

Notice of Meeting:

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

Date: Tuesday 10 June 2025
Time: 9:30 am
Meeting Room: Council Chamber
Venue: Municipal Building, Garden Place, Hamilton

Lance Vervoort
Chief Executive

Strategic Growth and District Plan Committee

Te Komiti Rautaki Tipu me te Maahere Ruataki as Rohe

OPEN AGENDA

Membership

Chairperson Cr Sarah Thomson
Heamana

Deputy Chairperson Cr Geoff Taylor
Heamana Tuarua

Members	Mayor Paula Southgate	Cr Louise Hutt
	Deputy Mayor Angela O'Leary	Cr Andrew Bydder
	Cr Kesh Naidoo-Rauf	Cr Ewan Wilson
	Cr Anna Casey-Cox	Cr Emma Pike
	Cr Maxine van Oosten	Cr Tim Macindoe
	Cr Moko Tauariki	Cr Maria Huata
	Maangai Jaydene Kana	Vacancy

Quorum: A majority of members (including vacancies)

Meeting Frequency: Two Monthly

Amy Viggers
Mana Whakahaere
Governance Lead

29 May 2025

Telephone: 07 838 6699
Amy.Viggers@hcc.govt.nz
www.hamilton.govt.nz

Purpose

The Strategic Growth and District Plan Committee is responsible for:

1. Guiding sustainable physical development and growth of Hamilton to meet current and future needs, including oversight of strategic land-use planning, boundary alignment, and existing and alternative planning, funding and financing models for growth-related projects.
2. Driving collaboration with neighboring Councils, Iwi, private sector, and central government to meet Hamilton's growth ambitions.
3. Providing Governance leadership and direction to staff to develop amendments to the Hamilton City Operative District Plan 2017.

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

Terms of Reference:

4. To monitor and provide advice on the overall development and implementation of urban growth and development strategies, strategic land use, and spatial plans (e.g. Hamilton to Auckland Corridor and Hamilton-Waikato Metropolitan Spatial Plan), and long-term network infrastructure planning in line with national policy requirements.
5. To provide direction and monitor Council's approach to the levying and use of rates for growth, as well as development contributions.
6. To provide direction on and assess proposals for seeking alternative funding models, such as special purpose vehicles and infrastructure funding and financing.
7. To provide direction on strategic priorities for network infrastructure aligned to city development, and oversight of strategic projects associated with those activities.
8. To provide advice on the development and implementation of the Long Term Infrastructure Strategy.
9. To assess proposals for Private Developer Agreements that exceed the Chief Executive's delegations for Unfunded Growth Projects¹ and, if appropriate for Unfunded Growth Projects¹, to recommend such agreements to the Council for approval.
10. To provide direction regarding Council's involvement in and with Urban Development Authorities, regional alliances, plans, initiatives, and forums for spatial planning (for example, Future Proof, strategic boundary land use agreements and joint council growth related discussions).
11. To consider the impacts of land use and urban development on the environment.
12. To provide clear direction on Council's strategic priorities to organisations and groups, for which Council facilitates funding, aligned with these Terms of Reference, and to oversee those funding arrangements and receive their strategic and business plans and annual performance reports.
13. To provide and approve broad strategic direction to inform and guide the development of the District Plan amendments programme of work.
14. To prepare and approve a draft set of District Plan amendments for the purpose of obtaining initial feedback and comment from the community, stakeholder, and tangata whenua groups.
15. To recommend any proposed District Plan amendments to the Council for adoption and release for formal notification.
16. To provide regular updates to the Council on the progress of the District Plan amendments programme of work.
17. To appoint representation to relevant regional strategy groups as required.

The Committee is delegated the following powers to act:

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

The Committee is delegated the following recommendatory powers:

- Adoption of the Long Term Infrastructure Strategy to the Council.
- Approval of additional borrowing to the Finance and Monitoring Committee.
- Approval of city boundary changes to the Council, including in respect of Strategic Boundary Land Use Agreements.
- The Committee may make recommendations to Council and other Committees.

Recommendatory Oversight of Strategies and Plans:

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

Recommendatory Oversight of Policies and Bylaws:

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

¹ Unfunded Growth Projects are defined in the Growth Funding Policy as:

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

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1 Apologies – *Tono aroha*

2 Confirmation of Agenda – *Whakatau raarangi take*

The Committee to confirm the agenda.

3 Declaration of Interest – *Tauaakii whaipanga*

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

4 Public Forum – *Aatea koorero*

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

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

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

If you have any questions regarding Public Forum please contact Governance by telephoning 07 838 6699.

Council Report

Committee: Strategic Growth and District Plan Committee

Date: 10 June 2025

Author: Keryn Phillips

Authoriser: Michelle Hawthorne

Position: Governance Advisor

Position: Governance and Assurance Manager

Report Name: Confirmation of the Strategic Growth and District Plan Committee Open Minutes 8 April 2025

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

That the Strategic Growth and District Plan Committee confirms the open minutes of the meeting held on 8 April 2025 as a true and correct record.

Attachments - *Ngaa taapirihanga*

Attachment 1 - Strategic Growth and District Committee Open Unconfirmed Minutes - 8 April 2025

Strategic Growth and District Plan Committee

Te Komiti Rautaki Tipu me te Maahere Rautaki aa Rohe

OPEN MINUTES

Minutes of a meeting of the Strategic Growth and District Plan Committee held in Council Chamber, Municipal Building, Garden Place, Hamilton on Tuesday 8 April 2025 at 9:32 am.

PRESENT

Chairperson Cr Sarah Thomson
Heamana

Deputy Chairperson Cr Geoff Taylor
Heamana Tuarua

Members

- Mayor Paula Southgate (via Audio Visual Link)
- Deputy Mayor Angela O’Leary
- Cr Kesh Naidoo-Rauf (via Audio Visual Link)
- Cr Anna Casey-Cox
- Cr Maxine van Oosten
- Cr Moko Tauariki (via Audio Visual Link)
- Maangai Jaydene Kana
- Cr Louise Hutt
- Cr Andrew Bydder
- Cr Ewan Wilson
- Cr Emma Pike
- Cr Tim Macindoe
- Cr Maria Huata

The meeting was opened with a karakia.

1. Apologies – Tono aroha

Resolved: (Cr Thomson/Cr Taylor)

That the Strategic Growth and District Plan Committee accepts the apologies for absence from Deputy Mayor O’Leary and for partial attendance from Mayor Southgate, Cr Tauariki, Cr Macindoe and Cr Naidoo-Rauf.

2. Confirmation of Agenda – Whakatau raarangi take

Resolved: (Cr Thomson/Cr Casey-Cox)

That the Strategic Growth and District Plan Committee confirms the agenda noting:

- a) Item 8 (Wastewater Capacity ‘State of the Nation’) will be taken after Item 6 (Chair’s Report) at the request of the Chair; and
- b) Item C2 (Wastewater Capacity - additional details) will be moved to be taken in the open session of the meeting. The report will be attached to the open minutes of the meeting as **Appendix 1.**

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

Prior to the discussion of the Item Cr Wilson declared an interest in Item 10 (District Plan Update – April 2025). He noted he would not take part in the discussion or vote on the matter.

4. **Public Forum – *Aatea koorero***

Lale Leremia (Waikato Housing initiative) spoke to Item 6 (Chair's Report), Item 8 (Wastewater Capacity: State of the Nation) and Item 9 (Strategic Issues) regarding concerns over uncertainty hindering investment in the city.

Ben Preston spoke to Item 6 (Chair's Report) and Item 8 (Wastewater Capacity: State of the Nation) spoke to his presentations **Appendix 2** of these minutes.

Matt Stark (Stark Properties) spoke to Item 6 (Chair's Report) and Item 8 (Wastewater Capacity: State of the Nation) regarding concerns that developers believe the ongoing uncertainty is deterring investment in the city.

Leon Da Silva (Da-Silva Builders) spoke to Item 6 (Chair's Report) and Item 8 (Wastewater Capacity: State of the Nation) suggesting Council collaborate with developers to implement temporary solutions to allow further investment for developers.

Grayson Bell spoke to Item 6 (Chair's Report) and Item 8 (Wastewater Capacity: State of the Nation) regarding concerns of rejection of proposed solutions and its impact on developers.

Leonard Gardner spoke to Item 6 (Chair's Report) and Item 8 (Wastewater Capacity: State of the Nation) noting growth plays a vital role in shaping the city, and, Council should embrace and foster growth now.

Colin Jones spoke to Item 7 (General Manager's Report) and Item 8 (Wastewater Capacity: State of the Nation) regarding concerns of housing affordability and the computer model used for decision making.

Dan MacDaid spoke to Item 6 (Chair's Report) and Item 8 (Wastewater Capacity: State of the Nation) noting the innovations used in Christchurch and how these innovations could be used in Hamilton.

John Kenel (Assured Property) spoke to Item 6 (Chair's Report) and Item 8 (Wastewater Capacity: State of the Nation) regarding concerns around infill housing development challenges, access to wastewater infrastructure and infrastructure planning.

Margaret Evans spoke to Item 6 (Chair's Report), Item 8 (Wastewater Capacity: State of the Nation) and Item 9 (Strategic Issues) regarding her desire for the Council revisit Three Waters policy.

Raymond Mudford (Grey Power) spoke to Item 6 (Chair's Report), Item 8 (Wastewater Capacity: State of the Nation) and Item 9 (Strategic Issues) regarding concerns around Council planning process and impacts on business

Cr Naidoo-Rauf left the meeting at (10.14 am) during the above item.

The meeting was adjourned from 10.36 am to 10.55 am.

Cr Tauariki joined the meeting during the above adjournment

5. **Confirmation of the Strategic Growth and District Plan Committee Open Minutes 20 February 2025**

Resolved: (Cr Taylor/Cr van Oosten)

That the Strategic Growth and District Plan Committee confirms the Open Minutes of the Strategic Growth and District Plan Committee Meeting held on 20 February 2025 as a true and correct record

6. Chair's Report

The Chair took report as read.

Resolved: (Cr Thomson/Cr Taylor)

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

7. Wastewater Capacity - 'State of the Nation'

The General Manager of Infrastructure and Assets and the Technical Director of Strategic Waters shared a brief overview of the city's wastewater performance, identified key challenges, and stressed the importance of balancing compliance for improved management. Staff responded to questions from Members concerning the scope of staff decision-making authority in declining applications, the decision model, Plan Change 12, network capacity tool, historical challenges leading to higher levels of containment, healthy soil considerations, and cost on Council for developers use of the model.

Staff Action: *Staff undertook to provide Members with a draft of Statement of Expectation by 15 April 2025 for review.*

Resolved: (Cr Thomson/Cr Taylor)

That the Strategic Growth and District Plan Committee:

- a) receives the report and report Item C2 (**Appendix 1** of the open minutes);
- b) notes that a further report will be provided to 26 June 2025 Council meeting as part of the Waters Council Controlled Organization Statement of Expectations should the Council decide to create a Waters Council Controlled Organization and that the General Manager Strategy, Growth & Planning and General Manager Infrastructure & Assets will provide the Chair and Deputy Chair with regular updates on the progress of the report;
- c) notes the following requests from Members at this meeting, in particular:
 - i. details, including visual maps, regarding the wastewater capacity that the Long-Term Plan investments and the proposed Council Controlled Organization 'enhanced investment programme' are respectively expected to create and the timing of this;
 - ii. a map showing the constrained areas which differentiates the different degrees of constraint in each area;
 - iii. analysis of the economic costs of the constraints over the past 2 years (since March 2023) and projected costs over the next 10 years; and
 - iv. options to enable Members to:
 - I. re-consider the risk settings for network capacity and performance to balance compliance outcomes and prosecution risks with housing/economic outcomes;
 - II. provide direction on utilising capacity in the network intended for future growth to enable feasible developments; and
 - III. consider providing direction for the prioritisation of the Reactive wastewater capital budget including how this might be targeted towards affordable housing developments at scale;
- d) notes that:
 - i. c) above will be provided to Members via an information session for the purposes of informing and developing the Statement of Expectations;
 - ii. staff will present the Draft Waters Council Controlled Organization Statement of Expectation as soon as possible;
 - iii. staff will continue to engage positively in regard to innovative wastewater solutions (such as interim and onsite solutions) that would unlock development in currently constrained areas noting that information will be reported back through this committee;

- iv. a Wastewater Capacity web based self-servicing tool is expected to be available for public use by 30 June 2025;
- v. Indicative maps showing the extent of the wastewater constraints will be made available to the public directly following this meeting via the open minutes, and updated maps with "Facts and Questions" will be available by 30 April 2025;
- vi. proposed next step actions outlined in the staff report (paragraph 75); and
- vii. that staff and Elected Members work constructively with developers to share information and explore innovative servicing solutions to the capacity issues based on the feedback provided in the public forum section of the meeting;
- e) requests staff facilitate an independent review(s) that would include the decisions made and actions undertaken over the last 10 years (how we got here) identifying the learnings from these and how the learnings can be applied in the future, the current modelling assumptions, and risk tolerance settings, which would include details of the assumptions underpinning the modelling used to identify wastewater constrained areas with the final scope to be developed in consultation with the Chair and Deputy Chair of the Strategic Growth and District Plan Committee noting that:
 - i. this review will be capped at \$20,000 unbudgeted operating expenditure; and
 - ii. staff will report back as soon as possible and are aware that it is Members desire that the matter inform the June report.

Cr Naidoo-Rauf rejoined the meeting (11.36am) during the discussion of the above item.

The meeting was adjourned from 12.53 pm to 1.55pm during the discussion of the above item.

Cr Naidoo-Rauf left the meeting during the above adjournment and rejoined the meeting (2.32pm) during the discussion of the above item. She was present when the matter was voted on.

Cr Macindoe left the meeting at (2.32pm) during the discussion of the above item. He was not present during the vote.

Cr Tauariki retired from the meeting (2.40pm) at the conclusion of this above item. He was present when the matter was voted on.

8. General Manager's Report

The General Manager of Strategy, Growth & Planning took report as read.

Resolved: (Cr Taylor/Cr Huata)

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

Item 7 (General Manager's Report) was taken after Item 8 (Wastewater Capacity - 'State of the Nation') at the request of the chair.

9. Strategic Issues

The General Manager of Strategy, Growth & Planning took report as read.

Resolved: (Cr van Oosten/Cr Hutt)

That the Strategic Growth and District Plan Committee:

- a) receives the report; and
- b) notes that staff will commence investigation and consultation with the landowners within the Percival Road large lot residential area regarding its future land use and report back to a future Committee with options for proceeding.

Prior to the discussion of the following Item Cr Wilson declared an interest and did not take part in the discussion or vote on the matter.

10. District Plan Update - April 2025 (Recommendation to the Council)

The Unit Director of Urban & Spatial Planning took report as read. Staff responded to questions from Members concerning impacts on Tree policy , an communications strategy for the master plan, and further funding requests SL requirements.

Resolved: (Cr Hutt/Cr van Oosten)
That the Strategic Growth and District Plan Committee:

- a) receives the report; and
- b) recommends that the Council approves Plan Change 5 – Peacocke Structure Plan to be operative as of 9 May 2025, in accordance with clause 20 of Schedule 1 of the Resource Management Act 1991.

11. General Updates

The General Manager of Strategy, Growth & Planning took report as read.

Staff Action: Staff undertook to provide opportunity for Mayor Southgate to report back to the group sits on behalf of Council in the Chair’s Report at the next Community and Natural Environment Committee..

Resolved: (Cr Bydder/Maangai Kana)
That the Strategic Growth and District Plan Committee receives the report.

12. Resolution to Exclude the Public

Section 48, Local Government Official Information and Meetings Act 1987

Resolved: (Mayor Southgate/Cr Casey-Cox)
That the public be excluded from the following parts of the proceedings of this meeting, namely consideration of the public excluded agenda.
The general subject of each matter to be considered while the public is excluded, the reason for passing this resolution in relation to each matter, and the specific grounds under section 48(1) of the Local Government Official Information and Meetings Act 1987 for the passing of this resolution follows.

General subject of each matter to be considered	Reasons for passing this resolution in relation to each matter	Ground(s) under section 48(1) for the passing of this resolution
C1. Confirmation of the Strategic Growth and District Plan Committee Public Excluded Minutes 20 February 2025) Good reason to withhold) information exists under) Section 7 Local Government) Official Information and) Meetings Act 1987	Section 48(1)(a)
C3. Strategic Issues (Public Excluded)		
C4. Chair's Report (Public Excluded)		

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

Item C1.	to prevent the disclosure or use of official information for improper gain or improper advantage	Section 7 (2) (j)
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Item C3.	to protect information which is subject to an obligation of confidence and disclosure would likely prejudice continual supply of similar information where it is in the public interest for that information to continue to be available to enable Council to carry out negotiations to prevent the disclosure or use of official information for improper gain or improper advantage	Section 7 (2) (c) (i) Section 7 (2) (i) Section 7 (2) (j)
Item C4.	to prevent the disclosure or use of official information for improper gain or improper advantage	Section 7 (2) (j)

The meeting moved into Public Excluded at 3.01 pm

The meeting was declared closed at 4.25 pm

Appendix 1: C2: Wastewater Capacity- Additional Details

Strategic Growth and District Plan Committee Public Excluded Agenda - 8 April 2025 - C2: Wastewater Capacity - additional

Item C2

Council Report

Committee: Strategic Growth and District Plan Committee

Date: 08 April 2025

Author: Jackie Colliar

Authoriser: Andrew Parsons

Position: Technical Director Strategic Waters

Position: General Manager Infrastructure and Assets

Report Name: Wastewater Capacity - additional details

Report Status	<i>This report is taken as a publicly excluded item to enable Council to carry out commercial activities without disadvantage; AND to prevent the disclosure or use of official information for improper gain or improper advantage.</i>
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1. This report accompanies the public report Wastewater Capacity - ‘State of the Nation’ and should be read in conjunction with that report. The content of this report is a work in progress and not ready for public release. Staff are committed to sharing this information publicly as soon as possible.

Staff Recommendation - *Tuutohu-aa-kaimahi*

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

Executive Summary - *Whakaraapopototanga matua*

3. The information in this document is important to understand the context of the public report, and in particular the “Wastewater Constraint” elements of that report. It covers:
- i. Detailed wastewater capacity constraint map
 - ii. Growth models that predict which areas will be developed in the future and the impact of capacity constraints and infrastructure investment on these projections.

Discussion – *Matapaki*

Wastewater Capacity Constraint Map

4. The capacity constraint map (**Attachment 1**) shows areas of the city that are currently constrained by wastewater network capacity. The priority areas for development – Stage 1 central city and walkable catchment and greenfield growth areas are also shown, as investment priorities and planning and policy settings have been developed to support growth in these areas.
5. This constraint map is a work in progress and will form the base of the public-facing wastewater network capacity constraint viewer that staff are developing. The target date for that to be available is mid to late 2025.

6. Staff are committed to sharing detailed constraint information with developers in the form of a public-facing wastewater network capacity constraint viewer, and this will be interactive and more granular than the map attached to this report.
7. Staff have been in contact with Watercare (Auckland) to gain insights from their experiences of releasing their own wastewater capacity constraint map and information.
8. Originally, Watercare did not have a comprehensive communication approach to releasing the information, and subsequently fielded a lot of questions from the community. They reactively addressed this through the development and subsequent release of a suite of tools and information for the community and developers to use to understand their existing capacity constraints and the programmes they have in place (where applicable) to address those constraints.
9. Since their original information release, Watercare has produced a [Network capacity map and table](#), as well as a filtering tool to help the public understand the implications of the capacity constraints. The Watercare Services Ltd viewer can be accessed [here](#). The Watercare Services information does not include information on local network capacity.
10. Staff are currently developing a comprehensive communication plan to accompany the tool roll out, including drop-in sessions for Elected Members and developers.
11. The aim is to provide clear information at the right level, reduce the number of questions from the general public and increase certainty and clarity for the community, including developers on areas enabled for development.

Understanding the map

Blue areas are areas that have wastewater capacity constraints, including both strategic and local constraints.

Purple boundary denotes the Plan Change 12 Stage 1 area for development, the central city and 800m walkable catchment. This area is prioritised for development. The policy settings for this area only consider local network capacity (i.e. pipe diameter less than 300mm).

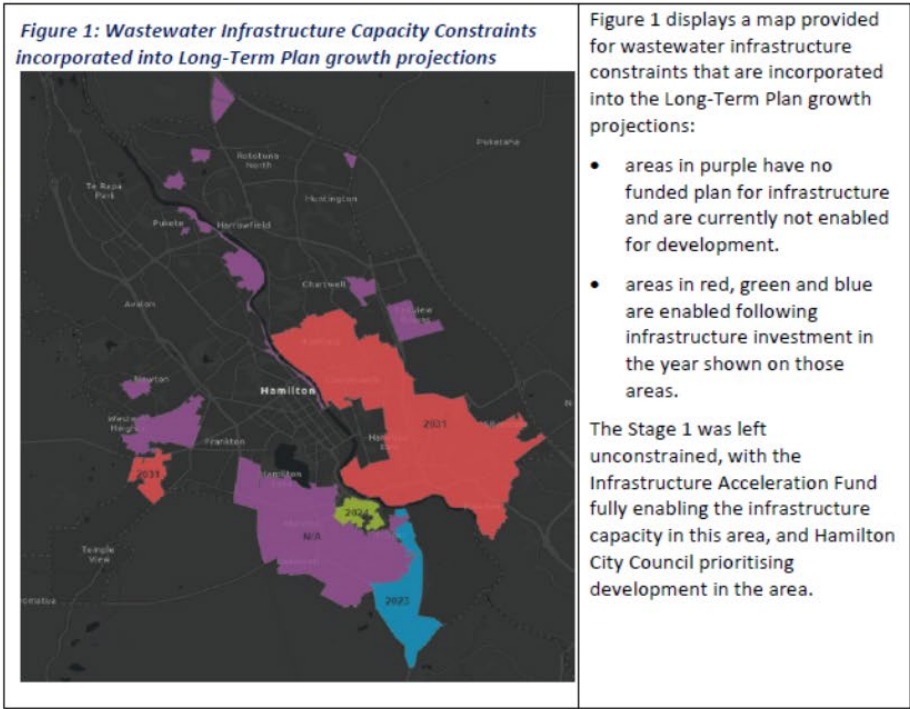
Green boundaries show Greenfield Structure Plan areas, strategic areas for development. These boundaries include areas currently enabled for development through existing or programmed strategic wastewater infrastructure or planned for development as part of a structure plan. Some parts of the structure planned areas (e.g. Rotokauri), are not currently serviced. However, in-cell infrastructure would be expected to be developer funded with Council potentially making upsize contributions where appropriate

All other brownfield areas in the map are unconstrained by wastewater capacity and likely to be able to be developed. However, as per normal practice, development proposals and their impacts on waters networks would be assessed on a case-by-case basis.

How the growth model takes account of infrastructure constraints

12. As described in the section above, the growth model takes account of the timing of (funded) infrastructure and of areas of the city where infrastructure constraints have been identified.

Item C2



Attachment 1

13. There is a subtle difference between in assumptions in the 3-waters model and the Long-Term Plan growth scenario relating to residential development. The 3-waters model assumes that the additional capacity from funded infrastructure solutions which comes online in the latter years of the Long-Term Plan is capped or limited to a specified number of additional growth units. The Hamilton City Council growth model assumes that that it is more likely that some growth will occur beyond those limits as, for example, technology advances and future private investment supports improved wastewater servicing solutions.

The following considerations for this report are linked to Item 8 (Wastewater Capacity 'State of the Nation'):

Financial Considerations - Whaiwhakaaro Puutea

14. This recommendation of this report has no financial implications.

Legal and Policy Considerations - Whaiwhakaaro-aa-ture

15. Staff confirm that recommendations in this report complies with the Council's legal and policy requirements.

Climate Change Impact Statement

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

Wellbeing Considerations - *Whaiwhakaaro-aa-oranga tonutanga*

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

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

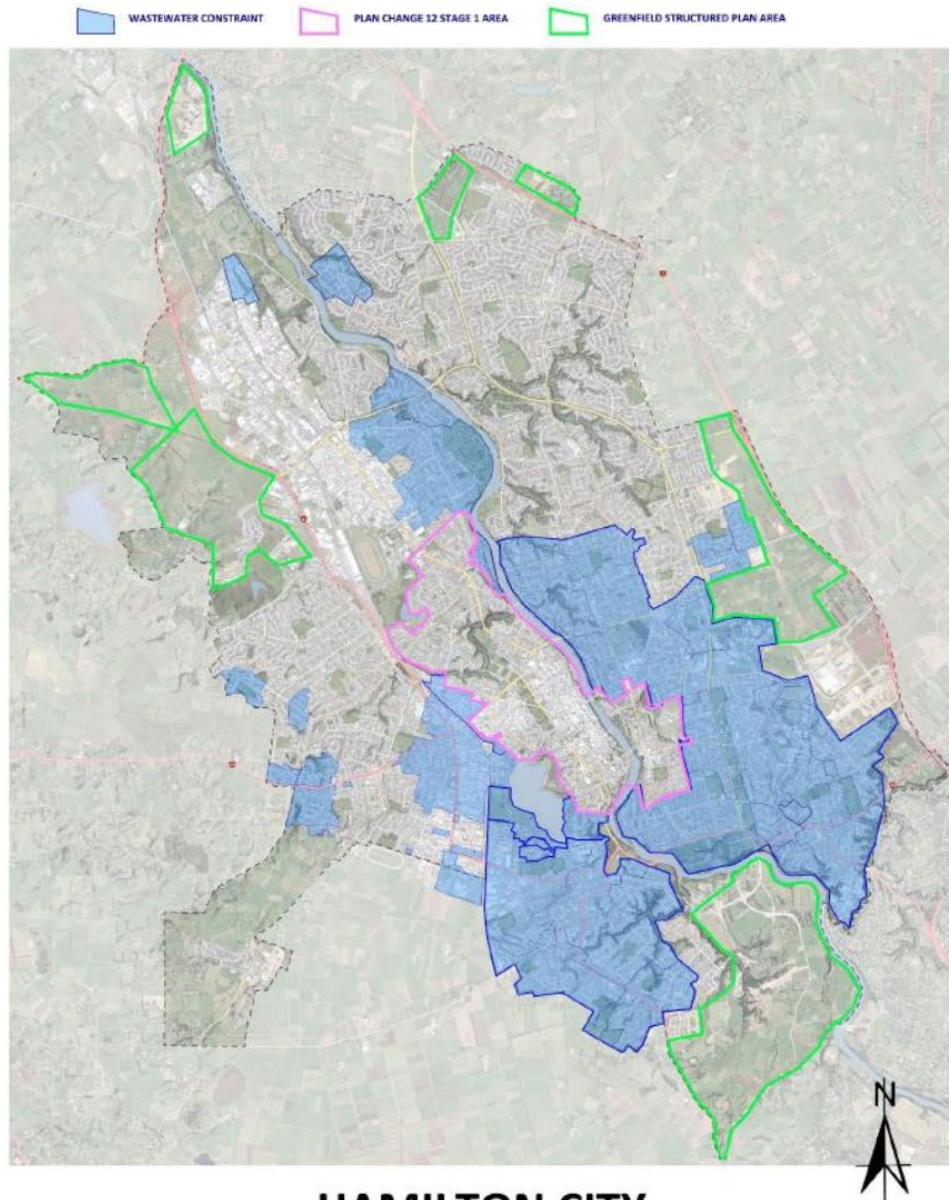
20. Staff have considered the key considerations under the Significance and Engagement Policy and have assessed that the matter(s) in this report has/have a low level of significance.
21. Given the low level of significance determined, the engagement level is low. No engagement is required.

Attachments - *Ngaa taapirihanga*

Attachment 1 - Hamilton Development Map with known Wastewater Constrained Areas and PC12 Stage 1 Overlay

Attachment 1

Item C2



HAMILTON CITY
Development with Wastewater Constraint Overlay as at 25-03-2025

Appendix 2: Ben Preston Public Forum Presentation**Reimagining Hamilton's 3 Waters Strategy: A Path to Smarter, Greener Infrastructure**

1. The Overall Problem: Dependence on Legacy Infrastructure Models

Hamilton's current approach to water infrastructure relies heavily on centralised, supply-side solutions—pipes, pumps, and treatment plants. These have worked in the past, but they are now becoming increasingly expensive to maintain and upgrade, especially in a tight economic climate.

At the same time, the city needs to build more homes to address affordability and population growth. But that housing growth often can't proceed without costly upgrades to water, stormwater and wastewater systems—creating a bottleneck.

We're also missing easy wins. For example, soil plays a huge role in managing water—absorbing rain, filtering pollutants, and reducing flood risk. But our policies and engineering practices mostly ignore this. In many cases, we even encourage hard surfaces like concrete, thinking they're easier to maintain. That's only true because we've developed systems to support them. If we built systems around healthy soil, it could be just as easy to manage—and with far fewer downsides.

2. The Proposed Solution: Make Smarter Use of What We Already Have

Council doesn't need to scrap its existing strategy. With a few small additions to policy and planning, we can make our current infrastructure work better for longer.

Simple changes—like encouraging soil regeneration and supporting in-home water reuse—can take pressure off pipes, reduce flooding, delay big capital projects, and let us build more homes sooner. These are not wholesale shifts, but targeted improvements that increase the return on the investments we're already making.

3. Two Interventions to Unlock Major Gains**A. Let Soil Do Its Job**

What's the problem? Our policies ignore the value of healthy soil—and often replace it with hard, sealed surfaces that make flooding and pollution worse.

What's the opportunity? Improve soil on just 15% of Hamilton's land (e.g. berms, parks, reserves) to boost infiltration from 25mm/hr to 150mm/hr.

What does that deliver?

- Soaks up 7–10 million m³ of stormwater annually

- Reduces flooding and erosion during heavy rain
- Filters out 60–90% of urban contaminants before they reach the river
- Improves the resilience and function of engineered systems

B. Make New Homes Smarter with Water

What's the problem? New housing can't proceed unless expensive pipes and treatment plants are built first.

What's the opportunity? Let 30% of new developments adopt water-efficient solutions like Hydraloop (greywater reuse) and WELS-rated fixtures.

What does that deliver?

- Cuts water use by 30–50% per home
- Reduces wastewater volumes by the same amount
- Lets more homes connect to existing infrastructure
- Defers major upgrades, saving ratepayer money
- Speeds up housing approvals and delivery

4. Case Study: Local and City-Wide Potential

In a 15-home development:

- Water-efficient fittings + greywater reuse:
 - Saves ~500,000 litres of water/year
 - Reduces wastewater by ~150,000–200,000 litres/year
 - Makes it possible to connect without full pipe upgrades
- Soil regeneration on 30% of the site:
 - Absorbs almost all stormwater in moderate rain
 - Reduces need for concrete channels and expensive drainage

Scaled City-Wide:

- 15% of city land with better soils = 7–10 million m³ less runoff/year
- 6,000 new homes using reuse + efficiency = 0.6 million m³ water saved/year
- More housing enabled without waiting on big infrastructure projects
- Less pressure on rates and better environmental outcomes

Practically speaking, this means:

- Saving potable water equivalent to 240 Olympic swimming pools every year
- Preventing an estimated 40–60 tonnes of tyre particles, heavy metals, and microplastics from entering the Waikato River annually
- Absorbing the equivalent of a year's worth of rainfall over Hamilton's CBD directly into soil, not pipes
- Reducing topsoil erosion and siltation of streams and the Waikato River, supporting clearer water and healthier aquatic life
- Enabling 1,000–1,500 additional homes to be built sooner in growth areas before expensive infrastructure upgrades are needed
- Improving flood resilience across neighbourhoods through natural absorption and reduced stormwater volumes

Conclusion: With a few well-placed policy changes, Hamilton can make its water infrastructure go further. Letting soil do more of the work and helping homes use less water reduces risk, cost and environmental impact—while unlocking housing growth when and where we need it. These are common-sense steps that support what Council is already doing, and they're ready to roll out now.

Council Report

Item 6

Committee: Strategic Growth and District Plan Committee

Date: 10 June 2025

Author: Keryn Phillips

Authoriser: Michelle Hawthorne

Position: Governance Advisor

Position: Governance and Assurance Manager

Report Name: Chair's Report

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

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

Attachments - *Ngaa taapirihanga*

Attachment 1 - Chair's Report

Chair's Report



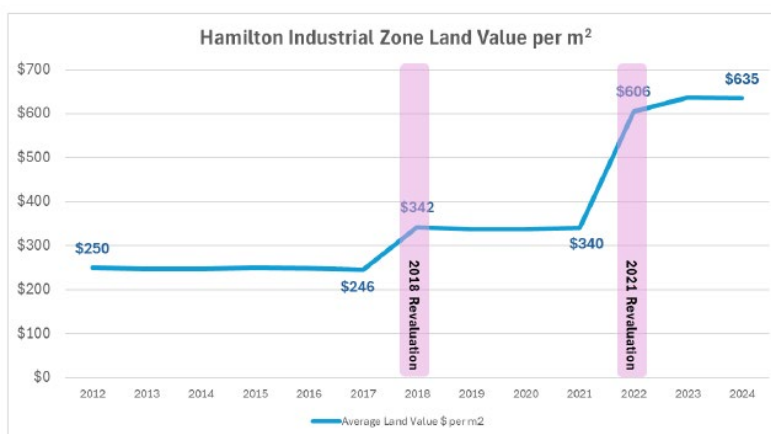
10 June 2025

Industrial Land Supply

A healthy supply of industrial land is vital to our local economy. It supports innovation, productivity, and a more resilient, diverse economic base. When supply is constrained, prices rise — reducing what businesses can spend on wages, R&D, or equipment — and risks driving them outside our city.

Within a decade the costs \$ per m² of industrial land have close to tripled. This suggests demand is exceeding supply. If this trend is allowed to continue, we will price-out certain businesses from the City which will result in a variety of negative consequences into the future including losing services and jobs, with further reaching effects on transport and climate emissions.

Hamilton Industrial Zone Land Value per m²



The Future Development Strategy (FDS) identifies a long-term shortfall of industrial land in Hamilton. However, there's debate over the timing and scale of the shortfall.

The report by Martin Udale earlier this term found a short, medium and long-term shortfall. A peer review, commissioned by one of the submitters to the FDS, found both a medium and long-term shortfall, and expressed concern that the capacity assessment informing the FDS significantly understates the future demand for industrial land.

Below is a table from the above-mentioned submission comparing the three different assessments, which shows a large variation in projections:

Report	Short Term	Medium Term	Long Term
HBA – Market Economics ¹	Sufficient	Sufficient	114HA
Peer Review – Urban Economics	Sufficient	316HA	467HA
Martin Udale (base case) ²	117HA	317HA	1,110HA

I share concerns that the current capacity assessment understates future need. I was pleased to learn that further work is underway to understand demand, including the industry types we can likely expect and the effect of spillover from Auckland where industrial land prices are considerably higher.

Regardless of what the shortfall is, there's general recognition that industrial land in Hamilton is highly concentrated, and we need greater choice and competition in the market.

With the long lead time between identifying future industrial land and actually delivering it, we need to plan ahead and err on the side of caution when it comes to ensuring adequate supply.

Earlier in the term, this committee recognised the issue, and our work with 'emerging areas' developers reflected a strong focus on expanding industrial supply. This has translated into Fast-track applications also including industrial land, including approximately:

- SL1 - 35ha industrial
- R2 - 66ha industrial
- Te Kowhai East (future Fast Track applicant) - 140ha industrial

In addition, Ruakura East is being considered for approximately 85 hectares logistics land. Since 2016, we have enabled 97 hectares of industrial land at Ruakura to be developed. In more recent years, Tainui Group Holdings have completed the required infrastructure to enable the establishment of industrial activities and significant logistics activities at the Ruakura inland port (i.e. Kmart, Maersk, Big Chill). Pragma is also developing industrial land in the north of Ruakura.

With just two committee meetings left this term (this one and August) we need to provide clear direction to staff to keep the momentum going. There may be no committee meetings for up to six months post-election, so now is the time to make any necessary decisions.

Focusing on How we Make Good Projects Happen

I want to first acknowledge the positive feedback I regularly hear from the development community about the collaborative and solution-focused approach that many of our council staff bring to their work.

Whenever I've been at an opening for a new housing project, whether it is a community housing development or 3D printed show home, I ask how the council was to work with and always receive a positive response.

However, key developers also raise concerns with me that the council tends to be too risk-averse, and that some of our requests for information or changes to proposals go too far, which can lead to higher costs and project delays. We also received strong feedback at the last committee meeting about the need for greater certainty and openness to working collaboratively on innovative solutions.

We must be enabling where we can. And we must be upfront and clear, as early as we can, when development isn't possible.

One of the biggest pressure points right now is wastewater. We know we can't invest everywhere. The Fast-track applications are set to increase housing capacity in greenfield areas, which will likely dilute housing demand in brownfield areas. This makes it even more important to be targeted, to ensure we get a return on investment.

The Hamilton Urban Growth Strategy and Plan Change 12 set out where we want intensification — suburban nodes and key transport corridors — and should be our 'blueprint' when deciding which areas we prioritise for infrastructure investment, and which projects we consider for innovative solutions.

There are already good examples of the council collaborating with developers to find solutions that allow projects to go ahead. One is the old campground site in Ruakura. The Jones Group received fast-track consent for a major residential and hotel development, supported by an on-site wastewater solution using holding tanks, developed in partnership with council staff and the fast-track panel.

A more recent example, smaller in scale, is an application to amend a resource consent to allow more units on a site zoned Medium Density Residential under Plan Change 12. This is subject to the applicant proving that their water-sensitive design, including grey-water recycling, significantly reduces demand on the wastewater network.

These are great examples of the solutions-focused approach that we need.

In saying this, there will be many instances where a development simply isn't viable, regardless of our appetite to innovate or take on risk — this is where we must be upfront as early as possible. Information on matters like infrastructure capacity must be as accessible as possible to the public via the report to the 26 June Council meeting. Thank you to Kevin Strongman and his team for prioritising this work and pulling together options at pace for elected members to consider.

Of course, wastewater is just one part of the puzzle.

Making good projects happen and reducing delays takes coordination across the whole organisation, with many parts of the business contributing to the consenting and approval process — including waters, transport, parks, and planning.

The way we work needs to take into account the commercial realities of projects, ensuring that requests are necessary and reasonable, and reducing delays as much as possible, as these can add significant cost to projects.

One developer put it well when they said: "The first question the council should ask is: do we want this project to happen? And if the answer is yes, then the next question should be: how do we make it happen?"

Underpinning this all is a more balanced approach to risk — where measured risk can unlock real benefits, staff need *our* backing to take those steps as elected members, including when things don't go to plan.

Consenting Working Group

On a related note, I want to thank Grant Kettle, Kevin Strongman and Cory Lang for their work to date on identifying opportunities to reduce consenting timeframes. This has been informed by conversations with a range of developers. For example, one opportunity identified is to allow parts of the engineering process to happen contemporaneously to reduce development timeframes for those developers carrying out both the subdivision of sections and construction of homes.

The Working Group has asked to review our model for peer reviewing consultant reports, which currently relies on contracting out much of this work, to understand if there are opportunities to work differently to reduce cost and delay for applicants. This is a matter I am particularly interested in.

I look forward to an update on this work at the August committee meeting.

Developer Engagement

In addition to the above, staff are also working on a process to collate developer feedback, identify key themes coming through, and update the committee on a regular basis — including potential actions council could take to act on that feedback.

Following discussion with staff, targeted meetings with developers on a semi-regular basis, with meetings focused on different areas of development (e.g. greenfield, infill, industrial, commercial) or specific topics are to occur.

Cr Sarah Thomson
Chair
Strategic Growth and District Plan Committee

Council Report

Committee: Strategic Growth and District Plan Committee

Date: 10 June 2025

Author: Blair Bowcott

Authoriser: Blair Bowcott

Position: General Manager Strategy, Growth and Planning

Position: General Manager Strategy, Growth and Planning

Report Name: Strategic Issues

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

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

Staff Recommendations - *Tuutohu-aa-kaimahi*

2. That the Strategic Growth and District Plan Committee:
 - a) receives the report
 - b) approves the Chief Executive to be delegated to nominate person(s) to be put forward to represent Hamilton City Council on Fast-track Expert Panels.

Executive Summary - *Whakaraapopototanga matua*

3. This report provides updates to the Strategic Growth and District Plan Committee on the following land use planning matters:
 - i. Fast-track applications and process;
 - ii. Fast-track Expert Panel commissioners;
 - iii. Future Proof North Waipā - South Hamilton, and Hamilton to Tauranga Corridor Spatial Concept Plans.
4. A number of scheduled Fast-track development projects in and around Hamilton are progressing. The first projects are seeking to lodge for consent in Q4 2025. Additional projects are preparing to seek referral approval from the Minister.
5. Staff consider the decisions in the report are of low significance and that the recommendations comply with Council's legal requirements.

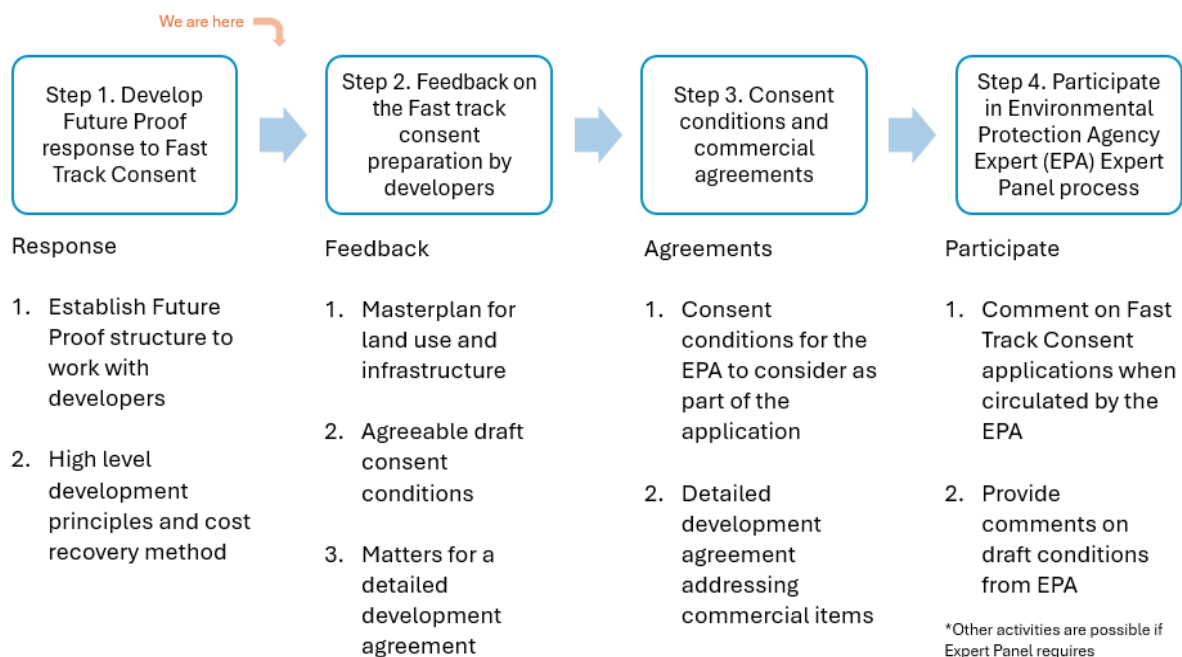
Discussion – Matapaki

LAND USE PLANNING

Fast-track applications

6. Standing-up of internal and multi-agency project teams is nearing implementation. At the time of writing, the first Cost Recovery Agreement is about to be signed with the first Fast-track developer. This follows some negotiation over the mechanics of cost recovery and principles by which subsequent engagement will be bound, but overall, the final version is close to the original, and Council's priorities are well represented. Agreements with other fast-track applicants are being worked through.
7. This Cost Recovery Agreement (the Agreement) gives Council certainty that the considerable costs incurred in interacting with the applicants, in terms of staff time for meetings, responding to reports and queries, initiating modelling, negotiating Private Developer Agreements and conditions to be attached to any Fast-track consent – can be recovered, consistent with the Government mantra that "growth pays for growth".
8. The Agreement also allows a schedule for engagement to be laid out ahead, giving all participants a certain format of involvement and resourcing requirements.
9. Interaction will proceed as set out in the Agreement, starting with strategic issues, then drilling down into the detail that a Fast-track consent requires.
10. Interaction has been initiated through Master Plan workshops, looking firstly at key issues such as:
 - i. the proportion of industry and residential land to be provided in the growth cell;
 - ii. main infrastructure issues, such as water allocation, wastewater capacity/allocation and road connectivity; and
 - iii. administrative matters such as crafting the consenting strategy that will deliver a robust consent to the applicants.
11. Once macro issues are resolved, the topics of detailed assessments will be identified, scopes agreed, and work carried out either by the applicant or by third party consultants, with the constant monitoring and input from Council and its partners.
12. As discussed in previous reports, this work is carried out within the agreed framework of a Planning and Infrastructure Brief, which articulates mutually agreed outcomes we would like to see realised across the application area. This Planning and Infrastructure Brief sets out the 'roadmap' for interaction, and will be spatially translated into a Master Plan, which will guide development and against which conditions of consent will be attached.

13. Staff are moving to Step 2 with scheduled Fast-track developments as per the diagram below.



14. The process is assisted by a high degree of collaboration between Hamilton City Council (HCC) and its Future Proof partners, with regular meetings several times a week. One group – the “Fast Track Action Team” – is a clearing house for resolving issues and getting alignment quickly and has proven agile in preparing coordinated responses to developer queries.

15. An intensive period of work follows once the developers sign the Cost Recovery Agreements – with at least two developers seeking to lodge later this year. It is likely that similar agreements will be signed with the remainder of Fast-track areas.

16. Several developers have notified Council staff of their intent to lodge applications for referral to Fast-track that are relevant to Hamilton City Council as they are all located at its immediate periphery (refer **Attachment 1**):

- i. Te Kowhai East;
- ii. Brymer;
- iii. HT1 (one developer within the HT1 area);
- iv. SL South and the Rogerson Block – this area forms a sub-part of the wider SL1 growth cell.

17. Some Fast-track applicants seeking referral have sought qualified support from Hamilton City Council as part of their referral application; staff consider it preferable to remain agnostic.

18. Table 1 provides an update on each Fast-track area since the last meeting. Refer to the map in **Attachment 1**, which identifies the locations of each project. Staff are also pro-actively working with Tainui Group Holdings as per Strategic Growth and District Plan Committee [resolutions of 27 August 2024](#) regarding their development aspirations for Ruakura East. While this area is not seeking to be ‘fast-tracked’ at this stage, Council is engaging with Tainui Group Holdings collaboratively along with Waikato District Council to enable its development.

Table 1. Update of Fast-track applications

Applicant	Project Name	Sector	Update
Scheduled: Within the boundary			
Tainui Group Holdings Limited	<u>Tuumata</u> Ruakura Tuumata Residential and Commercial (Large Format Retail)	Housing and Land Development	Likely to be dealt with as a Plan Change.
Scheduled: Partially within the boundary			
Te Awa Lakes Unincorporated Joint Venture	<u>TAL</u> Te Awa Lakes	Housing and Land Development	Preparatory discussions proceeding.
Scheduled: Outside the boundary			
CDL Land New Zealand Limited	<u>R2</u> CDL – Ruakura 2 Growth Cell	Housing and Land Development (residential and industrial)	Intensive interaction about to start.
Malcolm's Rest Limited, Lloyd Seeney and Kathryn Seeney	<u>WA</u> Wallace Road Stage 1A and 1B subdivision and land use consent with associated roading and infrastructure.	Housing and Land Development	Discussions about to start on getting alternative access
Colliers Project Leader is the client representative for the SL1 Consortium	<u>SL1</u> Southern Links 1	Housing and Land Development (residential and industrial)	Finalizing engagement arrangements.
New Zealand Transport Agency Waka Kotahi	Hamilton Southern Links	Infrastructure	HCC Staff continue to be involved in detailed workshops on the form and function of the road, and the interaction of the road with surrounding land.
Seeking referral			
Te Kowhai East LP	TKE Partnership between Bluehaven and Kilroy Group – industrial development	Housing and Land Development (industrial)	Has re-applied to Fast-track process. Has not been referred yet. Continuing to actively engage.
Brymer	Brymer Pragma Homes – retirement village	Housing and Land Development (residential)	Workshops held, proceeding to referral

Colin Litt	HT1	Housing and Land Development (residential)	Initial engagement occurring
SL1 Rogerson Block	Part of SL1 (west of the Stage 1 Industrial Block)	Housing and Land Development (residential and industrial)	Pre-lodgement engagement and workshops
SL1 South (Chinamans Hill (Porter Group) and (Jones / Stevenson family)	SL1 South	Housing and Land Development (mix of residential, industrial and retirement village land use)	Pre-lodgement engagement and workshops

19. As the table outlines, there is a growing number of large-scale development areas on the periphery of Hamilton seeking to be fast-tracked. Collectively, if approved, these would bring forward a significant volume of greenfield supply for both industrial and residential activities, in addition to what has already been enabled, which would lead to significant growth and development of jobs and homes, which in turn will drive GDP growth.
20. The advent of these areas getting Fast-track approval could lead to change in the city form, which will in some areas mean a deviation from the Hamilton Urban Growth Strategy (HUGS) and the District Plan. Enabling this quantum of additional supply will also impact on future Housing and Business Development Capacity Assessments (HBAs).
21. Notwithstanding the positive effects, there will be some up-front and long-term impacts and risks, including but not limited to:
 - i. staff resourcing capacity to engage and respond to these multiple applications;
 - ii. existing infrastructure capacity;
 - iii. environmental bottom-lines (e.g. water allocation);
 - iv. future growth patterns (i.e. likely more greenfield growth than brownfield and in-fill – and the knock-on consequences of this);
 - v. impacts on existing committed greenfield growth cells like Peacocke, and Council investment into these;
 - vi. Council growth infrastructure investment decisions and strategy, with multiple large-scale greenfield developments.

Appointment of Fast-track Expert Panels

22. The Fast Track Approvals Act requires that Expert Panels are independent decision-making bodies and must be set up for each Fast-track project. The Fast-track Expert Panel process requires that membership must include one person nominated by the relevant local authorities.
23. The first Fast-track applications in and around Hamilton are due to formally lodge in Q4 of this year. This timing intersects with local body elections and the creation of new committees.

24. Because the Fast-track Approvals Act is new legislation, a nomination of this nature does not fall within Council's current Resource Management Act delegations policy. The Chief Executive (CE) delegation under Schedule 2 to the General Delegations Policy (June 2023) is very broad and the CE, under his delegated authority, could nominate persons to sit on the Fast-track Expert Panel(s).
25. On this basis, staff seek Committee approval that the Chief Executive will use his delegation to nominate person(s) to be put forward to represent Hamilton City Council on Fast-track Expert Panels. This will be done in collaboration with other relevant local authorities. Ideally the relevant local authorities (likely to comprise Hamilton City Council, Waikato Regional Council, and either Waipā District Council or Waikato District Council) put forward one single agreed nomination between them, with the relevant skills and experience to represent the local authorities' interests based on the specific nature and issues that each Fast-track development presents. The nomination may include a commissioner from the Hamilton City Council approved commissioner panel.

Future Proof North Waipā - South Hamilton Concept Plan, and Hamilton to Tauranga Concept Plans

26. Detailed work has started for both areas on preparing draft vision and outcomes statements, and carrying out a detailed gap analysis to determine what information is currently available and what further information is needed to ensure robust study outcomes.
27. Staff involvement on Fast-track is an important asset in contributing to these studies, given the existing and emerging Fast-track applications in the study area, particularly in the North Waipā area.
28. Staff are proposing the North Waipā - South Hamilton study area be considered for a concentration of industrial activity, to leverage off the area's many infrastructure assets such as the Southern Links motorway, the North Island Main Trunk Rail, Hamilton Airport (already identified as a key industrial node in the sub-region) and the planned Southern Wastewater Treatment Plant.
29. The North Waipā area might be combined with significant expansion of residential development (e.g. parts of SL1), but with all urban expansion carried out in a way that fully respects the area's particular environmental and cultural characteristics and infrastructure challenges.
30. There will be considerable opportunity for public input into the direction of the studies throughout the following months.

Financial Considerations – *Whaiwhakaaro Puutea*

31. The Fast-track Approvals Act includes provisions for cost recovery. Refer discussion in the [20 February 2025 Strategic Issues report](#) (see p25).

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

32. Staff confirm that these matters comply with Council's legal and policy requirements.
33. Staff advise within the report what legal obligations the Fast-track Approvals Act places on Council.

Climate Change Impact Statement

34. Climate change presents risks and opportunities for our city and the way we grow. Climate change is a risk that needs to be integrated into decision making to mitigate the future impacts on community wellbeing and the cost of responding to extreme weather events and adapting in the future. Some of the changes in government policy and funding, like the Fast-track legislation, impact on Council's ability to make climate change informed decisions and require us to look at alternative ways to influence outcomes.
35. Strategic risk 9 (SR9) – Failure to respond to climate change outlines the potential impacts on Council and the community if we are unable to effectively address climate change in decision making. We report on how we are addressing SR9 to the Strategic Risk and Assurance Committee quarterly and have commenced annual disclosure reporting of our climate change risks and opportunities.

Wellbeing Considerations - *Whaiwhakaaro-aa-oranga tonutanga*

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

Social

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

Economic

41. As part of delivering economic growth outcomes, Council proactively works with existing and prospective businesses to expand or establish operations creating investment and employment opportunities.
42. As the city grows, so too do opportunities for expanding and attracting tourism and economic growth while continuing to raise the city's reputation and profile as a great place to live and visit. Hamilton City Council is well positioned within the region to benefit from the transition to circular and low carbon industries.
43. In order to attract more jobs to the city, more industrial land is required. Studies are underway to assess the needs, best locations and actions required.
44. Delivery of key growth areas contributes to economic wellbeing through delivery of major infrastructure and residential and commercial construction activities.

Environmental

45. As the city grows, it is important to balance the need for housing alongside the need to protect and enhance our biodiversity. It's also important that we make the best use of our limited natural resources such as water.
46. The Nature in the City strategy outcomes is a key consideration for growth. Access to nature, parks and open spaces and protection and restoration of significant natural areas key outcomes alongside delivering new homes and jobs.
47. The Waikato River is at the heart of Hamilton Kirikiriroa. It supports life throughout the city and region, it is central to the culture and has shaped the form of the city. As Hamilton continues to grow, the health and wellbeing of the river must remain a central focus in all activities
48. As the city grows, it is essential to promote investment that protects and restores the Waikato River and delivers on our obligation under Te Ture Whaimana o Te Awa o Waikato. This includes targeting growth areas services by, or planned to be serviced by, high quality three waters infrastructure. An example of this is stream daylighting, which is seen as the preferred approach to achieving capacity for future development and reducing existing drainage issues and flood hazards.
49. The approach to growth must enable the city to reduce carbon emissions while adapting to the changing climate to improve resilience. This means enabling growth of homes and jobs in areas that can easily access public and/or active transport modes. It also means guiding growth that builds our resilience to climate change impacts, such as avoiding areas where there are flooding and other natural hazards.

Cultural

50. Effective partnership with iwi is integral to the success of the growth programmes. The special status of tangata whenua is respected, and there is a commitment to the principles of Te Tiriti O Waitangi and further Maaori aspirations through building mana-enhancing partnerships.
51. 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.
52. Staff place a high level of importance on the Vision and Strategy for the Waikato River when planning projects that impact the river and tributaries and staff consider relevant sections of the Waikato-Tainui Environmental Plan when planning growth projects.
53. The Council continues to meet its legislative responsibilities under the Resource Management Act by providing opportunities for iwi and hapuu to contribute to local government decision-making processes and exercise of kaitiakitanga over the natural and physical aspects within growth programmes areas.

Risks - *Tuururu*

54. There are significant risks and opportunities posed by Fast-track:
 - i. **Up-front financial costs:** Council's funding capacity is significantly constrained as evidenced through the 2024-34 Long-Term Plan cycle. Council does not have the funding identified in the Long-Term Plan to contribute to upsizing networks to support these new growth areas. Capital investment to support growth in existing areas within the city boundary were significantly reduced.
 - ii. **Long-run financial costs:** as identified through the 2024-34 Long-Term Plan, long-run operating and maintenance costs of servicing new growth areas need to be better understood and reflected in how Council's charging models are applied in these new growth areas to ensure costs are being equitably distributed.

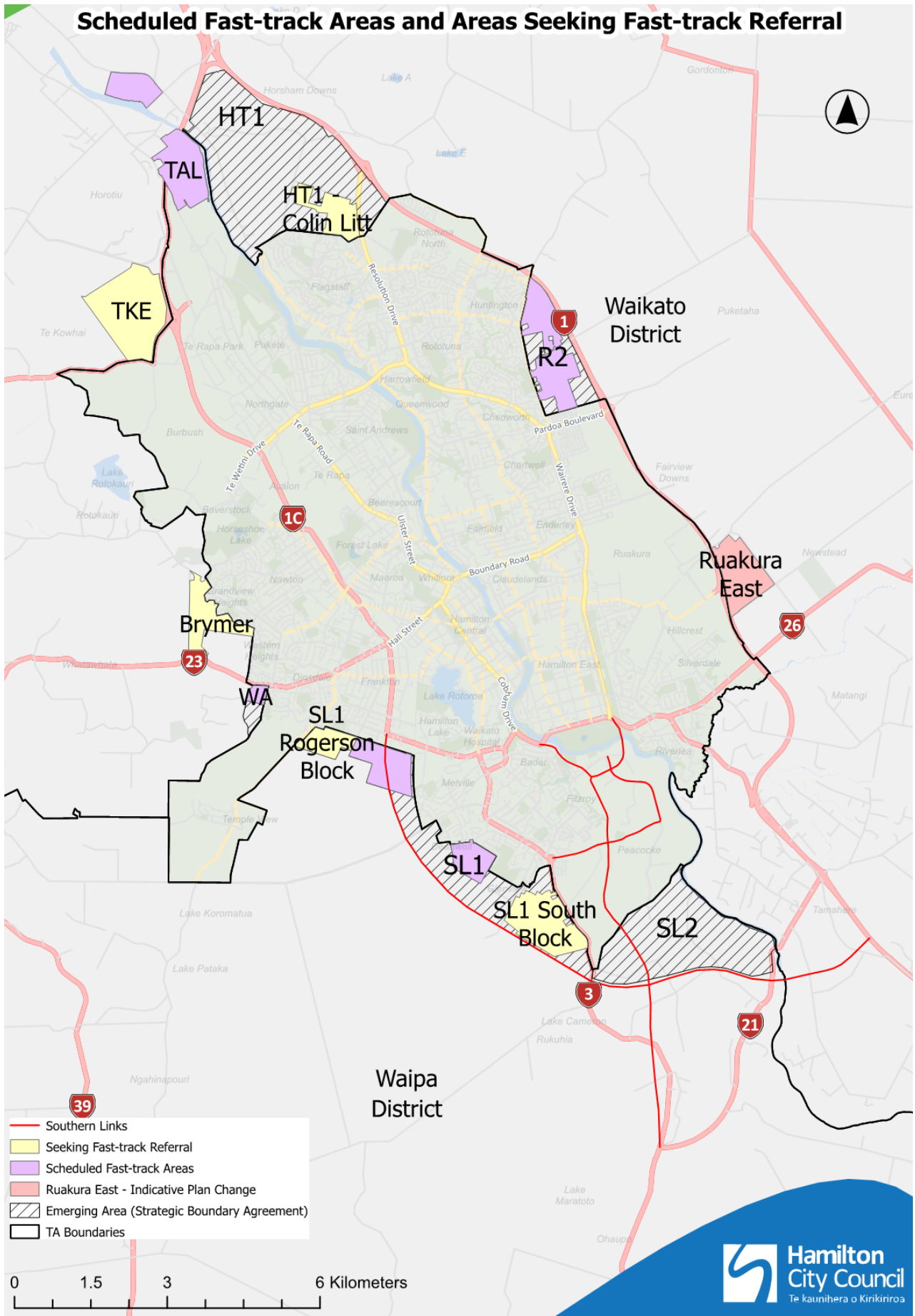
- iii. **Three waters servicing:** Council does not have the capacity to integrate all Fast-tracks currently. Additional funding, upgrades, allocation limits and consents are needed. For example, the City will need additional water-take consents.
- iv. **Climate change:** allowing development to proceed without Council input risks poor long-term urban form outcomes which are costly to manage, lock in high emission growth and are not climate resilient.
- v. **Affordable housing:** affordable housing is a critical matter for Council, through proactive engagement now, before the leverage point dissipates later in the process there.
- vi. **Infrastructure delivery:** the question of who delivers infrastructure will need to be considered.
- vii. **Resource allocation:** There is insufficient staff resourcing to focus on Fast-track Areas along with existing committed work programmes. The consequence of pausing existing work programmes (due to their nature) would cause significant legal risk.
- viii. **Cannibalising growth:** Addition of new Fast-track Areas may divert market interest away from committed areas, affecting Council's sunk investment in those areas.
- ix. **Growth and infrastructure investment:** The number of fast-track areas will also impact future growth strategies and the City's investment approach to growth infrastructure, enabling more areas will change spatially how and where growth occurs. This will require Council to re-consider existing related strategies like Access Hamilton that have been based off a more consolidated city form. With multiple areas being enabled for urban development Council will also need to consider how and where it invests in infrastructure. There will be a risk if Council chooses to invest in one area over another and if growth then does not materialise where planned.
- x. **3-waters reform:** A new Waikato-Hamilton Council-Controlled Organisation for waters might assist with servicing Fast-track developments as it will likely operate in a 'boundaryless' manner and with greater organisational scale.

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

- 55. Staff have considered the key considerations under the Significance and Engagement Policy and have assessed that the matter(s) in this report has/have a low level of significance.
- 56. Given the low level of significance determined, the engagement level is low. No engagement is required.

Attachments - *Ngaa taapirihanga*

Attachment 1 - Scheduled Fast-track Areas and Areas Seeking Referral



Council Report

Committee: Strategic Growth and District Plan Committee
Date: 10 June 2025
Author: Mark Davey
Authoriser: Blair Bowcott
Position: Unit Director Urban & Spatial Planning
Position: General Manager Strategy, Growth and Planning
Report Name: District Plan Update - June 2025

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

- To inform the Strategic Growth and District Plan Committee of District Plan matters that need to be brought to the Members' attention, in particular a potential plan change for the Percival/Ryburn Road area, and Private Plan Change 17 – Te Rapa North Industrial.

Staff Recommendation - *Tuutohu-aa-kaimahi*

- That the Strategic Growth and District Plan Committee:
 - receives the report;
 - approves **Option 1** of the staff report – to initiate investigation into a plan change for the Percival/Ryburn Road area, in consultation with landowners, to rezone the area from Large Lot Residential to Ruakura Logistics Zone; and
 - notes Council is in a position to provide conditional strategic water and wastewater servicing to the Private Plan Change 17 area, subject to the timing and type of development, and alignment to infrastructure investment.

Executive Summary - *Whakaraapopototanga matua*

- This report focuses on matters of significance in the planning space and provides an update on the wider work programme.
- Staff are seeking approval to initiate investigation for a plan change to rezone the Percival/Ryburn Road area. The current large lot residential zoning is required to change at some point in the future to a zoning consistent with the adjoining land that serves the operations of the inland port, aligning with recent strategic developments at the Ruakura Superhub. Staff will report back following investigation and further consultation with the community.
- Hamilton City Council is now in a position to provide strategic water and wastewater servicing to the Private Plan Change 17 (PPC17) area. The provision of these services is ultimately subject to the timing of development within the PPC17 area. Staff will work with Fonterra to formalise infrastructure triggers and solutions to the issues of water supply and wastewater capacity, prior to the hearing of the plan change.

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

Discussion – *Matapaki*

Percival-Ryburn Road

7. Council staff are seeking approval to initiate investigation for a plan change for the Percival/Ryburn Road area, which would rezone the area from Large Lot Residential to Ruakura Logistics Zone. Located adjacent to the Ruakura Logistics and Industrial Park Zones, this land is designated for rezoning to meet the industrial land allocation requirements of the Waikato Regional Policy Statement and to enable the full build-out of the Ruakura Inland Port precinct.
8. The need to rezone the Percival Road land has been signalled since 2014 due to its proximity to industrial zones and the potential for increased noise levels from the nearby Inland Port, which is seeking to operate 24 hours a day. The Ruakura Board of Inquiry indicated that the Percival/Ryburn Road area would require rezoning in the future, and it has an industrial overlay in the District Plan, signposting its future use for industrial activities. The proximity of this area to industrial activities means that as the wider precinct is further developed for industrial and logistics purposes the effects from this, such as noise and traffic will only increase over time diminishing the residential amenity that currently exists for residents in this area.
9. Recently, Tainui Group Holdings announced a [long-term joint venture with Brookfield Asset Management](#) to supercharge the development of the Ruakura Superhub. This partnership aims to develop an additional 70 hectares of logistics assets at the intermodal logistics precinct, with a projected completion value exceeding NZ\$1 billion.
10. The Ruakura Superhub is strategically located in New Zealand's major supply chain corridor, serving approximately 45% of the country's population, 42% of its freight, and 55% of its GDP. The site offers optimal connectivity and cost efficiencies, featuring a 30-hectare inland port connected by rail to New Zealand's two largest commercial ports – Auckland Port and Port of Tauranga – and direct access to State Highway 1.
11. Funding for this plan change would be covered by the Urban and Spatial Planning Unit's already approved operating budget. Staff would look to work collaboratively where possible with Tainui Group Holdings who are in the process of preparing technical reports for some of their developments, such as a proposed new large format retail centre, as discussed in the item on Ruakura in the [8 April 2025 Strategic Issues](#) report.

Options

12. Staff have assessed that there are two reasonable and viable options for the Committee to consider, which are set out in the table below.

Options	Advantages	Disadvantages
Option 1: Investigate the potential plan change now	Aligns with the strategic timing of the Ruakura Superhub development, which has recently gained a significant investment partnership with Brookfield Asset Management. This partnership aims to supercharge the development of the Ruakura Superhub, enhancing its logistics and industrial capabilities.	Parts of the community might not be ready/supportive of a plan change at this time, there will be extensive engagement required with the community to work through concerns they might have.

	Prevents further residential development in an area designated for future logistics use, thereby avoiding potential conflicts and ensuring long-term planning consistency.	
	Utilises existing studies and reports from the Large Format Retail, and could aligned with PC15 process, offering cost-saving opportunities.	
Option 2: Delay the initiation of the potential plan change	Allows for more comprehensive community engagement and addressing of concerns, potentially leading to greater community support.	Delays alignment with the strategic development timeline of the Ruakura Superhub, potentially missing out on synergies and investment opportunities.
		Risks further residential development in the area, complicating future rezoning efforts and increasing potential conflicts.

13. Staff recommend **Option 1** for the reasons outlined above.
14. Before formally seeking approval from the Committee to notify a plan change, investigation and further community consultation will occur. Staff have had an initial meeting with some leaders from the residents' association and subsequently staff hosted an information evening on 14 May 2025 and invited all residents and ratepayers in the area.
15. During the meeting with the wider community staff presented the current and anticipated developments around the Percival/Ryburn Road area. The session was attended by just under 40 residents and facilitated a healthy and constructive dialogue. The general sentiment among the residents was that they understood and were positive about the reasons for the potential plan change. Staff will continue to engage with the community to further understand their perspectives.
16. One key concern raised was regarding the potential impact on rates if their land is rezoned, specifically whether they would be subject to industrial rates while maintaining residential use. Staff have investigated this issue and confirm that while the land use remains residential, the residential rates would be applied.

Private Plan Change 17 (Te Rapa North – Industrial)

17. Council received the application for [Private Plan Change 17](#) from Harrison Grierson on behalf of Fonterra on 12 December 2024. It was accepted on 12 February 2025 and publicly notified on 24 April 2025. The submission period closed on 23 May 2025. As at Tuesday 27 May, 17 submissions had been received.
18. Private Plan Change 17 (PPC17) seeks to:
 - i. live-zone all Fonterra-owned land and five neighbouring parcels to Te Rapa North Industrial Zone;
 - ii. revise the Operative District Plan to protect the Te Rapa Dairy Manufacturing Site from incompatible surrounding land use and reverse sensitivity risk;
 - iii. future proof rail access to the North Island Main Trunk Line.

19. Following workshops with Fonterra and considering Fonterra's Infrastructure Assessment, which was part of the private plan change documentation, Council is now in a position to provide strategic water and wastewater servicing to the PPC17 area. The provision of these services is ultimately subject to the timing of development within the PPC17 area, which is presumed would commence in the next 2-4 years. An anticipated build-out is likely to take at least 10 years following the plan change becoming operative.
20. There may be some limitations with Hamilton City Council consent allocations (both water and wastewater) and wastewater treatment capacity. Should these challenges be relevant at the time of development, solutions have been identified and are available to support PPC17 and development of this area over time.
21. Hamilton City Council support is given on the basis adequate controls are implemented through PPC17 to ensure that high water use and wet industrial activities do not occur in the area, at least until adequate long-term servicing solutions are in place.
22. Accordingly, staff will continue to work with Fonterra to formalise infrastructure triggers and solutions to the issues of water supply and wastewater capacity, prior to hearings on PPC17. This will include considering how:
 - i. PPC17 is staged and timed aligned to Pukete Wastewater Treatment Plant Upgrades and the water take allocation;
 - ii. controls to manage the type of industrial activity (with respect to water consumption and wastewater discharges from the future land uses); and
 - iii. Fonterra can assist in mitigating the infrastructure impacts.

Wider work programme

23. Council's wide-reaching District Plan work schedule includes multiple plan changes to the District Plan as well as notices of requirement for designations. All plan changes and other key District Plan related matters specific to the Hamilton District Plan are listed below.

Plan Change/project	Status	Commentary
Plan Change 9 (Historic Heritage and Natural Environment)	Progressing	The final decision was notified on 7 February 2025 and the appeal period closed on 21 March 2025. Four appeals have been received – three relating to Historic Heritage Areas (HHA) and Built Heritage matters and one relating to Significant Natural Areas (SNA). Staff are currently working with the parties to try and resolve these appeals.
Private Plan Change 13 (Te Rapa Racecourse private plan change)	Pending outcome	Court-assisted mediation has now been completed, and parties have sought more time from the Environment Court to allow for PPC13 to be integrated with the now operative provisions (PC12). Parties are expecting to settle the appeals by the end of May 2025.
Plan Change 14 (Flood Hazards)	Further submissions closed on 16 April 2025	The Plan Change 14 further submission period ran from 2 - 16 April 2025. Council received 14 further submissions. The further submissions responded to key points and concerns raised in the initial submission period. Staff identified 79 individual further submission points.

Plan Change/project	Status	Commentary
Private Plan Change 15 (Tuumata private plan change by Tainui Group Holdings)	Extension granted for decisions	The Minister for the Environment has granted an extension for decisions on PC15 until 18 October 2026. The extension was granted based on the reasonableness of the request, consideration of affected parties' interests, and the need to avoid unreasonable delay. This extension provides procedural certainty for the remainder of the plan change process. Hamilton City Council publicly notified this extension as per clause 10A(6) of Schedule 1 of the RMA on 22 April 2025.
Private Plan Change 17 (Te Rapa North – Industrial)	Submission period closed 23 May 2025	See discussion in main body of report.
Private Plan Change 19 (Ruakura – Transpower)	Commissioner's decision received 13 May 2025	No submissions were received on the Private Plan Change and a commissioner was appointed to consider the plan change and make a decision. The commissioner approved the Private Plan Change without modification on 13 May 2025.
Plan Change 20 – (Rototuna Town Centre)	Progressing	Staff are progressing work on a Master Plan and have engaged transport engineers to undertake traffic modelling, to inform the plan change that will update aspects of the Rototuna Structure Plan.
Enderley-Fairfield Development Plan	Progressing	Staff are actively working with Kāinga Ora to identify and plan the necessary investigations that will shape the redevelopment potential of this locality.
Rotokauri Strategic Infrastructure Designation (previously known as Rotokauri Arterial Network Designation)	Progressing	The planner's report which addresses the designation requirement and the 18 submissions received on it was made public and circulated to the Requiring Authority and all submitters on 30 May 2025. The NoR has been set down to be heard in early October 2025.
Percival-Ryburn Road	Progressing	See discussion in main body of report.

Risks – Tuuraru

24. At both project and programme level, risks are tracked, reviewed and updated regularly with the wider team and key stakeholders. Key risks to the Urban & Spatial Planning programme are outlined in **Attachment 1**.
25. Risk likelihood, consequence and risk ratings have been updated using the definitions of the Risk Enterprise System and presented in a more comprehensive format in the attachment.
26. We note the changing policy landscape as a result of the Going for Housing Growth Policy that will impact Council's regulations under Resource Management (Enabling Housing Supply and Other Matters) Amendment Act (HSAA) (2021) and The National Policy Statement for Urban Development (NPS-UD) 2020.

Financial Considerations - *Whaiwhakaaro Puutea*

27. The Urban and Spatial Unit's work programme is funded through the 2024-34 Long-Term Plan. Council recoups most costs incurred for processing private plan changes and notices of requirement, after lodgement from the applicants.
28. Regarding the preparation of a potential plan change for the Percival/Ryburn Road area, the costs are yet to be determined, due to the need to identify all necessary studies and obtain fee estimates. No costs associated to start scoping studies and continue engagement are expected for FY25.

FY24	YTD Actuals (as at 8 May 2025)	Sum of Annual Budget (FY2025)
Unit Programme	\$1,106,680	\$2,157,297

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

29. Staff confirm that these matters comply with Council's legal and policy requirements. Staff operate within the Resource Management Act 1991 for these plan changes and comply with the relevant processes.
30. Staff confirm that the District Plan Programme responds to the National Policy Statement on Urban Development (NPS:UD) (2020) and the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act (HSAA) (2021).

Climate Change Impact Statement

31. Staff have assessed this option and determined that no adaption assessment is required. Climate change is addressed in each of the plan changes referred to in this report.
32. Climate change related matters form a central part of the purpose, principles and matters of national importance outlined in the Resource Management Act 1991 – the legislation under which district planning is undertaken. The effects of climate change are something that those operating under the Act "shall have particular regard to."

Wellbeing Considerations - *Whaiwhakaaro-aa-oranga tonutanga*

33. 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').
34. The subject matter of this report has been evaluated in terms of the 4 wellbeings during the process of developing this report.
35. The recommendations set out in this report are consistent with that purpose.

Social

36. Social wellbeing is defined as the capacity of individuals, their families, whaanau, iwi, hapu and a range of communities to set goals and achieve them.
37. The proposed approach aligns with 'Our vision for Hamilton Kirikiriroa', which provides direction for shaping a city that's easy to live in, where people love to be, a central city where people love to be, and a fun city with lots to do.
38. The proposed Plan Changes collectively support social wellbeing by enabling better housing, and optimising investments in transport and wider infrastructure

Economic

39. Economic wellbeing is defined as the capacity of the economy to generate employment and wealth necessary for present and future financial security.

40. The District Plan work programme supports this through enabling strategic growth areas such as the Ruakura Superhub and Te Rapa North. These developments, including Private Plan Changes 15 (Tuumata) and 17 (Te Rapa North Industrial Zone), are expected to unlock significant industrial and logistics capacity, attract investment, provide housing and support long-term employment opportunities.
41. The NPS-UD recognises the national significance of providing sufficient development capacity to meet the different needs of people and communities and adequate opportunities for land to be developed to meet community business and housing needs.

Environmental

42. Factors that make our cities more liveable (e.g. accessible public transport, great walking and cycling opportunities, ample green spaces and housing with access to services and amenities) can also help reduce our carbon footprint, increase resilience to the effects of climate change and protect ecosystems.
43. Environmental wellbeing is supported through integrated planning that addresses both immediate and long-term climate resilience. Plan Change 14 (Flood Hazards) and Plan Change 9 (Historic Heritage and Natural Environment) are examples of contribution to climate adaptation and environmental protection.
44. The staged development of industrial areas, such as Te Rapa North, is aligned with infrastructure upgrades like the Pukete Wastewater Treatment Plant, ensuring sustainable service delivery.
45. Elected Members have agreed to the vision to shape Hamilton as a green city.

Cultural

46. The Resource Management Act requires councils to plan well for growth and ensure a well-functioning urban environment for all people, communities, and future generations. This includes ensuring urban development occurs in a way that considers the principles of the Treaty of Waitangi (Te Tiriti o Waitangi) and issues of concern to hapū and iwi.
47. Cultural wellbeing is supported through the Council's commitment to upholding the principles of Te Tiriti o Waitangi and recognising the unique relationship tangata whenua have with the land and waterways.
48. The Council gives effect to Te Ture Whaimana o Te Awa o Waikato – the Vision & Strategy for the Waikato River, which guides planning decisions to ensure the health and wellbeing of the river is restored and protected for future generations.
49. The District Plan programme continues to be developed in partnership with Waikato-Tainui under the Joint Management Agreement, ensuring iwi and hapū are actively involved in shaping the future of Hamilton Kirikiriroa. Under the Joint Management Agreement, there is a process in place for collaborating and engaging with Waikato-Tainui in preparing plan changes.
50. Plan changes such as Private Plan Change 15 (Tuumata), led by Tainui Group Holdings, reflect this partnership and are being progressed with consideration of cultural values and aspirations.

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

51. Having considered the Significance and Engagement Policy, staff have assessed that the decisions sought in this report have low significance, and the engagement process is determined by the Resource Management Act (Schedule 1).

Attachments - *Ngaa taapirihanga*

Attachment 1 - USP Risk Register - May 2025

Risk ID	Risk Description	Controls	Likelihood (residual)	Consequence (residual)	Risk rating	Treatment
680	<p>Funding limitation</p> <p>Risk: Approved unit budget may be exceeded.</p> <p>Cause:</p> <p>The work programme is fully funded, budget is capped and there is no contingency.</p> <p>Fast Track Approval Act may result in non-recoverable expenditures.</p> <p>High percentage of the total workload's scope and programme are externally generated and mandated, thus cannot be fully anticipated or scheduled by the unit.</p> <p>Consequence:</p> <p>Financial: Any new work or any change to work programme (e.g. scope change, timing change or new work) could result in exceeding budget.</p> <p>Service delivery: delaying non-mandatory work due to lack of budget.</p> <p>Reputational: Reprioritization or delay of work can result in negative impact on reputation of unit and HCC in term of delivery</p>	<p>Budget management and tracking on unit and project level</p> <p>Consultant management to complete work within budget</p> <p>Cost recovery agreement with developers</p> <p>Doing more work in-house particularly cost recoverable work</p> <p>Re-allocation of funding and re-prioritisation of work</p> <p>Re-prioritisation of work programme where possible</p>	Almost Certain	Serious	Very high	<p>Mitigation:</p> <p>Developing and introducing to our work partners within and outside of HCC contracting and invoicing protocols</p>

Risk ID	Risk Description	Controls	Likelihood (residual)	Consequence (residual)	Risk rating	Treatment
	Legal: delay to work could lead to a breach of statutory timeframes.					
673	<p>Resourcing capacity limitation Risk: limited resource availability within unit effects delivery. Cause: Planned workload relative to resource capacity is full. There is no contingency, any increase in work would exceed capacity. Any loss of staff or unfilled position would reduce capacity. Situation cannot be directly remedied by external resource due to set unit budget. High percentage of the total workload's scope and programme are externally generated and mandated, thus cannot be fully anticipated or scheduled by the unit. Fast-track Approvals Act has increased demand for resources, taking staff away from business as usual (BAU) projects, further reducing capacity as well as flexibility to respond to changes in work demand. Consequence:</p>	<p>Continuous monitoring of staff workload Continuous assessment of staff assignments Unit Culture Mentoring Succession planning Managing unit's work programme, reprioritizing or delaying work Finding more efficient ways of doing the same things.</p>	Likely	Major	Very high	<p>Mitigation: Coordinating work with other units for collaboration, creating processes around this coordination, expected result is in increased efficiency, reduced friction.</p>

Risk ID	Risk Description	Controls	Likelihood (residual)	Consequence (residual)	Risk rating	Treatment
	<p>Service delivery: Delaying non-mandatory work. If work cannot be delayed, outsourcing work can increase capacity, but at the risk of effecting budget.</p> <p>People: Higher stress on the team potentially leading to burnout.</p> <p>Reputational: risk of poor working environment being known in the profession and, therefore, difficulty of hiring new staff.</p> <p>Project delay can have negative effect on reputation for unit and HCC in terms of delivery.</p> <p>Legal: delay to work could lead to a breach of statutory timeframes.</p>					
676	<p>Political (Local)</p> <p>Risk: Local election will result in newly elected representatives, who may have different priorities.</p> <p>Elected Members may make changes to strategic direction, priorities or work programme.</p> <p>Cause:</p> <p>Democratic process, election cycle.</p> <p>Any response or mitigation is constrained by Risks ID 1 and 2.</p>	<p>Business as Usual regarding service delivery</p> <p>Communication with Elected Members and the public.</p> <p>Managing unit's work programme, reprioritizing</p>	Likely	Major	Very high	Accept

Risk ID	Risk Description	Controls	Likelihood (residual)	Consequence (residual)	Risk rating	Treatment
	<p>Consequence:</p> <p>Political: negative public reaction</p> <p>Strategic: Could shift internal priorities.</p> <p>Service delivery: Affects program delivery.</p>					
679	<p>Political (Central Government)</p> <p>Risk:</p> <p>Central Government has confirmed the Scheduled projects of the Fast-track Approvals Act; however, additional projects may be scheduled in 2025.</p> <p>Cause:</p> <p>Central Government continue refining policy direction, changes expected through 2025.</p> <p>Consequence:</p> <p>Strategic: Can affect local execution of national policy.</p> <p>Service delivery: New projects scheduled affects program delivery.</p>	<p>Fast-track programme management</p> <p>Extensive, early coordination within HCC and with external partners</p> <p>Regular update to elected members</p>	Almost Certain	Major	Extreme Can't bring this one down	Mitigate: Continue developing processes
681	<p>Legal challenge to our execution of the RMA process</p> <p>Risk: Our processes are challenged in court.</p>	<p>Business as Usual regarding service delivery.</p> <p>Seeking legal advice as early in the process.</p>	Unlikely	Moderate to Serious	Medium	Mitigation: Developing and introducing to our work

Risk ID	Risk Description	Controls	Likelihood (residual)	Consequence (residual)	Risk rating	Treatment
	<p>Cause: Disagreement of challenge to our processes.</p> <p>Consequence:</p> <p>Financial: HCC would have to defend itself in court. See risk #1.</p> <p>Service delivery: Court defence would create additional work that would need to be incorporated into existing work programme. See risk #2.</p> <p>Reputational: Legal challenge would negatively impact on the reputation of unit and HCC in term of delivery. Public outrage, some coverage in regional news.</p>					partners within and outside of HCC quality control and approval protocols
610	<p>Retention and Recruitment</p> <p>Risk: Burnout of staff, staff leaving.</p> <p>Cause: high workload, inflexibility of work programme, high-pressure, dynamic complex work environment, specialized roles, labour market.</p> <p>Consequence:</p> <p>People: Reduced efficiency, loss of focus, high stress resulting in health impact, unit culture shifting, staff leaving.</p>	<p>Continuous monitoring of staff workload</p> <p>Continuous assessment of staff assignments</p> <p>Unit Culture</p> <p>Mentoring</p> <p>Succession planning</p> <p>Managing unit's work programme, reprioritizing or delaying work</p>	Likely	Major	Medium	<p>Mitigation:</p> <p>Refining continuous assessment of staff's workload</p>

Risk ID	Risk Description	Controls	Likelihood (residual)	Consequence (residual)	Risk rating	Treatment
	<p>Burnout of staff from increased work pressure could result in high staff turnover.</p> <p>Service delivery: loss of staff could lead to impact on service delivery. See risk #2.</p> <p>Reputational: perception of poor working environment being known in the profession and, therefore, difficulty of hiring new staff.</p>					
1011	<p>Limits on internal collaboration</p> <p>Risk: Unit cannot progress work due to lack of or delay of input from other units within HCC.</p> <p>Cause: other units' lack of resources, differing project priorities between units. Strategic misalignment of units or projects.</p> <p>Limited unit budget to obtain information via outsourcing.</p> <p>Consequence:</p> <p>Strategic: Can affect execution of HCC's policy or resolutions.</p> <p>Service delivery: delay in project delivery. Reprioritization of projects.</p>	<p>Business as Usual regarding service delivery.</p> <p>Out-sourcing work to consultants</p>	Possible	Moderate to Serious	Medium to High	<p>Mitigation:</p> <p>Developing Service Level Agreements between units.</p> <p>Developing forward work programme coordination processes</p>

Risk ID	Risk Description	Controls	Likelihood (residual)	Consequence (residual)	Risk rating	Treatment
	Financial: input needs to be obtained via outsourcing that can affect unit budget. People: increased stress for staff. Legal: poor collaboration could lead to work delays, which in turn could lead to a breach of statutory timeframes.					

Council Report

Committee: Strategic Growth and District Plan Committee

Date: 10 June 2025

Author: Hannah Windle

Authoriser: Blair Bowcott

Position: Unit Director Strategic Planning & Advocacy

Position: General Manager Strategy, Growth and Planning

Report Name: General Updates

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

- To inform the Strategic Growth and District Plan Committee of general updates and matters staff want to bring to Members' attention that do not require discussion.

Staff Recommendation - *Tuutohu-aa-kaimahi*

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

Executive Summary - *Whakaraapopototanga matua*

- This report provides general updates to Strategic Growth and District Plan Committee Members on activities, actions or projects for which this Committee and the relevant General Managers have responsibility.
- This report covers:

Theme	Topic
Collaborative relationships	Regional, National and Central Government round-up
Strategic Infrastructure	Future Proof Waters Strategy Update
Data and Analytics	Commuting trends in and out of Hamilton
Funding / financing	City and Regional Deals
Other	<ul style="list-style-type: none"> Quarterly Development Contribution remissions Consents Working Group update

- Staff consider the decisions in this report have low significance and that the recommendation complies with Council's legal requirements.

Discussion - *Matapaki*

COLLABORATIVE RELATIONSHIPS

- Members and staff continue to participate in collaborative forums across the sub-region, region, and at a national level.

7. These meetings consider a range of topics, including central government reform, opportunities for shared work programmes, cross-boundary issues and opportunities, and information sharing.
8. The groups in which Council participates include:
 - i. Waikato Mayoral Forum;
 - ii. Upper North Island Strategic Alliance (UNISA);
 - iii. Zone 2;
 - iv. Metro Sector;
 - v. National Council;
 - vi. Cross-boundary discussions with Waikato District Council, Waipā District Council and Waikato Regional Council (WRC); and
 - vii. engagement with other growth councils.

Latest meetings

9. No cross-boundary collaborative governance meetings have occurred since the last Strategic Growth and District Plan Committee meeting on 8 April 2025, with the next round of meetings scheduled to occur in mid-June 2025.

Upcoming Meetings

10. There are several upcoming collaborative meetings:
 - i. Waikato District Council – TBC;
 - ii. LGNZ Zone 2 – 23 May 2025;
 - iii. Waikato Regional Council – 25 June 2025;
 - iv. National Council – 27 June 2025;
 - v. UNISA – 6 June 2025; and
 - vi. Waipā District Council – 19 June 2025.

STRATEGIC INFRASTRUCTURE

Future Proof Waters Strategy Review

11. Following engagement with Water Council Controlled Organisation (CCO) establishment leads, on 14 May 2025 Future Proof's Chief Executive Advisory Group (CEAG) agreed to move forward with the strategy refresh broadly in line with the approved Terms of Reference. Conditions of CEAG approval include:
 - i. sign-off on a project plan and resourcing schedule;
 - ii. CEAG acting as project control group;
 - iii. CEAG approval prior to public consultation.
12. These conditions enable CEAG to more directly manage the risks of staff being over-stretched and overlapping engagement with CCO activities that arise from this project running in parallel with CCO establishment.
13. The project plan and resourcing schedule are currently being prepared for CEAG approval.

DATA AND ANALYTICS

14. The report at **Attachment 1** provides strategic insights into commuting patterns related to Hamilton, using detailed 2023 Census data. It highlights the importance of understanding commuter flows for urban planning, infrastructure, and service delivery. The data reveals that 22,100 people commute into Hamilton for work – about 21% of Hamilton’s employees – while 13,100 Hamilton residents commute to work outside the city.
15. Most inbound commuters (90%) live in the Future Proof area, particularly in Waikato District (11,080), Waipā (7,020), and Matamata-Piako (1,720). This reflects the broader range of housing and lifestyle options available in these areas, supported by efficient transport links.
16. Conversely, 68% of outbound commuters from Hamilton also travel to the Future Proof area, with 4,190 commuting to Waikato District, 3,710 to Waipā, and 960 to Matamata-Piako. This two-way flow of workers illustrates the strong economic interdependence between Hamilton and its surrounding districts (see **Attachment 1** for further details).
17. Commuting patterns show that Hamilton not only attracts a significant portion of the regional workforce but also contributes substantially to employment in neighbouring areas. The data underscores the need for coordinated regional planning to manage infrastructure demands and support sustainable growth.
18. Future reports will provide deeper insights into commuter demographics to further inform strategic decisions and policy development.

FUNDING / FINANCING

City and Regional Deals

19. [City and Regional Deals](#) is the Government’s initiative for establishing long-term agreements between central and local government. The anticipated timeframes and sequencing of the City and Regional Deals process are outlined in the table below.
20. At the time of writing this report, the anticipated Government announcement on the first regions to progress into MOUs had not been made. Staff will provide a verbal update at the meeting if there is new information.

Table 1. Regional and City Deals Timeframes and Sequencing

Milestone	Date
Regions submit light-touch proposals to DIA	28 February 2025
Cabinet decisions on first regions to progress into MOUs	May 2025
First regional deal finalised	December 2025
Two additional regional deals finalised	By October 2026
Process for future rounds of proposals and deals (TBC)	2026 onwards

OTHER

Quarterly Development Contribution remissions

21. There were no Development Contribution remissions approved in Q3 2025.

Update on Consents Working Group

22. Staff have been meeting with developers to gain their insights into actions that could be taken to reduce time and ultimately cost in the development process. Meetings are scheduled to be completed by the end of May 2025. The focus will then be on collating and implementing the agreed-upon actions.

Financial Considerations - *Whaiwhakaaro Puute*

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

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

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

Wellbeing Considerations - *Whaiwhakaaro-aa-oranga tonutanga*

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

Social

28. Collaborative relationships between councils and other groups enable the sharing of ideas, work programmes and the identification of opportunities to deliver better outcomes for communities.

Economic

29. Collaborative relationships between councils and other groups can identify opportunities for shared services or work programmes which save the local government sector, and therefore ratepayers, money.

Environmental

30. Collaboration between councils and other groups allows for cross-boundary and sub-regional discussions regarding big-picture issues such as inter-regional transport, water quality and allocation and emissions reduction.

Cultural

31. Cultural wellbeing is enabled by projects that acknowledge and support their local communities shared cultural attributes.

Risks - *Tuuraru*

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

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

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

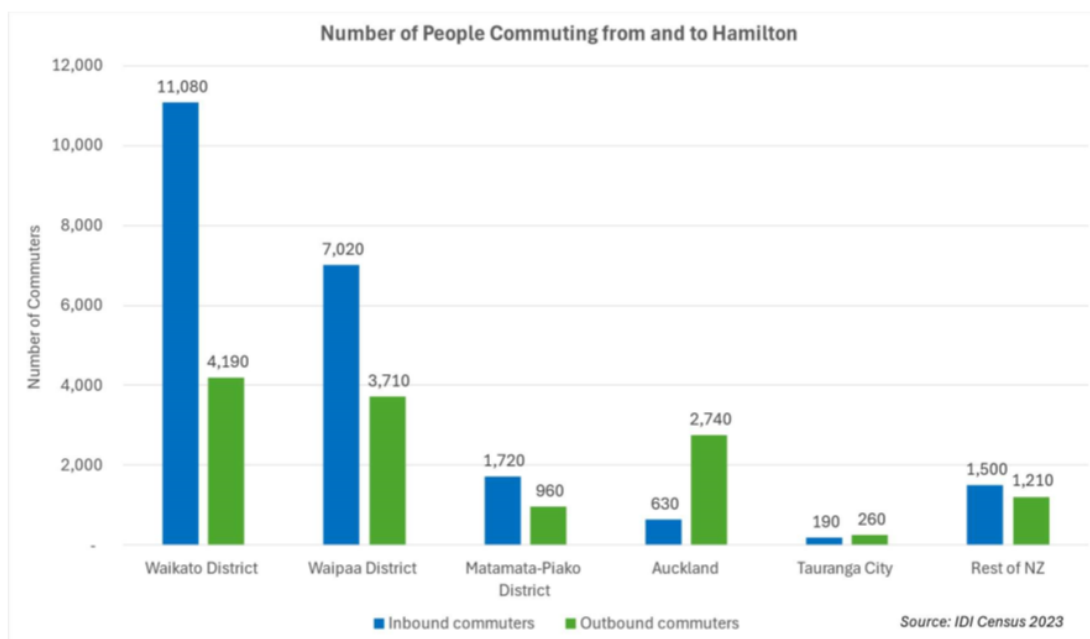
Item 9

Attachments - *Ngaa taapirihanga*

Attachment 1 - Commuting Data

Commuting Data

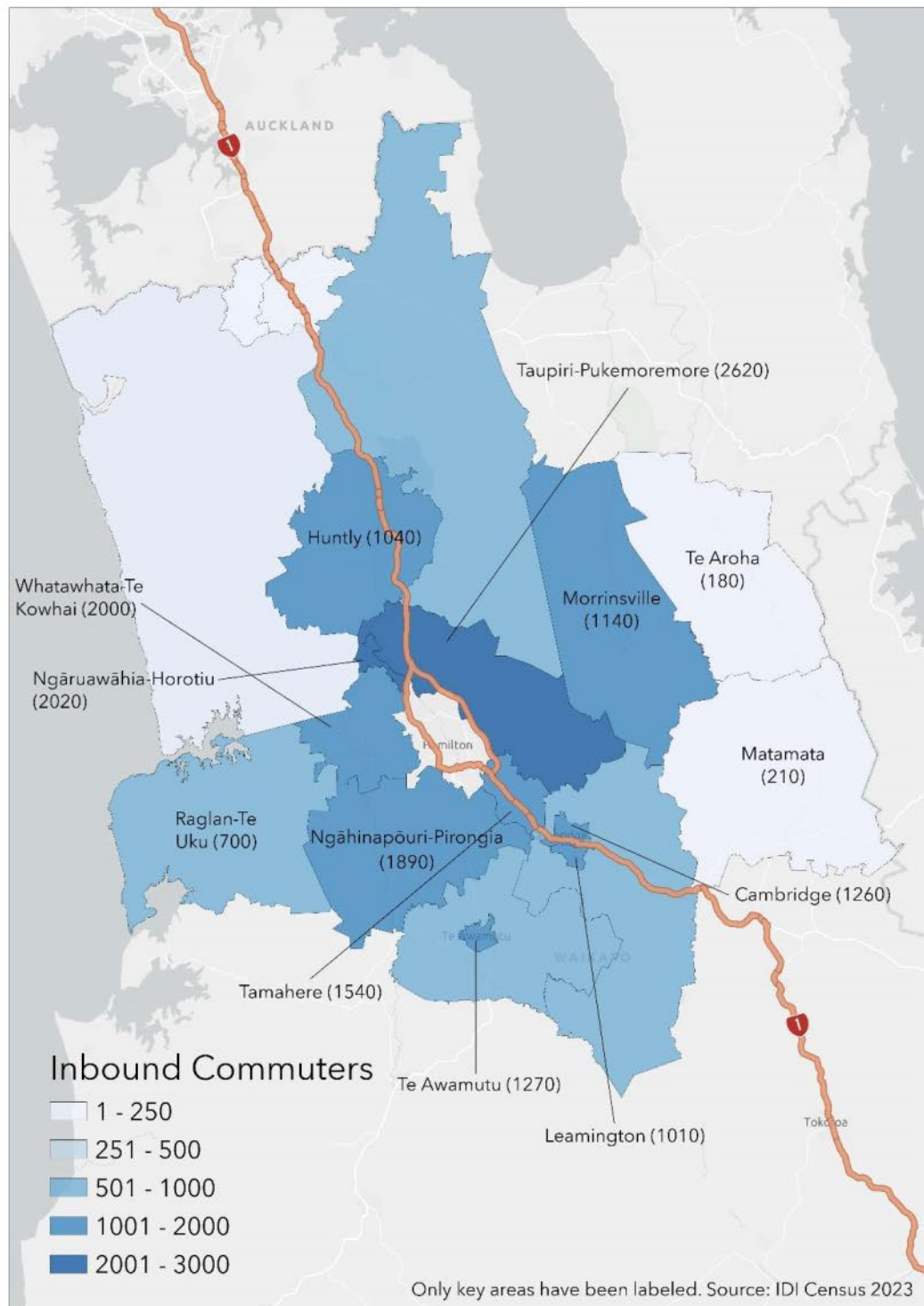
1. This report is the first part of series of insights on people who commute to/from Hamilton for work. Commuting data helps to understand demand on Hamilton's infrastructure, public facilities and services from people living outside the city boundary. It also helps inform policy decisions in urban planning, zoning, and regional development.
2. The Commercial and Analytics team has access to detailed 2023 Census data through the Statistics New Zealand Integrated Data Infrastructure (IDI) database. This allows us to look deeper at the patterns and characteristics of commuters.
3. Inbound commuters – people who live outside Hamilton but work in Hamilton (22,100) make up about 21% of Hamilton's employees.
4. Outbound commuters – people who live in Hamilton but work outside Hamilton (13,100) account for 9% of Hamilton's labour force (all working population, including employed and unemployed).
5. The larger number of inbound commuters highlights that Hamilton is a significant employment hub for the subregion, attracting talent from many of our surrounding communities. This pattern reflects the wider range of housing and lifestyle options available for people working in Hamilton and our efficient transportation network.
6. The figure below shows the number of people commuting to and from Hamilton from the top five territorial authorities.



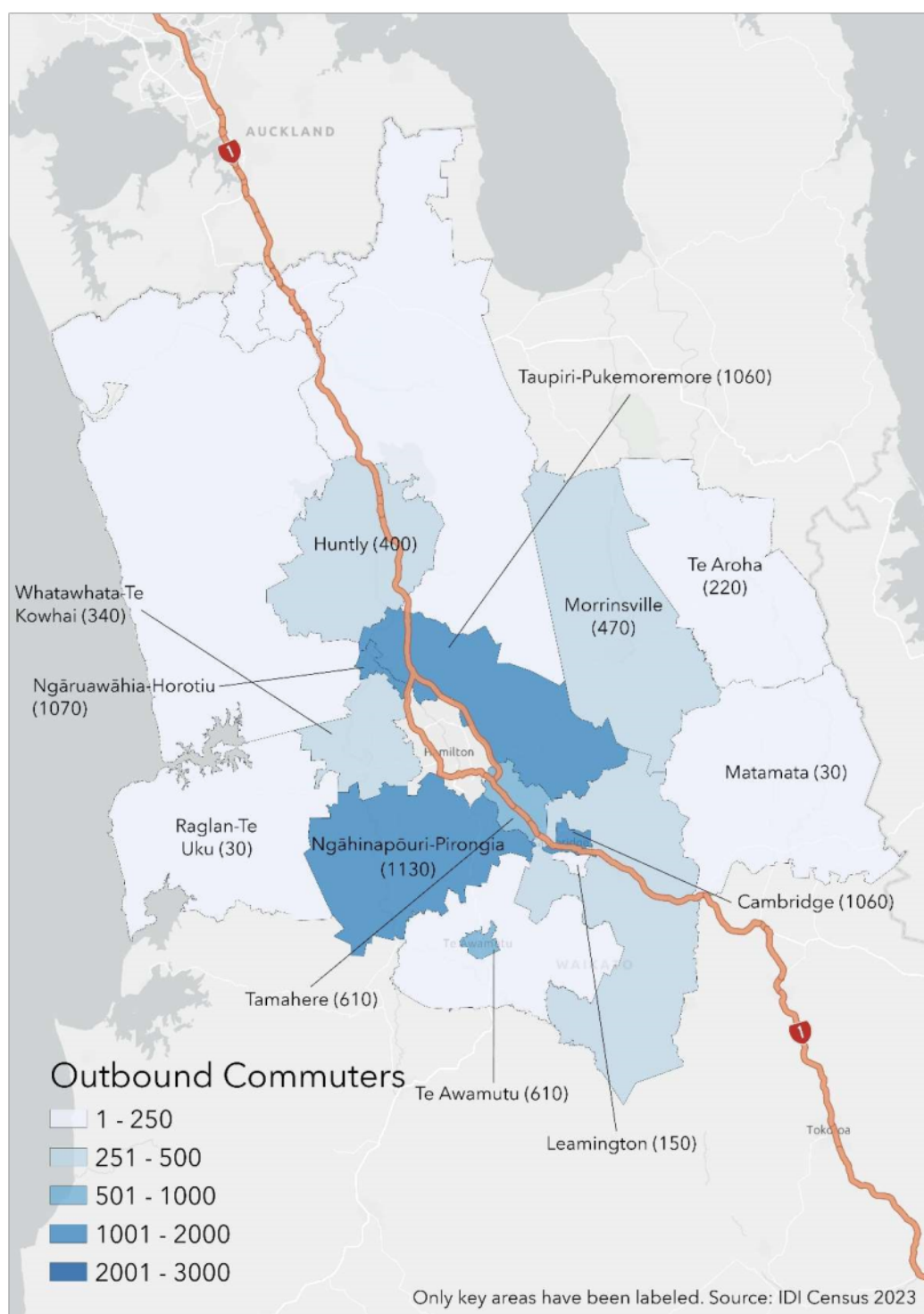
7. Within the 22,100 inbound commuters, 90% of them live within the Future Proof area including Waipaa, Waikato District and Matamata Piako.
8. Sixty-eight per cent of outbound commuters (13,100) travel to the Future Proof area for work.
9. The data shows that Waikato District has the highest number of people commuting to/from Hamilton, followed by Waipaa and Matamata-Piako.
10. Nearly 20,000 people live in the wider Future Proof area and work in Hamilton, accounting for 19% of employees in our city (out of 107,000 employees in 2023). 10% of Hamilton employees come from Waikato District, 7% from Waipaa and 2% from Matamata-Piako. The influx of

commuters also places additional demand on Hamilton's healthcare, education, and recreational facilities.

11. More Hamiltonians commute to Auckland and Tauranga than commute from these cities to Hamilton. The Census also showed several people working in other locations like Wellington and Christchurch. These people are likely remote workers or work for Hamilton companies with offices in other cities.
12. The map below shows commuting patterns to Hamilton from Future Proof area.



13. The map shows that the highest number of commuters come from the Taupiri – Pukemoremore area, (2,620), followed by Ngaaruawaahia-Horotui (2,020) and Whatawhata-Te Kowhai (2,000).
14. Cambridge, Te Awamutu, and Leamington have about 3,540 commuters to Hamilton, while 1,890 come from Ngaahinapoouri-Pirongia.
15. For Matamata-Piako, Morrinsville has about 1,140 commuters to Hamilton, followed by Matamata (210) and Te Aroha (180). The district has 6% of its labour force working in Hamilton.
16. The map below shows the outbound commuters from Hamilton to Future Proof area. About 6% of Hamilton's labour force works in other Future Proof area (8,850 people). Hamiltonians make up about 15% of all workers in Waikato District, 20% in Waipaa, and 4% in Matamata-Piako. Areas closest to Hamilton have more economic interdependence with Hamilton, particularly in the labour market.



17. Three per cent of Hamilton's labour force works in Waikato District, including Ngaaruawaahia-Horotui (1,070) and Taupiri-Pukemoremore (1,060). Another 4,250 people work even further afield.
18. Almost 3% of Hamilton's labour force works in Waipaa District, with the majority commuting to Ngaahinapoouri-Pirongia (1,130), largely for employment at the airport and nearby industries, Cambridge (1,060), and Te Awamutu (610). Hamiltonians fill 20% of jobs in Waipaa.
19. Hamiltonians travel to work in Morrinsville (470), Te Aroha (220), and Matamata (30) – equivalent to 4% of all jobs in Matamata-Piako District.

20. Commuting patterns highlight the importance of Hamilton as an employment hub for the Future Proof sub-region. The close ties between Hamilton and its neighbours mean people in our sub-region have more choices on where to live and where to work.
21. Future reports will provide more detailed demographic insights to further aid strategic decision-making.

Item 9

Attachment 1

Resolution to Exclude the Public

Section 48, Local Government Official Information and Meetings Act 1987

The following motion is submitted for consideration:

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

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

General subject of each matter to be considered	Reasons for passing this resolution in relation to each matter	Ground(s) under section 48(1) for the passing of this resolution
C1. Confirmation of the Strategic Growth and District Plan Committee Public Excluded Minutes 8 April 2025) Good reason to withhold) information exists under) Section 7 Local Government) Official Information and) Meetings Act 1987	Section 48(1)(a)
C2. Strategic Issues (Public Excluded)		
C3. Rotokauri Strategic Infrastructure Designation - Property Matters		

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 protect information which is subject to an obligation of confidence and disclosure would likely prejudice continual supply of similar information where it is in the public interest for that information to continue to be available to enable Council to carry out negotiations to prevent the disclosure or use of official information for improper gain or improper advantage	Section 7 (2) (c) (i) Section 7 (2) (i) Section 7 (2) (j)
Item C3.	to maintain legal professional privilege to enable Council to carry out commercial activities without disadvantage to enable Council to carry out negotiations	Section 7 (2) (g) Section 7 (2) (h) Section 7 (2) (i)