

Notice of Meeting:

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

Date: Tuesday 10 October 2023
Time: 9.30am
Meeting Room: Council Chamber and Audio Visual Link
Venue: Municipal Building, Garden Place, Hamilton

Lance Vervoort
Chief Executive

Strategic Growth and District Plan Committee

Komiti Rautaki

OPEN AGENDA

Membership

Chairperson Cr Sarah Thomson
Heamana

Deputy Chairperson Cr Ewan Wilson
Heamana Tuarua

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

Quorum: A majority of members (including vacancies)

Meeting Frequency: Six weekly

Amy Viggers
Mana Whakahaere
Governance Lead

29 September 2023

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Purpose

The Strategic Growth and District Plan Committee is responsible for:

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

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

Terms of Reference:

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

The Committee is delegated the following powers to act:

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

The Committee is delegated the following recommendatory powers:

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

Recommendatory Oversight of Strategies and Plans:

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

Recommendatory Oversight of Policies and Bylaws:

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

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

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

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1 Apologies – *Tono aroha*

2 Confirmation of Agenda – *Whakatau raarangi take*

The Committee to confirm the agenda.

3 Declaration of Interest – *Tauaakii whaipanga*

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

4 Public Forum – *Aatea koorero*

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

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

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

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

Council Report

Committee: Strategic Growth and District Plan Committee **Date:** 10 October 2023

Author: Nicholas Hawtin **Authoriser:** Michelle Hawthorne

Position: Governance Advisor **Position:** Governance and Assurance Manager

Report Name: Confirmation of the Strategic Growth and District Plan Committee Open Minutes 17 August 2023

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

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

Attachments - *Ngaa taapirihanga*

Attachment 1 - Strategic Growth and District Plan Unconfirmed Open Committee Minutes 17 August 2023

Strategic Growth and District Plan Committee

Te Komiti Rautaki Tipu me Maahere Rautaki aa Rohe

OPEN MINUTES

Minutes of a meeting of the Strategic Growth and District Plan Committee held in the Council Chamber and via Audio-Visual Link, Municipal Building, Garden Place, Hamilton on Thursday 17 August 2023 at 9.31am.

PRESENT

Chairperson Cr Sarah Thomson
Heamana

Deputy Chairperson Cr Ewan Wilson
Heamana Tuarua

Members: Mayor Paula Southgate
Cr Kesh Naidoo-Rauf
Cr Anna Casey-Cox
Cr Maxine van Oosten (via Audio Visual link)
Cr Mark Donovan
Cr Melaina Huaki (via Audio Visual link)
Cr Louise Hutt
Cr Moko Tauariki
Cr Andrew Bydder (via Audio Visual link)
Cr Geoff Taylor
Cr Emma Pike (via Audio Visual link)

In Attendance: Blair Bowcott - General Manager, Growth and Planning
Andrew Parsons - General Manager, Infrastructure and Assets
Chris Allen - Executive Director Development
Phil Haizelden - Transport Strategy Principal
Jackie Colliar - Strategic Waters Unit Manager
Hannah Windle - Special Projects Manager
Greg Carstens - Growth, Funding and Analytics Unit Manager
Karen Saunders - Growth Programmes Manager
Mark Davey - City Planning Unit Manager

Governance Staff: Amy Viggers - Governance Lead
Nicholas Hawtin and Chantal Jansen - Governance Advisors

The Chair opened the meeting with a karakia

1. Apologies – *Tono aroha*

Resolved: (Cr Wilson/Cr Hutt)

That the apologies for absence from Deputy Mayor O'Leary, for lateness from Cr Donovan, for partial attendance from Mayor Southgate, Cr Tauariki (Council Business), and Cr Taylor are accepted.

Strategic Growth and District Plan Committee 17 AUGUST 2023 - OPEN

Cr Hamilton's Extended Leave of Absence was approved 6 July 2023.

2. **Confirmation of Agenda – *Whakatau raarangi take***
Resolved: (Cr Thomson/Cr Wilson)
 That the agenda is confirmed.

3. **Declarations of Interest – *Tauaakii whaipanga***
 Cr Wilson declared a conflict of interest in relation to Item 9 (District Plan Update – August 2023). He noted he would not take part in the discussion or vote on the matter.
 During the discussion of the item Cr Donovan declared an conflict in relation to Item 9 (District Plan Update – August 2023). He did not take part in the discussion or vote on the matter.

4. **Public Forum – *Aatea koorero***
 No members of the public wished to speak.

5. **Confirmation of the Strategic Growth and District Plan Committee Open Minutes 14 June 2023**

Resolved: (Cr Wilson/Cr Hutt)
 That the Strategic Growth and District Plan Committee confirms the Open Minutes of the Strategic Growth and District Plan Committee Meeting held on 14 June 2023 as a true and correct record.

Cr Donovan joined the meeting (9.35am) during the discussion of the above Item. He was present when the matter was voted on.

6. **Chair's Report**

 The Chair spoke to the report relating to city growth and prospects for the short term future, future transport systems networks and the adaption to climate change. The Chair and the Transport Strategy Principal responded to questions from Members concerning figures for traffic congestion resource and remote work framework traffic impacts.

Resolved: (Cr Wilson/Cr Tauariki)
 That the Strategic Growth and District Plan Committee receives the report.

Cr Taylor Dissenting.

7. **General Manager's Report**

 The General Manager, Growth and Planning and General Manager, Infrastructure and Assets introduced the report highlighting legislation frameworks, waters legislation milestones and final stages, noting changes to the Waters Reform and strategic infrastructure as Parliament work through the resolutions of the Bills. Staff responded to questions from Members concerning the scope of the strategic staff trip to Australia, legislation timelines and impacts on Council.

Resolved: (Cr Thomson/Cr Wilson)
 That the Strategic Growth and District Plan Committee receives the report.

The meeting was adjourned 10.38am to 10.55am

Mayor Southgate and Cr Taylor left the meeting during the above adjournment

8. Strategic Issues

Land use

The City Planning Unit Manager introduced the report and highlighted the future proof strategy, an update on the Airport Plan Change and Regional Policy Statement. Staff responded to questions from Members concerning the frequency of letters of intent to the Airport in relation to the plan change, plan change frameworks and shareholder position for Council.

Strategic infrastructure

The Transport Strategy Principal took the report as read. The General Manager of Growth and Planning highlighted the communication frameworks relating to the Metro Spatial Project. The Strategic Waters Unit Manager provided an update on wastewater frameworks and documentation relating to the risks and benefits underway for consideration to Council. Staff responded to questions from Members concerning southern wastewater plant risks and design effects relating to the toxic clam, plan change routes options, funding and budget allocations, preparation of the plant and business case changes.

Southern Links

The Executive Director Development introduced the report highlighting the Southern Links project status and modelling frameworks, further updates to be presented at the next Strategic Growth and District Plan Committee meeting to bring to conclusion the staged approach and business case regarding road networks that are linked. Staff responded to questions from Members concerning possible national election outcome impacts on the National Land Transport Programme, priorities for Council and capacity for delivery and Southern Links stages timeframes.

Housing

The City Planning Unit Manager spoke to the report, highlighting previous resolutions to Plan Change 12 and the inclusion of re-zoning, key focus areas updates, joint plan change progression, and consulting and implementation resources. Staff confirmed that the working group maintains awareness of housing initiatives in the wider housing spectrum that forms part of Council consideration.

Funding and Financing:

The Growth, Funding and Analytics Unit Manager took the report as read. Staff responded to questions from Members concerning requirements for housing investment, and infrastructure connections to new housing, the increased cost fees and funding requirements, positive Infrastructure Funding and Financing (IFF) impacts related to the value of risk levels, benefits for the user of levy use, affordability comparisons, principles relating to funding and efficiency to consider, IFF work program funding timeframes, market capacity growth potential and delivery to increased workplan, debt to revenue totals in IFF context, wider Long Term Plan growth considerations, IFF off balance sheet frameworks and risks relating to the balance sheets.

Growth Programmes:

The Growth Programmes Manager provided an update regarding the growth programs. Staff responded to questions from Members regarding community engagement and bridge placement initiatives.

Resolved: (Cr Donovan/Cr Casey-Cox)

That the Strategic Growth and District Plan Committee:

- a) receives the report; and
- b) approves the establishment of a Housing Working Group comprising Cr Sarah Thomson, Cr Anna Casey-Cox, Cr Moko Tauariki, Cr Mark Donovan, Maangai Jaydene Kana and the CEO of the Waikato Housing Initiative Aksel Bech (or nominee) for the purposes of overseeing and prioritising the delivery of the housing work programme.

Cr Taylor re-joined the meeting (11.00am) during the discussion of the above item. He was present when the matter was voted on.

Mayor Southgate re-joined the meeting (11.37am) during the discussion of the above item. She was present when the matter was voted on.

Cr Tauariki left the meeting (11.46am) during the discussion of the above item. He was not present when the matter was voted on.

The meeting was adjourned 12.22pm to 1.14pm

Cr Wilson did not take part or vote in the following item as he had previously declared a conflict of interest.

During the discussion of the following item, Cr Donovan declared a conflict of Interest. He did not take part in the discussion or vote on the matter.

9. District Plan Update - August 2023

The City Planning Unit Manager spoke to the report. He highlighted that Plan Change 12 and 13 were underway and provided an update on the Rototuna Town Centre plan and Plan Change 9. Staff responded to questions from Members concerning Plan Change 12 extraction possibilities, urban development options, and possible greenspace perspective improvement through Plan Changes.

Resolved: (Mayor Southgate/Cr Taylor)

That the Strategic Growth and District Plan Committee:

- a) receives the report;
- b) requests that staff and the Independent Hearing Panel ensure that Plan Change 12 – Enabling Housing does not proceed to any further hearings in advance of Plan Change 14 – Flood Hazards being publicly notified; and
- c) notes that:
 - i. staff have received an extension from the Minister for the Environment regarding Council’s request to extend the decision-making deadline on Plan Change 12 – Enabling Housing to 20 December 2024);
 - ii. the Rototuna Town Centre plan requires updating in the District Plan to allow development to proceed in an integrated manner, which will require a change to the District Plan; and
 - iii. staff will collaborate with the developer regarding this potential plan change for the Rototuna Town Centre, and document the agreement in a draft MOU and report this back to this Committee for approval.

Cr Tauariki re-joined the meeting (1.15pm) during the discussion of the above item. He was present when the matter was voted on.

10. General Updates

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

Resolved: (Cr Thomson/Cr Hutt)

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

11. Resolution to Exclude the Public

Resolved: (Cr Thomson/Cr Pike)

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 14 June 2023) Good reason to withhold information exists under Section 7 Local Government Official Information and Meetings Act 1987	Section 48(1)(a)
C2. Rotokauri Arterial Designation – Update)	

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

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

The meeting moved into public excluded session at 1:27pm.

The meeting was declared closed at 2.42pm.

Council Report

Committee: Strategic Growth and District Plan Committee

Date: 10 October 2023

Author: Nicholas Hawtin

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

Water is at the heart of strategic growth. Without significant investment in three waters infrastructure, we will struggle to accommodate our growing population and the industry to support it. We also need to be preparing for our changing climate.

Stormwater

Flooding events earlier this year highlighted the important role that councils have in building community resilience, particularly as extreme weather events are expected to become more frequent and severe.

Flood mapping now covers 90 percent of the city and a new layer of information showing 'depression areas' is helping us to understand where water will go if culverts are blocked by debris during a heavy rain event. This will inform planning, infrastructure investment like upgrading culverts, and civil defence emergency management preparation.

Plan Change 14 is ultimately about building the right things in the right places. By including the most up-to-date information in the district plan and setting rules for how development can or can't occur in areas impacted by flood hazard risks, we can—to the best of our knowledge—avoid future development that puts people and homes at risk.

This is critical work and I'd like to thank the staff for their mahi, passion and the valuable expertise they bring to this work.

Wastewater

Right now, we're planning for a Long Term Plan with two years of three waters investment. Funding for thinking, planning and consent work will be important because the clearer the direction we can give to the new water services entity, the better we set the city up for success.

For example, the discharge consent for the Pukete wastewater treatment plant is due to expire in 2027. We'll need to continue investing in upgrading the plant to keep up with current consent conditions, but also be well positioned to apply for a new consent that caters for our long-term future. Staff will also be recommending that we continue to progress the consent and early thinking work for the Southern Wastewater Treatment Plant.

Investing in strategic wastewater capacity and resilience will also be important for maintaining levels of service for the existing community and supporting the city's planned intensification and development areas. Without these investments, aspirations for housing will be much more challenging to deliver.

Of course, the general election and what this means for three waters reform remains a big question mark hanging over this process. However, staff are ensuring we are well prepared to 'pivot' if needed.

Drinking water

Finally, while Plan Change 14 is all about dealing with too much water (i.e stormwater), I'd like to touch on an issue we haven't discussed so much this term—water supply.

The Future Proof partnership is reviewing the Sub-Regional Water Strategy, which will form the basis of our 'community priority statements' for the new water services entity if reforms proceed largely as intended.

We face some big challenges over the next few decades when it comes to water supply for the city and sub-region. To keep up with growth we'll need to invest in additional capacity at the water treatment plant, as well as additional reservoir storage for emergency purposes, to meet water supply demand during peak periods, and to improve resilience.

We'll also need to address challenges regarding water allocation. It's expected that we will see longer and more severe periods of drought over the coming decades, which will put pressure on our only source of potable water at this time—Te Awa o Waikato/the Waikato River. We also have an obligation to restore the long-term health of the awa, which is at the heart of our 'river city' and of great importance to our Te Tiriti partners, Waikato Tainui.

This makes supplying water for a growing population challenging. To service projected growth out to the year 2065, it's estimated that the maximum water demand will be more than our current consent to draw water from the river, which runs out in 2044.

As things stand, a large portion of the river water allocation is currently held in individual consents. The Waikato Regional Council is reviewing its fresh water policy allocation approach, which will likely see a shift in how water is allocated in the region, but it's hard to know what this will mean for the city quite yet.

There's a lot the city will need to think about going forward. Do we need to look at large scale storage reservoirs? Are there ways we can diversify our water source, for example, by using recycled/purified water for some activities? How do we make our city's current water allocation go further? How do we maintain a resilient water treatment and distribution?

These are all matters that we will need to address as we prepare the 2024-34 Long Term Plan, as well as plan for investment in our city's future well beyond this.

Chair's Recommendation

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

Councillor Sarah Thomson

Chair Strategic Growth and District Plan Committee

Council Report

Item 7

Committee: Strategic Growth and District Plan Committee

Date: 10 October 2023

Author: Blair Bowcott

Authoriser: Blair Bowcott

Position: General Manager Strategy, Growth and Planning

Position: General Manager Strategy, Growth and Planning

Report Name: Strategic Issues

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

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

Staff Recommendation - *Tuutohu-aa-kaimahi*

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

Executive Summary - *Whakaraapopototanga matua*

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

Theme	Topic
Land use planning	Future Proof and Future Development Strategy (FDS)
	Housing and Business Capacity Assessment (HBA)
	Resource Management Reform update
Strategic infrastructure	Metro Spatial Plan Transport Programme update
	Three Waters Connections Review
	Eastern Transport Corridor
Housing	Housing Working Group update
	Inclusionary zoning plan change
	Waikato Community Lands Trust
Funding / financing	Infrastructure Funding and Financing (IFF) Facility/Levy
	Metro Prospectus and White Paper
	Australian study tour

4. The 'White Paper' (**Attachment 5**) was developed by Hamilton City Council in partnership with growth councils Tauranga City Council and Queenstown Lakes District Council. It recommends a set of funding principles to be established as the basis for long-term growth infrastructure and funding partnerships and associated loan structures between Central Government and high growth councils/sub-regional partnerships. It has been circulated to each major political party and their relevant politicians, and senior stakeholders across government departments.
5. Staff have been progressing an Infrastructure Funding and Financing (IFF) opportunity with Government agencies over the last 12-18 months with slow but steady progress. On 29 August 2023, hosted by Mayor Paula Southgate, staff met with Graham Mitchell, the Chief Executive of Crown Infrastructure Partners (CIP) who confirmed Hamilton City Council as a priority for developing an IFF now that Tauranga's and Wellington's IFF proposals are largely complete. CIP also confirmed their strong preference for a citywide IFF and that the Peacocke growth cell IFF proposal was not a current priority.
6. A decision by Members whether or not to deploy an IFF levy in Hamilton will be an important decision through the 2024-34 Long-Term Plan process. Staff are focused on progressing it through government agencies so that Members have that choice available.
7. 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

Future Proof and Future Development Strategy (FDS) work programme

8. The development of the Future Development Strategy is progressing, in line with NPS-UD requirements.
9. As previously advised, a formal consultation period is planned to take place in October-December 2023, as per the Special Consultative Procedure (SCP) in the Local Government Act 2002. This will provide an opportunity for the public and stakeholders to submit on the update and attend a hearing prior to finalising the Strategy update.
10. At this time, we are not anticipating any changes to the settlement pattern that was agreed to in 2022.

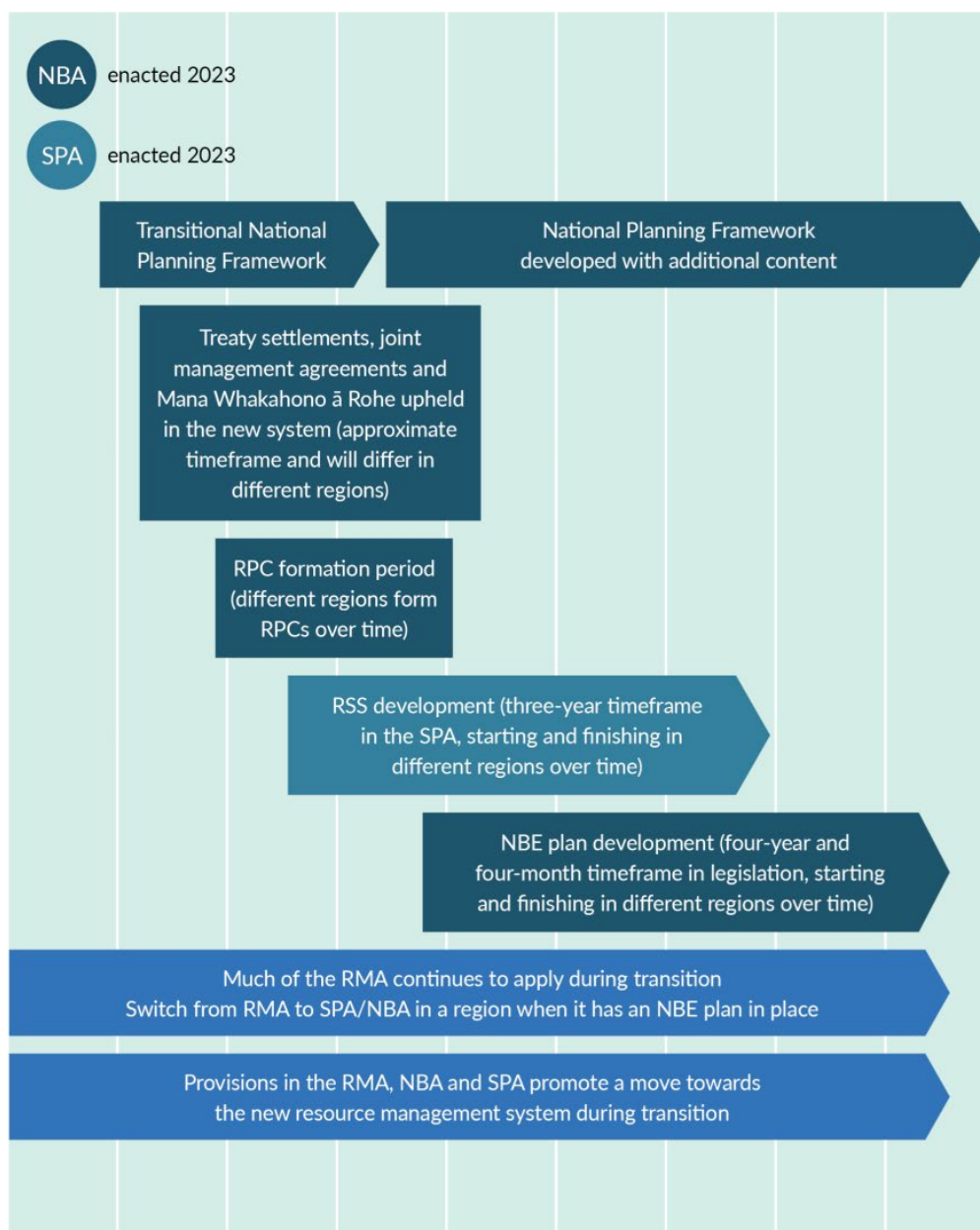
Housing and Business Development Capacity Assessment (HBA)

11. A consultant to the Future Proof partners is currently undertaking a further assessment of development capacity for the sub-region. This assessment of the available development capacity for residential and business growth ensures that the level of planned supply is sufficient to meet projected levels of demand. The findings of the HBA will inform the development of the FDS and decisions on the 2024-34 LTP.
12. The delivery of the residential and business reports has been delayed, which potentially could impact on other Council work programmes such as the Emerging Areas project and the Future Development Strategy. Staff are working closely with the consultant on resolving issues to expedite progress and to ensure full confidence in the findings of the final reports.

Resource Management Reform update

13. Two key pieces of legislation for resource management reform are now in place – the Governor-General has given Royal Assent to the Spatial Planning Act 2023 (SPA) and the Natural and Built Environment Act 2023 (NBA), which will be phased in over the coming years.

14. A small number of changes apply from 24 August 2023; however, much of the Resource Management Act 1991 (RMA) will stay in place as the new system is phased in across regions (see below and **Attachment 1**).



Note: NBA = Natural and Built Environment Act; SPA = Spatial Planning Act; RPC = regional planning committee; RSS = regional spatial strategy; NBE = natural and built environment; RMA = Resource Management Act 1991

15. The transition to the new resource management system is expected to take up to 10 years. Firstly, the transitional National Planning Framework (NPF) will direct the development of the first Regional Spatial Strategy (RSS).
16. On 11 September 2023, the Ministry for the Environment released an [Engagement Draft of the Transitional National Planning Framework Proposal](#), which will bring together central government direction for the planning system into a single, integrated document. The submission period on the engagement draft closes on 13 December 2023; staff will request a slight extension to enable it to be brought to the 14 December 2023 Council meeting for approval.

17. The National Planning Framework (NPF) will be delivered in stages. In April 2024, the transitional NPF proposal will be notified for public submissions and consideration by a Board of Inquiry. This will provide a further opportunity to make a submission to the Board to consider and inform the Board's recommendation to Ministers. The transitional NPF proposal will provide national direction and is intended to direct the development of the first generation Regional Spatial Strategies, which are the new regionally-focused strategic documents.
18. More information on the new resource management system is provided here: [MfE factsheet: Aotearoa New Zealand's new resource management system: An overview](#).
19. Meanwhile, there is still significant uncertainty for local government (and the wider sector) despite the new legislation being passed. National has indicated that the two acts will be repealed before Christmas should they form a new government, with alternative changes to the existing RMA being progressed instead.
20. These changes include one year consenting for major infrastructure and renewable energy projects, and a longer-term programme to repeal and replace the RMA.
21. Due to the ongoing level of uncertainty, staff are maintaining a watching brief in the lead up to the General Election on 14 October 2023. We are continuing conversations with our Future Proof sub-regional partners, and the wider region to explore ways that spatial planning may be progressed if the new legislation stays in place.

STRATEGIC INFRASTRUCTURE

Hamilton-Waikato Metro Spatial Plan – Implementing the Recommended Programme

22. This update provides a short summary of ongoing tasks related to implementing the recommendations from the Programme Business Case adopted in September 2022. We are currently undertaking several procurement exercises designed to continue our planning into several key tasks and once these are underway and progressing we can undertake more targeted reporting on specific tasks and projects.
23. For additional background on the Metro Spatial Plan and how we have reached this point in our investigations, please refer to Attachment 1 to the Strategic Issues paper from the 17 August 2023 Strategic Growth & District Plan Committee (link to agenda [here](#)).

Future Proof Public Transport Subcommittee – 25 August 2023

24. This subcommittee was formed partly as a response to assisting the collective Future Proof workstreams as well as other transport functions e.g. bus network planning. In the context of the Metro Spatial Plan transport focus, this subcommittee assists in preparing recommendations to HCC committees as well as giving other guidance on transport policy, programmes and investment requirements to partner councils.
25. The objective of the subcommittee is to enhance the wellbeing of communities in Hamilton City, Matamata-Piako, Waikato and Waipā Districts (Future Proof Sub-region) through the achievement of the transport goals set out in the Future Proof Strategy; the Hamilton to Auckland Corridor Study; the Hamilton - Metro Spatial Plan, the Hamilton - Waikato Metro Spatial Plan Transport Programme Business Case (MSPTPBC), the Regional Land Transport Plan; the Access Hamilton Transport Strategy and the transport strategies of the subcommittee member organisations.
26. HCC members on this subcommittee are Deputy Mayor O'Leary and Councillor van Oosten, with Councillor Thomson as alternate.

27. The agenda from the last subcommittee meeting held on 25 August 2023 can be found [here](#). The subcommittee received an update on Transport Working Group progress and several papers including one on aligning Future Proof partner LTPs (subject to funding, affordability and overall LTP prioritisation decisions) to meet MSP recommended programme requirements and another on the VKT reduction plan. This will be the subject of a separate report to the Transport & Infrastructure Committee.

Current Tasks

28. A summary of current tasks is shown below, noting that a similar update report is also provided to the Future Proof Public Transport Subcommittee.

Project	Transport Working Group Lead(s)	Key Scope Elements	Status
Freight & Logistics Study	Phil Haizelden / Tony Denton (HCC)	<ul style="list-style-type: none"> Largely an HCC requirement to update our freight knowledge but also designed to address Metro area matters. Focus on operational understanding and post Waikato Expressway freight outcomes. 	Procurement process currently being repeated with contract now due to be awarded in late September /Early October.
Bus Rapid Transit – Feasibility & Design Proof of Concept	Phil Haizelden / Tony Denton (HCC)	<ul style="list-style-type: none"> Integrated with transport task of Infrastructure Acceleration Fund (IAF) Design, operational, costs for BRT network and integration with IAF work on Anglesea Street. 	Procurement completed. Award imminent.
Aligning the Transport Programme – 2024 LTP Requirements	Sarah Loynes (WRC) / Phil Haizelden (HCC)	<ul style="list-style-type: none"> Task to develop a specific project guidance for all partner Councils to show levels of projects required to meet programme benefit realisation aspirations e.g., to stay on course to deliver on the 30-year programme. Part of our reporting to the Future Proof PT Sub-Ctte. 	<p>Paper delivered at the 25 August Future Proof PT Sub-Ctte.</p> <p>Update on LTP alignment to be given at next meeting 24 November.</p>
Indicative Business Case – PT Pathways	Phil Haizelden (HCC) / Sarah Loynes (WRC)	<ul style="list-style-type: none"> A significant piece of work primarily funded by CERF via the Urban VKT Reduction Programme via the Expression of Interest compiled by the TWG in April 2023. Focus on developing several scenarios to implement the recommended programme and inform LTP planning over the next 12 years. Will be the key document that gives direction to the recommended programme implementation and factors in 	<p>Procurement process planned to commence in late September 2023.</p> <p>Project likely to take 8-10 months.</p>

Project	Transport Working Group Lead(s)	Key Scope Elements	Status
		<p>dependencies with other constraints and considerations.</p> <ul style="list-style-type: none"> Will include direction on content and timing related to: <ul style="list-style-type: none"> Future frequent bus network Planning Future bus rapid transit network planning (the detail) Staging and sequencing of the 30-year programme – this includes alignment with land use and active modes, realising opportunities and working in with what else we are doing across the city. 	
Rural Access Programme	Shane Solomon Ngā Karu Atua o te Waka & Tbc (replacing Julian Svadlnek) Tainui With Waikato Regional Council	<ul style="list-style-type: none"> Focused on working with rural Iwi and people living around the rural Marae, it seeks to understand the needs of these communities in the context of wider MSP Transport objectives Goal to maintain and to see whether Marae and their communities can work to ensure that rural people are served well by future transport investment. Is associated with existing WRC workstreams focused on community transport. Significant scoping workshop held in Ngaaruawahia on 23rd August 	Scoping underway Procurement not yet scheduled.
Funding Agreements	Robert Brodnax Future Proof implementation Advisor and TWG	<ul style="list-style-type: none"> Update to the multi-party funding agreement that ended with the completion of the Programme Business Case Working draft on “next steps agreement” is underway and is being discussed at CEAG level. 	On-going
Waikato VKT Expression of Activities (related to MSP recommended programme) <i>Based on full EOI funding be granted</i> <i>Project now officially named Waikato Urban Programme – Less</i>	Future Proof Transport Working Group Mark Rushworth (Waka Kotahi) This programme is reported through to the Transport & Infrastructure Committee	<ul style="list-style-type: none"> VKT Programme Management & Co-ordination (\$200K) Comms and Engagement (\$350K) Data Gathering (\$60K) PT Pathways Indicative Business Case (see description above) (\$600K) North Waikato and River Communities business cases (\$200K) Rural Access Programme (see 	\$200K of “establishment funding” has been awarded and the remainder is expected before Christmas. Several programme changes recently from

Project	Transport Working Group Lead(s)	Key Scope Elements	Status
<i>Traffic, More Choice</i>		description above) (\$150K)	Waka Kotahi but current guidance is that funding must be concluded by mid-2024.
Other Tasks			
Communication & Engagement Strategy	Robert Brodnax Future Proof implementation Advisor & TWG	<ul style="list-style-type: none"> Future Proof wide Communications Advisor has been procured. Draft Future Proof Communications Strategy has been presented to Chief Executives Advisory Group for comment and endorsed, which was given. A targeted transport Communications and Engagement Plan is being developed. 	Specific transport communications plan being scoped.

Three Waters Connections Review

29. A project update was provided at the June 2023 Strategic Growth and District Plan Committee meeting, which followed the Council briefing on 3 May 2023. While the PC12 hearing deferral relieved some immediate urgency on development of the Connections Policy, the policy is still needed to support managing capacity constraints on our network in a consistent and transparent way.
30. Since June 2023, staff have continued to develop the policy and supporting processes. Several key policy settings are still being developed and evaluated, including:
 - i. thresholds to determine what developments should require network capacity assessments;
 - ii. how long Network Capacity Certificates should be valid for;
 - iii. information requirements to be satisfied for various scale of development; and
 - iv. the extent of network to be assessed for development within the Stage 1 area.
31. Staff have developed several principles to guide the development and evaluation of policy settings.
32. An Elected Member briefing will be scheduled for October or November 2023 to discuss these remaining policy settings in preparation for an Infrastructure and Transport Committee meeting in early 2024, where staff will seek approval to consult on a draft revised Three Waters Connection Policy.
33. Recommended updates to the Regional Infrastructure Technical Specifications (RITS) needed to meet the evolving metropolitan needs of Hamilton have been submitted to Co-Lab for consideration. Staff are still waiting for their feedback. Of interest, draft National Engineering Guidelines have been released for comments, and staff are leveraging the recommendations already made to Co-lab to ensure that Hamilton's infrastructure standards will be appropriate for the city's infill/intensification development needs.

34. The standalone project to develop the online GIS based Network Capacity Assessment needed as part of the assessment and approval process is currently at the end of its procurement stage, and a service provider will be determined shortly. Customer interface processes and tools (including “smart forms” are also being developed) to support implementation to the revised approval process.
35. Staff are working through the business improvement processes and resourcing requirements that will be necessary to implement the revised policy.

Eastern Transport Corridor (ETC)

36. The ETC is key to unlocking the full potential of Ruakura inland port and enabling the full development of up to 1300 homes at Tuumata.
37. Council staff continue to work closely with TGH and other partners through a Waka Kotahi Business Case process to identify a preferred design option and investigate the possibility of securing funding from the National Land Transport Fund to assist the next phases of design and delivery.
38. The Strategic Case component of the Business Case application was submitted to Waka Kotahi in June 2023. Upon feedback from Waka Kotahi, the Preferred Option Assessment process, Benefits Analysis, and final Business Case compilation will be completed for final submission to Waka Kotahi in December 2023.
39. The design of the ETC will be progressed ahead of the completion of the Waka Kotahi Business Case and will be integrated into the Preferred Option once this is confirmed through the Business Case process.
40. A more detailed report on the ETC Business Case will be brought to the 9 November 2023 Infrastructure and Transport Committee meeting, prior to submission to Waka Kotahi.

HOUSING

Housing Working Group update

41. At its 14 June 2023 meeting, the Strategic Growth and District Planning Committee resolved that it:

approves the establishment of a Housing Working Group comprising Cr Sarah Thomson, Cr Anna Casey-Cox, Cr Moko Tauariki, Cr Mark Donovan, Maangai Jaydene Kana and the CEO of the Waikato Housing Initiative Aksel Bech (or nominee) for the purposes of overseeing and prioritising the delivery of the housing work programme.
42. The Housing Working Group has now met twice. The group has agreed to the following key expectations:

For the Housing Working Group to oversee the HCC affordable housing work programme. To monitor key stakeholders’ involvement in the provision of social housing in the City.
43. The group has also agreed to the key desired outcome:

To undertake specific initiatives which supports the delivery of affordable housing. For the specific initiatives to be measurable regarding their future contribution towards increased affordable housing.

44. **Attachment 2** sets out the proposed actions for the group. Some of these are already underway including inclusionary zoning and investigating the potential of Council-owned sites to be used for providing affordable housing. There are other actions which are not yet scoped or funded. Once these actions have been agreed to by the working group and funded through the Long-Term Plan, staff will then track and monitor progress against these.

Inclusionary zoning plan change

45. At the 4 August 2022 District Plan Committee meeting (PX), a resolution was passed for staff to progress the preparation of an inclusionary zoning plan change following the recommended policy Option 1 - Require a cash and or unit contribution from brown fields development (or smaller developments more generally) and a land (or section) contribution from a greenfield development.
46. Staff will initiate pre-notification consultation with key stakeholders, primarily with the development community, on the basis of Option 1. Feedback on this policy option consultation will be reported back to the Committee. Staff will use the feedback to further refine the plan change and policy proposal prior to seeking approval from the Committee to recommend that Council approves publicly notifying a plan change by mid-2024, in alignment with Waikato and Waipa District Councils.
47. Additional policy levers that could supplement Option 1 include development bonuses for including affordable housing in new developments and master-planning of new greenfield areas to ensure a mix of tenure and typology.

Waikato Community Lands Trust

48. Waikato Community Lands Trust (WCLT) purchased four units in Firth Street, Hamilton, in May 2023 for \$2,250,000. Currently, three out of the four units are occupied. These tenants have been tenants through Lodge City Rentals prior to the purchase of the units. These tenancies are currently being managed by Habitat for Humanity, with whom we have entered a memorandum of understanding.
49. WCLT is currently partnering with Habitat for Humanity to also provide innovative affordable housing models. Together, they are in the process of researching this with the view of developing four different affordable housing models. Their goal is to implement and test these models and provide reports and feedback to stakeholders.
50. Currently there are four WCLT trustees. As per the trust deed, there is to be a minimum of five and maximum of seven trustees. The appointment panel will convene to appoint three new trustees.
51. The WCLT Annual Report for the year ending 31 March 2023 (**Attachment 3**) is provided as per the funding agreement.

FUNDING / FINANCING

Infrastructure Funding and Financing (IFF) Facility/Levy

52. A decision by Members whether or not to deploy an IFF levy in Hamilton will be an important decision through the Long-Term Plan process. Staff are focused on progressing it through government agencies so that Members have that choice available.
53. On 30 March 2022, the Housing and Finance Ministers directed government agencies to support Hamilton City Council to further investigate using the Infrastructure Funding and Financing (IFF) Act 2020 in Peacocke, which could provide around \$100-200M in balance sheet debt headroom.

54. For context, an IFF facility/levy is a funding and financing mechanism that enables loans/debt associated with infrastructure to be held by a separate entity from the Council that benefits from the infrastructure. This debt remains “off balance sheet” from Council and therefore doesn’t affect the Council’s debt ratios. The entity charges an annual levy (like a targeted rate) to fund the loan/debt facility to each property that benefits from the infrastructure.
55. The funding headroom created by successfully deploying the IFF in Hamilton is required to be directed to infrastructure investment to support new housing. Rotokauri Stage 1 growth area has been a prominent option discussed with Elected Members previously, in addition to an obligation created under Council’s Infrastructure Acceleration Fund (IAF) grant to use part of any IFF funding secured to fund specified trunk water mains in the Central City. The latter is subject to confirmation of water reform legislation.
56. Staff have been progressing an Infrastructure Funding & Financing (IFF) opportunity with Government agencies over the last 12-18 months with slow but steady progress. On 29 August 2023, hosted by Mayor Paula Southgate, staff met with Graham Mitchell, the Chief Executive of Crown Infrastructure Partners (CIP) who confirmed HCC as a priority for developing an IFF now that Tauranga’s and Wellington’s IFF proposals are largely complete. CIP also confirmed their strong preference for a citywide IFF and that the Peacocke growth cell IFF proposal was not a current priority.
57. There is merit in this citywide component in part because the citywide levy is low and yet it generates a substantial facility and balance sheet debt headroom.
58. Staff included detail about a citywide IFF opportunity in the 14 June 2023 Strategic Issues report to the Strategic Growth and District Plan meeting, where the following resolution was passed:

That the Strategic Growth and District Plan Committee:

a) receives the report;

b) notes that:

- i. Government agencies working with staff to develop an Infrastructure Funding and Financing (IFF) facility/levy for Hamilton are recommending that a citywide component be introduced into Hamilton’s IFF proposal, in addition to the Peacockes greenfield component; and*
- ii. staff are scheduling a briefing with Elected Members [confirmed for 9 August] on the citywide IFF component, due to its materiality and the need for Council direction in relation to it as the 2024-2034 Long Term Plan is developed.*

59. The next step is to work closely with CIP and Mafic (Treasury’s financiers) to develop the proposal into a framework which, if approved by government agencies and the Council, will inform an IFF facility and levy.
60. Updates on this in-principle framework and outcomes of developer meetings will be reported in due course. The Council will have the opportunity to approve or otherwise through the 2024-34 LTP process before a levy is confirmed, and deployment phases begin.

Metro Prospectus and White Paper

61. The Metro Prospectus and White Paper on Funding and Financing Principles have both been finalised and circulated to key stakeholders and decision makers across central and local government (**Attachments 4 and 5**).

62. The Prospectus now provides an anchor for all conversations with political parties, acknowledging that each party will have differences in what they are most interested in depending on their priorities.
63. The purpose of the White Paper is to recommend a set of funding principles that need to be established as the basis for long-term growth infrastructure and funding partnerships and associated loan structures between Central Government and high growth councils/sub-regional partnerships.
64. Each major political party and their relevant politicians have received a copy of the Prospectus and the White Paper, while senior staff and senior stakeholders across government departments also received a copy of the White Paper.
65. There has been positive feedback from our Future Proof partners and wider representatives on the content of the Prospectus, as well as central government interest in discussing the White Paper.
66. We have extended invitations to all recipients of both documents to meet in advance of the general election to discuss our priorities in more detail.

Australian study tour

67. During the week of 21-27 August 2023, a delegation of representatives from Hamilton City, Tauranga City and Queenstown Lakes District Councils, Future Proof, MHUD, DIA and the New Zealand Infrastructure Commission visited a number of local government organisations and state government departments in Australia. The purpose of the visit was to study the Australian experience of city deals, infrastructure funding and financing, and how councils can stimulate development.
68. City deals are agreements between multiple layers of government on how to work together to build infrastructure and achieve housing and community outcomes. Various models have been used around the world, most notably in the United Kingdom and Australia. Australia has 11 city and regional deals in place with one under negotiation.
69. The delegation met with the following organisations over the course of the week in New South Wales and Victoria supported by Iron Duke Partners and SEC Newgate:
 - i. Infrastructure Partnerships Australia;
 - ii. Western Sydney Leadership Dialogue;
 - iii. NSW Department of Planning and Environment;
 - iv. Parramatta City Council;
 - v. Liverpool City Council;
 - vi. City of Newcastle Council;
 - vii. Hunter Water;
 - viii. City of Greater Geelong Council;
 - ix. Ballarat City Council; and
 - x. National Growth Areas Alliance.
70. Councils of comparable scale to Hamilton, Tauranga, and Queenstown were chosen, including those facing similar challenges such as housing pressures, tourism pressures, heritage protection, three waters infrastructure, and growth pains. We did not explore larger metropolitan areas like Greater Sydney or Melbourne.
71. A full report of the study tour is currently being drafted and includes insights and input from the delegation, including HCC representatives. That report will be circulated to Members when completed; however, some key findings and recommendations from the draft report relating to city deals and infrastructure funding are listed below.

72. Findings in the draft report include:

- i. *Politics*: Our delegation observed that Australian city deals are often highly political. While these projects may have merit, they risk becoming politically motivated rather than community-led initiatives;
- ii. *The Central Role of Government*: Australian state governments play a more significant role in planning and transport outcomes compared to central government in New Zealand. Conversely, local councils in Australia have less power and influence over infrastructure decisions than those in New Zealand;
- iii. *Innovation and Creativity at the Local Council Level*: Despite their limited responsibilities, Australian local councils have demonstrated innovation in encouraging new developments by collaborating closely with developers, and using design competitions to drive excellence; and
- iv. *New Zealand has advantages*: Our study revealed that New Zealand excels in several areas, including our relationships with mana whenua / iwi communities, our national land transport funding model, and our initiatives in affordable housing and climate change adaptation.

73. Recommendations in the draft report include:

- i. *Partnerships with Clear Outcomes*: that New Zealand should prioritize outcomes and establish clear rules of engagement in city deals or partnerships between central and local government. Accountability, both political and practical, should be a central focus;
- ii. *Effective Governance*: Differentiating between strategic and operational governance is crucial. Independent monitoring should ensure accountability, and clarity in governance structures should be maintained to avoid confusion;
- iii. *Simplicity in Partnerships*: Avoiding overcomplication by starting with a relatively tight partnership structure is advisable, with a gradual introduction of complexity;
- iv. *Alignment of Investment Timeframes*: Prioritize aligning investment timeframes between central and local government to ensure effective coordination and prevent delays;
- v. *Leverage Existing Economic Advantages*: Building upon existing economic strengths and industries can supercharge local economies and encourage development; and
- vi. *Focus on Outcomes Before Projects*: City deals should prioritize defining the partnership structure and desired outcomes before selecting specific projects, ensuring clarity, integration, and certainty.

74. The study tour provided key staff with valuable and directly applicable learnings in an area of local government's greatest current challenges of scale – the funding and financing of infrastructure needed to service current and future communities.

75. In summary, New Zealand has the opportunity to enhance its urban development and governance strategies. Learning from both the successes and challenges observed in Australia, Hamilton City Council and its Future Proof and growth council partners can build upon our strengths and create more effective, community-driven approaches to urban development in our country.

Financial Considerations – *Whaiwhakaaro Puutea*

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

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

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

Climate Change Impact Statement

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

Wellbeing Considerations - *Whaiwhakaaro-aa-oranga tonutanga*

79. 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').
80. 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

81. As more people live and work in the city, we need to make sure the benefits of living in Hamilton Kirikiriroa grow alongside the new homes and businesses. While we don't determine how much growth occurs in Hamilton, we can determine what kind of city Hamilton Kirikiriroa aspires to be. We want to create a liveable city, an attractive lifestyle and improve the wellbeing of current and future residents.
82. 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.
83. A key consideration for growth is ensuring that growth is planned close to places where people can access their daily needs, with genuine travel choices.

Economic

84. 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.
85. As our city grows, so too do opportunities for expanding and attracting tourism and economic growth while continuing to raise the city's reputation and profile as a great place to live and visit.
86. In order to attract more jobs to our city, more industrial land is required. Studies are underway to help determine the needs, best locations and actions required.
87. Delivery of key growth areas contributes to economic wellbeing through delivery of major infrastructure and residential and commercial construction activities.

Environmental

88. As we grow, it's important that we balance the need for housing alongside the need to protect and enhance our biodiversity. It's also important that we make the best use of our limited natural resources such as water.

89. 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.
90. The Waikato River is at the heart of Hamilton Kirikiriroa. It supports life throughout the city and region, it is central to our culture and has shaped the form of our city. As we continue to grow, we must put the health and wellbeing of the River at the heart of everything we do.
91. As the city grows, this means we need to promote investment that protects and restores the Waikato River and delivers on our obligation under Te Ture Whaimana o Te Awa o Waikato and targeting growth areas services by, or planned to be serviced by, high quality three waters infrastructure.
92. Our approach to growth needs to enable our city to reduce carbon emissions while adapting to the changing climate to improve our resilience. This means enabling growth of homes and jobs in areas that can easily access public and/or active transport modes. It also means guiding growth that builds our resilience to climate change impacts, such as avoiding areas where there are flooding and other natural hazards.

Cultural

93. Effective partnership with Iwi is integral to the success of the growth programmes. We respect the special status of Tangata Whenua, are committed to the principles of Te Tiriti O Waitangi and further Maaori aspirations through building mana-enhancing partnerships.
94. Our Iwi partners, Waikato-Tainui, are engaged under the Joint Management Agreement (JMA), with a shared responsibility to achieve the vision and strategy for the Waikato River.
95. 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.
96. The Council continues to meet its legislative responsibilities under the RMA by providing opportunities for Iwi and hapuu to contribute to local government decision-making processes and exercise of kaitiakitanga over the natural and physical aspects within growth programmes areas.

Risks - *Tuuraru*

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

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

Significance

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

Engagement

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

Attachments - *Ngaa taapirihanga*

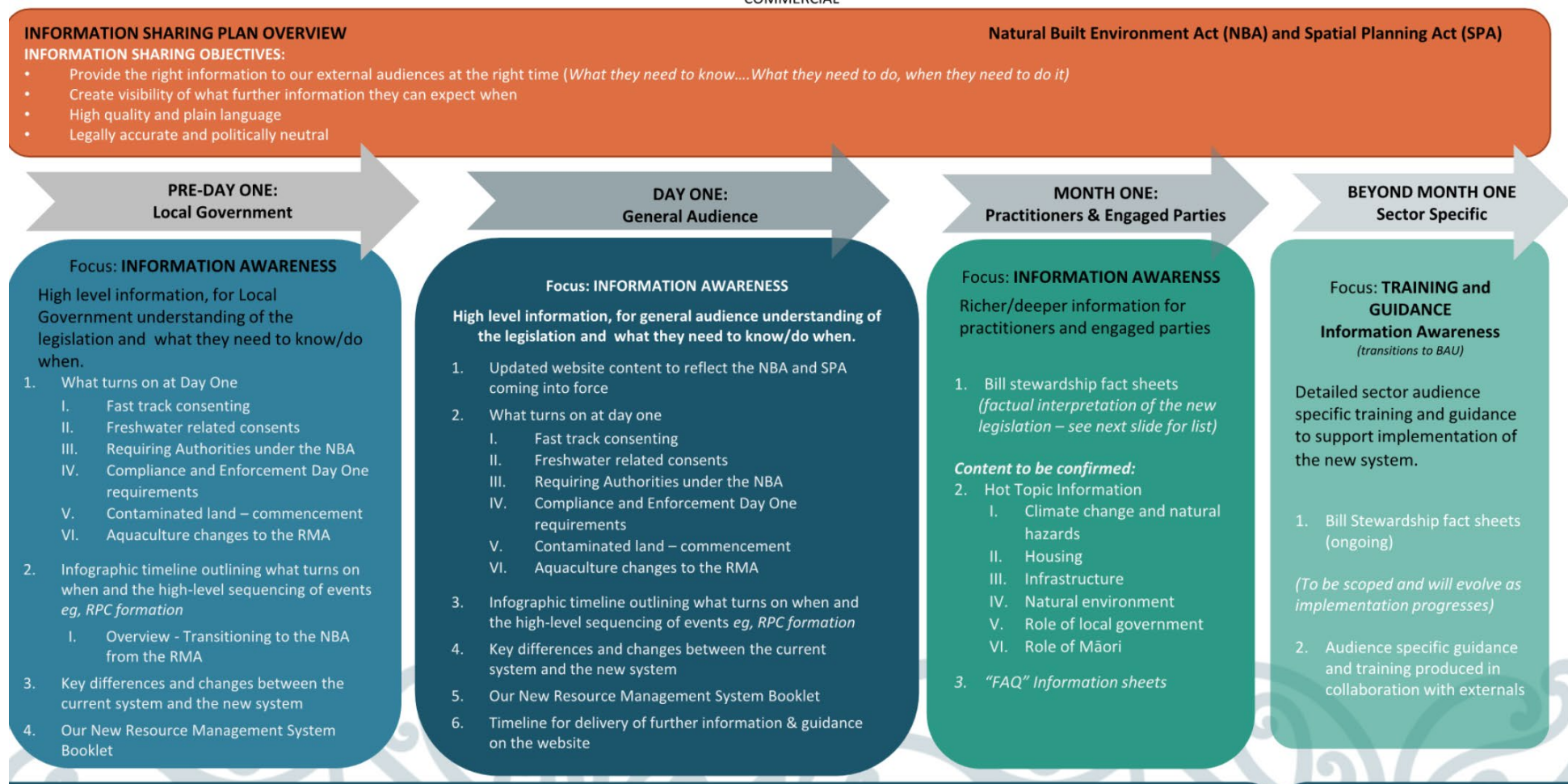
Attachment 1 - MfE Forward Plan

Attachment 2 - Draft Affordable Housing - Key Actions with Time Frames

Attachment 3 - WCLT Annual Report 31 March 2023

Attachment 4 - Hamilton Metro Prospectus

Attachment 5 - White paper - infrastructure funding partnership principles, Growth Councils, August 2023

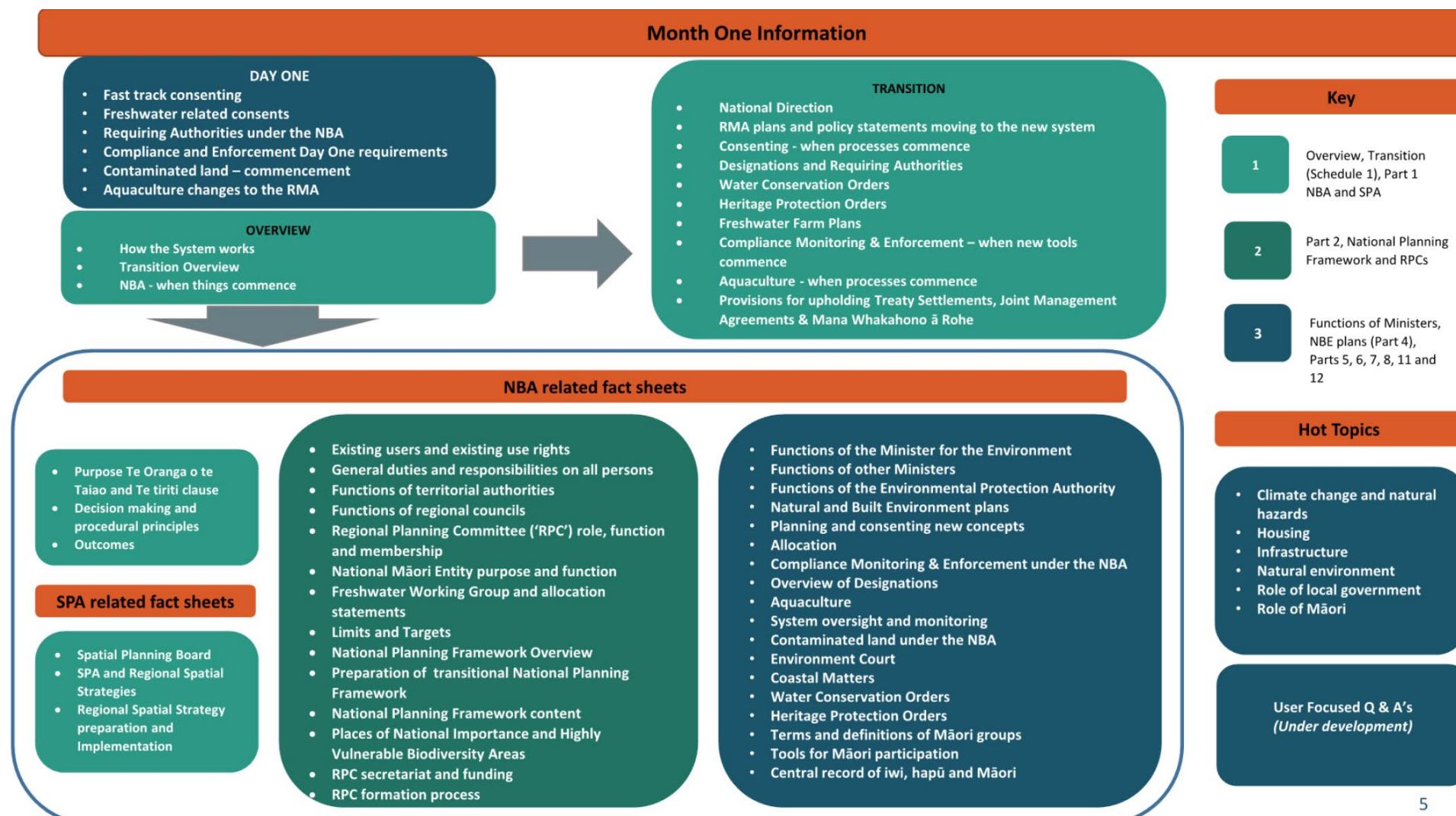


Flourishing environment, thriving communities | Ka ora te Taiao, ka ora Tātou

4



Te Kāwanatanga o Aotearoa
New Zealand Government



Housing Working Group

Key Actions, with input from:

- ❖ 'Advancing Affordable Housing Outcomes in Hamilton' – Essentia Consulting report.
- ❖ Waikato Housing Initiative: Priority Action Plan for 2023/24

Timeframe	Key actions	Key Deliverables
Short term (1-2 years)	<ul style="list-style-type: none"> • Notify Inclusionary Zoning plan change (HCC); notify by end of first quarter 2024 and aiming for joint Hearings with Waipa DC and Waikato DC mid-2024. Consider Waipa DC's earlier view for application to Minister for live-on-notification status. • Working collaboratively with WHI, determine key stakeholders and required partnerships in Affordable Housing ecosystem. <ul style="list-style-type: none"> ○ Clarify roles and responsibilities. ○ Determine acceptable verification of "affordability" for example WHI's Scorecard and/or functional relationship with CHP in place for development. • Investigate options for entities for the management of IZ assets by December 2023 • Establish Affordable Housing Fund (incl consideration of proposed Momentum Fund to avoid duplication) • Investigate options for enabling Papakainga housing through the district plan noting live provisions from Waikato DC's DP Develop partnership with KO around Fairfield-Enderley project. <ul style="list-style-type: none"> ○ Determine principles, parameters, governance, management, desired outcomes etc. ○ Agree masterplan, housing mix and required infrastructure investments. 	<ul style="list-style-type: none"> • Policy implemented requiring new developments to contribute funding and/or land to support affordable housing. • Policy implemented requiring new developments to have a mix of typologies (e.g., bedrooms) • Affordable housing integrated in all new developments in receipt of HCC or Crown support/funding/advantage. • Integrated affordable housing development scheme(s) for surplus Council owned sites. • Pipeline of affordable housing products established. • Masterplan and infrastructure plan for Enderley-Fairfield.

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	<ul style="list-style-type: none"> Identify site opportunities for Affordable Housing and go-to-market commencing late 2023. Mechanisms to capture and report relevant data, aligned across Futureproof partnership councils. Investigate and setup reactionary infrastructure fund to support developments with affordable housing. Investigate options for enabling build-to-rent (BTR) Negotiate affordable housing provision and mixed housing typologies in new greenfield areas. 	<ul style="list-style-type: none"> Data with affordability “tags” easily reported, in aligned way across 4 Futureproof Councils. Add self-reported data fields for build quality and accessibility features? Reactionary infrastructure fund established through LTP plus existing infrastructure works plans reviewed to provide priority roll-out and certainty of timing of that for 3W and other infrastructure to affordable housing projects. Implementing range of new incentives and initiatives that are meaningful to Developers to promote integrated affordability (aligned to WHI master list of Developer incentives)
Medium term (3-5 years)	<ul style="list-style-type: none"> Internal HCC process review: Review all existing plan changes that inhibit or impede housing. Review all Council policies that add expense to housing on a cost/benefit basis. Implement practices that reduce process costs for affordable housing. Review consenting team processes that delay or impede housing. Affordable Housing Fund – further development and reviews to ensure working as intended. Inclusionary zoning policy fully implemented and delivering funding or land towards affordable housing outcomes. Ensure Affordable Housing outcomes are secured in any emerging areas. Analysis 	<ul style="list-style-type: none"> Internal HCC process improvement in planning, consenting, and monitoring processes (expanded pre-lodgment fee-free services, fast track consenting, bulk consenting, specialist consenting officers, acceptance of MHUD’s urban design standards without requiring further peer review, greater use of already held data etc.) Completed affordable housing projects on surplus Council property. Funds and/or land being contributed by developers into the affordable housing delivery vehicle. Affordable housing provision is contractually committed to in new emerging areas developments. Mixed tenure affordable housing typologies delivered in Enderley-Fairfield alongside enabling infrastructure

HCC v1 19/09/2023

	<ul style="list-style-type: none">• 2-3 flagship Affordable Housing projects under development• Identify further site opportunities for Affordable Housing• Maintain and develop key relationships and partnerships in the Affordable Housing ecosystem.• Measure success of Affordable Housing investment – are objectives being achieved	
Long term (6-10 years)	<ul style="list-style-type: none">• Identify further site opportunities for Affordable Housing• Review the effectiveness of IZ policy and related mechanisms.• Measure success of Affordable Housing investment – are objectives being achieved	

HCC v1 19/09/2023

WAIKATO
COMMUNITY LANDS TRUST

Annual Report

For the year ended
31 March 2023

(Public Benefit Entity - Tier 3)



August 2023

Item 7

Attachment 3

We believe
that people in
Waikato deserve to
have access to
affordable and
quality housing.

WAIKATO
COMMUNITY LANDS TRUST

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Statement of Accounting Policies
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Attachment 3

Compilation Report

Waikato Community Lands Trust
For the year ended 31 March 2023

Scope

These statements have been prepared in accordance with the accounting policies described in the Notes to these financial statements.

Responsibilities

The Governing Body are solely responsible for the information contained in this financial report and have determined that the accounting policies used are appropriate to meet your needs and for the purpose that the financial statements are prepared.

No Audit or Review Engagement Undertaken

No audit or review engagement has been performed and accordingly no assurance is expressed.

Entity Information

Waikato Community Lands Trust
For the year ended 31 March 2023

"Who are we?" "Why do we exist?"

Legal Name of the Entity

The Waikato Community Lands Trust (WCLT)

Entity Type and Legal Basis

Registered Charity

Charity Registration Number

CC58268

Entity's Purpose or Mission

The Trust's primary purpose is to hold land in perpetuity for the benefit of the Waikato community, for use in affordable housing initiatives for people who are in need.

Entity Structure

Our Trust Deed states that we must have no less than five but no more than seven Trustees. Trustees are appointed to the Trust by an Appointments Panel.

The Appointments Panel consists of:

- A nominee of Trust Waikato
- A nominee of Momentum Waikato
- A nominee of the Waikato Mayoral Forum
- A nominee of the Waikato Branch of the Property Council NZ
- A nominee of Waikato Tainui
- A nominee of the Institute of Directors, Waikato Branch
- A minimum of one and a maximum of three independent members appointed by the Appointments Panel

Main Sources of Entity's Cash and Resources

The Trust's main source of cash and resources are from grants from Hamilton City Council and WEL Network.

Main Methods Used by Entity to Raise Funds

The Trust has yet to raise fund and are working on models to become self-sustaining in the future.

Postal Address

Att: Social Development Manager
 Private Bag 3010
 Hamilton 3240

Approval of Financial Report

Waikato Community Lands Trust
For the year ended 31 March 2023

The Governing Body are pleased to present the approved financial report including the historical financial statements of Waikato Community Lands Trust for year ended 31 March 2023.

Approved by:

Co-Chairperson: Thomas Gibbson

Date:

Co-Chairperson: May Low

Date:

Statement of Service Performance

Waikato Community Lands Trust
For the year ended 31 March 2023

"What did we do?" "When did we do it?"

Description of Entity's Outcomes

The vision for the Waikato Community Lands Trust is 'every person and every family in the Waikato is well-housed'. This remains both aspirational and achievable. Our success relies on the trust strategically working with partners and collaborators across the affordable housing spectrum alongside robust operational practices that sets strong foundations for a sustainable model to flourish.

In the last 12 months, the Trust has been successful in completing its first land acquisition: a set of four homes, with an option to purchase four more. The intent is to draw on these properties to advance further affordable housing options within the region, including through innovative offerings such as long-term leasehold. These options reflect the intent of our Operating Model Options Report.

The Trust has also entered into a Memorandum of Understanding with Habitat for Humanity, enabling the Trust to draw on the significant expertise of Habitat for Humanity in affordable housing options that advance individual, family, and community wellbeing. In addition, the Trust has taken a collaborative advocacy role in relation to Inclusionary Zoning within the Waikato region.

Our implementation plan remains focused on the following core initiatives, in order to provide sustainable and meaningful impact to Waikato's housing market:

- Funding and Investment
- Partnerships and Collaborations
- Communication and Engagement
- Meeting the diverse needs of our community
- Data and impact and Advocacy for Plan Changes
- Development of an Enduring Partnership Plan for the ecosystem

We are pleased to have advanced our Collaboration, our Advocacy, and our role in the housing ecosystem alongside the acquisition of our first properties. We look forward to continuing to work with others to advance our mission and aims.

Statement of Financial Performance

Waikato Community Lands Trust
For the year ended 31 March 2023

"How was it funded?" "What did it cost?"

	Notes	2023	2022
Revenue			
Grants, Donations and Fundraising	1	12,441	20,901
Interest, dividends and other investment income	1	47,809	8,589
Total Revenue		60,250	29,490
Expenses			
Costs Relating to Providing Goods or Services	2	12,441	20,901
Total Expenses		12,441	20,901
Surplus/(Deficit) for the Year		47,809	8,589

This statement has been prepared without conducting an audit or review engagement, and should be read in conjunction with the attached Compilation Report.

Statement of Financial Position

Waikato Community Lands Trust
For the year ended 31 March 2023

"What does the entity own?" "What does the entity owe?"

	Notes	Mar-23	Mar-22
Assets			
Current Assets			
Bank accounts and cash	3	306,457	318,274
GST Refund		477	235
Total Current Assets		306,934	318,509
Non-Current Assets			
Term Deposits	3	1,853,938	1,808,305
Total Non-Current Assets		1,853,938	1,808,305
Total Assets		2,160,871	2,126,813
Liabilities			
Current Liabilities			
Unused Grants with Conditions	4	2,104,440	2,116,881
Accounts Payable	4	0	1,310
GST Owing		-	-
Total Current Liabilities		2,104,440	2,118,191
Total Liabilities		2,104,440	2,118,191
Total Assets less Total Liabilities (Net Assets)		56,431	8,622
Accumulated Funds			
Accumulated surpluses or (deficits)	5	56,431	8,622
Total Accumulated surpluses or (deficits)		56,431	8,622

This statement has been prepared without conducting an audit or review engagement, and should be read in conjunction with the attached Compilation Report

Statement of Financial Position

Waikato Community Lands Trust
For the year ended 31 March 2023

"How has the entity received and used cash?"

	2023	2022
Cash Flows from Operating Activities		
Receipts from grant funding	0	50,000
Interest, dividends and other investment income	47,809	8,589
Payments to suppliers	(12,441)	(19,591)
Net GST movement	(1,553)	(299,037)
Total Cash Flows from Operating Activities	33,816	(260,039)
Net Increase/(Decrease) in Cash	33,816	(260,039)
Cash Balances		
Cash and cash equivalents at beginning of period	2,126,579	2,386,618
Cash and cash equivalents at end of period	2,160,395	2,126,579
Net change in cash for period	33,816	(260,039)

This statement has been prepared without conducting an audit or review engagement, and should be read in conjunction with the attached Compilation Report.

Statement of Accounting Policies

Waikato Community Lands Trust
For the year ended 31 March 2023

"How do we do our accounting?"

Basis of Preparation (Tier 3)

The entity has elected to apply PBE SFR-A (PS) Public Benefit Entity Simple Format Reporting - Accrual (Public Sector) on the basis that it does not have public accountability and has total annual expenses of equal to or less than \$2,000,000. All transactions in the performance report are reported using the accrual basis of accounting. The Performance Report is prepared under the assumption that the entity will continue to operate in the foreseeable future.

Measurement System

The measurement system adopted is that of historical cost.

Particular Accounting Policies

The following is a summary of the significant accounting policies adopted by the entity in the preparation of these financial reports.

Income Tax

The Waikato Community Lands Trust is wholly exempt from New Zealand income tax having fully complied with all statutory conditions for these exemptions.

Goods and Services Tax (GST)

The entity is registered for GST. Therefore all amounts are stated exclusive of GST (if any).

Bank Accounts and Cash

Bank accounts and cash in the Statement of Cash Flows comprise cash balances and bank balances (including short term deposits) with original maturities of 90 days or less.

Changes in Accounting Policies

There have been no changes in accounting policies. Policies have been applied on a consistent basis with those of the previous reporting period.

Notes to the Financial Reports

Waikato Community Lands Trust
For the year ended 31 March 2023

	2023	2022
1. Analysis of Revenue		
Grants, Donations and Fundraising		
Grant Funding	12,441	20,901
Total Grants, Donations and Fundraising	12,441	20,901
Interest, dividends and other investment income		
Interest Received	47,809	8,589
Total Interest, dividends and other investment income	47,809	8,589
	2023	2022
2. Analysis of Expenses		
Costs Relating to Providing Goods or Services		
Legal	1,513	0
Consultancy	10,593	20,793
Bank fees	2	1
Software subscriptions	333	107
Total Costs Relating to Providing Goods or Services	12,441	20,901
	2023	2022
3. Analysis of Assets		
Bank Accounts and Cash		
Westpac Cheque	306,457	318,274
Total Bank Accounts and Cash	306,457	318,274
Term Deposits		
Westpac Term Deposit	1,853,938	1,808,305
Total Term Deposits	1,853,938	1,808,305

	2023	2022
4. Analysis of Liabilities		
Unused Grants with Conditions		
Hamilton City Council - Operational Grant	50,000	50,000
WEL Network Operational Grant - Dec 2020	4,440	16,881
WEL Network Operational Grant - July 2021	50,000	50,000
Hamilton City Council - Capital Grant	2,000,000	2,000,000
Total Unused Grants with Conditions	2,104,440	2,116,881
Accounts Payable		
Consultancy	0	1,286
Software Subscriptions	0	24
Total Accounts Payable	0	1,310
	2022	2022
5. Accumulated Funds		
Accumulated Funds		
Opening Balance	8,622	33
Accumulated surpluses or (deficits)	47,809	8,589
Total Accumulated Funds	56,431	8,622
6. Commitments		
There are no commitments as at 31 March 2023.		
7. Contingent Liabilities and Guarantees		
There are no contingent liabilities or guarantees as at 31 March 2023.		
8. Contingent Assets		
There are no contingent assets as at 31 March 2023.		
	2023	2022
9. Related Parties		
Related Party Transactions		
No related party transactions noted		
10. Events After the Balance Date		
There were no events that have occurred after the balance date that would have a material impact on the Performance Report.		
11. Ability to Continue Operating		
The entity will continue to operate for the foreseeable future.		

Transaction List

32 Day Notice Saver - 03-0318-0069235-001

Default view for selected accounts shows transactions processed in last 7 days. Change view by selecting different account or entering i

View Account: 32 Day Notice Saver - 03-0318-0069235-001 View Transactions : Fro

Payment Date	Description	Other Party Name
31/03/2022	Return	Return



Looking for a specific transaction? Click column headings to re-sort list or use [Transaction](#)

Transaction List

Non Profit Organisation - 03-0318-0069235-000

Default view for selected accounts shows transactions processed in last 7 days. Change view by selecting different account or entering i

View Account: Non Profit Organisation - 03-0318-0069235-000 View Transactions : Fron

Payment Date	Description	Other Party Name
31/03/2022	Credit Interest	CREDIT INTEREST



Looking for a specific transaction? Click column headings to re-sort list or use [Transaction](#)



WAIKATO
COMMUNITY LANDS TRUST

www.wclt.org.nz

Hamilton Kirikiriroa

Metro prospectus

Huakina te pito mata o te taaone nui.
Unlocking the city's potential.

Together
we can build
a strong future
for Hamilton
Kirikiriroa.



**Hamilton
City Council**
Te kaunihera o Kirikiriroa

Why invest in Hamilton Kirikiriroa?

"Hamilton Kirikiriroa is ambitious and ready to go"

Hamilton Mayor Paula Southgate

Hamilton Kirikiriroa is a great place to live, work and raise a family. We have many of the big city benefits, while remaining more affordable and easier to live in than other centres.

But more is needed to deliver a strong and sustainable city, especially as our population continues to soar.

Fourth largest city

**180,000
people**



We're young

Median age

33



Hundreds of

**ethnic
groups**

Easy to get around



**Strong iwi
partnerships**



**Established
sub-regional
relationships**

But it's not just the lifestyle that makes us so attractive, it's our location and opportunities for business.

Hamilton is strategically located at the centre of the Golden Triangle. We offer diverse housing and business opportunities with strong sectors in healthcare, manufacturing, logistics, agritech and innovation.

We are set up for success, with major growth areas in the pipeline, thriving local businesses and big organisations relocating to our city such as Kmart, Maersk and Te Pūkenga.

Alongside our neighbours, iwi partners and central government, we have a successful history of working together and an agreed plan for our future through the Future Proof Strategy and Hamilton Urban Growth Strategy.

Golden Triangle

Connections to Auckland and Tauranga.



Hamilton's location makes us more resilient.

Outperforming the rest of New Zealand in

population, GDP and employment growth.



Least constrained high growth city.



Proven track record

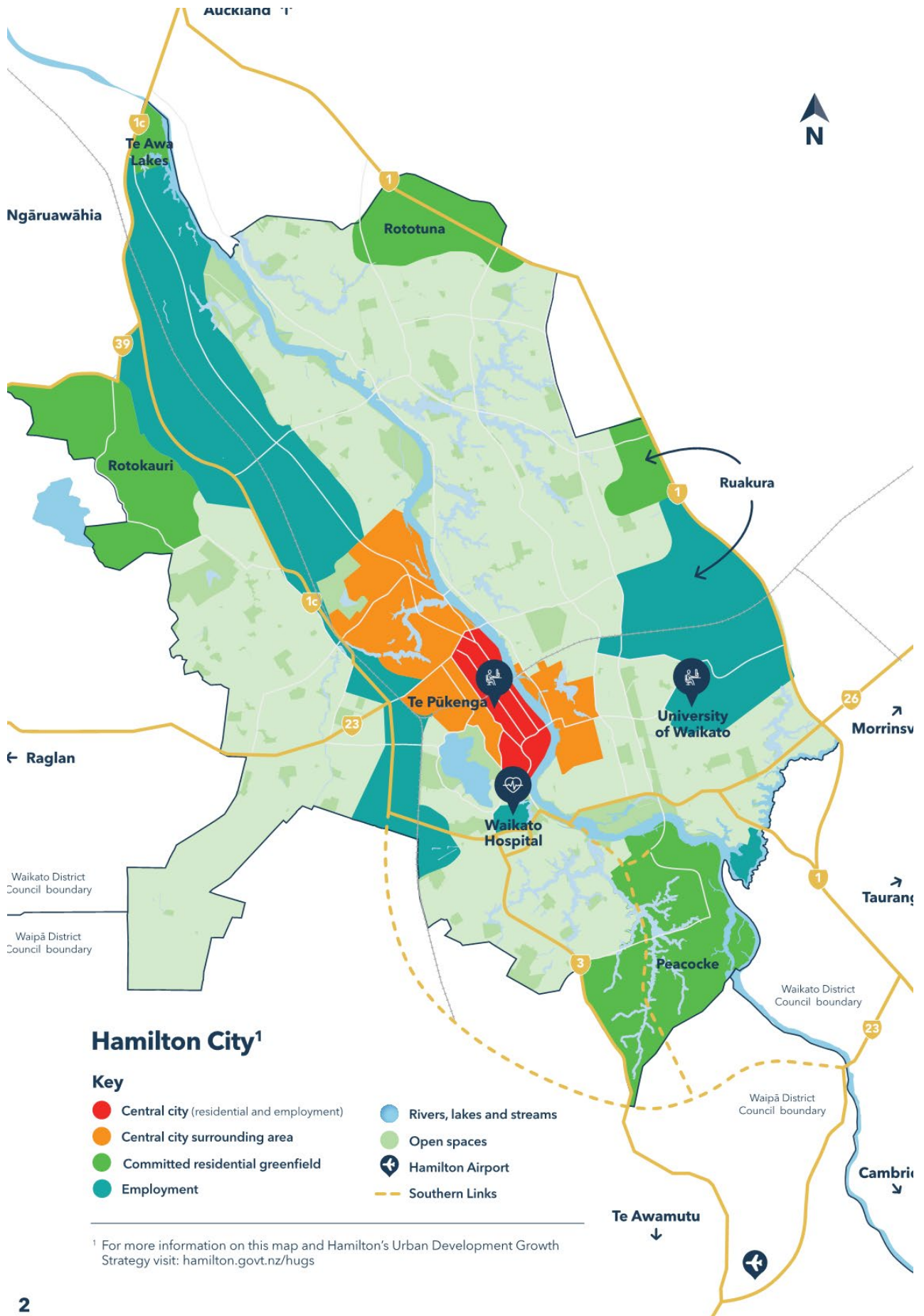
Waikato Expressway, Ruakura Superhub and Peacocke.



What do we need?

"We need to work together to unlock our potential"

1. Policy and legislation that enables delivery.
2. Government commitment to delivering on our Future Proof priorities.
3. A shared investment programme over 10-30 years.
4. A better range of funding and financing options, including more headroom for councils to borrow for intergenerational infrastructure and easier pathways for funding deals.
5. Agreements that trust us to get on with the job.



Hamilton-Waikato metropolitan area

Urban subregion of the Waikato.

We have planned for our population to double to

500,000



Currently:

Population: 257,000

Population growth

2.0%

(average last 5 years)

2.0%

(average last 20 years)



Land area:

76,515ha



Businesses: 27,000

Businesses growth

3.2%

(average last 5 years)

2.8%

(average last 20 years)



Key industries:



Agriculture



**Construction
manufacturing**



Education



Healthcare



**Science and
technology**



Logistics

Employment: 138,000

Employment growth

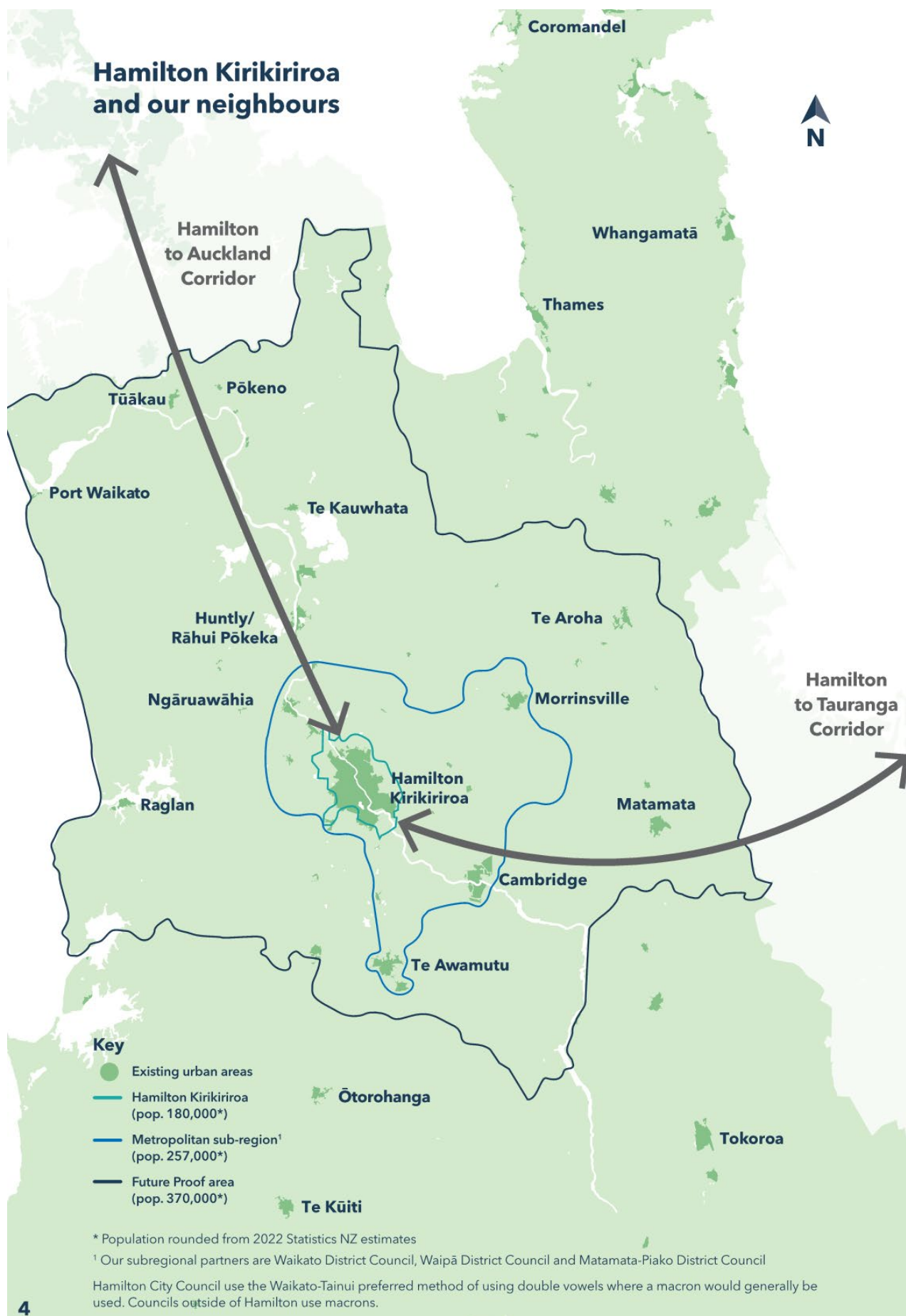
3.3%

(average last 5 years)

2.5%

(average last 20 years)





Future Proof: Our agreed plan for the future

We have been planning in collaboration with our neighbours, iwi and central government for a number of years through Future Proof. The Future Proof partnership² was established in 2007 to consider how the subregion should grow and develop into the future.

The first strategy was adopted in 2009 with the agreed settlement pattern then being incorporated into statutory documents. This has ensured the subregion grows in a strategic and coordinated way, integrating land use, transport infrastructure and funding.

The strategy was reviewed and endorsed by the Future Proof partnership in 2022.

Transformational moves

Future Proof has identified seven transformational moves for change. These transformational moves provide direction on moving towards a more sustainable form of urban growth and development.



The following sections outline Hamilton's investment priorities that will contribute to the transformational moves agreed through Future Proof.

We're not promoting programmes of work that only support one area; it takes all parts to deliver a great metro city.

Picking and choosing parts of the solution won't deliver the outcomes our city needs to unlock our potential.

² **Our partners:** Ngā Karu Atua o te Waka, Waikato-Tainui, Tainui Waka Alliance, Waikato Regional Council, Waipā District Council, Waikato District Council, Hamilton City Council, Matamata Piako District Council, Waka Kotahi and Te Whatu Ora.

For Hamilton-Auckland corridor matters, the partnership is expanded to include the Government, Mana Whenua Kaitiaki Forum and Auckland Council.

Water and environment | Te wai me te taiao



The Waikato River and nature are at the heart of all we do

**Tooku awa koiora me oona pikonga he kura tangihia o te maataamuri -
The river of life, each curve more beautiful than the last**

Te Ture Whaimana o Te Awa o Waikato sets the vision for our awa and everything we do must give effect to this. Investment that protects and restores the Waikato River is investment aligned with iwi priorities.

We are experiencing the consequences of under investment in our three waters networks, coupled with infrastructure reaching the end of its life. This has been exacerbated by higher environmental standards, climate change and an increasing population.

Our existing networks were built to cater for a certain type of development at standards appropriate at the time, however we need to dramatically increase investment to deliver the future we want.

We can't do it alone and there are significant consequences for Hamilton if we don't get it right. We are already having to turn down development where we are facing capacity constraints, and we need to work together to ensure we are open for business if we want to address housing affordability, provide jobs, and deliver improved environmental outcomes.

We understand what we need to deliver to address these issues and the Future Proof partnership has completed the Waikato-Hamilton-Waipā Metro Wastewater Detailed Business Case. This identifies the best future options for managing wastewater in our urban areas. Now we need to collectively make it happen.

Outcomes:

Delivering in partnership:	Going it alone:
Meet our obligations to Te Ture Whaimana.	Not meeting our obligations to Te Ture Whaimana including water and wastewater environmental allocations.
Deliver more houses, faster.	Delays in building housing and increasing unaffordability.
Accommodate more businesses including wet industry in the right locations (industries that use large amounts of water such as food and beverage manufacturing).	No capacity for business or wet industry.
Improving resilience for increasing weather events.	Increasing impacts from weather events.
Unlocking significant growth areas that deliver benefits for the metro and wider region.	Delay in local and sub-regional growth such as industry around the Airport or planned development areas.

What we need:



A new southern sub-regional wastewater treatment plant

A collaborative approach between three councils - Hamilton City, Waipā District and Waikato District - and mana whenua has identified the best options for managing wastewater treatment for the future of the subregion.

- A staged \$1 billion investment into a new wastewater treatment plant to provide for future planned growth in Hamilton's south, the Airport's industrial area and Waipā.

Pukete wastewater treatment plant upgrades

The Pukete wastewater treatment plant is the largest inland discharging treatment plant. Its existing resource consent will expire in 2027. A new consent will impose significantly higher discharge standards to give effect to Te Ture Whaimana.

- \$500+ million investment into Pukete treatment plant to get ready for subregional growth and higher discharge standards.
- Significant additional funding will also be required to connect northern neighbouring communities (such as Ngāruawāhia) to this treatment plant.
- Investment in other sub-regional wastewater treatment plants in Waikato and Waipā.

Stormwater solutions and blue green networks

We're working to unlock the cultural and ecological values of the Waikato River's edge through protecting and creating green spaces that improve water quality, resilience, biodiversity and amenity.

- Citywide investment to be more resilient to increasing weather events in both infill and greenfield areas.
- This includes gully restoration and swale/greenway investment.

Potential funding sources

Future Proof Partner funding.

Hamilton City Council Funding. Private sector funding.

Innovative Government funding solutions required.

Transport | Te kawe



It's important our city is easy to get around. With significant growth forecast to continue, we need to be making decisions with a much bigger city in mind. This means investing boldly in a balanced transport network that gives people safe and convenient choices for moving around, while reducing carbon emissions and congestion.

Without bold investment, road traffic congestion will significantly worsen over the next 30 years, increasing intersection delays by as much as 133% in the evening peak period and significantly reducing the efficiency of freight movements. Emissions will also continue to increase.

Hamilton has the unique opportunity to act now and avoid the issues seen in other cities, such as Auckland and Tauranga. To do this, we need to invest in strategic infrastructure that sets us up for the future, including:

- improved roading for low emissions cars, buses and freight
- bus rapid transit along key corridors and a grid of direct and frequent bus routes
- safe, connected walking, biking and scootering
- enhanced inter-regional freight and passenger rail e.g. Te Huia.

Projects such as the Ruakura Eastern Transport Corridor will open up land for both employment and thousands of new homes.

Improved public transport, walking and cycling is central to enabling quality housing development and access to education and employment.

We have the opportunity to unlock efficient freight routes and support economic development in Hamilton and the wider region through longstanding projects like Southern Links, which will provide connections to the airport.

Hamilton Kirikiriroa aspires to be a compact, connected city, allowing people to meet most of their daily needs by walking from their home, in pleasant surroundings, and with safe, easy, access to other parts of the city by biking, using micromobility or public transport.

Outcomes:

Delivering in partnership:	Going it alone:
Improved economic opportunities and freight efficiency.	Compromised efficiency and increased costs of doing business.
Predictable travel times.	Longer, more unpredictable travel times.
Increased transport choices, sooner.	Worse congestion.
Meeting emissions reduction targets.	Increasing emissions.
Enabling more housing and quality urban intensification.	Slower provision of housing and not enabling quality urban intensification.

What we need:



Safe and efficient major connections

We need to continue to provide efficient freight corridors, and safe interregional links.

We need certainty that these priorities will be progressed:

- Cambridge to Piarere
- North Island and East Coast Main Trunk line upgrades
- Southern Links Network
- Ruakura eastern transport corridor
- Hamilton to Tauranga Corridor Improvements.

Better walking and cycling connectivity

This opportunity offers quick and meaningful active mode improvements. We need to deliver on:

- Access Hamilton Strategy identified walking and cycling priorities.

Investment in our Metro Spatial Plan's rapid transit network

We have developed a subregional plan for a radical shift to rapid transit that includes:

- public transport priority programme
- detailed network planning to identify corridors
- corridor protection and land acquisition.

Potential funding sources

Central Government funding (Waka Kotahi, KiwiRail). Hamilton City Council funding.

Central Government and Hamilton City Council funding.

Future Proof Partner funding.

Innovative Government funding solutions required such as congestion charging.

Building a vibrant central city | Te hanga i tetahi taaone nui o te pokapuu



Our central city is the economic heart of the subregion. It is important not only for Hamilton, but as a centre for our neighbouring towns. As well as providing a place for commercial, cultural, and economic growth, it is also a place that thousands of people will one day call home.

The biggest constraint to delivering our plan for growth is funding.

Our infrastructure deficits mean that we can't grow everywhere at once - we need to prioritise. Hamilton has prioritised the central city and its surrounds for growth.

Over the next 10 years, we're expecting around 4000 new homes in the central city for up to 10,000 people. To support this growing population, we're prioritising strategic infrastructure investment in the central city. Over time, we'll take a staged approach to enabling intensification in other nearby centres and suburbs close to the central city, and along transport corridors.

Supporting compact urban development supports environmentally friendly growth. It means leaving space for natural areas and will lower transport emissions as people live closer to their everyday needs.

Over the last year, approximately 70% of Hamilton's growth has occurred in existing urban areas which shows that intensification is happening now, it's not just something we want for the future. We've further enabled density in our city in the right places through our recent District Plan changes.

Outcomes:

Delivering in partnership:	Going it alone:
More housing choices in more places.	Slower rate of development or reduced choice of development locations.
Increased affordability through increased supply.	Increased unaffordability due to decreased supply.
Communities can easily access good facilities in their neighbourhoods.	People don't have access to quality community facilities or have to travel long distances to access them.
Density to support rapid and frequent public transport.	Densities not achieved to support rapid and frequent public transport.
More safer walking and cycling options.	Low uptake of walking and cycling.

Constrained funding for growth infrastructure has lowered the amount of land available for development.

What we need:



Central city core network infrastructure

Hamilton was fortunate to get Government's Infrastructure Acceleration Fund (IAF) grant for \$150 million. The grant, alongside more than \$100 million from Hamilton City Council, is being invested into central city infrastructure to support new homes.

Much more is required to realise the benefits of growing our central city, including:

- central city water and wastewater, stormwater network investment
- connections to integrate the new pedestrian and cycling bridge with existing and planned infrastructure.

Collaboration to secure strategic land in the central city

Council, iwi, Kainga Ora, Ministry of Education and other partners need to collaborate and have the ability to secure strategic land in the central city. This has the potential to deliver:

- land to locate development centrally and near transport nodes
- space for schools to grow alongside growing communities
- social and affordable housing
- good urban design
- mixed use and business nodes
- development footprints that leave space for nature.

Central city community infrastructure investment

We need to invest in things that make our city a great place to live. These complementary investments alongside water and transport infrastructure, will deliver great communities. Our communities will be enabled to thrive with the delivery of:

- parks and open spaces
- community facilities (like libraries, pools and sports grounds)
- a focus on our services like amenity planting, rubbish and streetscapes.

Potential funding sources

Innovative Government funding solutions required.
IAF funds some of the needs above including the reservoir and bridge, but more is needed to enable around 4000 homes by 2035.



Our proven track record: Peacocke

We're enabling the development of an attractive and sustainable community in Peacocke.

Ko te aaheinga o te hanga he waahi ataahua, he waahi toiora ki Peacocke.

Unlocking the Peacocke growth cell is one of the best examples of what we can do when we are trusted to deliver.

Through the Government's Housing Infrastructure Fund (HIF), in 2016 Hamilton City Council secured \$290.4 million for the development of Peacocke, Hamilton's southern greenfield growth cell. This was made up of \$180.3 million 10-year interest-free loan and \$110.1 million Waka Kotahi NZ Transport Agency subsidies.

When completed, Peacocke will deliver around 7400 homes for up to 20,000 Hamiltonians.

Thanks to a high-trust funding and outcomes model with the government, we've achieved:

- efficiencies and delivered community-wide outcomes at a programme level
- good engagement with the construction sector and resourcing of materials which minimised delays from COVID-19
- in 2022/23, more than 90% of the HIF funding (about \$245 million) was used to progress the infrastructure programme.



Ruakura Superhub

Hamilton City Council and the Government have supported Tainui Group Holdings to accelerate the delivery of the commercial hub at Ruakura.

At 490 hectares, it's one of our country's largest multi-use developments, equivalent to the size of Auckland's CBD.

The aspiration of Waikato Tainui is that the Ruakura Superhub will be the most environmentally sustainable port in the southern hemisphere.

In 2020, our partnership received \$56 million in central government funding from the Provincial Growth Fund and Shovel Ready. Collectively, we have invested over \$100 million in roads and

water infrastructure to help build a well-connected and vibrant community.

Ruakura will deliver:

- between 6000 and 12,000 new jobs
- deliver major economic, social, environmental, and cultural benefits to the Waikato and New Zealand
- space for approximately 5000 new homes
- a purpose built 30-hectare inland port operation run in partnership with the Port of Tauranga.

Hamilton City Council
Garden Place, Private Bag 3010, Hamilton

 HamiltonCityCouncil

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 07 838 6699

hamilton.govt.nz



WHITE PAPER - INFRASTRUCTURE FUNDING PARTNERSHIP PRINCIPLES

This white paper was jointly developed by the Hamilton, Tauranga and Queenstown growth councils.

Purpose:

The purpose of this White Paper is to recommend that the following twenty principles are established as the basis for long-term growth infrastructure funding partnerships and associated loan structures between central Government and high-growth councils, or (sub)regional growth partnerships ("Funding Partnerships").

Funding Partnerships built upon principles such as these are vital for delivering intergenerational infrastructure solutions that align with the shared objectives of central and local government, in order to maximise future social, cultural, economic, and environmental outcomes for New Zealanders.

Infrastructure includes social and cultural infrastructure, and alignment with planning for provision of schools and health facilities.

This white paper specifically concentrates on the first critical area requiring attention - funding principles for Funding Partnerships. In order to achieve our shared objectives there are other fields (including the ones listed below) that are critical success factors more broadly, but are not in scope for this paper. Our three Councils possess the experience and expertise in these domains and would welcome the opportunity to contribute and collaborate in these areas.

This paper does not:

- identify or advocate for specific geographic areas or infrastructure projects, nor does it serve as a proposal or request for funding;
- provide specific funding structures or operational frameworks;
- recommend new or additional sources of revenue in relation to the funding mechanisms and structures;
- specify governance structures for Funding Partnerships, but it is expected they will include iwi representatives, local and central government elected officials, senior council staff and other representation as appropriate; or
- suggest initiatives to improve infrastructure delivery, efficiency, procurement and manage cost escalations.

The value proposition for government:

- Cost savings and accelerated delivery of housing and community infrastructure, through efficient strategic Funding Partnerships.
- More timely targeted investment which keeps pace with Government and community needs and critical service delivery and enablement, and well-aligned government and local government purpose and investment commitments.
- Enhanced revenue generation through general taxes, rates, development revenue, acceleration of road pricing and volumetric pricing for water.

- Achieving macro outcomes – contributing to the environment, urban growth agenda, emissions reduction, resilience and sustainability goals
- Greater opportunity to capture economic value gained by landowners as a consequence of government investment, as land is developed.
- Enabling of local government collaboration, partnerships, alliances or amalgamations, where agreed.

Funding Partnerships will secure the following benefits through investment in key growth centres:

- Contribute to achieving the wellbeing and productivity outcomes both government and councils aspire to.
- Reduced risk of degradation – improved infrastructure provides better quality of life, greater employment opportunities, and enhanced reputation and competitiveness in visitor experience.
- Strong economic multipliers – priming the economy, supporting jobs and future investment through long-term confidence in infrastructure.
- Investment in our communities – building and retaining capacity and capability across the country.

INFRASTRUCTURE FUNDING PARTNERSHIP PRINCIPLES:

1. Funding Partnerships are outcomes-focused (social, cultural, economic, and environmental), and are structured in a way that preserves intergenerational equity.
2. Funding Partnerships operate within a high-trust and collaborative model similar to the Housing Infrastructure Fund (HIF) or Waka Kotahi funding models, with respect to infrastructure delivery, risk, oversight and dispute resolution at a programme level.
3. Funding Partnerships recognise that significant urban economies are more robust investment propositions than elsewhere, and on that basis applies appropriately differentiated funding terms and responsibilities, rather than a 'one-size fits all' approach (such as the LGFA).
4. Funding Partnerships provide commitment over the long term, and reflect the life-cycle of planning, development, and operation, maintenance and renewals, and "lead time" for the outcomes sought.
5. Funding Partnerships leverage local and regional government expertise, and the allocation of funding and its associated structures should reflect their track-record of delivery of those local authority partners.
6. Partners commit to aligning, to the extent their influence allows, the agencies and entities who are important to achieving the purpose of Funding Partnerships. These may include, for example, other local authorities, regional councils, Watercare and water service entities, relevant government ministries, and electricity suppliers.
7. Partners commit within the partnership to efficient negotiations and timely processing and execution of documentation.
8. Infrastructure referred to in this paper includes transport and three waters network infrastructure and social and cultural infrastructure, which is aligned with planning for emissions reduction, climate resilience, and the provision of education and health facilities.
9. Capital contributions to a Funding Partnership take account of the scale of each partner, and the impact on affordability for the community.
10. Funding Partnerships welcome private sector investment which could include superannuation and other private investment funds, or strategic alliances with developers.

Funding mechanisms

11. Funding mechanisms and structures are flexible and forward-looking, considering (to the extent possible) technological, climate, and regulatory change.
12. Funding mechanisms and structures recover costs in a way that reflects the relationship between exacerbators and beneficiaries of Funding Partnership investment, and reflect the value added by the investment.
13. Funding mechanisms and structures reflect the value added to the local and national economy through productivity improvements, job creation and other value add measures.
14. Funding mechanisms and structures take account of the value derived by various parties (including landowners, government, business and other stakeholders) across the development lifecycle as a consequence of Funding Partnership investment.
15. Funding structures may take the form of a city/metro or sub-regional deal, but the principles in this paper are intended to apply to more broadly.

Delivery

16. Funding is allocated at a programme level rather than a project level, with a focus on working within the programme budget rather than project-specific budgets.
17. Funding is directed towards capital programs that align with strategic land use planning, such as a council's long-term plan or 30-Year infrastructure strategy, or priority programs identified by (sub)regional growth partnerships. The emphasis should be on supporting established programs rather than new or speculative projects.
18. Funding structures enable the relevant delivery agencies sufficient delegation to 'get on with delivery', which have industry standard reporting and audit obligations comparable to eg Waka Kotahi 3 yearly procedural and financial audits.
19. The principles of the government's construction sector accord shall apply.
(<https://www.constructionaccord.nz/the-accord/>)

Risk

20. Risks are shared upfront between partners in a balanced manner within a high trust model, taking into consideration the expertise, delivery capacity, and the party best placed to manage each respective risk.

Signed by,



Lance Vervoort
Chief Executive
Hamilton City Council



Marty Grenfell
Chief Executive
Tauranga City Council



Mike Theelen
Chief Executive
Queenstown Lakes District Council

Council Report

Item 8

Committee: Strategic Growth and District Plan Committee

Date: 10 October 2023

Author: Mark Davey

Authoriser: Blair Bowcott

Position: City Planning Manager

Position: General Manager Strategy, Growth and Planning

Report Name: District Plan Update - October 2023

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

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

Staff Recommendation - *Tuutohu-aa-kaimahi*

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

Executive Summary - *Whakaraapopototanga matua*

3. This report provides updates to the Strategic Growth and District Plan Committee on aspects of the District Plan Change Programme (DP Programme), private plan changes, and other planning matters including:
 - i. Rototuna Town Centre Plan Change;
 - ii. the Fairfield-Enderley Urban Development Partnership;
 - iii. Central city development, including internal planning, land use and infrastructure alignment to support the delivery of the Central City Transformation Plan; and
 - iv. National Planning Standards.

4. The recent extension granted by the Minister for the Environment of the Plan Change 12 (PC12) decision-making deadline from 31 March 2024 to 20 December 2024 has led to a re-prioritisation of the District Plan programme to focus on Plan Change 14 – Flood Hazards and Plan Change 16 – Inclusionary Zoning.
5. Staff have engaged additional resource to support advancing an inclusionary zoning plan change to assist with the supply of affordable housing in the city; staff are working with Waikato District Council and Waipa District Council on this. Since the previous meeting, the Housing Working Group has been established and a draft work programme has been prepared, which includes inclusionary zoning.
6. Plan Change 13 (Te Rapa Racecourse private plan change) hearings took place on 23-25 August 2023. A hearing date for Plan Change 15 (Tuumata private plan change) has not yet been confirmed; this is likely to be in the first half of 2024.
7. Hearings for Tranche 2 of Plan Change 9 (Historic Heritage and Natural Environment) start on 6 November 2023, with the evidence exchange processes having commenced late August. The matters related to identifying heritage and the thresholds (at what point is an area deemed to be heritage or not) have been narrowed through expert conferencing.
8. Staff anticipate that following the November hearings, interim decisions will be able to be released on Significant Natural Areas (SNAs), archaeological and cultural sites, historic heritage areas (HHAs) and the method and rules relating to built heritage items. There will likely be a follow-up hearing in 2024 to determine which built heritage items are to be protected.
9. Staff consider the decisions in the report to be of low significance and that the recommendations comply with Council's legal requirements.

Discussion – *Matapaki*

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

Plan Change/project	Status	Commentary
Plan Change 5 (Peacocke)	<p>Appeal period closed 14 April 2023. Commissioners' decisions and appeals received are available here.</p> <p>Currently developing a Peacocke residential urban design guide and bat management plan</p>	<p>Five appeals to the plan change have been lodged with the Environment Court, along with an additional two s274 parties. Staff are now engaging with appellants through court-assisted mediation; this process is set down for the 26, 27 and 29 of September 2023.</p> <p>A residential urban design guide for the Peacocke growth area is being developed. It will be a non-statutory, educational tool used to help show how developers can contribute to Council's aspiration for Peacocke to be a well-designed and attractive neighbourhood for future Hamiltonians. As an image-based document, the</p>

Plan Change/project	Status	Commentary
		<p>guide will be translating the Peacocke planning provisions for subdivision and residential development into best practice exemplar images.</p> <p>A city-wide Bat Management Plan is being developed to achieve better monitoring and management, and therefore better ecological outcomes, for long-tailed bats across the city. This plan connects with HCC's wider Nature in the City (NITC). Key objectives of the plan will include the indication of priority areas for restoration that will benefit bats within the wider landscape; guidance on bat management, monitoring and bat habitat protection; and a framework for the ongoing management and sharing of bat-related data.</p>
Plan Change 9 (Historic Heritage and Natural Environment)	Proponent evidence has been completed by HCC and filed in preparation of the second tranche of hearings. Submitter evidence is due late September 2023 in response. This will be followed by rebuttal evidence by HCC in advance of hearings commencing 6 November 2023.	Hearings resume 6 November 2023, at which point all five topics will be heard. The Panel will hear archaeological and cultural sites and built heritage items for the first time. SNAs and HHAs will be heard for the second time to address unresolved matters from Hearing 1 including the implications of the new National Policy Statement on Indigenous Biodiversity and the method and the thresholds for determining HHAs. Following this, we expect decisions to be released on all topics apart from historic heritage items. We anticipate a follow-up hearing in 2024 to address which specific built heritage items are to be protected.
Plan Change 10 (Te Rapa Deferred Industrial land)	On hold	Staff are waiting to hear back from the major landowner. Until their position is known, Council will not be progressing this plan change.
Plan Change 12 (Enabling Housing)	Hearing postponed to mid-2024	Council has received confirmation from the Minister for the Environment approving the extension of the decision-making deadline to December 2024.
Plan Change 13 (Te Rapa Racecourse private plan change)	Hearings held 23-25 August 2023. Currently adjourned and following the process and timeframes set out in Direction #2 for the Applicant's closing statement.	<p>26 submissions and 3 further submissions were received.</p> <p>At the conclusion of the process in Direction #2, the Hearing Panel will consider and issue a further direction regarding the next part of the process, including if appropriate reconvening the hearing.</p> <p>The two key issues that arose were regarding the residential density on the site and the reverse sensitivity on surrounding industrial areas.</p>
Plan Change 14 (Flood Hazards)	Further information about flood modelling has been published, and planning provisions are being developed. Pre-notification consultation will start late 2023,	Consideration is being given to the potential implications of Plan Change 12, and staff members are engaging with key stakeholders to discuss the planning approach.

Item 8

Plan Change/project	Status	Commentary
	with hearings expected in 2024.	
Plan Change 15 (Tuumata private plan change by TGH)	Further submissions period closed 10 July 2023. 12 submissions were received including a submission on behalf of Hamilton City Council.	There were some residual issues which HCC was not able to resolve with TGH prior to lodgement and as such will address these through the formal hearing process. TGH has requested a change to the hearing date for this plan change. HCC are working to find alternate hearing dates, likely to be in 2024.
Plan Change 16 (Inclusionary Zoning plan change)	At the 14 June 2023 Strategic Growth and District Plan Committee, resolutions sought the prioritising of an inclusionary zoning plan change.	HCC is now working with Waipa and Waikato district councils to ensure alignment with the policy approach and timing of notifying a plan change.
Rototuna Town Centre Plan Change	Progressing	Staff are engaging with major landowners to establish a work program to progress a collaborative plan change.
Fairfield-Enderley Urban Development Partnership	Progressing	A steering group comprising Kainga Ora and HCC staff has been established to oversee a consultant brief to develop a redevelopment plan for Kainga Ora land holdings in this locality.
Central city development, including internal planning, land use and infrastructure alignment to support the delivery of the Central City Transformation Plan (CCTP).	Internal alignment phase for CCTP actions and AMP delivery, together with IAF/Housing outcomes agreements	Policy assessment of car-parking policy in the central city has been completed. Working with City Transportation regarding project scope for Multi-Modal Plan. Scoping what further work is required to inform the 2024-2034 Long Term Plan and associated asset management plans.
National Planning Standards	On hold	The implementation of National Planning Standards into district plans is required by 2024. Staff are seeking an exemption from this deadline due to the process constraints of implementing these standards at the same time as significant changes are being made to the District Plan under PC12 and PC9.
Sites and areas of significance to Maaori	On hold	Awaiting input from Waikato-Tainui. HCC will then commence a review of work undertaken to date and will work with Waikato-Tainui regarding possible options for progressing.

Plan Change 14

- Plan Change 14 (PC14) involves revisions to certain chapters and appendices within the 2017 Operative Hamilton City District Plan, specifically focusing on flood hazard regulations. The need for these changes arises from the challenges posed by increased housing intensification, driven by the National Policy Statement on Urban Development (NPS-UD) and the Resource Management (Enabling Housing Supply and other Matters) Amendment Act 2021.

15. This section provides background information, outlines the objectives, and presents proposed solutions. Additionally, it will update on process/timelines, proposed communication and engagement approaches, and planning options being considered.
16. Members have been previously briefed on PIC14 on 16 August 2023. Briefing sessions were also held with Members on 8 March 2023 regarding flood hazards and on 13 September 2023 to discuss flood depression data.

Background

17. The city's growth is expected to double in the next 50 years, with an estimated 120,000 homes to house about 310,000 residents. Notably, since 2017, nearly half of the city's residential growth has occurred in brownfield areas, leading to the construction of apartments and duplexes.
18. Hamilton's rapid urban expansion is part of a larger nationwide trend. While urban growth offers various benefits, it also presents challenges for local governments, including concerns about housing affordability and the capacity of infrastructure to support such expansion.
19. Staff have identified a potential gap in the Operative District Plan regulation of flood hazards, particularly related to buildings and other development in areas prone to overland flooding and low flood risk zones. More than 17,000 building locations could be affected in a 1% AEP (100-year) flood event, primarily in medium to low hazard areas. Additionally, nearly 24,400 building locations intersect or are close to overland flow paths, including minor, moderate, and major categories. While the risks to people and property in these areas are relatively low, there is still a significant cumulative impact, including the potential for floodwaters to affect neighbouring properties.
20. Low, medium, and high flood hazards can have varying impacts on individuals and communities. These impacts are not uniform and can affect people differently based on their location, vulnerability, and preparedness. However, it is essential to consider all levels of flood hazards when assessing and addressing flood risk.

Plan change process

21. Studies are presently in progress, and initial provisions are being drafted. Early discussions with key stakeholders have already started with Waikato-Tainui, Kainga Ora and The Property Council. These discussions will extend through the end of 2023. After gathering feedback from stakeholders, staff will review and refine the proposed provisions. Staff will seek Council's approval to notify PC14 in the first quarter of 2024 with a recommended approach based on feedback on the options set out in Table 1 below.
22. **Figure 2** provides an overview of PC14 process until notification.

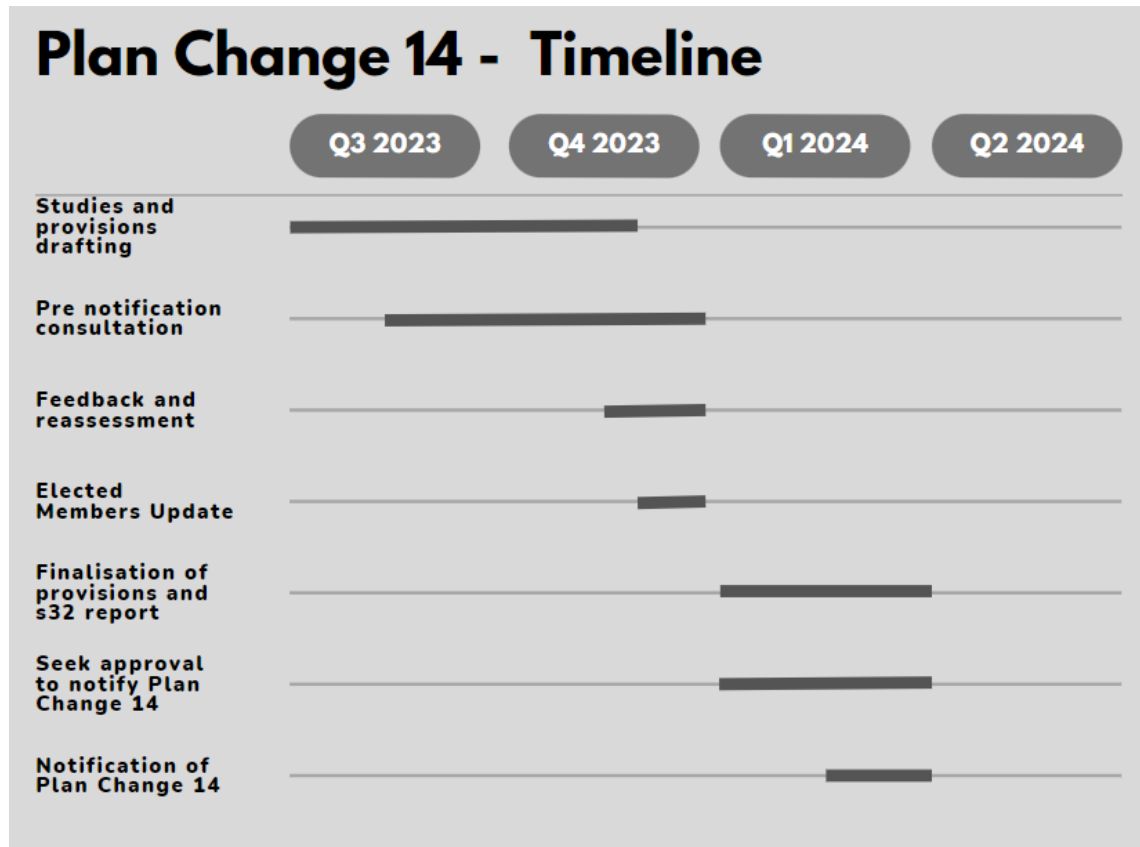


Figure 2- Plan Change Process until notification

Communications and engagement

23. The Communications and Engagement team is working on a multi-phased strategy to communicate and engage community and stakeholders effectively on PC14 and broader climate change and natural hazard caused by flooding. The strategy's primary goals are to better educate residents and stakeholders on these risks and how to prepare adequately in the event of major flooding or any emergency scenario, and help people understand what Council's flood data means and how it is used for planning.
24. This communications approach has several phases, and has been underway since 2020, with 90% of the city mapped for flood hazards and residents informed by targeted letters. The next phases include promoting broader public understanding for flood hazards, PC14 pre-notification consultation on proposed rules, and formal notification when the specific rules will be shared accompanied with FAQs through drop-in information sessions.
25. Throughout these phases, the emphasis remains on presenting a comprehensive narrative of climate change readiness and resilience, and the collaborative effort needed between local authorities and the community. PC14 sits within the broader context of city initiatives and climate adaptation measures. The communication approach aims to educate residents, enhance public understanding and reduce potential concern. The aim is to achieve a sense of shared responsibility in addressing climate change impacts in Hamilton and the wider region.

Flood hazard levels

26. Within the areas that have been modelled in Floodviewer, a total of 61,611 property titles, each associated with a unique valuation number, are impacted by some level of flood hazard. These properties have been categorised into distinct hazard levels:
- 3.39% of the property titles fall within the high hazard category;
 - 4.23% are classified as medium hazard; and
 - 20.5% are located within low hazard zones.

See **Figure 3** for further details.

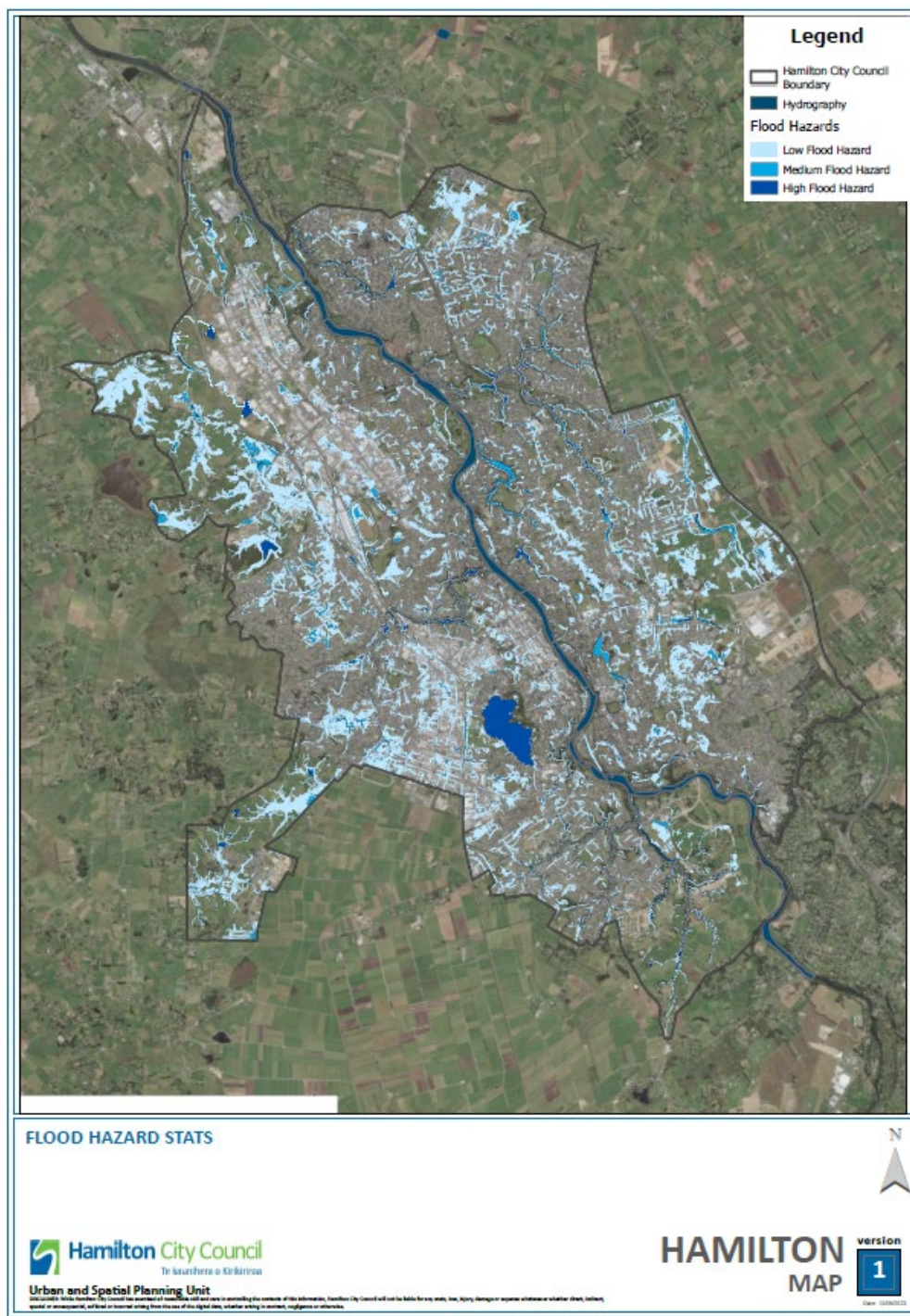


Figure 3 Flood Hazards (updated 13 September 2023)

Plan Change 14 objectives and options

27. The focus of PC14 lies in developing ways in which flood hazards can be better managed while still enabling development to occur. An assessment of each flood-related issue has been undertaken, which has led to identifying a range of potential solutions/strategies to address each. These strategies encompass a wide spectrum, from maintaining existing approach to reviewing development requirements. See **Table 1** below for the identified issues.
28. At this stage, staff are in the process of formulating options and translating these into specific district plan rules. These will be refined through pre-notification consultation and further when formal consultation starts.
29. We have already started evaluating the potential options. The aim is to guarantee that decisions are not only well-informed but also customised to address the distinct requirements associated with each hazard level. Additionally, there is a strong emphasis on managing housing opportunities within Hamilton while striving to construct a more resilient city.
30. In essence, the planning approach acknowledges the intricate nature of flood hazard management, emphasising the importance of exploring and assessing a diverse range of options. This comprehensive and structured approach enables the development of resilient solutions that are best aligned with the distinct challenges posed by varying flood hazard levels. Through these concerted efforts, flood hazards are addressed while enhancing resilience within the community.
31. The updated planning approach through PC14 to address flood hazards will in some areas affect development feasibility, yield and where and in what form development can take place. Once options for each type of flood hazard have been further refined, detailed modelling will be undertaken to determine the city-wide implications for development capacity and feasibility.
32. **Table 1** illustrates the issues and options that have been considered.

Issue	Options
Low Flood Hazard	Option 1: Status Quo – No change. Retain existing provisions related to Low Flood Hazards in the Operative District Plan for all areas within the City
	Option 2: Review provisions so new developments in Low Flood Hazard Areas are Restricted Discretionary Activities
	Option 3: Clearly identified standards in District Plan for developments in Low Flood Hazard Areas
	Option 4: No development is permitted in Low Flood Hazard Areas
Medium Flood Hazard	Option 1: Status Quo – No change. Retain existing provisions related to Medium Flood Hazards in the Operative District Plan for all areas within the City
	Option 2: Strengthen objectives and policies on avoiding new vulnerable development in Medium Flood Hazard areas, manage less vulnerable development
	Option 3: No development is permitted in Medium Flood Hazard Areas
High Flood Hazard	Option 1: Status Quo – No change. Retain existing provisions related to High Flood Hazards in the Operative District Plan for all areas within the City
	Option 2: Strengthen objectives and policies on avoiding all new development in High flood hazard areas
Overland Flow Paths	Option 1: Status Quo – No change. Retain existing limited provisions related to Overland Flow Paths in the Operative District Plan for all areas within the City

	Option 2: Clearly Identified Standards in District Plan for Developments in Overland Flow Paths
Depression Areas	Option 1: Status Quo – No change. Retain existing provisions requiring 150mm of freeboard level above the flood level related to Depression Areas (currently Culvert Blockage Flood Hazards) in the Operative District Plan for all areas within the City
	Option 2: No restrictions for development in Depression Areas (outside flood plains)
	Option 3: No development is permitted in Depression Areas
Flood Sensitive Areas	Option 1: Status Quo – No change. No requirements for sites adjoining flood hazard areas
	Option 2: Enhanced Operative District Plan provisions for freeboard requirements
On-site Stormwater Management	Option 1: Status Quo. Operative District Plan provisions with accelerated investment into public stormwater infrastructure
	Option 2: Enhanced ODP provisions for stormwater quantity and quality management onsite (for all buildings)
	Option 3: Provision of education and/or incentives for retrofitting on-lot stormwater management measures
Subdivision	Option 1: Status Quo. No change
	Option 2: Amend existing provisions and include additional provisions that guide implementation of nature-based solutions and require flood free platform.
Planning Maps	Option 1: Status Quo: Flood maps embedded in the District Plan
	Option 2: Removing Flood Mapping from the District Plan and have a GIS viewer with most up-to-date information

Table 1 - Initial Issue and Options Table (ongoing work)

33. In summary:

- i. PC14 will address potential regulatory gaps in flood hazard management, particularly concerning buildings in overland flow and low flood risk areas. Over 17,000 buildings could be affected in a 1% AEP (100-year) flood event, mostly in medium to low hazard zones. Additionally, nearly 24,400 buildings intersect or are near overland flow paths;
- ii. Studies are ongoing, and initial provisions are being drafted. Pre-notification consultation with stakeholders will start in October 2023, based on the options set out in **Table 1**. Public notification of PC14 is expected during the first quarter of 2024;
- iii. The Communications and Engagement team has developed a comprehensive strategy for PC14 that aligns to related workstreams within Council, emphasising climate change readiness and collaboration between Council and the community;
- iv. PC14 planning includes an assessment of flood-related issues, identifying potential solutions spanning various strategies. Choices are well-informed and tailored to the challenges of each hazard level, ensuring comprehensive flood hazard management;
- v. Specific options for different hazard areas, including Low, Medium, and High Flood Hazards, Overland Flow Paths, Depression Areas, Flood Sensitive Areas, On-site Stormwater Management, Subdivision, and Planning Maps, have been considered. These options aim to guide future regulatory provisions for flood hazard management; and

- vi. The outcomes of PC14 will impact development feasibility and development capacity. Once the planning approach has been further refined, the implications of this will then be modelled to determine the impact on development feasibility and capacity.

Plan Change 9 – Historic Heritage and Natural Environment

- 34. Plan Change 9 (PC9) consists of five topics:
 - i. significant natural areas (SNAs);
 - ii. notable trees;
 - iii. historic heritage areas (HHAs);
 - iv. archaeological and cultural sites; and
 - v. built heritage.
- 35. The first three topics went to a hearing before independent commissioners in May/June 2023. The upcoming hearing commencing 6 November 2023 will hear for the first time the archaeological and cultural sites, and built heritage topics. The hearing in November will also address outstanding matters related to SNAs and HHAs.
- 36. Planning recommendations and statements of evidence on the archaeological and cultural sites, and built heritage topics are currently being prepared for the November hearing.

Update on National Policy Statement for Indigenous Biodiversity compliance

- 37. The National Policy Statement for Indigenous Biodiversity (NPS-IB) came into force on 4 August 2023 and relates to the Significant Natural Areas (SNA) topic of PC9. The NPS-IB places several obligations on Council to identify and protect SNAs within the city, with varying timeframes to undertake these obligations. This topic went to PC9 hearings in May and June 2023, before the final NPS-IB was released.
- 38. The hearing panel has sought positions from Council and submitters on what immediate response, if any, is required in respect of PC9. Statements of evidence on behalf of Council have been prepared to address this matter. These are now publicly available on Council's PC9 web page (linked [here](#) and [here](#)) and have been submitted to the hearing panel.
- 39. In summary, the identification and protection of SNAs in the city within the Operative Hamilton City District Plan, and enhanced by PC9, are a sufficient response. Further, that while the NPS-IB requires further responses in future, these need not be immediately progressed as part of PC9 as NPS-IB allows several years for completion of these obligations.
- 40. Submitters have until 22 September 2023 to submit statements of evidence on NPS-IB in respect of PC9, and time has been made available in November 2023 for the PC9 panel to hear from Council and submitters on these points.

Update on Historic Heritage Areas (HHA)

- 41. The Historic Heritage Areas (HHA) topic of PC9 was heard in May and June 2023. The hearing panel directed that expert conferencing between heritage experts be conducted to seek agreement on several methodology matters to identify HHAs in the city. This conferencing occurred on 24 August 2023 with agreement reached on almost all matters, and Council's heritage expert on this topic, Richard Knott, is now applying this agreed methodology to the 30 HHAs identified in his earlier work.
- 42. This matter will resume at the PC9 hearing in November 2023, where Richard Knott will present the outcomes of applying this agreed methodology, and all submitters have the opportunity to address the hearings panel in response.

Update on built heritage items

43. Council, through PC9, proposed to schedule approximately 200 new built heritage items. Through submissions, Waikato Heritage Group and other submitters, sought to have an additional approximately 200 built heritage items listed for protection. Kainga Ora opposed the scheduling of any additional built heritage items beyond those already protected under the Operative District Plan. Other submitters either opposed or supported the protection of individual built heritage items.
44. In order to manage these divergent views on heritage, Council staff requested that the hearing panel hear from submitters in November 2023 regarding the method to identify built heritage items and the planning rules associated and to make an interim decision on these two matters. This allows for a consistent approach to the identification and protection of heritage to be established and a viable process put in place post the November 2023 hearing to assess the 400 individual heritage items.
45. There are a number of built heritage items that Council's heritage expert can already agree with submitters, based on the new evidence provided that they do not warrant protection. We expect the panel can make an interim decision post the November hearing to remove these items from the schedule. This will provide early relief to those property owners/submitters who sought the removal of these items.
46. We anticipate a follow-up hearing in 2024 to hear from Council and submitters regarding which of the 400 built heritage items warrant protection.

Next steps

47. Council will complete preparation of evidence and recommendations to the hearing panel during September and October for the topics of Built Heritage, Archaeological and Cultural Sites, Historic Heritage Areas, and the response to NPS-IB for the SNA topic, with hearing dates set down for 6-10 November and 13-15 November 2023.

Inclusionary zoning plan change

48. Inclusionary zoning is a focus of the recently established Housing Working Group and is included in their draft work programme.
49. An update on planning work to progress an inclusionary zoning plan change is included in the housing section of the Strategic Issues report on this agenda.

Rototuna Town Centre

50. Council and the major developer in this locality have identified aspects of the planning for this town centre that need updating to enable development to occur in an integrated manner. Staff are working together with the developer to update the Rototuna Town Centre Concept Plan and the District Plan accordingly and have initiated a scoping exercise which intends to assess strengths, weaknesses, opportunities and threats to inform proposed changes.
51. Urban and Spatial Planning staff are engaging with Council's Development team to establish an updated roading network within the town centre as the deficiencies on the ground create a challenge in developing the surrounding area, potentially resulting in a disjointed connection from the wider area. The effects would need to be considered and mitigated through a careful re-design of the concept plan to achieve an interconnecting roading layout that would link surrounding land uses.
52. Staff are currently engaged with major landowners to progress the plan change. The background and factors behind proceeding with the plan change were detailed in the District Plan Update to the 17 August 2023 Strategic Growth and District Plan Committee meeting (see [agenda](#), Item 9).

Risks - *Tuuraruru*

53. Risks are tracked at both project and programme level and are reviewed and updated regularly with the wider team and key stakeholders.
54. Key programme risks are outlined below. Risks 2 and 4 are now reported to the Strategic Risk and Assurance Committee.

Risk ID	Risk Description	Likelihood (residual)	Consequence (residual)	Risk rating	Owner
1	Resourcing Resourcing levels are improving. The recent extension granted on PC12 by the Minister for the Environment provides further time to progress this work.	Likely (4)	Major (4)	Very High 12	Mark Davey
2	Meeting statutory obligations The plan change processes are challenged on the basis it doesn't comply with the Amendment Act and broader RMA and statutory requirements, which could require a rework of plan provisions resulting in a negative impact on reputation, budget, and stakeholder expectations.	Possible (3)	Major (4)	Very high 12	Mark Davey
3	Staff engagement Due to heavy workload pressures and rapidly changing government directives, staff engagement may decline.	Possible (3)	Major (4)	Very high 12	Mark Davey
4	Adverse reaction by affected property owners There are numerous aspects to the various plan changes that are likely to alter existing property rights, which is likely to result in adverse reactions from some landowners.	Almost Certain (5)	Serious (3)	Very high 15	Mark Davey
5	Balancing competing priorities Due to the legislative requirements and trade-offs required in the agreed plan change approach, Council may not be seen to support other organisational priorities such as affordable housing leading to negative publicity.	Possible (3)	Major (4)	Very High 12	Mark Davey

Financial Considerations - *Whaiwhakaaro Puutea*

55. The District Plan Programme is funded through the 2021-31 Long Term Plan. The overall budget for the 10-year period is \$13 million, noting that Plan Change 5 (Peacocke) is separate to the approved District Plan Programme funding. Council recoups most costs incurred for processing private plan changes, post lodgement from the applicants.

56. A financial update for FY24 is presented below as at September 2023. Staff have increasing risk on budgets and these will be reassessed in 24/34 Long Term Plan.
57. It is important to note that the delay of hearings on PC12 will result in the associated hearing costs in turn being delayed to a subsequent year. This will likely lead to a budget variance in that given year.

FY24	YTD Actuals (as at September 2023)	Sum of Annual Budget (FY2024)
District Plan Change Programme	\$278,283	\$855,251

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

58. Staff confirm that these matters comply with Council's legal and policy requirements. Overall, staff operate within the RMA 1991 for these plan changes and comply with the relevant processes.
59. Council, along with their Future Proof partners, sought legal advice on the correct application of Te Ture Whaimana – the Vision and Strategy for the Waikato River as a qualifying matter related to PC12. Staff have considered this advice in the context of Hamilton, and this is reflected in the proposed planning approach through PC12.
60. Staff confirm that the District Plan Programme responds to the National Policy Statement on Urban Development (NPD-UD) (2020) and the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act (HSAA) (2021). HCC have received an extension to the decision-making deadline on PC12 from 31 March 2024 to 20 December 2024.
61. Staff note that advice is being sought from the Ministry for the Environment officials regarding the requirement to implement the National Planning Standards by 2024.
62. Staff have assessed Council's compliance with the new National Policy Statement for Indigenous Biodiversity (NPS-IB) and have found a high level of compliance.

Climate Change Impact Statement

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

Wellbeing Considerations - *Whaiwhakaaro-aa-oranga tonutanga*

64. 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').
65. The subject matter of this report has been evaluated in terms of the 4 wellbeings during the process of developing this report.
66. The recommendations set out in this report are consistent with that purpose.

Social

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

Economic

69. Economic wellbeing is defined as the capacity of the economy to generate employment and wealth necessary for present and future financial security.
70. 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.
71. The NPS-UD and the HSAA require that district plans make room for growth both 'up' and 'out', and that rules are not unnecessarily constraining growth. The intensification directed by Central Government will have a direct impact on housing pressure in Hamilton.
72. Significant investment in infrastructure to support the ongoing growth and development of the city will be required. Decisions which confer additional development rights and enable growth (e.g. PC12), must take into account key factors including environmental limits, legal/policy obligations and infrastructure current and planned capacity which are fundamental considerations to support and enable this growth.

Environmental

73. 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.
74. Elected Members have agreed the vision to shape Hamilton as a green city.
75. The increases in intensification directed through the HSAA, given effect to through PC12, will place greater pressure on the city's 3-water networks which in turn will necessitate increased investment. Without commensurate levels of investment to support intensification, adverse effects on the Waikato River are likely, which in turn will breach the City's obligations under Te Ture Whaimana.
76. Increases in intensification directed through the HSAA will also lead to greater urban stormwater generation and its effects. PC14 seeks to implement a new management regime to specifically address how new development responds to flood hazards. PC12 introduces new 'green policies' that aim to mitigate the effects of intensification with respect to urban runoff.

Cultural

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

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

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

Attachments - *Ngāa taapirihanga*

There are no attachments for this report.

Council Report

Item 9

Committee: Strategic Growth and District Plan Committee

Date: 10 October 2023

Author: Hannah Windle

Authoriser: Blair Bowcott

Position: Special Projects Manager

Position: General Manager Strategy, Growth and Planning

Report Name: General Updates

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

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

Staff Recommendation - *Tuutohu-aa-kaimahi*

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

Executive Summary - *Whakaraapopototanga matua*

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

Theme	Topic
Collaborative relationships	Regional round-up
Growth programmes	<ul style="list-style-type: none">• Central City Transformation• Greenfield Growth<ul style="list-style-type: none">○ Rotokauri-Northwest○ Ruakura○ Peacocke○ Emerging areas

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

Discussion - *Matapaki*

Item 9

COLLABORATIVE RELATIONSHIPS

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

Regional relationships

Waikato Mayoral Forum

11. The last Mayoral Forum was held on 7 August 2023 and a verbal update was provided at the last Strategic Growth and District Plan Committee meeting on 17 August 2023.
12. The next Mayoral Forum meeting is scheduled for 27 Nov 2023.

Waikato Plan

13. The future of the Waikato Plan is still being considered by Waikato Regional Council.

UNISA

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

Zone 2

15. The next Zone 2 meeting is scheduled for 16 November 2023.

Metro Sector

16. The next Metro Sector meeting is scheduled for 27 October 2023.

Cross-council governance meetings

17. The last Waipa District Council and HCC meeting scheduled for August 2023 had to be cancelled due to limited availability. There is one remaining meeting scheduled before the end of the calendar year.
18. In the absence of the cancelled meeting, staff have maintained regular conversations between the two councils on topics of mutual interest.
19. There is a Waikato Regional Council meeting scheduled for 20 September 2023. Staff will provide a verbal update at the SGDP Committee meeting.
20. An outcome from a previous governance meeting is that an HCC elected member is now confirmed on the Waikato Regional Council sub-regional flooding and drainage sub-committee.
21. There have been no further governance meetings with Waikato District Council since the last SGDP meeting, and there is one more scheduled prior to the end of the calendar year.

Central Government Meetings

22. There continue to be a number of interactions between Elected Members, staff and central government politicians and candidates in the lead-up to the general election.
23. These are often at events external to those organised by council, but provide good opportunities to champion Hamilton's priorities and plans for the future.

GROWTH PROGRAMMES

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

Central City Transformation

26. The vision for the central city is *Ahuahungia te pokapuu o teetehi taaone e arohaina ai e te tangata* 'to shape a central city where people love to be'.
27. The [Central City Transformation Plan](#) identifies a number of key projects to deliver transformational outcomes. The [Hamilton Urban Growth Strategy](#) (HUGS) was adopted in April 2023 and identifies the Central City as a key priority strategic growth area.
28. In November 2022, Council received \$150.6m from the Infrastructure Acceleration Fund (IAF) to support the delivery of homes in the central city.
29. Along with being a place for commercial, cultural and economic growth, the central city will be a place to call home for around 4,000 homes for up to 10,800 people by 2035.
30. The 2024-34 Long-Term Plan is a good opportunity to align key investments to support the transformation of the central city.
31. A number of transport, community and economic development activities have taken place in the central city since August 2023; these will be reported through the relevant committees.
32. Key programme risks include:
 - i. Market conditions may impact on the timing of developers delivering homes and commercial builds in the central city. Staff are closely monitoring the growth activity and continue to regularly engage with key developers alongside seeking solutions to enable growth. Agreements are in place with key developers to support Infrastructure Acceleration Fund (IAF) housing outcomes; and
 - ii. Misaligned or lack of investment into the central city may affect the timing, quality or delivery of the Central City Transformation Plan outcomes. Staff are working to align investment to strategic outcomes through the Long-Term Plan and working with government agencies and partners to ensure alignment and funding is directed to the right projects at the right time.

Central City Housing Outcomes

33. Residential Development Activity since January 2022, as at the end of August 2023, in the central city and 800m Walkable Catchment includes:

Strategic Growth Area	From date	Getting sections ready			Construction of homes	
		Subdivision consents In Progress (sections)	Sections Granted Subdivision Consent	Sections Titled	Homes granted building consent but not yet completed	Homes completed (granted Code of Compliance)
Central City & 800 Walkable Catchment*	January 2022	15	8	12	10	123
Stage One Area (includes Central City & 800m walkable Catchment)	January 2022	47	22	29	104	211

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

Notable Central City Residential Developments

34. Land use consent was granted in August 2023 for an existing visitor facility to be converted into 29 one-bedroom apartment units across three floors in a four-storey building in the central city.
35. Construction of a Kainga Ora housing development is well underway in Firth Street, Hamilton East. The two-storey development will comprise of 14 two-bedroom homes and is expected to be completed in the second half of 2024.
36. Council staff are in discussions with an affordable housing provider for a 33-home affordable rental development in the central city. The three-storey development would include nine one-bedroom, and 24 two-bedroom apartments, rented at 80% of market value. Staff are working with the provider to engage mana whenua and iwi for feedback on the proposal.
37. Refer to attached Central City development activity map (**Attachment 1**).

Central City Employment/Commercial Outcomes

38. Commercial developments since January 2022, as at the end of August 2023 include:

Building	Developer	Completion date (actual or expected)	Gross Floor Area & Levels	# workers
Completed				
Union Square – 350sp Car Park	Fosters	Opened April 2023	2,500 sqm	-
Amohia Ake – ACC 79 Collingwood Street	Tainui Group Holdings	Opened April 2023	8,500 sqm over four storeys	800
K’aute Pasifika Trust Community Hub	K’aute Pasifika	Opened January 2023	900 sqm fale, as well as staff offices and community space	-
NZ Blood Service 109 London Street	Stark Property	Opened August 2023	2,000 sqm over three storeys	200

Building	Developer	Completion date (actual or expected)	Gross Floor Area & Levels	# workers
Basecorp Finance 467 Anglesea Street	BCD Group	Opened August 2023	300 sqm single storey	10
Panama East 469 Grey Street	Stark Property	Opened August 2023	1,500 sqm over three storeys	Approx. 50
Crest Clean 189 Collingwood Street	Fosters	Opened 2023	1,095 sqm over two storeys	Approx. 50
In Progress				
Waikato Regional Theatre	Momentum Waikato / Fosters	Opening late 2024	1,300 seat theatre with 2,200 sqm of commercial/retail space	TBC
Union Square – Building E Apex House	Fosters	Opening late 2023	4,000 sqm over five storeys	Approx. 400
Made of Hamilton East	Stark Property	Opening October 2023	5,000 sqm over two storeys	TBC

39. Notable commercial development activity in the central city since August 2023 includes:

- i. **Union Square** – This development will provide 23,000 sqm of office space over five buildings, as well as a recently completed car park with 350 spaces and EV chargers. The third building of the development, Building E, is expected to be completed by the end of 2023. Once complete, more than 2,500 staff are expected to be employed across the Union Square development;
- ii. **New Zealand Blood Service Building** – This purpose-built facility in the heart of the central city has enabled the NZBS to double the number of donor beds from 12 to 24. It also provides a logistics centre and offices for National Office and support staff. The new location, within walking distance from the Transport Centre, was chosen specifically because of its ease of access. The facility also includes 30 on-site underground carparks for donors, as well as EV chargers. Solar panels on the roof will generate 20-25% of the building's electricity demand and water retention tanks will help to reduce pressure on Council's stormwater infrastructure;
- iii. **Panama East** – This is the latest addition to the *Panama* co-working offering, as part of Stark Property's *Hills Village* development in Hamilton East; and
- iv. **Waikato Regional Theatre** – The completion of the Waikato Regional Theatre, scheduled for the end of 2024, represents a significant opportunity to realise transformational outcomes in the central city. Works onsite continue to progress well, with all foundation and earthworks aiming to be complete by the end of October 2023. Most notably, recent works have included the installation of steel reinforcing for the foundations, concrete pours on the raft slabs, construction of shear walls, erection of structural steel, and mechanical plant being put into position. Council is currently planning the work to rejuvenate the surrounding areas of the theatre precinct including the adjacent park.

40. A map showing locations of planned or actual development activity is in **Attachment 1**.

Infrastructure Acceleration Fund (IAF) Delivery update

41. To achieve the central city housing outcomes, the IAF Infrastructure Programme, funded primarily by Kainga Ora, will deliver:
 - i. a new water reservoir and pump station;
 - ii. an active modes river crossing (the Bridge Project);
 - iii. three waters upsizing reactive works to enable development commitments;
 - iv. investigation and planning the local three waters network to cater for an increased central city population; and
 - v. planning for long-term transport infrastructure on Anglesea Street arising out of the Metro Spatial Plan Transport work.
42. The projects are in the planning phase, except for the three waters upsizing reactive works, which is on hold pending completion of the three waters network investigation and planning (item iv. above).
43. Members will be updated on engagement points following completion of the planning phase, with input required on location and macroscope approvals for the reservoir and bridge.
44. The IAF Infrastructure Programme is progressing on plan with initial engagement underway with Waikato Tainui and local hapuu to inform discussions regarding topics of interest and location.
45. During the last Committee meeting staff were asked whether the Bridge Project will impact any other LTP Projects. Due to the known constraints, there are very few location options for the IAF Bridge. These locations are near the two LTP projects outlined below:
 - i. Sapper Moore-Jones redevelopment (funded by the Embassy Park Open Space budget) is expected to be complete late 2024. This project is necessary to enable the Waikato Regional Theatre to operate. No changes to the funding arrangements are recommended as a result of potential impact by the IAF Bridge project; and
 - ii. Museum Road Entrance Upgrade. This project will report to the Community and Natural Environment Committee on 26 October 2023. Subject to the Committee's decision, there is potential for the bridge to impact this project.
46. The IAF Bridge and the above two projects have been collaborating to identify potential alignment opportunities and understand the impact on the Museum project.

Greenfield Growth

47. Our greenfield growth programme areas include Peacocke, Rotokauri-northwest and Ruakura. Greenfield growth areas, while requiring significant investment to unlock, offer an opportunity to deliver great communities from the start.
48. For greenfield communities to deliver good community outcomes they must provide increased diversity of housing typologies and local needs, and efficient high-quality transport options to support emissions reduction. Alongside delivery of key strategic infrastructure, it's important Council enables accessible, quality spaces and places for our communities including parks, green space, playgrounds, education, health, and community facilities and vibrant local centres that provide opportunities for employment and services for the community.

Greenfield Housing Outcomes

49. Greenfield growth currently represents 30% of new homes (70% infill) as per the June 2023 [Quarterly Economic Update](#).

50. Greenfield consenting has slowed with the recent downturn in the residential housing market and the current economic climate in New Zealand. However, staff are working with a number of developers who are ready to move once the market improves and key strategic infrastructure projects are either completed or underway.
51. Residential Development Activity, as at the end of August 2023, in the greenfield growth areas includes:

Strategic Growth Area	From date	Getting sections ready			Construction of homes	
		Subdivision consents In Progress (sections)	Sections Granted Subdivision Consent	Developer Ready land (sections)	Homes granted building consent but not yet completed	Homes completed (granted Code of Compliance)
Rotokauri-Northwest	2014	224*	428*	209	14	240
Ruakura	2015	2	428	576	94	682
Peacocke	2018	405	1299	168	86	353

*Note number of sections in Rotokauri Stage 1 awaiting strategic infrastructure to be in place before resource consents can be submitted or granted.

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

Greenfield Employment Outcomes

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

Building	Greenfield area	Completion date (actual or expected)	Gross Floor Area & Levels	# workers
Completed				
PBT	Ruakura	Oct 2022	10,000m ²	80
Waitomo Service Centre	Ruakura	Dec 2022	1.6ha	60
Kmart Distribution Centre	Ruakura	Sept 2023	40,000m ²	100
In Progress				
Big Chill	Ruakura	Oct 2023	13,000m ²	TBC
Maersk	Ruakura	Nov 2023	16,000m ²	TBC
United Industries	Rotokauri-northwest	Mid 2024	6500m ²	8

Rotokauri-northwest

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

Rotokauri-Northwest Strategic Infrastructure Delivery Update

- 56. **Rotokauri Greenway** – Hounsell Holdings is progressing well with the detailed design for this project and the COVID-19 Fast Track Consent process.
- 57. **Neighbourhood Park** – A 0.6ha piece of land has been vested for a neighbourhood park on the corner of Te Wetini and Taiatea Drive. The park is currently being developed to a basic standard and will be fully developed once the surrounding area is urbanised. The park is now open to the public.

Ruakura

- 59. The vision for Ruakura is to partner to ensure Hamiltonians enjoy a connected, vibrant, attractive and prosperous Ruakura Community. Ruakura is an engine for economic growth, providing thousands of jobs alongside approximately 1500 homes for up to 3600 people in the next 40 years.
- 60. Stage One of Ruakura Superhub is well advanced, with 23ha out of the 37ha of employment land already committed, and practical completion being awarded for the new roads and associated waters and utility infrastructure between the Waikato Expressway, the Ruakura Inland Port, and Ruakura Road. This has been developed in a partnership between Council, Tainui Group Holdings (TGH) and Central Government, with funding from the Provincial Growth Fund (PGF) and Crown Infrastructure Partners (CIP).
- 61. Programme attention is shifting to plan and prepare for further development of the Ruakura growth area through the Eastern Transport Corridor (ETC) Business Case and strengthening relationships with other key stakeholders in the area.
- 62. The Ministry of Transport launched the Aotearoa New Zealand Freight and Supply Chain Strategy at the Ruakura Superhub's inland port on 18 August 2023. Hamilton Mayor Paula Southgate attended the launch.
- 63. The Kmart Distribution Centre was officially opened at the Ruakura Superhub on 6 September 2023. The purpose-built 40,000m² building includes warehousing, distribution, storage, a container yard and an office facility.
- 64. These milestones assert the importance of Hamilton Kirikiriroa in Aotearoa New Zealand's economic landscape, and reaffirm the importance of partnership between Waikato-Tainui, central government, and Hamilton City.

Ruakura Strategic Infrastructure Delivery Update

- 65. Eastern Transport Corridor (ETC) Detailed Business Case – an update is provided in the Strategic Infrastructure section of the Strategic Issues report in this agenda.
- 66. Stormwater – Mangaonua Gully protection works, jointly funded by Council and Central Government, involves erosion control work to protect the stream bed and banks, improve the stream habitat, and protect stormwater infrastructure. All instream works and the access tracks are now completed. Planting is well under way, and we plan to be finish by end of Oct 2023. The Events Team is planning for an opening by the Mayor around 25 November 2023.

Peacocke

- 67. The vision for Peacocke is to enable the development of an attractive and sustainable community. Enabled by the Housing Infrastructure Fund, Peacocke will provide up to 7,400 homes for up to 20,000 people in the next 40 years.

68. With Plan Change 5 and construction of the bridge and wastewater pump station progressing well and on track to be completed by the end of 2023, the programme focus is shifting to support developers through the pre-application and consent process to ensure best practice urban design and community outcomes are achieved.
69. Staff are undertaking court assisted mediation with the appellants over the next two months for Plan Change 5.

Peacocke HIF Strategic Infrastructure Delivery Update

70. The Waikato River bridge and Peacocke wastewater transfer station projects are progressing towards completion this financial year (2023/24). Despite weather-related challenges, staff are working with contractors to gain programme certainty for weather-impacted works and to resolve claims related to these events. This will mean completion is now expected to be pushed into early 2024 so road sealing can take place during drier warmer months. This timing of strategic infrastructure essential for enabling development in Peacocke is still being delivered in line with developer expectations.
71. Staff are working to manage costs within the overall programme allocation and are also seeking adjustment of budget timing to match current cost demands and engaging in the LTP development process where necessary to manage contingency level. Staff sought an increase of funding assistance from Waka Kotahi and MHUD, in line with expectations of the Housing Infrastructure Fund (HIF). This request was declined.
72. Financial reporting continues to report on the 50th %ile estimates. Uncertainty remains in relation to the full financial impacts of the wet construction season and cyclone Gabrielle. Continued cost escalation also remains a risk and despite a fall in key inputs fuel prices have recently increased substantially which will apply renewed upwards escalation pressure. Staff shortages across the construction industry is increasing pressure. Further details are reported through the Finance Committee as part of the Capital Projects Report.
73. HCC has access to all 39 properties required to deliver the Peacocke Network Infrastructure. Thirty-five of the 39 properties have been acquired by agreement with 4 secured using the compulsory acquisition provisions of the Public Works Act. Staff have now reached full and final settlement (including for compensation) on 32 of the 39 properties. Full and final settlement is yet to be reached on 7 of the properties, with 4 of those well advanced towards reaching a settlement. The remaining 3 properties are being progressed through the Land Valuation Tribunal (LVT) where final settlement and any compensation to be paid will be determined. The first LVT hearing scheduled for mid-September 2023.
74. **Waikato River bridge and surrounding transport network** – Work continues off-site fabricating the final balustrade components for the bridge and onsite works within the bridge on strategic services continues. Kerbing and pavement construction work is now in full swing across the project site making the most of the periods of fine weather, noting these are works originally programmed in the previous summer season.
75. **Peacockes Road urban upgrade and Whatukooruru Drive** - Stage 2A – Despite a less productive winter period than hoped due to weather, gully bridges are now in the above-ground structural phases and are progressing well. Works will begin along Peacockes Road in October, starting with earthworks and service relocation work and earthworks and pavement works are set to begin for the season in October. Although some delays have been realised, overall, the works are still on programme for 2025 completion.

76. **North-south wastewater pipeline and shared pathway** – Works are well underway for the two gully bridges. Offsite construction of the two bridges continues. The large storm events in June 2023 have caused substantial issues onsite which has held up progress due to the highly constrained small site footprint. Staff and contractors are working with the Waikato Regional Council on investigations and on ways to minimise risk going forward.
77. **Whatukooruru Drive - Stage 3** – Council is undertaking early contractor involvement (ECI) with existing contractors in Peacocke as a procurement model option for the final stage of Whatukooruru Drive (from Hall Road through to Ohaupo Road (SH3)). An ECI process has many benefits including access to current contractors' expertise and experience gained from working in the Peacocke area in developing methodologies that respond to site challenges. Staff are currently in commercial negotiations.
78. **Peacocke Sport Park** – The acquisition of the 14ha Adare block has now been completed. Staff have commenced the acquisition of the 0.5ha Koppen's block which is the final land parcel required for the sport park.
79. **Peacocke Neighbourhood Park** – The acquisition of a 6,200m² neighbourhood park site within the Aurora development has now been completed. This park will provide an informal recreation space for the nearby residents. The first stage of this parks development, including bollards, pathways and landscaping will occur in late 2023. Further development of the site, including a playground, will occur in late 2024.

Emerging Areas

80. An update on this work is included in the Strategic Issues (Public Excluded) report to this meeting.
81. To inform the scoping studies, housing and business development capacity assessments (HBA) are nearing completion that will indicate the degree of industrial land supply shortfall, and the degree to which the Emerging Areas project needs to respond.
82. The HBA work will inform the scoping studies/emerging areas work programme and Hamilton's position on the upcoming FDS update to the Future Proof Strategy.

Financial Considerations - *Whaiwhakaaro Puutea*

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

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

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

Climate Change Impact Statement

85. 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*

86. 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').
87. 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

88. 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

89. 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

90. 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

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

Risks - *Tuuraru*

92. There are no known risks associated with the matter contained in this report.

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

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

Attachments - *Ngaa taapirihanga*

Attachment 1 - Central City

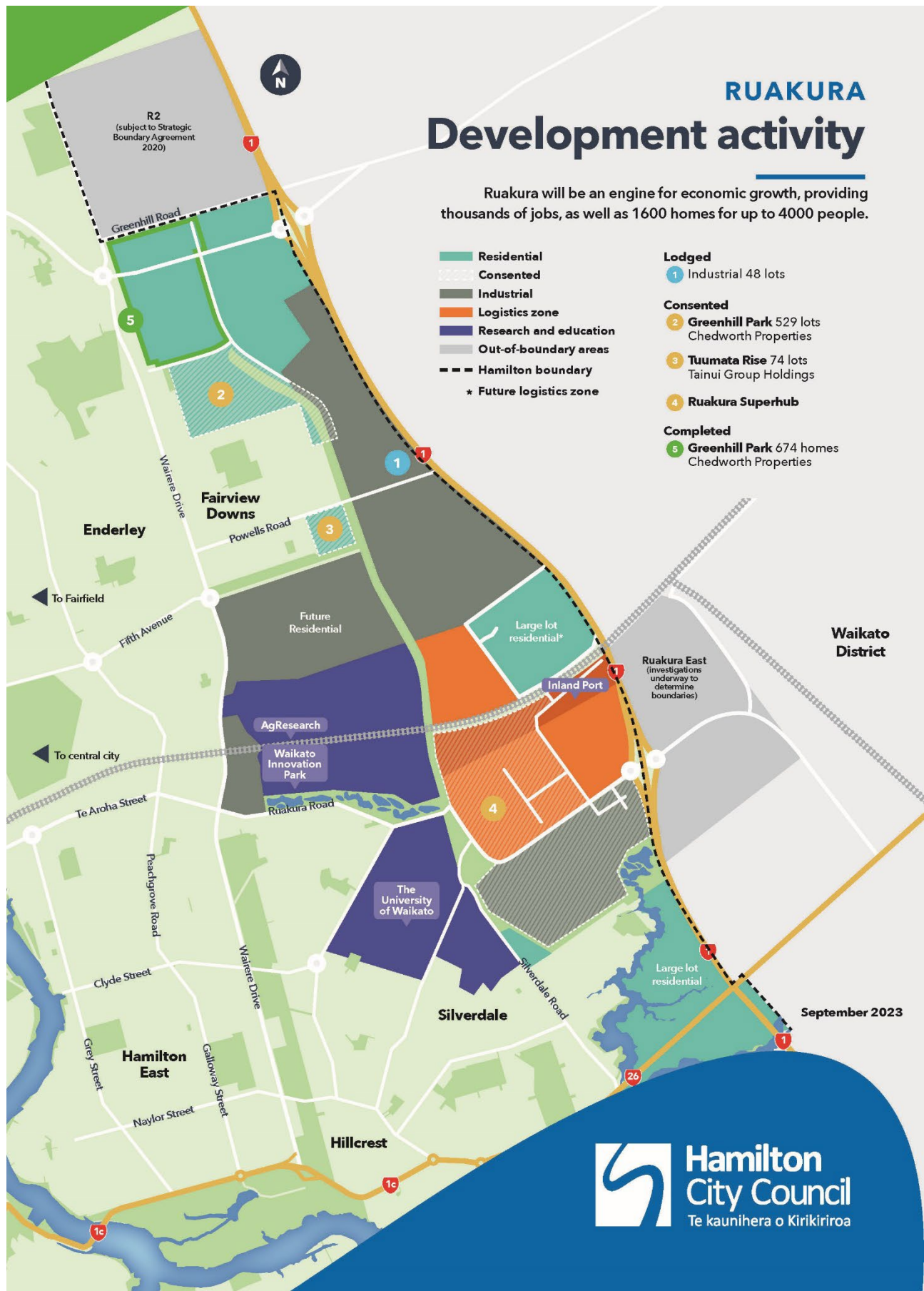
Attachment 2 - Rotokauri-northwest

Attachment 3 - Ruakura

Attachment 4 - Peacocke









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

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

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