
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, Municipal Building, Garden Place, Hamilton on Tuesday 10 June 2025 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 Anna Casey-Cox
Cr Maxine van Oosten
Cr Moko Tauariki (Via Audio-Visual)
Cr Louise Hutt
Cr Andrew Bydder
Cr Ewan Wilson
Cr Emma Pike
Cr Tim Macindoe
Maangai Jaydene Kana

The meeting was opened with a karakia.

1. Apologies – Tono aroha

Resolved: (Cr Thomson/Cr Taylor)

That the Strategic Growth and District Plan Committee accepts the apologies for full absence from Cr Naidoo-Rauf, for lateness from Cr Huata and partial attendance from Cr Tauariki.

2. Confirmation of Agenda – Whakatau raarangi take

Resolved: (Cr Thomson/Cr Pike)

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

3. Declarations of Interest – Tauaakii whaipaaanga

No members of the Council declared a Conflict of Interest.

4. Public Forum – Aatea koorero

Keith Clapson spoke to Item 6 (Chair’s Report) regarding infrastructure constraints, emphasising the need to acquire land years in advance of any development and suggested the Council consider taking on more risks in the development space.

5. Confirmation of the Strategic Growth and District Plan Committee Open Minutes 8 April 2025

Resolved: (Cr Hutt/Cr van Oosten)

That the Strategic Growth and District Plan Committee confirms the open minutes of the meeting held on 8 April 2025 as a true and correct record.

6. Chair's Report

The Chair spoke to her report and noted that she had recently received positive feedback from one of the developers in the Consents Working Group, noting being really encourage by progress being made and the work staff have actioned.

Resolved: (Cr Thomson/Deputy Mayor O'Leary)

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

7. Strategic Issues

The Unit Director Urban & Spatial Planning spoke to the report, noting the high number fast-track developments Council is working with. Staff responded to questions from Members concerning the potential Fast -Track developments in particular risks, public transport, master plans, and when the financial impacts be realised, aligned commercial terms for the Future Proof partners.

Staff Action: *Staff undertook to report back Members at the 12 August 2025 Strategic Growth and District Plan Committee meeting with the implications/risk from the fast track developments going ahead in particular the effect it may have on the transport network.*

Resolved: (Cr Thomson/Cr Casey-Cox)

That the Strategic Growth and District Plan Committee:

- a) receives the report
- b) approves the Chief Executive to be delegated to nominate person(s) to be put forward to represent Hamilton City Council on Fast-track Expert Panels.

Cr Tauariki joined the meeting 10.07am during the discussion of the above item. He was present when the matter was voted on.

8. District Plan Update - June 2025

The Unit Director Urban and Spatial Planning spoke to the report in particular the recent positive community consultation event regarding Percival/Ryburn Road, and that a number issues previously outlined in the Private Plan Change 17 had been resolved and hearing proceedings will begin later this year.

Resolved: (Cr Wilson/Cr Taylor)

That the Strategic Growth and District Plan Committee:

- a) receives the report;
- b) approves **Option 1** of the staff report – to initiate investigation into a plan change for the Percival/Ryburn Road area, in consultation with landowners, to rezone the area from Large Lot Residential to Ruakura Logistics Zone; and
- c) notes Council is in a position to provide conditional strategic water and wastewater servicing to the Private Plan Change 17 area, subject to the timing and type of development, and alignment to infrastructure investment.

9. General Updates

The General Manager Strategic Growth and Planning took the report as read. Staff responded to questions from Members concerning the 2023 Census data.

Staff Action: *Staff undertook to include data on the website concerning Commuting patterns so that the information was easily assessable to the wider public.*

Staff Action: *Staff undertook to share more insights in relation to Commuting patterns and the difference over time.*

Resolved: (Cr Macindoe/Cr Casey-Cox)

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

10. Resolution to Exclude the Public

Section 48, Local Government Official Information and Meetings Act 1987

Resolved: (Maangai Kana/Mayor Southgate)

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 8 April 2025) 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)		
C3. Rotokauri Strategic Infrastructure Designation - Property Matters		

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 protect information which is subject to an obligation of confidence and disclosure would likely prejudice continual supply of similar information where it is in the public interest for that information to continue to be available	Section 7 (2) (c) (i) Section 7 (2) (i) Section 7 (2) (j)

to enable Council to carry out negotiations

	to prevent the disclosure or use of official information for improper gain or improper advantage	
Item C3.	to maintain legal professional privilege	Section 7 (2) (g)
	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)

The meeting moved in the Public Excluded at 10.47am.

The meeting was declared closed at 11.47am.