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## Extraordinary Strategy & Policy Committee

### OPEN MINUTES

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**Minutes of a meeting of the Strategy & Policy Committee held in Council Chamber, Municipal Building, Garden Place, Hamilton on Monday 3 August 2015 at 5:30pm.**

#### PRESENT

Chairperson	Cr A O’Leary
Deputy Chairperson	Cr A King
Members	Her Worship the Mayor J Hardaker Cr G Chesterman Cr M Forsyth Cr M Gallagher Cr R Pascoe Cr L Tooman Cr P Yeung

In Attendance:	Blair Bowcott – Acting General Manager Strategy & Research Luke O’Dwyer – Unit Manager City Planning Susan Henderson – Principal Planner Mark Brougham - Programme Manager Strategic Analysis and Business Intelligence Aaron Fleming – Unit Manager Strategy & Research Keith Hornby – Strategic Policy Analyst
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Committee Advisors:	Mr B Stringer and Mrs M Birch
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#### 1. Apologies

**Resolved:** (Crs O’Leary/Yeung)

That the apologies from:

- a) Councillors Macpherson, Green and Mallett; and
- b) Councillor Wilson (lateness),

be received and accepted.

## 2. Confirmation of Agenda

**Resolved:** (Crs O'Leary/Chesterman)

The Committee to confirm the Agenda.

## 3. Declarations of Interest

No members of the Committee declared a Conflict of Interest.

## 4. Public Forum

There was no public forum.

## 5. Consideration and Approval of HCC's Draft 2 Submission to the NZ Productivity Commission's Draft June 2015 Report 'Using Land for Housing'

The staff report was taken as read.

The following comments were made by Elected Members in relation to the draft submission, attached to the staff report. The Unit Manager City Planning, supported by the Principal Planner and Programme Manager, responded to questions in that regard:

- **Typographical Corrections**

Staff would correct the following points in the submission:

- i. Duplication of paragraphs 65 and 68;
- ii. Amend paragraph 73 and Appendix 1 to record that Council has moved from land value to capital value.

- **Other Comments**

- iii. Paragraph 11, page 8: Staff would include statistics in relation to Hamilton city's housing supply as detailed in Council's January submission.
- iv. Paragraph 13, page 8: Staff clarified that the measurement for affordable housing was defined by legislation. The submission stated the availability of affordable housing was not a problem in Hamilton.
- v. Paragraph 30, page 11: Feedback from previous briefings was that Elected Members fully supported the issue highlighted in section R4.1 of the Commission's Report.
- vi. Paragraph 34, page 11: Staff advised Council already had a number of macro policies to address issues of supply and demand for development in Hamilton. The Unit Manager City Planning recommended that it was not considered appropriate for Council to have additional controls on subdivision covenants, as proposed in the Commission's Report.
- vii. Paragraph 40, page 13: Council's response to be extended to clarify the process under the Resource Management Act that would be duplicated, and the consequential increased costs that would accrue.
- viii. Paragraph 47, page 14: It was suggested an example was given in relation to significant time and costs incurred in relation to development agreements.
- ix. Paragraph 59, page 16: The submission should note that Council agreed with the proposed statement in the Commission's report.

- x. Paragraph 77, page 19: Staff were requested to remove the following wording in the last sentence:  
*“(although in reality we would never apply a ‘Commercial’ rate to these property types)”*.
- xi. Appendix, page 20: The fact Council had not found any evidence that a capital value rating system acted as a disincentive to development should be elucidated in the submission.

Staff noted that there were intangible benefits for Council to send this submission.

The Chairperson and General Manager provided clarification as to the process for making Council submissions, as agreed at the Committee meeting on the 7 July 2015.

**Resolved:** (Crs Pascoe/Tooman)

That:

- a) the report be received;
- b) HCC's **Draft 2** submission to the NZ Productivity Commission's 17 June 2015 draft report 'Using Land for Housing' be considered and approved;
- c) any requested changes made at the 3 August 2015 Extraordinary Strategy and Policy Committee meeting be incorporated into HCC's final submission;
- d) HCC's final submission be signed by the Chief Executive and sent to the NZ Productivity Commission to meet the 4 August 2015 submission closing date;
- e) HCC's final approved submission then be uploaded to Council's website; and
- f) local Members of Parliament be advised of HCC's submission to the NZ Productivity Commission adopted at the 3 August 2015 Council meeting.

**Councillor King dissenting.**

During Debate, it was agreed that in respect of comments v., vii., viii., ix., and xi., there was no requirement to include any amendments to the submission.

The Chairperson asked that Democracy staff provide a written clarification to Elected Members as to whether Standing Order 3.6.8 permitted a member to speak more than once to a motion during a Committee meeting.

**The Meeting was declared closed at 6:35pm**