

Notice of Meeting:

I hereby give notice that an ordinary Meeting of the Strategic Growth Committee will be held on:

Date: Tuesday 26 July 2022
Time: 9.30am
Meeting Room: Council Chamber and Audio Visual link
Venue: Municipal Building, Garden Place, Hamilton

Lance Vervoort
Chief Executive

Strategic Growth Committee *Komiti Rautaki* OPEN LATE AGENDA

Membership

Chairperson Cr D Macpherson
Heamana

Deputy Chairperson Cr R Hamilton
Heamana Tuarua

Members	Mayor P Southgate	Cr S Thomson
	Deputy Mayor G Taylor	Cr M van Oosten
	Cr M Bunting	Cr E Wilson
	Cr M Gallagher	Cr M Donovan
	Cr K Naidoo-Rauf	Maangai J Whetu
	Cr A O'Leary	Maangai O Te Ua
	Cr R Pascoe	

Quorum: A majority of members (including vacancies)

Meeting Frequency: Six weekly

Amy Viggers
Mana Whakahaere
Governance

21 July 2022

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Council Report

Item 6

Committee: Strategic Growth Committee **Date:** 26 July 2022
Author: Tyler Gaukrodger **Authoriser:** Amy Viggers
Position: Governance Advisor **Position:** Governance
Report Name: Chair's Report

Report Status	<i>Open</i>
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Recommendation - *Tuutohu*

That the Strategic Growth Committee:

- a) receives the report;
- b) requests staff seek legal and other necessary advice on the possibility of proposing to the Local Government Commission that areas to the south of Hamilton, currently within Waipa DC and including but not restricted to the entirety of SL1 as defined by the recent Future Proof decision, be incorporated into the Hamilton City legal boundary;
- c) requests staff report to the 7 September Strategic Growth Committee meeting on the pathway forward for resolving the issue in resolution b and in the Chair's Report; and
- d) requests staff report to the 7 September meeting of the Strategic Growth Committee on the pathway forward, including the workplan, for incorporating growth area WA into the City, and enabling housing development to commence.

Attachments - *Ngaa taapirihanga*

Attachment 1 - Chair's Report

Attachment 2 - SL1 Extension Map 26 July 2022



Chair's Report

Receiving the report earlier this month showing the last 12 months had delivered a record number of residential building consents – 1688 (910 infill and 778 greenfield) – reminded us all that Hamilton is continuing to grow (fast, as Blind Freddy has often pointed out) and that Council has an absolute obligation to ensure

- that sufficient infill areas are designated for intensification
- sufficient new growth areas are available for new suburbs
- sufficient employment areas are available within the city to complement the above, and
- that necessary infrastructure comes on stream to service this growth.

I want to thank Ryan, staff and other elected members for their hard work in getting the District Plan changes that support sensible intensification ready for consultation. The Government would be wise to take heed of the way this Council has approached that exercise, and not to try and insist on its current one-size fits all approach.

Regarding the third point, I note that Future Proof is about to embark on a study of where future industrial and employment capacity can be provided – I support this move, but caution that the largest chunk of this should be within, or very adjacent to the urban area. Large scale industry well outside the urban area may lead to unsustainable transport service and infrastructure issues. I also want to thank the departing Future Proof director Peter Winder for his work – especially the clear strategic approach he has delivered; he is already being missed, but I hope he has success in sorting out Te Pukenga.

Looking at the infrastructure needed to support the urban area's growth, I see significant risks, including the lack of Waka Kotahi partner funding to support genuine transport choice (and that includes local roads), the uncertainty around whether the new 3 Waters Entity B will support (or even recognise) Hamilton's growth needs, and generally the Government's inability to recognise that their contributions to support growth in Hamilton have been too few and too far between to cut the mustard. There has been a lot of talk, but the action hasn't been fast, or in some cases there at all.

NEW GROWTH AREAS

Going on to greenfield growth issues, this city has long been hamstrung by very poor decision-making in the 1989 local Government restructuring that gave Hamilton almost no room to grow, without having to go cap in hand to its neighbouring Councils to secure agreements to nibble away at bringing into the official city boundary small parcels of land from time to time.

This is an intensely frustrating exercise, that adds an entire extra layer of work and cost to our Council on top of the already cumbersome and expensive planning and infrastructure provision work, and makes Hamilton beholden to its neighbour Councils, whose interests are not always the same as ours.

Although we have agreement with Waikato DC on some parcels of land, and have been talking with Waipa DC about land to the south of the current city boundary, we may yet have

issues with other land currently in Waikato DC, such as Ruakura East, and definitely are having issues with Waipa DC over some of the land to the south of the city boundary.

Regarding the latter, Future Proof voted in May **unanimously** that the SL1 area (a broad sweep of Waipa DC land contiguous with the current city boundary from Tuhikarama Rd across to the Southern Links Expressway alignment (Chinaman's Hill) would be looked at in detail as a future urban area within the city. Our Council supported this proposal.

Also being looked at was the SL2 area, between the River, the Airport and Southern Links 9 (including also the possible site of the future Southern Wastewater Treatment Plant) – meaning that the entire stretch of land where there was a current 'border' between Waipa and Hamilton was being planned to come into the city.

Our staff discussed with Waipa DC the details that would be needed for a legal agreement to support this, and initially received agreement from Waipa – however, when it came to a meeting between the two councils, Waipa had withdrawn agreement for one part of the SL1 land – known as the Rogerson block to come into the city. This would make that stretch of 4-500 metres the **only** piece of land on the Hamilton boundary currently in Waipa **not** to come into the city, despite it enabling probably the earliest and closest housing opportunity.

At the meeting between our Councils, I stuck to our Council position – that all of SL1 should be listed in the strategic agreement to come into the city – and Waipa would not consider returning to the full Future Proof decision – so we were unable to reach agreement.

Immediately following the meeting, Waipa's CEO approached myself and Blair, suggesting he could see a way to get his Council supporting the full transfer of SL1 to Hamilton, if we could provide some strong planning points in support of the Rogerson block being included with the rest of both areas (these had already been canvassed at Future Proof). He planned to raise that with his Council at the end of June, and although HCC staff provided that information (attached plan is part of this), he is now not putting that before his Council until mid August.

I am not happy about the Waipa delays and changes of position, and recommend that we also look at other ways we can secure reasonable boundaries that support Hamilton's future growth, and allow us to plan for that in a secure and systematic way without other Councils having undue influence. If Waipa decides in the meantime to support the Future Proof (and Hamilton) position, all well and good, but we should not be held ransom to

In particular I am suggesting that we ask our legal representatives to look at what's involved in putting a case to the Local Government Commission to bring all sensible portions of land south of the city into Hamilton. Depending on Waipa's decision, we can either use that work to close the legal loop that is needed for any sort of boundary change, or use it to initiate our own proposal, including **all** land Hamilton CC considers should be part of the city in future.

I propose that that staff report to us at the September meeting of this Committee on the actions of Waipa DC on this issue, and on the process involved in taking a case to the Commission, in order to ensure that delays while a new Council gets its feet under the table do not add further months to an already very long process.

I also note with irony that the Templeview block came into the city, as a result of Waipa DC and the Templeview community petitioning the Local Govt Commission in the early 2000's, **against the wishes of Hamilton CC** at that time.

On another growth area currently outside the city, I note the developers of the WA block (where we do have an agreement with Waikato DC) have last week provided HCC with a

proposal for handling and financing wastewater from that future small residential area. I propose that Council staff report to this Committee's September meeting on the process and work plan for bringing WA into the city, and enabling housing development in the block.

Chair Recommendation

That the Strategic Growth Committee:

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Ngaa Mihi

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