Elected Member Briefing – 22 March 2018
Commencing at 9.30am in Committee Room One

| Topic	HCC Contact / Presenter(s)	Open / Closed	Time Req'd (mins)
NPS-UDC Future Proof Residential and Business Development Capacity Assessment Report	Luke O'Dwyer/Keith Hornby	Open	60
PROJECT Echo (Bats)	Maria Barrie/Anna Casey-Cox	Open	30
MEETING ENDS			

National Policy Statement on Urban Development Capacity (NPS-UDC)

Hamilton City Council Briefing 22 March 2018

Future Proof
*Knowing our future by planning today*

Overview and Outputs

- Legislated in December 2016

- Hamilton City, Waikato DC and Waipa DC identified as 'High Growth' urban area and required to comply with <u>all</u> NPS-UDC policies

- Future Proof Partners implementing requirements collectively

- Three key outputs:

    - Housing and business development capacity assessment

    - Minimum targets

    - Future development strategy (FDS)

- Quarterly indicator monitoring
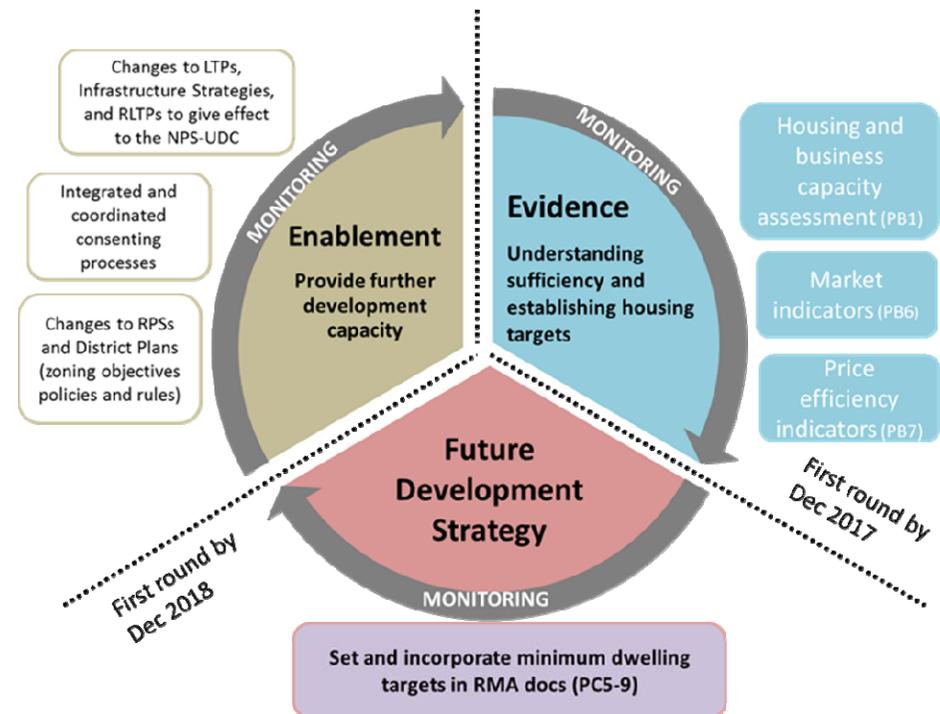
Housing and Business Development Capacity Assessment
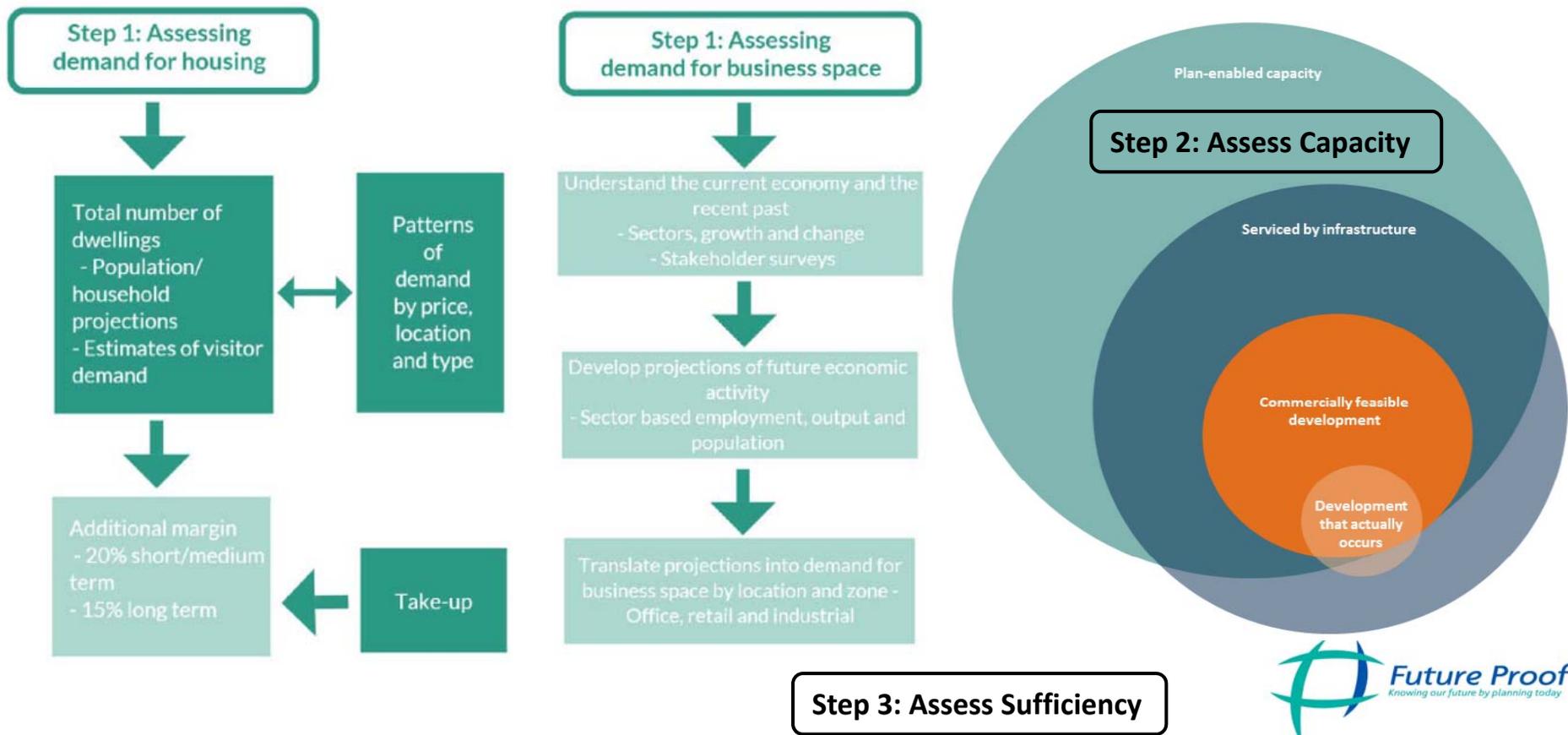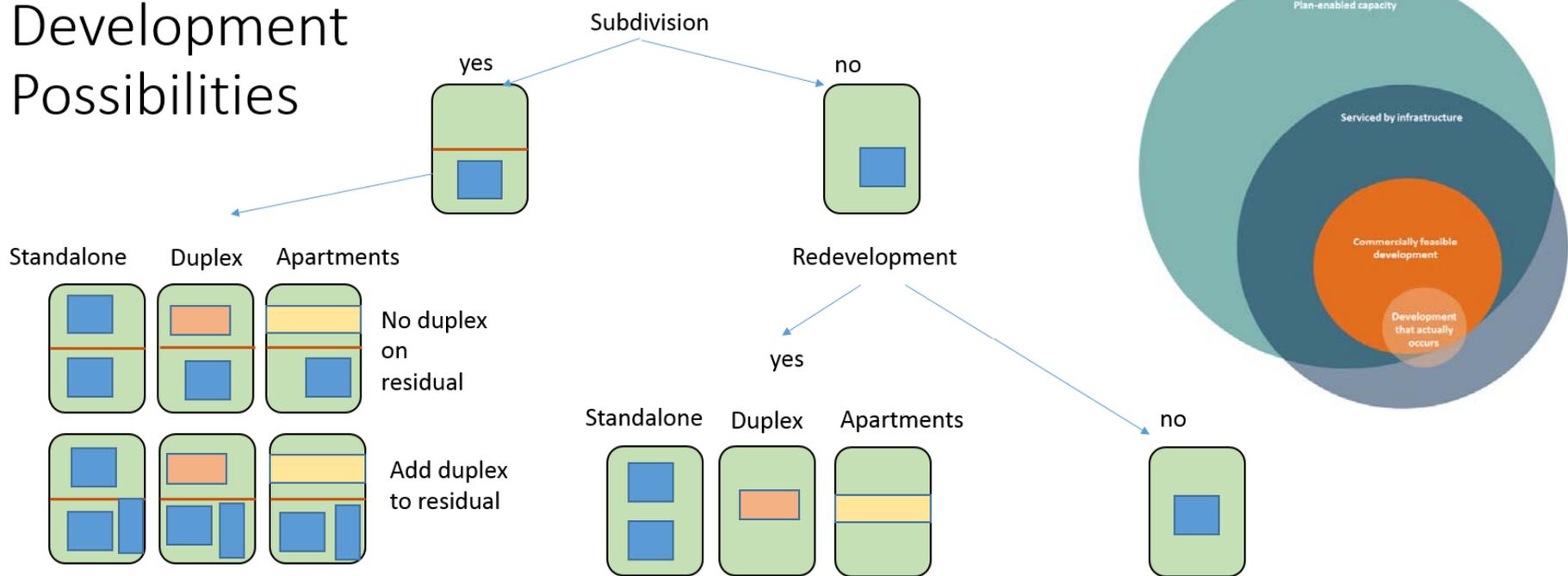
Methodology

Housing and Business Development Capacity Assessment

Methodology

Step 2: Assess Capacity

Development Possibilities

Subdivision

yes — no

Standalone   Duplex   Apartments

No duplex on residual

Add duplex to residual

Redevelopment

yes — no

Standalone   Duplex   Apartments

Plan-enabled capacity

Serviced by infrastructure

Commercially feasible development

Development that actually occurs

Up to 10 different combinations tested
- Then 8 different dwelling sizes tested within each configuration.

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Overall finding

- The Future Proof sub-region does not have any projected shortfalls in capacity for either housing or business capacity over the short, medium or long-term.

Housing Assessment Results

Future Proof Sub-Region – dwelling demand and capacity

| FUTURE PROOF SUB-REGION	Demand	Demand + margin	Total Capacity	Sufficiency Measure*
Short term	11,706	14,047	16,827	✓
Medium term	23,866	28,639	45,228 - 47,728	✓
Long term	63,181	72,657	95,088 - 100,588	✓

* Sufficiency = sufficient capacity to meet demand

Hamilton City – dwelling demand and capacity

HAMILTON	Demand	Demand + margin	Enabled Capacity	Anticipated Capacity	Total Capacity	Sufficiency Measure
Short term	5,974	7,169	7,101*	-	7,101*	✓
Medium term	12,129	14,555	22,794	500 - 1,000	23,294 - 23,794	✓
Long term	33,129	38,098	52,114	1,000 - 1,500	53,114 - 53,614	✓

Waikato District – dwelling demand and capacity

WAIKATO DISTRICT	Demand	Demand + margin	Enabled Capacity	Anticipated Capacity	Total Capacity	Sufficiency Measure
Short Term	3,220	3,864	6,280	-	6,280	✓
Medium term	6,536	7,843	10,113	4,000 - 5,000	14,113 - 15,113	✓
Long term	17,505	20,130	14,003	12,000 - 15,000	26,003 - 29,003	✓

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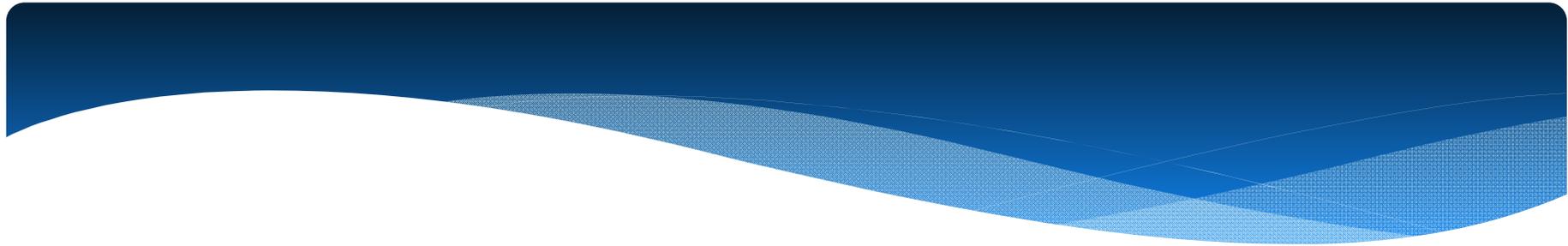
Waipa District – dwelling demand and capacity

WAIPA DISTRICT	Demand	Demand + margin	Enabled Capacity	Anticipated Capacity	Total Capacity	Sufficiency Measure
Short Term	2,512	3,014	3,446	-	3,446	✓
Medium term	5,201	6,241	3,821	4,000 - 5,000	7,821 - 8,821	✓
Long term	12,547	14,429	4,971	11,000 - 13,000	15,971 - 17,971	✓

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Business Assessment Results

Business Sufficiency - Commercial

COMMERCIAL SECTOR BY TA	Demand plus margin (ha)			Total Capacity	Sufficiency Measure		
	Short term	Medium term	Long term		Short Term	Medium term	Long term
Hamilton	18	83	99.7	642.7	✓	✓	✓
Waikato	3.9	12.8	38.5	345.6	✓	✓	✓
Waipa	6.8	16.8	12.9	69.8	✓	✓	✓
Total Future Proof Sub-region	28.7	112.6	151.1	1,058.1	✓	✓	✓

Business Assessment Results

Business Sufficiency - Retail

RETAIL SECTOR BY TA	Demand plus margin (ha)			Total Capacity	Sufficiency Measure		
	Short term	Medium term	Long term		Short Term	Medium term	Long term
Hamilton City	7.4	24.1	41.8	185.8	✓	✓	✓
Waikato District	1	3.8	13.1	55.7	✓	✓	✓
Waipa District	3	6.8	12.9	68.8	✓	✓	✓
Total Future Proof Sub-region	11.4	34.7	67.8	310.3	✓	✓	✓

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Business Assessment Results

Business Sufficiency - Industrial

INDUSTRIAL SECTOR BY TA	Demand plus margin (ha)			Total Capacity	Sufficiency Measure		
	Short term	Medium term	Long term		Short Term	Medium term	Long term
Hamilton City	132.1	381.6	603	697.4	✓	✓	✓
Waikato District	27.3	92.5	240.8	299.2	✓	✓	✓
Waipa District	26.7	70.3	169.3	193.2	✓	✓	✓
Total Future Proof Sub-region	186.1	544.4	1,013.1	1,189.8	✓	✓	✓

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Feedback from MBIE and MfE

- Feedback has been received
- Key issue is price change approach used by Market Economics
- Other high growth councils in the same position

Next Steps

- Address feedback from MBIE and MfE
- Workshop with high growth councils, MBIE and MfE
- Incorporate the results, including targets, into Phase 2 of the Strategy Update
- Targets incorporated into RPS and District Plans
- Regular monitoring

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Future Proof Strategy Update Phase 2 / Future Development Strategy

- A key requirement of NPS-UDC is to prepare a FDS. <u>It will reflect Government's emerging thinking on spatial planning.</u>
- The FDS will be incorporated into the Future Proof Strategy as part of Phase 2 of the Update
- Timeframe – end of 2018
- Key elements to Phase 2 of the Update:
    - incorporate results of Housing and Business Capacity Assessment
    - incorporate other FDS requirements
    - set minimum targets
    - public notification
    - adopt Phase 2 / FDS

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Operating Climate

- NPD-UDC was introduced under the previous Government

- Under the new Government, we are operating in a different environment

- There is now a different policy approach to housing which is much broader

- Emerging government initiatives, such as Kiwibuild and UDAs, may provide additional tools to enable additional capacity in the future

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Hamilton Bat City

Managing a threatened species
and
urban expansion

Wiea van der Zwan,

Kessels Ecology Ltd.

Background on bats

- Only true flying mammals

- 2 species of micro bats in NZ (8-11 grams)

- 1 species in Hamilton city: Long-tailed bat

- Feed on insects

- Important pollinators

- Threat status: Nationally Critical

(O'Donnell et al., 2018)

Project Echo

Bats in Hamilton City

- City Wide study 2012

- City Wide Bat Research Project ongoing (2017-2019)

- Pre-construction/ pre-felling bat surveys

- Museum bat tours

© Tourism Waikato

© NZTA

Project Echo

Hamilton City Wide Research Project

- Map bat habitat utilisation

- Annual monitoring programme – identify changes over next (many) years

- Identify key conservation areas throughout the city

- Inputs towards managing future infrastructure development

- A city-wide bat management plan?

- Community focus

Project Echo

ABM surveys with the help of volunteers

Project Echo

Results so far

- Heatmap model: maximum habitat suitability for long-tailed bats
  - Southern gully systems have high bat activity
  - Northern gully systems less bat activity

- Acoustic surveys: 13 locations monitored, 6 detected bats
  - Confirmed heatmap model

Kathy Crewther (Massey University) & Dr. Stuart Parsons (Walkingbats Consultancy), August 2017
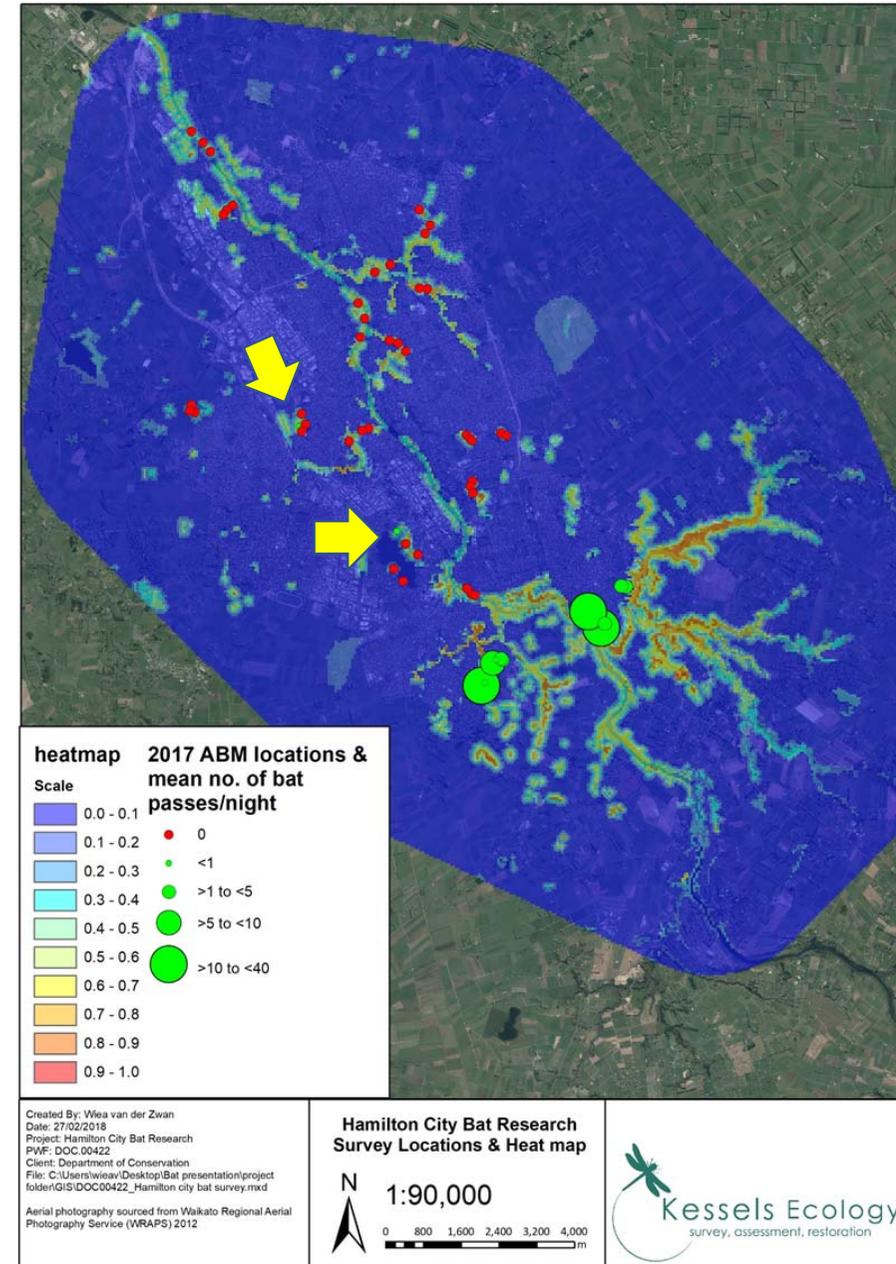
Ecology of long-tailed bats

- Roost during the day

- Hunt insects at night

- Move roosts frequently (every 1-2 nights)

- Forage along forest edges, water ways

- Found in mature vegetation,

  in cavities, under loose bark

Bats in Hamilton gully/river habitats

- 87.5% of the confirmed bat habitats were classified as riparian margins or major gullies

- Habitat connectivity or distance to the Waikato River/major gullies emerged as the single most significant explanatory variable in one of our studies

- 44% within 0-100 m of the Waikato River

Main threats to long-tailed bats

- Loss of Habitat

- Habitat fragmentation

- Tree felling

- Pest mammals: Roost disturbance, competition

Loss of Habitat/habitat fragmentation

- Manage site specific adverse on bats
- Long-term strategy to plan future development happening in the city (i.e. Southern Links, Peacocke's)
- Manage tree felling
- Maintain/create corridors between gully, river and lake systems (minimum 100m width along the river and all gully systems remaining intact)

Project Echo

Wairere Cobham drive

Hammond Park

Sandford Park

Tamahere Reserve

Oaks

the Narrows
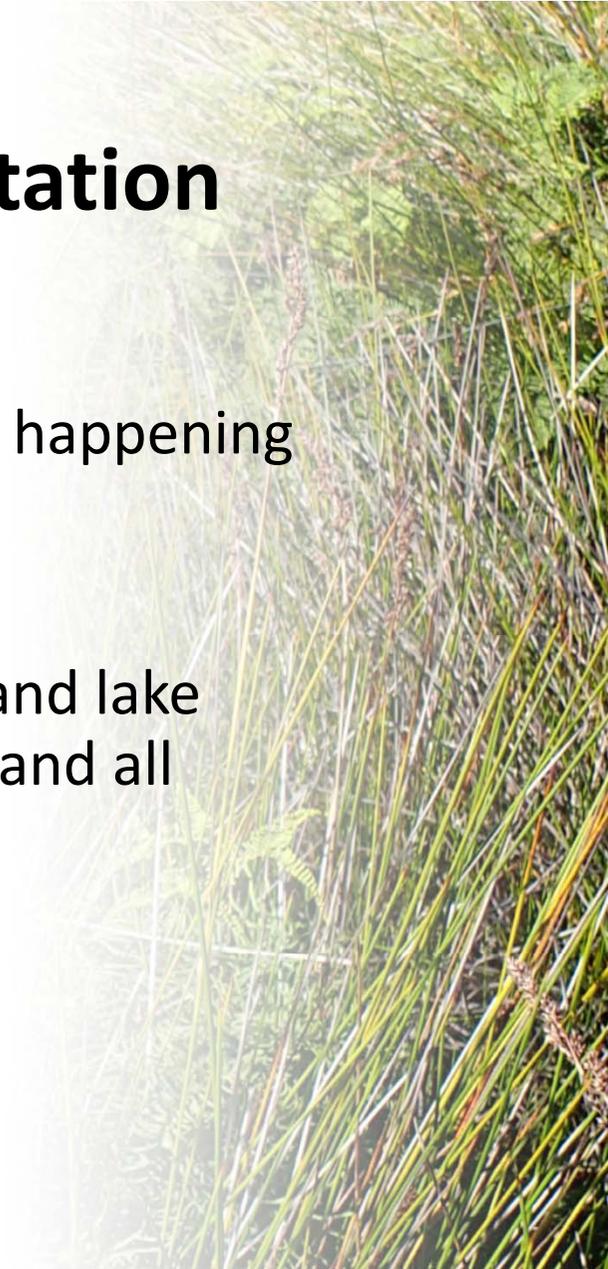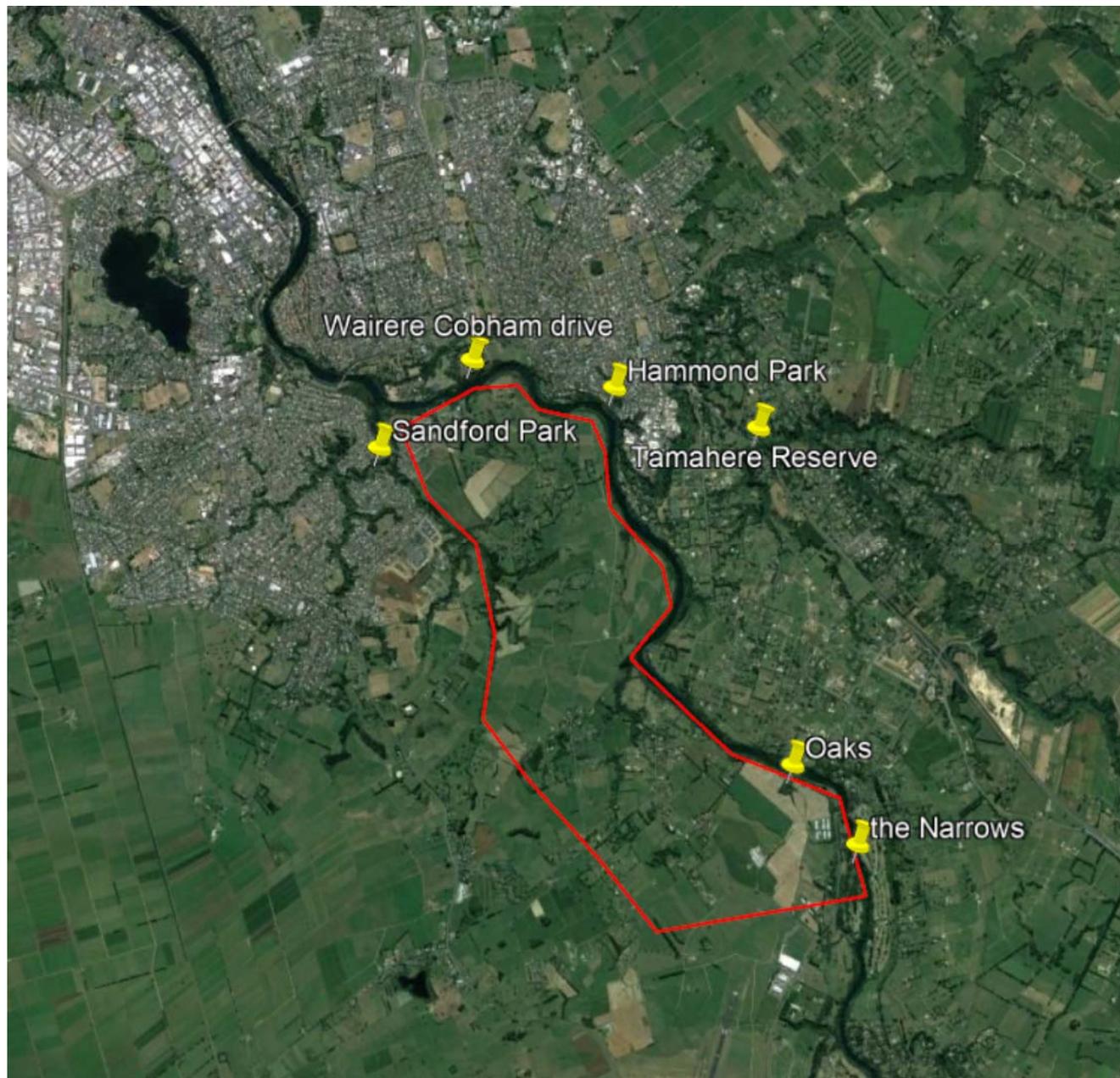
Managing bats and urban expansion

- SNA in HCC District Plan currently only addresses significant vegetation, should also include indigenous fauna as a requirement under the RMA Section 6C

- There is a Hamilton City Biodiversity Strategy being prepared at present for HCC and WRC

Project Echo
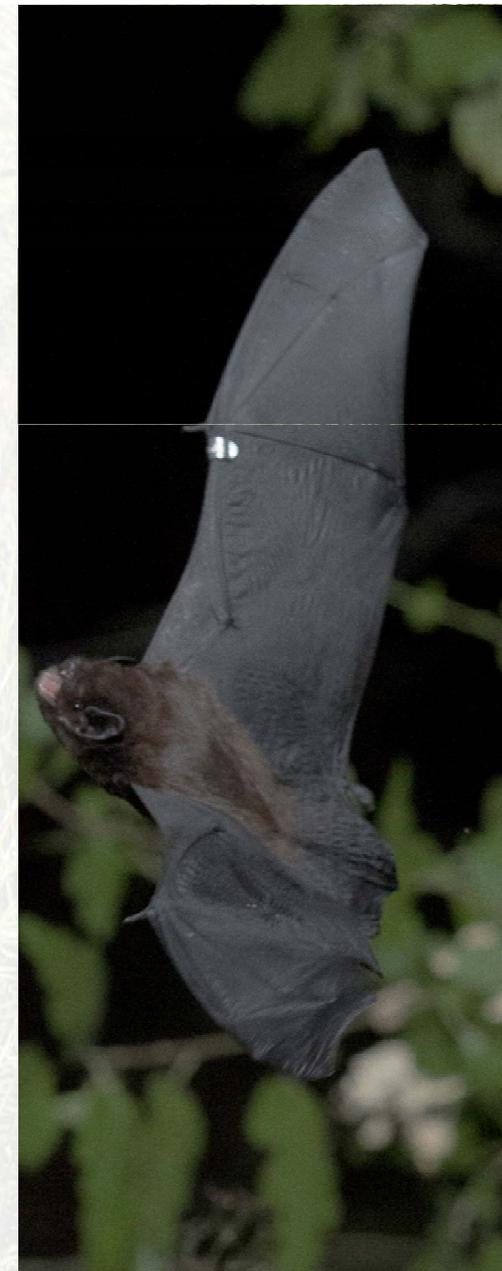
Animal pest control

- Rats, stoats, possums are main predators for bats

- Ongoing pest control has shown to have a positive impact on bat populations

- Predator-free Hamilton

Conclusions

- Recognize gully, river, and lake systems as main habitat for Hamilton City bat populations

- Reduce/limit habitat fragmentation

- Develop overarching long-term strategy to manage subsequent subdivisions and developments in HCC and beyond

- Develop protocols regarding tree felling throughout the city both on public and private land

Conclusions

- Continue research studies to understand exactly where bats are in the city and how we can protect them

- Increase awareness/education of Hamiltonians

- Increase pest control throughout Hamilton's Parks and gullies

- Further study potential of using artificial bat houses as part of a mitigation strategy

Thank you on behalf of Project Echo

- Amazing volunteers!
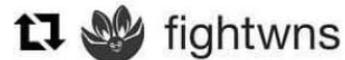- Hamilton City Council
- DOC
- Waikato Regional Council
- Go Eco

Project Echo

#BATWEEK

THE ONLY THING SCARY ABOUT BATS IS HOW QUICKLY WE ARE LOSING THEM

fightwns

PHOTO BY BRUCE TAUBERT