

## Notice of Meeting:

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

**Date:** Tuesday 19 October 2021  
**Time:** 9.30am  
**Meeting Room:** Council Chamber and Audio Visual link  
**Venue:** Municipal Building, Garden Place, Hamilton

Richard Briggs  
Chief Executive

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## Strategic Growth Committee *Komiti Rautaki* OPEN AGENDA

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### Membership

**Chairperson** Cr D Macpherson  
*Heamana*

**Deputy Chairperson** Cr Ryan Hamilton  
*Heamana Tuarua*

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

**Quorum:** A majority of members (including vacancies)

**Meeting Frequency:** Six weekly

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Becca Brooke  
Governance Manager  
*Menetia Mana Whakahaere*

**12 October 2021**

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## Purpose

The Strategic Growth Committee is responsible for:

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

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

### Terms of Reference:

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

**The Committee is delegated the following powers to act:**

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

**The Committee is delegated the following recommendatory powers:**

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

**Recommendatory Oversight of Policies and Bylaws:**

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

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<sup>i</sup> Unfunded Growth Projects are defined in the Growth Funding Policy as:

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

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**1 Apologies – *Tono aroha***

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

The Committee to confirm the agenda.

**3 Declaration of Interest – *Tauaakii whaipanga***

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

**4 Public Forum – *Aatea koorero***

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

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

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

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

# Council Report

## Item 5

**Committee:** Strategic Growth Committee      **Date:** 19 October 2021  
**Author:** Tyler Gaukrodger      **Authoriser:** Becca Brooke  
**Position:** Governance Advisor      **Position:** Governance Manager  
**Report Name:** Confirmation of the Strategic Growth Committee Open Minutes of 7 September 2021

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

That the Strategic Growth Committee confirm the Open Minutes of the Strategic Growth Meeting held on 7 September 2021 as a true and correct record.

### **Attachments - *Ngaa taapirihanga***

Attachment 1 - Strategic Growth Committee Unconfirmed Open Minutes - 7 September 2021

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## Strategic Growth Committee

### *Komiti Rautaki*

### OPEN MINUTES

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Minutes of a meeting of the Strategic Growth Committee held via Audio Visual link on Tuesday 7 September 2021 at 9.30am.

#### PRESENT

**Chairperson** Cr D Macpherson

*Heamana*

**Deputy Chairperson** Cr R Hamilton

*Heamana Tuarua*

#### Members

Mayor P Southgate

Deputy Mayor G Taylor

Cr M Gallagher

Cr K Naidoo-Rauf

Cr A O'Leary

Cr R Pascoe

Cr S Thomson

Cr M van Oosten

Cr E Wilson

Cr M Donovan

Maangai J Whetu

Maangai O Te Ua

#### In Attendance:

Blair Bowcott – General Manager Growth

Chris Allen – General Manager Development

Andrew Parsons - Executive Director Strategic Infrastructure

Tahl Lawrence - Project Engineer

Greg Carstens - Growth, Funding and Analytics Unit Manager

Hannah Windle - Special Projects Manager

Mark Roberts - Senior Planner

David Speirs and Jessica Andrews – Waka Kotahi

#### Governance Team:

Amy Viggers – Governance Team Leader

Carmen Fortin and Tyler Gaukrodger – Governance Advisors

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#### 1. Apologies – *Tono aroha*

**Resolved:** (Cr Macpherson/Cr Hamilton)

That the apologies for absence from Cr Bunting and for partial attendance from Cr Naidoo-Rauf and Cr Pascoe are accepted.

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

**Resolved:** (Cr Macpherson/Cr O’Leary)

That the agenda is confirmed noting the following:

- a) Item 7 (Southern Links Update) is to be taken after item 4 (Public Forum) to accommodate guest speaker availability;
- b) Item C2 (Update on the Future Proof Strategy) is to be taken at 12pm to accommodate guest speaker availability; and
- c) Item C3 (Te Awa Lakes Private Developer Agreement) is to be taken at 11.30am to accommodate guest speaker availability.

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

Prior to the discussion of item 8 (Peacocke Active Travel Macroscopic) Cr Wilson declared an interest and that he would not take part in the discussion or vote on the matter.

Prior to the discussion of item C3 (Te Awa Lakes Private Developer Agreement) Cr Donovan and Cr Pascoe declared an interest in the matter. They noted that they were not conflicted and would take part in the discussion and vote on the matter.

## 4. Public Forum – *Aatea koorero*

**Mark Morgan** spoke to item 7 (Southern Links Update) in support of Southern links transport corridor development, noting it would provide infrastructure capacity for the Waikato Regional airport to continue its growth and would support multimodal transport. He responded to questions from Members concerning Waikato Regional Airport purchasing land and the effect of delay of Southern links on the airport development.

*Mayor Southgate joined the meeting (9.40am) during the above submission.*

**Fraser McNutt** spoke to item 7 (Southern Links Update) in relation to the SL1 development, and how the progression of the Southern Links network would facilitate in the creation of affordable housing for Hamilton. He responded to questions from Members concerning the effect of delays of Southern Links on housing development.

## 7. Southern Links Update

The General Manager Development, David Speirs, and Jessica Andrews (Waka Kotahi) spoke to the Southern Links project, the timeline of the current Southern Links plan, infrastructure planning, providing congestion relief, alternative transport methods, and inclusion within the Long Term Plan. They responded to questions from Members concerning land value capture, timeline of developments, roads being included in the current development plan, prioritization of projects, mode shift planning and objectives, long term modelling, collaboration with other Councils, the Waka Kotahi Long Term Plan, climate change initiatives, enabling public transport, retrofitting alternative transport corridors, collaboration between Waka Kotahi and Council, and rail connection plans.

**Staff Action:** *Staff undertook to provide Members with confirmation of the amount of land owned by Waka Kotahi for the purpose of Southern links.*

**Resolved:** (Cr Macpherson/Cr Wilson)

That the Strategic Growth Committee receives the report.

*Maangai Whetu left the meeting (10.45am) during the above item. He was not present when the matter was voted on.*

**5. Confirmation of the Strategic Growth Committee Open Minutes of 29 July 2021**

**Resolved:** (Cr Macpherson/Cr Wilson)

That the Strategic Growth Committee confirm the Open Minutes of the Strategic Growth Meeting held on 29 July 2021 as a true and correct record.

**6. Chair's Report**

The Chair took the report as read. He and staff responded to questions concerning shovel-ready projects and the Infrastructure Acceleration Fund, housing initiatives, future proof work, and collaboration with local MPs.

**Staff Action:** *The Mayor's Office undertook to organise a meeting for all Elected Members with local MPs.*

**Resolved:** (Cr Macpherson/Cr Hamilton)

That the Strategic Growth Committee receives the report.

*Maangai Whetu re-joined the meeting (10.54am) during the above item. He was present when the matter was voted on.*

*Cr Naidoo-Rauf left the meeting (10.58am) during the discussion of the above item. She was not present when the matter was voted on.*

**The meeting was adjourned from 11.05am to 11.23am**

*Prior to the discussion of item 8 (Peacocke Active Travel Macroscopic) Cr Wilson declared an interest in the matter. He did not take part in the discussion or vote on the matter.*

**8. Peacocke Active Travel Macroscopic**

The Executive Director Strategic Infrastructure, Project Engineer, and Senior Planner spoke to the report noting that the purpose of the report was to refine the scope of Peacocke travel macroscopes and discuss multi-modal bridge opportunities that are currently unfunded exist in the area. They responded to questions from Members concerning the number of bridge opportunities, external funding opportunities, multi-modal bridge standards, current structure plan shortfalls, structure plan ability for specification requirements, and public consultation.

**Resolved:** (Cr Macpherson/Cr Thomson)

That the Strategic Growth Committee:

- a) approves the Whatukooruru Drive and Peacockes Road macroscopic as shown in **Attachment 1** of the staff report;
- b) approves the Bikes on Pipes macroscopic as shown in **Attachment 3** of the staff report;
- c) requests the Chief Executive consult with Waka Kotahi and other potential partners to explore funding assistance opportunities;
- d) approves staff progress with design and consents based on the approved macroscopes in 3(a) and 3(b) above; and

- e) approves staff progress to the procurement phase for the Bikes on Pipes project, noting that a decision on construction aspects will come back to the committee for consideration and decision once costs are known.

## 9. Infrastructure Acceleration Fund – Update

The Growth, Funding and Analytics Unit Manager took the report as read, noting the expression of interest process taken to date and the upcoming prioritisation of projects. He responded to questions from Members concerning Member input, enabling affordable housing, additional funding opportunities, fund applications, Rotokauri infrastructure separation, and central city funding.

Item 9 (Infrastructure Acceleration Fund – Update) was adjourned during the discussion of the item to accommodate guest presenter availability.

## 11. Resolution to Exclude the Public

**Resolved:** (Cr Macpherson/Cr O’Leary)

### Section 48, Local Government Official Information and Meetings Act 1987

The following motion is submitted for consideration:

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

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

General subject of each matter to be considered	Reasons for passing this resolution in relation to each matter	Ground(s) under section 48(1) for the passing of this resolution
C1. Confirmation of the Strategic Growth Committee Public Excluded Minutes of 29 July 2021	) Good reason to withhold ) information exists under ) Section 7 Local Government ) Official Information and ) Meetings Act 1987	Section 48(1)(a)
C2. Update on the Future Proof Strategy	)	
C3. Te Awa Lakes Private Developer Agreement		
C4. Peacocke Update Contract Awards		

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 negotiations to prevent the disclosure or use of official	Section 7 (2) (i) Section 7 (2) (j)

	information for improper gain or improper advantage	
Item C3.	to enable Council to carry out commercial activities without disadvantage	Section 7 (2) (h) Section 7 (2) (i)
Item C4.	to enable Council to carry out negotiations to avoid the unreasonably, likely prejudice to the commercial position of a person who supplied or is the subject of the information to enable Council to carry out negotiations	Section 7 (2) (b) (ii) Section 7 (2) (i)

**The meeting went into a public excluded session at 12.05pm.**

**The meeting returned to the open session at 2.31pm.**

*Mayor Southgate retired from the meeting during the Public Excluded session of the meeting.*

## 9. Infrastructure Acceleration Fund – Update (Continued)

The Chair, General Manager Growth, and Growth, Funding and Analytics Unit Manager responded to questions from Members concerning zoning of land to accommodate additional housing, opportunities for value capture, and Member input on prioritisation of projects.

**Resolved:** (Cr Macpherson/Cr Hamilton)

That the Strategic Growth Committee:

- a) receives the report;
- b) notes that the following areas non-binding expressions of interest were submitted by Council to the Infrastructure Acceleration Fund on 18 August 2021 for the following areas:
  - i) Ruakura-Enderley/Fairfield;
  - ii) Central City;
  - iii) Rotokauri Stage 1;
  - iv) Rotokauri Stage 2;
  - v) Rototuna North;
  - vi) Peacocke South; and
- c) notes that Kaainga Ora is currently reviewing the expressions of interest and has advised that applicants can expect a response by 15 October 2021;
- d) requests, if sought by Kaainga Ora, the General Manager Growth, the Chair and the Deputy Chair of the Strategic Growth Committee to formulate the recommended prioritisation of the expressions of interest to be reported to an Extraordinary Strategic Growth Committee meeting for final approval; and
- e) notes that a developer-led proposal was submitted by the Perry Group for Te Awa Lakes Area and that staff provided broad feedback on that proposal.

## 10. Open Information Only Reports

The report was taken as read.

**Resolved:** (Cr Macpherson/Deputy Mayor Taylor)

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

- a) General Manager's Report;
- b) Growth Programmes Update; and
- c) Hamilton-Waikato Wastewater Detailed Business Case Project Update.

**The meeting was declared closed at 3.01pm.**



# Council Report

Item 6

**Committee:** Strategic Growth Committee      **Date:** 19 October 2021  
**Author:** Tyler Gaukrodger      **Authoriser:** Becca Brooke  
**Position:** Governance Advisor      **Position:** Governance Manager  
**Report Name:** Chair's Report

<b>Report Status</b>	<i>Open</i>
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## **Recommendation – *Tuutohu* (Recommendation to the Council)**

That the Strategic Growth Committee:

- a) receives the report; and
- b) recommends tha the Council approves the Southern Links Working Group, made up of Cr Macpherson, Cr Hamilton, Cr Wilson and X to work with staff and external parties on matters relating to the promotion of the Southern Links transport network and related growth and economic development issues.

## **Attachments - *Ngaa taapirihanga***

Attachment 1 - Chair's Report



## Chair's Report

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### Infrastructure Acceleration Fund/Housing Acceleration Fund

I hope that staff will have received the 'first cut' information from the Government regarding their response to our proposals for this fund – provided we have received that indication, I hope we will be able to have a discussion on that matter as part of the GM's Report at this meeting, noting that staff are unlikely to have been able to provide even a late written report, and it is likely to be based on a verbal update.

### Southern Links

Following the Waka Kotahi presentation at the last Strategic Growth Committee meeting, Ryan and I have discussed follow-up action with staff, including a recommendation (below) for the formation of a Southern Links Working Group who would work with other relevant parties, including Waka Kotahi, Hamilton Airport and SL1 and Peacocke developers to progress Southern Links. I am recommending Cr Ryan and Cr Ewan to be members in order to cover the Growth and Economic areas which were noted as significant and important. The Mayor should be on this ex-officio, and there may be other Councillors and Maangai keen to participate.

### Growth areas Workshop at the end of this meeting

Immediately at the end of the formal part of this meeting, we are convening a special Workshop to hear presentations from the key developers of the proposed 'Te Kowhai East' and 'R2' areas. Staff will supply maps identifying these areas in their geographical context.

Cr Ryan and myself have met with each group and feel it is important for all elected members and Maangai to be able to receive the same information that we have, from the horses' mouths, so we urge you to stay for this session, which we expect to take about 1 hour. (The Deputy Mayor has predicted we will finish the main meeting by about 2pm 😊).

Neither group or area has lodged resource consent or Plan Change applications related to these areas – the presentations will be general, and not specific to any matters that might form parts of legal applications in future – they are exploratory discussions, similar to those already undertaken by this and the previous Council for Ruakura, Peacocke, Te Awa Lakes, Rotokauri North & South and SL1.

### Recommendation

That the Strategic Growth Committee:

- a) receives the report; and
- b) recommends that the Council approves the Southern Links Working Group, made up of Cr Macpherson, Cr Hamilton, Cr Wilson and X to work with staff and external parties on matters relating to the promotion of the Southern Links transport network and related growth and economic development issues.

**Councillor Dave Macpherson**  
**Chair, Strategic Committee Chair**  
**Hamilton City Council**

# Council Report

Item 7

**Committee:** Strategic Growth Committee      **Date:** 19 October 2021  
**Author:** Hannah Windle      **Authoriser:** Blair Bowcott  
**Position:** Special Projects Manager      **Position:** General Manager Growth  
**Report Name:** Future Proof Update Report

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

1. To inform the Strategic Growth Committee of the adoption of the draft Future Proof Strategy for public consultation by the Implementation Committee.
2. To seek a recommendation from the Strategic Growth Committee that the Council approves Councillor Macpherson to sit on the Future Proof Hearings Committee as the Hamilton City Council representative, with Councillor Gallagher as an alternate.

## Staff Recommendation - *Tuutohu-aa-kaimahi (Recommendation to the Council)*

4. That the Strategic Growth Committee:
  - a) receives the report;
  - b) recommends that the Council approves the appointment of Councillor Macpherson as the Hamilton City Council representative on the Future Proof Hearings Committee to hear and consider submissions and provide recommendations for changes to the final Future Proof Strategy, with Councillor Gallagher as the alternate; and
  - c) notes the update on progress to the Metro Spatial Plan Transport Programme Business Case.

## Executive Summary - *Whakaraapopototanga matua*

5. The Future Proof Strategy (the Strategy) has been reviewed to give effect to the Hamilton to Auckland Corridor Plan (H2A), the Hamilton-Waikato Metropolitan Spatial Plan (HWMSP) and the National Policy Statement on Urban Development (NPS-UD).
6. The draft Strategy was supported by the Strategic Growth Committee at their meeting on 7 September 2021 for consideration by the Future Proof Implementation Committee for public consultation.
7. At their meeting on 16 September 2021, the Future Proof Implementation Committee (FPIC) adopted the draft Strategy for consultation.
8. Submissions opened on 4 October 2021 and close on 12 November 2021.
9. Hearings will be conducted by the Hearings Panel from 6 – 10 December 2021, with final adoption of the strategy by FPIC in February 2022.

10. It is recommended that Councillor Macpherson be put forward as Hamilton City Council's representative to sit on the Hearings Panel with Councillor Gallagher as his alternate.
11. The final strategy will be provided to all Future Proof partners to adopt in March 2022.
12. Staff consider the decisions in this report have medium significance and that the recommendations comply with Council's legal requirements.

### Discussion - *Matapaki*

13. As has been previously reported, the review and update of the Future Proof Strategy has been completed to:
  - i. translate the Hamilton to Auckland Corridor Plan and the Hamilton-Waikato Metropolitan Spatial Plan (MSP) into the wider Future Proof Strategy;
  - ii. reflect the results of the Housing and Business Development Capacity Assessments (HBA) in the Future Proof Strategy;
  - iii. reflect National Policy Statement on Urban Development (NPS-UD) requirements, and in particular the requirements for flexibility and responsiveness;
  - iv. provide the framework for changes to the Regional Policy Statement and district plans to implement the NPS-UD;
  - v. give statutory weight to the Future Proof Strategy (under the RMA) by consulting the public on the draft strategy using the Local Government Special Consultative Procedure.
14. The draft Strategy was supported by the Strategic Growth Committee at their meeting on 7 September 2021 for consideration by the Future Proof Implementation Committee for public consultation.
15. The draft Strategy and summary document are available on the Future Proof website at <https://futureproof.org.nz/the-strategy/>.
16. Hamilton City Council has provided extensive feedback that was incorporated into the draft Strategy and there are currently no significant matters that have not been captured by the strategy or current Future Proof work programmes.
17. Staff are discussing with the Future Proof Implementation Advisor the preferred means to provide ongoing feedback (particularly once external submissions are received), as a partner to the Strategy.

### Consultation timeframes

18. At their meeting on 16 September 2021, the Future Proof Implementation Committee (FPIC) adopted the draft Strategy for consultation.
19. The Strategy update will go through the Special Consultative Process (SCP) under the Local Government Act (LGA) to give it statutory weight.
20. It is intended that the hearings and decision-making process be completed in late 2021 to adopt a completed strategy in early 2022. This timeline aligns with the intended timings of changes to the Waikato Regional Policy Statement and district plans in 2022.
21. Proposed dates are set out below. There may be changes to these dates, should any unexpected matters arise.

Action	Date
SCP consultation period with public	4 October – 12 November 2021
Summarise submissions	November 2021 – December 2021
Hearings	6 – 10 December 2021

FPIC to adopt final Future Proof Strategy	February 2022
FP Partners to adopt final Future Proof Strategy	March 2022

22. Hearings will be conducted by the Hearings Panel, made up of a sub-set of FPIC members.
23. Hamilton City Council currently has two members on FPIC – Mayor Southgate and Councillor Macpherson (with Councillor Gallagher as an alternate).
24. It has been agreed between the Hamilton City Council FPIC representatives that Councillor Macpherson be put forward as Hamilton City Council's representative on the Hearings Committee (with Councillor Gallagher acting as alternate).
25. All members of the Hearings Panel will be required to attend the entirety of the hearings across the week of 6-10 December 2021 and the subsequent deliberations, and will need to make recommendations for changes to the Strategy based on the content of submissions.
26. FPIC will make final decisions based on these recommendations and adopt a final Future Proof Strategy in February 2022.
27. The final strategy will then be provided to all partners to adopt in March 2022.

#### **Hamilton-Waikato Metro Spatial Plan Transport Programme Business Case**

28. The Programme Business Case (PBC) will develop a preferred programme of transport business cases based on the direction set in the Hamilton-Waikato Metro Spatial Plan, e.g., for the proposed rapid and frequent transit network.
29. This work will identify medium-long term phasing, costs, trade-offs, benefits, opportunities, integrate transport and land use planning and give direction on how partners can implement the most appropriate transport interventions at the right time, for the long-term transport and growth needs of the metropolitan region.
30. Progress to September 2021 is on programme and budget, and all technical and engagement tasks are in progress as the project enters its most critical stages.
31. In addition to the updates below, two briefing sessions with Elected Members have been arranged for 6 October and 17 November 2021. These will act as both a project update and give Members an opportunity to provide feedback on the long and short-listing processes undertaken by the partners leading up until Christmas. The aspiration is still to have an agreed programme of recommendations by April 2022 based on a draft direction that should be identified by Christmas.
32. Similar briefings are being held with all Future Proof partners in the lead-up to Christmas. The first of these with Waipa and Waikato District Councils will have been held prior to this Committee meeting. We also expect to present to the Regional Connections Committee, amongst other stakeholders and partner engagement.
33. A project update was well received at the FPIC session in August 2021 attended by the Mayor, Councillors and Ministers Mahuta, Wood and Woods.
34. Co-ordination across other on-going projects is occurring, with regular liaison and planning sessions involving staff reviewing the Hamilton Urban Growth Strategy, District Plan Change 12 (which gives effect to the NPS-UD) and the Access Hamilton refresh.
35. Some additional key highlights over the last month include:
  - i. Communications and engagement work has commenced with the recruitment of Joel Peters into the Aurecon team;

- ii. The Investment Logic Map (ILM) previously revised and approved has now been supplemented by draft KPIs (currently being reviewed by the Transport Working Group);
  - iii. Land use scenario development is on-going; this has proved to be a considerable task beyond initial expectations, primarily due to data rework required;
  - iv. Long-listing methodology has commenced and is ahead of schedule;
  - v. Presentations on PBC held with Regional Connections Committee and One Network Steering Group;
  - vi. Lockdown interruptions kept to a minimum, no effect on programme to date;
  - vii. Traffic modelling approach approved by NZTA IQA team;
  - viii. Briefing and engagement programme for long-listing and short-listing progressed well;
  - ix. Initial engagement with Ngā Karu Atua o Te Waka and Waikato Tainui on iwi engagement and feedback on PBC to date.
36. Some key actions for September and October 2021 include:
- i. Continue with long list option development and arrange Elected Member and key central government staff briefing;
  - ii. Continue with Comms and Engagement roll-out and programming;
  - iii. Develop benchmarking outcomes for transport leading land use by end of month;
  - iv. Finalise KPI development and evidence base for testing of long lists;
  - v. Present to TWG/SMSG land use scenarios and long list methodology;
  - vi. Continue transport model development and mode choice testing for optioneering.
37. Concurrently with the above, a Transport Working Group has been established to work on the technical matters related to the Future Transport workstreams, and in particular the development of the MSP Programme Business Case.
38. The role and purpose the group is essentially to:
- i. Complete the MSP Transport Programme Business Case to support decisions on the viability, timing and scope of rapid transit as anticipated in the MSP;
  - ii. Provide advice and support for the Future Proof Councils to develop and implement a governance, delivery and funding framework that can ensure the aligned multi-year, multi-party delivery on major investment in public transport infrastructure and services, some of which will cross regional boundaries. It is intended that this would be run in parallel with the MSP Transport Programme Business Case;
  - iii. Engage in and support all future work on the potential High Speed Rail Connections between Auckland and Hamilton, and Hamilton and Tauranga. This is currently a business case being led by Central Government that is due to commence later this year.
39. In reference to the MoT-led rail project, the following was contained in an update from MoT to the Transport Working Group:
- The Ministry of Transport is now preparing for the next phase of work on the Hamilton to Auckland Intercity Connectivity Indicative Business Case (IBC). This work will include addressing the gaps in the interim IBC looking at the scenarios and options for the corridor and improving our understanding of potential benefits. It will take into consideration transport connections within Waikato including a potential future link to Tauranga. The project will continue over the next 6 – 9 months and result in a potential preferred way forward. It will also increase understanding of how a faster service in the H2A corridor will integrate*

*with the Future Proof Strategy, the relationship to the Te Huia service, and other land use and transport planning in the corridor.*

40. We shall continue to report all progress on this project via this report.
41. Gavin Ion from Waikato District Council is the CEAG sponsor for the Future Proof transport workstream. The Project Director role for the Transport Working Group is currently being recruited and should be in place by late October. In the interim, this role is shared between Phil Haizelden from Hamilton City Council and a representative from the Ministry of Transport. Hamilton City Council's representative on the Transport Working Group is Phil Haizelden.
42. A regular progress update report for this workstream will be presented at each Strategic Growth Committee meeting in 2021/22.

#### **Financial Considerations – *Whaiwhakaaro Puutea***

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

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

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

#### **Wellbeing Considerations - *Whaiwhakaaro-aa-oranga tonutanga***

45. 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').
46. The subject matter of this report has been evaluated in terms of the 4 wellbeings during the process of developing this report.
47. The recommendations set out in this report are consistent with that purpose.

#### **Risks - *Tuuraru***

48. There are no known risks associated with the decisions required for this matter.

#### **Significance & Engagement Policy – *Kaupapa here wakahira/anganui***

49. Staff have considered the key considerations under the Significance and Engagement Policy and have assessed that the recommendations in this report have low significance and no engagement is required.

#### **Attachments - *Ngaa taapirihanga***

There are no attachments for this report.

# Council Report

**Committee:** Strategic Growth Committee **Date:** 19 October 2021  
**Author:** Karen Saunders **Authoriser:** Blair Bowcott  
**Position:** Growth Programmes Manager **Position:** General Manager Growth  
**Report Name:** Growth Programmes Update

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

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

## Staff Recommendation - *Tuutohu-aa-kaimahi*

3. That the Strategic Growth Committee receives the report.

## Executive Summary - *Whakaraapopototanga matua*

4. This report provides an overall update on the growth programmes including:
  - i. Central City
  - ii. Peacocke
  - iii. Ruakura
  - iv. Rotokauri-Northwest
  - v. Emerging Areas.
5. The updates for each of the growth programmes can be found in **Attachments 1 – 5**.
6. The HUGS work was paused during early September 2021 to allow staff to better understand dependencies and align the HUGS project with other programmes of work, for example District Plan Change Programme.
7. The next HUGS Reference Group meeting is scheduled for 5 November 2021.
8. Staff consider the matters in this report to have low significance and that the recommendations comply with the Council's legal requirements.

## Background - *Koorero whaimaarama*

9. The purpose of the Growth Programmes team is to deliver communities that improve the wellbeing of Hamiltonians. The unit has recently expanded from managing the Peacocke Programme to also managing the Central City, Rotokauri-Northwest, Ruakura and Emerging Areas programmes.
10. The Emerging Areas Programme includes out-of-boundary, unplanned or out-of-sequence areas that developers or landowners signal for potential development. A Programme Manager



has been appointed to lead the Emerging Areas programme and commences in late October 2021.

11. The Growth Programmes Manager is currently recruiting for a programme manager to lead the Peacocke and Rotokauri-Northwest programmes.
12. The previous Growth Programmes and HUGS Review Updates were reported to the Strategic Growth Committee on [7 September 2021](#).

## Discussion - *Matapaki*

### HUGS Review update

13. At previous Strategic Growth Committee meetings (18 February 2021, 30 March 2021 and 20 May 2021), the Committee resolved to review HUGS, approved the scope of the HUGS review and budget, and approved the draft out-of-boundary development principles.
14. These draft out-of-boundary development principles have been sent to developers and/or landowners as part of the ongoing discussions with these parties about their respective opportunities. It is worth noting that there are other considerations for these opportunities such as the Future Proof out-of-sequence and unanticipated developments criteria (found on page 65 of the draft Future Proof Strategy found [here](#)).
15. Also, there are other strategies and initiatives which can help these opportunities to align with our draft out-of-boundary development principles, for example the Waikato Regional Housing Initiative. Alignment here could help out-of-boundary developments to deliver affordable housing choices and significant land value uplift for the benefit of the wider community.
16. Since July 2021, the lead consultants (Arup) have undertaken background research and preparation of the 'case for change'.
17. The evidence basis of HUGS draws on existing planning (local, regional, Government), infrastructure (capacity, availability), funding/financing, growth modelling (supply/demand, uptake, feasibility) and wellbeing information to inform the long-term vision for Hamilton's growth. The Council needs to balance these core factors in the development of its Strategy. This evidence basis is constantly evolving, and HUGS needs to reflect this evolving evidence basis. HUGS is anticipated to be reviewed/updated every three years/as required as the evidence basis changes.
18. The first of the Elected Member HUGS Reference Groups was held on 4 August 2021 and provided valuable direction for the strategy and for the technical stakeholder workshops.
19. These technical stakeholder workshops were scheduled for late August 2021; however, they were postponed due to the recent Covid-19 alert level changes. These will be rescheduled for later in 2021.
20. The HUGS work was paused during early September 2021 to allow staff to better understand dependencies and align the HUGS project with other programmes of work including the District Plan Change Programme, Metro Spatial Plan Transport Programme Business Case, Future Proof Review, Access Hamilton Refresh and the Government Reform Agenda. The 22 September 2021 HUGS Reference Group was cancelled to allow time for staff to better understand these dependencies. This pause has not affected overall timeframes for delivery of the strategy.
21. HUGS and the District Plan Change are closely linked and feed into each other. In the absence of the NPS-UD HUGS would, at a high level and amongst other drivers, inform District Plan Changes/Reviews as HUGS is the 50-year spatial vision for growth in Hamilton (our view of when and where for growth in Hamilton). However, we need to recognise the NPS-UD has set

timeframes we must meet. Therefore, HUGS needs to consider and incorporate District Plan Change 12. This is a challenge due to the overlapping timeframes of both projects.

22. The 4 November 2021 District Plan Committee meeting will guide the District Plan Programme and subsequently HUGS. This is a critical part of the wider HUGS strategy (effectively decisions made as part of the response to the NPS-UD informs the confirmed brownfields component of HUGS).
23. HUGS project staff are collaborating with the District Plan Change Programme team for stakeholder engagement, including iwi engagement.
24. Staff are investigating processes relating to naming of new growth areas as part of the HUGS Review work, noting that engagement with Te Ngaawhaa Whakatupu Ake is scheduled for 20 October 2021.
25. Key Elected Member touchpoints for the HUGS Review include:

Elected Member Touchpoints	Status	By when
Scope approved	Complete	March 2021
Draft Out-of-Boundary Principles approved	Complete	May 2021
HUGS Reference Group #1	Complete	4 August 2021
HUGS Reference Group #2	Cancelled	22 September 2021
Strategic Growth Committee Meeting	-	19 October 2021
HUGS Reference Group #3	-	5 November 2021
Strategic Growth Committee Meeting	-	2 December 2021
HUGS Reference Group #4	-	February 2022*
Draft Strategy Approved for Consultation	-	February 2022*
Public Consultation (Special Consultative Procedure)	-	March 2022*
Hearings	-	April 2022*
Deliberations at Strategic Growth Committee	-	May 2022*
Final Approval and adoption at Council	-	June 2022*

\*Dates to be confirmed and subject to Council corporate calendar approval

## Wellbeing Considerations - *Whaiwhakaaro-aa-oranga tonutanga*

26. 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').
27. The subject matter of this report has been evaluated in terms of the 4 wellbeings during the process of developing this report as outlined below.
28. The recommendations set out in this report are consistent with that purpose.

### Social

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

## Economic

31. The investment into strategic land use and strategic infrastructure to enable land for development of new homes and jobs will bring significant economic benefits. For example, the business case for the Peacocke Housing Infrastructure Funded Infrastructure Fund estimates that \$6b of economic benefit will result from the infrastructure investment.
32. Work continues with Central Government to secure alternative funding and financing mechanisms for strategic infrastructure. Current initiatives include Infrastructure Acceleration Fund, Infrastructure Funding & Financing, and private developer agreements.

## Environmental

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

## Cultural

37. 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.
38. 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.
39. 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 within the growth programmes areas.
40. Staff recognise and consider relevant sections of the Waikato-Tainui Environmental Plans when planning projects within the growth programmes catchments.
41. Maangai Maaori provide a political voice for Maaori within the decision-making of select Council committees.
42. The Council continues to meet its legislative responsibilities under the RMA by providing opportunities for Iwi and hapuu to contribute to local government decision-making processes and exercise of kaitiakitanga over the natural and physical aspects within the growth programme areas.

## Financial Considerations – *Whaiwhakaaro Puutea*

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

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

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

### **Risks - *Tuuraru***

45. Risks are currently tracked at project and programme level. The programmes utilise the Council's risk management framework with further alignment with the Waka Kotahi NZ Transport Agency risk register format for specific projects as required.
46. As part of the assurance framework, the Council's Risk Manager provides support to the Programme Managers. A project Risk and Benefits Advisor within the Council's Portfolio Management Office has recently been appointed and is working with staff to review and further develop a framework for risks and benefits across the programmes.
47. Staff will provide an update on growth programmes risks at a future Strategic Growth Committee meeting once key resources are recruited and in place.

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

#### **Significance**

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

#### **Engagement**

49. Staff continue to engage with environmental and cultural groups, key developers and landowners, and Government agencies including Heritage New Zealand Pouhere Taonga, Kāinga Ora, Ministry of Education and Department of Conservation, as well as our project partners through initiatives such as the Housing Infrastructure Fund and Waka Kotahi NZ Transport Agency.

### **Attachments - *Ngaa taapirihanga***

Attachment 1 - Central City Programme - October 2021

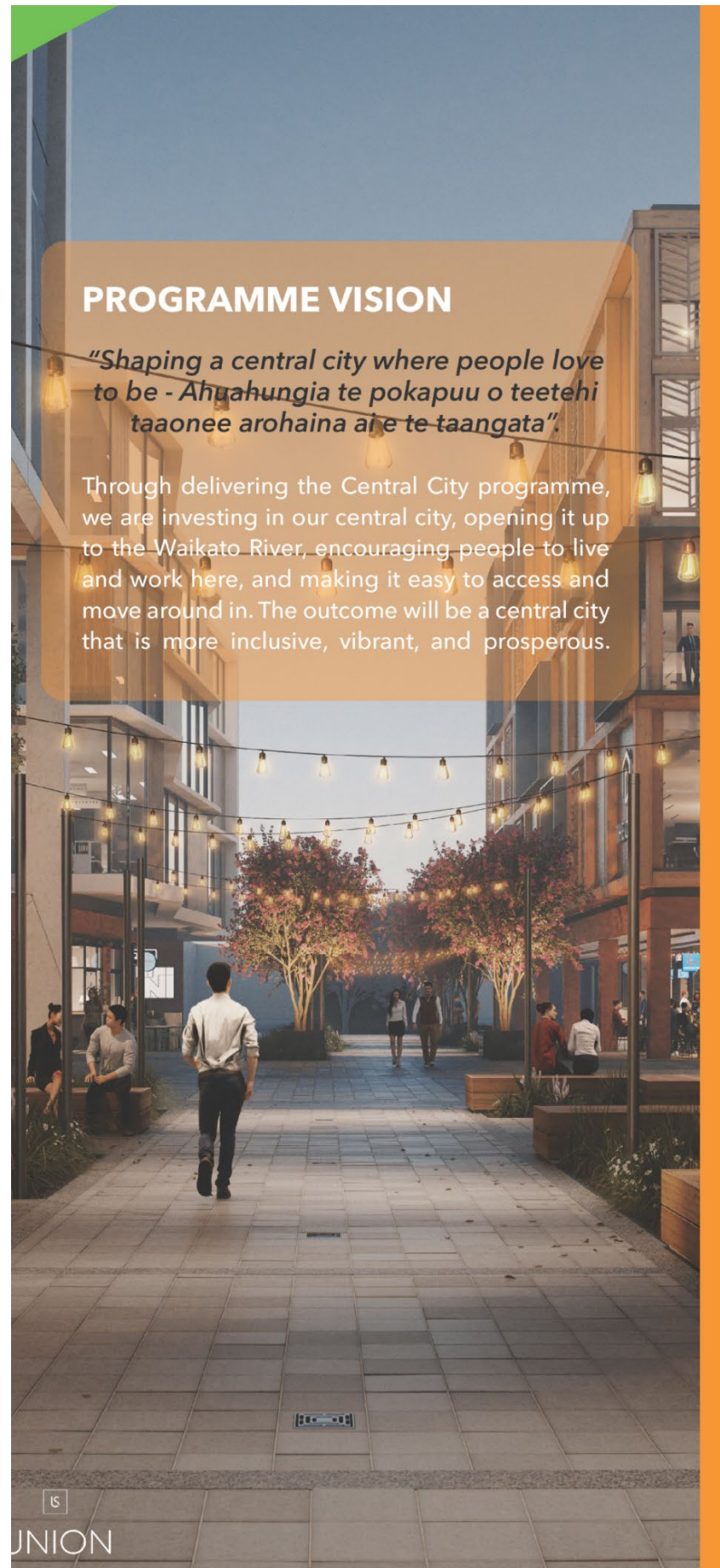
Attachment 2 - Peacocke Programme Update - October 2021

Attachment 3 - Ruakura Programme - October 2021

Attachment 4 - Rotokauri-Northwest Programme - October 2021

Attachment 5 - Emerging Areas Programme - October 2021





## PROGRAMME VISION

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

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

# CENTRAL CITY PROGRAMME OCTOBER 2021

## DEVELOPMENT ACTIVITY

Several large developments are under way that will help increase the number of people living and working in the central city. Mixed inner-city living options alongside a vibrant retail, hospitality, and entertainment sector supports activation of the central city across the day and night.

### There are multiple exciting residential projects including:

- At 28 Harwood St is the conversion of the existing Opus building into 22 above ground apartment units, with ground floor commercial. Resource Consent is approved, and redevelopment is expected to be completed before the end of 2022.
- At 1010 Victoria St, a new mixed use development call Northern Green will include office and retail on the ground levels and apartment units. Council are currently preparing an application for this proposal.
- The former Munns Menswear at 646 Victoria Street is proposing a six-storey development with retail and commercial on the bottom two floors and four levels of apartment units. An application is yet to be received for this proposal.

The Union Square development on Hood Street, and the Project Hauata development (ACC) on Collingwood Street are both currently under construction.

Building A of Union Square includes a seven-level car parking building and has building consent issued for stage 1 with construction about to take place. The second stage building consent for building A has been submitted. Discussions to start the building consenting process for building E of Union Square which is a six-level office building facing Anglesea Street are under way.

Resource consent has been granted for Turongo Limited to undertake the construction of a new double storied building at 109-111 London Street to be used for health care and office activities and will be leased to and occupied by New Zealand Blood Service.



*Union Square Images courtesy of Fosters 2021.*

Project Tuapapa is a six-level level retail, carparking and office building development on the corner of Ward and Tristram Street. Stage 1 of a three-stage development is currently going through the building consenting process.

Staff have recently undertaken pre-application discussions about a potential commercial office development at 820 Victoria Street (former LINZ building) to partially demolish the existing building and rebuild to match the size and scale of the existing building.

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

Refer to attached development activity map.



**Hamilton  
City Council**  
Te kaunihera o Kirikiriroa





## PARTNER PROJECTS

### WAIKATO REGIONAL THEATRE

The Waikato Regional Theatre project has adjusted their plans to ensure the project remains on track despite alert level restrictions. Fosters Construction is progressing well with construction management plans, with the Tree Protection plan submitted and approved by Council, the draft Traffic Management Plan is in the final stages of submission to Council, and the remaining plans well developed. Work is under way to commence construction proper, with completion planned for early 2024. Preliminary design conversations for Embassy Park and Sapper Moore-Jones Place are continuing. The next step is engagement with key stakeholders such as the Neighbour Liaison Group and Riff Raff Trust.

*Waikato Regional Theatre Images courtesy of Momentum 2021.*

## KEY PROGRAMME ACTIVITIES

### CITY PLANNING

Growing up – Plan Change 12, is Hamilton's response to Government direction for growth and the changes Council must make to the District Plan (our rule book for development.) In an area around the central city that can easily be accessed by walking, this means enabling a minimum of six storey buildings. Having more people living close to, and walking to, the central city will boost the vibrancy, help meet climate change targets, and let people enjoy their city in new ways. A walkable catchment supports a 20-minute city concept, where people can access everything they need without getting in their cars. These areas will be supported by quality public transport, walking, and cycling facilities, parks and open spaces and nearby to shops and schools. Early information for Plan Change 12 Growing Up has been released on Council's website and the first Stakeholder webinar was held 2 August 2021. Staff are gathering feedback following the stakeholder webinar, preparing information for the plan change and Area Planning work is under way.

### TRANSPORT

#### TRANSPORT CENTRE REJUVENATION

The business case for the Transport Centre is currently with Waka Kotahi awaiting formal approval. The Tristram and Collingwood Street intersection construction period is proposed for January 2022 to minimise disruption to the users/residents. The final

intersection treatment and design has not been confirmed but the aim is to improve safety for motorists and incorporate more opportunity for active modes in this area.

#### TRISTRAM AND COLLINGWOOD STREET INTERSECTION

An elected member briefing for this project was held 15 September 2021, where staff presented the recommended option and received feedback. Staff is going to the Infrastructure Operations Committee Meeting on 28 September to gain any additional feedback and approval to proceed. If approved by Council, staff will be looking at construction timeline for the new intersection layout approximately February/March 2022 in coordination with the Project Hauata development (ACC) on Collingwood Street. The final intersection treatment aims to improve safety and serviceability for active mode users and endeavours to keep all the trees at this site where possible. This innovative roundabout design will be the first of its kind in NZ.

#### WALKING AND CYCLING BRIDGE

In advance of the Biking & Micro-Mobility business case being formally endorsed by Waka Kotahi, Council is pleased to get the signal that a request for funding to undertake pre-implementation work for the Eastern Pathways Central City-University Link would 'probably' be accepted. Staff appreciate the reasons Waka Kotahi have provided and will continue to work in partnership to see how we can progress the development of a Central City Walking and Cycling Bridge. The bridge would create a new way for people to walk, bike, scoot, and stake to and from the central city, as well as the other neighbourhoods across the river. Council sees this bridge as an important part of the University link with the current Anzac Parade corridor being very challenging for pedestrians and cyclists. Council will need to consider how to progress the bridge including undertaking more work without Waka Kotahi funding support to establish a business case for the bridge.





## STRATEGIC PROPERTY

Council has resolved to seek a Joint Venture Partner to redevelop 242-266 Victoria Street as a five-storey mixed use (retail, commercial, residential) development which preserves and enhances heritage façades, activates the southern edge of the Victoria of the River Plaza, and gives practical effect to the aspirations of the Council's Central City Transformation Plan. Staff are developing documentation before going out to the development community.

## STRATEGIC NETWORK ENHANCEMENT

To support and enable intensification in the Central City Council have requested \$331,576,000 through the governments Infrastructure Acceleration Fund to enable 1,900 homes for approximately 5000 Hamiltonians by 2035. The outcome for this stage will be known mid October 2021.

## FERRYBANK PARK ENHANCEMENT

The Municipal Pools site will be restored to parkland as part of the 2021-31 Long-Term Plan, with the pool facility scheduled for demolition in early 2022. Council has contracted Resilio to develop a Site Restoration and Interpretation Plan (SRIP), which will aim to celebrate and honour the site's rich social and cultural history. Initial plans for the site are to restore to reserve with some interpretation and basic amenity and will not preclude any future development of the site including enhanced connections to the wider Ferrybank area. Those who submitted on the 2019 Municipal Pools removal consent consultation have the opportunity to input into the new designs through two workshops. The stories and feedback from those passionate about the pool's history will help inform the SRIP. Hamilton City Libraries and Waikato Museum are also collecting stories and memories of the site to be preserved for the city's heritage collections.

The first workshop took place online in early September, with the second planned for October. The SRIP is due to be finalised in November, after which we will share the concept designs with the wider community and begin detailed planning for the site. Council is also in the process of finding a contractor to begin the demolition of the pool complex in early 2022. Work is expected to begin on restoring the site to parkland before the end of this financial year.

## PARKS AND OPEN SPACES PUBLIC REALM DESIGN GUIDELINES

The Public Realm Design Guidelines project will ensure our public spaces and streets across the central city are well designed, attractive, safer, well maintained, accessible, and inclusive. Staff have had progressed conversations with local potential candidates for delivery of the guidelines and are in the final stages of awarding contract. Delivery of these guidelines is critical to several other projects within the programme, and work is being done to ensure align delivery timelines. Other projects within the workstream will be advanced once the Public Realm Design Guidelines are developed. Where possible they will be advanced concurrently. This includes projects such as Central City Street Furniture, Alexandra St, and Ward St.

## EMBASSY PARK

Construction on the new Waikato Regional Theatre is set to begin shortly. To support Fosters with site access, Embassy Park, and the footpath that runs from there to Sapper-Moore Jones Place, will be closed for the duration of the project. Council is currently working with Fosters to confirm the closure date. During this closure the Riff Raff statue will be relocated to avoid any potential damage and a plan as to where he will be housed is currently being developed in consultation with the Riff Raff Trust and Richard O'Brien. The onsite toilet block will remain in place and be accessible to the public through to January 2022 at which stage we will ensure an alternative block will be made available. In addition to the Theatre, Embassy Park will also be redevelopment and we're in the early stages of this process.

It is anticipated that both the Theatre and the new Embassy Park will open in the first quarter of 2024.

This is a start of a hugely exciting project, not just for the Central City but for wider Waikato, as it recognises Hamilton's role as the cultural heart of the region and will hold a key position in the development of the South End precinct.





## RISKS

There is a risk that if the central city fails to manage all stakeholders in a joined-up way, it could result in poor outcomes and lost opportunities. If there is a lack of programme management, scheduling and interdependency management, it could result in disjointed delivery of related projects, causing poor outcomes for the community.

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

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

## COMMUNICATIONS AND ENGAGEMENT

The Central City Communication Strategy is progressing well. This strategy will provide strategic context and a set of overarching messages that will be used to support individual project communication and engagement plans. The strategy will also include a database of central city stakeholders and their potential involvement/areas of interest allowing for consideration to be given to them when developing plans.

A key feature of this strategy will be the development of a communication working group, which will allow the programme to have visibility of the individual plans and activities within it and take advantage of cross engagement opportunities.

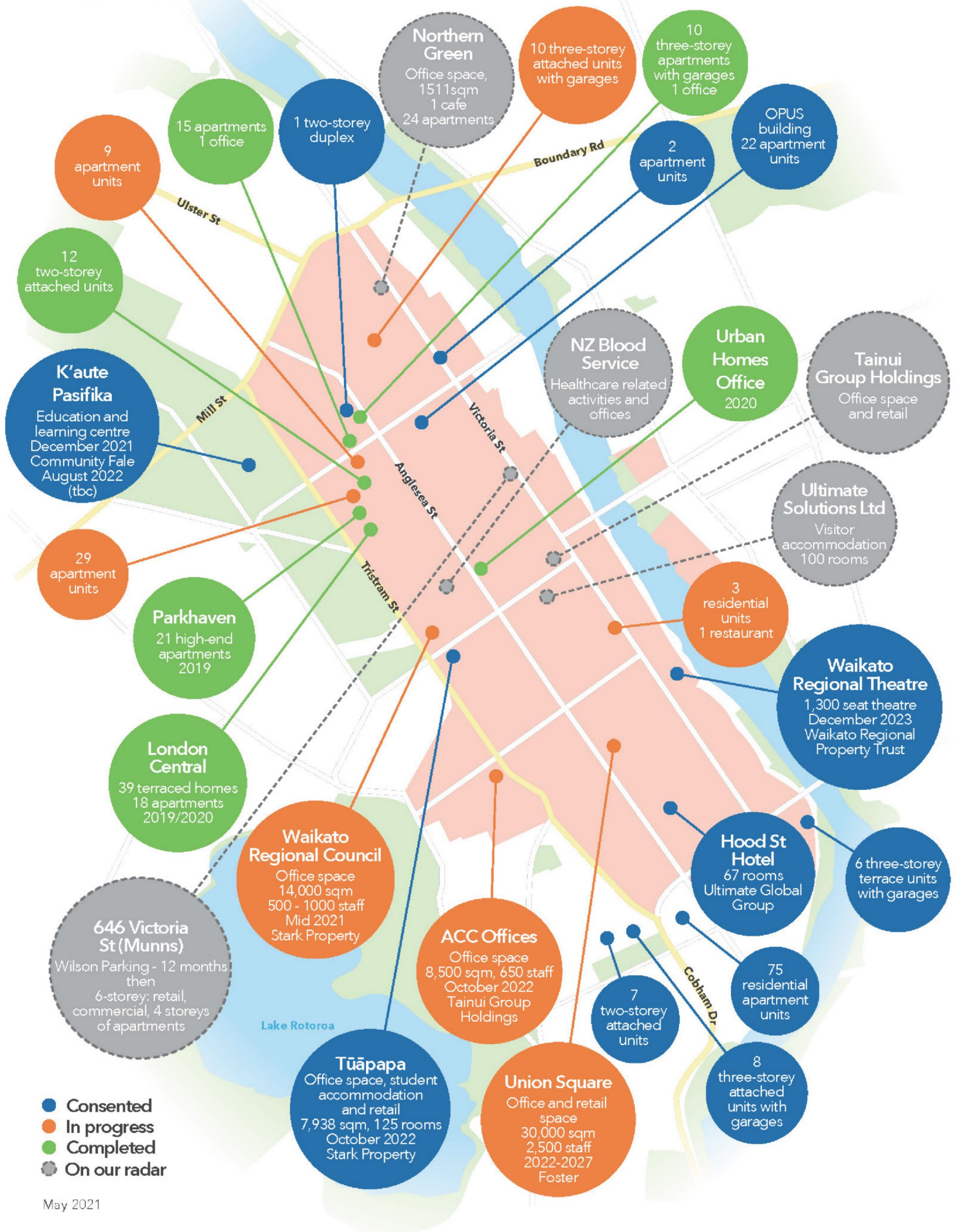




# CENTRAL CITY DEVELOPMENT ACTIVITY

Item 8

Attachment 1





## PROGRAMME VISION

*"To enable the development of an attractive and sustainable community in Peacocke and surrounds - Ko te whakakitenga moo te whenua Peacocke - Ko te aaheinga o te hanga he waahi ataa-hua, he waahi toiora ki Peacocke"*

Peacocke is being built with the support from the Government's Housing Infrastructure Fund, made up of a \$180.3M 10-year interest-free loan and \$110.1M of Waka Kotahi NZ Transport Agency subsidies.

The Peacocke programme will deliver a new bridge; a transport network that caters for public transport, pedestrians and cyclists; parks; and strategic water, wastewater and stormwater networks. Other work includes protecting and enhancing the environment, including the extensive gully system, opening the area to the Waikato River, and investigating community facilities which are also important parts of creating a new community in Peacocke.

When completed, Peacocke will be home for up to 20,000 Hamiltonians.

# PEACOCKE PROGRAMME

OCTOBER 2021

## CONSENTING AND DEVELOPMENT ACTIVITY

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



Notable development and consent applications include:

- **AMBERFIELD:** Agreement has been reached between parties in relation to the appeals to the Amberfield subdivision resource consent application for approximately 800 new homes. This means that the development can now proceed. As part of the consent conditions, the development will include special ecological features to protect the long-tail bat. The Environment Court issued a final decision confirming consent on 30 July 2021.
- **AURORA:** A subdivision resource consent was granted for Aurora Ltd for 110 lots at for 3019 Ohaupo Road in Peacocke Stage 1 in March 2021. Currently we have an application to re-consent this development and include a further 139 residential lots (total 249 lots). A number of the lots are large in size to provide for further subdivision for apartments and duplexes (subject to land use approval). This application is currently on hold for further information. Information about the Aurora subdivision for sections and new homes is here: <https://www.liveaurora.co.nz/about/>
- **SAXBYS LTD:** An application has been received from Saxbys Ltd for 56 residential lots within Stage 2 Peacocke on Ohaupo Road adjacent to the Aurora development (formerly known as Northview). The application is currently being vetted and assessed for any further information.

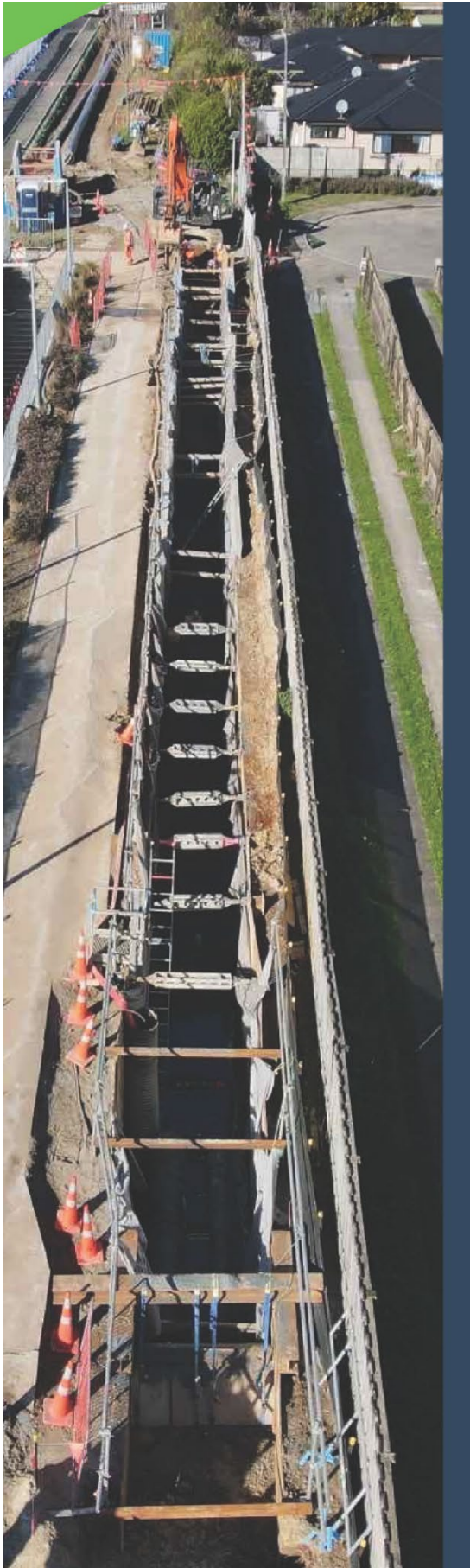
- **QESTRAL:** An application has been received from Saxbys Ltd for 56 residential lots within Stage 2 Peacocke on Ohaupo Road adjacent to the Aurora development (formerly known as Northview). The application is currently being vetted and assessed for any further information.



## STRUCTURE PLAN CHANGE

The Plan Change notification this month is a significant milestone for the programme. The new structure plan will help guide the development of the area and considers transport connections (public transport, cycling and walking), parks and open spaces, commercial areas, housing style and density, environment and cultural heritage. It will help balance the need for new homes with social, cultural, environmental and economic outcomes for the growing community.





Council approved the notification of Plan Change 5 on the 12 August 2021. The Covid-19 lockdown caused a slight delay to public notification which started on 24 September 2021. As required by the RMA, the submission period will be open until 5 November 2021.

Public notification and the process required to be followed, as outlined in Schedule 1 of the RMA, provides the opportunity for landowners and the wider community to make a formal submission on Plan Change 5 in support, opposition or seeking changes.

Following the submission process, further submission will be sought either supporting or opposing the submission received in the first round. The further submission period will be open for a minimum of 10 working days.

It is anticipated that a hearing for Plan Change 5 will be held mid-2022 to consider the submissions and further submission. Further information can be found on [www.hamilton.govt.nz/planchange5](http://www.hamilton.govt.nz/planchange5)

## STRATEGIC INFRASTRUCTURE

Overall, the strategic infrastructure and HIF programme is currently still on time for delivery, but we are yet to understand the full implications of the recent Covid restrictions.

Negotiations continue for the Peacocke Wastewater Transfer Station, resulting in pressure on the planned October contract commencement.

Macroscopes for Whatukooruru Drive (East-West Arterial), Peacockes Road urban upgrade projects and the Bikes on Pipes value-add opportunity have been approved and investigation and design continues. The project team are reviewing walking and cycling path widths and details in response to feedback received on macroscopes from the Strategic Growth Committee in September 2021.

### Planning for the 2021/22 construction season is under way:

- Substantial traffic management remains in place in Peacocke area and north along Wairere Drive.
- The Peacockes Road closure originally planned in June 2021 has been postponed while alternative construction methodology is explored. It is now quite likely a substantial closure can be avoided.
- Construction related traffic will peak this summer as the majority of the project earthworks will be completed over this coming period. Work is monitored to ensure compliance with Construction Traffic Management Plans and an open line of communication with the community has been established for any concerns. On balance, although

there have been complaints, feedback from community is relatively positive.

Collaboration with developers continue including negotiation of Private Developer Agreements.

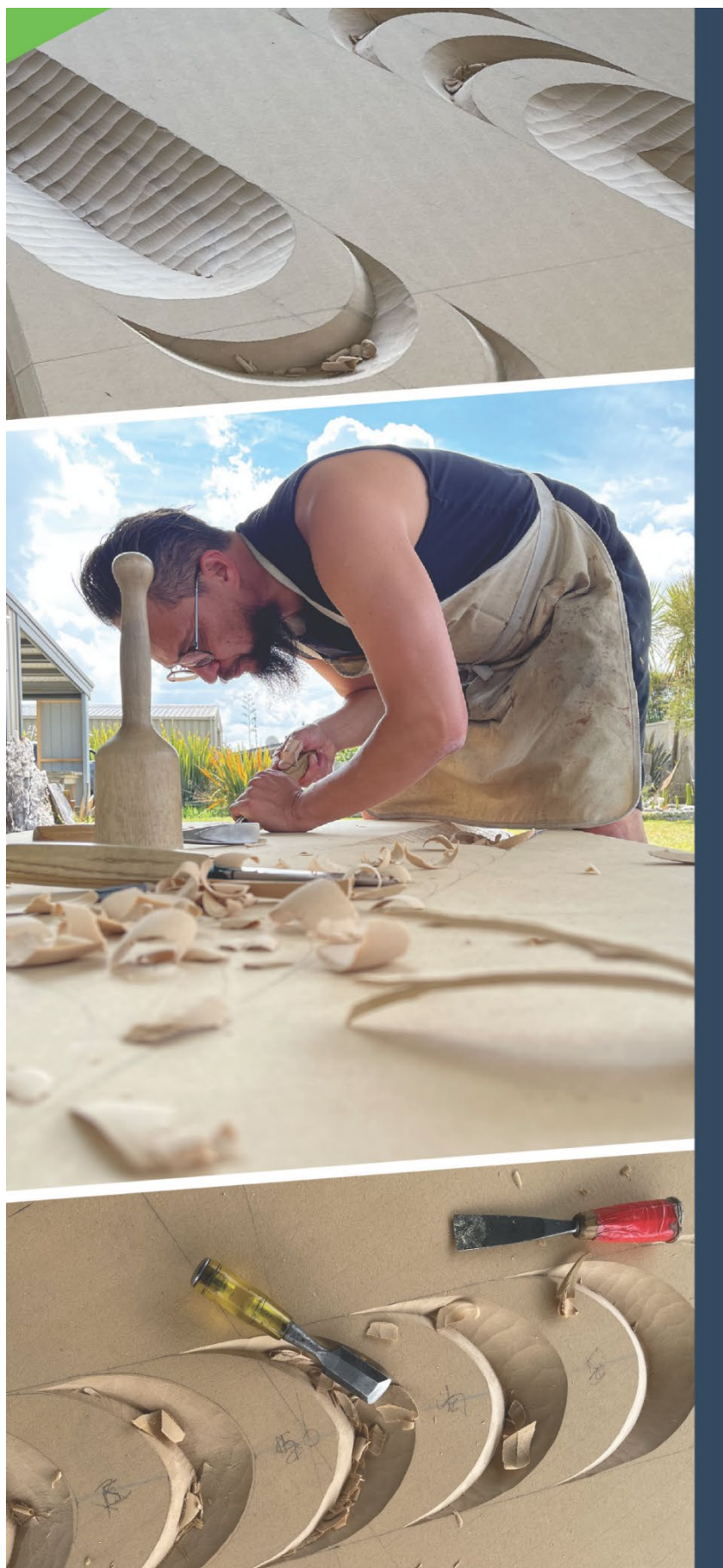
The Council has secured property rights for 38 of the 39 properties within the designation footprint that are required for construction. The Environment Court decision on the remaining s23 objection (relating to the Shaw property) is likely within one to two months. Staff have initiated Land Valuation Tribunal processes with a landowner who has made a claim for additional compensation that could not be reconciled with Council's advice.

In addition to National Policy Statements requiring higher levels of service and therefore costs, there is an increasing risk from cost escalation and supply chain disruption from Covid-related issues. The project team is investigating these and exploring mitigation options with contractors and project partners.

### Key strategic infrastructure project updates:

- SH3/Ohaupo Road roundabout - complete.
- East West Arterial Phase 2 design recommenced - tender early 2022.
- Waikato River bridge 30% complete. Bridge piling complete. Earthworks mainly on hold for winter and will recommence from October 2021.
- Northern Transfer Main wastewater pipeline 60% complete - ahead of programme.
- N4 pump station tender negotiations being finalised - under time pressure because of Covid. Final critical path item for development. Construction due to start later this year.
- N-S Strategic Wastewater design under way - investigating pipe bridges for walking/cycling and more flexible options to enable earlier development.
- Peacockes Road Urban Upgrade northern section is included with bridge contract, southern section is in preliminary design.





#### Emerging issues:

- Third party utility service providers required to undertake relocation of their assets are taking longer than anticipated and is outside of Council's control which is introducing delay costs.
- Construction industry cost fluctuations are increasing faster than normal due to inflationary pressure which will increase out turn costs and reduce available project contingency levels.
- Long than normal lead times for materials means that delays costs could be incurred or a more expensive substitutes may need to be used which will increase overall costs.
- Developer activity and designs, in some cases, are not fully aligned with the design philosophy of approved macroscopes. Staff are working through pre-application process to reach alignment.

### PARKS AND OPEN SPACES

Land for the approximately 14.5ha northern sports park has been secured. A hearing for the Notice of Requirement for the sports park is expected to be held in late 2021. Based on the findings of a sport field demand study, the southern sports park located on the Amberfield site is no longer required. Land acquisition and development of neighbourhood parks will be acquired as subdivision applications come through.

### WELLBEING ACTIVITIES

#### ENVIRONMENTAL WELLBEING

- Southern Links Transport Designation: Work is ongoing to implement the Ecological Monitoring and Management Plan (EMMP). This includes significant gully and stream restoration work (e.g., more than 10ha within the catchment), pest control, and bat roost protection and enhancement (e.g. providing artificial bat roosts).
- Southern Links Transport Designation: The first lizard restoration site has been completed and become home to several copper skinks that have been relocated from various parts of the Southern Links construction sites. Work on restoring a 1ha gully site is halfway through.
- The Mangakootukutuku Integrated Catchment Management Plan (ICMP) remains with the Waikato Regional Council for certification.

- Work has continued on a regional bat management plan. The Waikato Bat Alliance have met to discuss a first draft strategy and next steps.

### CULTURAL WELLBEING

- Staff are investigating a dual name for the Peacocke growth area and are seeking feedback from Te Ngāa Whāa Whakatupu Ake on 20 October 2021 on how the group wish to be engaged.
- As part of Council's commitment to the partnership with Waikato-Tainui, on the 18 March 2021 Council approved the revocation of the Historic Reserve status for Whatukoruru Reserve. The final approval process is now with the Department of Conservation (DOC). Once approved by DOC, a Gazette notice will be published to formally revoke the reserve status meaning the transfer to Waikato-Tainui can be completed.
- A cultural blueprint is being developed for the Peacocke area. The Blueprint will provide a framework for how we will work to integrate Māori art and culture into the landscape in a way that shares, protects, and celebrates Hamilton's unique Māori history.
- The HIF programme team continues to engage with the Tangata Whenua Working Group (TWWG) to enable the construction of network infrastructure in Peacocke in partnership with local iwi. Cultural inductions and training have helped educate the wider team and contractors on the importance of keeping cultural considerations at the forefront of everything we do.







- Kaiarahi and Kaitiaki contracts are in place which include specific Iwi representatives embedded within the construction contracts to guide and provide oversight and cultural guardianship during construction works.
- Mana Whenua and Iwi are currently engaged in various sections of the Peacocke Plan Change Project alongside staff.

## SOCIAL WELLBEING

- The Ministry of Education (MOE) acquisition team is continuing with securing sites for two new schools in Peacocke. The Melville High and Melville Intermediate restructure is progressing and a decision on how the two schools will merge will be made by the Minister of Education in the coming months.

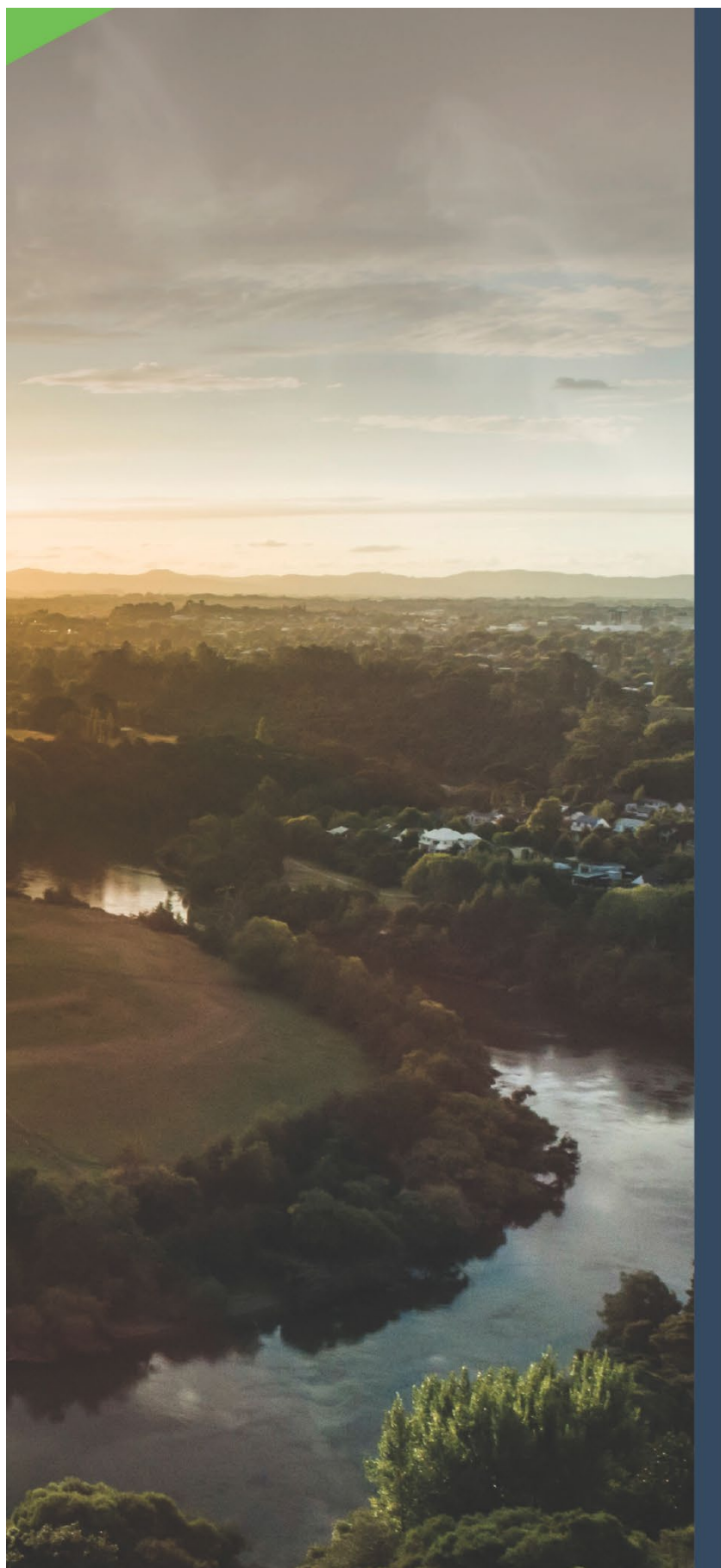
## ECONOMIC WELLBEING

- Staff continue to work with Crown Infrastructure Partners, Treasury, Ministry of Housing and Urban Development and Department of Internal Affairs to investigate a potential arrangement to transfer a portion of the HIF loan into an off-balance sheet Infrastructure Funding and Financing arrangement.
- Staff submitted an Expression of Interest for the Infrastructure Acceleration Fund in August 2021 for infrastructure to support more homes in the southern area of Peacocke. The proposal was initiated by a key developer in the South and Council then progressed the application. The proposal seeks approximately \$105M to cover key additional infrastructure not funded by the Housing Infrastructure Fund, enabling earlier development of up to 1,530 homes. Ministry Housing and Urban Development will advise the outcome of the expression of interest in mid-October 2021. If successful to the next stage, a full business case will be required.

## RISKS

- The August 2021 Covid-19 outbreak leading to a rise in Government Alert Levels has delayed works. Regional differences in Alert Levels could continue to interrupt supply chains which could lead to further delays and costs.
- Geotechnical ground condition suitability risks are currently high and will remain a key construction risk through the coming summer. Expert advisors are engaged to assist with early identification and direction.
- Construction traffic management relating to the essential earthwork activities could attract negative feedback. Monitoring and controls continue to be in place.
- There is a risk that changes in political direction or misalignment between government departments (for example biodiversity and housing policy direction) could incur additional costs or diminish the outcomes the stakeholders and community are expecting. This is being mitigated through stakeholder engagement, strategic land use planning, governance reporting, sub-regional alignment and through the HIF Funding agreement.
- There is a risk that Waikato Regional Council (WRC) technical staff do not accept HCC's best practicable options for the Integrated Catchment Management Plan and require more onerous option before certifying. Delays result in more difficult consenting process and moving to more onerous would add approx. \$40m of additional capital cost.
- Waikato Regional Council interpretation and application of NPS-Fresh Management and NES-Freshwater could require a late change to design and consenting approach for infrastructure which would result in delays and substantially increase construction costs. Engagement continues to be supported with new collateral, webpage updates and media releases.





## COMMUNICATIONS AND ENGAGEMENT

Communication and engagement activity continues with a focus on engagement with residents as the physical environment in Peacocke undergoes changes. The summer construction season is starting soon and associated communication activities are in the final planning stages. This is an opportunity to communicate clearly and to a wider group of residents the expected impacts of construction traffic and the larger Peacocke community story.

Construction continues on the new wastewater pipelines and Waikato River bridge and surrounding transport network. Impacted residents and landowners have been kept up to date with the projects and works through letter drops and newsletters. We're working closely with contractors to clearly communicate traffic management planned to residents around those areas. As the northern wastewater construction works continues at pace, new detour maps and an overall progress map have been designed to help communicate with residents and the wider community.

Videos telling the environmental and cultural protection work happening in Peacocke are being finalised. In-person engagements, such as open days, for the remainder of 2021 will be reviewed in light of the recent COVID-19 outbreak and current restrictions on event and venue capacity. Peacocke Structure Plan notification communications and engagement continue to be supported with new collateral, webpage updates and media releases.

### Recent Peacocke media releases:

- [Active travel network part of the Peacocke package](#) / 8 September 2021
- [Peacocke strikes balance between housing and the environment](#) / 12 August 2021







## PROGRAMME VISION

*"To ensure Hamiltonians enjoy a connected, vibrant, attractive and prosperous Ruakura community".*

The Ruakura programme brings all projects and activity across Ruakura under one umbrella, to plan and deliver wellbeing outcomes in a way that puts the Ruakura community at the heart of everything we do. Ruakura contains the greatest diversity of land uses of any greenfield growth cell in Hamilton and is identified in the Hamilton Urban Growth Strategy. Ruakura is a key Priority Development Area in the Hamilton Waikato Metropolitan Spatial Plan (HW-MSP).

When fully developed, Ruakura will deliver up to 6,000-12,000 jobs, and be home for up to 8,000 people.

*Ruakura Aerial Image courtesy of TGH 2021.*

# RUAKURA PROGRAMME OCTOBER 2021

## CONSENTING AND DEVELOPMENT ACTIVITY

Ruakura has a total capacity of 2,500-3,000 homes for up to 8,000 people. A total of 1,300 sections have been granted subdivision consents since the Ruakura growth cell opened in 2015. It normally takes 12 to 18 months to complete the earthworks before the titles get issued in Ruakura. There were 45 new titles issued in the second quarter of 2021, which was the busiest growth cell in terms of section release.

### Notable consenting and development activity include:

- An enquiry for a 48-lot subdivision in the Ruakura area by a private landowner. This subdivision would also include new roads and stormwater swales.
- A land use consent lodged by Tainui Group Holdings (TGH), for their anchor tenant building within the Ruakura Logistics Zone, south of the Inland Port. The building is 40,000m<sup>2</sup> and will be used as a warehouse for a retail distribution operation.

Refer to the Development Activity Map attached.

## KEY PROGRAMME ACTIVITY UPDATES

### GENERAL RUAKURA UPDATE

Overall, programme activity across Ruakura is going well, despite a pause in activity during Covid-19 Alert Level 4. Staff are continuing to work in partnership with Tainui Group Holdings (TGH) and Central Government for the development of the 490ha Ruakura area including the Stage 1 Ruakura Superhub. Delivery of the enabling network infrastructure programme is progressing well.

### Key highlights include:

- Despite New Zealand moving to Covid-19 Alert Level 4 in late August 2021, the Ruakura Road Urban Upgrade project is progressing within the expected timeframe. Stage 1 is due to

be finished in early October 2021, and letters have been sent to locals advising of further road closures for stages 2 and 3.

- Stormwater ponds for Stage 2 are complete, while the stormwater ponds for Stage 1 are shaped and ready for connection to the network when weather permits.

- Staff continue to work towards establishing the strategic design and funding application basis for the Eastern Transport Corridor, which is a critical piece of enabling infrastructure required to advance further development. This work is being done noting historic agreements already in place and considering the overall strategic direction of the growth cell. Once this work is complete, Waka Kotahi NZ Transport Agency funding applications can begin. This is likely to be mid-2022.

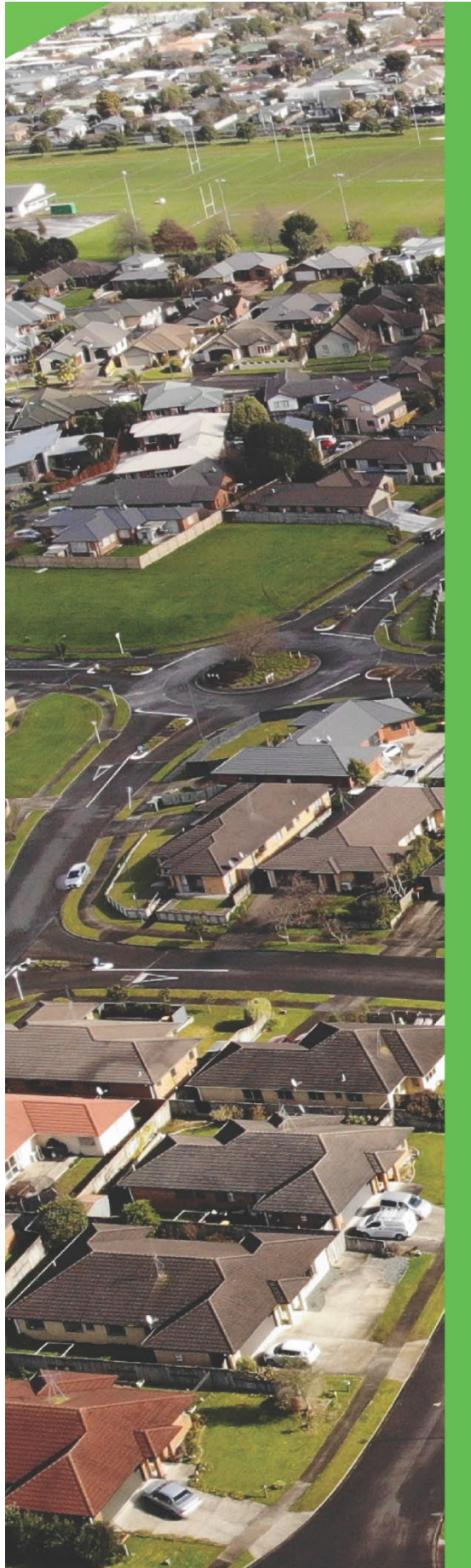
- Staff continue to work collaboratively with the Future Proof Partners within the Priority Development Areas workstream to identify ways to advance progress and remove roadblocks within the Ruakura and Enderley Area.

- A new Programme Manager for Ruakura was appointed and joined Council in August 2021.

- An Expression of Interest was made by Council, in conjunction with TGH and Kainga Ora, to the Government's Infrastructure Acceleration Fund (IAF), for \$665.4million to help deliver 4,320 new homes across Ruakura, Enderley and Fairfield. The Ministry of Housing and Urban Development will advise the outcome of the expression of interest in mid-October 2021. If successful to the next stage, a full business case will be required.

- Waka Kotahi has signalled that Council's request for funding to undertake work for the Eastern Pathways Central City to University Link would 'probably' be accepted, subject to the Biking and Micro-Mobility Business Case being endorsed by the agency. Staff are working closely with Waka





Kotahi to review this business case, and this is expected to be completed by December 2021. This will lead on to finalising the Central City to University Link Business Case which, once formally approved by Waka Kotahi, enables discussions with them about funding opportunities for an active modes connection from the Central City, across the Waikato River, to Waikato University. This connection will result in a reduced dependency on private vehicles, for locals, providing active modal pathways into Ruakura's Inland Port and Superhub, the Knowledge Zone, and housing areas in the suburb.

## RUAKURA EAST

Ruakura East is an area within Waikato District Council (to the east of the Waikato Expressway) that Tainui Group Holdings are seeking to change to industrial zoning to support more residential homes within the Ruakura development to the west of the Waikato Expressway, known as the 'Tramway Block'. There is no strategic land agreement in place however the current agreement with Waikato District Council promotes a mechanism for additional land access to be included. Future Proof partners have agreed to include this proposal in the draft strategy for consultation. Land use planning considerations have commenced, and strategic infrastructure investigations are required. An MOU is currently being drafted between HCC and TGH to support the process for working collaboratively through the requirements and associated land use change processes. Developers will need to demonstrate how their proposal meets the out-of-boundary principles, including demonstrating how the proposal meets water and wastewater policy allocation.

## R2

Ruakura 2 (R2) is an area north of the Ruakura Growth Cell between the Hamilton City Boundary and the Waikato Expressway. It is currently under jurisdiction of Waikato District Council. It has capacity for approximately 2000 - 4000 new homes (subject to density) for up to 5,500 - 10,500 people. It has been identified as a future part of Hamilton City since a strategic agreement on land transfers between Waikato District Council and the Council was established in 2005. Landowners in the area have signalled intent to develop the area. Strategic alignment and timing of when and if the area is to be developed will be established through the Future Proof and Hamilton Urban Growth Strategy Reviews.

Staff will obtain a better understanding of what may be required to plan for future development of the area through the Emerging Areas programme. The area needs strategic infrastructure and land use planning and

consideration needs to be given to connecting to Ruakura, for example extending the Eastern Transport Corridor. Developers will need to demonstrate how their proposal meets the out-of-boundary principles, including demonstrating how the proposal meets water and wastewater policy allocation.

## ENDERLEY

The role of Enderley into the future as a priority area for infill growth was included in a detailed report for the Strategic Growth Committee meeting in July 2021. Hamilton City Council and Kainga Ora - Homes and Communities are in the process of co-designing a placebased housing and urban development programme in the Enderley and Fairfield communities. While Ruakura and Enderley-Fairfield are separate communities, there is a clear relationship between them. Enderley and Fairfield adjoin the Ruakura area, separated by Wairere Drive, and there are proposed transport linkages that will connect the southern portion of Enderley with Ruakura via the development of Tramway Road as part of the Eastern Transport Corridor. Furthermore, the Ruakura Superhub and Inland Port create a unique opportunity to support shaping thriving communities by providing access to jobs for those who call Enderley or Fairfield home.

## INFRASTRUCTURE PROJECTS

- **Ruakura Superhub** - Works are under way to construct new roads and associated waters/utility infrastructure between the Waikato Expressway, the Ruakura inland port development and Ruakura Road (near the University). This is a partnership between Council, TGH and the Central Government (funding from the Provincial Growth Fund). Construction is now underway, with work expected to be complete by mid-2022 in alignment with the anticipated opening of the Waikato Expressway.
- **Transport** - In addition to new roads in the Superhub area, the Ruakura Road Urban Upgrade project has been underway since August 2021. Stage 1 is nearing completion, and Ruakura Road from Ruakura Lane to Wairere Drive will re-open to the public from early October 2021. Further Ruakura Road closures will take place for the duration of Stage 2 and 3 of the project.
- **Stormwater** - To support Hamilton being a green city, erosion control in the Mangaonua Gully is planned, and staff have recently reached an understanding with the large landowner on the left bank of the Mangaonua Stream.





A sales agreement is currently being prepared for HCC to buy this land in the gully, which will enable staff to proceed with finalising resource consent for erosion control structures, and final design of access tracks. These works are joint-funded by HCC and Central Government, and will support the planting of over 100,000 native plants and the creation of these DOC-style access tracks.

- **Water** – The Ruakura Water Reservoir is complete, which will supply fresh drinking water to the Ruakura and Peachgrove areas. Water pipe extensions along the Eastern Transport Corridor alignment are planned for the upcoming 2021/22 construction season.
- **Wastewater** – The first stage of the strategic Far Eastern Interceptor wastewater pipe has been completed through the Chedworth Properties development in the north – with the next stage planned to be installed by TGH along the eastern transport corridor from late 2021 to service further development.

## PARKS AND OPEN SPACES

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

- The green corridor that runs from the north-west along Pardoia Boulevard and down adjacent to the Spine Road to link to open space along Silverdale Road and the Mangaonua gully in the south.
- Gullies at the northern end (Kirikiroa Stream headwaters) and southern end (Mangaonua gully) of the structure plan area.
- Neighbourhood reserves.
- If the Tramway Block is rezoned to residential, there may be implications on the quantity and make-up of parks and open spaces in the area. This will be investigated as land-use discussions progress between Council and TGH.
- The urban development programme in Enderley also presents an opportunity to take a more aligned approach to the layout of parks and open spaces for the communities across Enderley, Fairfield and Ruakura.

## RISKS

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

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

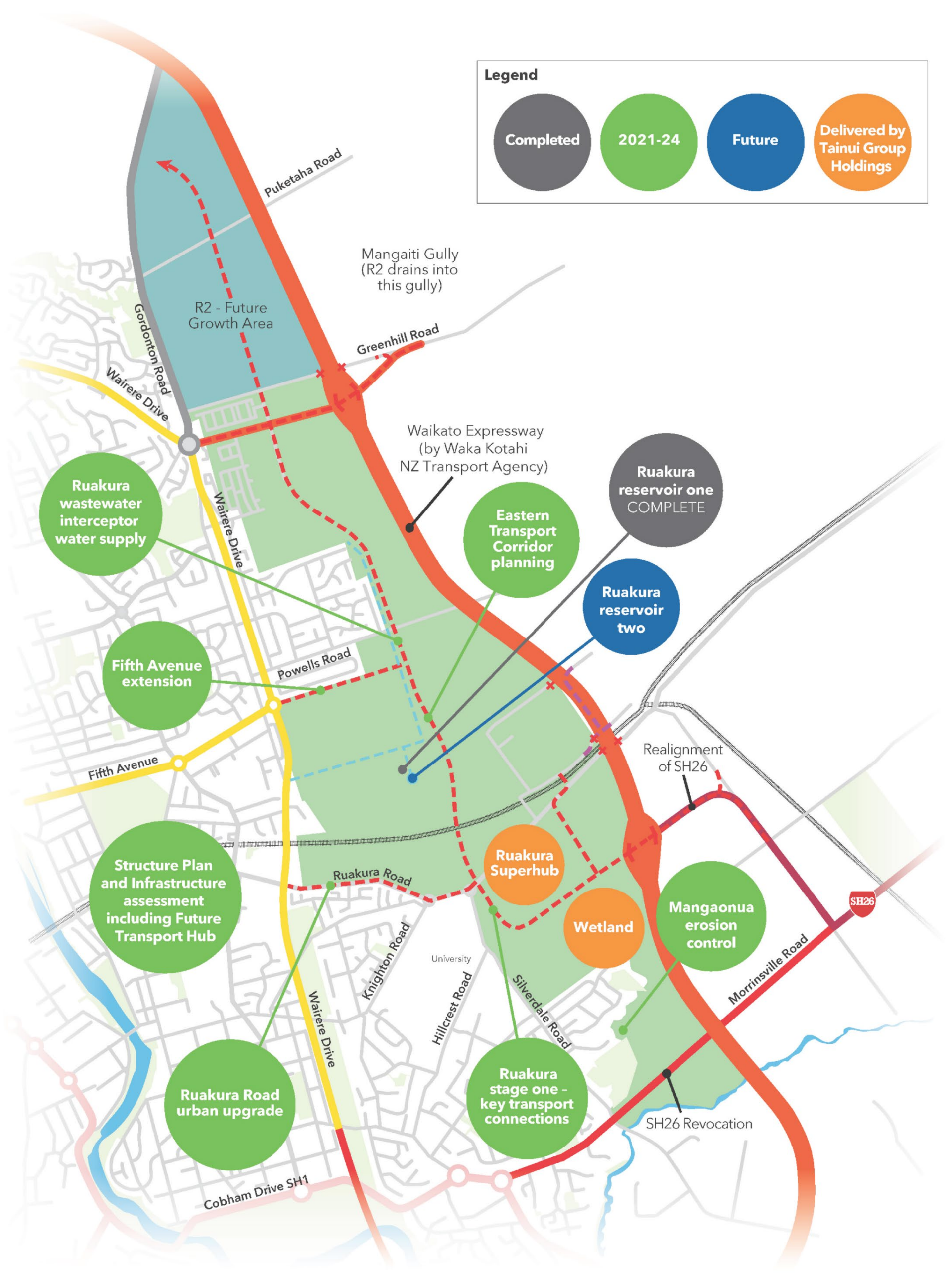
## COMMUNICATION AND ENGAGEMENT

Staff continue to engage with key partners, stakeholders and landowners on key transport projects happening in Ruakura – Ruakura Superhub Stage 1 Transport Corridors project and the Ruakura Road Urban Upgrade. Communication and engagement has started to support the next stages of these two projects. This includes targeted emails, letter drops, news stories etc.

Focus is turning to further developing and refining an overarching Ruakura Programme Communication and Engagement Strategy, to inform Programme-level engagement actions with stakeholders, landowners and the community. This will help to share the wider story of Ruakura, including the vision, outcomes and benefits, with Hamiltonians, whilst keeping the public up-to-date with individual projects in the development area.



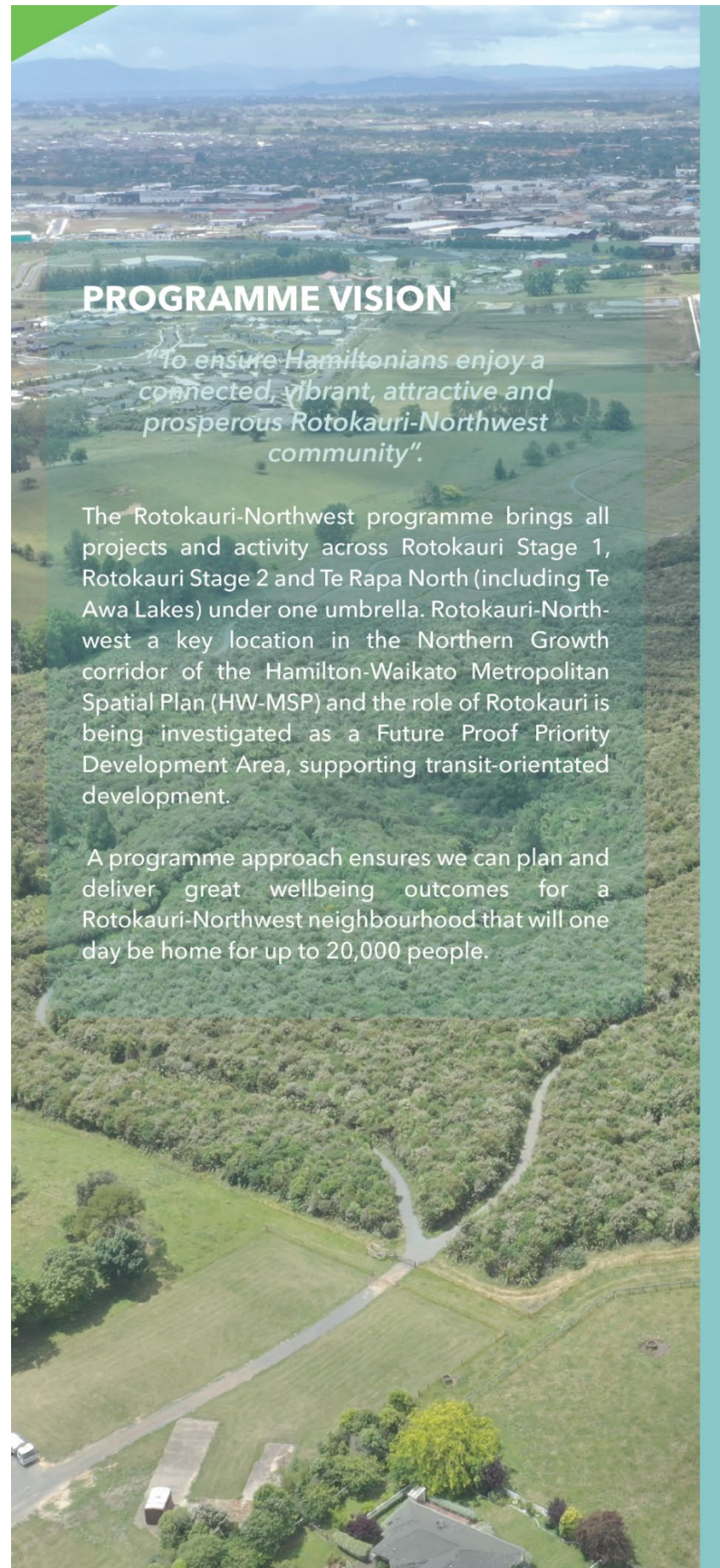
# RUAKURA











## PROGRAMME VISION

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

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

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

# ROKOKAURI-NORTHWEST PROGRAMME OCTOBER 2021

## CONSENTING AND DEVELOPMENT ACTIVITY INDUSTRIAL CONSENTING ACTIVITY

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

As at September 2021 there has been minimal consenting activity in Rotokauri Stage 2, however a total of 220 of new houses have been granted building consents in Rotokauri Stage 1 since 2015 and 186 homes have been completed (CCC Issued).

As at September 2021 there were a total of 607 residential lots still in the pipeline for Stage 1, with subdivision consents lodged but still waiting on a decision (and largely constrained due to lack of strategic infrastructure), including:

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

The Special Housing Area resource consent with 155 residential lots by Green Seed Consultants Limited was withdrawn in September 2021.

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

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

## INDUSTRIAL CONSENTING ACTIVITY

There has been no new industrial consenting activity in Te Rapa North area in the last month. The Empire Ltd resource consent in Te Rapa North is still being processed and construction within Te Rapa North continues within the Porters and Te Rapa Gateway Ltd

consented industrial areas. The most recent economic data (March 2020) showed that Te Rapa North had approximately 660 businesses with approximately 10,800 jobs.

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

## GENERAL PROGRAMME UPDATE

Rotokauri-Northwest is a key growth area for development in the region because of its proximity to employment, education, retail, transport connections and community amenities such as Waiwhakareke Natural Heritage Park. Overall, programme activity across Rotokauri is going well with a focus on enabling development and key projects such as Rotokauri Arterials Designation and Zoo/Waiwhakareke Shared Entry Precinct progressing. Recruitment for the Programme Manager for Rotokauri-Northwest continues with the role currently vacant.

Work has been focussed on preparing Expressions of Interest for the Government's Infrastructure Acceleration Fund (IAF) of which three applications were made for the Rotokauri-Northwest area. The Ministry Housing and Urban Development will advise the outcome of the expression of interest in mid-October 2021. If successful to the next stage, full business cases will be required.

## ROKOKAURI STAGE 1

Work has continued with developers to find funding solutions for the construction of the Rotokauri Greenway and Transport Corridor in Rotokauri Stage 1 and to address funding challenges in general. Through private plan changes and Council decisions, Rotokauri is zoned for residential and industrial development, however there is limited funding to secure critical strategic infrastructure like the Rotokauri Greenway Corridor which is only partially funded







towards the end of the 2021-2031 Long Term Plan (LTP). This has resulted in a strategic issue for developer expectations and development rights. Staff are continuing to work with developers to find solutions, and discussions for a multi-developer Private Developer Agreement opportunity continue.

Council collaborated with several major developers on the recent IAF Expression of Interest application for Rotokauri Stage 1 which requested \$104M for infrastructure to enable 2,845 homes. The EOI requested funding for the key strategic infrastructure including the Rotokauri Greenway, arterial transport corridor, bulk water mains and wastewater pumpstations.

### ROKOKAURI NORTH (ROKOKAURI STAGE 2)

In early September, the MADE group announced that they had secured \$100M funding to enable 2000 homes within a 122ha area in Rotokauri North. In addition to the homes, the development would include a retirement village, primary school, sports park and neighbourhood centre.

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

Council collaborated with the developer on a recent Expression of Interest to the Government's IAF which requested funding for infrastructure to enable 2,835 homes in Rotokauri North. The EOI requested more than \$67M for the infrastructure needed to support development in Rotokauri Stage 2 - including an arterial road, stormwater treatment, bulk water mains and two wastewater pump stations. The infrastructure required is significant and expensive and would all need to be delivered before housing could be built in the area.

### TE AWA LAKES

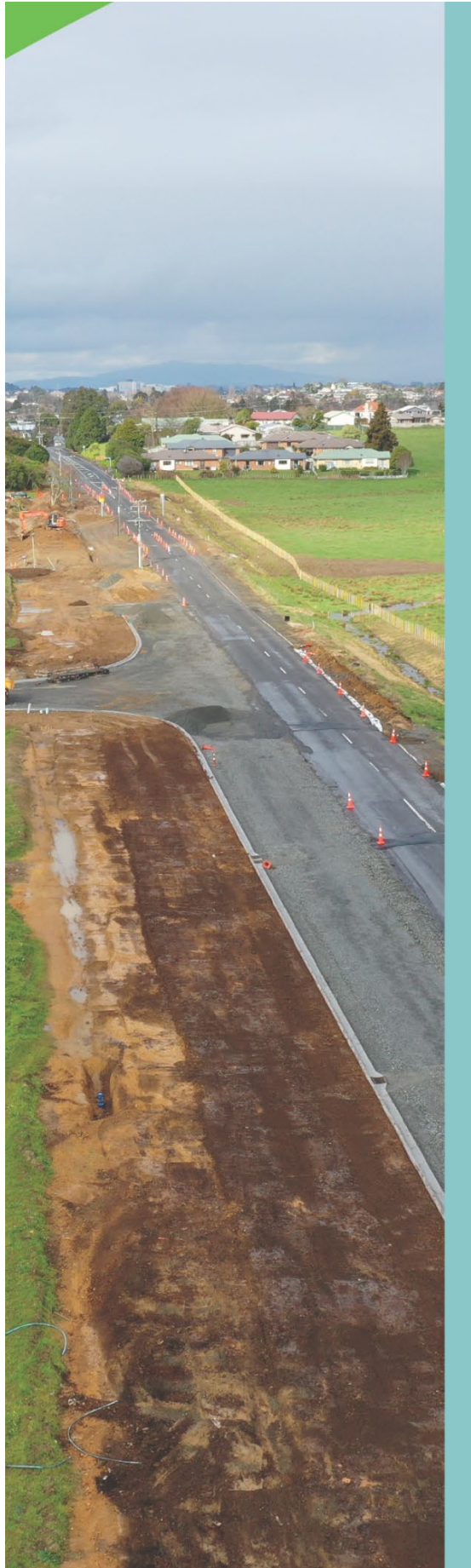
Te Awa Lakes is seeking resource consents to enable development within the Te Awa Lakes private plan change area at Horotiu. This area is identified within the Te Awa Lakes Structure Plan Area in the District Plan. The resource consents are to prepare the site for future transport corridors, infrastructure,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

There is a Private Developer Agreement (PDA) with Te Awa Lakes, which is largely around water allocation relating to when the site was industrially zoned. That PDA will require an update in due course. A new PDA that will address the public versus private stormwater infrastructure for the ongoing ownership and management of the recreational lake was presented to the Strategic Growth Committee on 7 September 2021. The Perry Group have also submitted an IAF Expression of Interest to support development of the area.

### NETWORK INFRASTRUCTURE

- Rotokauri Arterial Designation is progressing well. Staff held a drop-in session for Elected Members on 2 June 2021, and a second successful community day took place 3 August 2021. Staff expect to be in a position to present to Council on the designation late 2021, and request approval to formally lodge the designation circa March 2022 pending NZ Transport Agency Business Case approval.
- Baverstock Road Urban Upgrade is complete, allowing increased safety and improved connectivity for walking and cycling. An aggregated wetland is planned for construction this summer season under a PDA to treat and attenuate stormwater from existing and future development.
- Rotokauri Road Urban Upgrade is also complete between Baverstock Road and Te Wetini Drive. This provides bus services, and safer connections for the community.
- Rotokauri Greenway Corridor has some conditions in the designation secured in early 2020, which require two years of monitoring and investigation. This is progressing well. In the 2021-2031 LTP, funding has been approved to develop the specimen design and address remaining consent conditions. The scope of this project is currently in development with programme workstreams across Council.
- Te Wetini Drive Extension has a PDA in place and construction is under way. The project has been impacted by seasonal weather and high ground water, which has halted works until late October/November 2021 when weather improves.
- A wastewater upsize project funded by the Water Stimulus package has been designed and in final stages of consent with construction planned this season, this will connect an isolated development and rest home to the cities wastewater network, providing a higher level of public health to the residents.





- Plans for constructing the mini roundabout at the Arthur Porter Drive/Te Kowhai Road intersection are in place. Staff are currently waiting on WEL to undertake electrical work, involving the relocation of streetlights columns, to be completed before the mini roundabout can be installed. Once the WEL works is programmed further, updates will be shared with stakeholders and the community. When the Arthur Porter Drive/Te Kowhai Road intersection mini roundabout is complete, a post-construction safety audit will be completed, and any required changes implemented. Following this, communications advising of the Ruffell Road Level Rail Crossing closure will be sent out. Staff are also actively working with KiwiRail to finalise a Deed of Grant arrangement. As the physical works were not completed in the 2020/21 financial year, the budget allocation for this project will be funded from the 2021/21 Low Cost Low Risk and other programmes.

## COMMUNITY INFRASTRUCTURE

- Construction of the new Zoo entrance building is progressing well, with the exterior complete and work on the interior well underway. Landscaping on the Waiwhakareke and Zoo sides is also progressing well. Stage 2 (car parks and Brymer Road urbanisation) Early Contractor Involvement (ECI) is working well. Stage 2 price validation process is underway with physical works due to begin in October 2021. Delivery of the Zoo/Waiwhakareke Shared Entry Precinct will contribute to Hamilton's economic capacity, attracting visitors to Hamilton and the Waikato.
- Ministry of Education are looking to acquire land for three schools in the Rotokauri area, including a high school in the future.

## PARKS AND OPEN SPACES

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

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

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

## STRATEGIC LANDUSE PLANNING ROKOKAURI NORTH PRIVATE PLAN CHANGE - PLAN CHANGE 7

Private Plan Change 7 proposed by Greenseed Consultants Limited (Greenseed) has had a hearing date set, beginning on Monday 20th of October 2021, to be heard by independent commissioners, appointed by Council.

## TE RAPA NORTH DEFERRED INDUSTRIAL - PLAN CHANGE 10

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

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

## RISKS

Developers seeking to progress their developments through the resource consenting process prior to the strategic infrastructure being in place, which may result in lost opportunities, efficiencies, and poor wellbeing outcomes for the future community. Staff actively working with developers and landowners to explore innovative infrastructure finance and funding to unlock development and community outcomes.

Mudfish require ecological protection which may be a barrier to future growth and housing development in the Rotokauri-Northwest area. Package of work is being planned around a catchment mudfish strategy to inform future development plans and protection of mudfish, balancing the need for more homes and biodiversity.

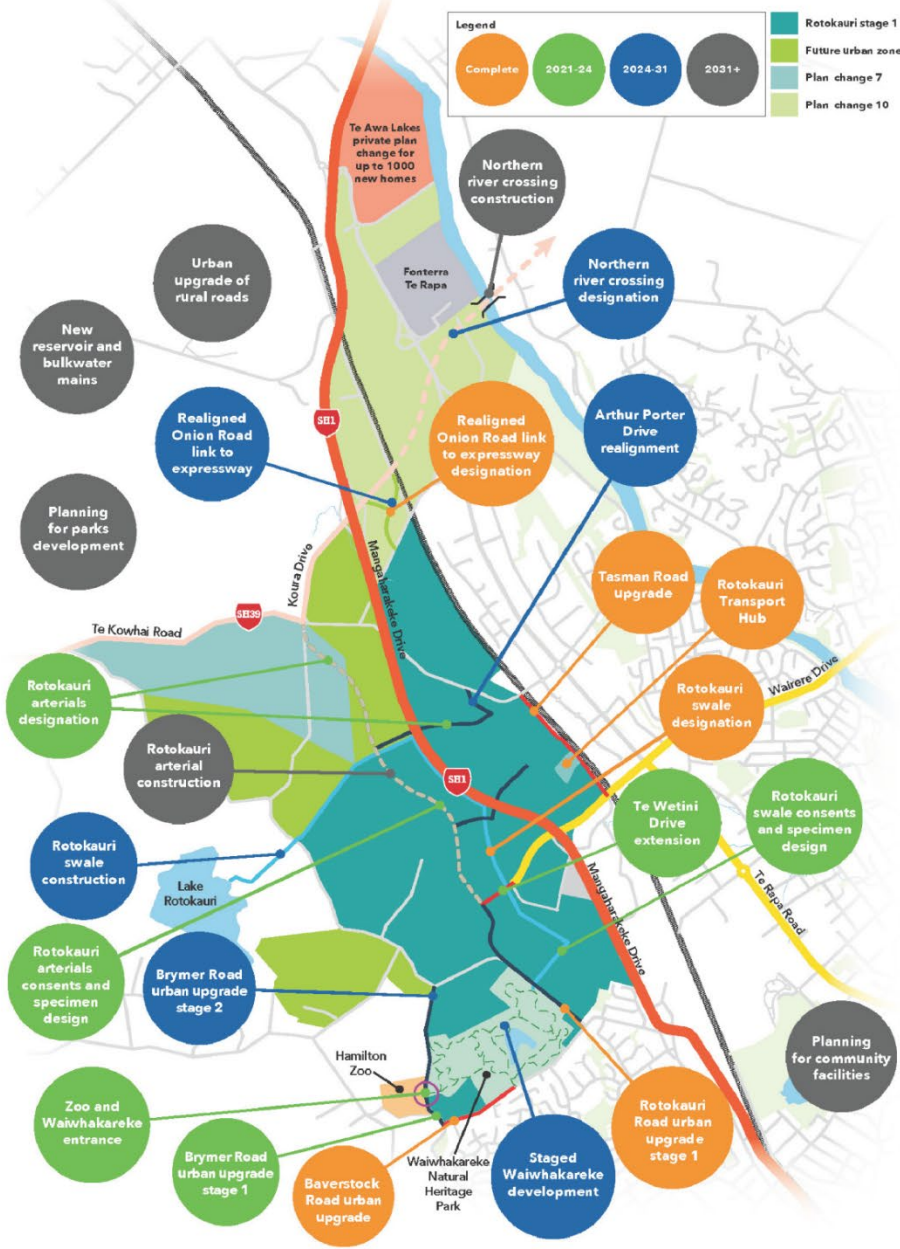




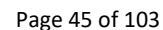
COMMUNICATION AND ENGAGEMENT

An overarching Rotokauri-Northwest Programme Communication and Engagement Strategy is in review stages and will frame our storytelling moving forward, however programme level engagement planning has slowed due to the Programme Manager role currently being vacant. Some engagement has continued with key developers in the area with regular meetings and collaboration for the Infrastructure Acceleration Fund Expression of Interest application. A third information session is being planned for the Rotokauri Arterial Transport Corridor project.

ROKOKAURI - NORTHWEST









## EMERGING AREAS

### About the emerging areas programme:

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

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

### Out-of-Boundary Principles

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

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

# EMERGING AREAS

## OCTOBER 2021

## INTRODUCTION

Staff and Elected Members continue to receive proposals and requests for development rights and/or boundary changes for out-of-boundary and unplanned areas. The requests are placing pressure on key staff to respond with technical land use and strategic infrastructure advice. The requests are now being managed centrally through the Emerging Areas programme within the Growth Programmes Team. A new Programme Manager Emerging Areas has been appointed and commences in late October.

Staff have been advising developers to submit through the Future Proof review process. The revised Future Proof Strategy includes a set of development principles which will need to be met and any out-of-boundary development close to Hamilton City Councils boundaries require agreement of the Future Proof parties. The revised Future Proof Strategy consultation commenced on 4th October 2021 and is open until 5th November 2021. The final strategy is currently planned for adoption in early 2022 following public hearings.

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

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

Emerging areas and proposals will always need to be considered in the wider context of what land supply is actually needed to meet projected demand and will need to be sequenced and timed to enable certainty for infrastructure planning, council investment and provision. The HUGS review will help set this direction taking into consideration the increased density that will be enabled through the District Plan Change work arising from central governments direction in the National Policy Statement for Urban Development alongside the strategic importance of the Central City as a sub-regional economic centre.

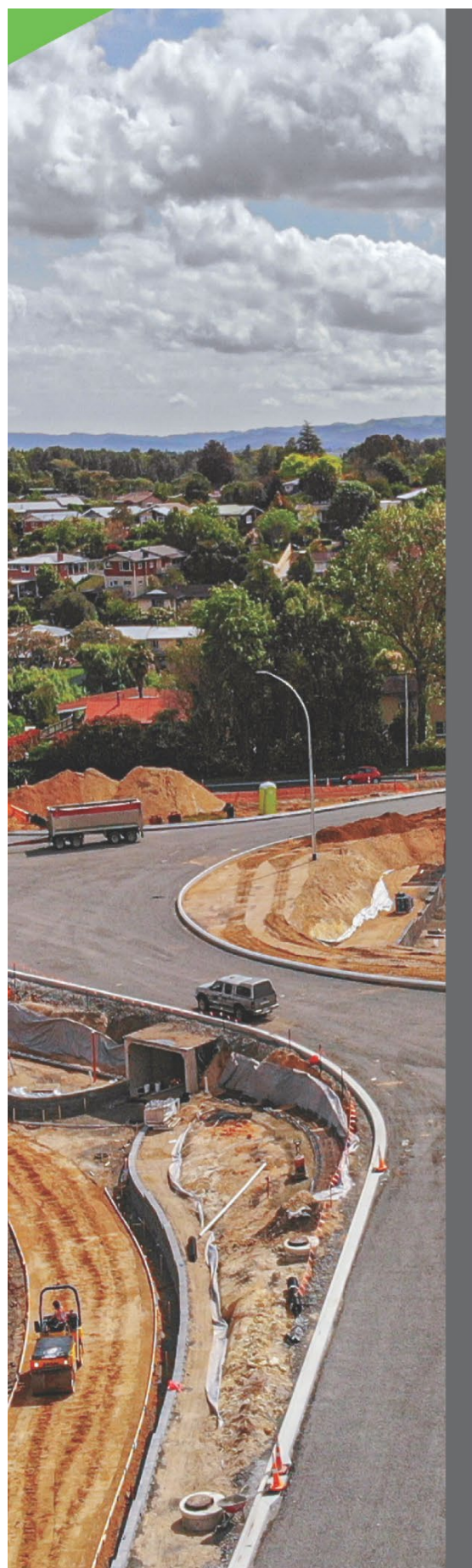
A summary of recent emerging areas requests is included in this report.

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

## ACTIVITY SINCE LAST REPORT - 7 SEPTEMBER 2021

- Developers from R2 have met with senior staff to draft a potential high-level pathway forward.
- Developers from Te Kowhai East, Brymer Road, SL 1, R2 and WA have been provided with timeframes and the process for making a submission on the Future Proof Strategy review.
- Developer representatives attended the 7th September 2021 Strategic Growth Committee public forum outlining support for strategic Southern Links funding to support development in SL 1.
- A Programme Manager for Emerging Areas has been appointed and commences in late October 2021.





## BRYMER ROAD

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

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

## HT1

Horotiu 1 (HT1) is an area of 808ha to the north east of Hamilton. It has capacity for 7,700 homes and a future neighbourhood of more than 20,000 people. It provides roughly the same potential growth capacity as Peacocke. It fits within the Metro Spatial Plan area and is bordered by the Waikato Expressway, providing an opportunity for development supported by frequent public transport.

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

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

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

## R2

Ruakura 2 (R2) is an area of approximately 200ha north of the Ruakura Growth Cell between the Hamilton City Boundary and the Waikato Expressway. R2 is currently under jurisdiction of Waikato District Council. It

has capacity for approximately 2000 - 4000 new homes (subject to density) for up to 5,500 - 10,500 people.

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

Major landowners in the area are motivated to develop the area and met with senior staff in June 2021. Staff are meeting with landowners in the coming months to obtain a better understanding of what may be required to plan for development of the area in the future. The area needs strategic infrastructure and land use planning and consideration needs to be given to connecting to Ruakura. Developers will need to demonstrate how their proposal meets the out-of-boundary principles, including demonstrating how the proposal meets water and wastewater policy allocation.

## R3

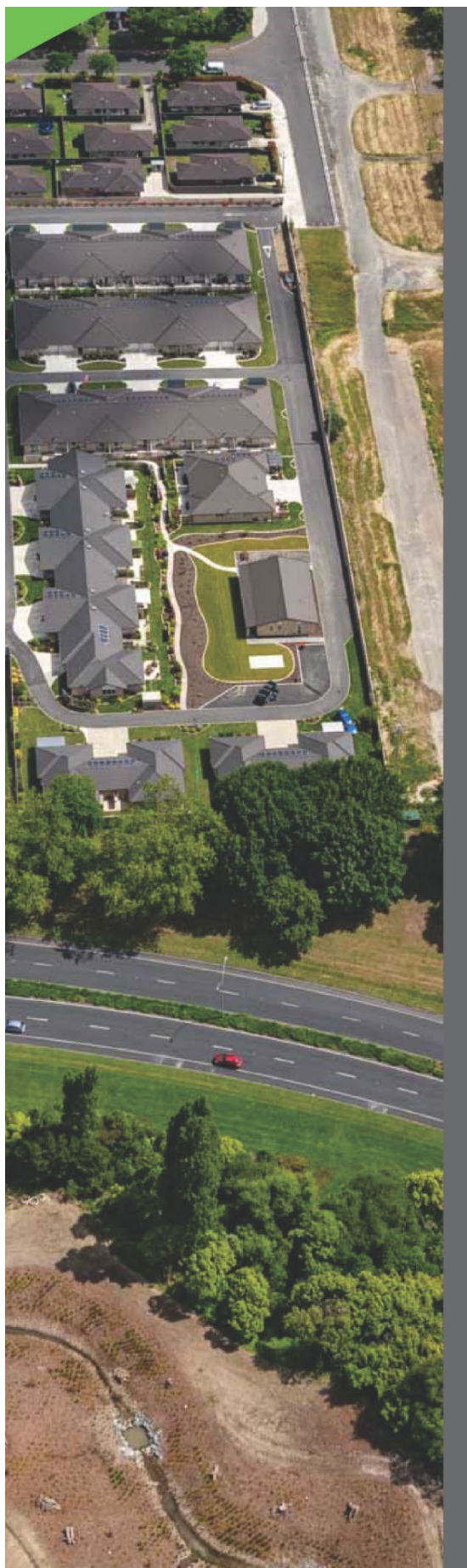
Ruakura 3 (R3) is an undefined area on the east of Ruakura outside the city boundaries. At least one major landowner in the area has signalled the intent to progress development in the future. The area is within Waikato District Council's boundary. There are currently no boundary or strategic land agreements in place for this area. No strategic infrastructure investigations or land use planning has taken place. Developers will need to demonstrate how their proposal meets the out-of-boundary principles, including demonstrating how the proposal meets water and wastewater policy allocation.

## RUAKURA EAST

Ruakura East is an area within Waikato District Council (to the east of the Waikato Expressway) that Tainui Group Holdings are seeking to change to industrial zoning to support more residential homes within the Ruakura development to the west of the Waikato Expressway. There is no strategic land agreement in place however the current agreement with Waikato District Council promotes a mechanism for additional land access to be included. Future Proof partners have agreed to include this proposal in the draft strategy for consultation. Land use planning considerations have commenced and strategic infrastructure investigations are required.

An MOU is currently being drafted between HCC and TGH to support the process for working through the requirements and associated land use change processes.





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

### SL1

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

A proposal has been received for approximately 500ha in SL 1 which has capacity for approximately 6,000 - 12,000 new homes for 16,000 - 32,000 people. A portion of the proposed area (on the city side of the Southern Links designation) has been signalled for some time as a long-term future growth area, however there are ongoing discussions with additional landowners as to whether additional areas adjacent to the designation (to the west) should also be considered as future growth areas. The developers have been advised to submit on this through the Future Proof public hearings and HUGs processes.

This area has been identified within the Hamilton-Waikato Metro Spatial plan as a long-term future urban land resource. A Strategic Land Agreement with Waipā District Council is required for this area if it is to be brought into Hamilton City boundaries.

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

Landowners in the area have met with senior staff in June 2021 to indicate that they are seeking to develop the area and a report was taken to the 3 August 2021 Strategic Growth Committee. The area has strategic infrastructure and land challenges. No strategic infrastructure investigations or detailed land use planning investigations have taken place.

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

### WA

Wallace Road (WA) is an area of approximately 28ha adjacent to the boundaries on the western side of the city within Waikato District Council. It has capacity for approximately 400 - 800 newhomes (subject to density) for up to 1000 - 2000 people. It has been identified as a future part of Hamilton City since a strategic agreement on land transfers between Waikato District Council and the Council was established in 2005.

Some of the landowners in WA met with some elected members and senior staff early in 2021 and seeking to progress development in the area. Work is under way with the landowners to understand potential timing and work required to progress the area, in particular understanding the infrastructure requirements. The temple view structure plan investigation report provides some detail on what is required for this area in advance of it being developed. Developers will need to demonstrate how their proposal meets the out-of-boundary principles including demonstrating how the proposal meets water and wastewater policy allocation. WA will be a good test case to test the principles and will be assessed as part of the HUGS review.

### TE KOWHAI EAST

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

Landowners and developers have recently signalled that they intend to progress development in this area for up to 4,000 new homes. Some Elected Members and senior staff met with the developers to further understand the proposal in August 2021.

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





## RISKS

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

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

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

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

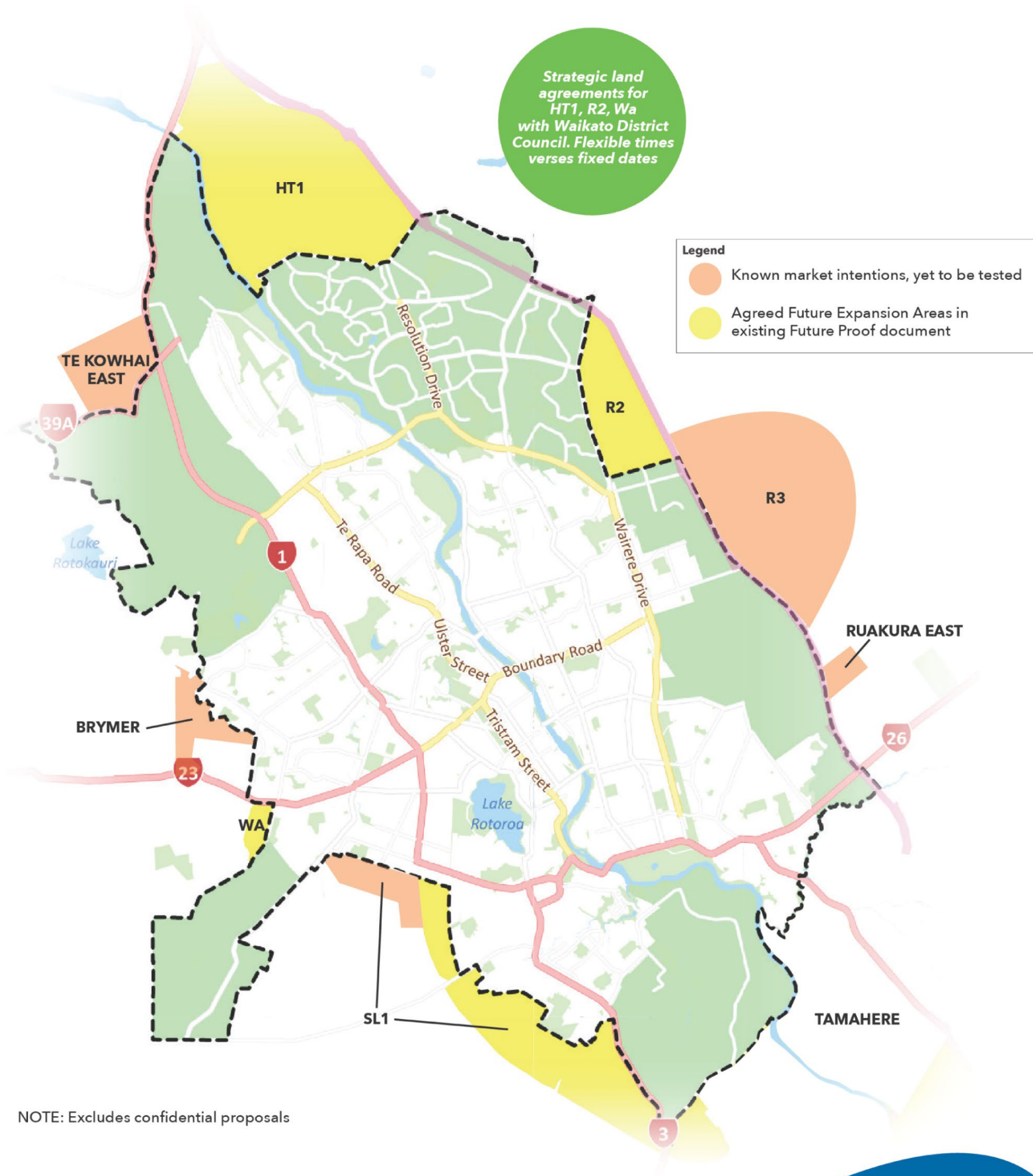
There is an opportunity to 'capture value' from the proposed development areas and to use that value to reinvest in the amenity and infrastructure needed to support the delivery of a new community.



**Hamilton  
City Council**  
Te kaunihera o Kirikiriroa



# EMERGING AREAS



# Council Report

Item 9

**Committee:** Strategic Growth Committee      **Date:** 19 October 2021  
**Author:** Hannah Windle      **Authoriser:** Blair Bowcott  
**Position:** Special Projects Manager      **Position:** General Manager Growth  
**Report Name:** General Manager's Report

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

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

## Staff Recommendation - *Tuutohu-aa-kaimahi*

2. That the Strategic Growth Committee receives the report.

## Executive Summary - *Whakaraapopototanga matua*

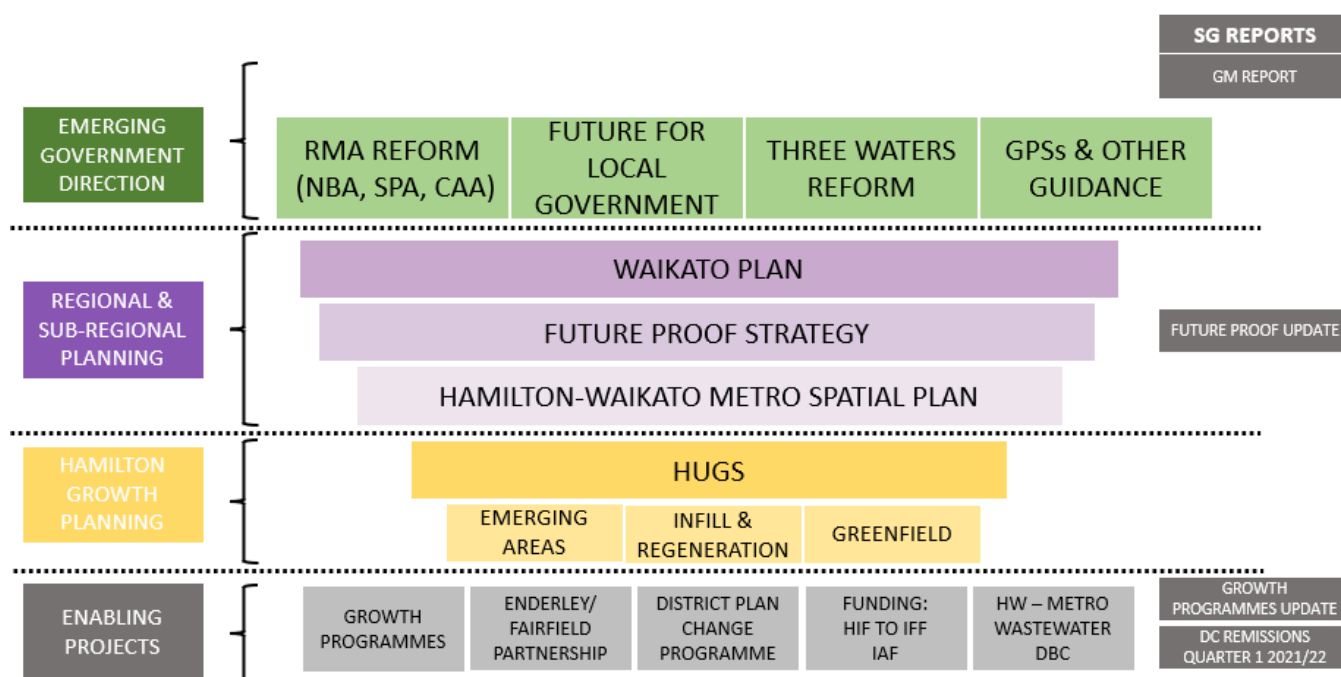
3. This report provides updates to Committee Members on activities, actions or projects for which this Committee and the relevant General Managers have responsibility, and for which significant progress has been made, including but not limited to:
  - i. Waikato Mayoral Forum
  - ii. Waikato Plan
  - iii. Upper North Island Strategic Alliance (UNISA)
  - iv. Future Proof
  - v. Cross-boundary Council discussions
  - vi. Infrastructure Funding and Financing
  - vii. Local Government Reform.
4. This report also contains updates on:
  - i. Development Contributions Policy (prior to an Elected Member briefing on 3 November 2021 and two development contributions-related reports being presented to the next Strategic Growth Committee meeting on 2 December 2021);
  - ii. applications to the Infrastructure Acceleration Fund;
  - iii. the Strategic Developer Forum;
  - iv. the Hamilton-Waikato Metro Wastewater Detailed Business Case; and
  - v. Ruakura development.
5. Staff consider the decisions in this report have low significance and that the recommendations comply with Council's legal requirements.

## Discussion - *Matapaki*

### Item 9

#### Interrelated Workstreams

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



## Strategic Regional Collaboration

### *Waikato Mayoral Forum*

9. The last Waikato Mayoral Forum was held on 23 August 2021 and highlights of this were presented to the last Strategic Growth Committee on 7 September 2021.
10. The next Waikato Mayoral Forum is scheduled for Monday 22 November 2021.

### *Waikato Plan*

11. The last Waikato Plan Leadership Committee Meeting was held on 28 September 2021.
12. The group received presentations on the Review of the RMA (**Attachment 1**), an overview of the coming suite of policy reforms (**Attachment 2**), and a presentation on the Future for Local Government (**Attachment 3**).
13. There was also a conversation on the Three Waters Reform.
14. The next Waikato Plan Leadership Committee Meeting is scheduled for Monday 22 November 2021.



**UNISA**

15. The last technical officers' meeting for UNISA was held on Friday 10 September 2021.
16. There was discussion on the Climate Change Working Group and the Future for Local Government Review.
17. The last Chief Executives meeting was held on Friday 1 October 2021, where Hamilton City Council was an apology.
18. The next Mayors and Chairs meeting is on Friday 12 November 2021.

**Future Proof**

19. The draft Future Proof Strategy was adopted for consultation by the Future Proof Implementation Committee at their meeting on 16 September 2021.
20. The draft Strategy will be open for public consultation from 4 October, with hearings scheduled for 6 – 10 December 2021.
21. Hearings representation for Council approval is the subject of a separate report to this Committee.
22. It is intended that the final Future Proof strategy will be adopted in early 2022.

**Cross-boundary Council discussions****Waikato District Council**

23. The last meeting between Hamilton City Council and Waikato District Council Governance Representatives was held on 1 October 2021.
24. The two councils discussed the ongoing review of the Southern Districts Water Supply agreement and decided that the current agreement should be rolled over due to the uncertainty in the wider waters' environment.
25. A letter between the CEs of both councils will document this arrangement and note that the previous agreement will roll over with the inclusion of up-to-date fees and charges as per Hamilton City Council's Long-term Plan.
26. An update on the Te Huia rail service was provided by Councillor Macpherson, outlining the changes to the service that will enable more users to travel to and from Auckland and Hamilton.
27. Both councils provided updates on planning processes currently underway, including the adoption of Future Proof for consultation, the delay in decisions on the Waikato Proposed District Plan, the ongoing review of the Hamilton Urban Growth Strategy, and the Hamilton City Council District Plan Change to give effect to the NPS-UD.
28. The attendees noted the importance of continuing to work together on areas of mutual interest, both planning related but also project related.

**Waipa District Council**

29. Key staff have progressed work on a draft Strategic Land Agreement between the two councils to reflect land within the Southern Links Designation Boundary, and to identify a process for considering any other areas of land.
30. A further draft will be brought back to the next full meeting on Wednesday 10 November for both councils to consider.
31. Hamilton City Council is represented at both these Governance Groups by Mayor Southgate, Deputy Mayor Taylor, Councillors Macpherson and Hamilton, the Chief Executive and Blair Bowcott.

## **Government Reform Programme**

32. The Government is advancing several work programmes that will reshape the system of local government, specifically the Three Waters Review and the Resource Management Reform.
33. A lot of the commentary that forms the basis of our submissions and feedback on the Government's reforms to date is regarding the absence of funding plans and certainty to give effect to and deliver on growth planning.
34. In addition to the Three Waters and Resource Management Reforms, the Minister of Local Government has established a Ministerial review into the Future for Local Government.
35. An initial Council information session was held on 29 September 2021. The full suite of Government reforms was covered, outlining the programme approach that staff will be taking to looking at the implications of all reform.
36. As part of this approach, staff intend to start reporting on reform to full Council, beginning at their meeting in November 2021.
37. Further updates will be provided through this mechanism.
38. Staff are also working with neighbouring and other metro councils on the reform agenda, including sharing information and submissions, and further exploring the 'place-making' concept to ensure local voices are heard.

## **Development Contributions Policy**

39. Two development contributions-related reports will be presented to the 2 December 2021 Strategic Growth Committee. These are deferred from the 29 October 2021 meeting to allow time for an Elected Member Briefing on these topics.
40. At the 3 November 2021 Elected Member Briefing, remissions for state-integrated schools and the AGPAC Judicial Review will be discussed. Any feedback or information requests from this briefing will be incorporated into the reports to the 2 December Strategic Growth Committee meeting. In the meantime, these and two other development contributions-related topics are briefly discussed below.

### ***Judicial review outcome***

41. The judgment on the judicial review of Council's Development Contributions Policy was received on 27 August 2021. Judge Gault found in favour of Hamilton City Council on all 17 claims. The deadline to lodge an appeal against that decision was 5pm 24 September 2021. No appeal was lodged. The briefing will update Elected Members on the outcomes of the ruling and the impact on our Development Contributions Policy.

### ***Integrated schools remission***

42. Elected Members have requested a briefing on the treatment of state-integrated schools in the Development Contributions Policy. At the briefing on 3 November 2021, staff will outline the current process and discuss options with Elected Members. Staff will then report to the Strategic Growth Committee on 2 December 2021 with recommendations. It is expected that any policy amendments would be undertaken alongside the 2022/23 Annual Plan process and consultation.

### ***Everton case***

43. Everton Heights Ltd filed a judicial review against the Council on 2 October 2020 in relation to how development contributions for its development should be levied. The case is due to be heard in the High Court on 26 October 2021.
44. The Public Excluded part of this meeting includes a brief report outlining the case; Lachlan Muldowney and Greg Carstens will also give a verbal update at this meeting.

45. The report and verbal update are in the Public Excluded part of the meeting due to the current legal proceedings against the Council, and the discussion being legally privileged and sensitive.

#### ***Auckland draft Development Contributions Policy update***

46. Auckland is in the process of reviewing their 2019 Development Contributions Policy. Consultation on the draft policy began on 20 September 2021. Auckland Elected Members voted to recover DCs for all required infrastructure rather than just that in their Long-Term Plan, as Hamilton City Council does in its policy. Drury was the first place where they calculated these increased charges using a longer horizon.
47. Auckland staff have been directed to identify other priority growth areas and the infrastructure required to support growth over the next 30 years with a view to updating the charges to include these. This will probably mean that charges increase significantly for other Auckland greenfield growth cells as well.
48. Based on the information provided to Auckland Council at their 16 September 2021 meeting, DCs for Drury would increase from \$18,300 per Household Unit Equivalent (HUE) to \$84,900 per HUE. Developments in Drury are also subject to a \$15,900 Veolia infrastructure growth charge for water and wastewater per HUE.
49. The residential base charges for Rotokauri (SW-Lake Rotokauri) – one of the higher charges per HUE in the country, under the Hamilton City Council 2021/22 DC Policy – is \$93,226 per HUE.
50. However, the transition to the new charges is being phased in over three years, so the current charge is \$74,900. The charges for Rotokauri (SW-Ohote and SW-Mangaheka) where the MADE development is located, is currently \$27,700 and \$35,700 per HUE, increasing to the full base charge of \$34,700 and \$40,800 once the phased transition is complete.

#### **Update on Infrastructure Acceleration Fund**

51. Kaainga Ora received a strong response to the Infrastructure Acceleration Fund (IAF) with applications requesting over \$5 billion of funding from the current \$1 billion fund allocation.
52. Evaluation of the proposals is underway with feedback expected in mid-October 2021. Kaainga Ora had indicated they may ask Hamilton City Council for a prioritisation of its bids, but recent information suggests this is unlikely now.
53. Successful proposals will be invited to submit a Request for Proposal (RFP). There may be some proposals that can be fast-tracked through the negotiation process in the coming months.

#### **Strategic Developer Forum**

54. A Strategic Development Forum is in the process of being established to support productive and sustainable commercial and industrial growth in Hamilton. Developers have been experiencing multiple challenges, including rising land costs, that have created barriers to unlocking and developing industrial and commercial land. These barriers subsequently impact on our ability to attract new businesses into Hamilton and the sub-region.
55. There is opportunity to work collaboratively with some key, experienced developers to bridge the strategic gap between developers and Elected Members. The forum would provide a mechanism for developers to provide a collective voice of feedback to Council to help inform policy direction and remove some of the barriers to development.

56. The forum will focus on strategic outcomes, with membership consisting of several experienced commercial and industrial developers, some Elected Members and the General Manager Growth. The forum will focus on commercial and industrial development, excluding the Central City, retail and residential development. Meeting quarterly, the forum will discuss and – where possible – reach agreement on recommendations the forum will make to the Strategic Growth Committee.
57. A draft Terms of Reference has been developed (**Attachment 4**). The Chair and Deputy Chair of Strategic Growth Committee, as a core part of their roles, will meet with the development community nominated representatives to discuss and complete the draft Terms of Reference to bring back to the Strategic Growth Committee meeting on 2 December 2021.

### Hamilton-Waikato Metro Wastewater Detailed Business Case

58. The planned Project Governance Group meeting to consider the draft Southern Detailed Business Case (DBC) and Memorandum of Understanding (MoU) scheduled for 17 September 2021 was postponed and will now take place in November 2021.
59. The Southern Metro Wastewater DBC and MoU will be presented to the Project Governance Group for endorsement. The Southern Metro Wastewater DBC and MoU will then be provided to the Strategic Growth Committee alongside the respective partner committees for feedback, endorsement, and approval.
60. The Southern Metro Wastewater DBC sets out proposed timing, staging, delivery and funding arrangements for the preferred wastewater solution, including the new Southern Wastewater Treatment Plant (WWTP). The purpose of the MoU is to secure commitment to the key outcomes from the DBC project. The key elements to be included in the MoU were noted in the 29 July 2021 Committee Report and are summarised below:

Proposed Level of Commitment	Agree to agree	Agree Principles	Agreed Commitment
Minimum Performance Standards			✓
Form, parties and scope of governance structure			✓
Powers of the Programme Director and PGG	✓		
Cost allocation, funding & financing		✓	
Southern sub-regional plant thresholds	✓		✓
Lead Councils			✓
Cross-boundary servicing arrangements	✓		✓
Ownership		✓	

61. As endorsed by the Project Governance Group through the DBC process, Hamilton City Council will be the lead council for the new Southern WWTP. Key aspects of being the lead Council are driving delivery of and financing the project. Hamilton City Council has some funding in the 2021-2031 Long Term Plan for the Southern WWTP. Funding agreements will also be required with Waipa District Council, particularly in relation to servicing the Waikato Regional Airport and environs.
62. Hamilton City Council's funding for the Southern WWTP in the 2021-2031 Long Term Plan was based on a portion of the total cost estimate to acquire land for the plant and to secure consents and designations.
63. The Hamilton City Council portion assumed that Cambridge would be serviced by the new Southern WWTP. However, the preferred Southern Metro wastewater solution includes servicing Cambridge through a new standalone plant at Cambridge. This will reduce the portion

of Waipa DC contribution to the new Southern WWTP significantly and increase the proportion that Hamilton City Council will need to fund. A request for additional funding may be required through the annual plan process to complete land acquisition, consenting and designations, and to finance construction of Phase 1 of the plant.

64. As noted at the September 2021 Strategic Growth Committee meeting, several project implementation activities are occurring in parallel with completing the Southern Metro Wastewater DBC. Many of these activities seek to inform decisions around the Southern WWTP. These activities include:
  - i. Engagement with external stakeholders in relation to the new Southern WWTP;
  - ii. Development of the draft Terms of Reference for the Project Governance Group established to implement the outcomes from the Southern Metro Wastewater DBC;
  - iii. Further development of Metro-wide wastewater consenting strategies to support implementation of the Southern Metro Wastewater DBC recommendations and to feed into the Northern Metro Wastewater DBC;
  - iv. Project planning to initiate the Southern WWTP Project, which is partially funded in the 2021 – 2031 Long Term Plan;
  - v. Investigations into interim wastewater servicing solutions for the Waikato Regional Airport.
65. The Northern Metro Wastewater DBC project has been initiated. The first stakeholder workshop was held in late September 2021 involving representatives from Iwi, Mana Whenua, Waikato DC, Waipa DC, and Hamilton City Council. Geotechnical investigations at the Pukete WWTP site are planned to help inform the technical work for the DBC. Tours of the Pukete, Ngaruawahia and Te Kowhai plants will be organised when Covid Alert Levels allow.

### **Ruakura Development**

66. Tainui Group Holdings (TGH) is advancing the delivery of the industrial components of Ruakura in the area referred to as the Ruakura Superhub, supported in partnership with the Government and the Council by Provincial Growth Fund and Shovel Ready funding. In addition to this work, the Council is progressing the business case for the key north-south transport corridor referred to as the Ruakura Eastern Transport Corridor.
67. The Ruakura area is identified as a Priority Development Area by Futureproof, which brings it into the focus of the Government to support. We are also working in partnership with TGH (and Futureproof partners) to review District Plan provisions to enable more housing to be delivered in Ruakura and opportunities for expanding the Ruakura industrial area to land in Waikato District, east of the Ruakura interchange, to compensate.
68. Since the Hamilton City Council District Plan provisions that are applicable to Ruakura became operative, TGH has formulated a development strategy that is different to the District Plan zoning (development strategy). This approach reflects TGH's response to the housing supply challenge faced by Hamilton and the opportunity for TGH to contribute to housing supply in a location that is well connected to existing communities and can be serviced by a high level of public transport.
69. The Council supported an application under the Special Housing legislation for TGH to progress housing on the industrially-zoned Tramway Block; however, this did not proceed due to legislative changes. Since this time, Council has been supportive of a strategy to increase housing supply at Ruakura and maintain the scale of industrial development approved under the Board of Inquiry. The draft Futureproof strategy recognises the intended direction of changes to the Ruakura.



70. The intent of changes to Ruakura have been reported to Futureproof, the HCC-Waikato District Governance Group and the District Plan Committee. The proposed changes to incorporate more housing are part of the wider programme of responses to the Government National Policy Statement on Urban Development (NPS-UD). TGH is seeking a level of commitment from Council to the planning changes that are being contemplated.
71. A Memorandum of Understanding between TGH and the Council is currently being negotiated to reflect the collaborative approach to progressing the planning changes in Ruakura through the District Plan Committee and will be reported to the 2 December 2021 Strategic Growth Committee for approval.

### **Financial Considerations - *Whaiwhakaaro Puutea***

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

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

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

### **Wellbeing Considerations - *Whaiwhakaaro-aa-oranga tonutanga***

74. 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').
75. The subject matter of this report has been evaluated in terms of the 4 wellbeings during the process of developing this report.
76. The recommendations set out in this report are consistent with that purpose.
77. There are no known social, economic, environmental or cultural considerations associated with this matter.

### **Risks - *Tuuraru***

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

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

79. 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 - Waikato Plan Leadership Committee - Presentation on RMA Reform - 28th September 2021
- Attachment 2 - Waikato Plan Leadership Committee - Presentation on LGA, Three Waters and RM Reform by Tracey May - 28th September 2021
- Attachment 3 - Waikato Plan Leadership Committee - Presentation on Future for Local Government by Toby Adams - 28th September 2021
- Attachment 4 - Strategic Development Forum Terms of Reference DRAFT 1 October 2021



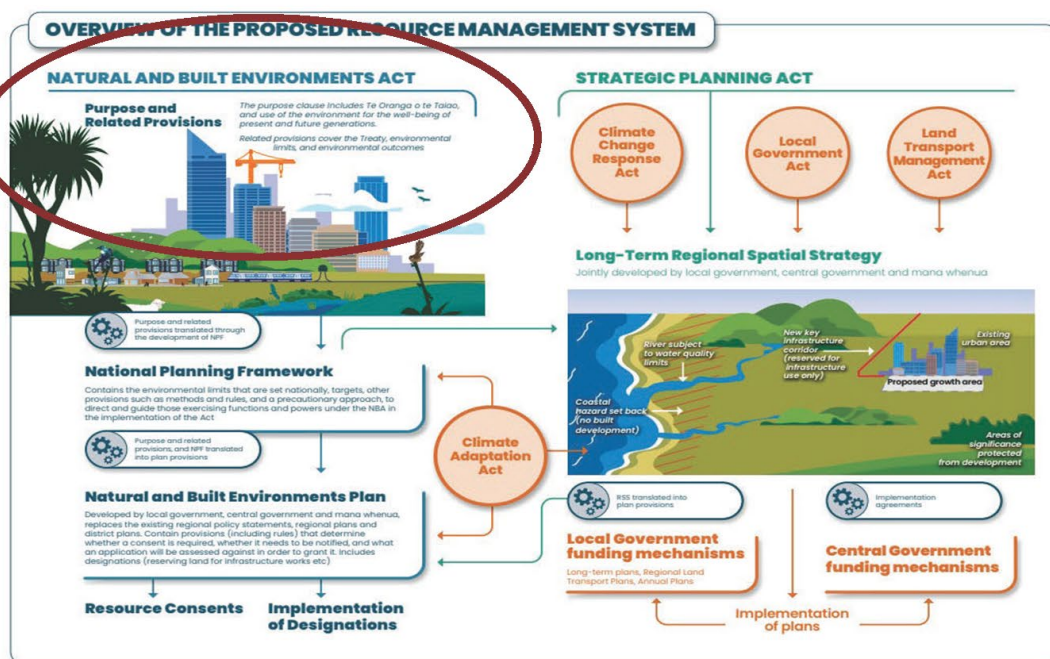
## Resource Management Act Reform

Panel made RMA recommendations

Cabinet approved a process of reform in December 2020

RMA to become **Natural and Built Environments Act (NBA)**

Other legislation will be adopted called **Strategic Planning Act (SPA)** and **Managed Retreat and Climate Change Adaptation Act (CAA)**





## Natural and Built Environments Act (NBA)

Integration of the natural and built environments where development would be enabled with sustainability and limits in place to protect biophysical resources

Focus on promoting positive outcomes as well as managing adverse effects on the environment

**Natural environment** – the resources of land, water, air, soil, minerals, energy, and all forms of plants, animals, and other living organisms (whether native to New Zealand or introduced) and their habitats; and

- ecosystems and their constituent parts

**Built Environment** – x

(includes human-made buildings, structures, places, facilities, infrastructure, and their interactions which form part of rural and urban areas where people live and work)



### Part 2 Purpose and principles

#### 5 Purpose

- (1) The purpose of this Act is to promote the sustainable management of natural and physical resources.
- (2) In this Act, **sustainable management** means managing the use, development, and protection of natural and physical resources in a way, or at a rate, which enables people and communities to provide for their social, economic, and cultural well-being and for their health and safety while—
  - (a) sustaining the potential of natural and physical resources (excluding minerals) to meet the reasonably foreseeable needs of future generations; and
  - (b) safeguarding the life-supporting capacity of air, water, soil, and ecosystems; and
  - (c) avoiding, remedying, or mitigating any adverse effects of activities on the environment.

## Part 2 Purpose and related provisions

### 5 Purpose of this Act

- (1) The purpose of this Act is to enable—
  - (a) Te Oranga o te Taiao to be upheld, including by protecting and enhancing the natural environment; and
  - (b) people and communities to use the environment in a way that supports the well-being of present generations without compromising the well-being of future generations.
- (2) To achieve the purpose of the Act,—
  - (a) use of the environment must comply with environmental limits; and
  - (b) outcomes for the benefit of the environment must be promoted; and
  - (c) any adverse effects on the environment of its use must be avoided, remedied, or mitigated.
- (3) In this section, **Te Oranga o te Taiao** incorporates—
  - (a) the health of the natural environment; and
  - (b) the intrinsic relationship between iwi and hapū and te taiao; and
  - (c) the interconnectedness of all parts of the natural environment; and
- (d) the essential relationship between the health of the natural environment and its capacity to sustain all life.

## Te Tiriti

Strengthening in recognition of Māori values and tikanga as well as a direct involvement decision-making

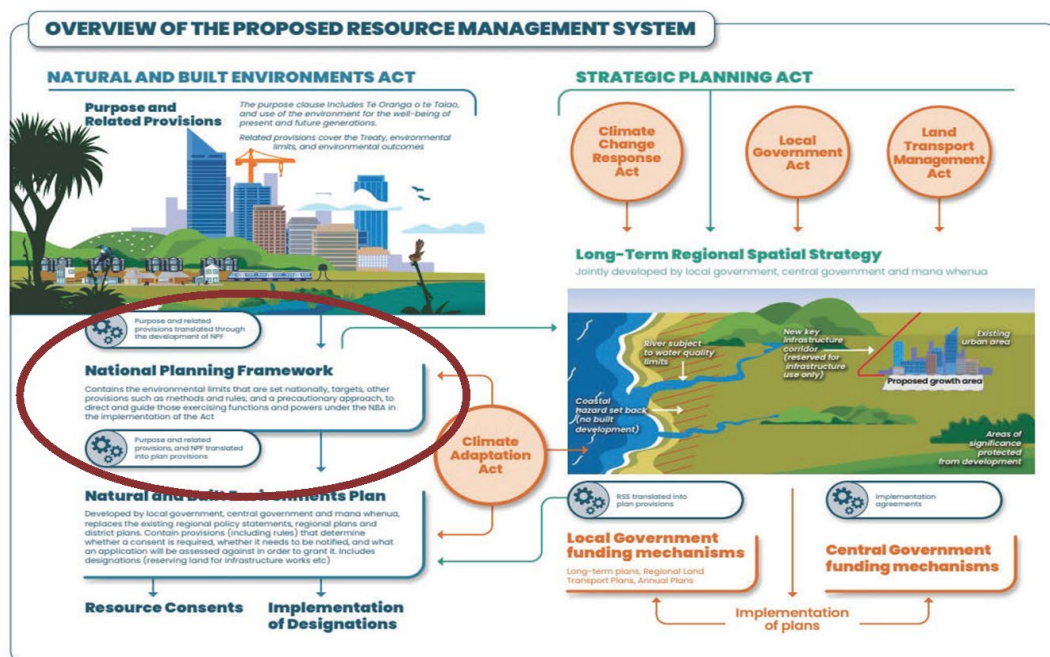
Mana whenua would have a partnership with local government in preparation of combined plans for each region

### 8 Treaty of Waitangi

In achieving the purpose of this Act, all persons exercising functions and powers under it, in relation to managing the use, development, and protection of natural and physical resources, shall take into account the principles of the Treaty of Waitangi (Te Tiriti o Waitangi).

### 6 Te Tiriti o Waitangi

All persons exercising powers and performing functions and duties under this Act must give effect to the principles of te Tiriti o Waitangi.



## National Planning Framework (regulations)

To provide integrated direction from central government on:

- Quality of air, freshwater, coastal waters, estuaries and soils
- Ecological integrity
- Outstanding natural features and landscapes
- Areas of significant indigenous vegetation and significant habitats of indigenous animals
- Greenhouse gas emissions
- Urban areas
- Housing supply
- Infrastructure services
- Natural hazards and climate change







## Environmental Limits

National Planning Framework will set limits (may change on locations)

Limits must be prescribed for the following:

- Air
- Biodiversity, habitats, and ecosystems
- Coastal waters
- Estuaries
- Freshwater
- Soil

## National Planning Framework

Must promote:

- (c) outstanding natural features and landscapes are protected, restored, or improved:
- (e) in respect of the coast, lakes, rivers, wetlands, and their margins,—
  - (i) public access to and along them is protected or enhanced; and
  - (ii) their natural character is preserved:
- (j) greenhouse gas emissions are reduced and there is an increase in the removal of those gases from the atmosphere:

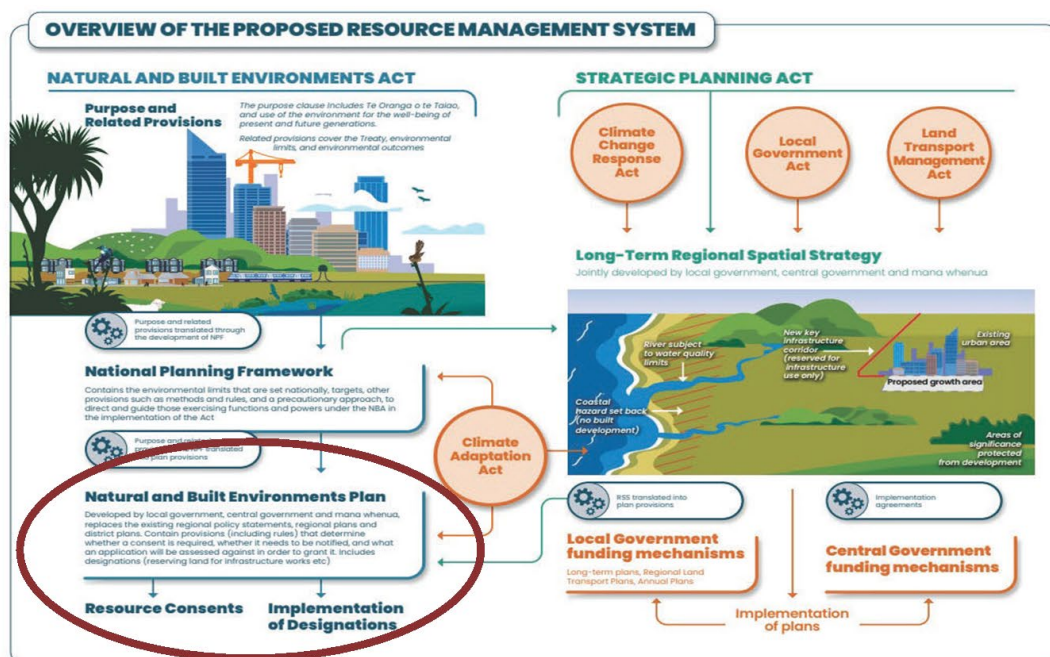
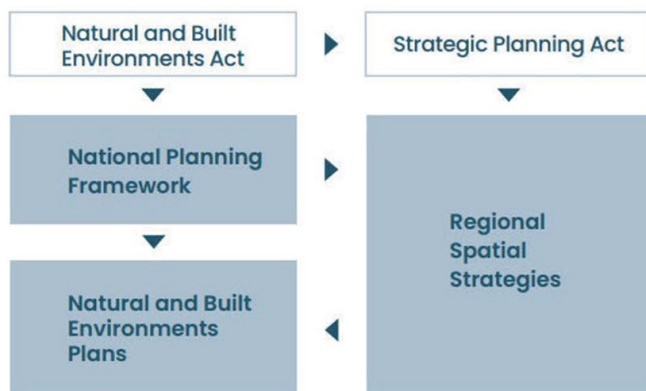


- (k) urban areas that are well-functioning and responsive to growth and other changes, including by—
  - (i) enabling a range of economic, social, and cultural activities; and
  - (ii) ensuring a resilient urban form with good transport links within and beyond the urban area:
- (l) a housing supply is developed to—
  - (i) provide choice to consumers; and
  - (ii) contribute to the affordability of housing; and
  - (iii) meet the diverse and changing needs of people and communities; and
  - (iv) support Māori housing aims:



- (m) in relation to rural areas, development is pursued that—
  - (i) enables a range of economic, social, and cultural activities; and
  - (ii) contributes to the development of adaptable and economically resilient communities; and
  - (iii) promotes the protection of highly productive land from inappropriate subdivision, use, and development:







## Natural and Built environments plans

State the environmental limits that apply for the region or use framework (flexibility)

Promote the environmental outcomes

Be consistent with the regional spatial strategy (Strategic Planning Act)

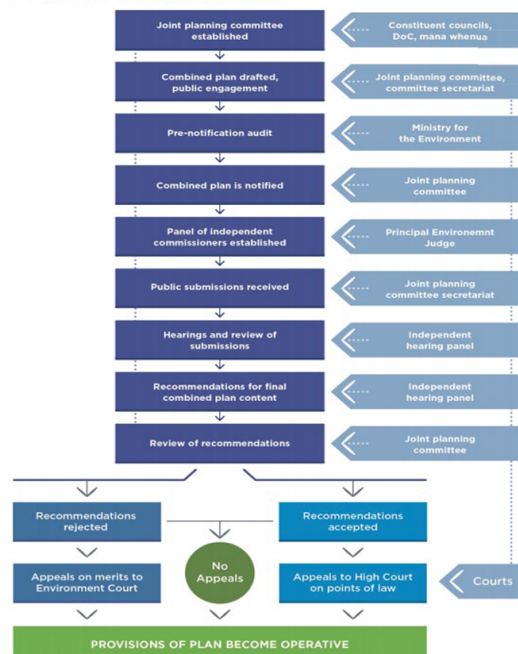
"Help to resolve conflicts relating to the environment in the region, including any conflicts between or among any of the environmental outcomes"

100 plans to 14

Prepared and notified by "planning committee"

## Planning Committee and plan

Figure 8.1: Proposed process for creating combined plans







## Consents and permits

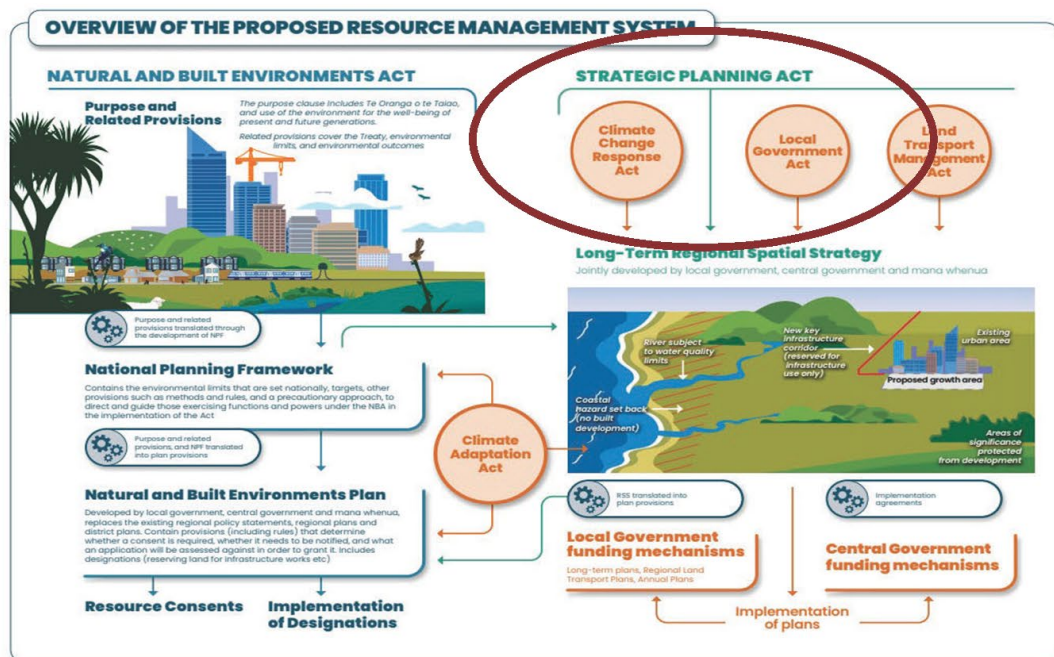
Better plan – fewer consents

Controlled and restricted discretionary activities are “encouraged activities”

Removing the category of “non-complying”

More discretionary activities

All discretionary activities will be fully notified (although less of these)





## Strategic Planning Act (SPA)

To create long-term (30 years), strategic and integrated approach to planning with infrastructure and associated funding and investment

Recommended mandatory regional spatial planning

“The regional strategies would enable more efficient land and development markets to improve housing supply, affordability and choice, and climate change mitigation and adaptation”



## Purpose of the SPA

“The purpose of this Act is to promote the social, economic, environmental and cultural wellbeing of present and future generations through the long-term strategic integration of functions exercised under specified legalisation”


The Natural and Built Environments Act

Local Government Act 2002

Land Transport Management Act 2003

Climate Change Response Act 2002





## The Managed Retreat and Climate Change Adaptation Act

Resource Management and Climate Change

Main issues:

1. Reducing greenhouse gas emissions
2. Effects of climate change and natural hazards
3. Resource management and coastal areas
4. Funding barriers



## The Managed Retreat and Climate Change Adaptation Act

Allow for areas that are prone to flooding and affected by climate change to be acquired with the land owner being compensated

Link to NBA and SPA to give local authorities tools to manage climate change

Private property rights



## Timeframes

**May–September 2021:** Draft of the NBA will be agreed by Cabinet and then referred to a special select committee inquiry

The SPA and Climate Change Adaptation Bill will be developed in a parallel process with the latter managed out of the Minister for Climate Change office

**January 2022:** The Natural and Built Environments Bill and the Strategic Planning Bill will be introduced to Parliament and public can make submissions

A standard select committee process will consider them. The Climate Change Adaptation Act will be developed in a similar timeframe

**December 2022:** It is intended that all three pieces of legislation are passed by the end of 2022





## Legislative Reform



## Future for local government Review





- Purpose of the review: *Identify how our system of local democracy and governance needs to evolve over the next 30 years to improve the wellbeing of the community and environment and actively embody the Treaty partnership.*
  - Role, functions and partnerships
  - Representation and governance
  - Funding and financing.



## The panel



**Jim Palmer** (Chair) Former Chief Executive of Waimakariri District Council. Currently, holds leadership roles in Greater Christchurch Partnership and the Canterbury Interim Regional Skills Leadership Group. He is a chartered accountant with experience as an audit director for Audit New Zealand and the Audit Office and prior governance experience. Includes co-chair of Canterbury COVID-19 Recovery Oversight Group, Chair of the Kaitiaki Recovery Steering Group and Chair of the Canterbury Chief Executives Forum.



**Penelope Hulse**, MNZM, is currently a board member of Kaitiaki Ora and holds a number of other current appointments. She has 27-years' local government experience, including Deputy Mayor of Auckland Council (2010 to 2016).



**Gael Surgenor** is currently General Manager of Community and Social Innovation at Auckland Council. Since 2015 she has led a team on a place-based approach to enabling wellbeing and prosperity in South and West Auckland. She chairs the Auckland Co-Design Lab which is a collaboration of Auckland Council and 10 government agencies and is also a member of the South Auckland Social Wellbeing Board.

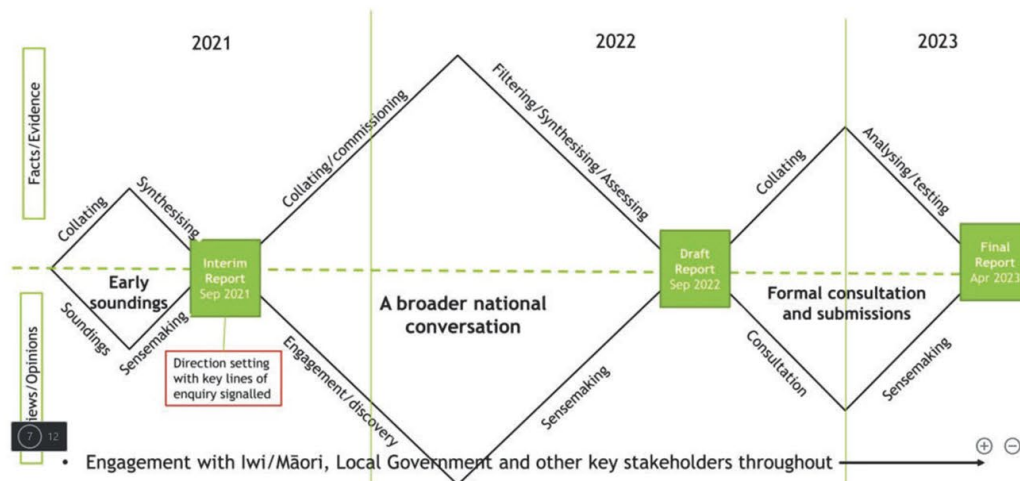


**Brendan Boyle** has held a wide range of senior government roles, more recently including Operations Lead of the COVID-19 Taskforce at the Department of Prime Minister and Cabinet. He has held high-level management roles between 2003 and 2018, including Chief Executive of the Ministry of Social Development, Land Information New Zealand and the Department of Internal Affairs. As Chief Executive for the Department of Internal Affairs, Mr Boyle also held the role of Secretary for Local Government.



**Antoine Coffin** is currently a director/consultant at Te Onewa Consultants, which offers specialist expertise to government, local government, and corporate clients in the areas of strategic planning, Resource Management Act (RMA) decision-making, infrastructure and building relationships with tangata whenua. He is a qualified RMA Commissioner and a Crown appointed Freshwater Commissioner. Mr Coffin is of Ngāi Te Rangī, Ngāti Ranginui and Ngāti Raukawa iwi of Tauranga.

## Strategic approach to the work programme





## Early discussions

- Panel particularly interested in:
  - what local government has now that we want to retain – existing strengths and successes
  - opportunities to strengthen the wellbeing of communities, iwi partnerships, and the role and function local government, including building on existing examples of local government innovation – what makes sense at national/regional/local scale
  - what lines of enquiry the Review should pursue; and,
  - what approach the Review Panel should take to ensuring wide engagement occurs throughout the Review process.



## Feedback from the Waikato - issues and future focus

- Central government has to paint a clear vision of what it's seeking from the review and work closely with local government and wider community throughout
- Co-governance central to reform
- Fix the challenge of unfunded mandate/sustainability of rates/central government needs to fund services earlier
- Both central government and local government need to change for stronger partnerships with mana whenua and community
- Suggestions for place based approaches – new entity to be the hub that sits over all citizen services – no wrong door
- Integrating central and local government services, including public health and housing.





## WRC – principles for successful reform

- Roles functions and partnerships
- Representation and governance
- Funding and financing



## Roles, functions, and partnerships

- Effective partnerships between iwi/Māori, and central and local government are supported and appropriately resourced now and for the future
- Delivery that recognises and provides for the diversity of our region through local placemaking
- Clarity of roles and responsibilities in local government so the community knows who is accountable for what
- Structures and processes need to be agile, resilient and adaptable to changing natural, economic or social systems
- Regulatory functions are appropriately located to ensure independence and accountability
- A local and central government partnership based on clarity, respect, and best entity to deliver best service to the community
- The collective experiences and successes of local government are used to foster learning organisations focussed on continuous improvement
- Institutional knowledge, information and capability held by local government is retained and enhanced.



## Representation and governance

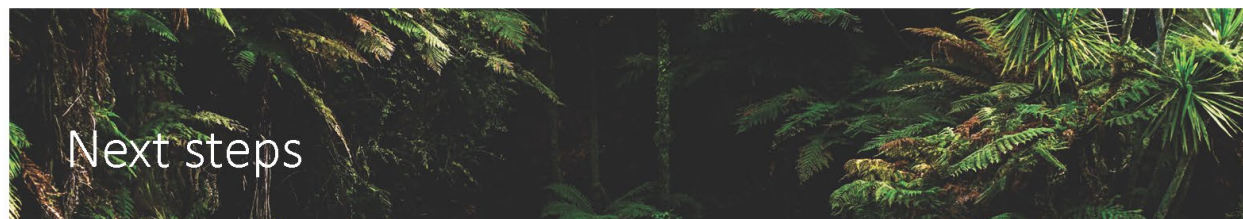
- Nimble and meaningful engagement models that ensure the local voice is heard
- That electoral processes are well resourced and achieve significant increase in interest, engagement and diversity.
- Decision making is at the closest level possible to the community impacted where the focus is on equality of opportunity and wellbeing.



## Funding and financing

- The benefits of aggregation and scale are maximised to deliver cost-effective and financially sustainable local community services
- Local government is appropriately resourced with customer service at its core, and that new technology and data is used to improve efficiency and effectiveness for communities
- Local government values effective partnerships with iwi/Māori and advocates to the Crown to fully fund Treaty of Waitangi settlement arrangements
- Nationally significant infrastructure, such as flood management infrastructure, is funded in a partnership between local and central government.
- All funding and financing opportunities, including new economic tools, have been explored and no unfunded mandates occur now or in the future.





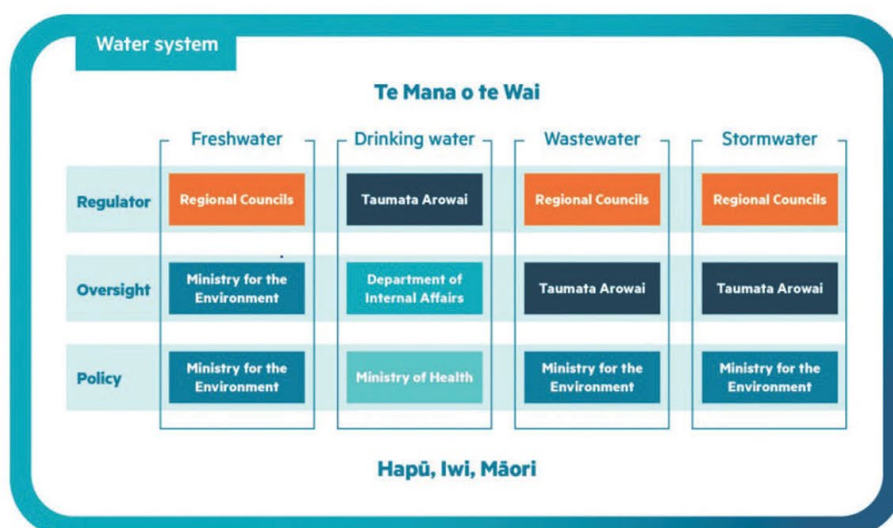
- 30 September 2021
  - Interim report presented to Minister signalling probable direction of review and next steps
- 30 September 2022
  - Draft report and recommendations to be issued for public consultation
- 30 April 2023
  - Review presents final report to the Minister and Local Government New Zealand



## Three Waters context – system wide reform

Taumata Arowai	Regulatory Reform	Service Delivery Reform – “Three Waters”
<ul style="list-style-type: none"> <li>A dedicated water services regulator to administer a new regulatory regime</li> <li>Became a Crown entity 1 March 2021</li> </ul>	<ul style="list-style-type: none"> <li>Water Services Bill to become an Act later this year</li> </ul>	<ul style="list-style-type: none"> <li>Access to more affordable and reliable water services</li> </ul>

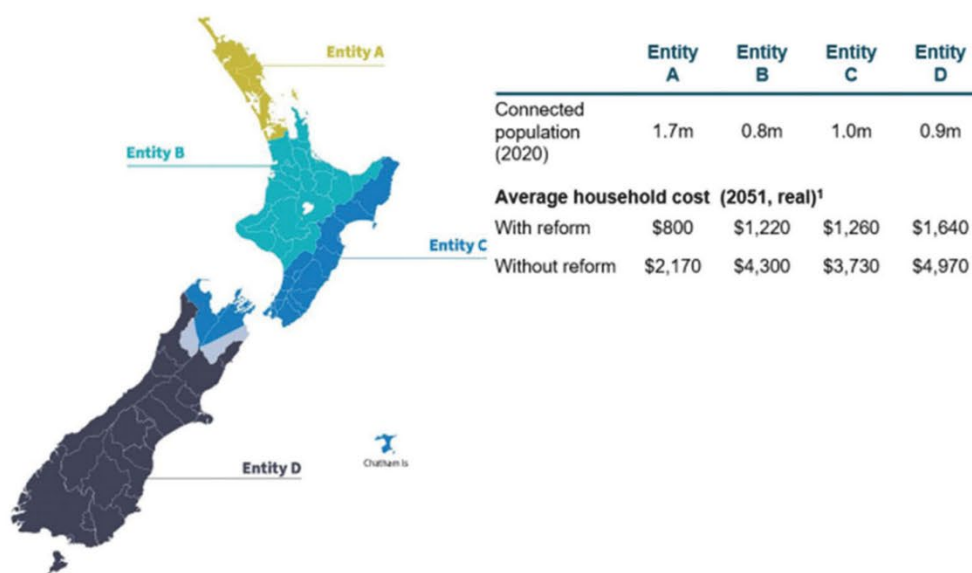
## The proposed water system



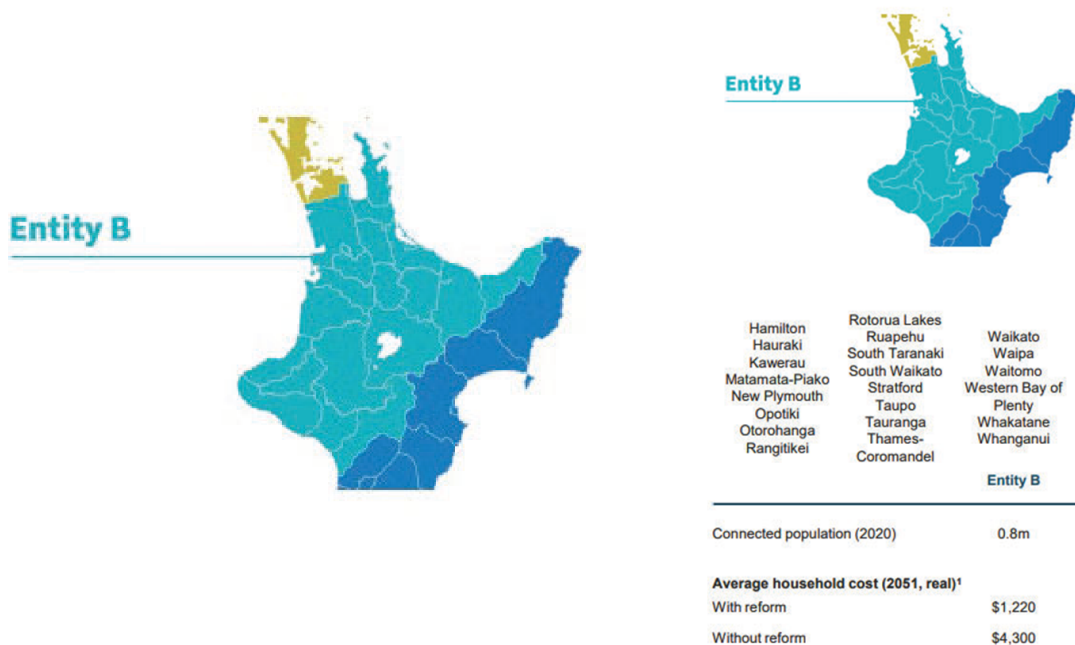


## Three Waters Reforms Announcement - 30 June 2021

- Proposal to establish four publicly-owned entities
- Responsible for drinking water, wastewater and stormwater infrastructure
- Cabinet has agreed to the proposed boundaries of four water providers



**Why four entities?**



## National Evidence Base

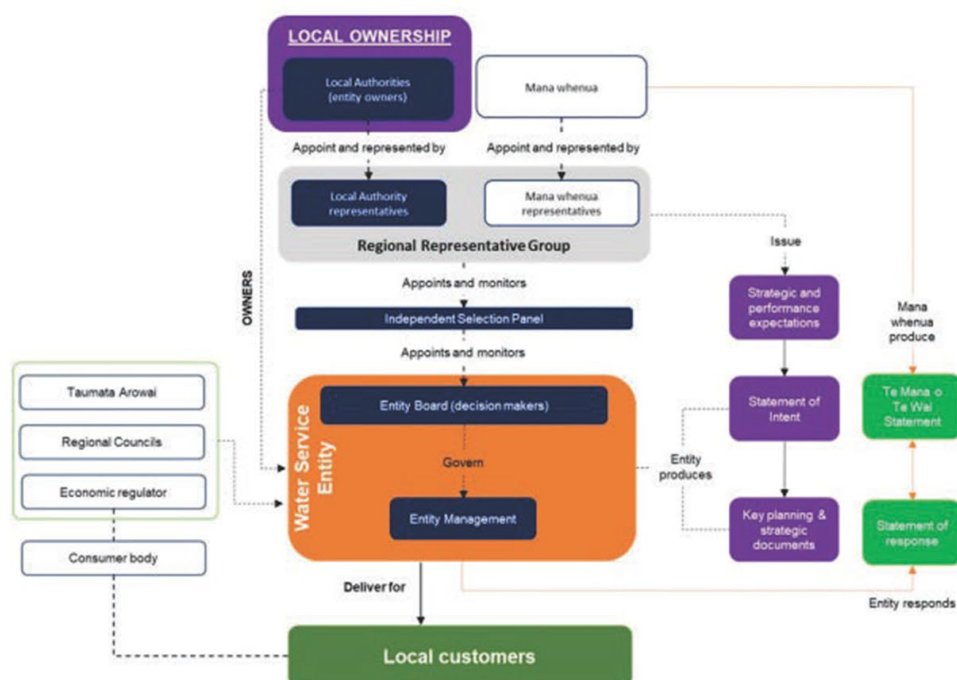
### Key findings

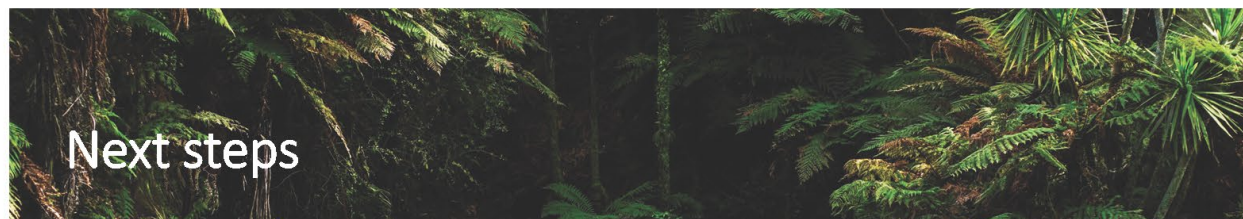
- An investment requirement for New Zealand's three waters services over the next 30+ years of between **\$120bn - \$185bn** without reform
- Efficiencies in the range of **45% over the 30 year** period could be achieved through the reform process
- The Reforms could result in an additional **5,800 to 9,300 jobs** and increase in GDP of between **\$14b to \$23b** in NPV terms over 30 years



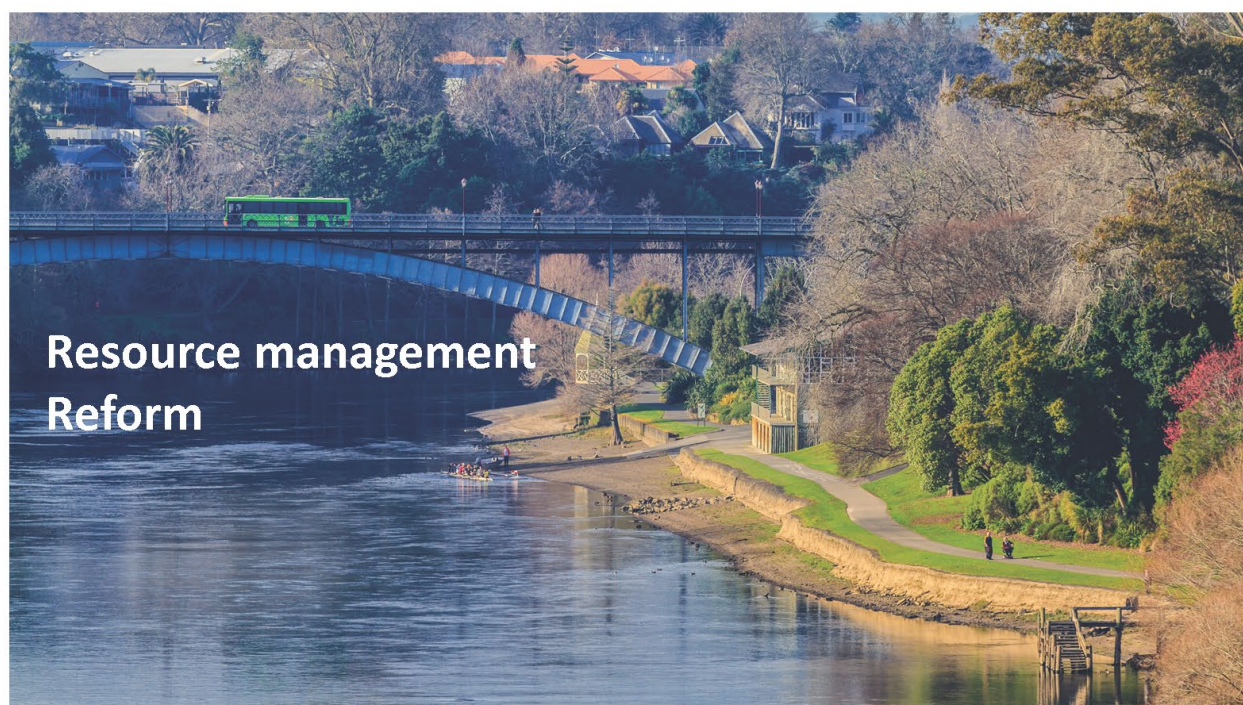
## Structure of the entities

- Local authorities will 'own' the water entities
- Mana whenua have joint oversight role.
- Representative Group (local authorities and mana whenua) to select an independent panel to appoint the entity board
- Government to implement a strict regulatory environment to:
  - Drive economic and quality performance
  - Include strong community input





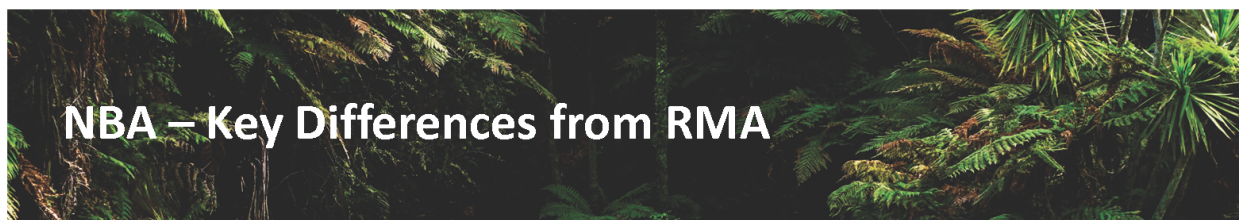
- Feedback to DIA by the end of September
- Further reform announcements in the coming weeks
- Reform programme support package for councils





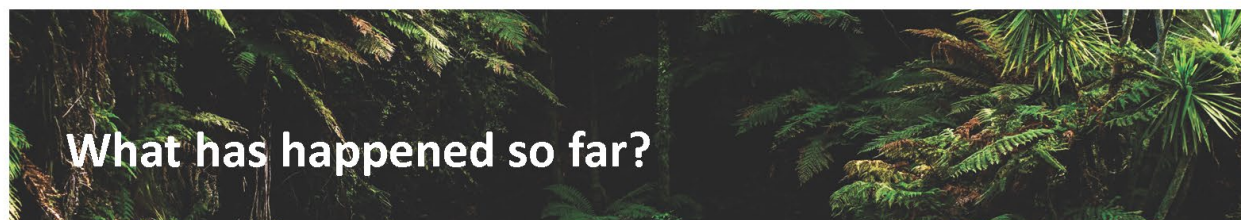
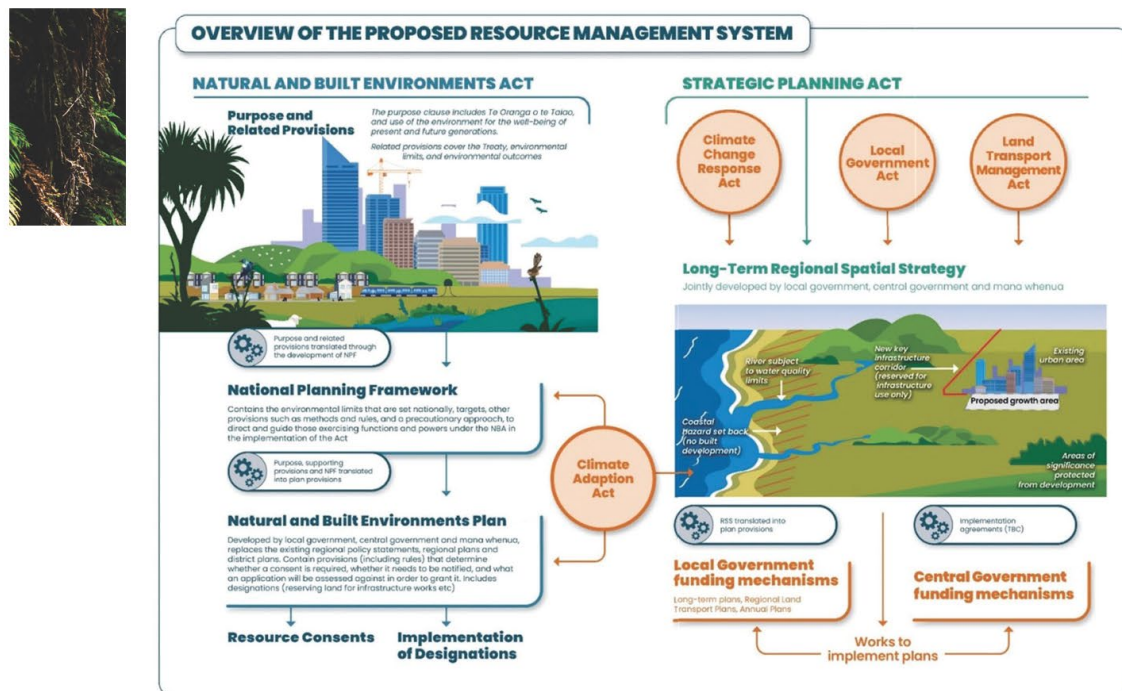
## RM reform objectives agreed by cabinet

- 1 • Protect and where necessary restore the natural environment (including its capacity to provide for the wellbeing of present and future generations)
- 2 • Better enable development within biophysical limits, including a significant improvement in housing supply, affordability and choice, and timely provision of appropriate infrastructure, including social infrastructure
- 3 • Give effect to the principles of Te Tiriti o Waitangi and provide greater recognition of te ao Maori, including maatauranga Maori
- 4 • Better prepare for adaption to climate change and risks from natural hazards, and better mitigate emissions contributing to climate change
- 5 • Improve system efficiency and effectiveness, and reduce complexity, while retaining appropriate local democratic input



### NBA – Key Differences from RMA

- Rewritten statutory purpose.
- Focus on outcomes not effects
- 14 regional-scale combined plans to replace existing 100+ plans.
- Joint planning committees to make plans and decisions
- Mandatory national environment limits
- Better reflects Te Ao Maori.
- Te Tiriti - participatory rights for mana whenua in plan preparation and expectation to incorporate iwi management plans.
- Precautionary approach
- Govt to resolve conflicts between different outcomes and policy.



Late 2019 – review panel released issues and options paper

Mid 2020 – New Directions report and recommendations released

Feb 2021 – Minister announced repeal of the RMA and replacement with:

## **NBA – Natural and Built Environments Act**

Central piece of legislation. Includes proposed new National Planning Framework including national policies, standards, environmental natural limits, outcomes and targets.

## **SPA – Strategic Planning Act**

To provide a strategic and long-term approach to how we plan for using land and the coastal marine area. Will provide framework for identifying areas suitable for development, are in need of infrastructure, areas which need protecting, and those vulnerable to hazards and climate.

## **CAA – Climate Adaptation Act**

Support climate change response – will address issues associated with managed retreat and financing adaptation tools.



## Progress update

### Select committee inquiry update

- 3090 submissions
- 117 from Māori, iwi, hapu and Māori organisations
- 50 from councils
- 2310 submissions on urban trees
- Select Committee report due back on 22 October

### Engagement re-set with local government context – more inclusive

- Acknowledgement that the scope and pace of 3 Waters and RM Reform and future for local government work are creating significant uncertainty and pressure on local government
- Minister wrote to the sector on 24 June expressing willingness to establish a partnership with local government on the reforms for the next 5-10 years

## Working with local government

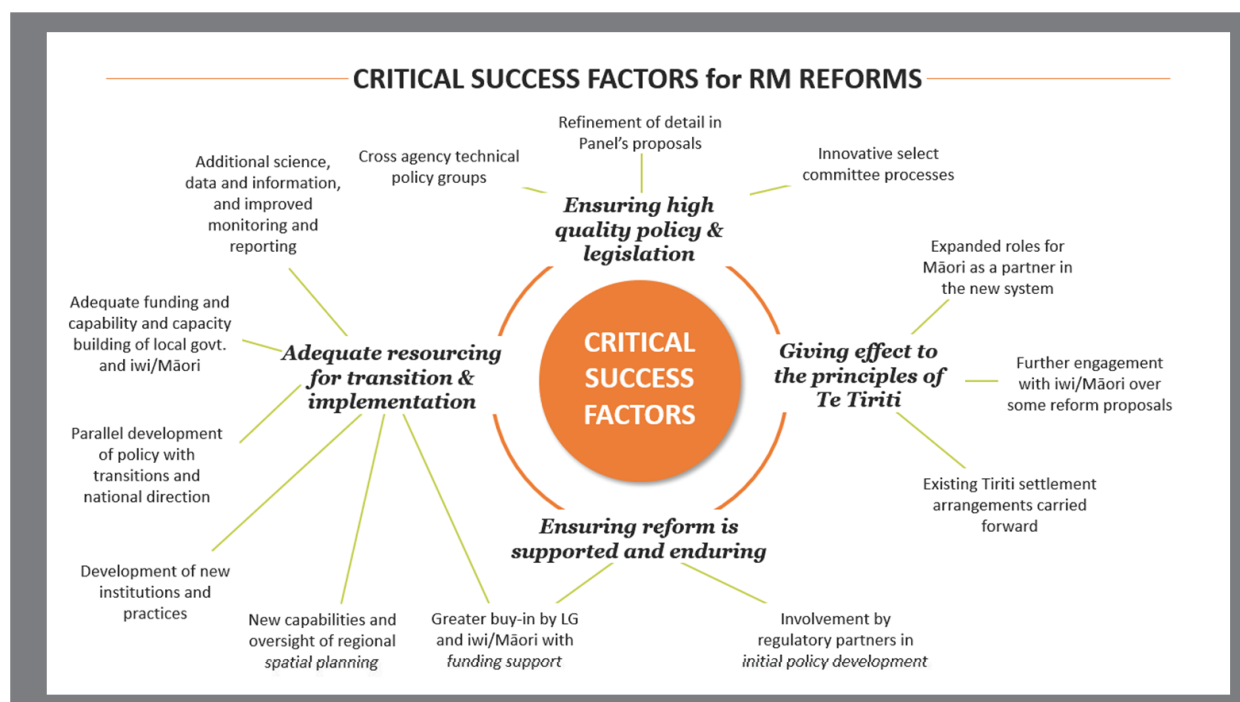
- Approach will likely need to evolve as the reform programme rolls out - legislative design, NPF, transition and implementation - and to meet the needs of local government
- Needs to have the support of the sector
- First step: Establish a national-level 'steering group'
- Supported by other fora and sub-groups
  - Eg, technical input, digital strategy input, elected members engaging with Ministers, communications back to sector
- Broad, systematic engagement with sector
  - Eg, testing in regions, transition and implementation support

- LG Steering Group
- Role of group essential to get right, with clear accountabilities
- A strategic advisory role across all aspects of reform programme (Ministers hold decision-making and funding allocation)
- Advises Secretary for Environment, interagency RM Reform CE Board, and Ministers
- Has a line of sight to and advises on all engagement mechanisms/fora
- Role could evolve from advisory to aspects of programme governance as reforms progress

## Strategic Planning Act

- Mandatory long term (30 years minimum) regional spatial strategies (RSS) for each region
- Integrates legislative functions across NBA, Local Government Act, Land Transport Management Act and Climate Change Response Act
- Integrates local land use planning, environmental regulation, infrastructure including Three Waters and climate change responses at local, regional, multi-regional and national level
- Strategic and high-level – focused on the big issues and opportunities for the region

- Content will reflect regional circumstances:
  - areas to protect or enhance
  - areas subject to constraints (eg, natural hazards)
  - areas appropriate for development
  - areas where significant land use change is required (eg, to comply with limits)
  - indicative locations for future infrastructure corridors and strategic sites
- Based on quality evidence including mātauranga Māori
- Regional strategic direction informed by National Planning Framework and ground up evidence and community input





## RM reform timeline

### July –October 2021

- Inquiry by the Environment Committee on the Natural and Built Environments Bill: Parliamentary Paper.
- Public submissions closed on 4 August.

### August– early 2022

- Work continues on remaining NBA policy and SPA policy.

### 2022

- NBA, SPA introduced to Parliament and follow standard legislative processes.
- CAA will be consulted on alongside The National Adaptation Plan.

### By the end of the parliamentary term

- NBA and SPA enacted.
- Work on establishing and implementing the new system will be ongoing throughout (and beyond) this period.

## Review into the Future for Local Government (FfLG)

*Reimagining the role and function of Local Government*

September 2021

### Background

In April 2021, Local Government New Zealand and Taituarā – Local Government Professionals Aotearoa began a review into how our Local Government system must evolve over the next 30 years to:



This followed the 2018 'broadening the role' update to the LGA eg four well beings, quality of life outcomes and broader funding/financing tools



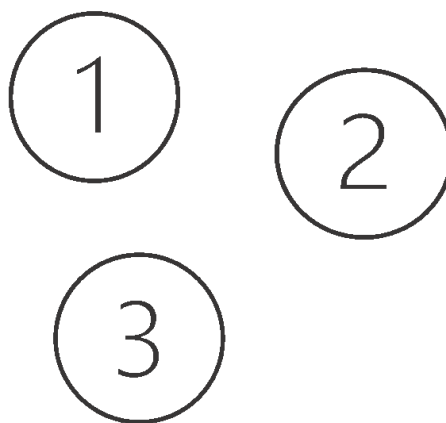
## Why do we need change?

- Huge societal challenges – COVID-19, climate change
- Big change – three waters, RMA
- Metrics on many of New Zealand's key issues – housing affordability, mental health, child poverty and inequality – going the wrong way
- Confidence in Local Government to serve the needs of New Zealand communities eroding

## Our communities identified 3 broad themes

The 3 themes presented today represent the voice of Zone 2 leaders and reflect what others in New Zealand have said

They signal the direction we believe is required to achieve a genuine re-set that leads to meaningful change and improved outcomes for communities.



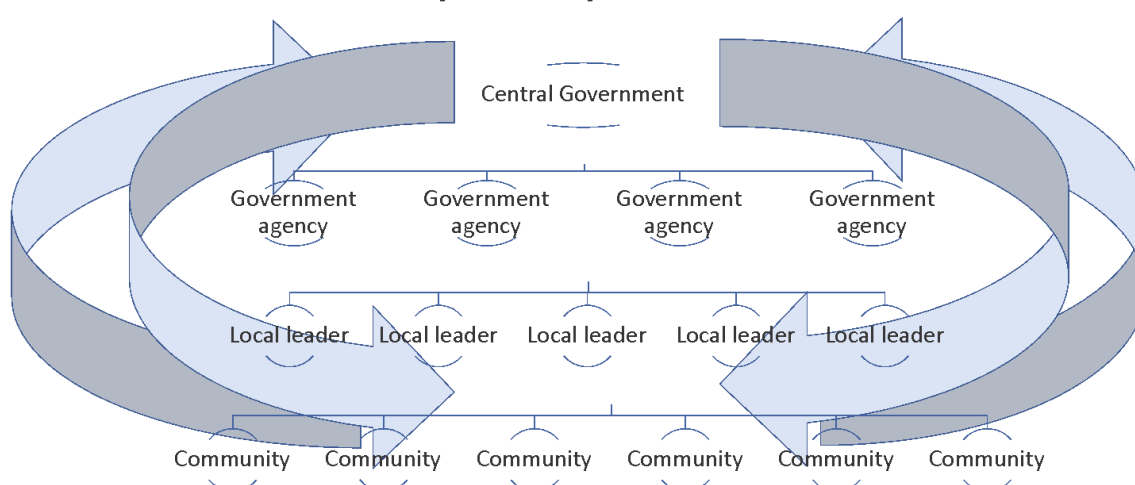
## We share the problems; we need to share how the problems are solved

- **The big problems keep getting bigger:** Many of society's biggest issues continue to grow despite visibility and attempts to tackle them
- **FfLG needs a system view, not a sector focus:** We need system alignment from community through to central Government, solving problems together
- **The problem is not *the Act*, but *how we act*:** It is the behaviours of the actors in the system (incl. central Government and its agencies) that compromises our respective abilities to serve the community well.

*That is culture, not legislation, regulation.*



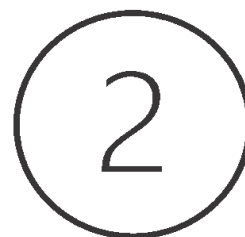
## We need a system built on community voice and participation





## Communities deserve genuinely collaborative and aligned partnerships

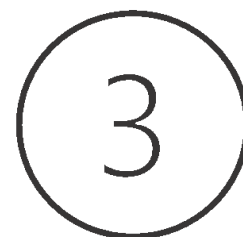
- **Trust-based leadership:** Strive for leadership that is trust-based, not power-based. Respect the tremendous capability throughout the system incl local Government
- **Commit to community:** Agree community outcomes together, built on the voice and participation of the communities we serve, with tailored approaches to resolving problems. Real engagement and listening, not mandated 'consultation'
- **Co-design and establish an authentic culture of partnership:** Embrace and leverage a culture of working together between Central and Local Government and Iwi.



## If we have true partnership, we can build a 'distributed management' system that works

- **Spend money where communities need it:** Broaden local Govt funding, align investment to community needs, not Govt. agency priorities.
- **Devolve funding and decisions to local level:** This is where the understanding of and connection to our community needs is deepest and most valuable; change this picture  

88% of public spending in local communities is central Govt driven	12% is local Govt
--	-------------------
- **Build tangible partnership-based, community led solutions:** For example, central Govt. funds to local Govt. as partner/agent, applied to agreed community, regional, Iwi and New Zealand outcomes.



## Start now: FfLG as a Preview not a Review

- Rather than a traditional two-year review, report/s and recommendations.....
- Let's co-design the future now, let's form strategy and policy by doing, testing, learning and adapting over the next two years
- Rather than focus only on what is wrong, identify the positive partnership-based change that is happening successfully already, share the learnings, and apply them elsewhere
- That is, the scope of work for the Panel should be about enabling proactive partnership-based co-design, leveraging the capability and IP of those in communities, local and central Government that are already showing the way.

## In summary

- We share the problems; we need to share how the problems are solved – *system view not Local Govt only focus*
- Communities deserve genuinely collaborative and aligned partnerships – *co design and authentic partnership approach to reset*
- If we have true partnership, we can build a 'distributed management' system that works – *devolve funding, decisions and delivery as close to the point of need as possible*
- Let's make FfLG a preview of the future - *learn, co design, re-set and build by doing together.*



Thank you

## Strategic Development Forum

### DRAFT Terms of Reference

#### Objective

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

#### Background

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

#### Governance and Delegations

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

#### Purpose

8. The primary purpose of the Forum is to provide a structured, and timely, environment for developers to engage directly with Hamilton City Council on strategic development



issues within Hamilton City and for Hamilton City Council to test ideas and new approaches with the development community.

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

#### **Operations and meetings of the Forum**

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

#### **Membership**

15. The Forum will comprise:
  - a. For Hamilton City Council; Councillors Ryan Hamilton, Dave MacPherson, Angela O'Leary, and Mark Donovan.
  - b. For the Developer community; Murray Porter, Tom Andrews, Leonard Gardner, Kelyvn Eglinton.
  - c. Any further attendees such as Council staff, external consultants, advisors as determined by each party provided notice of that attendance is provided to the other party ahead of the meeting.

16. The membership of each party can change from time to time at the discretion of each party, provided it does not fall below four people.

### **Principles of engagement**

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

### **Development issues**

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

**Other Issues to Note**

20. A significant area of interest to the Commercial and Industrial Development community is the bureaucracy associated with the progressing the Council related aspect of a development and a clear understanding of the Development Contributions model. To address these issues the Chief Executive on the 22<sup>nd</sup> of September 2021 approved the following:

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

21. Report on progress will be tabled at each meeting for information.

**Reporting and accountability**

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

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

**Term**

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



# Council Report

Item 10

**Committee:** Strategic Growth Committee      **Date:** 19 October 2021  
**Author:** Tyler Gaukrodger      **Authoriser:** Becca Brooke  
**Position:** Governance Advisor      **Position:** Governance Manager  
**Report Name:** Open Information Only Reports

<b>Report Status</b>	<i>Open</i>
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1. The following report is for information only purposes only:
  - Development Contributions Remissions Quarter 1 2021/22.

## **Staff Recommendation - *Tuutohu-aa-kaimahi***

2. That the Strategic Growth Committee receives the following information only report:
  - Development Contributions Remissions Quarter 1 2021/22.

## **Attachments - *Ngaa taapirihanga***

Attachment 1 - Development Contributions Remissions Quarter 1 2021/22

# Council Report

Item 10

**Committee:** Strategic Growth Committee **Date:** 19 October 2021  
**Author:** Ashwini Pillay **Authoriser:** Blair Bowcott  
**Position:** Development Contributions Analyst **Position:** General Manager Growth  
**Report Name:** Development Contributions Remissions Quarter 1 2021/22

<b>Report Status</b>	Open
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## Purpose - *Take*

1. To inform the Strategic Growth Committee on Development Contribution remissions during the period 1 July 2021 to 30 September 2021 (Q1 2021/22).

## Staff Recommendation - *Tuutohu-aa-kaimahi*

2. That the Strategic Growth Committee receives the report.

## Executive Summary - *Whakaraapopototanga matua*

3. The current Development Contribution Policy (DC Policy) allows for three types of remission:
  - i. Actual demand remissions;
  - ii. CBD remissions; and
  - iii. Private Developer Agreement (PDA) remissions.
4. In Q1 2021/22, Council approved three Development Contribution (DC) remissions with a total value of \$384,876.00 consisting of:
  - i. 2 x actual demand remission totalling \$199,755;
  - ii. 1 x CBD remission totalling \$185,121.
5. Staff consider the matters in this report have low significance and that the recommendations comply with the Council's legal requirements.

## Background - *Koorero whaimaarama*

6. At its 24 June 2021 meeting, the Council approved the proposed DC Policy 2021/2022, with an operative date of 1 July 2021.
7. The DC Policy allows for three types of remission:
  - i. Actual demand remissions;
  - ii. CBD remissions; and
  - iii. Private Developer Agreement (PDA) remissions.
8. The DC Policy includes a 50% remission that may apply for developments located in the CBD until 30 June 2024.

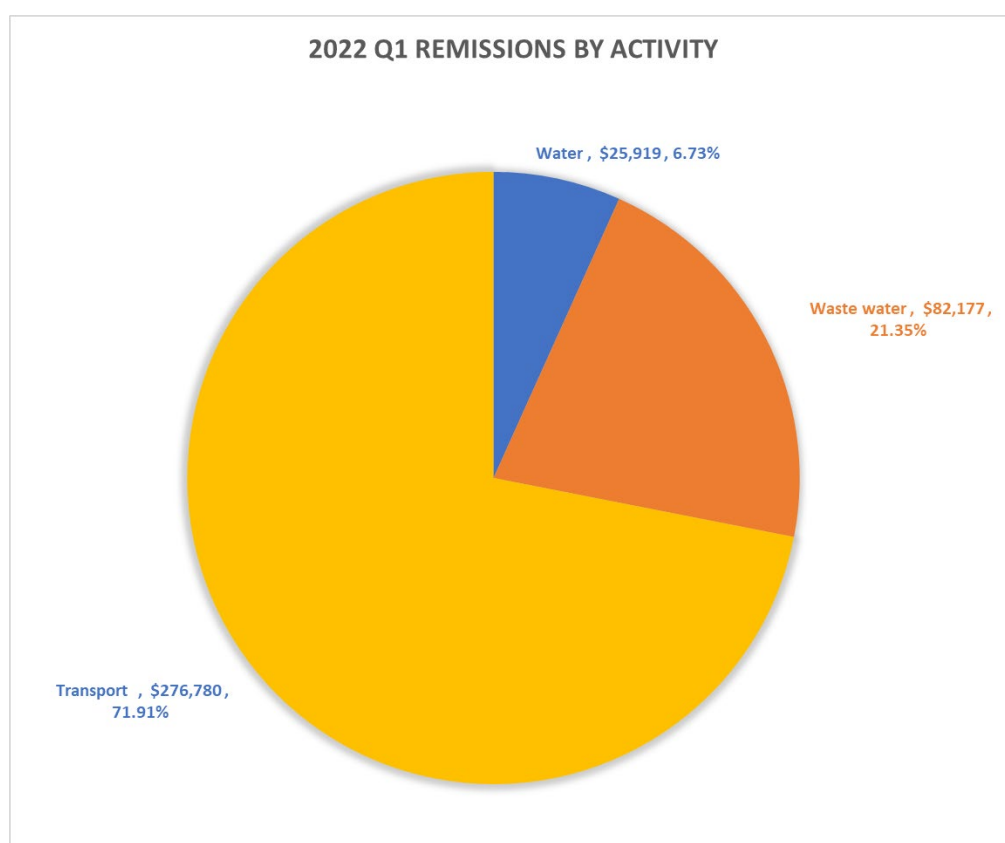
Attachment 1

9. Actual demand remissions and PDA remissions rely on developers supplying appropriate evidence of reduction in the impact of actual demand as compared to modelled demand.
10. All remissions in this report have been determined in accordance with the DC Policy and delegated authority.
11. All DC amounts in this report are exclusive of GST.

## Discussion - *Matapaki*

### Summary of approved remissions

12. In Q1 2021/22, Council approved three DC remissions with a total value of \$384,876.00 consisting of:
  - i. 2 x actual demand remission totalling \$199,755
  - ii. 1 x CBD remission totalling \$185,121
13. DC remissions are calculated by individual activity components. The graph below shows the percentage of the total remissions granted attributed to each DC activity.



### Financial Considerations - *Whaiwhakaaro Puutea*

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

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

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



**Wellbeing Considerations - *Whaiwhakaaro-aa-oranga tonutanga***

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

**Economic**

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

**Risks - *Tuuraru***

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

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

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

**Engagement**

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

**Attachments - *Ngaa taapirihanga***

Attachment 1 - 2022 Q1 Remission Report

## Attachment 1: 2022 Q1 Remissions Report

Actual demand remission				Amount remitted (\$ excl. GST)									
Address	Developer	Development description & Development Contributions Officer details/comments	Consent Number	Applicable policy	Original DC assessment	Water	Waste water	Storm water	Transport	Reserves	Final DC assessment	Remission granted	
57 Te Kowhai Road	Vogel Property Investments Ltd	Proposing extension to existing Hansa building.	007.2021.00042899.003	2019/2020	\$ 313,425	\$ -	\$ -	\$ -	\$ 82,004	\$ -	\$ 231,421	\$ 82,004	
36 Kahikatea Drive	Braemar hospital	Proposing new medical service building at Braemar.	010.2020.00011261.001	2020/2021	\$ 397,544	\$ -	\$ -	\$ -	\$ 117,751	\$ -	\$ 279,793	\$ 117,751	
					\$ 710,969	\$ -	\$ -	\$ -	\$ 199,755	\$ -	\$ 511,214	\$ 199,755	
CBD remission				Amount remitted (\$ excl. GST)									
Address	Developer	Development description & Development Contributions Officer details/comments	Consent Number	Applicable policy	Original DC assessment	Water	Waste water	Storm water	Transport	Reserves	Final DC assessment	Remission granted	
139 London Street	Turongo Limited	Proposing new building to operate a healthcare service and office activity for NZ Blood.	010.2021.00011620.001	2020/2021	\$ 280,486	\$ 25,919	\$ 82,177	\$ -	\$ 77,025	\$ -	\$ 95,365	\$ 185,121	
					\$ 280,486	\$ 25,919	\$ 82,177	\$ -	\$ 77,025	\$ -	\$ 95,365	\$ 185,121	

**Resolution to Exclude the Public**  
**Section 48, Local Government Official Information and Meetings Act 1987**

The following motion is submitted for consideration:

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

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

General subject of each matter to be considered	Reasons for passing this resolution in relation to each matter	Ground(s) under section 48(1) for the passing of this resolution
C1. Confirmation of the Strategic Growth Committee Public Excluded Minutes of 7 September 2021	) Good reason to withhold information exists under Section 7 Local Government Official Information and Meetings Act 1987	Section 48(1)(a)
C2. General Manager's Report	)	

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)