

---

## Strategic Growth and District Plan Committee

### *Te Komiti Rautaki Tipu me te Maahere Rautaki aa Rohe*

## OPEN MINUTES

---

Minutes of a meeting of the Strategic Growth and District Plan Committee held in Council Chamber and Audio-Visual Link, Municipal Building, Garden Place, Hamilton on Thursday 7 November 2024 at 9:30am.

#### PRESENT

Chairperson	Cr Sarah Thomson
<i>Heamana</i>	
Deputy Chairperson	Cr Geoff Taylor
<i>Heamana Tuarua</i>	
Members	Mayor Paula Southgate Deputy Mayor Angela O’Leary (via audio visual link) 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 Ewan Wilson Cr Emma Pike Cr Maria Huata Maangai Jaydene Kana

---

*The meeting was opened with a karakia.*

#### 1. Apologies – *Tono aroha*

**Resolved:** (Cr van Oosten/Cr Wilson)

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

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

**Resolved:** (Cr Thomson /Cr Casey-Cox )

That the Strategic Growth and District Plan Committee confirms the agenda.

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

No members of the committee declared a Conflict of Interest.

**4. Public Forum – Aatea korero**

**Barry Radford** spoke to Item 6 (Chair's Report) regarding the growth in the central city and communication from Council regarding changes in the central city.

**Peter H Bos** on behalf of Living Streets Kirikiriroa spoke to Item 8 (District Plan Update) in support of the Plan Change 12. Mr Bos noted research and data collected outside of Hamilton.

*Deputy Mayor O'Leary joined the meeting (9.35am) during the discussion of the above item.*

*Mayor Southgate and Cr Huata joined the meeting (9.43am) during the discussion of the above item.*

**5. Confirmation of the Strategic Growth and District Plan Committee Open Minutes 27 August 2024**

**Resolved:** (Cr Thomson /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 27 August 2024 as a true and correct record.

**6. Chair's Report**

The Chair provided an update highlighting the importance of value capture and finding ways to ensure growth pays for infrastructure. Staff responded to questions from Members concerning affordable housing and removing old infrastructure.

**Staff Action:** *Staff undertook to provide members a report at the next meeting on the drivers to affordable housing including the metrics used to make the determinations.*

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

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

*Cr Taylor joined the meeting (9.54am) during the discussion of the above item. He was present when the matter was voted on.*

**7. Strategic Issues**

The General Manager Strategy, Growth & Planning introduced the report noting the keys issues of Fast-track Approvals applications, Fairfield/Enderley planning and Climate Change considerations. Staff responded to questions from Members concerning barriers to growth, wetlands, public transport planning and resilience planning.

**Staff Action:** *Staff undertook to provide members an update from the Future Proof PT subcommittee, on the expected population density and timelines for Peacocke bus routes.*

**Resolved:** (Mayor Southgate/Cr Casey-Cox)

That the Strategic Growth and District Plan Committee:

- a) receives the report;
- b) notes that staff are not resourced to undertake further planning and infrastructure modelling for Fairfield/Enderley in accordance with funding decisions made in the 2024-34 Long-Term Plan; and
- c) requests staff prepare a development plan proposal for Enderley-Fairfield and to seek feedback from key stakeholders and government regarding investment options and to report back to the 20 February 2025 Strategic Growth and District Plan Committee meeting.

*Cr Naidoo-Rauf joined the meeting (10.05am) during the discussion of the above item. She was present when the matter was voted on.*

**8. District Plan Update - November 2024 (Recommendation to the Council)**

The Unit Director of Urban & Spatial Planning took the report as read. Staff responded to questions from Members concerning communication strategy, Resource Management Act reform impacts,

education strategy and risks.

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

That the Strategic Growth and District Plan Committee:

- a) receives the report;
- b) recommends that the Council approves public notification of Plan Change 14 – Flood Hazards; and
- c) notes that a report on the Independent Hearing Panels’ recommendations on Plan Change 12 – Enabling Housing Supply will be brought to the 12 December 2024 Council meeting to decide on the recommendations.

*Cr Wilson left the meeting (10.54am) during the discussion of the above item. He was not present when the matter was voted on.*

## 9. Resolution to Exclude the Public

**Motion:** (Cr Tauariki /Cr Maangai Kana )

### Section 48, Local Government Official Information and Meetings Act 1987

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 27 August 2024	) 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 Matters)		
C3. Fast-track and Emerging Areas		
C4. Peacocke Programme 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 maintain legal professional privilege	Section 7 (2) (g)
	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	Section 7 (2) (j)

Item C3.	advantage	
	to enable Council to carry out commercial	Section 7 (2) (h)
	activities without disadvantage	Section 7 (2) (i)
	to enable Council to carry out negotiations	Section 7 (2) (j)
Item C4.	to prevent the disclosure or use of official	
	information for improper gain or improper	
	advantage	
	to enable Council to carry out commercial	Section 7 (2) (h)
	activities without disadvantage	Section 7 (2) (i)
	to enable Council to carry out negotiations	

*Deputy Mayor O'Leary retired from the meeting (11.03am) at the conclusion of the above item.*

**The meeting moved into Public Excluded at 11.03am.**

**The meeting was declared closed at 12.46pm.**

## Appendix 1:

Strategic Growth and District Plan Committee - Thursday 7 November 2024

<https://storage.googleapis.com/hccproduction-web-assets/public/Uploads/Documents/Agendas-and-minutes/Agendas/Strategic-Growth-and-District-Plan-Open-Agenda-7-November-2024.pdf>

I am speaking on behalf of Living Streets Kirikiriroa

I am speaking to

**1. Plan change 12 (p.15, 46 para 6.)** – Here Living Streets is asking that ground-floor living in commercial zones (5) and (6) be permitted.

Living Streets Kirikiriroa advocates for increasing social activity at street level and more face-to-face socialising. (f2f)

**2. Central City Transformation Plan (p.15, 39)** – Living Streets asks for real-world checks that actual walking access and high level talks correspond.

Living Streets Kirikiriroa believes that ‘More foot traffic equals more spending’. (Foot traffic = \$)

**1. Plan change 12.** Living Streets asks councillors to change ‘at ground floor’ to ‘P’ (permitted activity) from NC in Neighbourhood (6) and Suburban (5) Centres.

Business Zone	Apartments					
	At ground floor		Above ground floor		Above ground floor within the Frankton Living Overlay	
	ODP	PC12	ODP	PC12	ODP	PC12
Commercial fringe (1)	NC	NC	RD	P	-	-
Major Event Facilities (2)	NC	NC	NC	NC	-	-
Sub-regional Centre (3)	NC	NC	NC	P	-	-
Large format Retail (4)	NC	NC	NC	NC	-	-
Suburban Centre (5)	NC	NC	RD	P	-	-
Neighbourhood centre (6)	NC	NC	RD	P	-	-
Frankton Commercial Fringe (7)	NC	NC	D	D	RD	P

Dr Juliana Reu Junqueira (Business Zones) 26 June 2024 Page 15



*Example: this house was rezoned to ‘Suburban centre’ (5) when it was a cafe for a few years. Because it is now zoned (5) it cannot be used as a house.*

As a person who has visited many cities it is normal to see ground floor living (apartments) alongside retail in commercial zones. I seen this in Hong Kong, and I know it is permitted in Taiwan, the Philippines and Japan.

In Ireland they say – ‘**having an injection of residential occupancy on our main streets ... makes it easier to bring buildings back to life**’.

In Portland – ‘Apartment buildings drop vacant storefronts in **favour of ground-level apartments**’

The Dutch say - ‘more residents create a **buzz** (even outside shopping hours), atmosphere, and ensure more spending’.(Vlaardingen). Their recommendation is to ‘Look at new upcoming functions in areas with

vacancy ... **most of all residential living on the ground floor**. Due to online shopping, it is clear that we cannot solely rely on shops to create a good public realm' (Delft)

Paris 'allow[s] maximum flexibility in land use so that buildings get renovated and economic activities take place to pay the taxes to maintain a high level of services'.


{See long text below for more context}

My understanding of why mixed use of ground floors is 'Non-Compliant' (NC) is because the culture in New Zealand's professional planning community does not support ground-floor mixed use.

Living Streets asks why we do this in Hamilton: **is it cultural, and if so whose culture?** There are over a hundred different cultures in Hamilton. **Can council members ask about this when you see the Plan Change 12 recommendations?**

**2. Central City Transformation Plan (p.15, 39)** – Here Living Streets asks for real-world walking access to be mapped to enable viewing of **missing pedestrian access from fringe suburbs**.

Living Streets Kirikiriroa believes 'More foot traffic equals more spending'.

	Outcome	Future state
	<b>A well-connected central city</b> Improving access and mobility within and to Hamilton central city and fringe suburbs, encouraging the use of active and public transport and shifting away from private vehicle dominance.	Multimodal choices across public transport, micro-mobility and walking and cycling leading to more pedestrian friendly environments

End

Long text

\* Vlaardingen NL – The city has been subsidizing land owners to convert vacant retail to residential along the approach to the city centre as 'more residents create a **buzz** (even outside shopping hours), atmosphere and ensure more spending'.

(Link ) <https://hamiltonurbanblog.substack.com/p/allowing-ground-floor-living-in-inner>

\* Delft NL – 'Experience is important for the city's users, and for the local economy ... 17. Look at new upcoming functions in areas with vacancy, such as co-working spaces, temporary "meanwhile spaces", restaurants and cafés, social functions such as elementary schools, and **most of all residential living on the ground floor**. Due to online shopping, it is clear that we cannot solely rely on shops to create a good public realm" (p314-315).

(Link) The Delft publication, The City at Eye Level, Lessons for Street Plinths (Second and extended version). [https://thecityateyelevel.com/app/uploads/2018/06/eBook\\_The\\_City\\_at\\_Eye\\_Level\\_English.pdf](https://thecityateyelevel.com/app/uploads/2018/06/eBook_The_City_at_Eye_Level_English.pdf)

\* Portland – 'Apartment buildings drop vacant storefronts in favor of ground-level apartments ... Privacy has been a sticking point for some potential tenants, Welton said, but others find the idea of having their own front door **appealing**'.

[Apartment buildings drop vacant storefronts in favor of ground-level apartments - oregonlive.com](https://www.oregonlive.com/apartment-buildings-drop-vacant-storefronts-in-favor-of-ground-level-apartments/)

\* Paris – 'most of Paris is simply General Urban [residential, to] ... allow maximum flexibility in land use so that buildings get renovated and economic activities take place to pay the taxes to maintain a high level of services' (page 71-73).

Ref 1 – Zoned in the USA, by Sonia Hirt. Chapter 3 - How others do it – France - page 71-73 Quote “from French colleague.” List Accent 1;

Ref.3 Dwelling demand 60% Choose the first floor, 30% would settle for second or third floor, 5% ground floor, 5% top floor or penthouse.

<http://www.cityam.com/225806/london-property-prices-first-floor-flats-are-most-demand-carry-significant-premium-too>

Bonus notes:

\*Harvard City Planning Studies 1935 - ‘It is mainly from local traffic that the shops derive their custom, and when through traffic interferes with the convenience of shoppers it is injurious to trade (p.129) ... It is wholly **wrong** to zone business districts on the basis of utilizing **all frontages on main thoroughfares**. This was the rough criterion used at a time when paved thoroughfares leading into and out of cities were very few compared with the present time (p.162).

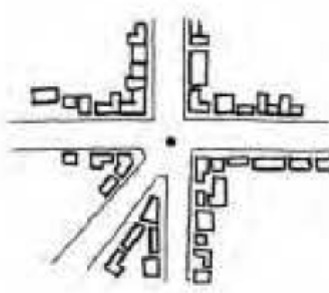
<https://archive.org/details/designofresident00adamrich/page/162/mode/2up>

## LOST TOWNS

Rediscover London's lost villages and towns



Pre 1800.



Nineteenth century.



Around 1950.

*Above: the evolution of nodal points from a place to a car traffic dominated non-place:  
the figureground balance moves from nodal balance to disintegration.*

The architect Terry Farrell wrote in his 2007 ‘Manifesto for London’ Page 10

<https://farrells.com/wp-content/uploads/2017/08/Architectural-Review-Manifesto-For-London.pdf>