

---

## Strategic Growth and District Plan Committee

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

## OPEN MINUTES

---

Minutes of a meeting of the Strategic Growth and District Plan Committee held in the Council Chamber and via Audio Visual Link , Municipal Building, Garden Place, Hamilton on Wednesday 14 June 2023 at 9.37am.

#### PRESENT

**Chairperson** Cr Ryan Hamilton  
*Heamana*

**Deputy Chairperson** Cr Sarah Thomson  
*Heamana Tuarua*

**Members:** Deputy Mayor Angela O’Leary (Via Audio-Visual Link)  
Cr Anna Casey-Cox  
Cr Moko Tauariki  
Cr Ewan Wilson  
Cr Mark Donovan  
Cr Andrew Bydder  
Cr Emma Pike  
Cr Melaina Huaki

**In Attendance:** Blair Bowcott – General Manager Growth  
Chris Allen – General Manager Development  
Mark Davey – City Planning Unit Manager  
Jackie Colliar – Strategic Waters Unit Manager  
Karen Saunders – Growth Programmes Manager  
Greg Carstens - Growth, Funding and Analytics Unit Manager  
Phil Haizelden – Transport Strategy Principal  
Tilly Murcott – Programme Manager, Central City  
Mark Roberts - Team Leader, City Planning  
Robert Brodnax – Future Proof Advisor

**Governance Staff:** Amy Viggers – Governance Lead  
Nicholas Hawtin and Arnold Andrews – Governance Advisors

---

*The Chair opened the meeting with a karakia*

#### 1. Apologies – *Tono aroha*

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

That the apologies for absence from Mayor Southgate, Cr Naidoo-Rauf, Cr van Oosten, Cr Hutt, Cr Taylor, and for lateness from Deputy Mayor O’Leary are accepted.

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

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

That the agenda is confirmed.

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

The General Manager Growth and General Manager Development noted that they had recorded interests in Item C3 (Scoping Studies for Emerging areas) and that they had no conflict.

**4. Public Forum – *Aatea 2orero***

No members of the public wished to speak.

**5. Confirmation of the Strategic Growth and District Plan Committee Open Minutes 20 April 2023**

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

That the Strategic Growth and District Plan Committee confirms the Open Minutes of the Strategic Growth and District Plan Committee Meeting held on 20 April 2023 as a true and correct record.

**6. Chair's Report**

The Chair introduced his report, reflecting on the last 18 months of Council, with a focus on affordable housing.

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

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

**7. General Manager's Report**

The General Manager Growth introduced the report noting the Long Term Plan and the potential of Hamilton in regards to growth and economic benefits. He responded to questions from Members concerning the current status of industrial and residential developers, the Duplex Policy, the rise of brownfield versus greenfield developments and development opportunities with Kāinga Ora.

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

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

**8. Strategic Issues**

The City Planning Unit Manager introduced the report and highlighted infrastructure and industrial land supply, and updates to the regional policy. He responded to questions from Members concerning the housing business assessment, the shortfall in house prices and its impact on zoning decisions, Future Proof and Plan Change 12.

The Transport Strategy Principal took the report as read. He responded to questions from Members concerning Anglesea Street infrastructure, the Metro Spatial Plan, the Freight Study, the construction priority of the Long Term Plan and improving the visualisation of mass transport plans for the community.

The Strategic Waters Unit Manager introduced the report and highlighted funding challenges, technical site reviews, the Cambridge discharge consent process and Plan Change 12 hearings.

The Growth, Funding and Analytics Unit Manager introduced the report and highlighted financial impacts and future decisions of Council. He responded to questions from Members concerning financing mechanisms, water treatment plants, the levies' process, project management and

Rotokauri.

The Growth Programmes Manager introduced the report and highlighted Peacockes sustainability and development interest, infrastructure delivery and interest savings. She responded to questions from Members concerning the Infrastructure Acceleration Fund, the Sonning car park development, reputational risks and Peacockes housing affordability agreement and Southern Links 1 (SL1).

**Resolved** (Cr Hamilton/Cr Wilson)

That the Strategic Growth and District Plan Committee:

- a) receives the report;
- b) notes that:
  - i. Government agencies working with staff to develop an Infrastructure Funding and Financing (IFF) facility/levy for Hamilton are recommending that that a citywide component be introduced into Hamilton's IFF proposal, in addition to the Peacockes greenfield component; and
  - ii. staff are scheduling a drop in session for councillors interested in the citywide IFF component, due to its materiality and the need for Council direction in relation to it as the 2024-2034 Long Term Plan is developed.

*Deputy Mayor O'Leary joined the meeting (10:35am) during the discussion of the above item.*

*Deputy Mayor O'Leary left the meeting (11:05am) during the discussion of the above item. She was not present when the item was voted on.*

**The meeting was adjourned from 11:33am to 11:53am.**

*Deputy Mayor O'Leary re-joined the meeting during the above adjournment.*

## **9. District Plan Update - June 2023**

The City Planning Unit Manager introduced the report and highlighted issues related to Plan Change 12.

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

That the Strategic Growth and District Plan Committee:

- a) receives the report; and
- b) notes that staff are looking to seek an extension from the Minister for the Environment to the decision-making deadline on Plan Change 12 – Enabling Housing (currently 31 March 2024) as the current deadline does not allow sufficient time for Plan Change 14 – Flood Hazards to be advanced prior to decisions on Plan Change 12 being due;
- c) requests staff seek from the Independent Hearing Panel on Plan Change 12 a delay to the hearings currently scheduled for September 2023 to a date after Plan Change 14 is publicly notified. This deferral of the PC12 hearings will ensure that the evidence considered by the Independent Hearing Panel hearing on Plan Change 12 will incorporate the most up to date flood hazard information publicly available to all submitters and stakeholders; and
- d) requests staff investigate prioritising the inclusionary zoning plan change if Plan Change 12 hearings are delayed. Requests staff align the timing of the Inclusionary Zoning Plan Change with Waipā District Council and Waikato District Council and if possible undertake a joint

hearing.

**10. 2024-34 Long-Term Plan Growth Projections**

The Growth, Funding and Analytics Unit Manager introduced the report and highlighted future long term growth projections. He responded to questions from Members concerning future projections related to climate change through migration, Papakaainga and Remits.

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

That the Strategic Growth Committee:

- a) receives the report; and
- b) approves use of the University of Waikato National Institute of Demographic and Economic Analysis (NIDEA) High 2021 demographic projections for Hamilton for the 2024-34 Long Term Plan (**Option 1** in the Staff Report).

*Deputy Mayor O'Leary retired from the meeting (12.14pm) at the conclusion of the above item. She was present when the item was voted on.*

**11. General Updates**

The General Manager Growth took the report as read.

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

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

**12. Resolution to Exclude the Public**

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

**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 Strategic Growth and District Plan Committee Public Excluded Minutes 20 April 2023	) 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. Scoping Studies for Emerging areas		

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) Section 7 (2) (g) Section 7 (2) (h)
	to maintain legal professional privilege	Section 7 (2) (i)
	to enable Council to carry out commercial activities without disadvantage	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 enable Council to carry out commercial activities without disadvantage	Section 7 (2) (h) Section 7 (2) (i)
	to enable Council to carry out negotiations	Section 7 (2) (j)
	to prevent the disclosure or use of official information for improper gain or improper advantage	

**The meeting moved into public excluded session at 12:16pm.**

**The meeting was declared closed at 1.28pm.**