
Strategic Growth and District Plan Committee

Te Komiti Rautaki Tipu me Maahere Rautaki aa Rohe

OPEN MINUTES

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

PRESENT

Chairperson Cr Sarah Thomson
Heamana

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

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

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

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

The Chair opened the meeting with a karakia

1. Apologies – Tono aroha

Resolved: (Cr Thomson/Cr van Oosten)

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

2. Confirmation of Agenda – Whakatau raarangi take

Resolved: (Cr Thomson/Cr Hutt)

That the agenda is confirmed

3. Declarations of Interest – *Tauaakii whaipaaanga*

There were no conflicts.

4. Public Forum – *Aatea koorero*

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

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

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

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

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

Resolved: (Cr Pike/Cr Tauariki)

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

6. Chair's Report

The Chair took the report as read.

Resolved: (Cr Thomson/Cr van Oosten)

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

7. Strategic Issues

Land Use Planning

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

Housing

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

Strategic Infrastructure

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

Funding/Financing

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

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

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

Resolved: (Cr Tauariki/Cr Taylor)

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

8. District Plan Update - October 2023

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

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

Resolved: (Cr Casey-Cox/Cr Thomson)

That the Strategic Growth and District Plan Committee:

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

9. General Updates

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

Resolved: (Cr Thomson/Cr van Oosten)

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

10. Resolution to Exclude the Public

Resolved: (Cr van Oosten/Cr Thomson)

Section 48, Local Government Official Information and Meetings Act 1987

The following motion is submitted for consideration:

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

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

General subject of each matter to be considered	Reasons for passing this resolution in relation to each matter	Ground(s) under section 48(1) for the passing of this resolution
C1. Confirmation of the Strategic Growth and District Plan Committee Public Excluded Minutes 17 August 2023) Good reason to withhold) information exists under) Section 7 Local Government) Official Information and) Meetings Act 1987	Section 48(1)(a)
C2. Strategic Issues - Public Excluded		

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

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

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

The meeting moved into public excluded session at 10.56am.

The meeting was declared closed at 12:52pm.