

Elected Member Briefing – 6 March 2019

Committee Room 1

Time	Topic	HCC Presenter(s)	Open / Closed	Time Req'd (mins)
10.30am	Disability Policy Review	Andy Mannering Judy Small Amanda Banks	Open	45
11.15am	Consultation Arrangements for the Draft Hamilton Gardens Management Plan	Lance Vervoort	Open	45
12.00pm	Parks Bylaw and Drones	Lance Vervoort	Open	30
12.30pm	Urban Development Authorities (UDAs)	Luke O'Dwyer	Open	30
1.00pm	MEETING ENDS			

Disability Policy

↘ 3-yearly scheduled review



Presentation structure

↘ current policy

↘ new considerations

CURRENT POLICY

↘ Review Process

- The Disability Policy is reviewed every three years and is scheduled for review now.
- Low level consultation has occurred with a series of meetings held with stakeholders to discuss feedback on the Disability Policy and their thoughts on changes to wording, inclusions, exclusions.

CURRENT POLICY

↘ Principles

- In its efforts to provide all people with equity of opportunity and access, Hamilton City Council will ensure the following:
 - Council services, activities and facilities will be responsive to the diverse needs of disabled people.
 - Council recognises the diverse needs of disabled people and acknowledges that disabled people are experts in their own experience.
 - Council will reinforce a culture that respects the diversity of all people who live in Hamilton, and continue to strengthen partnerships with disabled people built on this respect.
 - Council will support disabled people to fully participate in their communities.
 - Council recognises the need to improve disabled people's access to facilities, programmes, services and information provision.

CURRENT POLICY

↘ Council will ensure the following:

Culture and Communication

- Council is committed to ensuring that both elected members and staff have awareness and understanding of the issues that affect the disability community.
- Council Information is appropriate and provided in accessible formats.

Participation and Inclusion

- Council Plans and Strategies will provide opportunities for participation and contribution to community life for disabled people.
- Council will work in partnership with Government and other organisations on behalf of disabled people to improve equity of access.

Removing Barriers and Increasing Access

- Council facilities and infrastructure will be accessible and meet best practice standards where geographically and financially practicable.
- Council will provide appropriate parking for disabled people to enable permit holders to park close to their destination.
- Public transport infrastructure managed by Council will meet the needs of disabled people.

CURRENT POLICY

↘ Implementation

- Annual Action Plan
- Bi-Monthly Accessibility Advisory Group
- Disability Advisor

CURRENT POLICY

↘ considers the following

- NZ Disability strategy 2016-2026
- United Nations Convention on the Rights of Persons with Disabilities (UNCRPD, 2007)
- National disability Action Plan is still current, a new Action Plan is due to be released later this year.
- Hamilton City Council 10-Year Plan 2018-28
- Hamilton City Age Friendly Plan 2018-21
- Access Hamilton Strategy

CURRENT POLICY

↘ community feedback

- Affordable and Accessible Housing
- Universal Design

What is Universal Design?

- Universal Design is a set of principles that go above and beyond minimum building standards to make a space easy for everyone to use. It includes things such as lighting, colour contrast and tactile markings.
- A universally designed space has a set of principles that encourages designers to design spaces and places that are inclusive of human diversity, thinking of people at all life stages – children, adults, older people; and offers solutions that work for everyone.

New Considerations

- Councillors feedback

Hamilton Gardens

Council Briefing



Communication Plan Summary

- Ongoing consultation / meetings with key stakeholders.
- Council and Hamilton Gardens websites, Facebook and other social media.
- Presentations and talks
- News media engagement
- Two open days at Hamilton Gardens with display screens and staff on hand (this was the most effective engagement during the last review)
- Various Hamilton Gardens newsletters (read by those with a high interest)
- Printed brochure circulated to visitors and interest groups
- Display in the Information Centre
- Copies of the full Management Plan available at key sites

Collateral

- The draft consultation document will go to the graphic designer after we've received feedback
- Most collateral will have a simple high level summary with the capacity to drill down into more detail
- A professional video is being produced for use on the web site and displays (Used for meetings, web, social media etc.)
- Fully designed collateral for all media including web site, open day, brochure and display will be available in time for 2nd April CS&E Committee Meeting

Timeframes

- 6th March Briefing
- 2nd April CS&E Committee
- 8th April Start Consultation
- April Open Day (date tbc)
- April Open Day (date tbc)
- 9th June Finish Consultation
- 15 August R & H Committee
- 17th September Council Meeting

Potential Issues

- The possibility of paid entry
- Moving the Rhododendron Lawn activities to the Governors Green
- The cost of development
- Problems created by making the Gardens more popular
- Relocating the glasshouse

We're creating a world class garden

- Increase the capacity of the site including: parking, toilets, café, events and controlled entry to limit numbers at peak times.
- Allow the development of new gardens to continue beyond 2020, maintaining the momentum of community support.
- Create a 'must see' visitor attraction with longer stays and substantially increased economic benefit from visitor spend, particularly with more staying overnight.
- Complete the collection of gardens that tell 'the story of gardens'. Now being recognised internationally as a unique concept.
- Increase the potential revenue generating capacity to offset operating costs.
- Create a powerful, seductive entrance into the Gardens.
- Solve a number of practical difficulties and address safety and security issues.
- Substantially improve access into and around the site, including cycleways, bus access, service vehicle movement and avoiding problematic traffic management.
- Make better use of the attractive river frontage.

Hamilton Gardens Development

10-year plan programme

Stage 1		Budget per year		Total per stage 1 \$9,637m
2018/19	\$2,160,000			
2019/20	\$1,978,000			
2020/21	\$2,058,000			
2021/22	\$3,441,000			
Stage 2		Budget per year		Total per stage 2 \$6,313m
2022/23	\$3,292,000			
2023/24	\$3,021,000			
Stage 3		Budget per year		Total per Stage 3 \$11,016m
2024/25	\$2,742,000			
2025/26	\$2,686,000			
2026/27	\$2,757,000			
2027/28	\$2,831,000			

Stages of Development

HAMILTON GARDENS

Four stage development
PROPOSED PROJECTS

STAGE TWO: Years 5-6

New car park and linking road, associated paths and cyclingway, covered walkways and bridge, fencing around the new enclosed area, services, storm water disposal system and drains, strengthening out the hillside, asphalt/maze (so the Festival concerts can continue uninterrupted), consenting for the next stage and general site preparation.

STAGE ONE: Years 1-4

Projects that can be done before the car park shifts over.

GARDENS AND COURTS:
Banquet Garden, Medieval Garden, Linking path, Ancient Egyptian Garden, court in front of the Egyptian Garden, event court and Pavilion Garden.

FACILITIES:
Western toilet, maintenance shed, extended maintenance yard, upgraded courts in front of the Pavilion, Visitor Arrival Centre extension, table top cafe and consenting for the next stage.

STAGE THREE: Years 7-10

Projects that can't be done until after the car park shifts over.

Victorian Flower Garden, Bird Lady Court, Fountain Court, Persian Garden, Medic Garden, Bee Meadow and Riverside Forenade
If the high rate of building inflation doesn't curtail them also the English Garden Garden, Roman Pottery Garden and Herbar Botanicus.

STAGE FOUR - Beyond the Ten Year Plan

Herbar Botanicus, Roof Garden, Eastern Toilet Block, Echo Bank Bath, Fern Garden, Mahayana Sanctuary Garden, Event Court and French Parterre Garden.

OUTSTANDING PROGRAMME OR DEVELOPMENT

Projects that have been completed, or are currently under construction.

GARDENS AND COURTS COMPLETED:
Tabor Garden and Incessant Walkway, Concept Garden, Beethoven Court and Huddleston, Lawn Court, office, Huddleston meeting room, Information centre refurbishment, temporary car park, playground, playground toilet, Changing Places toilet, jetty and jetty approach.

YET TO BE OPENED:
Monsieur Garden, Sunset Garden, Maze Court and Rectangular Garden.

WAIKATO RIVER

Proposed Parks, Domains and Reserves Bylaw 2019

Update – Drones and electric bikes/scooters



Parks Bylaw – Drones Responsibilities

Council's responsibilities

- Approval as land owner to fly over land and buildings
- Ensure safety and enjoyment of park users

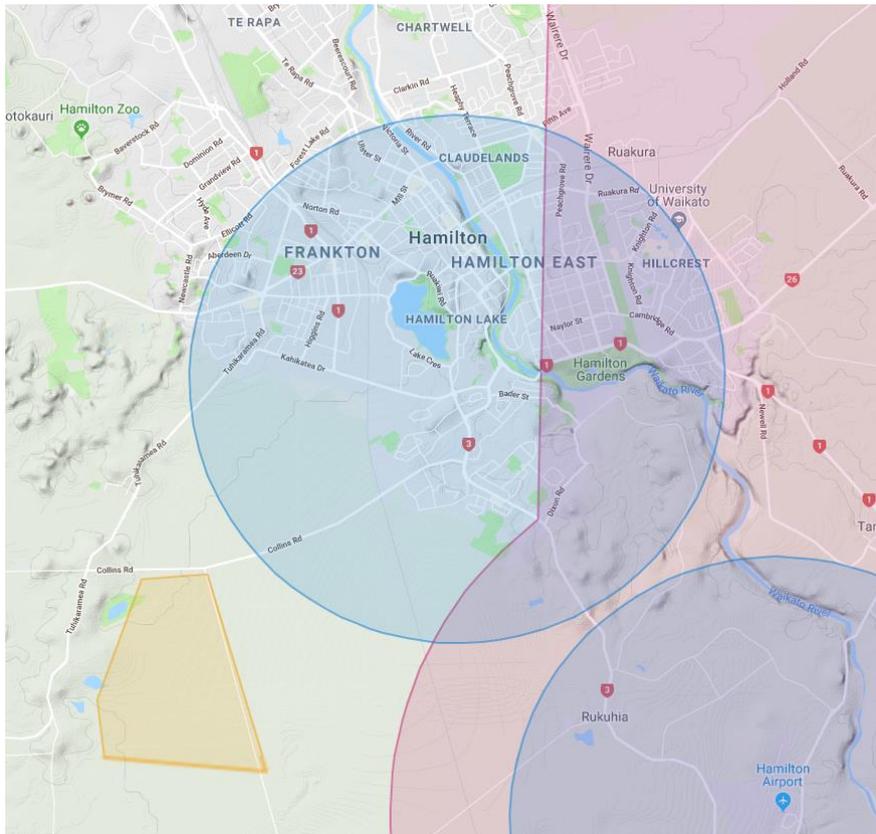
Controlled airspace

- Civil Aviation Authority powers under the Civil Aviation Act 1990 set rules on drone use. CAA rules apply to controlled and uncontrolled airspace around aerodromes. CAA are responsible for enforcement.

Privacy

- Privacy matters in relation to drones with cameras and private property are dealt with under the Privacy Act.

Parks Bylaw – Drones (CAA)



Aerodromes



The blue circled areas indicate a 4km radius around aerodromes.

Control zones



The red transparent areas are control zones. Control zones are managed by Air Traffic Control and extend down to ground level.

Parks Bylaw – Drones (HCC)

Current approach - parks

- Guidelines provide permission to use drones on parks subject to restrictions
- The Council could retract this general permission in future if drone use on parks becomes an issue

Bylaw provisions

- Provision to manage use of drones on parks where it disturbs or interferes with others' use and enjoyment of a park (6.1)

Parks Bylaw

E-bikes & E-scooters

Bylaw provisions

- Currently covered by motor vehicle definition
- Motor vehicles are allowed on parks via permission
- Council can grant blanket permission with conditions for use of e-bikes and/or e-scooters on parks
- A code of conduct is being developed for the hire and use of e-bikes and e-scooters which will guide staff to develop permission criteria for use on parks

Parks Bylaw - Process

Stage	Dates
Public consultation (SCP process)	Closes 18 March 2019
Submission analysis and hearings	May 2019
Final bylaw recommended to Council for adoption	June 2019



**MINISTRY OF HOUSING
AND URBAN DEVELOPMENT**

Housing and Urban Development Authority

Overview of proposals
November 2018

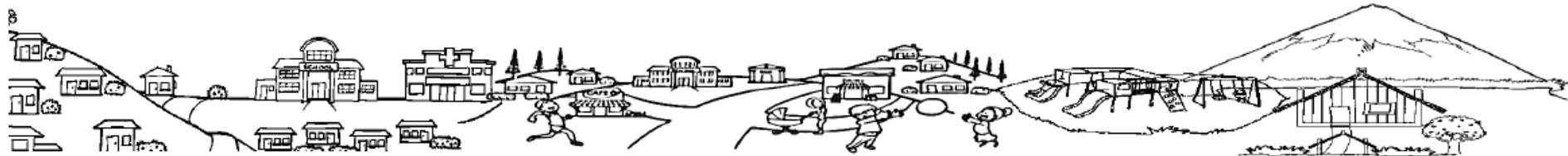
HCC Comment on HUDA proposal

- HUDA part of the Government Urban Growth Agenda (the 5 pillars) infrastructure funding and financing —
 - enabling a more responsive supply of infrastructure and appropriate cost allocation
 - urban planning — to allow for cities to make room for growth, support quality built environments and enable strategic integrated planning
 - spatial planning (initially focused on Auckland and the Auckland-Hamilton corridor) — to build a stronger partnership with local government as a means of developing integrated spatial planning
 - transport pricing — to ensure the price of transport infrastructure promotes efficient use of the network
 - legislative reform — to ensure that regulatory, institutional and funding settings are collectively supporting UGA objectives

HUDA, along side new funding and financing tools, may provide another new tool in the toolbox to aid development acceleration

What is the Housing and Urban Development Authority (HUDA)?

- HUDA will be a powerful new Crown agency with two key roles - being a world class public landlord and leading small and large-scale urban development projects in partnership with other agencies, local government, iwi and private partners.
- It will consolidate all three essential centres of development capability – Housing New Zealand and its subsidiary HLC, and KiwiBuild – and include Housing New Zealand’s existing role as a public landlord and in delivering housing products and services.



Why set up HUDA?

New Zealand is becoming more urban with more people living in cities and towns than ever before.

Traditionally New Zealand's towns and cities have grown by turning neighbouring rural land into suburban homes. Second generation or "brownfield" development in existing urban areas is often difficult and risky with poor quality, aging or at-capacity infrastructure and disparate and fragmented land ownership. This means the private sector cannot easily develop alone.

This is a new way of doing development so we can achieve scale and pace, coordinate different aspects of urban development and master-plan projects, assemble large or strategically placed parcels in developments and ensure quality intensification, great urban design and public goods.



Urban development authorities overseas

There are numerous Urban Development Authorities in the US, UK and Australia.

Barangaroo, Sydney



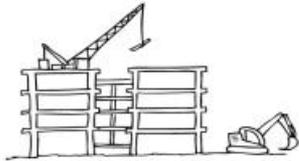
London Docklands (incl. Canary Wharf)



What will HUDA achieve?

Scale and pace

The ability to undertake large-scale complex projects at pace



Coordination

A single public entity responsible for all aspects of urban development

Land assembly

The ability to assemble large, useful parcels of land at strategic sites

Government participation

Central government can participate directly in urban transformation at a local level



HUDA will take the best from current developments

- The HUDA approach builds on:
 - The success of master-planned developments, such as **Hobsonville Point**
 - The success of transit-led developments, such as **New Lynn**
 - Lessons learned from previous Government-led developments like **Tāmaki Regeneration**
 - Current developments like **Māngere, Mt Roskill** and **Porirua**



Timeline of HUDA

2006 - Urban Development Authorities Team DPMC

2007- Sustainable Urban Development Unit DIA

2007 - House Prices Unit DPMC

2008 – Cabinet paper: Urban Transformation Mechanisms (MfE)

February – May 2017 Meetings with key stakeholders

May- July 2017 Submissions and feedback analysed

May 2018 Cabinet decision on HUDA framework

Q2 2019 Introduction of the bill to the House

2006 - Research: Catalysing Positive Urban Change in New Zealand (MfE/SGS)

2007 - Cabinet paper: UDAs and a new sustainable urban development approach

2007 – Report: Final Report of House Price Unit, House Price Increases and Housing in New Zealand (DPMC)

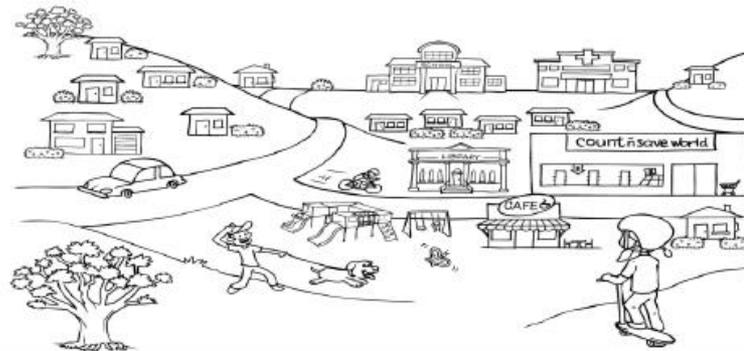
2008 – Discussion document: Building Sustainable Urban Communities (DIA)

February 2017 Discussion document released for consultation

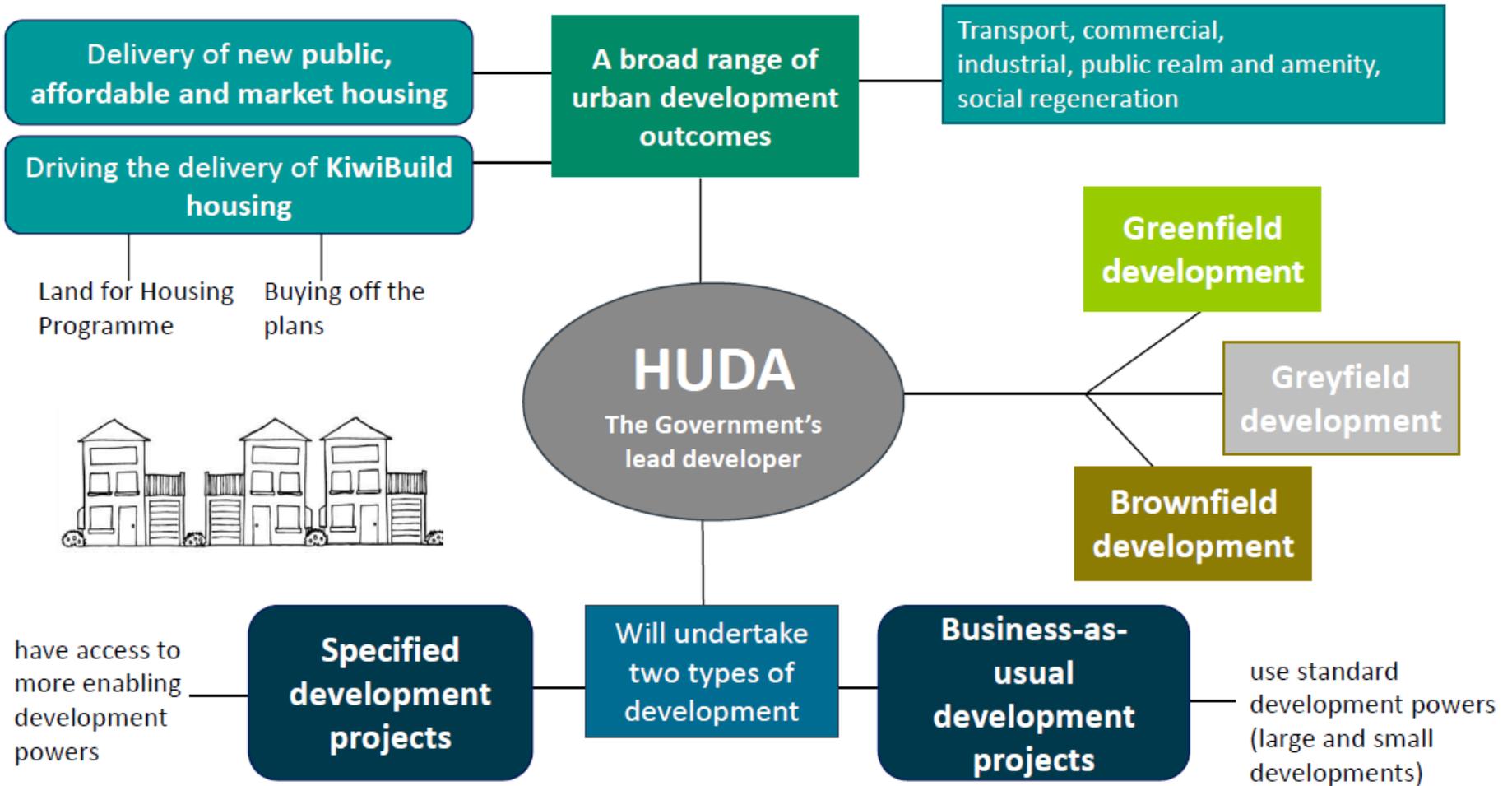
May 2017 Submissions received

December 2017 High level Cabinet paper

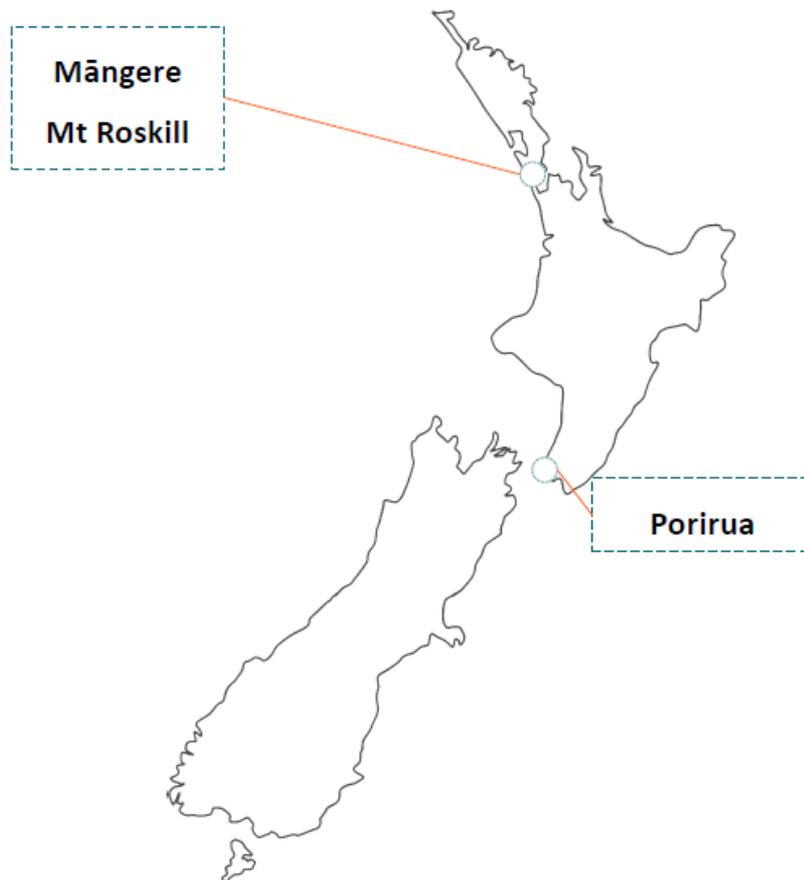
August – November 2018 Cabinet decisions on entity structure and development powers



HUDA will deliver large and small urban developments



Initial HUDA projects

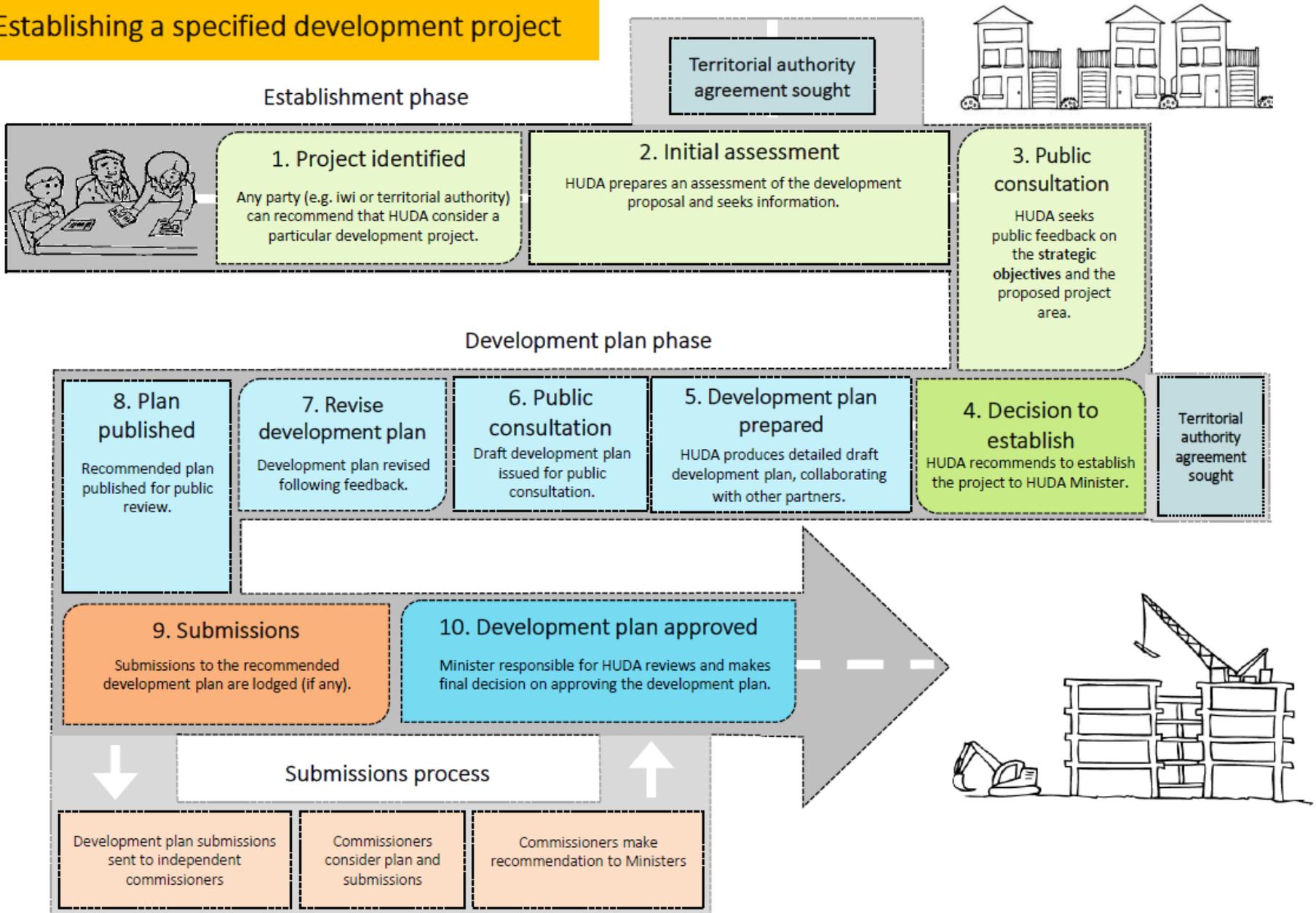


These projects are in addition to:

- **Government-led developments:** The Government builds state, KiwiBuild and market homes on Crown land (e.g. Northcote, Marfell)
- **KiwiBuild Land for Housing:** The Government purchases land to build state, KiwiBuild and market homes (e.g. UNITEC)
- **KiwiBuild Buying off the Plans:** The Government underwrites private developers so they can build more homes, speed up their developments, and incentivise the construction of affordable homes.
- **Building Public Houses:** The Government is investing over \$4b to build over 6,400 new public homes and renovate existing state homes so they are warm and dry.
- **Local Housing Partnerships:** The Government is partnering with local authorities to build affordable homes.
- **HASHAA:** Council and Crown fast-track the supply of land.
- **Urban Growth Agenda:** Changing the system settings to ensure we have more affordable land, better spatial planning and finance and fund infrastructure

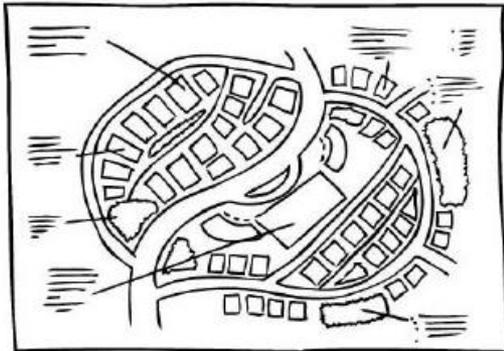


Establishing a specified development project

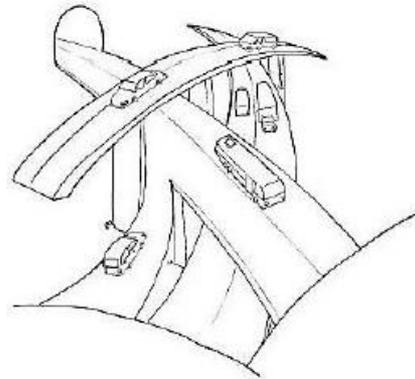


Enabling development powers for specified development projects

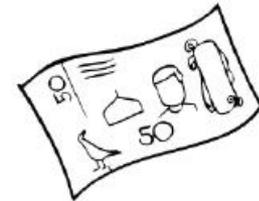
Shortened planning and consenting processes



Building and changing infrastructure



Funding for infrastructure and development activities



Acquisition of land, including under the Public Works Act



Reconfiguring reserves



Summary of enabling development powers for specified projects

Land Assembly

- Crown-owned land can be repurposed for a development project
- HUDA can compulsorily acquire private land (except sensitive Māori land), including for transfer to a third party
- Legislation will list works for which HUDA can acquire land
- Land owners may be compensated with an equity share in the development project
- Decisions on acquiring Crown agent land will be made by Ministers
- Offer back obligations won't apply to most land transfers by HUDA (except former Māori land)
- HUDA may 'resume' land transferred to a private developer, if it doesn't deliver what is agreed

Infrastructure

- Power to build, alter or remove any building or infrastructure in the project area
- Same powers as Auckland transport related to land transport (with exceptions, including state highways)
- Same powers as a territorial authority related to three waters / drainage infrastructure and services
- Power to suspend, make or amend bylaws
- Power to enter onto private land

Funding

- Buy, sell and lease land/buildings in the project area
- Auction off development rights for project land
- Set a targeted rate inside the project area (arrangements being finalised but there will not be taxation without representation)
- Charge development contributions or enter development agreements
- Require betterment payment from landowners for transport projects
- Charge connection fees to HUDA infrastructure

Reserves

- HUDA can seek approval from the Minister of Conservation and the HUD Minister to use Government, local purpose, recreational, scenic and historic reserves for development purposes, but not natural or scientific reserves.
- Special provisions will apply to reserves related to Treaty settlement.

Planning and Consenting

- Provisions that can override, add to, or suspend provisions in existing RMA planning documents
- HUDA is the resource consenting authority for project area
- May alter, remove, amend or replace designations



How will the enabling development powers work?

- These powers already exist, but are spread between different parts of central and local government and have separate processes
- Each development plan will set out the powers available for that project and how they will be used
- These powers will be publicly consulted on at two points when preparing the development plan
- There are numerous checks and balances



Metro Spatial Plan & HUDA

- The Corridor Plan and the Metro Spatial Plan provide opportunity to identify candidate opportunities for HUDA to accelerate delivery of solutions
- The Metro Spatial Plan to identify early candidates for HUDA this year
 - will consider potential UDA sites in greenfield and brownfield sites