Forum – *Aatea koorero*

Simon Perry (Perry Group Limited) spoke to Item 7 (Strategic Issues) and Item 8 (District Plan Update - October 2023) in relation to Plan Change 16. He spoke to the Elected Members about Perry Group Limited's affordable housing initiatives, Bridge Housing Trust's current projects and the impacts of inclusionary zoning.

Aksel Bech (Waikato Housing Initiative) spoke to Item 7 (Strategic Issues) and supported the affordable housing work done by Council.

Thomas Gibbons (Waikato Community Lands Trust) spoke to Item 7 (Strategic Issues) in relation to the trust deed for the Waikato Community Land Trust.

Cr Wilson joined the meeting (9.44am) during the discussion of the above Item.

5. Confirmation of the Strategic Growth and District Plan Committee Open Minutes 17 August 2023

Resolved: (Cr Pike/Cr Tauariki)

That the Strategic Growth and District Plan Committee confirms the Open Minutes of the Strategic Growth and District Plan Committee Meeting held on 17 August 2023 as a true and correct record.

6. Chair's Report

The Chair took the report as read.

Resolved: (Cr Thomson/Cr van Oosten)

That the Strategic Growth and District Plan Committee receives the report.

7. Strategic Issues

Land Use Planning

The City Planning Unit Manager introduced the report and highlighted housing and residential plans and the Future Development Policy introduced by the National Development Policy Statement. Staff responded to questions from Members concerning impact of waste water and flooding on Housing and Business Development Capacity Assessments (HBAs), economic viability component of HBAs and Papakainga provisions in the report.

Housing

The City Planning Unit Manager introduced the report and highlighted the Housing Working Group. Staff responded to questions from Members concerning affordable housing, Waikato Community Lands Trust purchase of units and the definition of Affordable housing.

Strategic Infrastructure

The Transport Strategy Principal took the report as read. Staff responded to questions from Members concerning the principles of Awa, the Freight and Logistics Study commissioning, cost of the study and Three Waters and prioritisation to affordable housing.

Funding/Financing

The Growth, Funding and Analytics Unit Manager took the report as read. Staff responded to questions from Members concerning the White Paper outlined in the report, the prospectus and its nature, alternative funding and interest rates, purpose of Debt Cap, opportunity for a drop in session with Local Government Funding Agency, the white paper and negotiation with private funding opportunities, and learnings available from the relationship between indigenous people in Australia and their local councils.

Staff Action: *Staff to provide a document of the assumptions made in the report to Members.*

Staff Actions: *Staff to provide details on affordable housing initiatives engaged by Waikato Community Land Trust.*

Resolved: (Cr Tauariki/Cr Taylor)

That the Strategic Growth and District Plan Committee receives the report.

8. District Plan Update - October 2023

The City Planning Unit Manager took the report as read. Staff responded to questions from Members concerning carparking, the staff memo, number of properties affected by plan changes and updated flood mapping, prenotification of consultation timeframes, Matamata Piako's involvement in Future Proof.

Staff Action: *Memo to be distributed to Members to have further discussion.*

Resolved: (Cr Casey-Cox/Cr Thomson)

That the Strategic Growth and District Plan Committee:

- a) receives the report;
- b) notes that:
 - i. staff will commence pre-notification consultation on Plan Change 14 – Flood Hazards in October 2023, based on the Issues and Options outlined in Table 1 of the staff report;
 - ii. staff will seek Council's approval to publicly notify and to appoint hearing commissioners to hear submissions on Plan Change 14 in Q1 2024; and
 - iii. staff will commence pre-notification consultation on Plan Change 16 – Inclusionary Zoning with key stakeholders late 2023/early 2024.

9. General Updates

The General Manager, Growth and Planning took the report as read.

Resolved: (Cr Thomson/Cr van Oosten)

That the Strategic Growth and District Plan Committee receives the report.

10. Resolution to Exclude the Public

Resolved: (Cr van Oosten/ Cr Thomson)

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 and District Plan Committee Public Excluded Minutes 17 August 2023) Good reason to withhold information exists under Section 7 Local Government Official Information and Meetings Act 1987	Section 48(1)(a)
C2. Strategic Issues - Public Excluded		

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

Cr Naidoo-Rauf joined the meeting (10.55am) during the discussion of the above Item. She was present when the matter was voted on.

The meeting moved into public excluded session at 10.56am.

The meeting was declared closed at 12:52pm.

Council Report

Item 6

Committee: Strategic Growth and District Plan Committee

Date: 27 February 2024

Author: Keryn Phillips

Authoriser: Michelle Hawthorne

Position: Governance Advisor

Position: Governance and Assurance Manager

Report Name: Chair's Report

Report Status	<i>Open</i>
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Recommendation - *Tuutohu*

That the Strategic Growth and District Plan Committee receives the report.

Attachments - *Ngaa taapirihanga*

Attachment 1 - Chair's Report



Chair's Report

27 February 2024

Welcome back

Welcome back to the first committee meeting of the year. And a very special welcome to our newest councillor Tim Macindoe, it's great to have you on board.

Last year, we kicked off a number of workstreams, including plan change 14 for flood mapping, inclusionary zoning and emerging areas negotiations.

The work we're doing on inclusionary zoning through the district plan and emerging areas provides an opportunity to be innovative and use regulatory levers to increase the stock of affordable housing in the city. I'm excited about this work and I think it will become an example that other councils around the country will look to follow.

With a big work programme ahead, I want to take a moment to acknowledge the growth team for your work. I'm continually blown away by your expertise and dedication to getting great outcomes for the city—thank you.

Working with the new government

A number of the new coalition government's policies will impact directly on this committee's work programme. National's ['Going for Housing Growth'](#) policy indicates that this government will have a much stronger focus on greenfield growth than the previous government, although it will also promote intensification along transit routes.

Some of the key policy changes ahead include:

- The option for councils to opt out of the Medium Density Residential Standards (i.e. the three by three rules). However, the National Policy Statement – Urban Density (NPS-UD) rules requiring high density along transit routes will still remain.
- The requirement to zone land for 30 years' worth of housing demand immediately. Central government will have reserve powers to ensure councils set aside enough land to meet demand targets.
- Increased focus on infrastructure financing tools including Infrastructure, Funding and Financing arrangements, targeted rates and value capture to fund new development (particularly greenfield, but also along transit routes).
- Establishing a 'Build for Growth' fund where funding will be provided for any extra house built in a Tier 1 and 2 Council above the five-year average.
- Establishing a fast-track consenting regime, which will include an initial list of developments/infrastructure projects that will essentially be guaranteed to go ahead, with a panel to decide on conditions.
- The repeal of the three waters and RMA reforms.
- [National City and Regional Deals](#)

The government has talked a lot about using 'value capture' to help pay for infrastructure that unlocks growth. HCC staff have been doing excellent work on improving value capture within the development process, so that the wider community can benefit from the significant uplift in land value that occurs when land is upzoned, boundaries redrawn, or there is major public investment in infrastructure that enables development.

We have a lot of knowledge to offer on this subject and I welcome the government to engage with us as soon as possible.

National City and Regional Deals

Over the next few decades the majority of population growth in New Zealand will be within the golden triangle, with Auckland's rapid growth continuing to spillover into Tauranga and Hamilton.

We need genuine collaboration with central government to accommodate this growth.

I haven't seen much regarding the proposed city and regional deals but have attached a copy of the government's high-level policy released pre-election.

Through Future Proof, we've done the groundwork on what a successful sub-regional deal would ideally look like, taking learnings from international examples.

So far, indications from this current government is that any support will come more in the shape of providing 'tools' to fund growth, rather than direct funding (with the exception of the previously announced Southern Links transport corridor and Waikato medical school).

In the immediate future, we look forward to working with the government on options to increase debt limits for high growth councils to invest more in three waters infrastructure, so that we can get on with critical waters projects to support housing, industry and improve our environment, while ensuring affordability for residents.

Chair's Recommendation

That the Strategic Growth and District Plan Committee receives the report.

Sarah Thomson

Chairperson

Council Report

Committee: Strategic Growth and District Plan Committee **Date:** 27 February 2024

Author: Blair Bowcott **Authoriser:** Blair Bowcott

Position: General Manager Strategy, Growth and Planning **Position:** General Manager Strategy, Growth and Planning

Report Name: General Manager's Report

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

1. To inform the Strategic Growth and District Plan Committee of the strategic work programme context for the matters that will be brought to the Committee this year.

Staff Recommendation - *Tuutohu-aa-kaimahi*

2. That the Strategic Growth and District Plan Committee receives the report.

Executive Summary - *Whakaraapopototanga matua*

3. For our first meeting of the year, it is timely to lay out a strategic overview of the key matters our group is aiming to achieve this year.
4. This report provides a strategic work programme context for the matters that will be brought to this committee over the course of the five meetings scheduled for 2024 – 27 February, 11 April, 25 June, 27 August and 7 November – and beyond, where appropriate.
5. Of particular importance this year is increasing Hamilton's influence and profile with the new Government to highlight the opportunities and challenges the city is facing.
6. Hamilton City Council, with our Future Proof Partners, will be looking to advance a City Deal with the Government to fund strategic infrastructure for the sub-region.
7. Staff consider the decisions in the report is of low significance and that the recommendations comply with Council's legal requirements.

Discussion – *Matapaki*

8. The Committee oversees a significant work programme, themed around:
 - i. Land use planning
 - ii. District Plan
 - iii. Strategic Infrastructure
 - iv. Housing
 - v. Funding and financing
 - vi. Growth Programmes and
 - vii. Collaboration / relationships.

9. We also propose to bring a new section to the General Updates report focusing on data and analytics and what they tell us about the environment for strategic growth.
10. The following table summarises the key matters that will be brought before the Committee.

Theme	Topic / work programme	Likely timing / meeting
Land use planning	Future Proof	
	<ul style="list-style-type: none"> Future Proof Priority Development Areas Working Group (PDAWG) Update 	25 June
	<ul style="list-style-type: none"> PDAWG revised focus areas 	27 August
	<ul style="list-style-type: none"> Spatial planning for specific areas 	2024-2025
	Future Development Strategy (FDS)	
	<ul style="list-style-type: none"> Currently out for public consultation; to be adopted mid-2024 	Q2 2024
	Engagement in partner planning processes	
	<ul style="list-style-type: none"> This includes submissions on relevant planning matters that impact the City, eg Regional Policy Statement changes, plan changes within the vicinity of the city 	On-going
	Housing & Business Development Capacity Assessment (HBA)	
	<ul style="list-style-type: none"> Residential component complete, awaiting business component 	Q1 2024
	Emerging Areas Project	
	<ul style="list-style-type: none"> Progressing throughout 2024 and will inform the City Deals Amendment to strategic land agreements Private development agreements to secure value capture Commence boundary change process 	2024
	Industrial zoning review	
	<ul style="list-style-type: none"> Progressing throughout 2024 aiming to better manage activities within this zone Background and analysis Concept plans submitted by landowners 	Q1 & Q2 2024 Q1 2024
	Central city master planning	
	<ul style="list-style-type: none"> Ongoing work with major landowners and developers to unlock redevelopment of certain street-blocks Re-testing of optimal built-form typologies Background 	Q1 2024
	Enderley Fairfield master planning	
	<ul style="list-style-type: none"> Background review and facilitation Ongoing collaboration with Kainga Ora regarding integrated redevelopment for their assets in this location 	Q1 2024

Theme	Topic / work programme	Likely timing / meeting
	Private plan changes	
	<ul style="list-style-type: none"> These are developer-led and a number are expected to be lodged throughout 2024 (commercially sensitive until formally lodged) 	On-going
	Designations	
	<ul style="list-style-type: none"> Lodged from time-to-time by requiring authorities. Major one for the 2024 is the Rotokauri Arterial Network designation 	Rotokauri Notice of Requirement: Notification mid-2024
	Urban design review	
	<ul style="list-style-type: none"> Assessment of the planning controls (as part of Plan Change 12) and incentives (Urban Design Panel) to achieve quality urban design outcomes 	Q2 2024
	<ul style="list-style-type: none"> General review started and budget assigned 	Q1 2024
	Review of Independent Hearings Commissioners' Panel	
	<ul style="list-style-type: none"> Every three years the list of approved commissioners is required to be reviewed 	To be operative 29 October 2024
District Plan	Streetscape and Gateway Policy review and new Tree Policy	
	<ul style="list-style-type: none"> Input into Hamilton Gateways Policy and Streetscape Beautification and Verge Maintenance Policy and new Tree Policy 	Q3-Q4 2024
	Plan Change 9 (Historic Heritage Areas and Built Heritage)	
	<ul style="list-style-type: none"> Final hearings Decision released 	Mid-2024 Throughout 2024
	Plan Change 9 (Archaeological)	
	<ul style="list-style-type: none"> Decisions due 	Q1 2024
	Plan Change 9 (Significant Natural Areas)	
	<ul style="list-style-type: none"> Decisions due 	Q1 2024
	Plan Change 9 (Notable Trees)	
	<ul style="list-style-type: none"> Decisions due 	Q1 2024
	Plan Change 10 (Te Rapa North Deferred Industrial Land)	
	<ul style="list-style-type: none"> Currently on hold pending potential private plan change 	Uncertain
	Plan Change 12 (Enabling Housing)	
	<ul style="list-style-type: none"> Progressing subject to new Government direction, hearings anticipated during 2024. 	2024
	Plan Change 13 (Te Rapa Racecourse Private Plan Change)	
	<ul style="list-style-type: none"> Decision due 	Early 2024
	Plan Change 14 (Flood Hazards)	

Theme	Topic / work programme	Likely timing / meeting
	<ul style="list-style-type: none"> Notification Hearings 	Mid-2024 2025
	Plan Change 15 (Tuumata Residential Private Plan Change)	
	<ul style="list-style-type: none"> Hearing 	Mid-2024
	Plan Change 16 (Inclusionary Zoning)	
	<ul style="list-style-type: none"> Notification 	Mid-late 2024
	Rototuna Town Centre	
	<ul style="list-style-type: none"> Updates are required to align to current environmental factors (scoping) 	
	<ul style="list-style-type: none"> Key stakeholder engagement 	Q2 2024
	<ul style="list-style-type: none"> Notification 	Q3 2024
Strategic Infrastructure	Southern Metro Wastewater Treatment Plant (WWTP)	
	<ul style="list-style-type: none"> Identify preferred WWTP site location 	Next 6 months
	<ul style="list-style-type: none"> Establish project governance structure (aligned/co-ordinated with the Pukete WWTP consent governance structure) 	Next 3 months
	<ul style="list-style-type: none"> Award professional services contract for resource consent planning and preliminary design elements of the plant and discharges 	July 2024 (subject to Long-Term Plan funding)
	Implementing the Metro Spatial Plan Transport Recommended Programme	
	<ul style="list-style-type: none"> Bus Rapid Transit (BRT) Funding & Financing Paper 	April 2024
	<ul style="list-style-type: none"> Freight & Logistics Study 	May 2024
	<ul style="list-style-type: none"> Bus Rapid Transit (BRT) Proof of Concept Study 	May 2024
	<ul style="list-style-type: none"> 12-year Public Transport Network Planning / Land Use interface 	July 2024
	<ul style="list-style-type: none"> Continuing investigations into BRT and wider bus network development (subject to funding) 	August 2024 onwards (estimate)
	Southern Links	
	<ul style="list-style-type: none"> Awaiting direction from Government 	Uncertain
	Eastern Transport Corridor	
	<ul style="list-style-type: none"> Business case 	June 2024
	<ul style="list-style-type: none"> Detailed design 	May 2025
	Connections Policy Review	
	<ul style="list-style-type: none"> New policy operative 	January 2025 (estimate)
Housing	Inclusionary Zoning plan change	
	<ul style="list-style-type: none"> Notification 	Mid-to-late 2024
	Housing Working Group	

Theme	Topic / work programme	Likely timing / meeting
Funding and Financing	<ul style="list-style-type: none"> Regular meetings scheduled throughout the year 	Throughout 2024
	Central City-master planning (linked to Plan Change 12)	
	<ul style="list-style-type: none"> Update Central City Transformation Plan and detailed planning at street-block level with developers 	On hold – subject to PC12
	Review of Development Contributions Policy and Growth Funding Policy	
	<ul style="list-style-type: none"> Consult on revised policies alongside 2024-34 Long-Term Plan Become operative 	March-April 2024 1 July 2024
	City Deal	
	<ul style="list-style-type: none"> Work with Future Proof partners to agree priorities to form the basis of a deal 	Next 6 months
	<ul style="list-style-type: none"> Advocate to Government to ensure City Deal policy is fit for purpose 	Next 6 months
	<ul style="list-style-type: none"> Ensure City Deal policy incorporates White Paper funding principles 	Next 6 months
	<ul style="list-style-type: none"> Negotiate a City Deal with the Government 	2024/2025
Growth Programmes	Central City Transformation	
	<ul style="list-style-type: none"> Central City Memorandum of Understanding 	11 April
	<ul style="list-style-type: none"> Revised programme update based on new Long-Term Plan (new maps, etc) 	27 August
	<ul style="list-style-type: none"> Central City Transformation Plan update (i.e. the project list given changes in Long-Term Plan) 	27 August (TBC)
	<ul style="list-style-type: none"> Potential benefits report update 	7 November
	Greenfield Growth	
	<ul style="list-style-type: none"> Rotokauri Stage 1 Private Developer Agreement (PDA) 	Q1-Q2 2024
	<ul style="list-style-type: none"> Rotokauri Stage 2 PDA 	Q1 2024
	<ul style="list-style-type: none"> Peacocke bridge opening update 	11 April
	Central Government partnership opportunities	
Collaboration / relationships	<ul style="list-style-type: none"> Working with key decision makers to shape new Government policy and legislation (waters, resource management, etc) 	Ongoing
	<ul style="list-style-type: none"> Develop long-term partnership models to unlock Hamilton's potential and deliver strategic infrastructure (City Deals). 	Ongoing
	<ul style="list-style-type: none"> Develop enduring relationships with local politicians and Ministers to ensure Hamilton's interests are well known and championed in national forums. 	Ongoing
	Cross-boundary relationship issues / opportunities	
	<ul style="list-style-type: none"> Ensure Future Proof priorities are front-and-centre of political discussions regarding City Deals. 	Ongoing

Theme	Topic / work programme	Likely timing / meeting
	<ul style="list-style-type: none"> Continue to seek agreement and align with our neighbouring councils on issues of mutual interest. 	Ongoing
	<ul style="list-style-type: none"> Look at strategic boundary changes including potential amendments that may be required to implement the outcomes of the emerging areas process, and seek agreement on pathways forward. 	Next 6 months

Financial Considerations - *Whaiwhakaaro Puutea*

11. The activities and projects described in this report are funded through existing budgets.

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

12. Staff confirm that this matter complies with Council's legal and policy requirements.
13. Staff have considered the key considerations under the Climate Change Policy and have determined that an adaptation assessment and emissions assessment is not required for the matter(s) in this report.

Climate Change Impact Statement

14. Staff have assessed this option and determined that no adaptation assessment is required for the matters in this report.

Wellbeing Considerations - *Whaiwhakaaro-aa-oranga tonutanga*

15. 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').
16. The subject matter of this report has been evaluated in terms of the 4 wellbeings during the process of developing this report. The recommendations set out in this report are consistent with that purpose.
17. There are no specific social, economic, environmental, or cultural considerations associated with the matters covered in this report.
18. However, the Strategic Growth and District Plan Committee supports the wider organisation in delivering key objectives that enhance the 4 wellbeings by being responsible for:
- 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; and
 - driving collaboration with neighbouring councils, iwi, private sector and central government to meet Hamilton's growth ambitions; and
 - providing governance leadership and direction to staff to develop amendments to the Hamilton City Operative District Plan 2017.

Risks - *Tuuraru*

19. There are no known risks associated with the decision being sought in this report.

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

Significance

20. Staff have considered the key considerations under the Significance and Engagement Policy and have assessed that the matter(s) in this report has/have a low level of significance.

Engagement

22. Given the low level of significance determined, the engagement level is low. No engagement is required.

Attachments - *Ngaa taapirihanga*

There are no attachments for this report.

Council Report

Item 8

Committee: Strategic Growth and District Plan Committee

Date: 27 February 2024

Author: Blair Bowcott

Authoriser: Blair Bowcott

Position: General Manager Strategy, Growth and Planning

Position: General Manager Strategy, Growth and Planning

Report Name: Strategic Issues

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

- To inform and discuss with the Strategic Growth and District Plan Committee issues of high significance and areas of concern that need to be brought to Members' attention, but do not warrant a separate report.

Staff Recommendation - *Tuutohu-aa-kaimahi*

- That the Strategic Growth and District Plan Committee receives the report.

Executive Summary - *Whakaraapopototanga matua*

- This report provides information to the Strategic Growth and District Plan Committee on issues grouped under the following themes:

Theme	Topic
Land use planning	New Government policy
	Future Proof and Future Development Strategy (FDS)
	Housing and Business Capacity Assessment (HBA)
Strategic infrastructure	Metro Spatial Plan Transport Programme Implementation update
	Eastern Transport Corridor
Housing	Housing Working Group update
Funding / financing	Infrastructure Funding and Financing (IFF) Facility/Levy
	City Deals

- The report outlines the key commitments of the coalition government, some of which form part of the 100-day plan.

5. Key changes that will impact Council directly include:
 - i. the repeal in December 2023 of the Acts introduced by the previous government to replace the Resource Management Act;
 - ii. National's Going for Housing Growth policy, which includes an agreement to make the Medium Density Residential Standards (MDRS) optional for councils;
 - iii. introducing fast-track legislation for locally, regionally and nationally significant infrastructure and developments;
 - iv. establishing a National Infrastructure Agency and Regional Infrastructure Fund.
6. Until we understand the new policies in more detail, it is difficult to provide a detailed assessment of the impacts on Council, and planning staff in particular. However, staff will actively engage with the Government where possible to help tailor policy responses to suit the local Hamilton context.
7. The Government has also confirmed it will not proceed with the previous government's Three Waters legislation, which transferred responsibility for delivering water services from councils to ten new entities.
8. It will repeal Labour's Three Waters laws by 23 February 2024, and will set up an advisory group ahead of passing two replacement pieces of legislation. The repeal will disestablish the water entities, keeping water assets in councils' hands. Councils will also have an extra three months – if they need it – for settling on their long-term plans.
9. One of the new bills is anticipated to be passed by the middle of the year, setting out "provisions relating to council service delivery plans and transitional economic regulation" and enabling councils to "start shifting the delivery of water services into more financially sustainable configurations should they wish to do so".
10. The second bill – to be introduced in December and passed by the middle of 2025 – will set out long-term financial sustainability requirements, establish a range of "structural and financing tools, including a new type of financially independent council-controlled organisation".
11. The legislation would also set up an economic regulation regime and it would include regulatory backstop powers, allowing the government to intervene if the entities got into trouble financially. The new system will require councils to put forward financially sustainable plans with water infrastructure funding ringfenced.
12. This means Council will remain responsible for delivering water services for all 10 years of the 2024-34 Long-Term Plan. The impacts of this legislative change – currently reported directly to Council as part of the Long-Term Plan process – will have significant impacts on the growth programme of this Committee.
13. Staff consider the decisions in the report are of low significance and that the recommendations comply with Council's legal requirements.

Discussion – *Matapaki*

LAND USE PLANNING

New Government policy

14. Staff have reviewed the coalition government agreements and note below the key commitments that could have a level of impact on the Council. Some of these commitments form part of the 100-day plan, which is already well advanced and formally finishes on 7 March 2024. Other commitments fall within this parliamentary term.

15. These changes will create a very dynamic environment for Council planning staff over the coming 12-month period as the policies are more clearly defined and the new Government begins to implement them. Staff will actively engage with the Government where possible to help tailor these policy responses to suit the local context here in Hamilton.
16. The broad commitments include:
 - i) *Establishment of a National Infrastructure Agency under the direction of relevant Ministers, to coordinate government funding, connect investors with New Zealand infrastructure, and improve funding, procurement, and delivery to:*
 - Prioritise regional and national projects of significance.*
 - Facilitate or procure funding for regional and national projects of significance*
 - ii) *Establish a Regional Infrastructure Fund with \$1.2 billion in capital funding over the Parliamentary term.*
 - iii) *Repeal the Natural and Built Environment Act 2023 and the Spatial Planning Act 2023. (COMPLETE)*
 - iv) *Commence an urgent review into the implementation of the National Policy Statement on Indigenous Biodiversity before any implementation*
 - v) *Prioritise strategic infrastructure to improve the resilience of heavy industry in New Zealand.*
 - vi) *Establish a Regional Infrastructure Fund with \$1.2 billion in capital funding over the Parliamentary term.*
 - vii) *Replace the National Policy Statement for Freshwater Management 2020 and the National Environmental Standards for Freshwater to better reflect the interests of all water users*
17. Specific amendments to the Resource Management Act were agreed to, which are set out as follows:
 - i) *Make it easier to consent new infrastructure including renewable energy, allow farmers to farm, get more houses built, and enhance primary sector including fish and aquaculture, forestry, pastoral, horticulture and mining.*
 - ii) *Streamline the plan preparation process in Schedule I of the RMA.*
 - iii) *Simplify the planning system and related statutes including the Public Works Act and the Reserves Act.*
 - iv) *The Parties commit to establish a fast-track one-stop-shop consenting and permitting process for regional and national projects of significance. The process will include a referral by Ministers for suitable projects. A Bill to introduce this process and make other essential statutory amendments will have its first reading as part of the government's 100-day plan.*
 - v) *National's Going for Housing Growth policy will now accommodate the ACT/National agreement to make the Medium Density Residential Standards (MDRS) optional for councils, and to consider sharing a portion of GST collected on new residential builds with councils.*
 - vi) *Introduce financial incentives for councils to enable more housing, including considering sharing a portion of GST collected on new residential builds with councils.*
 - vii) *Replace the Resource Management Act 1991 with new resource management laws premised on the enjoyment of property rights as a guiding principle.*

18. Many of the above commitments link closely, and in some cases deliver, National's 'Going for Housing Growth' policy. The Going for Housing Growth policy has three key pillars:
1. **Unlocking land for housing** – *Councils in major towns and cities will be required to zone land for 30 years' worth of housing demand immediately. Councils will have more flexibility about where houses are built by being able to opt-out of the Medium Density Residential Zone law, however central government will have reserve powers to ensure councils set aside enough land to meet demand targets.*
 2. **Infrastructure financing tools** – *The Infrastructure Funding and Financing (IFF) Act will be reformed to reduce red tape for developers to fund infrastructure. Combined with targeted rates to fund greenfield developments, this will remove the need for councils to fund greenfield infrastructure from their balance sheets. Housing growth will also become a priority for transport funding through NZTA (Waka Kotahi).*
 3. **Housing performance incentives for councils** – *A \$1 billion fund for Build-for-Growth incentive payments for councils that deliver more new housing – funded by stopping existing programmes like KiwiBuild.*
19. The Government, through Minister Bishop, has already committed to introducing fast-track legislation by March 2024 to be enacted later in 2024 for locally, regionally and nationally significant projects. The proposed Bill will set out a 'one-stop shop' process for approvals under a range of legislation, including the RMA.
20. Engagement on this by Minister for the Environment officials has started with councils. Once the Bill is introduced Council staff will review it, report back to the Committee with a summary, including identifying any risks and opportunities, and make a submission through the select committee phases.
21. Minister Bishop has been clear that the legislation will contain specific protections for Treaty settlements and other Treaty-related arrangements and commitments. Projects would be assessed for their compliance with these arrangements before being referred to the Expert Panel.
22. The changes to the Medium Density Residential Standards (MDRS) (the 'three-by-three' laws) are expected within the first 100 days; however, at the time of writing there has been no specific details on these changes. The stated intent from National's policy is that more discretion will be provided to councils to determine where housing growth occurs that suits local communities.
23. National's housing policy also seeks to increase density along transport corridors, strengthening the National Policy Statement: Urban Development (NPS:UD) requirements. The challenge with this, as discussed below, is the ability to make the feasibility for denser forms of residential development stack up and how to sufficiently service this type of development.
24. Similar to MDRS policy changes, the detailed policy requirements to zone 30-years' worth of supply are yet to be seen. Until we understand these policies in more detail, it is difficult to provide a detailed assessment of the impacts for Council work programmes and the city. What we do know practically is that zone-enabled supply, as per the latest Housing Business Capacity Assessment (HBA) (discussed below), is not always the issue. Often the issue with realising this zone enablement relates to infrastructure servicing (including funding), market feasibility, and developer wherewithal.

25. Staff will be strongly advocating that for this policy to be successful, infrastructure funding and financing tools to complement it are required. National's justification for these policies is that:

For far too long, councils have sought to limit the ability of their cities to grow, particularly on city fringes. These artificial scarcity limits have driven up the price of land, which has flowed through to house prices. (National Party, Going for Housing Growth, 2023)

26. The outcome National is expecting to achieve is:

National's plan will result in abundant availability of developable land inside and at the edge of our cities for housing so that land prices are not inflated by artificial planning restrictions.

27. To support these policies, National has committed to reforming the Infrastructure Funding and Financing (IFF) Act, introducing new rules for infrastructure funding in greenfield developments passing more of the cost onto developers rather than communities at large, and value capture tools such as levies to fund new roads and public transport.
28. National's Going for Housing Growth policy programme is ambitious and likely to have significant impacts on the Council and work programmes – much of which is un-budgeted. Early signs are that the new Government will move at pace and the level of consultation will be limited, as this was the plan that was taken to the electorate and committed to through the Coalition Agreements.
29. The work staff have done to date on Emerging Areas (including value capture), Plan Change 12, City Deals and IFF will hold us in good stead. What these new policies are likely to mean is that projects such as Emerging Areas and Plan Change 12 will need to advance sooner and/or pivot to reflect the new policy landscape. Staff will keep the Committee up to date with the evolving policy landscape.

Future Proof and Future Development Strategy (FDS) work programme

30. The development of the Future Development Strategy is now out for consultation as per the Special Consultative Procedure (SCP) in the Local Government Act 2002. This will provide an opportunity for the public and stakeholders to submit on the update and attend a hearing prior to finalising the Strategy update.
31. There are no proposed changes to the settlement pattern and only relatively minor drafting changes to the strategy itself to comply with National Policy Statement: Urban Development (NPS: UD) requirements.

Housing and Business Development Capacity Assessment (HBA)

32. The Housing and Business Capacity Assessment (HBA) is a triennial requirement on Tier 1 councils under the National Policy Statement: Urban Development (NPS:UD). This reporting requirement has been in place since 2016 and the 2024 HBA is the third iteration of this reporting. The findings are used to inform whether or not Tier 1 councils are zoning and enabling sufficient land supply to meet demand.
33. In late 2023 the residential component of the HBA was delivered. The main findings from the 2024 Residential HBA show:
- i. Insufficient supply across the board, across all 3 time periods (short, medium and long term, 2024-2054). Factors driving this are the rising costs of construction, falling market prices and infrastructure constraints.
 - ii. There is plenty of plan-enabled capacity through the Operative District Plan and Plan Change 12. However, infrastructure-enabled capacity, a subset of plan-enabled capacity, is significantly less because of the three-waters infrastructure constraints.

- iii. Changing market conditions (i.e. reduced prices and increased construction costs) reduce commercial feasibility in the short term under the Operative District Plan provisions relative to previous modelling. This is alleviated by the Plan Change 12 provisions where there is greater ability to respond with smaller dwellings.
 - iv. A recovering market on the back of migration, for example, is likely to increase the feasibility of an increased range of dwelling options across a wider range of locations.
34. The report modelled two scenarios:
- i. the first scenario modelled significant increases in allocation of demand to apartments in and around the Central Business District (CBD);
 - ii. the second scenario modelled less demand allocation to apartments in CBD and greater intensity of development in existing greenfield.
35. Both scenarios, given the infrastructure constraints in existing in-fill areas, lead to higher rates of uptake in the Stage 1 area and in greenfield areas. Demand in Stage 1 is strongly influenced by market feasibility and demand for apartment typologies.
36. Based on these findings, staff will further interrogate the feasibility assumptions and what planning levers could be drawn on to improve development yield. We are aware anecdotally from Auckland, Tauranga and here in Hamilton that feasibility for vertically attached apartment buildings is currently challenged.
37. Staff are still finalising the 2024 Business HBA and will report on it once finalised.

STRATEGIC INFRASTRUCTURE

Hamilton-Waikato Metro Spatial Plan – Implementing the Recommended Programme

38. This update (see table below) provides a summary of ongoing tasks and projects related to implementing the recommendations from the Transport Programme Business Case adopted in September 2022. In the lead up to Christmas we commenced several projects we intend to report on this year noting briefing sessions are currently being arranged to report back to elected members in more detail.
39. For additional background on the Metro Spatial Plan and how we have reached this point in our investigations, please refer to Attachment 1 to the Strategic Issues paper in the 17 August 2023 Strategic Growth & District Plan Committee agenda (link [here](#)).

Active Projects – Future Proof Transport Working Group – 7 February 2024				
	Task Description	Timing	Finance / Budget	Status
Freight and Logistics Study	Project ongoing – see more detailed update below	April 2024	Funded by HCC and WRC	Underway
Bus Rapid Transport (BRT) Proof of Concept	Project ongoing – see more detailed update below	Due for completion April 2024	Funded by HCC and WRC	Underway
Hamilton BRT Funding and Financing	Small commission utilising CERF establishment funding aimed at examining the potential benefits, along with potential funding and financing solutions for the proposed Bus Rapid Transit (BRT) system, with a focus on future BRT station locations.	Completed March/April 2024	Funded via CERF establishment funding	Underway
PT Pathways	Prepare re-scope (pre-Point of	Feb/Mar	Pre IBC tasks based off	Original

Indicative Business Case - (next steps based around IBC being cancelled due to withdrawal of CERF funding))	Entry) for key components of former IBC, likely focus on economics, PT planning and programme refinement and update of Strategic Case. February 2024 – HCC funding unavailable, WRC, WDC and Waipa funding available to pick up elements of the former IBC scope, currently scoping being led by WRC.	24 for rescope and procurement	local government funding only (WRC, Waipa, WDC)	tender process cancelled. New approach / scope currently being developed.
Communications and engagement programme	Future Proof Transport Vision narrative developed. Work associated with wider Future Proof Comms Strategy.	Commenced December 2023	CERF establishment funding plus existing budgets	Procurement on separate tasks.

Planned but Not Commenced Projects/Tasks – Future Proof Transport Working Group – 7 Feb 2024				
Rural Access programme	Scope completed, awaiting approval by Project Control Group in 2024 – commencement subject to funding, was to be funded by withdrawn CERF funding	February 2024	TBC	Awaiting Project Control Group (PCG) approval
Northern Waikato programme	Scope completed, awaiting approval by PCG, subject to funding, was to be funded by withdrawn CERF funding	February 2024	TBC	Awaiting PCG approval

Freight and Logistics Study Summary

40. The Future Proof Metro Spatial Plan (MSP) Transport Programme Business Case (PBC) 2022 set out a high-level analysis of road and rail freight considerations in the Metro area. However, the Future Proof Partners agreed that they would like to understand more about both current and future freight movements, needs and impacts. Concurrently, Council was seeking to update and inform its existing freight guidance and seek guidance on asset management planning for the future.
41. Management of freight access on a route and corridor level is likely to be an operational need in the urban areas of the Metro and is also a key consideration for this study. This is especially important as the Future Proof Partners focus on developing long-term public transport networks. The recent investments in inland ports at Horotiu and Ruakura linked to seaports at Auckland and Tauranga cement the role of the MSP area in freight and logistics.
42. The Freight Study is made up of 3 core parts:
 - i. a literature review to understand what is happening nationally and globally in this space and what we can learn from others;
 - ii. a data analysis stage focusing on post Waikato Expressway freight and other travel patterns to help guide route planning and asset management in Hamilton; and
 - iii. stakeholder engagement with small- and large-scale freight operators in the region.
43. The work will also seek to guide where possible, future land use decision making.

44. The next stages of the MSP freight workstream are to fill knowledge gaps and gather evidence to ensure that the MSP recommendations can be operationalised in the future. This acknowledges that there is an industry of freight and logistics in the Metro area that will continue to require support to be efficient. Any gains in efficiency through the construction of new routes or shared facilities on existing road space need to be protected for freight use.
45. The study is due for completion in May 2024 and an elected member briefing session is being planned for that time to present the study findings in more detail.

Bus Rapid Transit – Proof of Concept

46. A core recommendation of the Metro Spatial Plan Programme Business Case (PBC) was that a bus rapid transit (BRT) system is investigated for the metro area with a focus on Hamilton.
47. BRT has not been studied in detail in Hamilton and has not been studied extensively in New Zealand cities outside major centres such as Auckland, Wellington and Christchurch. The intent of this BRT Proof of Concept Study is to provide confidence among stakeholders and Future Proof partners that a BRT concept is technically feasible in Hamilton and to define broadly what a fit-for-purpose BRT would involve from a physical and operational perspective. The work would help build understanding and alignment around what BRT could be to inform future investigations with workable, well-defined inputs for options development and testing.
48. The Metro Spatial Plan Bus Rapid Transit Proof of Concept study will:
 - i. benchmark potential solutions for Hamilton against BRT systems in other relevant cities around the world;
 - ii. provide recommendations with respect to the characteristics of such a system including some specific guidance around alignments, river crossings and operations;
 - iii. demonstrate how a future BRT would fit into the local movement and public transport networks;
 - iv. define, conceptually, the form and function of central city interchanges, in particular Anglesea Street (interface with Infrastructure Acceleration Fund project) and the existing interchange;
 - v. define bus system requirements to inform the future investigations.
49. This work is due to be completed in May 2024 and an elected member briefing is being arranged for that time to discuss project outcomes.

Hamilton BRT Funding and Financing

50. This project will provide guidance on potential value uplift that introducing a BRT system would create through a benchmarking process looking at comparable BRT projects and designed to inform future investigations. It will also give guidance on potential funding and financing options and how value capture can be applied.
51. At a high level we will be able to understand options and risks and would include examining potential rates uplift based on future potential land use opportunities around stations and corridors.
52. We can include outputs from this study due for completion in April 2024 in one of the elected member briefings mentioned above.

Eastern Transport Corridor (ETC)

53. The ETC is key to unlocking the full potential of Ruakura inland port and enabling the full development of up to 1300 homes at Tuumata.

54. Council staff continue to work closely with Tainui Group Holdings and other partners through a NZTA Waka Kotahi Business Case process to identify a preferred design option and investigate the possibility of securing funding from the National Land Transport Fund to assist the next phases of design and delivery.
55. The Strategic Case component of the Business Case application was submitted and approved by Waka Kotahi. The team is underway on the short list options assessment that will lead to the Preferred Option, Benefits Analysis, and final Business Case compilation. This will be completed for final submission to Waka Kotahi in parallel with completion of the design.
56. The design scoping for the ETC is nearing completion and direct engagement negotiations are underway. A procurement report will be brought to the 2 May 2024 Infrastructure and Transport Committee meeting seeking delegation for direct engagement.
57. The design is expected to be completed by May 2025.

HOUSING

Housing Working Group

58. The Housing Working Group was established at the 14 June 2023 Strategic Growth and District Planning Committee meeting. The Working Group is meeting bi-monthly and overseeing the work programme. The specific focus has been on preparing the Inclusionary Zoning plan change (Plan Change 16), commencing an options analysis for the Council-owned land in Rototuna North known as Area Q, and continuing to collaborate with Kainga Ora on a masterplan for redevelopment of Kainga Ora properties in Enderley-Fairfield.
59. The first Housing Working Group meeting for 2024 was held on 8 February, with presentations by Local Government Funding Agency (LGFA) and on Papakainga Housing Policy by Patricia Nathan.
60. The next meeting of the Working Group is scheduled for 18 March 2024.
61. Further work is occurring under Plan Change 12 and Emerging Areas projects looking at how to increase the supply of affordable housing. Many of the initiatives are embedded within existing work programmes.

FUNDING / FINANCING

Infrastructure Funding and Financing (IFF) Facility/Levy

62. The Infrastructure Funding and Financing Act (IFF) enables Council to access a new off-balance-sheet funding mechanism to support the delivery of infrastructure projects. The structural elements (assumptions) of the funding are determined with Crown Infrastructure Partners (CIP) and Mafic Partners Limited who contract to Treasury.
63. After investigating a possible IFF loan during 2023, at its 29 November 2023 meeting, the Council withdrew its interest in pursuing this opportunity and advised CIP it was withdrawing, but expressed an interest in re-engaging CIP in the future potentially for an IFF to support 3-waters infrastructure or as part of a City Deal.

City Deal

64. The coalition government has committed to developing long-term city and/or regional infrastructure deals, and to establishing a new national infrastructure agency (including to pursue innovative funding tools).
65. Ministers have been clear that City Deals will not take the form of a grant, but rather will require a partnership approach to funding (potentially with the consideration of international capital), as well as policy and legislative changes to create more enabling settings.

66. Ministers have indicated they are keen to engage with Councils on how deals might be developed, including the structure of an agreement and assessment criteria, and the mechanics of how a deal might be delivered.
67. This creates an opportunity to shape City Deal policy and advocate for the sub-region, to ensure that Hamilton's (and Future Proof's) priorities are front and centre with central government.
68. Council has done a lot of thinking in this space already, with the development of the Metro Prospectus, White Paper and National Party priorities document. We have also been engaging with other key growth metros to align thinking and with our Future Proof partners, and have established a City Deal working group where Hamilton City Council is taking a lead role. The first meeting of the working group is likely to take place in Q1 and will be reported on at the April 2024 Strategic Growth and District Plan Committee meeting.

Financial Considerations – *Whaiwhakaaro Puutea*

69. The topics covered in this report are funded by existing budgets. There are no financial implications in relation to the information provided in this report.

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

70. Staff confirm that these matters comply with Council's legal and policy requirements.

Climate Change Impact Statement

71. Staff have assessed this option and determined that no adaptation assessment is required for the matters in this report.

Wellbeing Considerations - *Whaiwhakaaro-aa-oranga tonutanga*

72. 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').
73. The subject matter of this report has been evaluated in terms of the 4 wellbeings during the process of developing this report. The recommendations set out in this report are consistent with that purpose.

Social

74. As more people live and work in the city, we need to make sure the benefits of living in Hamilton Kirikiriroa grow alongside the new homes and businesses. While we don't determine how much growth occurs in Hamilton, we can determine what kind of city Hamilton Kirikiriroa aspires to be. We want to create a liveable city, an attractive lifestyle and improve the wellbeing of current and future residents.
75. This means creating accessible, equitable quality spaces and places for our communities such as parks, green space, playgrounds, education, health, libraries, pools and other community facilities. It also means expanding opportunities for people to engage in arts, culture and creativity in diverse and meaningful ways.
76. A key consideration for growth is ensuring that growth is planned close to places where people can access their daily needs, with genuine travel choices.

Economic

77. As part of delivering economic growth outcomes, Council proactively works with existing and prospective businesses to expand or establish operations creating investment and employment opportunities.

78. As our city grows, so too do opportunities for expanding and attracting tourism and economic growth while continuing to raise the city's reputation and profile as a great place to live and visit.
79. In order to attract more jobs to our city, more industrial land is required. Studies are underway to help determine the needs, best locations and actions required.
80. Delivery of key growth areas contributes to economic wellbeing through delivery of major infrastructure and residential and commercial construction activities.

Environmental

81. As we grow, it's important that we balance the need for housing alongside the need to protect and enhance our biodiversity. It's also important that we make the best use of our limited natural resources such as water.
82. Nature in the City strategy outcomes is a key consideration for growth. Access to nature, parks and open spaces and protection and restoration of significant natural areas key outcomes alongside delivering new homes and jobs.
83. The Waikato River is at the heart of Hamilton Kirikiriroa. It supports life throughout the city and region, it is central to our culture and has shaped the form of our city. As we continue to grow, we must put the health and wellbeing of the River at the heart of everything we do.
84. As the city grows, this means we need to promote investment that protects and restores the Waikato River and delivers on our obligation under Te Ture Whaimana o Te Awa o Waikato and targeting growth areas services by, or planned to be serviced by, high quality three waters infrastructure.
85. Our approach to growth needs to enable our city to reduce carbon emissions while adapting to the changing climate to improve our resilience. This means enabling growth of homes and jobs in areas that can easily access public and/or active transport modes. It also means guiding growth that builds our resilience to climate change impacts, such as avoiding areas where there are flooding and other natural hazards.

Cultural

86. 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.
87. 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.
88. Staff place a high level of importance on the Vision and Strategy for the Waikato River when planning projects that impact the river and tributaries and staff consider relevant sections of the Waikato-Tainui Environmental Plan when planning growth projects.
89. 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 growth programmes areas.

Risks - *Tuuraru*

90. There are no known risks associated with the matters covered in this report, other than those relating to specific items in the body of the report.

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

Significance

91. Staff have considered the key considerations under the Significance and Engagement Policy and have assessed that the matter(s) in this report has/have a low level of significance.

Engagement

92. Given the low level of significance determined, the engagement level is low. No engagement is required.

Attachments - *Ngaa taapirihanga*

There are no attachments for this report.

Council Report

Item 9

Committee: Strategic Growth and District Plan Committee

Date: 27 February 2024

Author: Mark Davey

Authoriser: Blair Bowcott

Position: City Planning Manager

Position: General Manager Strategy, Growth and Planning

Report Name: District Plan Update - February 2024

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

1. To inform the Strategic Growth and District Plan Committee of District Plan matters that need to be brought to the Members' attention, but which do not need a separate report.

Staff Recommendation - *Tuutohu-aa-kaimahi*

2. That the Strategic Growth and District Plan Committee receives the report.

Executive Summary - *Whakaraapopototanga matua*

3. This report provides updates to the Strategic Growth and District Plan Committee on aspects of the District Plan Change Programme (DP Programme), private plan changes, and other planning matters, with a focus on:
 - i. Plan Change 9 – Historic Heritage and Natural Environments; and
 - ii. Plan Change 16 – Inclusionary Zoning.
4. Staff are awaiting interim decisions on Plan Change 9 related to Significant Natural Areas (SNAs), Archaeological and Cultural Sites, Historic Heritage Areas (HHAs) and Notable Trees. Partial decisions have been received on some HHAs and Built Heritage items. Through the process related to HHAs, nine of the proposed HHAs are not being pursued for protection as they are no longer deemed to meet the required heritage threshold and the Panel has released their decision on this. There will likely be a final hearing mid-2024 to address Built Heritage items; this will be followed by a final decision.
5. The recent decision on the update to the Waikato Regional Policy Statement removes references to inclusionary zoning. Council has appealed this decision as this is not aligned to the Future Proof strategy. Work progresses on preparing Plan Change 16 – Inclusionary Zoning to the District Plan.
6. Staff continue to await clarity from the new Government regarding signalled changes to the Medium Density Residential Standards (MDRS) (referred to colloquially as the 'three-by-three' legislation). These changes comprised part of the new Government's 100-day plan. It is not yet clear if the changes will be confined to the MDRS or will also alter the National Policy Statement: Urban Development requirements for intensification too. The coalition agreements and key commitments are discussed in more detail in the Strategic Issues report on this agenda.

7. Staff consider the decisions in the report to be of low significance and that the recommendations comply with Council's legal requirements.

Discussion – *Matapaki*

8. Council has a wide-reaching District Plan work schedule currently underway, which includes eight plan changes to the District Plan. Two of these changes have been requested from parties outside of Council – Tainui Group Holdings (TGH) and the Waikato Racing Club Incorporated (WRCI), Private Plan Changes 13 and 15 respectively.
9. All plan changes and other key District Plan related matters specific to the Hamilton District Plan are listed below, and explained in more detail in the [23 February 2023 District Plan update](#) to Council (Item 8).
10. This report focuses on key updates, given the minor changes to timeframes and deliverables since the June 2023 report.
11. Key updates to District Plan work schedule include:

Plan Change/project	Status	Commentary
Plan Change 5 (Peacocke)	<p>Appeal period closed 14 April 2023. Commissioners' decisions and appeals received are available here.</p> <p>Currently developing a Peacocke residential urban design guide and bat management plan</p>	<p>Five appeals to the plan change have been lodged with the Environment Court, along with an additional two s274 parties. Staff have settled three of the appeals and continue to engage with the remaining appellants through court-assisted mediation. The next round of mediation is set down for late February 2024.</p> <p>A residential urban design guide for the Peacocke growth area is being developed. It will be a non-statutory, educational tool used to help show how developers can contribute to Council's aspiration for Peacocke to be a well-designed and attractive neighbourhood for future Hamiltonians.</p> <p>A city-wide Bat Management Plan is being developed to achieve better monitoring and management, and therefore better ecological outcomes, for long-tailed bats across the city. This plan connects with Council's wider Nature in the City (NITC).</p>
Plan Change 9 (Historic Heritage and Natural Environment)	<p>Awaiting interim decisions on SNAs, Notable Trees, Archaeological sites – expected late February 2024.</p> <p>Progressing towards final hearing on Built Heritage items by mid-2024.</p>	<p><u>Built heritage items</u> Staff are currently working on recategorisation report for Built Heritage items as per Panel direction, due 1 March 2024. This will result in a revised list of built heritage items for protection and will likely alter the number of built heritage items initially proposed to be protected.</p> <p><u>Historic Heritage Areas</u> Based on the panel directions and expert evidence exchange, Council is no longer pursuing the inclusion of "moderate" proposed Historic Heritage Areas in Schedule 8D. These areas include:</p> <ul style="list-style-type: none"> i. Augusta, Casper and Roseburg Streets; ii. Casey Avenue; iii. Hooker Avenue;

Plan Change/project	Status	Commentary
		<ul style="list-style-type: none"> iv. Jennifer Place; v. Lamont, Freemont, and Egmont Streets; vi. Oxford Street (East) and Marshall Street; vii. Seifert Street; viii. Springfield Crescent; and ix. Sunnyhills Avenue.
Plan Change 10 (Te Rapa Deferred Industrial land)	On hold	Staff are expecting a private plan change from one of the major landowners in this area. Until their position is known, Council will not progress this plan change.
Plan Change 12 (Enabling Housing)	Hearing postponed to mid-2024, awaiting Government direction.	<p>Staff are now waiting for the Government's position on MDRS. Once known, staff to consider way forward for the plan change. High level options to be considered are:</p> <ol style="list-style-type: none"> 1. Continue with PC12 as notified. 2. Amend PC12 through current Intensification Planning Instrument (IPI) process to reflect a revised position. 3. Withdraw PC12 and renotify a new plan change to reflect a revised position. 4. Withdraw PC12 and retain current Operative District Plan provisions. <p>Council received confirmation from the Minister for the Environment approving the extension of the decision-making deadline to December 2024.</p> <p>Depending on the timing and nature of Government direction and the preferred option sought by Council, a further extension might be required.</p>
Private Plan Change 13 (Te Rapa Racecourse private plan change)	The hearings have now been completed and parties are waiting for a decision from the commissioners.	<p>26 submissions and 3 further submissions were received.</p> <p>The two key issues that arose were regarding the residential density on the site and the reverse sensitivity on surrounding industrial areas.</p>
Plan Change 14 (Flood Hazards)	Provisions for Plan Change 14 are currently being drafted. Pre-notification consultation will begin after the publication of depression areas data in February 2024.	Staff are currently assessing how the planning rules can better safeguard life, property, and the environment while considering the impact on the housing capacity. A summary of the pre-notification consultation will be provided at the June 2024 meeting.
Private Plan Change 15 (Tuamata private plan change by Tainui Group Holdings)	Further submissions period closed 10 July 2023. 12 submissions were received including a submission on behalf of Hamilton City Council.	<p>Council and the plan change requestor continue to work through matters raised in Council's submission.</p> <p>A hearing date has not yet been confirmed.</p>
Plan Change 16 (Inclusionary Zoning plan change)	At the 14 June 2023 Strategic Growth and District Plan Committee, resolutions	Council is now working with Waipa and Waikato district councils to ensure alignment with the policy approach and timing of notifying a plan

Plan Change/project	Status	Commentary
	sought the prioritising of an inclusionary zoning plan change.	change. Staff are developing supporting documentation and an options analysis. Council has appealed Plan Change 1 to the Regional Policy Statement in respect of Affordable Housing.
Rototuna Town Centre Plan Change	Progressing	Staff are considering a revised work programme and timeline that slows down progress to ensure priority projects such as PC14 advance.
Fairfield-Enderley Urban Development Partnership	Progressing	A meeting in late 2023 was held with Council staff, Kainga Ora staff and the consultants developing the masterplan. Council has provided joint feedback on the various proposals including suggested next steps. Staff are awaiting further feedback from KO.
Central city development, including internal planning, land use and infrastructure alignment to support the delivery of the Central City Transformation Plan (CCTP).	Internal alignment phase for CCTP actions and Asset Management Plan delivery, together with Infrastructure Acceleration Fund/Housing outcomes agreements	Policy assessment of car-parking policy in the central city has been completed. Working with City Transportation regarding project scope for Multi-Modal Plan. Scoping what further work is required to inform the 2024-34 Long-Term Plan and associated asset management plans.
National Planning Standards	On hold	The implementation of National Planning Standards into district plans is required by 2024. Staff are seeking an exemption from this deadline due to the process constraints of implementing these standards at the same time as significant changes are being made to the District Plan under PC12 and PC9.
Sites and areas of significance to Maaori	On hold	Awaiting input from Waikato-Tainui. Council will then start a review of work undertaken to date and will work with Waikato-Tainui regarding possible options for progressing.

Plan Change 9 – Historic Heritage and Natural Environment

25. Plan Change 9 (PC9) consists of five topics:

- i. significant natural areas (SNAs);
- ii. notable trees;
- iii. historic heritage areas (HHAs);
- iv. archaeological and cultural sites; and
- v. built heritage.

26. The first three topics went to a hearing before independent commissioners in May/June 2023. The second hearing was held in November 2023 on the archaeological and cultural sites, and built heritage topics. The hearing in November also addressed outstanding matters related to SNAs and HHAs.

27. A third hearing relating to individual built heritage items will be held mid-2024.

28. The first hearing panel decision was received and notified on 6 December 2023, which removed 33 built heritage items from the notified PC9.

Update on National Policy Statement for Indigenous Biodiversity compliance

29. The National Policy Statement for Indigenous Biodiversity (NPS-IB) came into force on 4 August 2023 and relates to the Significant Natural Areas (SNA) topic of PC9. The NPS-IB places several obligations on Council to identify and protect SNAs within the city, with varying timeframes to undertake these obligations. This topic went to PC9 hearings in May and June 2023, before the final NPS-IB was released.
30. The hearing panel has sought positions from Council and submitters on what immediate response, if any, is required in respect of PC9. Statements of evidence on behalf of Council have been prepared to address this matter and have been submitted to the hearing panel.
31. In summary, the identification and protection of SNAs in the city within the Operative Hamilton City District Plan, and enhanced by PC9, are a sufficient response. Further, that while the NPS-IB requires further responses in future, these need not be immediately progressed as part of PC9 as NPS-IB allows several years for completion of these obligations.
32. The hearing panel heard from submitters on NPS-IB in respect of PC9, and we are now awaiting a decision from the hearing panel.

Update on Historic Heritage Areas (HHA)

33. The Historic Heritage Areas (HHA) topic of PC9 was heard in May and June 2023. The hearing panel directed that expert conferencing between heritage experts be conducted to seek agreement on several methodology-related matters to identify HHAs in the city. This conferencing occurred on 24 August 2023 with agreement reached on almost all matters. Council's heritage expert on this topic, Richard Knott, then applied the agreed methodology to the 30 HHAs identified in his earlier work.
34. This matter was resumed in the PC9 hearing in November 2023, where Richard Knott presented the outcomes of applying this agreed methodology, and all submitters had the opportunity to address the hearings panel in response.
35. Based on panel directions following the November 2023 hearing, Council put forward a list of HHAs that it would no longer pursue through PC9 on the basis that they are deemed to meet only a "moderate" threshold of significance, not "high" or "outstanding". The HHAs are as follows:
- i. Augusta, Casper and Roseburg Streets;
 - ii. Casey Avenue;
 - iii. Hooker Avenue;
 - iv. Jennifer Place;
 - v. Lamont, Freemont, and Egmont Streets;
 - vi. Oxford Street (East) and Marshall Street;
 - vii. Seifert Street;
 - viii. Springfield Crescent; and
 - ix. Sunnyhills Avenue.
36. If submitters disagreed with no longer seeking to protect these proposed HHAs, they had until 1 February 2024 to 'sponsor' their progression in PC9. None of the above HHAs had been sponsored. The Hearing Panel has since released their decision on these nine areas, no longer protecting them.

Update on built heritage items

37. Council, through PC9, proposed to schedule approximately 200 new built heritage items. Through submissions, Waikato Heritage Group and other submitters sought to have an additional approximately 200 built heritage items listed for protection.
38. Kainga Ora opposed the scheduling of any additional built heritage items beyond those already protected under the Operative District Plan. Other submitters either opposed or supported the protection of individual built heritage items.
39. To manage these divergent views on heritage, Council staff requested – and the Hearing Panel agreed – to hear from submitters in November 2023 regarding the method to identify built heritage items and the associated planning rules. Council staff also sought that the hearing panel make an interim decision on these two matters.
40. The hearing panel issued Interim guidance on the built heritage methodology, but not the planning rules.
41. [Direction #21](#) from the hearing panel set out the process to apply the agreed methodology as set out in the interim guidance to address which of the 400 built heritage items warrant protection. A hearing to hear from Council and submitters will occur mid-2024.
42. There were several built heritage items that Council's heritage expert already agreed with submitters, based on the new evidence provided that they do not warrant protection. The panel made an interim decision after the November 2023 hearing to remove these items from the schedule. This has provided early relief to those property owners/submitters who sought the removal of these items.

Next steps

43. Council is currently undertaking the re-categorisation reporting set out in Direction #21 for a hearing in mid-2024 to address the outstanding built heritage items.
44. Interim decisions on the other topics from PC9 are expected in early 2024.

Plan Change 16 – Inclusionary zoning

45. Inclusionary zoning is a focus of the recently established Housing Working Group and is included in their draft work programme.
46. A work programme has been established by staff and work is now underway to progress the supporting background reports required to support Plan Change 16 to the District Plan with notification mid-to-late 2024.

Waikato Regional Policy Statement Appeal

47. Recently, the Waikato Regional Council made decisions on the Proposed Waikato Regional Policy Statement (RPS) Change 1 (National Policy Statement on Urban Development and Future Proof Strategy Update). Decisions were publicly notified on 15 November 2023. Council originally made a submission on [16 December 2022](#) and a further submission on [15 February 2023](#).
48. While the decision did accept many of Council's submission points, the relief sought regarding inclusionary zoning was rejected – inclusionary zoning and its relevant provisions were removed in the decisions.
49. By way of background, on 4 August 2022, the Strategic Growth and District Plan Committee approved the preparation of an Inclusionary Zoning plan change. On 10 October 2023, the Strategic Growth and District Plan Committee sought the prioritisation of the Inclusionary Zoning plan change, which is now scheduled for notification mid-to-late 2024. The Housing

Working Group is overseeing the wider affordable housing work programme with a particular focus and support for inclusionary zoning.

50. The reasons for Council appealing this decision are:
- Reinstating provisions related to Inclusionary Zoning would be more consistent with the agreed Future Proof Strategy.
 - Local authorities investigating Inclusionary Zoning (e.g. Hamilton City Council) would have explicit legal basis for introducing the Inclusionary Zoning policy if it is within the Regional Policy Statement (RPS). Having Inclusionary Zoning within the RPS would reduce legal risk and cost for Council at the time when an Inclusionary Zoning plan change is progressed. For example, Queenstown Lakes District Council faced significant legal challenge against their Inclusionary Zoning plan change due to the lack of precedent.
51. We have received several s274 notices from developers who oppose Council seeking that these references are reinstated into the RPS.

Next steps

52. Staff will work with partner councils regarding being party to this appeal. We will then begin to work through the appeal point relating to Inclusionary Zoning with the Regional Council and any other parties to this appeal to explore if settlement is possible without going to Court. At the time of writing Waipa District Council, Waikato District Council and Waikato Housing Initiative joined in support of Hamilton City Council's appeal. We have also received notice from a number of development groups that they have joined the appeal in opposition to Hamilton City Council.
53. While staff work through this appeal with the Regional Council and associated parties, optioneering and proprietary work on Plan Change 16 – Inclusionary Zoning will progress. If Council can reach an agreed approach to inclusionary zoning, this might provide opposing parties a level of comfort in what Council intends from this policy lever.

Risks - Tuururu

54. Risks are tracked at both project and programme level and are reviewed and updated regularly with the wider team and key stakeholders.
55. Key risks to the Urban & Spatial Planning programme are outlined below.

Risk ID	Risk Description	Likelihood (residual)	Consequence (residual)	Risk rating	Owner
1	Funding Work programme is fully funded but there is no contingency, any new work or any change to programme work (e.g. scope change, timing change or new work) would require re-allocation and re-prioritisation.	Almost Certain	Major	Extreme	Mark Davey
2	Resourcing Planned workload is so close to resource capacity that there is no contingency, any increase in work would exceed capacity. Situation cannot be remedied by external resource due to set unit budget.	Likely	Major	Very High	Mark Davey

Risk ID	Risk Description	Likelihood (residual)	Consequence (residual)	Risk rating	Owner
3	Political (Local) Elected Members may make changes to prioritise or work programme. This affects program delivery.	Possible	Major	Very high	Mark Davey
4	Political (National) Central Government changing policy direction	Likely	Major	Extreme	Mark Davey
5	Legal Challenge to the RMA Legal challenge to The Resource Management Act processes	Possible	Major	Very high	Mark Davey
6	Retention and Recruitment Due to tight market there is a risk we have retention and recruitment issues which could lead to impact on service delivery and people. Burnout of staff from increased work pressure.	Possible	Major	Very high	Mark Davey

Financial Considerations - *Whaiwhakaaro Puutea*

56. The District Plan Programme is funded through the 2021-31 Long-Term Plan. The overall budget for the 10-year period is \$13 million, noting that Plan Change 5 (Peacocke) is separate to the approved District Plan Programme funding. Council recoups most costs incurred for processing private plan changes, after lodgement from the applicants.
57. A financial update for Financial Year 2024 is presented below as at January 2024. Staff have increasing risk on budgets and these will be reassessed in 2024-34 Long-Term Plan. Currently we are forecasting an unfavourable variance in through to the end of FY24 which we are constantly monitoring and taking steps to improve.
58. It is important to note that the delay of hearings on PC12 will result in the associated hearing costs in turn being delayed to a subsequent year. This will likely lead to a budget variance in that given year.

FY24	YTD Actuals (as at January 2024)	Sum of Annual Budget (FY2024)
District Plan Change Programme	\$754,058	\$855,251

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

59. Staff confirm that these matters comply with Council's legal and policy requirements. Overall, staff operate within the Resource Management Act 1991 for these plan changes and comply with the relevant processes.
60. Staff confirm that the District Plan Programme responds to the National Policy Statement on Urban Development (NPD-UD) (2020) and the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act (HSAA) (2021). Council has received an extension to the decision-making deadline on PC12 from 31 March 2024 to 20 December 2024.

61. Council, along with Future Proof partners, sought legal advice on the correct application of Te Ture Whaimana – the Vision and Strategy for the Waikato River as a qualifying matter related to PC12. Staff have considered this advice in the context of Hamilton, and this is reflected in the proposed planning approach through PC12.
62. The change in Government creates uncertainty for the District Plan programme, given their stated policy positions. This will impact Plan Change 12 in particular. Staff await further clarity from the Government. Once this is received, we will advise the Committee of options.
63. Staff note that advice is being sought from the Ministry for the Environment officials regarding the requirement to implement the National Planning Standards by 2024 and we still have not received a formal update.
64. Staff have assessed Council's compliance with the new National Policy Statement for Indigenous Biodiversity (NPS-IB) and have found a high level of compliance.
65. Two-years following the notification of a plan change decisions are required to be made. Mid-2024 will be the two-year anniversary for Plan Change 9 since notification. Council are on track to enable decisions to be complete within this statutory time-frame.

Climate Change Impact Statement

66. Staff have assessed this option and determined that no adaption assessment is required. However, climate change is addressed in each of the plan changes referred to in this report.

Wellbeing Considerations - *Whaiwhakaaro-aa-oranga tonutanga*

67. 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').
68. The subject matter of this report has been evaluated in terms of the 4 wellbeings during the process of developing this report.
69. The recommendations set out in this report are consistent with that purpose.

Social

70. Social wellbeing is defined as the capacity of individuals, their families, whaanau, iwi, haapu and a range of communities to set goals and achieve them.
71. The proposed approach aligns with 'Our vision for Hamilton Kirikiriroa', which provides direction for shaping a city that's easy to live in, where people love to be, a central city where people love to be, and a fun city with lots to do.

Economic

72. Economic wellbeing is defined as the capacity of the economy to generate employment and wealth necessary for present and future financial security.
73. The NPS-UD recognises the national significance of providing sufficient development capacity to meet the different needs of people and communities and adequate opportunities for land to be developed to meet community business and housing needs.
74. The NPS-UD and the HSAA require that district plans make room for growth both 'up' and 'out', and that rules are not unnecessarily constraining growth. The intensification directed by Central Government will have a direct impact on housing pressure in Hamilton.

75. Significant investment in infrastructure to support the ongoing growth and development of the city will be required. Decisions which confer additional development rights and enable growth (e.g. PC12), must take into account key factors including environmental limits, legal/policy obligations and infrastructure current and planned capacity which are fundamental considerations to support and enable this growth.

Environmental

76. Factors that make our cities more liveable (e.g. accessible public transport, great walking and cycling opportunities, ample green spaces and housing with access to services and amenities) can also help reduce our carbon footprint, increase resilience to the effects of climate change and protect ecosystems.
77. Elected Members have agreed the vision to shape Hamilton as a green city.
78. The increases in intensification directed through the HSAA, given effect to through PC12, will place greater pressure on the city's 3-water networks which in turn will necessitate increased investment. Without commensurate levels of investment to support intensification, adverse effects on the Waikato River are likely, which in turn will breach the City's obligations under Te Ture Whaimana.
79. Increases in intensification directed through the HSAA will also lead to greater urban stormwater generation and its effects. PC14 seeks to implement a new management regime to specifically address how new development responds to flood hazards. PC12 introduces new 'green policies' that aim to mitigate the effects of intensification with respect to urban runoff.

Cultural

80. The NPS-UD and HSAA require councils to plan well for growth and ensure a well-functioning urban environment for all people, communities, and future generations. This includes ensuring urban development occurs in a way that considers the principles of the Treaty of Waitangi (te Tiriti o Waitangi) and issues of concern to hapū and iwi e.g. Te Ture Whaimana – the Vision & Strategy for the Waikato River.
81. Hamilton City Council, under the Joint Management Agreement with Waikato-Tainui, has a process in place for collaborating and engaging with Waikato-Tainui in the preparation on plan changes.

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

82. 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*

There are no attachments for this report.

Council Report

Item 10

Committee: Strategic Growth and District Plan Committee

Date: 27 February 2024

Author: Hannah Windle

Authoriser: Blair Bowcott

Position: Special Projects Manager

Position: General Manager Strategy, Growth and Planning

Report Name: General Updates

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

1. To inform the Strategic Growth and District Plan Committee of general updates and matters that staff want to bring to Members' attention, but that do not require discussion. The report is taken as having been read.

Staff Recommendation - *Tuutohu-aa-kaimahi*

2. That the Strategic Growth and District Plan Committee receives the report.

Executive Summary - *Whakaraapopototanga matua*

3. This report provides general updates to Strategic Growth and District Plan Committee Members on activities, actions or projects for which this Committee and the relevant General Managers have responsibility.
4. Topics are grouped under themes as follows:

Theme	Topic
Collaborative relationships	Regional round-up
Strategic Infrastructure	<ul style="list-style-type: none">• Southern Wastewater Treatment Plant• Three Waters Connections Process review
Growth programmes	<ul style="list-style-type: none">• Central City Transformation• Greenfield Growth<ul style="list-style-type: none">○ Rotokauri-Northwest○ Ruakura○ Peacocke○ Emerging areas
Data and Analytics	<ul style="list-style-type: none">• This will be a new section focusing on data and analytics, and what they tell us about the environment for strategic growth in order to provide the Council <i>with easily accessible strategic data and insights, to aid in decision making and enhance</i>

	<i>performance. Material will be included in the next General Updates report.</i>
Other	<ul style="list-style-type: none"> Development Contributions Remissions – Q1 and Q2

5. Elected Members and staff continue to participate in several collaborative forums across the sub-region, region and at a national level.
6. These meetings consider a range of topics, including central government reform, opportunities for shared work programmes (related to the upcoming LTP), and information sharing.
7. This report also covers Development Contribution (DC) remissions for Q1 and Q2.
8. Staff consider the decisions in this report have low significance and that the recommendations comply with Council's legal requirements.

Discussion - *Matapaki*

COLLABORATIVE RELATIONSHIPS

9. Elected Members and staff continue to participate in several collaborative forums across the sub-region, region and at a national level.
10. These meetings consider a range of topics, including central government reform, opportunities for shared work programmes, cross-boundary land use issues, and information sharing.
11. The groups in which Council participates include:
 - i. Waikato Mayoral Forum
 - ii. Upper North Island Strategic Alliance (UNISA)
 - iii. Zone 2
 - iv. Metro Sector
 - v. National Council
 - vi. Cross-boundary discussions with Waikato District Council, Waipa District Council and Waikato Regional Council.

Regional relationships

Waikato Mayoral Forum

12. The last Mayoral Forum was held on 27 November 2023 in Tokoroa.
13. Topics covered included:
 - LTP preparation and potential rates rises;
 - a presentation from Sport Waikato regarding a potential regional rate to fund sports and recreational facilities as outlined in the Waikato Regional Active Spaces Plan;
 - a presentation from Te Waka on the government's 1.2B regional infrastructure fund and the organisation's priorities;
 - a presentation from the Waikato Housing Initiative and the need for a future funding model;
 - a discussion on the direction of the new Government.
14. The next Mayoral Forum meeting is scheduled for 11 March 2024.

UNISA

15. There have been ongoing discussions between UNISA partners on the scope of the forward work programme. This is yet to be finalised and agreed across the partners.

Zone 2

- 16. The last Zone 2 meeting was held on 17 November 2023.
- 17. There were updates provided by LGNZ and the DIA, and presentations on the mandatory plastic packaging stewardship scheme, politics and the media, and from economist Shamubeel Eaquad.
- 18. The next Zone 2 meeting is scheduled for 26 February 2024.

Metro Sector

- 19. The next Metro Sector meeting is scheduled for 11 March 2024.

National Council

- 20. The next National Council meeting is scheduled for 1 March 2024.

Cross-council governance meetings

- 21. The first cross-council governance meetings for 2024 are scheduled for the end of February/early March.
- 22. Staff have been meeting with their counterparts at each of our neighbouring councils over January and February to identify issues and topics for discussion at these governance meetings.
- 23. Discussions regarding cross-boundary land use planning and decisions, LTP engagement, and opportunities for collaboration are likely to form the basis of the agendas for these meetings.
- 24. Top of mind is also engagement with the new government and aligning messaging from the sub-region where appropriate.

Central Government meetings

- 25. There have been a limited number of interactions between Elected Members, staff and central government politicians since the confirmation of the coalition government.
- 26. Staff are working to ensure aligned messaging across Council internally and externally, with Hamilton's (and Future Proof's) priorities being championed in conversations regarding potential City Deals.

STRATEGIC INFRASTRUCTURE**Southern WW Treatment Plant update**

- 27. Key project activities since the last project update to the Strategic Growth and District Plan Committee in August 2023 are highlighted below.

Site feasibility and due diligence and mana whenua engagement

- 28. The draft technical assessment of the four shortlisted sites has concluded and is awaiting finalisation once the mana whenua assessment has been received. Mana whenua preference for a site is currently split across two of the four shortlisted sites. Mana whenua endorsed the commissioning of a cultural assessment to identify a preferred site. This report will be received by Council in February 2024 and discussed and endorsed at the next Kaitiaki Roopu Hui in February 2024.

Professional Services for Notice of Requirement (NoR) and Resource Consent Applications

29. A procurement plan has been prepared for the technical assessments and project work needed to progress the project, identify the preferred site, assess and evaluate discharge options and methods, and complete the activities necessary to support NoR and resource consent applications.
30. As part of the procurement process, Registrations of Expressions of Interest from suitably qualified and experienced consultants were sought from the open market in November 2023 for the next stage of the project (Master Planning, Concept/Preliminary Design, Designation and Consenting of a new Wastewater Treatment Facility and associated land/water discharge). Three consultants have been shortlisted and will be invited to submit an offer of service in March 2024.
31. Project planning to formally co-ordinate and integrate delivery of the Southern WWTP NoR and resource consent applications with the Pukete WWTP discharge consent renewals is currently underway. This will include aligning reporting; governance structures and delivery of technical investigations, communications, planning and engagement.
32. This approach has been discussed with Waikato Tainui and the Waikato Regional Council as consenting regulator, and is necessary to reflect the integrated nature of these two plants and discharge activities and across the Metro Area. Co-ordinating these two strategic planning and consent projects will make best use of time and resources.

Project Funding and Governance

33. Council's 2021-2031 Long Term Plan does not have sufficient funding to enable the completion of the next design and consenting stages. \$7M has been included in Years 1 and 2 of the draft 2024-2034 Long Term Plan baseline. Subject to securing this funding in the 2024-2034 Long Term Plan, a contract for this work will be awarded in July 2024.
34. Residual LTP budget in the 2023/2024 is being utilised to undertake baseline river monitoring to close gaps in current available information, and to commence investigations into treated wastewater discharge methods, options and locations for the proposed plant.
35. The Project Governance Group met in December 2023 and endorsed this approach.

Lease of Council Property

36. The lease of Council owned properties 131 and 139 Raynes Road expires in May 2024. The tenant will vacate the existing dwelling and 34 ha farm. Council proposes to go to the market to seek a new leasee for this property in the coming weeks.

Three Waters Connections Process review

37. A project update was provided at the 10 October 2023 Strategic Growth and District Plan Committee meeting on the Three Waters Connections Process review. To date, there have been two Council briefings in March and May 2023, four committee report updates, and executive updates in November and December 2023. Work continues on the Three Waters Connection Policy update and review of the approval processes needed to support managing capacity constraints on our network in a consistent and transparent way.
38. Since October 2023, staff have continued to develop the policy and supporting processes. Several proposed key policy settings have been shared with Elected Members, including:
 - i. thresholds to determine what developments should require network capacity assessments;
 - ii. how long Network Capacity Certificates should be valid for;
 - iii. how capacity should be managed in greenfield areas.

39. An Elected Member briefing is scheduled for 14 February 2023. The briefing will include:
 - i. proposed revised and expanded principles to guide policy decision-making, especially to more fully address network capacity issues;
 - ii. when interim infrastructure solutions may be provided for if in a network constrained area;
 - iii. opportunity to provide feedback on proposed policy provisions shared at the end of 2023.
40. There are still policy settings yet to be recommended including:
 - i. delegations for decision making;
 - ii. other policy improvements and clarifications on matters relating to water allocation, and tankered waste disposal.
41. Staff will propose a separate briefing on these matters, policy implications, as well as any other updates on the Connection Approval Process. Staff propose to seek approval to consult on a draft revised Three Waters Connection Policy at the Infrastructure and Transport Committee meeting on 2 May 2024.
42. Recommended updates to the Regional Infrastructure Technical Specifications (RITS) needed to meet the evolving metropolitan needs of Hamilton have been submitted to Co-Lab for consideration. Staff are still waiting for their feedback.
43. The standalone project to develop the online GIS-based Network Capacity Assessment tool needed as part of the assessment and approval process is currently at the end of its procurement stage. A service provider has been determined and the contract is currently being finalised. Customer interface processes and tools (including 'smart forms' are also being developed) to support implementation to the revised approval process. The award of this contract has been delayed, which will extend the anticipated delivery date of the tool.
44. Staff are working through the business improvement processes and resourcing requirements that will be necessary to implement the revised policy.

GROWTH PROGRAMMES

45. This section provides an update of key strategic growth areas including the Central City Programme and Greenfield Growth Areas (Rotokauri-Northwest, Ruakura, Peacocke and emerging areas).
46. These updates provide strategic growth-related activities. For a comprehensive view of activities and projects taking place in the growth programmes areas visit the programme webpages:
 - i. Central City: www.hamilton.govt.nz/centralcity
 - ii. Peacocke: www.hamilton.govt.nz/Peacocke
 - iii. Rotokauri: www.hamilton.govt.nz/Rotokauri
 - iv. Ruakura: www.hamilton.govt.nz/Ruakura

Central City Transformation

47. The vision for the central city is *Ahuahungia te pokapuu o teetehi taaone e arohaina ai e te tangata* 'to shape a central city where people love to be'.

48. The [Central City Transformation Plan](#) identifies a number of key projects to deliver transformational outcomes. The [Hamilton Urban Growth Strategy](#) (HUGS) was adopted in April 2023 and identifies the Central City as a key priority strategic growth area.
49. In November 2022, Council received \$150.6M from the Infrastructure Acceleration Fund (IAF) to support the delivery of homes in the central city.
50. Along with being a place for commercial, cultural and economic growth, the central city will be a place to call home for around 4,000 homes for up to 10,800 people by 2035.
51. A number of transport, community and economic development activities have taken place in the central city and 800m walkable catchment since August 2023, including various walking, cycling and micromobility safety and connections improvements, and the Ferrybank Park enhancement. These are reported through the relevant committees.
52. Key Central City Transformation Programme risks include:
- Market conditions may impact on the timing of developers delivering homes and commercial builds in the central city. Staff are closely monitoring the growth activity and continue to regularly engage with key developers alongside seeking solutions to enable growth. Agreements are in place with key developers to support Infrastructure Acceleration Fund (IAF) housing outcomes; and
 - Misaligned or lack of investment into the central city may affect the timing, quality, or delivery of the Central City Transformation Plan outcomes. Staff are working to align investment to strategic outcomes through the Long-Term Plan and working with government agencies and partners to ensure alignment and funding is directed to the right projects at the right time.

Central City Housing Outcomes

53. Residential development activity since January 2022, as at the end of December 2023, in the central city and 800m walkable catchment includes:

Strategic Growth Area	From date	Getting sections ready			Construction of homes	
		Subdivision consents In Progress (sections)	Sections Granted Subdivision Consent	Sections Titled	Homes granted building consent but not yet completed	Homes completed (granted Code of Compliance)
Central City & 800m Walkable Catchment*	January 2022	7	80	73	63	148
Stage One Area **	January 2022	23	316	114	282	248

*The IAF Infrastructure supports delivery of housing in the central city and 800m walkable catchment area, commencing from January 2022. We have aligned our reporting to this area and time period.

** Includes Central City and 800m walkable catchment

Notable Central City Residential Developments

54. Construction of several Kāinga Ora housing developments are well underway throughout the 800m walkable catchment area, across Hamilton East in particular. By the end of 2024, these developments will contribute just under 50 more much-needed public homes for central Hamilton.
55. Council staff are in discussions with an affordable housing provider for a proposed 42-home affordable rental development in the central city. The three-storey development would include 18 one-bedroom, and 24 two-bedroom apartments, rented at 80% of market value.
56. Works for the construction of Eastbank, located at the historic corner of Anzac Parade, Memorial Drive and Puutikitiki Street, began in December 2023. This new five-storey building will house 27 apartments and is due to be completed in late 2026. Council is taking the opportunity to widen the footpath for the community as part of the development.
57. Refer to the attached central city development activity map (**Attachment 1**).

Central City Employment/Commercial Outcomes

58. Commercial developments since January 2022, as at the end of December 2023 include:

Building	Developer	Completion date (actual or expected)	Gross Floor Area & Levels	# workers
Completed				
Made of Hamilton East	Stark Property	Opened November 2023	5,000 sqm over two storeys	TBC
Union Square – Building E Apex House	Fosters	Opened October 2023	4,000 sqm over five storeys	Approx. 400
NZ Blood Service 109 London Street	Stark Property	Opened August 2023	2,000 sqm over three storeys	200
Basecorp Finance 467 Anglesea Street	BCD Group	Opened August 2023	300 sqm single storey	10
Panama East 469 Grey Street	Stark Property	Opened August 2023	1,500 sqm over three storeys	Approx. 50
Union Square – 350sp Car Park	Fosters	Opened April 2023	2,500 sqm	-
Amohia Ake – ACC 79 Collingwood Street	Tainui Group Holdings	Opened April 2023	8,500 sqm over four storeys	800
K’aute Pasifika Trust Community Hub	K’aute Pasifika	Opened January 2023	900 sqm fale, as well as staff offices and community space	-
Crest Clean 189 Collingwood Street	Fosters	Opened 2023	1,095 sqm over two storeys	Approx. 50
In Progress				
Surgeons on Clarence Endoscopy Clinic 101 Clarence Street	Surgeons on Clarence Ltd	Mid-2024	Approx. 1,000 sqm across two storeys, with an underground carpark.	7
Waikato Regional Theatre	Momentum Waikato / Fosters	Opening early 2025	1,300 seat theatre with 2,200 sqm of commercial/retail space	TBC

59. Notable commercial development activity in the central city since August 2023 includes:
- i. **Made of Hamilton East** – A modern marketplace made up of a diverse business community, located in the old Waikato Regional Council building on Grey Street. Made has proven incredibly popular since opening in early November 2023, with 75,000 visitors through the door per week during its first two weeks in operation and averaging around 40,000 visitors per week since.
 - ii. **Union Square** – The third building of this Fosters development, Building E was opened in October 2023, unlocking 4,000sqm of office space over five buildings, alongside the development's 350-space car park. Once complete, more than 2,500 staff are expected to be employed across the Union Square developments.
 - iii. **Waikato Regional Theatre** – The overall construction timeline is currently being reviewed and an update will be issued by the Waikato Regional Theatre team in due course. The completion of the Waikato Regional Theatre represents a significant opportunity to realise transformational outcomes in the central city. Works onsite continue to progress well, with all foundation and earthworks complete. Most recently, concrete pours have commenced across levels 1 and 2 of the heritage building. Council is currently planning the work to rejuvenate the surrounding areas of the theatre precinct including the adjacent park.
60. A map showing locations of planned or actual development activity is in **Attachment 1**.

Infrastructure Acceleration Fund (IAF) Delivery update

61. To help enable the central city housing outcomes, the IAF Infrastructure Programme is funded primarily by a Crown grant managed by Kainga Ora. It will deliver:
- i. a new water reservoir and pump station;
 - ii. an active modes river crossing (the IAF Bridge);
 - iii. three waters upsizing physical works to help enable developments covered by Housing Outcome Agreements;
 - iv. investigation and planning the local three waters network to respond to an increased central city population; and
 - v. planning for long-term transport and other infrastructure on Anglesea Street arising in part out of the Metro Spatial Plan Transport work.
62. The projects are in the planning phase, except for the three waters upsizing works, which is pending completion of the three waters network investigation and planning (item iv. above).
63. The first two projects are complex, particularly given the natural and urban environment, but the rigid budget and accelerated timeframes make them more challenging. Notwithstanding these constraints, all the projects in the IAF Infrastructure programme are generally progressing well.

Greenfield Growth

64. Our greenfield growth programme areas include Peacocke, Rotokauri-northwest and Ruakura. Greenfield growth areas, while requiring significant investment to unlock, offer an opportunity to deliver great communities from the start.

65. For greenfield communities to deliver good community outcomes they must provide increased diversity of housing typologies and local needs, and efficient high-quality transport options to support emissions reduction. Alongside delivery of key strategic infrastructure, it's important Council enables accessible, quality spaces and places for our communities including parks, green space, playgrounds, education, health, and community facilities and vibrant local centres that provide opportunities for employment and services for the community.

Greenfield Housing Outcomes

66. Greenfield growth currently represents 27% of new homes (73% infill) as per the September 2023 [Quarterly Economic Update](#) .
67. Greenfield consenting has slowed with the recent downturn in the residential housing market and the current economic climate in New Zealand. However, staff are working with several developers who are ready to move once the market improves and key strategic infrastructure projects are either completed or underway.
68. Residential Development Activity in the greenfield growth areas as at the end of January 2024 includes:

Strategic Growth Area	From date	Getting sections ready			Construction of homes	
		Subdivision consents In Progress (sections)	Sections Granted Subdivision Consent	Developer Ready land (sections)	Homes granted building consent but not yet completed	Homes completed (granted Code of Compliance)
Rotokauri-northwest	2014	79	389*	275	18	242
Ruakura	2015	77	536	576	81	705
Peacocke	2018	523	1298	168	74	370

*Note number of sections in Rotokauri Stage 1 awaiting strategic infrastructure to be in place before subdivision works can commence.

69. Refer to attached development activity maps for Rotokauri-Northwest and Ruakura and Peacocke (**Attachments 2, 3 and 4**).

Greenfield Employment Outcomes

70. Commercial developments in the greenfield growth areas since 2022, as at September 2023 include:

Building	Greenfield area	Completion date (actual or expected)	Gross Floor Area and Levels	# workers
Completed				
PBT	Ruakura	Oct 2022	10,000m ²	80
Waitomo Service Centre	Ruakura	Dec 2022	16,000 m ²	60
Kmart Distribution Centre	Ruakura	Sept 2023	40,000m ²	100
Big Chill	Ruakura	Oct 2023	13,000m ²	TBC
Maersk	Ruakura	Stage 1 completed Nov 23	16,000m ²	TBC
In Progress				
United Industries	Rotokauri-northwest	Mid 2024	6500m ²	8

Rotokauri-northwest

71. The vision for Rotokauri-northwest is to enable the development of connected, vibrant, attractive, and prosperous northwest community. When complete, Rotokauri-Northwest will have up to 8,700 homes for up to 22,000 people in the next 50 years.
72. Overall, programme activity across Rotokauri-northwest continues to focus on working with developers to unlock new development.

Rotokauri-Northwest Strategic Infrastructure Delivery Update

73. **Rotokauri Greenway** – Hounsell Holdings is progressing well with the detailed design for this project. The COVID-19 Fast Track Consent process is underway following the EPA's acceptance of the consent application.
74. **Waiwhakareke pest-proof fence** – A resource consent application to build a pest-proof fence around Waiwhakareke Natural Heritage Park was submitted in December 2023. Funding for the construction phase of this project is not confirmed.

Ruakura

75. The vision for Ruakura is to partner to ensure Hamiltonians enjoy a connected, vibrant, attractive, and prosperous Ruakura community. Ruakura is an engine for economic growth, providing thousands of jobs alongside approximately 1600 homes for up to 4000 people in the next 40 years.
76. Stage One of Ruakura Superhub is well advanced, with 23ha out of the 37ha of employment land already committed. In November 2023, the new Maersk cold store was completed and is now operating. This purpose-built 16,000m² cold store facility has a state-of-the-art energy management system and was constructed to a Greenstar 5 sustainability rating.
77. This 2023 milestone, along with the previous Kmart and Big Chill openings, reinforces the importance of Hamilton Kirikiriroa in Aotearoa New Zealand's economic landscape, and reaffirms the importance of partnership between Waikato-Tainui, Central Government, and Hamilton city.

Ruakura Strategic Infrastructure Delivery Update

78. **Eastern Transport Corridor (ETC) Detailed Business Case** – an update is provided in the Strategic Infrastructure section of the Strategic Issues report of this committee agenda.
79. **Stormwater** – Mangaonua Gully protection works, jointly funded by Council and Central Government, involves erosion control work to protect the stream bed and banks, improve the stream habitat, and protect stormwater infrastructure. All instream works, access tracks and planting are now completed. The gully was officially reopened to the public at a celebration event on 11 December 2023.

Peacocke

80. The vision for Peacocke is to enable the development of an attractive and sustainable community. Enabled by the Housing Infrastructure Fund, Peacocke will provide up to 7,400 homes for up to 20,000 people in the next 40 years.
81. With Plan Change 5 mostly operative and construction of the new Waikato River bridge and wastewater pump station approaching completion, the programme focus is shifting to support developers through the pre-application and consent process to ensure best practice urban design and community outcomes are achieved.
82. Staff have settled three of the five appeals to Plan Change 5 and are currently engaged in court assisted mediation with the remaining two appellants over the next two months with the intent to settle these appeals if agreement can be reached.

Peacocke HIF Strategic Infrastructure Delivery Update

83. The Waikato River bridge and Peacocke wastewater transfer station projects are progressing towards completion this financial year (2023/24). Despite weather-related challenges through 2023, staff are working with contractors to gain programme certainty, accommodate weather-impacted works and to resolve complex claims related to these events. Road surfacing is now underway during drier summer months. This timing of strategic infrastructure essential for enabling development in Peacocke is still being delivered in line with developer expectations.
84. Financial reporting continues to report on the 50th percentile estimates. Uncertainty remains in relation to the full financial impacts of the extremely wet 2023 construction season and Cyclone Gabrielle. Continued cost escalation remains an issue, and a substantial increase in cost indices published late in 2023 will affect remaining costs to complete. Staff shortages in key high-skill roles across the construction industry is increasing pressure on progress and maintaining quality. Further details are reported through the Finance Committee as part of the Capital Projects Report.
85. Council has acquired all 39 properties required to deliver the Peacocke Network Infrastructure. Full and final settlement is yet to be reached on 6 of the properties, with 2 of those well advanced towards reaching a settlement. The remaining 4 properties are being progressed through the Land Valuation Tribunal (LVT) where final settlement and any compensation to be paid will be determined. Council is awaiting the decision from the first LVT hearing held in mid-September 2023. The second hearing is likely to be held later this year following mediation. Council submitted applications to the LVT for the remaining 2 properties in late 2023 and is continuing to seek agreement with the owners while awaiting Court instructions for scheduling hearings. Where Council has been required to acquire more land than necessary, disposal strategies are now being developed to recycle capital back into project budgets.
86. As previously reported, Council project sites in Peacocke were impacted by intense rainfall experienced in July 2023. Despite having approved environmental controls in place, some water and sediment from these sites flowed into the nearby Mangakootukutuku Gully network and the Waikato River. Council's staff and contractors have assisted Waikato Regional Council (WRC) with their investigations of the incidents. WRC has concluded investigations and have issued warnings and infringement notices. WRC has decided to not prosecute Council or our contractors.
87. **Waikato River bridge and surrounding transport network** – The bridge balustrades are now in place presenting a final side profile view of the bridge structure. Work continues within and on the approaches to the bridge connecting strategic services and key structural interface aspects. Kerbing and pavement construction work is in full swing across the project site making the most of the periods of fine weather, noting these are works originally programmed in the previous summer season.
88. **Peacockes Road urban upgrade and Whatukooruru Drive - Stage 2A** – Despite a winter period that was less productive than expected due to the weather, gully bridge beams are now installed on the eastern bridge. Works are well underway along Peacockes Road with earthworks, service relocation work and lower pavement layers being constructed. Although some delays have been realised, overall, the works are still on programme for 2025 completion.
89. **Whatukooruru Drive - Stage 3** – Council has explored the benefits of an early contractor involvement (ECI) model and has been unable to arrive at a satisfactory commercial position that would represent value for money to Council. Staff have now proceeded to a public tender for the works to ensure competitive pricing representative of current market conditions. Works are anticipated to begin onsite in April 2024.

90. **Peacocke Neighbourhood Park** – The 6,200m² neighbourhood park site within the Aurora development will provide an informal recreation space for the nearby residents. The first stage of this park development was completed late 2023, including bollards, pathways, and landscaping. Further development of the site, including a playground, will occur in late 2024.

Development Contributions (DC) remission quarterly report

91. All remissions in this report have been determined in accordance with the DC Policy and delegated authority.
92. All DC amounts in this report are exclusive of GST.

Remissions

93. Across Q1 and Q2 2024, seven DC remissions were approved with a total value of \$5,139,087 (see **Attachment 5**).
94. The remissions consisted of:
- i. 1 x IAF remission totalling \$104,101;
 - ii. 6 x actual demand remissions totalling \$5,034,986.
95. DC remissions are calculated by individual activity components. The table below shows the dollars and percentages of the total remissions granted attributed to each DC activity.

REMISSIONS Q1 AND Q2 2024						
	Water	Wastewater	Stormwater	Transport	Community	Reserves
Remitted \$ per activity	\$ 420,485	\$ 549,018	\$ 635,103	\$ 3,399,510	\$ 1,944	\$ 133,028
% of total remitted \$	8%	11%	12%	66%	< 1%	3%

Other remissions update

96. On 14 September 2022, Council resolved to delegate authority to the Chief Executive to finalise the DC remission for the Broadwater Retirement Village in accordance with section 17 of Council's 2020/21 Development Contributions Policy.
97. The Chief Executive authorised the Broadwater Retirement Village remission decision which was issued on 6 December 2023. The final remission totalled \$3,404,201.

Financial Considerations - *Whaiwhakaaro Puutea*

98. There are no financial implications in relation to the updates provided in this report.

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

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

Climate Change Impact Statement

100. Staff have considered the key considerations under the Climate Change Policy and have determined that an adaptation assessment and emissions assessment is not required for the matter(s) in this report.

Wellbeing Considerations - *Whaiwhakaaro-aa-oranga tonutanga*

101. The purpose of Local Government changed on 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').

102. The subject matter of this report has been evaluated in terms of the 4 wellbeings during the process of developing this report. The recommendations set out in this report are consistent with that purpose.

Social

103. Collaborative relationships between councils and other groups enable the sharing of ideas, work programmes and the identification of opportunities to deliver better outcomes for communities.
104. Development contributions help to fund city infrastructure such as roads and reserves, which help to link whanau and communities and provide places for them to connect.

Economic

105. Collaborative relationships between councils and other groups can identify opportunities for shared services or work programmes which save the local government sector, and therefore ratepayers, money.
106. Development contributions support investment in critical infrastructure for both residential and non-residential development activity. Once a growth cell or existing areas in the city are enabled through infrastructure, economic benefits can be realised. New development creates jobs and wealth both now and in the future, supporting our communities' economic wellbeing.

Environmental

107. Collaboration between councils and other groups allows for cross-boundary and sub-regional discussions regarding big-picture issues such as inter-regional transport, water quality and allocation and emissions reduction.
108. Development contributions help to fund reserves as well as certain environmentally friendly infrastructure, particularly stormwater and wastewater. These help to protect our waterways and ecosystems, while also providing spaces where people can enjoy their local environment.

Cultural

109. Cultural wellbeing is enabled by projects that acknowledge and support their local communities' shared cultural attributes.
110. Development contributions 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*

111. There are no known risks associated with the matters contained in this report.

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

112. 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 - Central City Development Activity Map

Attachment 2 - Rotokauri-northwest Development Activity Map

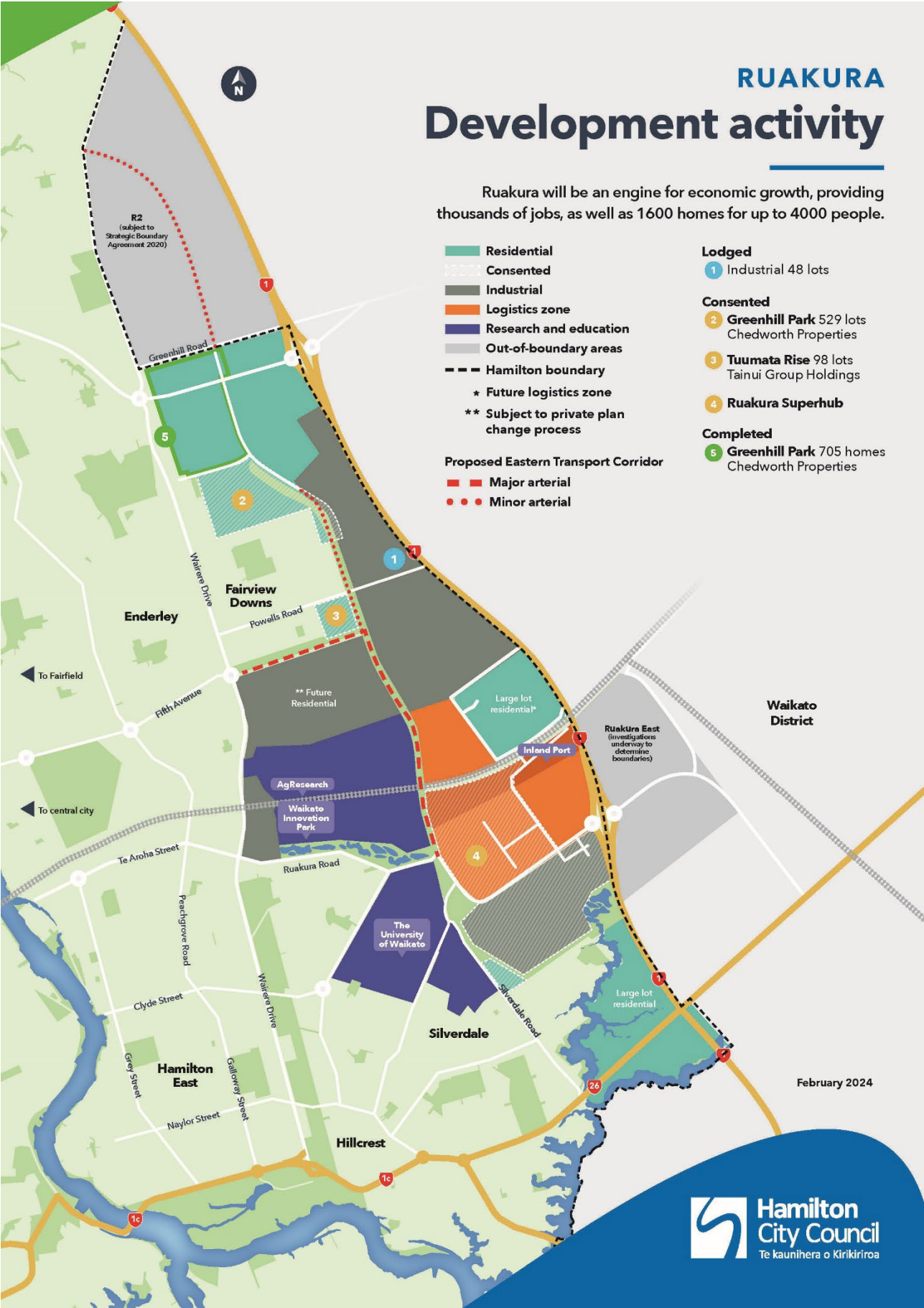
Attachment 3 - Ruakura Development Activity Map

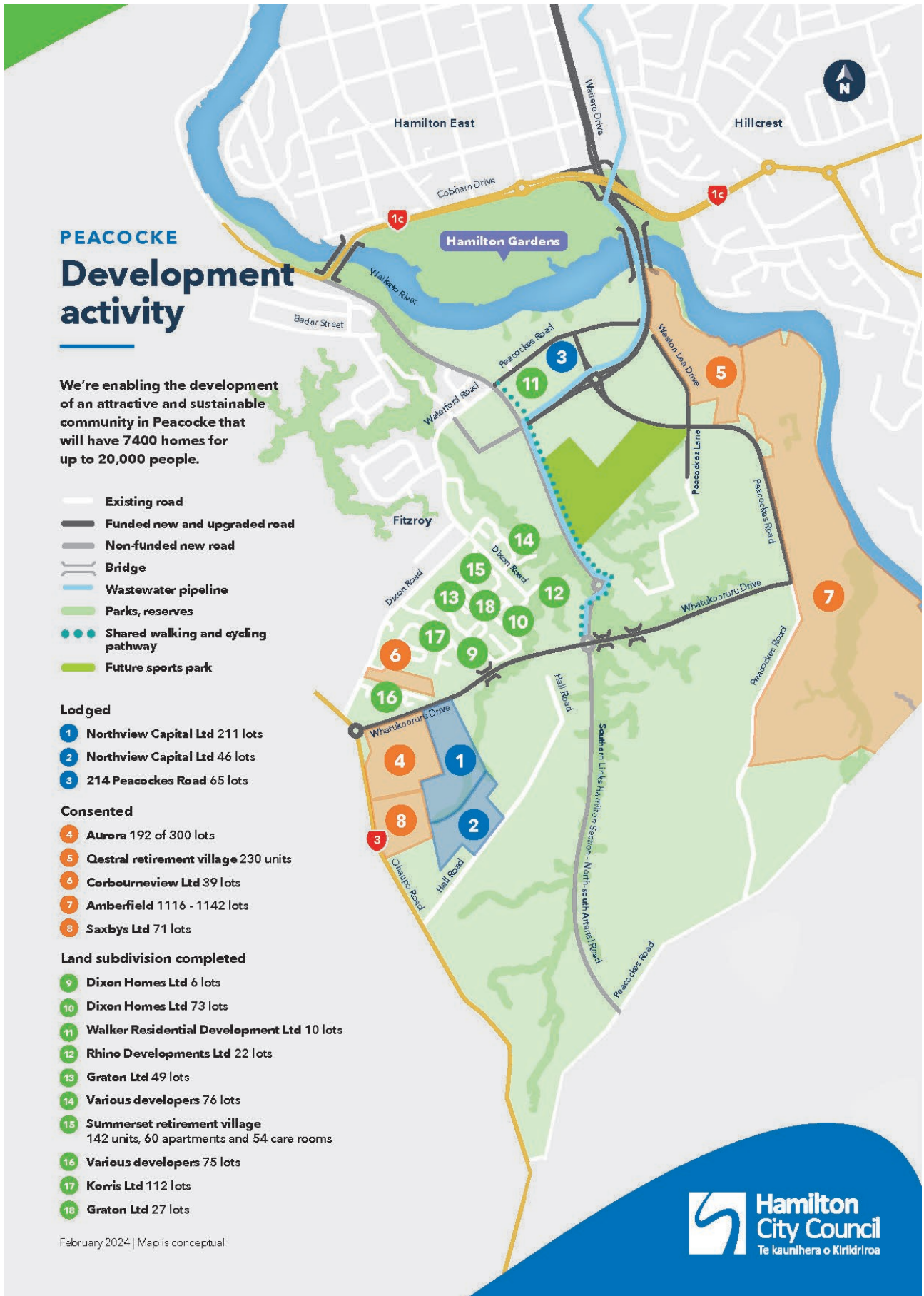
Attachment 4 - Peacocke Development Activity Map

Attachment 5 - 2024 Q1 and Q2 Remissions Report









Attachment 1: 2024 Q1 and Q2 Remissions Report

Address	Developer	Amount remitted (\$ excl. GST)															
		Development description & Development Contributions		Consent Number	Applicable policy	Original DC assessment	Water	Wastewater	Stormwater	Transport	Community	Reserves	Final DC assessment	Remission granted			
Officer details/comments																	
143 Clarence Street	Cityview Residence Ltd	Proposal to remove an existing dwelling and construct an apartment block, comprised of 9 residential units.	007.2023.00046650.001	2023/2024	\$ 104,101	\$ 29,608	\$ 42,750	\$ 5,073	\$ 24,320	\$ 411	\$ 1,939	\$ -	\$ -	\$ -	\$ -	\$ -	104,101
18 Winders Road	Te Rapa Gateway Limited	Proposal to construct a warehouse and offices on currently vacant Lots 34, 35 and 103 DP 533245.	007.2022.00044504.001	2019/2020	\$ 397,494	\$ 22,764	\$ 39,220	\$ -	\$ 125,769	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	187,753
20 Hounsell Road	Te Rapa Gateway Limited	Proposal to construct a warehouse and associated offices on a currently vacant lot.	007.2022.00044503.001	2021/2022	\$ 1,094,071	\$ 44,322	\$ 127,454	\$ -	\$ 240,441	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	412,217
Kimbrae Drive	MetLife Care Retirement Villages Limited	Proposal to construct a retirement village/centre, comprised of residential villas, care suites, amenities, shared services and staff/admin areas.	010.2023.00012738.001	2022/2023	\$ 2,787,689	\$ 40,323	\$ 58,373	\$ -	\$ 473,667	\$ 1,533	\$ 7,219	\$ -	\$ -	\$ -	\$ -	\$ -	581,116
130 Knighton Road	University of Waikato	Proposal to construct a new building 'H Block' at University of Waikato, adjacent to existing buildings.	010.2022.00012541.001	2022/2023	\$ 874,178	\$ -	\$ -	\$ -	\$ 277,913	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	277,913
2 Chalmers Road	Te Rapa Gateway Limited	Proposal to construct a warehouse with associated offices on three currently vacant lots.	007.2023.00043733.001	2020/2021	\$ 312,550	\$ 21,090	\$ 36,294	\$ -	\$ 114,401	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	171,785
55 Weston Lea Drive	Broadwater Village Limited	Proposal to construct a retirement village for Broadwater Village Ltd.	010.2021.00011373.001	2019/2020	\$ 9,229,839	\$ 262,376	\$ 244,927	\$ 630,029	\$ 2,143,000	\$ -	\$ 123,869	\$ -	\$ -	\$ -	\$ -	\$ -	3,404,201
					\$ 14,799,922	\$ 420,485	\$ 549,018	\$ 635,103	\$ 3,399,510	\$ 1,944	\$ 133,028	\$ -	\$ -	\$ -	\$ -	\$ -	5,139,087

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 and District Plan Committee Public Excluded Minutes 10 October 2023) Good reason to withhold) information exists under) Section 7 Local Government) Official Information and) Meetings Act 1987	Section 48(1)(a)
C2. Strategic Issues - Public Excluded		
C3. Rotokauri North PDA Assignment		

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