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## **District Plan Committee**

### ***Komiti Ture-aa-takiwaa***

### **OPEN MINUTES**

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**Minutes of a meeting of the District Plan Committee held in the Council Chamber and Audio Visual Link, Municipal Building, Garden Place, Hamilton on Tuesday 21 September 2021 at 9.34am.**

#### **PRESENT**

**Chairperson** Cr R Hamilton

*Heamana*

**Deputy Chairperson** Cr A O'Leary (exclusively via audio visual link)

*Heamana Tuarua*

#### **Members**

Mayor P Southgate (exclusively via audio visual link)

Deputy Mayor G Taylor

Cr S Thompson (exclusively via audio visual link)

Cr R Pascoe

Cr M Gallagher (exclusively via audio visual link)

Maangai J Whetu (exclusively via audio visual link)

#### **In Attendance**

Cr M Donovan

Cr M van Oosten

Blair Bowcott – General Manager Growth

Chris Allen – General Manager Development

Eeva-Liisa Wright – General Manager Infrastructure Operations

Paul Bowman – Team Leader City Planning

Carmen Norris - Programme Manager, Economic Growth & Planning

Craig McKibbin - City Planning Communication and Engagement Lead

Debra Stan-Barton - Project Manager

Lachlan Muldowney – Barrister for Hamilton City Council

#### **Governance Team**

Amy Viggers – Governance Team Leader

Carmen Fortin and Tyler Gaukrodger – Governance Advisors

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#### **1. Apologies – *Tono aroha***

**Resolved:** (Cr Hamilton/Cr O'Leary)

That the apologies for partial attendance from Cr Gallagher are accepted.

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

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

That the agenda is confirmed.

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

No members of the Council declared a Conflict of Interest.

**4. Public Forum – *Aatea Zorero***

No members of the public wished to speak.

**5. Confirmation of the District Plan Committee Open Minutes of 3 August 2021**

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

That the District Plan Committee confirm the Open Minutes of the District Plan Committee Meeting held on 3 August 2021 as a true and correct record.

**6. Chair’s Report**

The Chair spoke to the report noting the use of the NPS-UD improving development in Hamilton.

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

That the District Plan Committee receives the report.

**7. General Manager's Report**

The General Manager Growth spoke to the report noting communication strategies being used for consultation, the effect of Covid-19 alert levels, citizen panel usage, the District Plan programme of work, and programme budgets. Staff responded to questions from Members concerning mana whenua engagement, citizen panels, community participation, Kainga Ora collaboration, Fairfield-Enderley development and work programme timeline, and risks.

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

That the District Plan Committee receives the report.

**8. Resolution to Exclude the Public**

**Resolved:** (Cr Hamilton/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 District Plan Committee Public Excluded Minutes of	) Good reason to withhold ) information exists under ) Section 7 Local Government	Section 48(1)(a)

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3 August 2021	) Official Information and
C2. Update on the District Plan	) Meetings Act 1987
Change Programme	)

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 maintain the effective conduct of public affairs through protecting persons from improper pressure or harassment | Section 7 (2) (f) (ii) |
|          | to prevent the disclosure or use of official information for improper gain or improper advantage                    | Section 7 (2) (j)      |

**The meeting moved into a public excluded session at 10.01am.**

**The meeting was declared closed at 10.45am.**

***Minute Note 17/08/2022:***

*On 17/08/2022 the following report and resolutions were determined to be released to the public via these minutes and the quarterly update. The report is attached as **Appendix 1** of these minutes.*

***Update on the District Plan Change Programme***

***Resolved:***

*That the District Plan Committee:*

- a) receives the report;*
- b) notes the design principles and study areas for area plans; and*
- c) notes that the decision and information in relation to this matter be released at the appropriate time, to be determined by the Chief Executive.*

# Council Report

**Committee:** District Plan Committee **Date:** 21 September 2021  
**Author:** Paul Bowman **Authoriser:** Blair Bowcott  
**Position:** Team Leader - City Planning **Position:** General Manager Growth  
**Report Name:** Update on the District Plan Change Programme

<b>Report Status</b>	<i>This report is taken as a publicly excluded item to maintain the effective conduct of public affairs through protecting persons from improper pressure or harassment; AND to prevent the disclosure or use of official information for improper gain or improper advantage.</i>
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## Purpose - Take

1. To inform the District Plan Committee of the work being undertaken on Area Plans as part of the District Plan Change Programme.

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

2. That the District Plan Committee:
  - a) receives the report;
  - b) notes the design principles and study areas for area plans; and
  - c) notes that the decision and information in relation to this matter be released at the appropriate time, to be determined by the Chief Executive.

## Executive Summary - *Whakaraapopototanga matua*

3. The NPS-UD requires identification of new areas for greater urban regeneration at a scale and extent materially different from current District Plan settings.
4. Area Plans provide the opportunity to investigate what this means for defined places in the city and are guided by the relevant strategic direction set forth in many of the city's strategies and policies. The outcomes from the area plan work may also help inform the decisions we make when applying the NPS UD to the entire city and could also influence the short/medium/long term prioritisation for infrastructure investment.
5. The Area Plan project is part of the District Plan Change Programme; this report will give an overview on the principles and study areas for area plans.
6. At its meeting of 10 June 2021, Council approved the four localities where area plans will be developed, namely:
  - i. Area Plan 1 – parts of Claudelands and Hamilton East
  - ii. Area Plan 2 – parts of Whitiora, Frankton, Maeroa and Beerescourt
  - iii. Area Plan 3 – parts of Chartwell

**APPENDIX 1:**

iv. Area Plan 4 – parts of Five Cross Roads.

7. As reported to the 29 July 2021 meeting of the Strategic Growth Committee, Kāinga Ora and Council staff are currently working to establish a Fairfield-Enderley Urban Development Partnership consisting of Iwi and Mana Whenua, community, local and central government, and other stakeholders, to develop a programme that aims to achieve outcomes that meet the aspirations of the community.
8. A further 'fifth' Area Plan for the Enderley/ Fairfield area is being developed by this Partnership as part of that programme.
9. This initiative aligns with the work being undertaken as part of the District Plan programme of work to give effect to the National Policy Statement on Urban Development (NPS-UD) and will be reported as a future separate workstream to the District Plan Committee.
10. This fifth Area Plan is a separate piece of work led and funded by Kāinga Ora that at the time of writing is in the process of establishing a project team to commence work.
11. Whilst this Plan sits outside the scope of the District Plan Change Programme we are working in partnership to ensure alignment that will inform the District Plan change next year.
12. Given the statutory requirement to consult, staff have not considered the key considerations under the Significance and Engagement Policy. The recommendation complies with Council's legal and policy requirements.

**Background - *Koorero whaimaarama***

13. On 8 December 2020, the Council approved the proposed approach, scope, and governance structures for making changes to the District Plan for notification in September 2022.
14. On 4 February 2021, the Council approved the terms of reference for this Committee. These are:
  - i. To provide and approve broad strategic direction to inform and guide the development of the District Plan amendments programme of work;
  - ii. 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;
  - iii. To recommend any proposed District Plan amendments to the Council for adoption and release for formal notification; and
  - iv. To provide regular updates to the Council on the progress of the District Plan amendments programme of work.
15. The remaining District Plan Committee meeting dates for 2021 are:
  - i. 4 November;
  - ii. 15 December.
16. Notwithstanding the above, should the District Plan Committee request more meeting dates and times, staff will work with the Governance Unit to accommodate new or revised changes to the schedule.

**Discussion**

**Area Plans Project Update**

17. The National Policy Statement on Urban Development (NPS-UD) requires the Council to notify an intensification plan change prior to the local government elections in 2022. The Area Plan project is part of the Plan Change Programme and relates directly to plan amendments stemming from compliance with the NPS-UD.

**APPENDIX 1:**

18. The NPS-UD requires identification of new areas for greater urban regeneration at a scale and extent materially different from current District Plan settings. The implementation of the NPS-UD presents an opportunity for us to redefine what Hamilton Kirikiriroa will look like in the future.
19. Area Plans are the opportunity to investigate what this means for defined places in the city. It is also recognised that while these areas have been selected on the basis that they scored highly on meeting the accessibility criteria in the NPS-UD, the zoning changes for intensification required by the NPS-UD apply not just in these areas but also more broadly across the city.
20. Area planning is an urban planning and design process to create a framework for managing change as areas transition from lower density to higher density localities. They do this through describing the future land use, structure, form, and quality of the urban environment and will, where possible, be informed by existing plans and strategies. They form part of the evidence base for the District Plan Change (Plan change 12) and will influence funding decisions through the next Long-Term Plan and infrastructure strategies.
21. Council previously approved these Area Plan locations (10 June 2021).
  - i. Area Plan 1 – parts of Claudelands and Hamilton East
  - ii. Area Plan 2 – parts of Whitiora, Frankton, Maeroa and Beerescourt
  - iii. Area Plan 3 – parts of Chartwell
  - iv. Area Plan 4 – parts of Five Cross Roads.
22. Area Plans are being developed in four stages, each building on the details of the previous one. They are being developed in close alignment with the Metro Spatial Plan Transport Business Case, Hamilton Urban Growth Strategy, and the Kāinga Ora Growth Area Partnership. The 25% draft stage is nearly completed, and the Final Area Plans are expected to be done in the first quarter of 2022. Further updates will be provided to the District Plan Committee.
23. The four stages for Area Plans development are:
  - i. **25% draft** – Design principles, strategic fit, opportunities and constraints analysis;
  - ii. **50% draft** – Land use recommendations for intensification, qualifying matters that remove certain properties from potential for increased intensification requirement, urban design analysis of different building typologies, testing of building typologies and urban design outcomes, recommendations for changes to the district plan;
  - iii. **80% draft** – Infrastructure requirements for intensification, final recommendations for the district plan;
  - iv. **Final Area Plans** – Approval versions, final layouts, and content checks.
24. Public and stakeholder engagement are important factors for preparing the plans and work is closely aligned with the communications and engagement work underway for the District Plan Change Programme. Key touch points include upcoming stakeholder engagement, citizen panels, and feedback from the subsequent citywide online engagement.
25. Design objectives, principles and key moves will influence the recommendations of the Area Plans. Design principles are matters of importance to these communities, stakeholders, mana whenua, and to Hamilton City Council as represented in existing strategies and plans. It is important that Elected Members are comfortable with the design principles because these set the strategic direction for Area Plans' recommendations.
26. A summary of past engagement results from recent citywide and project-specific public engagement exercises was developed to inform the design principles. This high-level summary demonstrates matters of consistent importance to people in how the city grows:

**APPENDIX 1:**

- i. Safety:
    - In public spaces;
    - As people on bikes and walking; and
    - For elderly.
  - ii. Maaori:
    - Involve Mana Whenua; and
    - Celebrate Maaori culture and history across Hamilton.
  - iii. Connectivity:
    - Connect people to key services and facilities;
    - Cross-city connections for biking; and
    - High quality biking facilities.
  - iv. Housing:
    - Greater variety of housing typologies;
    - Locate high-density housing in the right areas;
    - Sustainable living;
    - Retain character; and
    - Sufficient parking for number of occupants.
  - v. Open spaces:
    - Green space;
    - Riparian and indigenous planting; and
    - Multi-functional space.
27. Area Plans are guided by the relevant strategic direction set out in many of the city's strategies and policies. There were 45 strategies reviewed in the formulation of design principles and directives, along with industry standard guidance for best practice urban design. These range from the most recent Long Term Plan, Affordable Housing Strategy, to the Play Strategy, and many others.
28. For Elected Members to note, the working draft design principles being considered for Area Plans will be finalised following initial stakeholder engagement. The current working draft includes:

<b>A city that's easy to live in</b>	
<b>Transport</b> Movement around neighbourhoods is safe, easy, and accessible. Active modes and public transport are convenient and comfortable means of travel, prioritised over single occupancy vehicle travel. The transport network integrates movement and place to support character and identity.	<b>Housing</b> Housing and urban form support sustainable, resilient, and connected communities. High quality, affordable housing reflects Hamiltonians diverse lifestyles and needs and enables people to choose where to live.
<b>Stormwater Infrastructure</b> The Vision and Strategy for the Waikato River is delivered.	<b>Water and waste-water infrastructure</b> Infrastructure supports the needs of changing and growing neighbourhoods.
<b>A city where people thrive</b>	
<b>Economy and opportunity</b> Neighbourhoods enable a strong local economy that is vibrant and diverse. Local centres support the economic needs of the community.	<b>Social cohesion</b> Neighbourhoods support diverse communities that promote social cohesion. Community benefits are at the heart of planning and decision-making.

**APPENDIX 1:**

<b>A fun city</b>	
<b>Fun for all</b> Enable every Hamiltonian to play and be active.	<b>Amenity value</b> Public spaces, places and routes are accessible, safe, and pleasant for people of all ages and abilities.
<b>A green city</b>	
<b>Climate responsive</b> Our neighbourhoods support low carbon living. The urban environment provides climate resilient spaces for all Hamiltonians.	<b>Natural environment</b> Connect, protect, enhance, and integrate the natural environment in new urban development. Promote positive indigenous biodiversity outcomes.
<b>Te Ao Maaori</b>	
Kirikiriroa-Hamilton's unique whakapapa is respected, shared, and celebrated.	

29. Specific boundaries of area plans have been determined. At previous District Plan Committee meetings, Elected Members were provided a rough indication of where area plans will apply. Specific study areas for each area plan have since been determined. These incorporated principles set out in the NPS-UD intensification policy implementation guidance, to enable Area Plans enough space to consider transition between zones (e.g. tall to low building forms) and broader network implications in the surrounding areas (such as effect of potential development on parks).
30. Area Plan study areas represent the focus for Area Plan recommendations, noting an exception that infrastructure recommendations may be network-wide due to the interconnectivity of these systems. While the study areas are broad, recommendations for increased density are likely to focus on the highly accessible parts of the study areas. For information the four programme study areas including the area being developed by the Fairfield Enderley Urban Development Partnership are presented in **Attachment 1**.

**Financial considerations – *Whaiwhakaaro Puutea***

31. The District Plan Programme is funded through the 2021-31 Long Term Plan. Finances will be reported quarterly in the General Manager's report to the Committee.

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

32. Staff confirm that the staff recommendation complies with the Council's legal and policy requirements.

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

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

**Social**

36. Social wellbeing is defined as the capacity of individuals, their families, whaanau, iwi, haapu and a range of communities to set goals and achieve them.

**APPENDIX 1:**

37. The proposed approach aligns with the recently adopted 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**

38. Economic wellbeing is defined as the capacity of the economy to generate employment and wealth necessary for present and future financial security.
39. 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.
40. This includes ensuring that 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.

**Environmental**

41. 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.
42. Members recently agreed the vision to shape Hamilton as a green city.

**Cultural**

43. The NPS-UD requires councils to plan well for growth and ensure a well-functioning urban environment for all people, communities, and future generations. This includes ensuring urban development occurs in a way that considers the principles of the Treaty of Waitangi (te Tiriti o Waitangi) and issues of concern to hapū and iwi.

**Risks - *Tuuraru***

44. Risks are currently tracked at project and programme level. The programme utilises the Council's risk management framework.

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

**Significance**

45. Given the statutory requirement to consult, staff have not considered the key considerations under the Significance and Engagement Policy to assess the significance of the matter(s) in this report.

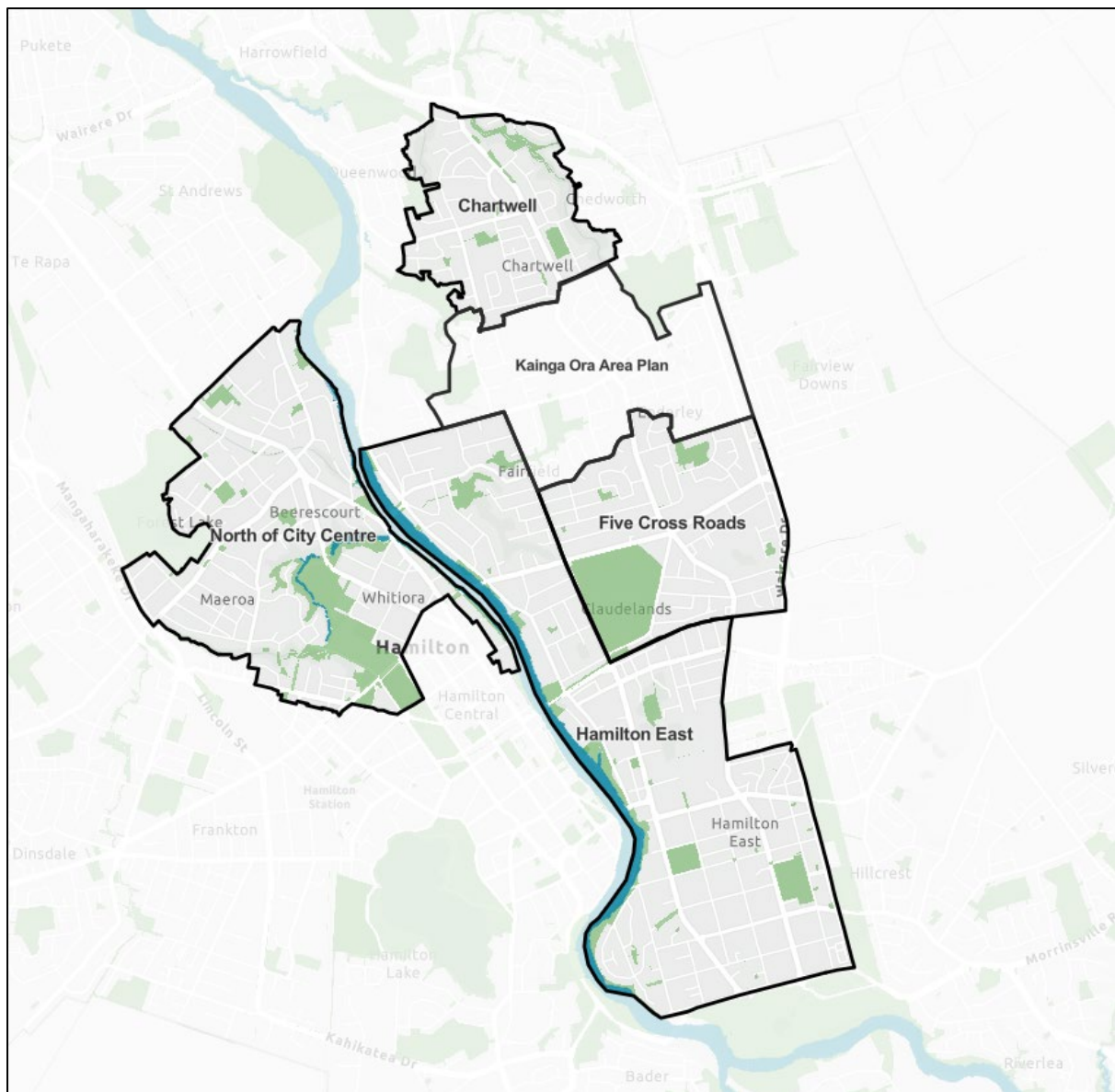
**Engagement**

46. A communications and engagement update is provided in the General Manager's report presented in the open session of the meeting.

**Attachments - *Ngaa taapirihanga***

Attachment 1 - Area Plan Study Areas

## Area Plan study areas



Item C2

Attachment 1