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## Strategic Growth and District Plan Committee

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

## OPEN MINUTES

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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 Tuesday 27 August 2024 at 9:30am.

#### PRESENT

**Chairperson** Cr Sarah Thomson

**Heamana**

**Deputy Chairperson** Cr Geoff Taylor

**Heamana Tuarua**

#### Members

Mayor Paula Southgate  
Deputy Mayor Angela O’Leary  
Cr Andrew Bydder  
Cr Anna Casey-Cox (via Audio-Visual)  
Cr Mark Donovan  
Cr Louise Hutt  
Cr Maxine van Oosten  
Cr Tim Macindoe  
Cr Emma Pike  
Cr Kesh Naidoo-Rauf  
Cr Moko Tauariki  
Cr Ewan Wilson  
Maangai Jaydene Kana

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*The Chair opened the meeting with a karakia.*

#### 1. Apologies – *Tono aroha*

**Resolved:** (Cr Wilson/Cr Macindoe)

That the apologies for lateness from Mayor Southgate and Cr Tauariki and partial attendance from Deputy Mayor O’Leary and Cr Casey-Cox are accepted.

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

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

That the Strategic Growth & 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 koorero*

**Julia Hamon** spoke to Item 6 (*Chair’s Report*) and proposed ideas to improve the Garden Place space including a permanent City Safe staff patrolling the area, fixing the brick work, beautify the gravel area, removal of the checkers board and general improvement of natural amenities.

**Aksel Bech** spoke to Items 7 (*Strategic Issues*) and Item 9 (*District Plan Update*) in relation to Plan Change 16 and inclusionary zoning and the findings at Queenstown Lakes..

**Hamilton Roller Skating Club** provided a written submission to Item 7 (*Strategic Issues*) that was circulated to Members and attached to the open minutes of the meeting as **Appendix 1**.

*Cr Tauariki joined the meeting (9.35am) during the discussion of the above item.*

*Deputy Mayor O'Leary joined the meeting (9.36am) during the discussion of the above item.*

**5. Confirmation of the Strategic Growth and District Plan Committee Open Minutes 25 June 2024**

**Resolved:** (Cr Taylor/Cr Kesh-Naidoo)

That the Strategic Growth and District Plan Committee confirms the Open Minutes of the Strategic Growth and District Plan Committee Meeting held on 25 June 2024 as a true and correct record.

**6. Chair's Report**

The report was taken as read. The Chair and Deputy Chair responded to questions from Members concerning the issues raised in the Public Forum regarding Garden Place as part of the Central City upgrade, tangible results focus for the Central City Upgrade, risks and opportunities for partnership.

**Staff Action:** *Staff undertook to circulate the following to Members ahead of information session in on the matter of the Central City transformation plan:*

- *information about City Safe permanent location in or near Garden Place; and*
- *high-level concept plan of the central city upgrade.*

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

That the Strategic Growth and District Plan Committee:

- a) receives the report;
- b) requests staff work with TGH on solutions to leverage and realise greater returns from the existing infrastructure investment in Ruakura, in particular unlocking industrial and logistics development within the Ruakura Superhub area south of the East Coast Main Trunkline, and report back with high level information on options and potential risks and trade-offs to the 26 September Infrastructure and Transport Committee as part of the planned report on the Eastern Transport Corridor; and
- c) requests staff actively work with TGH to explore solutions for enabling Ruakura East and report back to the Strategic Growth and District Plan Committee.

*Mayor Southgate joined the meeting (10.03am) during the discussion of the above item. She was present when the matter was voted on.*

**7. Strategic Issues**

The General Manager of Strategy, Growth & Planning provided an update on the report on the fast-track approvals bill, Waikato Housing Infrastructure (WHI), housing growth policy, regional deals, and development contributions for small scale projects. Staff responded to questions from Members concerning plans through WHI of accessibility in the city, the housing growth policy, costs of new growth, regional deals, risks to Council, and development contributions grant for small-scale community projects.

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

That the Strategic Growth and District Plan Committee requests staff to investigate and report back with options regarding quantum and policy direction for a potential community grant fund to support the payment of development contributions for small-scale developments by community organisations where there is negligible impact on infrastructure, and reports back to the 31 October 2024 Council meeting, noting that no budget is available for this purpose in 2024/25.

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

That the Strategic Growth and District Plan Committee:

- a) receives the report; and
- b) notes that:
  - i. for the Fast-Track Approvals Bill applications and ahead of any final Government legislative decisions, staff will prioritise resources into working with the Schedule 2A applicants and Tainui Group Holdings for Ruakura East ahead of Schedule 2B applicants to enable Council to make informed decisions around fast track proposals;
  - ii. schedule 2A projects are referred to an expert panel without requiring referral by the joint Ministers while Schedule 2B projects are to be considered for referral to an expert panel thus giving Schedule 2A projects greater status and priority under the proposed legislation;
  - iii. discussions around Ruakura East are prioritised as it is recognised in the Regional Policy Statement and Future Proof Growth Strategy as a future growth area, and in recognition of the Memorandum of Understanding between Council and Tainui Group Holdings; and
  - iv. a comprehensive update on proposed fast track developments will be reported to the 7 November 2024 Committee meeting.

**Cr Bydder Dissenting.**

*Cr Huata joined the meeting (10.22am) during the discussion of the above item. She was present when the matter was voted on.*

**The meeting was adjourned 10.52am to 11.08am during the discussion of the above item**

*Deputy Mayor O'Leary left the meeting during the above adjournment.*

*Cr Casey-Cox retired from the meeting during the above adjournment.*

## **8. General Updates**

The report was taken as read.

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

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

## **9. District Plan Update - August 2024 (Information Only)**

The report was taken as read.

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

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

## **10. Ruakura Eastern Transport Corridor- Strategic Case**

The Executive Director Commercial and Advisory spoke to the report and outlined the updated staff recommendation.

**Resolved:** (Cr Wilson/Cr Pike)

That the Strategic Growth and District Plan Committee:

- a) receives the report;
- b) requests staff to update the Strategic Case to reflect emerging policy changes and other emerging technical matters as the detailed business case is finalised and to report back to the Council with a final Detailed Business Case for approval prior to agreeing to any funding plan;
- c) approves, subject to b) above, the June 2023 Strategic Case for the Ruakura Eastern Transport Corridor for the purposes of progressing detailed design and for exploring funding options for its delivery; and
- d) notes that a report will go to the 26 September 2024 Infrastructure and Transport Committee seeking approval for the macroscope of the Ruakura Eastern Transport Corridor project.

*Deputy Mayor O'Leary rejoined the meeting (11.31am) during the discussion of the above item. She was present when the matter was voted on.*

## **11. Resolution to Exclude the Public**

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

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

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 25 June 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 (PX)		

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 to enable Council to carry out negotiations to prevent the disclosure or use of official information for improper gain or improper advantage	Section 7 (2) (g) Section 7 (2) (i) Section 7 (2) (j)

**The meeting moved into Public Excluded at 11.39am**

**The meeting was declared closed at 11.57am.**

## Appendix 1

21 August 2024

HAMILTON ROLLER SKATING CLUB

To Hamilton City Council

This was the response to my submission, to be honest I thought it was totally irrelevant as I do not believe we should have been charged DC charges. As the DC Policy details I have highlighted below clearly show if you are not impacting the infrastructure you should not be charged.

These clauses are not talking about floor area they are talking about whether you impact and if you don't you shouldn't be charged.

In response to the below, as far as the legislation and DC Policy is concerned any increase in floor area does have an impact on Councils infrastructure/services. The greater the increase in floor area, the greater the assumed demand on Council services, and the greater the corresponding DC charge. The legislation provides for Council to establish a policy where averaging and grouping (such as the commercial activity definition) is used to balance practical and administrative efficiencies.

The legislation does not require councils to provide for remissions in their DC policies, nor does the existing DC Policy provide discretion to complete assessments on a case-by-case basis outside of policy provisions. There is no proposal to change this at present. HCC has elected to include a limited number of remission categories in the operative and proposed DC Policies, none of which cover developments of this nature. The development is not of the scale required to be considered for an actual demand remission and Council considered a community-based remission but elected not to proceed at this time.

I wrote to Council after receiving this reply on 7 June requesting why we were being charged Developmental Charges as I had previously pointed out we had no impact on the infrastructure of the City as we were building a storage shed. We have not required new infrastructure to be built or caused any increased capacity as a consequence of our building.

I have asked Council as per their policy to demonstrate where we have created extra demand. I have not received a reply to this request.

These are the clauses taken from Councils Developmental Policy which in our view clearly eliminate us from being charged.

5.3 A development contribution may be required in relation to developments if the effect of the developments is to require new or additional assets or assets of increased capacity, and as a consequence, Council incurs capital expenditure to provide appropriately for community infrastructure, reserves or network infrastructure. Developments are considered in this context to be cumulative with other developments.

5.5 Before any development contribution can be levied in respect of development, it must be demonstrated that the development, which can be any subdivision or other development, by itself or in combination with other developments, generates a demand for community infrastructure,

reserves or network infrastructure. Network infrastructure means the provisions of roads and other transport, water, wastewater, and stormwater collection and management. Council can require a development contribution to be made to it upon the granting of resource consent under the Resource Management Act 1991, the granting of a building consent or certificate of acceptance under the Building Act (2004), or upon authorisation of service connection being granted.

### 13. LIMITATIONS AND CALCULATION OF CREDITS AND EXEMPTIONS (S199, S200(1), S197AB LGA)

13.1 A development contribution will only be required if the effects or cumulative effects of developments will create or have created a requirement for Council to provide or to have provided new or additional assets or assets of increased capacity.

Regards

Kathy Moody  
Treasurer/Trustee on behalf of  
Hamilton Roller Skating Club