

Elected Member Briefing – 6 May 2020
Audio Visual Link

Time	Topic	Presenter(s)	Open / Closed	Time Req'd (mins)
10.00am	The Living Wage (Council)	Dan Finn and external presenter Michael Cameron, Associate Professor of Economics, University of Waikato	Open	60
11.00am	Naming of Road Street and Council Facilities Policy Review Update (Community Committee)	Sandra Murray and Grant Kettle	Open	30
Break 11.30pm				
2.00pm	Housing Update (Strategic Growth Committee)	Jen Baird	Open	15
2.15pm	Elections / Voting Systems (Council)	Becca Brooke/Dale Ofsoske	Open	15
MEETING ENDS				

Policy Brief – Hamilton City Council Living Wage Proposal

AProf. Michael P. Cameron, University of Waikato – April 2020



Background

The University of Waikato was approached in late March 2020 to provide an independent (from Living Wage Aotearoa) and objective overview of the merits of the Living Wage. This policy brief provides some background on the Living Wage, and then outlines the pros and cons of adopting the Living Wage.

Living Wage Movement Aotearoa New Zealand defines the Living Wage as:

“...the income necessary to provide workers and their families with the basic necessities of life. A living wage will enable workers to live with dignity and to participate as active citizens in society.”¹

The modern concept of the Living Wage dates to the Living Wage Campaign run by London Citizens (now Citizens UK) in 2001. In New Zealand, the Living Wage was first estimated in late 2012 for the Living Wage Campaign (now Living Wage Movement Aotearoa New Zealand).² The initial Living Wage was estimated as \$18.40 per hour, being the minimum amount considered sufficient to support a household of two adults (one working full time and the other part time) and two children. This initial Living Wage was estimated based on basic weekly food costs, lower quartile national rent, average expenditures for the lower half of the income distribution on other itemised costs,³ plus the cost of 10 hours of childcare as well as contributions to Kiwisaver.

The Living Wage has been updated annually since 2014. The 2014 update (\$18.80 per hour) arose from a full recalculation based on the original method,⁴ and the 2018 update was similarly based on a full recalculation, but with improved needs-based estimates of expenditure on household energy, health, communication and education.⁵ Other annual revisions have been based on percentage changes in the average hourly wage. As of September 2019, the Living Wage for New Zealand is now \$21.15 per hour,⁶ adjusted from the 2018 estimate on the basis of the change in the average hourly wage. A 2020 update to the Living Wage has been delayed due to the COVID-19 crisis, but is expected to be \$21.70 per hour.

¹ See <https://www.livingwage.org.nz/about>.

² King, P., and Waldegrave, C. (2012). *Report of an investigation into defining a living wage for New Zealand*. Wellington: Family Centre Social Policy Research Unit. http://familycentre.org.nz/wp-content/uploads/2019/04/Living_Wage_Investigation_Report_2013.pdf

³ This includes: clothing and footwear; household energy; household contents and services; health; transport; communication; recreation and culture; primary education; miscellaneous goods and services; and other expenditure e.g. exceptional emergencies, non-mortgage interest payments.

⁴ e.g. King, P., and Waldegrave, C. (2014). *Living Wage Aotearoa New Zealand 2014 Update*. Wellington: Family Centre Social Policy Research Unit. https://d3n8a8pro7vhm.cloudfront.net/nzlivingwage/pages/129/attachments/original/1434872224/Living_Wage_2014_Report.pdf?1434872224

⁵ Waldegrave, C., King, P., and Urbanova, M. (2018). *Report of the Measurement Review for a New Zealand living wage*. Wellington: Family Centre Social Policy Research Unit. https://d3n8a8pro7vhm.cloudfront.net/nzlivingwage/pages/265/attachments/original/1522815168/Living_Wage_2018_Measurement_Review_Report_Final_2_4_18_%28ID_8512%29.pdf?1522815168

⁶ See https://www.livingwage.org.nz/the_new_living_wage_for_2019_is_21_15.

The HCC Proposal

Hamilton City Council adopted a minimum wage policy from December 2018, with a minimum hourly rate of \$20.00 for all permanent and fixed term employees and a minimum hourly rate of \$18.50 for all casual employees directly employed by Hamilton City Council. There is currently a proposal to match the Living Wage (currently \$21.15, but expected to rise to \$21.70 from July 2020) for all direct employees, with the potential for this to be extended to contractors.

It is important to note that no policy is implemented without cost. The move to a Council minimum wage of \$21.15 per hour in April 2020 was costed at \$205,000 per year, rising to \$234,000 per year by 2027/28. This cost must be met through some combination of: (1) higher rates and/or user charges for current ratepayers and service users; (2) borrowing, and consequent higher rates and/or user charges for future ratepayers and service users; and/or (3) decreases in the quality or quantity of service provision (offset by any productivity gains). While specific funding may be earmarked to cover the increased cost of the Living Wage, ultimately the cost must be covered in one or more of these three ways. Whether this cost is worthwhile is ultimately a political decision for council.

The Pros and Cons of the Living Wage

There is surprisingly little research on the living wage *per se*, although there is an abundant literature on minimum wages more generally. However, a statutory minimum wage that is binding for *all* employers is substantially different from a single employer (even a large employer) unilaterally adopting a Living Wage.⁷ A more appropriate research literature relates to the concept of an ‘*efficiency wage*’ (a wage paid by an employer that is substantially above the current market wage).

The literature on the efficiency wage is clear both theoretically and empirically. Efficiency wages decrease labour turnover (and the associated costs of hiring and training new workers); increase the quality of job applicants, and increase worker effort and productivity.⁸ There are two main theoretical explanations for these effects. First, workers may work harder as a result of the efficiency wage because of the threat of losing the higher wage. Under this theory, much of the benefits of the Living Wage may arise because of differences in relative wages between employers. So, if large numbers of employers adopt a Living Wage, the benefits to each individual employer are lost.⁹

Second, as noted by Nobel Prize winner George Akerlof, employment is a form of “gift exchange”. In that case, workers will volunteer greater effort in exchange for being better paid (perhaps because of good feelings towards their employer). Improving the relationship with employees may be an important advantage of adopting the Living Wage. As a Council Report dated 1 December 2018 notes:

Having recently undertaken our annual employee engagement survey, we know that reward and recognition is the lowest ranked dimension within the survey following feedback from

⁷ A mandatory living wage has similar effects to a minimum wage. See Neumark, D., Thompson, M., and Koyle, L. (2012). The effects of living wage laws on low-wage workers and low-income families: What do we know now? *IZA Journal of Labor Policy*, 1(1), 1–34.

⁸ One classic example of the efficiency wage was Henry Ford’s \$5-a-day factory wage in 1914, which was about double the market wage for factory work. Staff turnover fell from 370% per year to 20%, absenteeism fell, and productivity rose by 40-70%. The increase in productivity was so great that Ford’s factory costs (production plus training costs) decreased even though they were paying much higher wages.

⁹ For more on this point, see <https://sex-drugs-economics.blogspot.com/2014/10/the-living-wage-is-good-for-employers.html>.

our people... Business Units where lower wage rates are more prominent, scored significantly lower than some other Groups within the organisation in this area.

A related benefit of the Living Wage is the reputational effects it confers on accredited Living Wage employers. Employers who pay the living wage receive a 'halo effect' benefit, not only in the eyes of their own employees, but also in the wider community. There may also be a corresponding negative effect of *not* being a Living Wage employer, when other comparable employers have become accredited. That may be the case for HCC, as Wellington and Dunedin City Councils have implemented a Living Wage, while Auckland Council and Tauranga City Council are not accredited Living Wage employers but are matching the Living Wage for their direct employees.

However, adopting a Living Wage potentially locks the employer into a situation where wages are set by an external organisation (the Living Wage Aotearoa Movement) and do not necessarily reflect local or commercial realities. Moreover, should HCC decide later to no longer be an accredited Living Wage employer, there is potential for substantial reputational damage that might outweigh any initial reputational gains from becoming accredited. It is interesting to note that HCC has to date opted not to be an accredited employer, while maintaining a minimum wage that is consistent with the spirit of the Living Wage – this midway approach has some of the benefits of offering a higher wage, while avoiding the lock-in associated with becoming an accredited Living Wage employer.

Adopting the Living Wage will likely affect the wages of those who were previously earning slightly more than the Living Wage. To maintain relativity between more junior and more senior staff, it may be necessary to adjust wages also for employees whose wage is above the Living Wage. For example, this has been shown in recent research to be a consequence of minimum wage increases.¹⁰ This suggests that the estimated cost of adopting the Living Wage may understate the full cost, once changes to wages above the Living Wage are accounted for.

Similarly, becoming an accredited Living Wage employer comes with an obligation to transition all indirectly paid workers employed by contractors to the Living Wage.¹¹ This transition is currently uncoded (i.e. it is not included in the \$205,000 per year cost mentioned earlier). The cost could be substantial, particularly given contractors in the cleaning, catering, and security sectors are likely to currently be paying their direct employees below the Living Wage. Moreover, it is not clear whether subcontractors to contractors are covered, although it is likely that is the intention.

Finally, perhaps the strongest argument in favour of a Living Wage is a moral philosophy argument, not an economics argument. The Living Wage is, ultimately, about fairness.¹² This point was noted in a Council Report dated 1 December 2018:

We want to pay and reward our people fairly for the work that they do, allowing them to provide the necessities to support their family and to participate as an active citizen within their community.

¹⁰ Jardim, E., Long, M.C., Plotnick, R., van Inwegen, E., Vigdor, J., and Wething, H. (2018). Minimum wage increases and individual employment trajectories, *NBER Working Paper 25182*. Cambridge, Ma.: National Bureau of Economic Research, 47 pgs.

¹¹ See the Living Wage Employer Accreditation Policy:

https://d3n8a8pro7vhmx.cloudfront.net/nzlivingwage/pages/125/attachments/original/1434840733/LWE_Accreditation_Criteria.pdf?1434840733

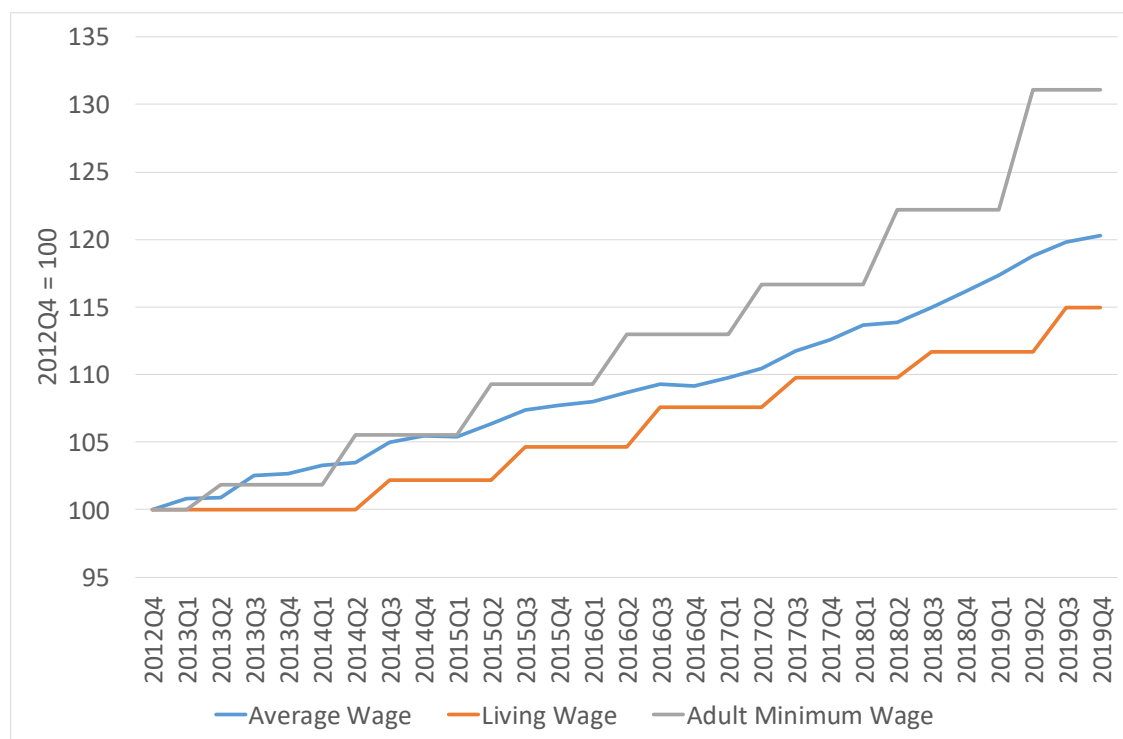
¹² For example, see the conclusions in Holzer, H.J. (2008). Living wage laws: how much do (can) they matter?, *IZA Discussion Paper No. 3781*. Bonn: Institute for the Study of Labor (IZA), <http://nbn-resolving.de/urn:nbn:de:101:1-20081126407>.

Other Considerations

An economic impact argument in favour of the Living Wage could be made on the basis of increased spending – employees who earn more will likely spend more in the local economy. However, the economic impact of this proposal is likely to be vanishingly small in comparison to the overall Hamilton economy, for several reasons: (1) the total proposed additional wage increases amount to \$205,000 per year for direct HCC employees, which is about 0.002% of Hamilton’s estimated GDP of around \$10.12 billion;¹³ (2) not all of the additional wages will be spent, as some will contribute to taxes and to savings or paying down debt, while some will be spent outside of Hamilton City; and (3) higher rates or user charges (see earlier) would offset some of these gains. An economic impact argument in favour of a Living Wage is therefore incredibly weak.

A key consideration in adopting the Living Wage is how the Living Wage compares over time with the national adult minimum wage and with average wages. As shown in Figure 1 below, these measures have followed similar trends over the period since the Living Wage was introduced in the final quarter of 2012. Of the three series, the adult minimum wage has grown the fastest over this period (+31%), and the Living Wage has grown the slowest (+15%). However, the similarity in trends suggests that there is little advantage (or disadvantage) in adopting the Living Wage in preference to adopting a higher minimum wage based on a given proportion of the average wage, or based on a premium over the national minimum wage.

Figure 1: Changes in Average Wage, Living Wage, and Adult Minimum Wage, 2012Q4-2019Q4¹⁴



¹³ See <https://ecoprofile.infometrics.co.nz/Hamilton%20City/QuarterlyEconomicMonitor/Gdp>.

¹⁴ The numbers reported in this figure are relative to 2012Q4, which is set to equal 100.

The Living Wage may not be well targeted. While it is currently set on the basis of a household of two adults and two children, there are likely to be a considerable number of employees for whom this categorisation is incorrect. For some (e.g. those with large families or many dependents), the Living Wage may be too low given their family circumstances. For others (e.g. youths still living at home), the Living Wage would be welcome but may be unnecessary given their family circumstances. However, family circumstances are already rarely a consideration in wage setting processes.

Similarly, the Living Wage is currently set at a national average that does not consider regional differences in the cost of living. However, it is unlikely that the cost of living in Hamilton City deviates substantially from the cost of living nationally. For instance, the median house price in Hamilton (\$622,492) is not far below the median house price for New Zealand (\$722,475),¹⁵ and the median rent in Hamilton (\$450 per week) is also not far below the median rent for New Zealand (\$470 per week).¹⁶ The differences in cost of living between Hamilton and New Zealand overall are offset by differences in Accommodation Supplement entitlements, so the net difference in cost of living is likely to be small. Thus, an argument against the Living Wage based on regional differences is not particularly strong in the case of Hamilton.

Conclusion

There is neither a strong economic argument in favour of, nor a strong economic argument against, the adoption of a Living Wage. Pros of the living wage include efficiency wage gains such as improved productivity and reduced staff turnover and absenteeism, and reputational gains. Cons include the increased financial cost, and being locked into future wage changes that Council has little control over without suffering reputational damage.

¹⁵ See <https://www.qv.co.nz/property-trends/residential-house-values>.

¹⁶ See <https://www.interest.co.nz/charts/real-estate/median-rents-nz>.

Review of *The Naming of Roads, Open Spaces and Council Facilities Policy*

Background information



Context / Drivers

- The *Naming of Roads, Open Spaces and Council Facilities Policy* has been reviewed as part of the three yearly review cycle.
- THaWk identified possible amendments to the existing policy to improve iwi/Tangata Whenua engagement.
- Proposals to streamline the process for developers have been included.

Proposed amendments

- Engagement regarding road naming to occur at an earlier point in the development process, when there are fewer time constraints.
- Iwi to have an earlier and longer opportunity to engage with developers regarding appropriate names.
- An increase in the number of suggested names to be put forward for each road, with requirements for at least one name to be in te reo.
- Changes to Council decision making processes to support the amendments noted above.
- Reformatting and rewording of the policy for clarity.

Iwi engagement - policy review

- THaWK considered the current policy timeframes did not provide for effective engagement and therefore their values and interests were not taken into account.
- THaWk proposed earlier engagement in the development process and advocated for greater use of te reo in road naming decisions.

Iwi engagement - policy review

- Waikato Tainui have been provided with opportunity to comment on the proposals, but this process has been interrupted by Covid-19. They may be able to provide feedback prior to the Community Committee meeting.
- We anticipate they will be supportive of the proposed amendments as these are more in alignment with the principles of the Joint Management Agreement with Waikato-Tainui.

Proposed changes to policy

- The proposed amendments would mean developers engage with iwi prior to lodgment of a consent application, and iwi would provide a register (pool) of names to be considered within the development (rather than naming specific roads).
- Iwi will have 12 working weeks to provide a register of names for use in the development (increased from 10 working days).
- Developers would put forward up to three suggested names per public road (increased from two), of which one **must** be from the iwi register.
- The iwi register would be required to be submitted as part of the road naming application.

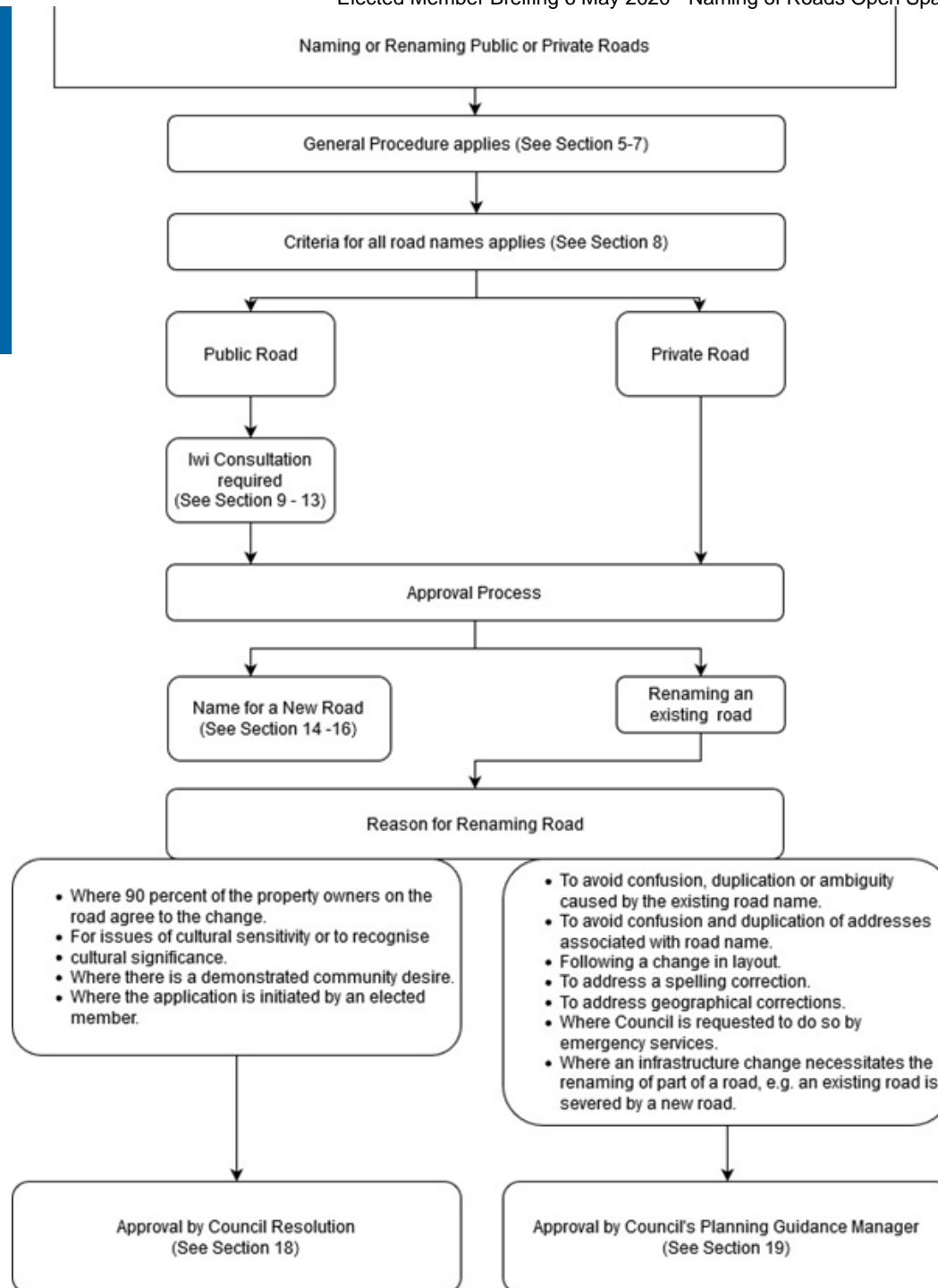
Proposed changes to policy

- A proposed *new* Council intent for 50% of named or renamed public roads to be in te reo Maaori (note: this intent is across the city, not per-development).
- The 50% intent was proposed by THaWK, and is considered to be in the spirit of Councils JMA with Tainui-Waikato .
- Final names are to be decided as per existing council decision making delegations, with processes amended to specify that road naming decisions must be in alignment with proposed new requirements e.g. submission of the iwi register.

Proposed changes to policy

- Substantial reformatting of the policy has occurred to clarify the requirements and processes.
- Principles and much of the content remain the same.
- For clarity, it is proposed to specify road name determinations will be communicated to the applicant and appropriate Tangata Whenua by Council.
- A process flow chart has been included in the Policy .
- Schedule 2 (AS/NZS 4819 definitions for types of roads) has been updated in alignment with changes made to the AS/NZ Standard since the previous policy review.

Flow Chart



First adopted:	24 May 2012
Revision dates/version:	4 (12 September 2019)
Next review date:	February 2023
Engagement required:	No SCP
Document number:	TBC
Associated documents:	
Sponsor/Group:	General Manager City Growth

Naming of Roads, Open Spaces and Council Facilities Policy

Purpose and scope

1. The purpose of this Policy is to provide a process for naming roads, open spaces and Council facilities in Hamilton city.
2. This Policy applies to the naming (and renaming) of roads (including private roads and private ways), open spaces and Council facilities.

Definitions

Definition	Detail
Applicant	An individual or entity which is making an application. This may include Council, a consent holder or the party developing the infrastructure including but not limited to a Developer.
Area	One kilometre radius from the centre of a road, open space or Council facility.
Council	Hamilton City Council.
Council facility	A facility that is provided for public amenities including artistic, social or cultural facilities. Such facilities may include but are not limited to community halls, civic spaces and centres as well as major sport, recreation and entertainment facilities.
Culturally significant	Ancestral land, water, waahi tapu, valued flora and fauna, and other taonga significant to Tangata Whenua.
Name	The word or name used to identify a road, open space or Council facility. Name excludes the road type (see definition: road types).
Open space	Includes all parks and reserves administered by Council.
Park	Land owned by Council with a primary recreation function, not held under the Reserves Act 1977.
Private roads and private ways	Roads and accessways as defined under section 315(1) of the Local Government Act 1974 and includes right-of-ways, common access lots, retirement village roads. Also included is common property within a Unit Development as defined under section 5 of the Unit Titles Act 2010.
Reserve	As defined under s 2 of the Reserves Act 1977.
Road	Road as defined in section 315 of the Local Government Act 1974, and includes access ways and service lanes as defined in section 315, any square and any public place intended for the use of the public generally.
Road types	Road types in accordance with The Australian/New Zealand Standard on Rural and urban addressing AS/NZS 4819:2011 (outlined in Schedule 1 below).

Principles

3. Council has a role in ensuring that local identity and local culture is recognised and maintained.
4. Council shall provide a consistent approach to determining appropriate names for roads, open spaces and Council facilities.

General Procedure

5. To name or rename a road or open space, an Applicant must make an application to the Council by completing the application form for Road and Open Space Naming/Renaming.
6. An application to name or rename a road or open space must explain and evidence that the proposed name(s) reflect one or more of the following:
 - a. The identity of Hamilton and/or local identity.
 - b. The historical significance of the location.
 - c. The cultural significance of the area to Tangata Whenua.
 - d. People important in the history of an area.
 - e. Events, people and places significant to a community or communities locally, nationally or internationally.
 - f. Flora and Fauna significant or important to the history of an area.
7. Where there is a theme or grouping of names in an area, names submitted should have an appropriate association with other names in the area.

Naming or Renaming Public or Private Roads

A diagram of the process for naming or renaming public or private roads is available in Schedule 1.

Criteria for all road names

8. Any proposed public or private road name must meet the following criteria:
 - a. Not be duplicated in Hamilton or in the Waipa or Waikato Districts.
 - b. Preferably be short (generally not longer than 12 characters).
 - c. Be single words to avoid cartographic problems.
 - d. Be easy to spell and pronounce.
 - e. Not sound similar, or be similar in spelling, to an existing road name.
 - f. Not include a preposition, e.g. Avenue of the Allies.
 - g. Not be abbreviated or contain an abbreviation excepting that "St" can be used for "saint" and 'Mt' can be used for "mount".
 - h. Not be in poor taste or likely to cause offense.
 - i. Not lead with 'The'.
 - j. Road types must comply with Schedule 2.

Public Roads only - Iwi consultation is required for naming or renaming public roads

9. Prior to making an application to name or rename a public road, Applicants must consult Council staff, who will provide guidance as to the appropriate Tangata Whenua group(s) in relation to the relevant area.
10. Applicants must provide an opportunity for each identified Tangata Whenua group to:
 - a. identify if the area has cultural significance, and
 - b. provide a register of naming recommendations suitable for the geographical area, or specified parts of the geographical area; and
 - c. offer any related feedback to the Applicant.
11. Applicants must provide each identified Tangata Whenua group with at least 12 calendar weeks to provide a response to the opportunity set out in section 10. Applicants are encouraged to make contact with Tangata Whenua early in the process.
12. Applicants may provide Council with up to three options for the naming or renaming of a public road, with at least one proposed option selected from the register of recommendations made by

the appropriate Tangata Whenua engaged with in accordance with section 9-11. A copy of the response provided to the Applicant by Tangata Whenua must be included in the application, including the full register of recommended names.

13. The naming and renaming of public roads will reflect Council's intent for 50% of new and renamed roads across the city to be in te reo Maaori. The determination will be communicated to the applicant and appropriate Tangata Whenua of the area by Council.

Process for Approval

Approving names for new roads

14. Council's Planning Guidance Manager will consider and determine all new road name applications.
15. At the Planning Guidance Manager's discretion, applications may be referred to a Council meeting for decision.
16. Council's Planning Guidance Unit will maintain an archive of the new road names and the reasons for selection of such names.

Approving the renaming of a road

17. The reason for proposing to rename a road (public or private) determines the approval process followed (as set out in Table 1 below):

Table 1 Identification of approval process, by reason for proposing the renaming of a road.

Reason for renaming	Approval by:
a) Where 90 percent of the property owners on the road agree to the change. b) For issues of cultural sensitivity or to recognise cultural significance. c) Where there is a demonstrated community desire. d) Where the application is initiated by an elected member.	Council Resolution (See Section 18)
e) To avoid confusion, duplication or ambiguity caused by the existing road name. f) To avoid confusion and duplication of addresses associated with road name. g) Following a change in layout. h) To address a spelling correction. i) To address geographical corrections. j) Where Council is requested to do so by emergency services. k) Where an infrastructure change necessitates the renaming of part of a road, e.g. an existing road is severed by a new road.	Planning Guidance Manager (See Section 19)

18. For applications to be approved by Council Resolution as per Section 17 above:
- The Planning Guidance Unit will notify all owners and occupiers in the road of the proposed change.
 - Owners and occupiers of the road may make submissions on the proposed name change to the Planning Guidance Unit within twenty (20) working days.
 - The Planning Guidance Unit will prepare a report for the Council meeting outlining:
 - the request;
 - the reason for the change;
 - the response from affected owners/occupiers on the road; and
 - a recommendation to Council.
 - The Council meeting will consider and determine the recommendation regarding the change of name.

- e. The Planning Guidance Unit will notify the Applicant and all owners and occupiers in the road of the decision and if applicable, the new name.
19. For applications to be approved by the Planning Guidance Manager as per Section 17 above:
 - a. The Planning Guidance Unit Manager will consider and determine the application.
 - b. The Planning Guidance Unit will notify all owners and occupiers on the road of the decision and, if applicable, the new name.
20. The costs associated with a name change must be met in full by the Applicant(s) except where the name change is initiated by Council Resolution.

Open spaces

21. In addition to the general procedure identified at sections 5-7 of this Policy:
 - a. Any naming or renaming of open spaces must consider the obligations set out in Part 6 of the Local Government Act 2002.
 - b. Reserves must be named or renamed by Council Resolution and in accordance with the Reserves Act 1977.
 - c. Council's Park and Open Spaces Unit Manager will consider the application, prepare a report outlining the request and make a recommendation to Council.
 - d. If Council resolves to change the name, the Parks and Open Spaces Unit will implement the changes, including to signage and maps.

Council facilities

22. Where a new Council facility is to be named or an existing Council facility renamed:
 - a. The Council Unit responsible for the Council facility will propose names for the Council facility to the Chief Executive.
 - b. The Chief Executive will consider the proposed names and prepare a report for a meeting of Council outlining the request; and making a recommendation.
 - c. The Council will consider the report and determine the facility name by Council Resolution.

Naming rights and sponsorship

23. Council can grant naming rights for an open space or Council facility or parts of an open space or Council facility.
24. All requests to grant naming rights or sponsorship opportunities, whether permanent or for a fixed period, will be determined by Council Resolution.

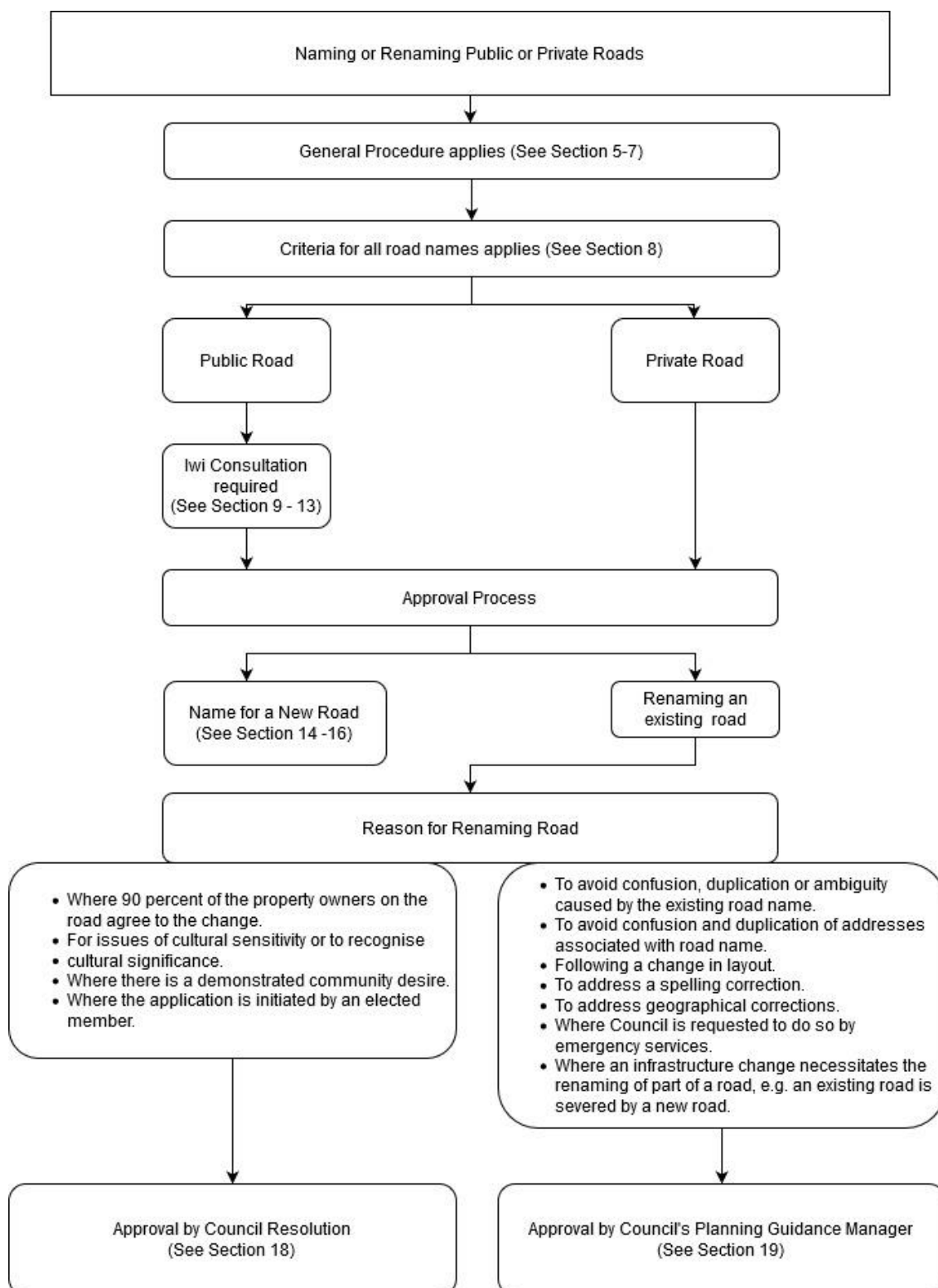
Monitoring and implementation

25. The implementation of this Policy will be monitored by the General Manager City Growth.
26. The Policy will be reviewed every three years or at the request of Council or in response to changed legislative and statutory requirements or in response to any issues that may arise.

References

- This Policy complies with The Australian/New Zealand Standard on Rural and Urban Addressing AS/NZS 4819:2011.
- Sections 319(1)(j), 319A and 319B of the Local Government Act 1974 apply to the Naming of Roads.
- Council may name or alter the name of any road under Section 319 Local Government Act 1974.
- Section 5 of the Unit Titles Act 2010 applies only to provide a meaning of common property.
- Where a reserve is vested in Council, the Minister of Conservation or Council may specify or change the name of a reserve by notice in the Gazette (Section 16(10) Reserves Act 1977).

Schedule 1 – Process for the naming or renaming of public or private roads



Schedule 2 – AS/NZS 4819 – Types of roads

Road type	Abbreviation	Description	Open ended	Cul-de-sac	Pedestrian only
Alley	Aly	Usually narrow roadway in a city or towns.	✓	✓	
Arcade	Arc	Covered walkway with shops along the sides			✓
Avenue	Ave	Broad roadway, usually planted on each side with trees.	✓		
Boulevard	Blvd	Wide roadway, well paved, usually ornamented with trees and grass plots.	✓		
Circle	Cir	Roadway that generally forms a circle; or a short enclosed roadway bounded by a circle.	✓	✓	
Close	Cl	Short enclosed roadway.		✓	
Court	Crt	Short enclosed roadway, usually surrounded by buildings.		✓	
Crescent	Cres	Crescent shaped roadway, especially where both ends join the same thoroughfare.	✓		
Drive	Dr	Wide main roadway without many cross-streets.	✓		
Esplanade	Esp	Level roadway along the seaside, lake, or a river.	✓		
Glade	Gld	Roadway usually in a valley of trees.	✓	✓	
Green	Grn	Roadway often leading to a grassed public recreation area.		✓	
Grove	Grv	Roadway that features a group of trees standing together.		✓	
Highway	Hwy	Main thoroughfare between major destinations.	✓		
Lane	Lane	Narrow roadway between walls, buildings or a narrow country roadway.	✓	✓	✓
Loop	Loop	Roadway that diverges from and rejoins the main thoroughfare.	✓		
Mall	Mall	Wide walkway, usually with shops along the sides			✓
Mews	Mews	Roadway in a group of houses.		✓	
Parade	Pde	Public roadway or promenade that has good pedestrian facilities along the side.	✓		
Place	Pl	Short, sometimes narrow, enclosed roadway.		✓	
Promenade	Prom	Wide flat walkway, usually along the water's edge.			✓
Quay	Qy	Roadway alongside or projecting into the water.	✓	✓	

Rise	Rise	Roadway going to a higher place or position.	✓	✓	
Road	Rd	Open roadway primarily for vehicles.	✓		
Square	Sq	Roadway which generally forms a square shape, or an area of roadway bounded by four sides.	✓	✓	
Steps	Stps	Walkway consisting mainly of steps.			✓
Street	St	Public roadway in an urban area, especially where paved with footpaths and buildings along one or both sides.	✓		
Terrace	Tce	Roadway on a hilly area that is mainly flat.	✓	✓	
Track	Trk	Walkway in natural setting.			✓
Walk	Walk	Thoroughfare for pedestrians.			✓
Way	Way	Short enclosed roadway.		✓	✓
Wharf	Whrf	A roadway on a wharf or pier.	✓	✓	✓

First adopted:	24 May 2012
Revision dates/version:	4 (12 September 2019)
Next review date:	February 2023
Engagement required:	No SCP
Document number:	TBC
Associated documents:	Approval of New Road Names Standard Operating Procedure (PGU SOP 6 01)
Sponsor/Group:	General Manager City Growth

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Definitions

Definition	Detail
Applicant	An individual or entity which is making an application. This may include Council, a consent holder or the party developing the infrastructure including but not limited to a Developer.
Area	One kilometre radius from the centre of a road, open space or Council facility.
Council	Hamilton City Council.
Council facility	A facility that is provided for public amenities including artistic, social or cultural facilities. Such facilities may include but are not limited to community halls, civic spaces and centres as well as major sport, recreation and entertainment facilities.
Culturally significant	Ancestral land, water, waahi tapu, valued flora and fauna, and other taonga significant to Tangata Whenua.
Name	The word or name used to identify a road, open space or Council facility. Name excludes the road type (see definition: road types).
Open space	Includes all parks and reserves administered by Council.
Park	Land owned by Council with a primary recreation function, not held under the Reserves Act 1977.
Private roads and private ways	Roads and accessways as defined under section 315(1) of the Local Government Act 1974 and includes right-of-ways, common access lots, retirement village roads. Also included is common property within a Unit Development as defined under section 5 of the Unit Titles Act 2010.
Reserve	As defined under s 2 of the Reserves Act 1977.
Road	Road as defined in section 315 of the Local Government Act 1974, and includes access ways and service lanes as defined in section 315, any square and any public place intended for the use of the public generally.
Road types	Road types in accordance with The Australian/New Zealand Standard on Rural and urban addressing AS/NZS 4819:2011 (outlined in Schedule 1 below).

Principles

3. Council has a role in ensuring that local identity and local culture is recognised and maintained.
4. Council shall provide a consistent approach to determining appropriate names for roads, open spaces and Council facilities.

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General Procedure

~~5. To name or rename a road or open space, an Applicant must make an application to the Council by completing the application form for Road and Open Space Naming/Renaming.~~

~~5-6.~~ An application to name or rename a road, or open space ~~or Council facility~~ must ~~include~~ explain ~~and~~ evidence that the proposed name(s) reflect one or more of the following:

- a. The identity of Hamilton and/or local identity.
- b. The historical significance of ~~particular location~~ the location.
- c. The cultural significance of the area to Tangata Whenua.
- d. People important in the history of an area.
- e. Events, people and places significant to a community or communities locally, nationally or internationally.
- f. Flora and Fauna significant or important to the history of an area.

~~6. Prior to making an application, applicants are to consult Council staff to provide guidance as to the appropriate Tangata Whenua of an area. Applicants are to provide each Tangata Whenua group with at least 10 working days to identify if the area has cultural significance and provide feedback to the applicant. The purpose of the feedback is to provide non-binding advice to the applicant as to how culturally significant an area is to Tangata Whenua. The applicant must provide evidence that they have given Tangata Whenua an opportunity to provide feedback in accordance with this section.~~

~~7. Section 6 does not apply to private roads.~~

~~8-7.~~ Where there is a theme or grouping of names in an area, names submitted should have an appropriate association with other names in the area.

Naming or Renaming Public ~~and/or~~ Private Roads

~~A diagram of the process for naming or renaming public or private roads is available in Schedule 1.~~

Criteria for all road names

~~9-8.~~ Any proposed public or private road name ~~should also~~ must meet the following criteria:

- a. Not be duplicated in Hamilton or in the Waipa or Waikato Districts.
- b. Preferably be short (generally not longer than 12 characters).
- c. Be single words to avoid cartographic problems.
- d. Be easy to spell and pronounce.
- e. Not sound similar, or be similar in spelling, to an existing road name.
- f. Not include a preposition, e.g. Avenue of the Allies.
- g. Not be abbreviated or contain an abbreviation excepting that "St" can be used for "saint" and "Mt" can be used for "mount".
- h. Not be in poor taste or likely to cause offense.
- i. Not lead with 'The'.
- j. Road types must comply with Schedule ~~12~~.

~~Naming of new Public Roads only - Iwi consultation is required for naming or renaming public and private roads~~

~~9. The applicant must make Prior to making an application to the Planning Guidance Unit by completing name or rename a public road, Applicants must consult Council staff, who will provide guidance as to the appropriate Tangata Whenua group(s) in relation to the relevant area.~~

~~10. Applicants must provide an opportunity for each identified Tangata Whenua group to:~~

Page 2 of 8

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- a. identify if the area has cultural significance, and
b. provide a register of naming recommendations suitable for the geographical area, or specified parts of the geographical area; and
c. offer any related feedback to the Applicant.
11. Applicants must provide each identified Tangata Whenua group with at least 12 calendar weeks to provide a response to the opportunity set out in section 10. Applicants are encouraged to make contact with Tangata Whenua early in the process.
- 10-12. Applicants may provide Council with up to three options for the naming or renaming of a public road, with at least one proposed option selected from the register of recommendations made by the appropriate Tangata Whenua engaged with in accordance with section 9-11. A copy of the response provided to the Applicant by Tangata Whenua must be included in the application form for Road and Open Space Naming/Renaming. Up to two, including the full register of recommended names can be proposed by the applicant.
13. The naming and renaming of public roads will reflect Council's intent for 50% of new and renamed roads across the city to be in te reo Maaori. The determination will be communicated to the applicant and appropriate Tangata Whenua of the area by Council.

Process for Approval

Approving names for new roads

- 11-14. Council's Planning Guidance Manager is empowered to will consider and determine all new road name applications. For public roads this will include ensuring compliance with Section 12 and 13.
- 12-15. At the Planning Guidance Manager's discretion, applications may be referred to a Council meeting for decision.
- 13-16. Council's Planning Guidance Unit will maintain an archive of the new road names and the reasons for selection of such names.

Renaming existing Approving the renaming of a road

The reason for proposing to rename a road (public and/or private roads)

14. Council's Planning Guidance Manager will consider and determine road renaming applications originated due to the following:
- a. To avoid confusion, duplication or ambiguity caused by) determines the existing road name.
b. To avoid confusion and duplication of addresses associated with road name.
17. Following a change approval process followed (as set out in layout Table 1 below):
- d. To address a spelling correction.
e. To address geographical corrections.
f. Where Council is requested to do so Table 1 Identification of approval process, by emergency services.
- g. Where an infrastructure change necessitates reason for proposing the renaming of part of a road, e.g. an existing road is severed by a new road.

Approval by:	Reason for renaming:
Council	a) Where 90 percent of the property owners on the road agree to the change.
Resolution	b) For issues of cultural sensitivity or to recognise cultural significance.
(See Section 18)	c) Where there is a demonstrated community desire.
	d) Where the application is initiated by an elected member.

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Planning Guidance Manager (See Section 19)	<u>e) To avoid confusion, duplication or ambiguity caused by the existing road name.</u> <u>f) To avoid confusion and duplication of addresses associated with road name.</u> <u>g) Following a change in layout.</u> <u>h) To address a spelling correction.</u> <u>i) To address geographical corrections.</u> <u>j) Where Council is requested to do so by emergency services.</u> <u>k) Where an infrastructure change necessitates the renaming of part of a road, e.g. an existing road is severed by a new road.</u>
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~~14. For applications initiated under section 14, the following process applies:~~

- ~~i. The applicant completes the application form for Road Open Space Naming/Renaming which is submitted to the Planning Guidance Unit.~~
- ~~k. The Planning Guidance Unit Manager will consider and determine the application.~~
- ~~l. The Planning Guidance Unit will notify all owners and occupiers on the road of the decision~~
- ~~m. and if applicable, the new name.~~

~~14. Council will consider and determine road renaming applications originated due to the following:~~

- ~~o. 18. Where 90 percent of the property owners on the road are in agreement to the change, be approved by Council Resolution as per Table 1 a) – d) above:~~
- ~~p. For issues of cultural sensitivity or to recognise cultural significance.~~
- ~~q. Where there is a demonstrated community desire.~~
- ~~r. By an elected member.~~

~~14. For applications initiated under section 19, the following process applies:~~

- ~~t. The applicant completes the application form for Road Open Space Naming/Renaming which is submitted to the Planning Guidance Unit.~~

~~u. a. The Planning Guidance Unit will notify all owners and occupiers in the road of the proposed change.~~

~~v. b. Submissions Owners and occupiers of the road may make submissions on the proposed name change can be made to the Planning Guidance Unit within twenty (20) working days.~~

~~i. c. The Planning Guidance Unit will prepare a report for Council outlining the request, the rationale for the change, the response from affected owners/occupiers on the road and a recommendation to Council. the Council meeting that outlines:~~

- ~~i. the request;~~
- ~~ii. the reason for the change;~~
- ~~iii. for public roads only: information that demonstrates compliance with Sections 12 and 13;~~
- ~~iv. the response from affected owners/occupiers on the road; and~~
- ~~v. a recommendation to Council.~~

~~w. d. The Council meeting will consider and determine the recommendation in regard to regarding the change of name.~~

~~*. e. The Planning Guidance Unit will notify the Applicant and all owners and occupiers in the road of the decision and if applicable, the new name.~~

~~19. For applications to be approved by the Planning Guidance Manager as per Table 1 e) – k) above:~~

- ~~a. The Planning Guidance Unit Manager will consider and determine the application. For public roads this will include ensuring compliance with Section 12 and 13.~~

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b. The Planning Guidance Unit will notify all owners and occupiers on the road of the decision and, if applicable, the new name.

~~15-20.~~ The costs associated with a name change must be met in full by the Applicant(s) except where the name change is initiated by Council Resolution.

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Open spaces

~~16.~~ Applications for naming and renaming open spaces must be made to the Parks and Open Spaces Unit by completing the Application Form for Road and Open Space Naming/Renaming.

~~21.~~ In addition to the general procedure identified at sections 5-7 of this Policy:

- a. Any naming or renaming of open spaces must consider the obligations set out in Part 6 of the Local Government Act 2002.
- b. Reserves must be named or renamed by ~~resolution of~~ Council Resolution and in accordance with the Reserves Act 1977.
- c. Council's Park and Open Spaces Unit Manager will consider the application, prepare a report outlining the request and make a recommendation to Council.
- d. If Council resolves to change the name, the Parks and Open Spaces Unit will implement the changes, including to signage and maps.

Council facilities

~~22.~~ Where a new Council facility is to be named or an existing Council facility renamed:

~~e.a.~~ The Council Unit responsible for the Council facility will propose names for the Council facility to the Chief Executive.

~~f.b.~~ The Chief Executive will consider the proposed names, and prepare a report for a Council meeting outlining the request; and ~~makemaking~~ a recommendation ~~to Council, to determine the facility name.~~

c. The Council will consider the report and determine the facility name by Council Resolution.

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Naming rights and sponsorship

~~17-23.~~ Council can grant naming rights for an open space or Council facility or parts of an open space or Council facility.

~~18-24.~~ All requests to grant naming rights or sponsorship opportunities, whether permanent or for a fixed period ~~of time~~, will be determined by Council Resolution.

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Monitoring and implementation

~~19-25.~~ The implementation of ~~the~~this Policy will be monitored by the General Manager City Growth.

~~20-26.~~ The Policy will be reviewed every three years or at the request of Council or in response to changed legislative and statutory requirements or in response to any issues that may arise.

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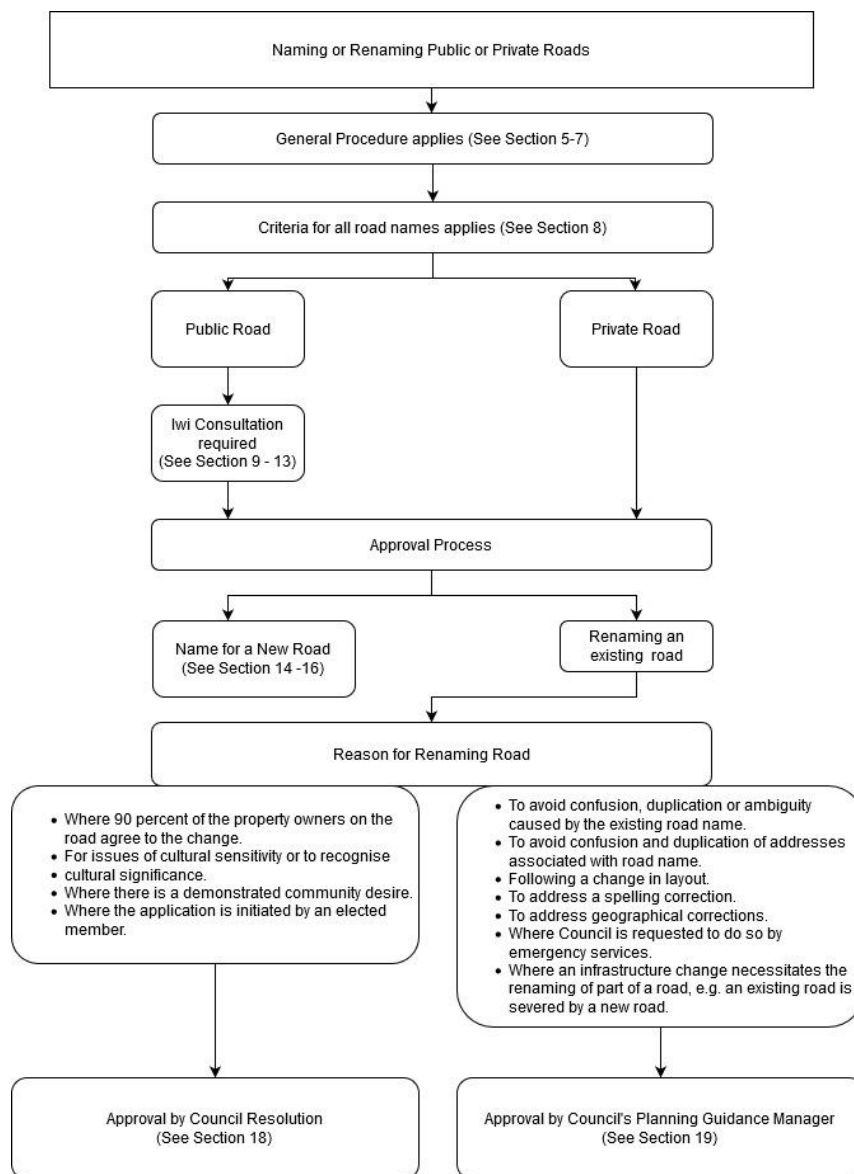
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References

- This Policy complies with The Australian/New Zealand Standard on Rural and Urban Addressing AS/NZS 4819:2011.
- Sections 319(1)(j), 319A and 319B of the Local Government Act 1974 apply to the Naming of Roads.
- Council may name or alter the name of any road under Section 319 Local Government Act 1974.
- Section 5 of the Unit Titles Act 2010 applies only to provide a meaning of common property.
- Where a reserve is vested in Council, the Minister of Conservation or Council may specify or change the name of a reserve by notice in the Gazette (Section 16(10) Reserves Act 1977).

Schedule 1 – Process for the naming or renaming of public or private roads



Schedule 2 – AS/NZS 4819 – Types of roads

Road type	Abbreviation	Description	Open ended	Cul-de-sac	Pedestrian only
Alley	Aly	Usually narrow roadway in a city or towns.	✓	✓	
Arcade	Arc	Passage having an arched roof or covered walkway with shops along the sides.			✓
Avenue	Ave	Broad roadway, usually planted on each side with trees.	✓		
Boulevard	Blvd	Wide roadway, well paved, usually ornamented with trees and grass plots.	✓		
Circle	Cir	Roadway that generally forms a circle; or a short enclosed roadway bounded by a circle.	✓	✓	
Close	Cl	Short enclosed roadway.		✓	
Court	Crt	Short enclosed roadway, usually surrounded by buildings.		✓	
Crescent	Cres	Crescent shaped roadway, especially where both ends join the same thoroughfare.	✓		
Drive	Dr	Wide main roadway without many cross-streets.	✓		
Esplanade	Esp	Level roadway along the seaside, lake, or a river.	✓		
Glade	Gld	Roadway usually in a valley of trees.	✓	✓	
Green	Grn	Roadway often leading to a grassed public recreation area.		✓	
Grove	Grv	Roadway that features a group of trees standing together.		✓	
Highway	Hwy	Main thoroughfare between major destinations.	✓		
Lane	Lane	Narrow roadway between walls, buildings or a narrow country roadway.	✓	✓	✓
Loop	Loop	Roadway that diverges from and rejoins the main thoroughfare.	✓		
Mall	Mall	Wide walkway, usually with shops along the sides	✗		✓
Mews	Mews	Roadway in a group of houses.		✓	
Parade	Pde	Public roadway or promenade that has good pedestrian facilities along the side.	✓		
Place	Pl	Short, sometimes narrow, enclosed roadway.		✓	
Promenade	Prom	Wide flat walkway, usually along the water's edge.			✓
Quay	Qy	Roadway alongside or projecting into the water.	✓	✓	

Rise	Rise	Roadway going to a higher place or position.	✓	✓
Road	Rd	Open roadway primarily for vehicles.	✓	
Square	Sq	Roadway which generally forms a square shape, or an area of roadway bounded by four sides.	✓	✓
Steps	Stps	Walkway consisting mainly of steps.		✓
Street	St	Public roadway in an urban area, especially where paved with footpaths and buildings along one or both sides.	✓	
Terrace	Tce	Roadway on a hilly area that is mainly flat.	✓	✓
Track	Trk	Walkway in natural setting.		✓
View		A road with a view	✓	✓
Walk	Walk	Thoroughfare for pedestrians.		✓
Way	Way	Short enclosed roadway.		✓
Wharf	Whrf	A roadway on a wharf or pier.	✓	✓

DISCUSSION TOPIC SUMMARY

Topic: Electoral System Review

Related Committee: Council

Business Unit/Group: Governance (Corporate Group)

Key Staff Contact/s: Becca Brooke (Governance Manager)

Direction Discussion Date: 6 May 2020 Elected Member Briefing.

Status: Open

PURPOSE OF TOPIC/INFORMATION

The purpose of this information is to inform Members on the proposed process and timeline for the upcoming Electoral System Review.

WHAT KEY THINGS SHOULD MEMBERS THINK ABOUT/ CONSIDER IN UNDERSTANDING THIS INFORMATION?

- Council is legislatively required to make a decision on which Electoral System to use – either Single Transferable Voting (STV) or First Past the Post (FPP) for the next triennial election by 12 September 2020.
- The public has a right to demand a poll be conducted following any decision of the Council on this matter. Council may also choose to resolve to hold a poll on the matter should it wish to do so.
- Staff are recommending that community engagement is undertaken to ascertain the community's views on the matter prior to a decision being made by Council (proposed to be at the 6 August 2020 Council meeting) – *a summary of the community engagement plan is attached to this document.*
- It is important to note that Council is required to be neutral/impartial in how it conveys information on the two electoral systems (STV and FPP) – *information on the two systems is attached to this document and is available via the links below.*

KEY SUMMARY POINTS

Review of Electoral System - Process:

- Under the Local Electoral Act 2001 (LEA), two years before the next triennial election, each local authority is required to consider which electoral system it wishes to use for the next triennial election (by 12 September 2020).
- Following a decision being made by Council, a public notice of the resolution must be enacted by 19 September 2020 giving electors the right to demand a poll on the matter.
- The threshold to demand a poll is 5% of electors from the 2019 election (a minimum of 5,135 electors).
- Following the public notice, electors have until 21 February 2021 to submit a demand for a poll and if a valid demand is received, the poll must be held by 21 May 2021 - with the outcome effective for the 2022 and 2025 triennial elections.

- Council **may** itself choose to resolve to hold a poll on the electoral system before 21 February 2021, but a date for the poll **need not** be specified. If no date is specified, then the poll must be held as soon as practicable (within 89 days and completed by 21 May 2021) with the outcome effective for the 2022 and 2025 triennial elections.
- It is important to note that electors may demand a poll on this matter at any time, and if demand for a poll is received after 21 February 2021, the poll must be held **after** 21 May 2021 i.e. with the 2022 triennial election, with the outcome effective for the 2025 and 2028 triennial elections.
- Council may also resolve to hold a poll as part of the 2022 election, with the outcome of the poll being effective for the 2025 and 2028 elections (such as was resolved for the 2011 electoral system review).
- If a resolution was made to hold a poll **after** 21 May 2021 (i.e. as part of the 2022 election), then public notice of electors right to demand a standalone poll would still be required by 19 September 2020. If a valid demand for a poll was received by the public before 21 February 2021, this would pre-empt any Council resolution to hold a poll as part of the 2022 election.
- The estimated cost of a stand-alone poll is \$185,000 + GST. The estimated cost of a poll conducted as part of the 2022 elections is \$30,000 + GST.
- There are obvious financial advantages to conducting a poll in conjunction with the next triennial elections, but the disadvantage is that if the decision on the voting system was to change as a result of the poll, this could only be implemented from 2025 election (rather for the 2022 election as would be the case if a standalone poll was held early next year).

Previous Decisions/Background Information:

- HCC has used the FPP voting system since it was first introduced.
- The last electoral system review for Hamilton was completed in 2011 with a resulting decision to continue using the FPP voting system for the 2013 election, and to hold a poll with the 2013 triennial elections to determine the outcome effective for the 2016 and 2019 elections.
- The results of the electoral system poll held with the 2013 election was 69.74 % of electors in favour of FPP and 30.26% of electors in favour of STV, with the result of the poll being binding for the 2016 and 2019 elections.
- HCC also undertook a standalone poll of electors in 2006 with the result of the poll being 60.53% of electors in favour of FPP and 39.47% of electors in favour of STV, with the result being binding for the 2007 and 2010 elections.
- All DHBs must use STV under the NZ Public Health and Disability Act.
- For the 2019 triennial elections, of the 78 local authorities, 11 (14%) used STV and 67 (86%) used FPP.
- Legislation requires that any explanatory information/educational material being provided to the public on this matter, or accompanying the poll voting document, to be neutral.

WHAT DIRECTION/FEEDBACK/INPUT DO YOU NEED FROM ELECTED MEMBERS

Next Steps:

- Community engagement and education is proposed to take place during July 2020 (plan attached).
- A staff report is proposed to come to the 6 August Council meeting to inform the Council on the feedback received from the community, to seek a decision on which voting system to use for the next triennial election and to consider whether or not the council **may** wish to resolve to hold a poll.

Elected Members may:

- wish to provide feedback/input around the community engagement plan.
- have questions of clarification around the process/timeline.
- have requests for further information.

WHERE CAN MEMBERS FIND MORE INFORMATION?

Attachments:

1. Electoral System Review Timetable.
2. Community Engagement Plan Summary.
3. Brochure provided to the public during the last Electoral System Poll in 2013.
4. Paper prepared for the Department of Internal Affairs on Electoral Options.

Useful Links:

- Information about voting systems
 - http://www.localcouncils.govt.nz/lcip.nsf/wpg_url/About-Local-Government-Participate-in-Local-Government-All-about-STV-and-FPP
- Information about voting systems and list of Councils using STV vs FPP
 - <http://www.stv.govt.nz/stv/legislation.htm>
- Local Authority Election Statistics
 - https://www.dia.govt.nz/diawebsite.nsf/wpg_URL/Services-Local-Elections-Local-Authority-Election-Statistics-2016?OpenDocument
- Research paper prepared by the department of internal affairs STV taskforce to assist Councils with making decision around voting systems
 - <https://www.moh.govt.nz/notebook/nbbooks.nsf/0/66eadc6f9188638acc25789b0076576c/%24FILE/STVdocument.pdf>
- Voter turnout statistics
 - <https://www.lgnz.co.nz/vote2019/voters/final-voter-turnout-2019/>

2020/2021 Electoral System Review Timetable

By 12 September 2020*	A local authority MAY resolve to change the electoral system (from the system it used at the 2019 election) for the next two triennial elections.	Section 27 of Local Electoral Act 2001 (LEA)
By 19 September 2020*	A local authority MUST give public notice that electors may at any time demand that a poll be held on the future electoral system to be used by the local authority for the next two triennial elections, and if a poll outcome is to apply to the next triennial election, a demand for a poll must be received by 21 February 2021. If a resolution has been made by the local authority by 12 September 2020, this must be included in the notice.	Section 28 of LEA
By 21 February 2021*	IF demand for a poll that a specified electoral system be used for the next two triennial elections is received by 21 February 2021, a poll must be held by 21 May 2021.	Sections 29 and 30 of the LEA
By 21 February 2021*	A local authority MAY also resolve to undertake a poll of electors that a specified electoral system be used for the next two elections.	Section 31 of the LEA
By May 2021*	If successful demand for a poll has been received by 21 February 2021, or a resolution for a poll has been made by a local authority by 21 February 2021 (that a specified electoral system be used for the next two triennial elections), then a poll MUST be held within 89 days of notification.	Section 19ZF of LEA

* may be earlier than but not later than

Overview of the Engagement Plan for Hamilton City Council's Electoral System Review

WHAT WE WANT TO ACHIEVE FROM THE ENGAGEMENT (GOALS AND OBJECTIVES)

Goal

Hamiltonians are educated on the differences of the FPP and STV electoral systems and share their preference.

Objectives

- Hamiltonians are excited to have a say about how they will vote in local government elections.
- We capture robust feedback that is representative of our community.

Engagement outcome

- We find out what electoral system Hamiltonians prefer and why.
- We can show how we have targeted our city's communities of place and communities of identity.

Key considerations

The Governance Unit anticipates that Elected Members will expect the engagement to:

1. include a communication campaign about how STV and FPP work and the pro's and con's of each system.
2. target the various sectors of our community and deliver a representative snapshot of our community's views.
3. capture not only people's preferred system but also why they prefer it.

The Governance Manager also provided guidance that the campaign needs to be impartial, and wants it to be exciting and engaging.

Key tactics

Animated video will be the key tool we use to educate Hamiltonians about FPP and STV. Animation has been used effectively in our 'Value of your Rates' campaign and will be simpler to source while COVID-19 restrictions are in place.

The videos will be hosted on the yourcityelections.co.nz website used for the successful 2019 local government elections campaign. The Your City Elections brand will have some recognition among our community which we can capitalise on.

People will be able to vote for their preferred electoral system on the website. To ensure their vote is based on some knowledge of the systems (key consideration 1), they will only be able to vote after watching the animated video, providing some demographic data (key consideration 2), and some rationale for their vote (key consideration 3).

The animated video will be shared on Facebook and linked to a poll which asks viewers, what do you think would work better for Hamilton, FPP or STV? We can determine at what point in the video the poll question appears. By doing this, we can ensure viewers/voters have received some education about the systems before voting.

NOTE: These engagement methods can be targeted to the various communities of place and identity within Hamilton, but they cannot guarantee a representative sample. To ensure a robust cross-section of community views, these would need to be replaced or supplemented with tactics such as phone surveys or focus groups.

The engagement will be promoted across all of our traditional channels (radio, newspaper, media releases, social media, online advertising and via the Community Development Team's networks). Our most recent campaign of this scale (Shape Your Future City) found that youth and Maaori were under-represented in the responses. To address this, additional channels/outlets have been suggested – Spotify and YouTube (youth) and radio stations with a higher proportion of Maaori listeners.

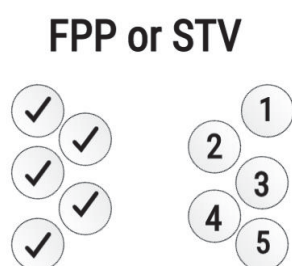
The digital aspects of the engagement will be duplicated in hardcopy form and made available through our libraries and the networks of our Community Development Team.

Timing

Assuming the COVID-19 Alert Levels do not have an impact on the suppliers needed for this campaign (design, animation, web development etc), the campaign would run from 3 June to 3 July.

Potential look and feel of the campaign

As the campaign is deciding between just two options and each has an easy-to-recognise symbol attached (ticks and numbers), there is lots of potential to convey the basic premise of each system simply.



WHAT IS THIS POLL ABOUT?

You're being asked to decide which of two electoral systems you want to be used for the Hamilton City Council elections in 2016 and 2019. The two systems - FPP (First Past the Post) and STV (Single Transferable Voting) - are explained in this leaflet. The poll result will be binding on the Council for the 2016 and 2019 elections.

FPP AND STV

To date FPP has been used for the majority of Council elections, but STV is an option. STV has been used for the election of members to all District Health Boards since 2004. District Health Board (DHB) elections are held at the same time as Council elections.

This means that all people voting in local authority elections in 2013 will use STV to vote for DHB candidates, regardless of whether their city, district or regional council adopts STV or remains with FPP.

CASTING YOUR VOTE UNDER FPP

When you vote in an FPP election you tick the name of the candidate you most prefer. When the votes are counted the candidate with the most votes is elected. This also applies if there is more than one vacancy. If there are vacancies for three councillors, for example, you can vote for up to three candidates. When the votes are counted, the three candidates with the highest numbers of votes are elected.

STV vs FPP

What's the difference?

ELECTORAL SYSTEM POLL

For more information contact:

Hamilton City Council

ph: 07 838 6883

Municipal Building
Garden Place, Hamilton

www.hamilton.co.nz/elections

 **Hamilton City Council**
Te kaunihera o Kiriikiriroa

 **Hamilton City Council**
Te kaunihera o Kiriikiriroa

CASTING YOUR VOTE UNDER STV

When you vote in an STV election, you rank the candidates in your order of preference. You write “1” next to the name of the candidate you most prefer “2” next to your second choice, and so on. This process is the same whether there is one vacancy or several.

When votes are counted, all the first preferences (the “1”s) are allocated first. To be elected a candidate must reach a “quota” of votes, which is based on the number of vacancies and the number of valid votes. The following table shows how the quota is set:

Number of Vacancies	Votes needed to reach the quota
1 vacancy	Half of the votes, plus a fraction of a vote
2 vacancies	Third of the votes, plus a fraction of a vote
3 vacancies	Quarter of the votes, plus a fraction of a vote
and so on...	

A candidate who reaches the quota is elected. If there is more than one vacancy and a candidate gets more votes than the quota, a proportion of each vote for that candidate is transferred to the voter's second preference. If this results in another candidate getting more votes than the quota, a proportion is transferred to the third preference, and so on.

If insufficient candidates reach the quota after the first preferences are allocated, and after any surplus votes are transferred, then the candidate who received the fewest votes is eliminated and each vote for the candidate is transferred to the voter's second preference. This process is repeated until enough candidates reach the quota to fill all the vacancies.


New Zealand STV is based on a vote counting process called “Meek’s method”. While it is complex, supporters of STV regard it as being fair because candidates retain a proportion of all votes cast for them and this avoids the problems with some forms of STV where the order in which votes are counted can affect the outcome of an election.

For further information visit:

www.stv.govt.nz


COMPARING FPP AND STV

A typical FPP voting document could look like this

 **HYPOTHETICAL CITY COUNCIL
DOWNTOWN WARD
ELECTING THREE (3) COUNCILLORS**
You can tick up to three (3) candidates

<input checked="" type="checkbox"/>	BROWN, Sandy
<input checked="" type="checkbox"/>	JONES, Sam
<input type="checkbox"/>	OWENS, Harry
<input checked="" type="checkbox"/>	TAWHIRI, Ngaire
<input type="checkbox"/>	WATSON, Alice

A typical STV voting document could look like this

 **HYPOTHETICAL CITY COUNCIL
DOWNTOWN WARD
ELECTING THREE (3) COUNCILLORS**
Rank candidates in order of preference ... ‘1’ ‘2’ ‘3’ etc

3	BROWN, Sandy
1	JONES, Sam
5	OWENS, Harry
2	TAWHIRI, Ngaire
4	WATSON, Alice

FPP	STV
FPP has long been widely used in New Zealand, is familiar and is generally easy to understand.	STV is currently used in Australia, United States, Ireland and Malta. Along with all the DHBs it is also being used by seven New Zealand Councils in 2013. STV is also used by companies like Fonterra, to select board members.
Each voter is able to cast one vote for each vacancy to be filled. Voters place a tick beside the name of the candidate or candidates they wish to vote for.	Each voter gets one vote, no matter how many vacancies. Voters rank candidates in order of preference - “1” beside their most preferred candidate “2” beside the second-most preferred candidate, and so on. Voters do not have to rank all candidates, but must use consecutive numbers.
The candidate who receives the most votes is elected. Where there is more than one vacancy, the candidates (equal to the number of vacancies) who receive the most votes are elected.	A candidate must reach the quota to be elected. Where there is more than one vacancy, the candidates (equal to the number of vacancies) who reach the quota are elected.
FPP is not a form of proportional representation. Each tick is counted as a vote for that candidate and the candidate or candidates with the most votes are elected. A candidate may be elected by a small margin.	STV is a proportional electoral system. Proportional systems are intended to provide more effective representation for all significant points of view, although it cannot be guaranteed that STV will provide an increased diversity of representation.
A candidate may receive more votes than they need to get elected.	A candidate would not receive more votes than they would need to get elected, as surplus votes are transferred to the next preference.
Some voters may not have supported any of the candidates who get elected.	If voters rank every candidate, they are likely to have supported at least one successful candidate.
Where political parties or organised political groupings contest the elections, and there are say 3 vacancies, voters can vote for the 3 candidates representing a political party or organised political group (“block” voting). This can result in all candidates from a political party or organised political group being elected.	STV can moderate “block” voting as voters can rank every candidate therefore making it more difficult for all candidates from a political party or organised political group to be elected.

The Local Government Electoral Option 2008

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Acknowledgements

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Introduction

The Local Electoral Act 2001 offers the choice between two electoral systems for local government elections: first past the post (FPP) and the single transferable vote (STV).

The option was first offered for the 2004 local government elections. As a result of that option, ten city/district councils used STV at the 2004 elections (Kaipara, Papakura, Matamata-Piako, Thames-Coromandel, Kapiti Coast, Porirua, Wellington, Marlborough, Dunedin and the Chatham Islands). After the 2004 election, two councils (Papakura and Matamata-Piako) resolved to change back to FPP. The remaining eight councils used STV at the 2007 elections.

Councils now have the option to decide, by 12 September 2008, whether to stay with their current electoral system (either FPP or STV), or whether to change to the alternative system for the 2010 elections.¹

Whether or not a council passes a resolution by 12 September 2008, it must give public notice by 19 September of the right for 5% of electors to demand a poll on the electoral system to be used at the 2010 local elections.

This guide has been developed to help councils reach their decision. It is also intended to provide a basis for information to help local communities understand the issues. Communities have an important role to play in the decision. They must be consulted by way of public notice and may be polled on their preferred electoral system or demand a poll themselves.

The guide includes:

1. a brief description of the two electoral systems including important differences
2. some commonly identified advantages and disadvantages of each electoral system
3. responses to common concerns and questions councils and the public have raised about each electoral system and the electoral option.

This guide does not intend to influence councils either way in their decision-making. It presents arguments for and against both systems and encourages councils to make an informed choice about the electoral system best suited for their community.

¹ This option does not apply for any council that for the 2007 elections had the electoral system determined by way of a poll. The outcome of such a poll applies for two triennial elections i.e. 2007 and 2010.

1. The Choice: First Past the Post (FPP) or the Single Transferable Vote (STV)

(a) *How do the two electoral systems work?*

FPP	STV
<p>FPP: casting a vote</p> <ul style="list-style-type: none"> You place ticks equal to the number of vacancies next to the candidate(s) you wish to vote for. In multi-member wards/constituencies you cast one vote for each vacancy to be filled, as above. In single-member wards/constituencies you cast one vote. <p>FPP: counting votes</p> <ul style="list-style-type: none"> The candidate(s) with the most votes win(s). Each winning candidate is unlikely to have a majority of votes, just the largest number of votes cast. 	<p>STV: casting a vote</p> <ul style="list-style-type: none"> You cast one <i>single</i> vote regardless of the number of vacancies. You cast this <i>single</i> vote by consecutively ‘ranking’ your preferred candidates beginning with your most preferred candidate (‘1’) your next preferred candidate (‘2’) and so on. In multi-member wards/constituencies you cast a <i>single</i> vote by ranking as few or as many candidates as you wish, as above. In single-member wards/constituencies you cast a <i>single</i> vote by ranking as few or as many candidates as you wish. <p>STV: counting votes</p> <ul style="list-style-type: none"> The candidate(s) are elected by reaching the ‘quota’ (the number of votes required to be elected).² Vote counting is carried out by computer.³ First preference votes (‘1s’) are counted. Candidates who reach the quota are ‘elected’. The ‘surplus’ votes for elected candidates are transferred according to voters’ second preferences. Candidates who reach the quota by including second preferences are ‘elected’. This process repeats until the required number of candidates is elected.⁴

² The quota is calculated using the total number of valid votes cast and the number of vacancies.

³ The New Zealand method of STV uses the ‘Meek method’ of counting votes. Because this method transfers proportions of votes between candidates, it requires a computer program (the STV calculator).

⁴ If at any point there are no surpluses left to transfer, the candidate with the lowest number of votes is excluded and the votes redistributed according to voters’ next preferences. For further information on the details of vote counting, see, for example, STV Taskforce, ‘Choosing Electoral Systems in Local Government in New Zealand: A Resource Document’, (May 2002).

FPP	STV
<p>FPP: announcing results</p> <ul style="list-style-type: none"> FPP results can usually be announced soon after voting ends. Results are announced and published showing the total votes received by each candidate. 	<ul style="list-style-type: none"> In multi-member constituencies, despite voters casting only a <i>single</i> vote, a voter may influence the election of more than one representative (if their vote can be transferred to other candidates according to voters' preferences) <p>STV: announcing results</p> <ul style="list-style-type: none"> Because vote counting is multi-part, it is likely to take longer than for FPP election results. Results are announced and published showing elected candidates in the order they reached the quota and unsuccessful candidates in the reverse order they were excluded. All elected candidates will have the same share of the vote.

(b) What are the most important differences between the two electoral systems?

To understand the important differences between the two electoral systems it is helpful to think about what happens to 'wasted votes' in both cases. A 'wasted vote' is a vote that does not help to elect a candidate. This might be because the candidate was very popular (so did not need all the votes received), or was very unpopular (and had no chance of being elected).

Let's imagine that you vote in a local government FPP election to fill two vacancies, with four candidates standing for election. You vote for Candidates A and B. Imagine Candidate A wins by a landslide and Candidate B is the least popular of all the candidates. The vote for the other candidate to be elected is very close between Candidates C and D; in the end Candidate D wins the second vacancy by a very small margin. Candidate D is your least preferred candidate.

You might think to yourself, once you see the results, 'I wish I had known that Candidate A didn't need my vote to win, and that Candidate B didn't have a chance of being elected as I would have voted differently. I may have still voted for Candidate A, but would have voted for Candidate C instead of Candidate B.'

Now imagine you vote in the same election using STV. You have a *single* transferable vote even though there are two positions to fill. Again Candidate A wins by a landslide and Candidate B is the least popular candidate. Candidates C and D are very close on first preference votes and so second and subsequent preferences become important.

You cast your vote by ranking the candidates according to your preferences; you rank Candidate A as '1', Candidate B as '2' and Candidate C as '3'. You don't rank candidate D at all because you don't want that candidate to be elected. Under STV:

- Candidate A is very popular and is elected on first preferences
- Candidate A has votes surplus to the number required to reach the quota and these are transferred according to voters' second preferences
- the surplus portion of your vote for Candidate A is transferred to your second preference, Candidate B
- both Candidates C and D are very close to the quota at this point and Candidate B is least popular
- Candidate B is excluded and the proportion of your vote for this candidate is transferred to your third preference, Candidate C
- when preferences are counted again Candidate C reaches the quota and is elected.

Under STV, unlike the FPP election, your ranking of the candidates made your vote more effective and avoided it being 'wasted' on Candidates A (who had a surplus of first preference votes) and B (who was excluded once surplus votes from Candidate A were transferred). In other words, despite Candidates A and B being your most preferred candidates, under STV you were also able to influence the race between Candidates C and D because you showed a preference between them on your voting document.⁵

These election results reveal an important difference between FPP and STV electoral systems. Think again about your FPP vote. You voted for two candidates to fill two vacancies. If you are part of the largest group of like-minded voters, even if that group is not the majority, you could determine the election of both candidates. Other voters (from perhaps only slightly smaller groups) won't have gained any representation at all.

In the STV election, however, you cast only one *single* transferable vote, even in multi-member wards/constituencies. That vote is used to greater effect as long as you rank all the candidates you like in order of preference. Because your vote is a single vote that can be transferred in whole or in part according to your wishes, you and other voters will not be over-represented or under-represented. This is why STV, unlike FPP, in multi-member wards or constituencies, is called a proportional representation system. The outcomes potentially better reflect community views.

⁵ These scenarios oversimplify how the vote count actually works under NZSTV, in order to explain the principle of vote transfers. The STV calculator uses a complex mathematical set of rules to ensure that the appropriate proportions of votes are transferred between candidates.

2. What are the advantages and disadvantages of each system?

No electoral system is perfect. Both FPP and STV have advantages and disadvantages.

Overall, the advantages of STV relate to the people who get elected using STV.⁶ The system potentially achieves:

- broad proportionality (in multi-member wards/constituencies)
- majority outcomes in single-member elections
- more equitable minority representation
- a reduction in the number of wasted votes.

The disadvantages of STV relate to:

- the public being less familiar with the system and possibly finding it harder to understand
- matters of process such as the way votes are cast and counted (for example perceived complexity may discourage some voters)
- the information conveyed in election results.

The advantages of FPP, on the other hand, relate to the simplicity of the process including the ways votes are cast, counted and announced.

The disadvantages of FPP relate to:

- the results of the election, including the generally 'less representative' nature of FPP councils
- the obstacles to minority candidate election
- the number of wasted votes.

Deciding which electoral system is best for your community may come down to deciding which is more important: process, or outcome. Unfortunately, neither electoral system can claim to achieve well in both.

⁶ For further discussion, see Graham Bush, 'STV and local body elections – a mission probable?' in J. Drage (ed), *Empowering Communities? Representation and Participation in New Zealand's Local Government*, pp 45–64 (Wellington: Victoria University Press, 2002).

More detailed advantages and disadvantages

FPP	STV
<p>FPP: casting votes</p> <ul style="list-style-type: none"> FPP is a straightforward system of voting. FPP is familiar to most people. ‘Tactical’ voting is possible; votes can be used with a view to preventing a candidate from winning in certain circumstances. <p>FPP: counting votes</p> <ul style="list-style-type: none"> FPP is a straightforward system for counting votes. Votes can be counted in different locations and then aggregated. Election results are usually announced soon after voting ends. <p>FPP: election results</p> <ul style="list-style-type: none"> Official results show exactly how many people voted for which candidates. Results are easy to understand. A ‘block’ of like-minded voters can determine the election of multiple candidates in multi-member wards/constituencies, without having a majority of the votes, thereby ‘over-representing’ themselves. The overall election results will not be proportional to voters’ wishes, and will not reflect the electoral wishes of the <i>majority</i> of voters, only the <i>largest group</i> of voters who may not be the majority. 	<p>STV: casting votes</p> <ul style="list-style-type: none"> STV is a less straightforward system of voting. There is a need for more information for people to understand the STV ranking system of candidates. It is virtually impossible to cast a ‘tactical’ vote under STV. As a result, voters are encouraged to express their true preferences. <p>STV: counting votes</p> <ul style="list-style-type: none"> STV vote counting requires a computer program (the STV calculator). Votes must be aggregated first and then counted in one location. Election results will usually take a little longer to produce. <p>STV: election results</p> <ul style="list-style-type: none"> Official results will identify which candidates have been elected and which have not and in which order. They do not show how many votes candidates got overall, as all successful candidates will have the same proportion of the vote (the quota). This information, at stages of the count, can still be requested. Results can be easy to understand if presented appropriately. STV moderates ‘block’ voting as each voter casts only one <i>single</i> vote, even in multi-member wards/constituencies. The overall election results reflect the wishes of the majority of voters in proportion to their support for a variety of candidates.

FPP	STV
<ul style="list-style-type: none"> • In single-member elections, the winner is unlikely to have the majority of votes, just the largest group of votes. • There will be more ‘wasted’ votes (votes that do not contribute to the election of a candidate). 	<ul style="list-style-type: none"> • In single-member wards/constituencies, the winner will have the majority of votes (preferences). • Every vote is as effective as possible (depending on the number of preferences indicated) meaning there are fewer ‘wasted votes’ and more votes will contribute to the election of a candidate than under FPP.

3. Common Questions and Concerns

FPP ain’t broke: so why fix it?

For those voters supporting candidates who tend to get elected under FPP, it can appear that there is nothing wrong with this system. But FPP councils do not truly ‘represent’ their community in terms of their composition. STV is a proportional representation voting system that means (if a diversity of candidates stand for election and a diversity of electors vote) the candidates elected will better represent the wishes of a greater number, and a wider diversity of voters.

FPP is easy to understand. I can’t trust a complicated system like STV.

It is true that FPP is a very easy way to vote, and to count votes. Voting under STV is less straightforward, but as long as a voter knows how to rank their preferred candidates, they will find it easy to vote. A post-election survey has found that most people found it easy to fill in the STV voting document and rank their preferred candidates.⁷ The way votes are counted is complicated. That is why it requires a computer program (STV calculator). The STV calculator has been independently certified and voters *can* trust that it only transfers a vote according to voters’ preferences ranked on their voting documents. Nothing (and no person) can influence the transfer of votes set out on voting documents.

Won’t voters be put off if the voting system is too complicated?

Voter turnout (the number of people voting) in 2004 and 2007 in the STV local body elections was mixed. Some councils’ turnout was higher than the national average, and some lower.⁸ Turnout for DHB elections (which must use STV) can be seen to be

⁷ Local Government Commission, ‘Report to the Minister of Local Government on the review of the local Government Act 2002 and the Local Electoral Act 2001: Special topic paper: Representation’ (February 2008), p 14

⁸ Local Government Commission, ‘Report to the Minister of Local Government on the review of the Local Government Act 2002 and the Local Electoral Act 2001: Special topic paper: Representation’ (February 2008), p 13

influenced by a range of factors including elections being at large for seven vacancies, the number of candidates (and often less well-known than council candidates) and the fact this issue is usually at the end of the voting document).

Overall, voter turnout has been on the decline for many years. It is possible that *more* voters would turn out to local elections in the future if they feel with STV they have a better chance of electing a representative who better represents them than FPP has in the past.

Won't there be more blank and informal votes under STV, which is not good for democracy?

Despite voters saying in the Local Government Commission survey that they generally found STV an easy way to vote, some voters did cast an invalid vote in STV elections (including DHB elections). A small proportion of these voters seemed confused by the voting system. But most blank and informal votes are thought to be due to two different voting systems (FPP and STV) appearing on the same voting document and to other factors, rather than being due to the way STV votes are cast.⁹

STV will not work for our council because of our ward/at large system.

Eight of the ten councils using STV in 2004 had wards, one used the at large system, and one had a combination of wards and at large. There is no 'rule' about the need or otherwise for wards or constituencies, but STV can be seen to provide the greatest benefit in wards or constituencies of between three and nine candidates. If there are fewer than three candidates, the benefits of the transferable vote in terms of proportionality are not likely to be evident. If there are a very large number of candidates to choose from, voters are likely to find it a more difficult task to rank preferred candidates (though there is no need to rank all candidates).

STV hasn't made any difference to the diversity of representation in STV councils

Until a greater variety of people stand for local body election and a wide diversity of electors vote, no representation system will be able to improve the diversity of representatives elected. There has been some change in the gender, ethnicity and age of some members elected by STV in 2004 and 2007 which may be due to STV.¹⁰ But it will take some time for a diversity of candidates to see the opportunities of standing in an STV election and more electors to see the potential benefits of voting under a proportional representation system. Two elections in a small number of councils is not enough time to judge the difference STV could make over time.

⁹ Local Government Commission, 'Report to the Minister of Local Government on the review of the Local Government Act 2002 and the Local Electoral Act 2001: Special topic paper: Representation' (February 2008), pp 13–18

¹⁰ Local Government Commission, 'Report to the Minister of Local Government on the review of the Local Government Act 2002 and the Local Electoral Act 2001: Special topic paper: Representation' (February 2008), pp 18–19

Useful resources

Graham Bush, 'STV and local body elections – a mission probable?' in J. Drage (ed), *Empowering Communities? Representation and Participation in New Zealand's Local Government*, pp 45–64 (Wellington: Victoria University Press, 2002).

Local Government Commission, 'Report to the Minister of Local Government on the review of the Local Government Act 2002 and the Local Electoral Act 2001: Special topic paper: Representation' (February 2008)

(Note: this paper has now been withdrawn from the Commission's website but its contents may be found in the Commission's main report on its review of the above legislation which will be posted on its website in the near future at www.lgc.govt.nz.)

Justice and Electoral Committee, 'Inquiry into the 2004 local authority elections' reported to Parliament in August 2005.

Christine Cheyne and Margie Comrie, 'Empowerment for Encumbrance? Exercising the STV Options for local Authority Elections in New Zealand, *Local Government Studies*, Vol. 31, No. 2, 185-204, (April 2005).

STV Taskforce (The Department of Internal Affairs, Ministry of Health, SOLGM, Electoral Commission and Local Government New Zealand), 'Choosing Electoral Systems in Local Government in New Zealand: A Resource Document', (May 2002).
[[http://www.dia.govt.nz/Pubforms.nsf/URL/STV.pdf/\\$file/STV.pdf](http://www.dia.govt.nz/Pubforms.nsf/URL/STV.pdf/$file/STV.pdf)]

Housing

Elected Member briefing

6th May 2020



Purpose of briefing

- To highlight the current levers in the housing discussion and seek Elected Members feedback on what a future HCC housing strategy might contain



Introduction

- Housing is complex, with multiple contrasting issues and considerations that must be balanced:
 - Four Wellbeing's
 - Existing growth framework – infill v greenfield (the need for both)
 - Government Housing Capacity requirements
 - Urban design, typology and amenity
 - Waikato Housing Lands trust (new)
 - Affordability
 - Sustainability – financial and environmental
 - Etc.

Maximising the positive impact of housing across the four wellbeing's

- Our housing-focused wellbeing statements are, that Hamilton:

“Is an affordable place to live in”

“Provides appropriate housing options that meet the needs of all our people”

“Has neighbourhoods with a strong sense of community”

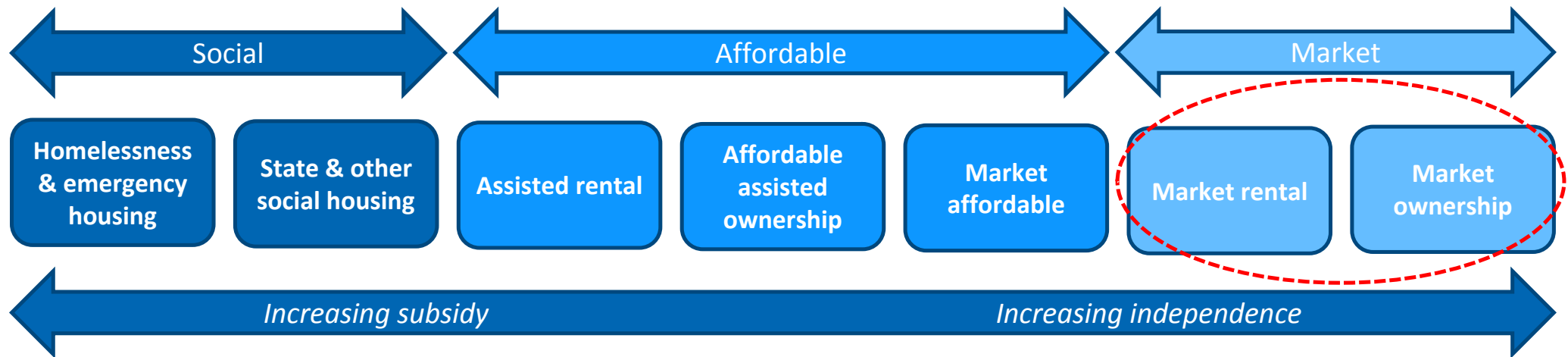
“Protects and enhances our natural taonga, green spaces and biodiversity”

“Supports the values, aspirations and growth of our tangata whenua”

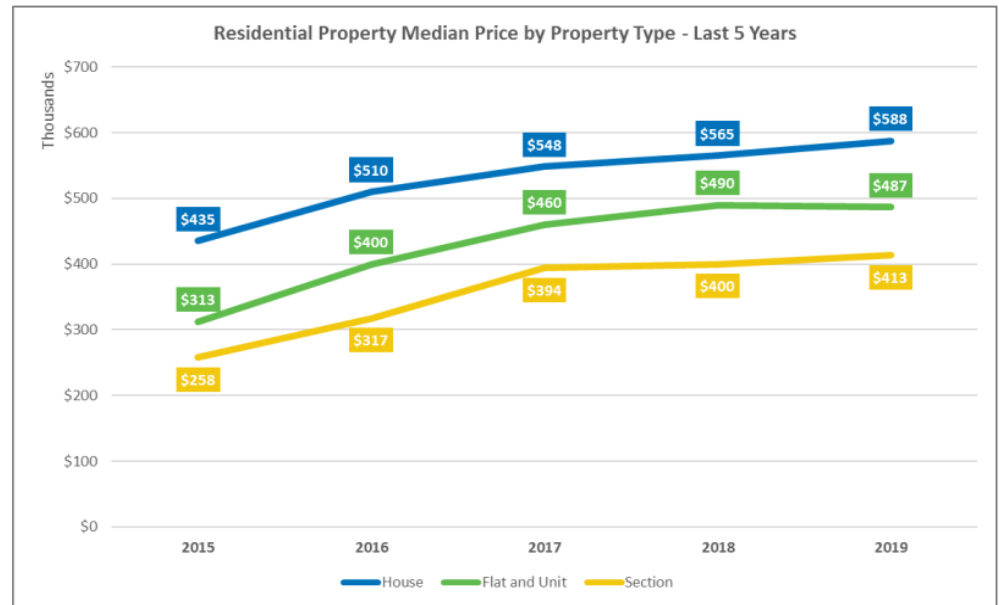
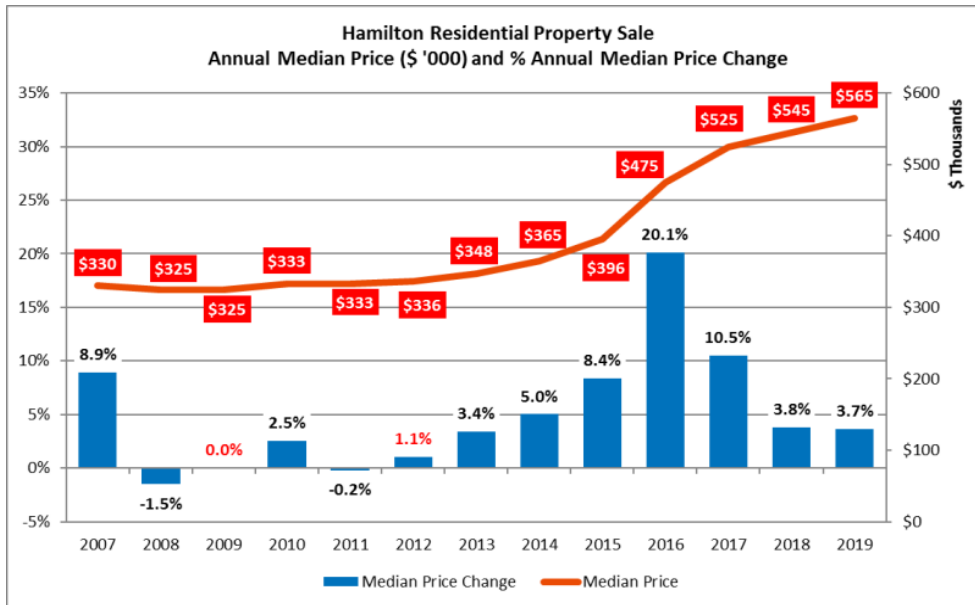
Discussions with elected members regarding the social and environmental aspects of housing have already begun.

Introduction

- These issues span the housing continuum.
- Council's influence is largely in market-focused interventions, but there is potential to have influence on affordable and social housing.



Hamilton's house prices continue to increase



Existing Strategic Plans

- **Metropolitan Spatial Plan (MSP)** – determines a shared vision and spatial framework, provides a clear view of priority development locations, mass transit patterns and enabling investment.
- **Hamilton Urban Growth Strategy 2008 (HUGS)** – provides sequencing and pattern of urban development. Largely achieved over the past decade, now due for refresh.
- **Other spatial plans; H2A Corridor and Future Proof Strategy** – existing strategies that seek to address spatial growth locations and provide ways forward to address housing growth. Often consider infrastructure provision.

National and Regulatory RMA Landscape

- **National Policy Statements (UDC and UD)** – directs local authorities to provide sufficient development capacity to meet demand for housing.
- **Regional Policy Statement (RPS)** – provides general development principles, density targets, and a range of other housing policies. The District Plan must give effect to the RPS.
- **District Plan** – contains detailed objectives, policies and rules for residential development. The District Plan provides the methods for giving effect to higher level plans including the RPS.
- **SHAs** – Special Housing Areas historically but legislation now stopped
- **Rotokauri North plan change** - 10% discount market housing provision, continued from original SHA requirements.

Non- Regulatory Landscape

- **Urban Design Panel**– voluntary route for applicants to discuss and get advice on infill or any housing scheme.
- **Pre-application advice**
- **Design Guidance** – on duplexes, apartments and mixed use residential developments
- **External guidance** – eg; Green Star Communities framework

Other Government mechanisms and regional initiatives

- **Waikato Community Land Trust** – Aims to provide access to affordable home ownership.
 - Council has provided \$2M initial grant.
 - Trustees have been appointed and are strategically working through a plan that will guide the trust to enable and enhance housing opportunities in the community.
- **Waikato Regional Housing Initiative** – Public and private group stemming from the Waikato Plan, with a focus on facilitating the delivery of affordable housing
 - Developing an action plan
 - Provided input into shovel ready projects for Government stimulus package

Other Government mechanisms and regional initiatives

- **Ministry for Social Development** – financial support, register of Community Housing Providers like Habitat for Humanity
- **HNZ and Kāinga Ora developments**
- **KiwiBuild**
- **UDAs – Future Urban Development Area legislation**

Opportunity to develop a comprehensive housing strategy with key outcomes

- **1st step** – articulate a comprehensive vision with outcomes for the city's housing into a single, cross-organisational, housing strategy document.
 - The document would weave together outcomes identified by elected members, which impact on housing with the strands of existing policies and strategies.
- **2nd step** – engagement with key interest groups, and ideally the public.
- **3rd step** – examine the levers Council has to enact the vision.
- **4th step** – adopt a housing strategy and action plan

Next Steps


- Report to Council report outlining approach, identifying key objectives of a housing strategy and future engagement process

FURTHER INFORMATION

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