

Notice of Meeting:

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

Date: Thursday 23 February 2023
Time: 9.30am
Meeting Room: Council Chamber and Audio Visual Link
Venue: Municipal Building, Garden Place, Hamilton

Lance Vervoort
Chief Executive

Strategic Growth and District Plan Committee

Komiti Rautaki

OPEN AGENDA

Membership

Chairperson Cr Ryan Hamilton
Heamana

Deputy Chairperson Cr Sarah Thomson
Heamana Tuarua

Members Mayor Paula Southgate
Deputy Mayor Angela O’Leary
Cr Kesh Naidoo-Rauf
Cr Anna Casey-Cox
Cr Maxine van Oosten
Cr Moko Tauariki
Cr Ewan Wilson
Cr Mark Donovan
Cr Louise Hutt
Cr Andrew Bydder
Cr Geoff Taylor
Cr Emma Pike
Cr Melaina Huaki

Quorum: A majority of members (including vacancies)

Meeting Frequency: Two Monthly

Amy Viggers
Mana Whakahaere
Governance

14 February 2023

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Purpose

The Strategic Growth and District Plan Committee is responsible for:

1. Guiding sustainable physical development and growth of Hamilton to meet current and future needs, including oversight of strategic land-use planning, boundary alignment, and existing and alternative planning, funding and financing models for growth-related projects.
2. Driving collaboration with neighboring Councils, Iwi, private sector, and central government to meet Hamilton's growth ambitions.
3. Providing Governance leadership and direction to staff to develop amendments to the Hamilton City Operative District Plan 2017.

In addition to the common delegations, the Strategic Growth and District Plan Committee is delegated the following Terms of Reference and powers:

Terms of Reference:

4. To monitor and provide advice on the overall development and implementation of urban growth and development strategies, strategic land use, and spatial plans (e.g. Hamilton to Auckland Corridor and Hamilton-Waikato Metropolitan Spatial Plan), and long-term network infrastructure planning in line with national policy requirements.
5. To provide direction and monitor Council's approach to the levying and use of rates for growth, as well as development contributions.
6. To provide direction on and assess proposals for seeking alternative funding models, such as special purpose vehicles and infrastructure funding and financing.
7. To provide direction on strategic priorities for network infrastructure aligned to city development, and oversight of strategic projects associated with those activities.
8. To provide advice on the development and implementation of the Long Term Infrastructure Strategy.
9. To assess proposals for Private Developer Agreements that exceed the Chief Executive's delegations for Unfunded Growth Projects¹ and, if appropriate for Unfunded Growth Projects¹, to recommend such agreements to the Council for approval.
10. To provide direction regarding Council's involvement in and with Urban Development Authorities, regional alliances, plans, initiatives, and forums for spatial planning (for example, Future Proof, strategic boundary land use agreements and joint council growth related discussions).
11. To consider the impacts of land use and urban development on the environment.
12. To provide clear direction on Council's strategic priorities to organisations and groups, for which Council facilitates funding, aligned with these Terms of Reference, and to oversee those funding arrangements and receive their strategic and business plans and annual performance reports.
13. To provide and approve broad strategic direction to inform and guide the development of the District Plan amendments programme of work.
14. To prepare and approve a draft set of District Plan amendments for the purpose of obtaining initial feedback and comment from the community, stakeholder, and tangata whenua groups.
15. To recommend any proposed District Plan amendments to the Council for adoption and release for formal notification.
16. To provide regular updates to the Council on the progress of the District Plan amendments programme of work.
17. To appoint representation to relevant regional strategy groups as required.

The Committee is delegated the following powers to act:

- Approval of purchase or disposal of land for network infrastructure, or parks and reserves for works and other purposes within this Committee's area of responsibility that exceeds the Chief Executive's delegation and is in accordance with the Annual plan or Long Term Plan.
- Approval of matters determined by the Committee within its Terms of Reference.

The Committee is delegated the following recommendatory powers:

- Adoption of the Long Term Infrastructure Strategy to the Council.
- Approval of additional borrowing to the Finance and Monitoring Committee.
- Approval of city boundary changes to the Council, including in respect of Strategic Boundary Land Use Agreements.
- The Committee may make recommendations to Council and other Committees.

Recommendatory Oversight of Strategies and Plans:

- Hamilton Urban Growth Strategy
- Central City Transformation and River Plan(s)

Recommendatory Oversight of Policies and Bylaws:

- Development Contributions Policy
- Growth Funding Policy
- Sale and Disposal of Council Land Policy

¹ Unfunded Growth Projects are defined in the Growth Funding Policy as:

- a) Not funded projects
- b) Funded projects but which are proposed to commence earlier than the sequencing and timing established in the Long Term Plan; and/or
- c) Funded projects but which are now proposed to occur beyond the scale, scope and cost prescribed or anticipated for those projects in the Long Term Plan.

ITEM	TABLE OF CONTENTS	PAGE
1	Apologies – <i>Tono aroha</i>	5
2	Confirmation of Agenda – <i>Whakatau raarangi take</i>	5
3	Conflict of Interest – <i>Tauaakii whaipaaanga</i>	5
4	Public Forum – <i>Aatea koorero</i>	5
5	Chair's Report	6
6	General Manager's Report	9
7	Strategic Issues	15
8	District Plan Update	54
9	Hamilton Urban Growth Strategy (HUGS) deliberations report	67
10	General Updates	128
11	Resolution to Exclude the Public	136

1 Apologies – *Tono aroha*

2 Confirmation of Agenda – *Whakatau raarangi take*

The Committee to confirm the agenda.

3 Declaration of Interest – *Tauaakii whaipanga*

Members are reminded of the need to be vigilant to stand aside from decision making when a conflict arises between their role as an elected representative and any private or other external interest they might have.

4 Public Forum – *Aatea koorero*

As per Hamilton City Council's Standing Orders, a period of up to 30 minutes has been set aside for a public forum. Each speaker during the public forum section of this meeting may speak for five minutes or longer at the discretion of the Chair.

Please note that the public forum is to be confined to those items falling within the terms of the reference of this meeting.

Speakers will be put on a Public Forum speaking list on a first come first served basis in the Committee Room prior to the start of the Meeting. A member of the Council Governance Team will be available to co-ordinate this. As many speakers as possible will be heard within the allocated time.

If you have any questions regarding Public Forum please contact Governance by telephoning 07 838 6727.

Council Report

Committee: Strategic Growth and District Plan Committee

Date: 23 February 2023

Author: Carmen Fookes

Authoriser: Michelle Hawthorne

Position: Senior Governance Advisor

Position: Governance and Assurance Manager

Report Name: Chair's Report

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

That the Strategic Growth and District Plan Committee:

- a) receives the report; and
- b) requests Waka Kotahi be formally invited to present an update on Southern Links at the next Strategic Growth meeting 20 April.

Attachments - *Ngaa taapirihanga*

Attachment 1 - Chair's report



Chair's Report

Teena Koutou Katoa,

On behalf of myself and Deputy Chair Sarah (and her new baby girl) welcome to the first Strategic Growth and District Plan Committee of 2023 and the new Triennium.

Our committee integrates land use planning, strategic infrastructure planning and funding and financing and builds on the significant work undertaken by the previous Council.

There are a lot of moving parts, pressure points and tensions spread across this committee including interactions with other councils both Regional and District as well as legislation and our response which is being tested with the community and Commissioners and legislation being drafted and formed. It is vital that we as a committee and Council ensure our voice is heard loud and clear through all channels and platforms. Our community elected us to do that.

We have a responsibility to work with developers and find ways to advance outcomes that support good employment precincts, a wide array of housing typologies and price points so people that 'are well homed' and of course to find environmental mechanisms that are long term and sustainable.

It is worth highlighting that the District Plan review programme has moved into a new phase with commissioner hearings to occur throughout 2023 for both the major Council Plan Changes (PC9 and PC12 in particular) as well as a number of Private Plan Changes. In light of recent events putting a focus on intensification, flood mitigation, natural hazards, heritage, climate change and balancing growth with infrastructure investment and capacity this is extremely timely. Plan Change 12 hearings commenced in February and it is worth reminding ourselves of the role that Hamilton took to have Te Ture Whaimana recognised in law as a qualifying matter to be considered in MDRS intensification planning considerations.

Today's Agenda

I have worked with staff to introduce a new approach to reports, with the aim to bring the important matters for discussion to the committee early in the agenda while we are fresh. Given the TOR (Terms of Reference) of this committee, we are leading and monitoring a vast range of programmes and projects. It is important that we are kept apprised as Governors as these matters progress, whilst noting for some items no decision is required, staff appreciate the opportunity to engage and seek feedback/test ideas as work programmes continue. The report approach groups a range of themed information update matters into a strategic Issues report that enables a conversation on each topic, alongside a separate purely information only report. I welcome feedback on this approach. Where a topic requires a decision, or is so significant in its own right, a separate report will be prepared (examples being the District Plan Review Programme, HUGs).

Southern Links

There is an update in the Strategic Issues report on the Form and Function Review being undertaken by Waka Kotahi in relation to Southern Links. A Working Group of elected members was established in the last triennium to allow us to have direct input into the review. An early workshop was held with Waka Kotahi where we were able to advise on insights and expectations from Council as inputs to the review. The project has now moved into the new triennium and we need to confirm the members of this Working Group. Waka Kotahi have been working with staff to gather evidence in the form of anticipated land use and associated transport modelling to inform the review and this work is nearing completion ready for

them to re-engage with the Working Group. I propose that Waka Kotahi be invited to the next Committee meeting on 20 April 2023 to provide an update on what the emerging findings are. One of the requirements of Council was that there was engagement with external interested parties and I expect that Waka Kotahi will be able to advise how this engagement is best managed.

Chair's Recommendation

That the Strategic Growth and District Plan Committee:

- a) receives the report; and
- b) requests Waka Kotahi be formally invited to present an update on Southern Links at the next Strategic Growth meeting 20 April.

Cr Ryan Hamilton

Chair Strategic Growth and District Plan Committee

Council Report

Item 6

Committee: Strategic Growth and District Plan Committee

Date: 23 February 2023

Author: Blair Bowcott

Authoriser: Blair Bowcott

Position: General Manager Growth

Position: General Manager Growth

Report Name: General Manager's Report

Report Status	<i>Open</i>
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Purpose - *Take*

1. To inform the Strategic Growth and District Plan Committee of issues of high significance and areas of concern as indicated by the General Manager, Growth that are not covered elsewhere in this agenda.

Staff Recommendation - *Tuutohu-aa-kaimahi*

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

Executive Summary - *Whakaraapopototanga matua*

3. This General Manager's report covers two topics that are not covered elsewhere in this agenda:
 - i. 'Metro Agreement' proposition for Hamilton – key themes;
 - ii. Positioning Hamilton as the centre of excellence and core authority to supply secretariat support for the replacement RMA legislation.

Metro Agreement

4. It is necessary to have an implementation agreement in order to achieve the outcomes sought through the Metro Spatial Plan and the Future Proof Strategy.
5. In advance of there being a comprehensive and agreed 'Metro Agreement' developed by the wider Future Proof Partnership, staff are looking to produce a high-level prospectus of the priorities Hamilton sees as necessary for inclusion in any such document.
6. Funding and financing for local government has been identified as unsustainable. There is an opportunity for Council to propose how the Hamilton Metro Area can thrive through genuine whole-of-government partnership model following Australia's example, as described in this report.

Secretariat support for the replacement RMA legislation

7. As part of the Government's reform of the resource management system, under the new legislation, each region will be required to develop a single Regional Spatial Strategy (RSS) and Natural and Built Environment (NBE) Plan to guide land use and resource allocation.

8. These documents will be developed by Regional Planning Committees (RPC). Each RPC will be supported by a secretariat.
9. Hamilton City Council will be strongly advocating that we should be the home or provide the core of the future secretariat function, given our comprehensive experience in planning for urban growth, a well-resourced growth analytics team, building and maintaining collaborative relationships with neighbouring councils, and significant expertise across climate change, environmental management and consenting.
10. Waikato Regional Council will also have expertise in matters that HCC doesn't. For example, the environment, waters and coastal issues, and these complement Hamilton's urban expertise.
11. Staff consider the decisions in this report have low significance and that the recommendations comply with Council's legal requirements.

Discussion – *Matapaki*

“Metro Agreement” proposition for Hamilton

12. Hamilton and the wider metro area have comprehensively planned for growth through the creation of the Metro Spatial Plan and the Future Proof Partnership and Strategy. In order to achieve the outcomes sought through these documents, it is necessary to have an implementation arrangement that brings together all partners with an agreed approach to shared delivery.
13. In advance of there being a comprehensive and agreed ‘Metro Agreement’ developed by the wider Future Proof Partnership, staff are looking to produce a high-level prospectus of the priorities Hamilton sees as necessary for inclusion in any such document.

Justification for a ‘Metro Agreement’

14. Funding and financing for local government has been identified as unsustainable.
15. The Review into the Future for Local Government Draft report October 2022 paints a stark picture of the funding and financing pressures councils are facing throughout the country.

“The absence of a sustainable and equitable co-investment model is undermining the potential for central and local government and iwi to partner for better community outcomes.

Decisions on regulatory interventions are being made without sufficient regard for the impacts on local government, resulting in significant unfunded mandates.

Rating as the primary funding mechanism is appropriate, but the rates setting and planning processes need to be simplified.

Councils are unreasonably constrained in their ability to introduce appropriate funding mechanisms.

Councils will have a significant and growing role in driving mitigation and adaptation responses to climate change, but an intergenerational national funding mechanism is needed.”

16. Hamilton City Council has a track record of proactively working to resolve funding and financing constraints. However, with the current tools we are struggling to keep pace with the required investment to ensure our city thrives as it grows. Council has shown a willingness to trial new ways of working.

17. We have:
- i. negotiated significant Private Development Agreements with developers and landowners to share the costs of opening up greenfield growth areas such as Ruakura;
 - ii. Housing Infrastructure Funding (HIF) was secured to deliver the lead infrastructure to open up Peacocke;
 - iii. Infrastructure Acceleration Fund (IAF) grant funding for the central city;
 - iv. increased rates;
 - v. a robust Development Contributions Policy collecting a fair share of the funded growth costs of our city;
 - vi. continued to work with government officials and landowners to advance the option to secure an Infrastructure Finance and Funding (IFF);
 - vii. we have been successful in one-off Government grants, e.g. Shovel Ready, PGF, CERF Transport Choices;
 - viii. continued to investigate Urban Development Authorities through Specified Development Projects opportunities with Kāinga Ora;
 - ix. Climate Emergency Response Fund;
 - x. modelling collaborative behaviour with through the Future Proof model, providing certainty for regional investment such as the Waikato Expressway.
18. Council is seeing aligned and joint long-term investment certainty from all partners. One-off bespoke grant application or funding processes are resource intensive and do not sit within a wider agreed strategic spatial framework such as Future Proof.

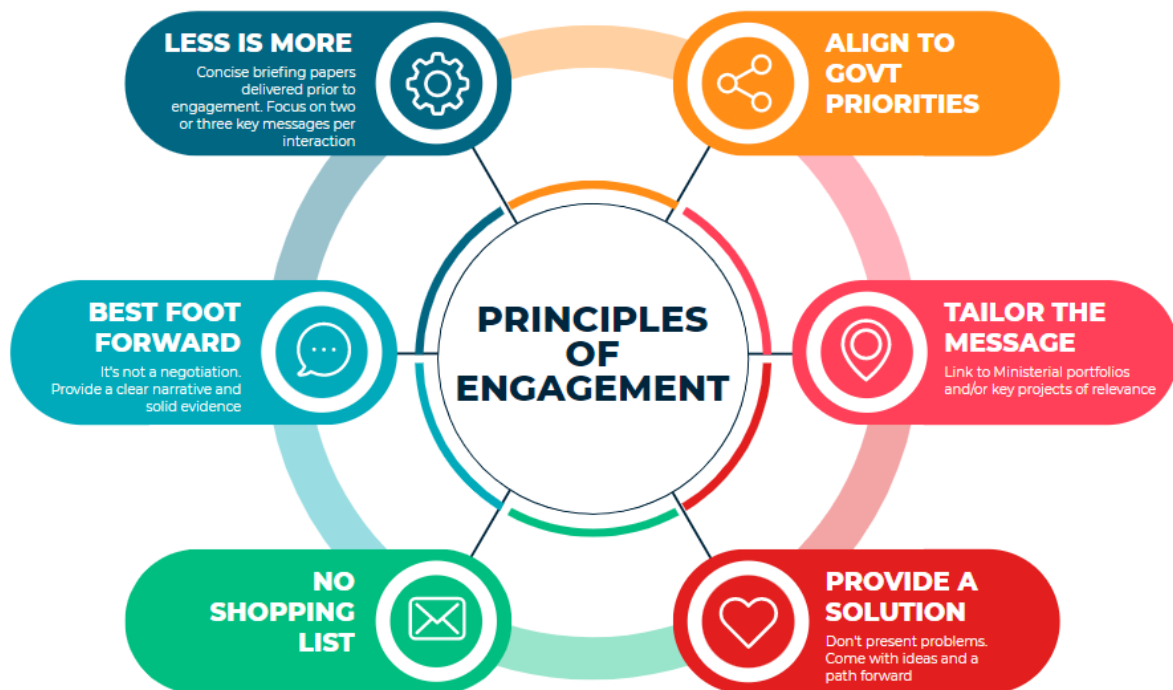
Australian funding model

19. Australia has a funding model called a city deal. A genuine partnerships model which drives locally, place-based visions for urban and regional areas supported by all levels of government. City Deals have successfully planned and delivered transformative outcomes for Australian cities.
20. The Australian funding model includes:
- i. memorandum of understanding;
 - ii. principles for collaboration;
 - iii. a shared vision for the city;
 - iv. collaboration to develop priority areas;
 - v. multi-agency funding;
 - vi. joined up delivery.

Metro Agreement (MA)

21. There is an opportunity for Council through the wider Future Proof partnership to propose how the Hamilton Metro Area can thrive through genuine whole-of-government partnership model following Australia's example. A successful MA would result in appropriate long-term investment.
22. This is particularly important given the upcoming general election. Central Government Ministers, MPs and opposition MPs, and candidates have recently sought clarity on what the Hamilton Waikato Metropolitan Area needs to be successful. A proposed MA gives effect to the Key Stakeholder Engagement Plan (KESP) that was finalised in 2022 as a CEO KPI. The KESP provides guidance on how we engage with Key Central Government Stakeholders who can influence policy settings or progress priority projects for Hamilton City Council in its purpose to "Improve the Wellbeing of Hamiltonians".

23. The prospectus will follow the KSEP principles of engagement.



24. A proposed MA would need to reflect the Future Proof metro scale/boundaryless programmes as these are the big workstreams we need to transform Hamilton and the wider metropolitan area.
25. This could also be an early foray into Implementation Agreements under the Spatial Planning Act and provide a Hamilton perspective as to what needs to be incorporated in a regional agreement.
26. The benefits of a MA include:
- i. increased knowledge of Hamilton's issues and opportunities;
 - ii. multi-party shared vision for our city's future;
 - iii. long-term funding and funding security;
 - iv. delivery of enhanced investment for the Metro.
27. The intention is to draft the high-level content of the prospects over the coming months and discuss and test this with the Future Proof Implementation Advisor and the Mayor, Chair, and Deputy Chair of this Committee.

Positioning Hamilton as the centre of excellence and core authority

28. In February 2021, the Government announced it would reform the resource management system by replacing the Resource Management Act 1991 (RMA) with three new Acts:
- i. Natural and Built Environment Act (NBA);
 - ii. Spatial Planning Act (SPA);
 - iii. Climate Adaptation Act (CAA).
29. In the future system, the NBA and the SPA will work in tandem to form the core part of the new resource management system. They will provide the legal framework for the planning, use, and allocation of resources in natural and built environments across New Zealand.

30. Each region will be required to develop a single Regional Spatial Strategy (RSS) and Natural and Built Environment (NBE) Plan to guide land use and resource allocation. These documents will be developed by Regional Planning Committees (RPC).
31. Each RPC will be supported by a secretariat, which will prepare advice for the RPC and develop a draft RSS and NBE plan and support the RPC to make sure local communities are involved in developing the RSS and NBE plan.
32. An RPC will have flexibility to determine the working arrangements for their secretariat. Staff working in the secretariat may be employed or contracted by the secretariat, seconded to the secretariat from a local authority, or remain at the local authority and work collaboratively across the region.
33. Throughout the reform process, Hamilton City Council has continued to advocate for the comprehensive and nationally recognised growth planning work that has been carried out through the Metro Spatial Plan and Future Proof Partnership, and the fact that this work should form the basis of any regional scale planning in the future resource management system.
34. The expertise built up by Hamilton over the 15 years that the Future Proof Partnership has been in place puts HCC in a strong position to champion thought leadership, particularly around urban growth in any regional planning system.
35. Comprehensive experience in planning for urban growth, a well-resourced growth analytics team, building and maintaining collaborative relationships with neighbouring councils, and significant expertise across climate change, environmental management, and consenting mean that Hamilton City Council will be strongly advocating that we should be the home or provide the core of the future secretariat function, and/or a key provider of information/centre of excellence.
36. Waikato Regional Council, and other councils have specialist knowledge in other areas that compliments the urban expertise held by Hamilton. This will be an important input into the future system.

Financial Considerations - *Whaiwhakaaro Puutea*

37. There are no financial implications in relation to the information provided in this report.

Legal and Policy Considerations - *Whaiwhakaaro-aa-ture*

38. Staff confirm that this matter complies with Council's legal and policy requirements.
39. Staff have considered the key considerations under the Climate Change Policy and have determined that an adaptation assessment and emissions assessment is not required for the matter(s) in this report.

Wellbeing Considerations - *Whaiwhakaaro-aa-oranga tonutanga*

40. The purpose of Local Government changed on the 14 May 2019 to include promotion of the social, economic, environmental and cultural wellbeing of communities in the present and for the future ('the 4 wellbeings').
41. The subject matter of this report has been evaluated in terms of the 4 wellbeings during the process of developing this report. The recommendations set out in this report are consistent with that purpose.
42. There are no specific social, economic, environmental, or cultural considerations associated with the matters covered in this report.

43. However, the Strategic Growth and District Plan Committee supports the wider organisation in delivering key objectives that enhance the 4 wellbeings by being responsible for:
- i. guiding sustainable physical development and growth of Hamilton to meet current and future needs, including oversight of strategic land-use planning, boundary alignment, and existing and alternative planning, funding and financing models for growth-related projects; and
 - ii. driving collaboration with neighbouring Councils, Iwi, private sector and central government to meet Hamilton's growth ambitions; and
 - iii. providing Governance leadership and direction to staff to develop amendments to the Hamilton City Operative District Plan 2017.

Risks - *Tuuraru*

44. There are no known risks associated with the decision being sought in this report.

Significance & Engagement Policy - *Kaupapa here whakahira/anganui* **Significance**

45. Staff have considered the key considerations under the Significance and Engagement Policy and have assessed that the matter(s) in this report has/have a low level of significance.

Engagement

46. Given the low level of significance determined, the engagement level is low. No engagement is required.

Attachments - *Ngaa taapirihanga*

There are no attachments for this report.

Council Report

Item 7

Committee: Strategic Growth and District Plan Committee

Date: 23 February 2023

Author: Blair Bowcott

Authoriser: Blair Bowcott

Position: General Manager Growth

Position: General Manager Growth

Report Name: Strategic Issues

Report Status	<i>Open</i>
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Purpose - *Take*

- To inform and discuss with the Strategic Growth and District Plan Committee issues of high significance and areas of concern that need to be brought to Members' attention, but do not warrant a separate report or require decisions to be made.

Staff Recommendation - *Tuutohu-aa-kaimahi*

- That the Strategic Growth and District Plan Committee:
 - receives the report;
 - approves the continuation of the Southern Links Working Group comprising of Crs (*to be confirmed*); and
 - notes the Strategic Development Forum Terms of Reference will be revised to align with the 2022-2025 triennium.

Executive Summary - *Whakaraapopototanga matua*

- This report provides information to the Strategic Growth and District Plan Committee on issues grouped under the following themes:

Theme	Topic
Land use planning	Future Proof and Future Development Strategy (FDS)
	Housing and Business Capacity Assessment (HBA)
	Council's submission to the Airport Northern Precinct Extension private plan change (Change 20 to the Waipa District Plan)
	Council's submission to the variation on the Waikato Regional Policy Statement (WRPS)
Strategic infrastructure	Southern Links
	Metro Spatial Plan Transport Business Case
	IAF Central City programme delivery – next phases
Housing	<i>No strategic issues to report to this meeting – refer to the General Update report</i>

Funding / financing	<i>No strategic issues to report to this meeting – refer to the General Update report</i>
Collaborative relationships	<i>No strategic issues to report to this meeting – refer to the General Update report</i>
Growth programmes	<ul style="list-style-type: none"> i. Central City ii. Peacocke iii. Rotokauri-Northwest iv. Ruakura v. Emerging areas (out-of-boundary, unplanned or unfunded developments) vi. Strategic Development Forum

4. Staff consider the decisions in the report have low significance and that the recommendations comply with Council's legal requirements.

Discussion - *Matapaki*

Land use planning

Future Proof and Future Development Strategy (FDS) work programme

5. Future Proof is a collaborative partnership between local government, iwi/hapuu and central government. The partners work together to consider the important issues that affect our sub-region now and over the next 30 years.
6. The revised Future Proof Strategy was adopted by the Strategic Growth Committee on 26 July 2022.
7. Future Proof, via its collaborative approach, provides an overall framework for aligning the plans, strategies and strategic investments of the central and local government organisations and iwi that manage growth along the Hamilton to Auckland corridor and across the central Waikato. This framework provides strategic direction on the growth opportunities within the sub-region and certainty for public and private investment in infrastructure and land development.
8. A further update to the Future Proof Strategy will be undertaken prior to 2024 to meet the National Policy Statement on Urban Development (NPS-UD) requirement to develop a Future Development Strategy (FDS).
9. Much like the existing Future Proof Strategy, the intent of an FDS is that the FDS forms the basis for integrated, strategic, and long-term planning, setting the high-level vision for accommodating future urban growth and identifying strategic priorities to inform other land use, development and infrastructure plans, and strategies.
10. This FDS update to the Future Proof Strategy will involve additional work regarding infrastructure and will be informed by the programme business case work underway to identify transformational three waters and transport infrastructure and service requirements.
11. This FDS work programme, led by Hamilton City Council, will be broadly structured as follows:

Jan 2023 – May 2023	<ul style="list-style-type: none"> i. Update population and employment projections ii. Undertake reassessment of Housing and Business Capacity (HBA) iii. Legal advice on the implications of the recent National Policy Statement on Highly Productive Land (NPS-HPL)
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	iv. Scoping studies of possible future housing and employment growth areas (emerging areas) and other associated work identified
May 2023 – July 2023	HCC input on the development of the revised draft of Future Proof Strategy
July 2023 – December 2023	Likely period of public consultation on draft Strategy followed by hearings and deliberations

12. The detail of this work plan will be refined in collaboration with Future Proof Partners.

Housing and Business Development Capacity Assessment

13. The National Policy Statement on Urban Development (NPS-UD) requires that all Tier 1 Local Authorities undertake an assessment at least every three years of the available development capacity for residential and business growth and to ensure that the level of planned supply is more than enough to meet the projected levels of demand. Should the assessment of supply not meet the required level of demand, responsive action is required via a plan change to enable additional areas of supply.
14. To date, Future Proof partners have completed two assessments of development capacity for the sub-region in 2018 and 2021 with a further assessment required by mid-2023 to inform the development of the FDS and decisions on the 2024 LTP.
15. The 2023 HBA update will reflect the additional development capacity enabled by the proposed PC12, consider infill infrastructure constraints, and will likely further clarify any shortfalls in the long-term supply of industrial land.
16. This HBA update will also respond to feedback from the development community and Central Government on areas for improvement and start to draw further on emerging internal HCC modelling capabilities.

Council's submission to the Airport Northern Precinct Extension private plan change

17. On 28 October 2022, Hamilton City Council made a submission to the Proposed Private Plan Change 20 to the Waipa District Plan regarding the Airport Northern Precinct Extension. Council's submission supported the plan change.
18. The plan change, requested on behalf of Waikato Regional Airport Limited (50% owned by Hamilton City Council), seeks to zone approximately 100ha of land for business purposes. This would see the Airport precinct transformed into a significant employment node for the sub-region.
19. The Airport Northern Precinct Extension sits adjacent to the edge of the southern boundary of Hamilton city and borders the planned Southern Links east-west transport corridor. It is also in close to the Peacocke growth cell which – at full build out – will have a population of approximately 20,000 people.
20. Council recognises the Airport Precinct to be a significant and strategic regional infrastructure resource, employment node, and gateway to the Hamilton and the sub-region.
21. Council submitted on matters relating to transport, land use, infrastructure, and ecology. Evidence is currently being prepared alongside expert input from transport, economic, and legal consultants in preparation for the 15 March 2023 hearing.

Council's submission to the variation on the Waikato Regional Policy Statement

22. Waikato Regional Council notified an update to the Waikato Regional Policy Statement (WRPS) in October 2022. The WRPS required amendments to incorporate the requirements of the National Policy Statement on Urban Development (NPS-UD) 2020 and to also reflect recent changes to the Future Proof Strategy.
23. The NPS-UD 2020 replaced the National Policy Statement on Urban Development Capacity 2016. The NPS-UD requires councils to plan for growth and ensure well-functioning urban environments for all people, communities, and future generations. It contains objectives and policies that councils must give effect to in their resource management decisions.
24. Council submitted on the proposed WRPS variation, largely in support, with submission points on urban form and density provisions.
25. Hearings are anticipated by mid-2023. We await confirmation of the dates.

Strategic Infrastructure

Southern Links

26. The previous Strategic Growth Committee resolved to set up a Southern Links Working Group to work with staff and external parties on matters relating to the promotion of the Southern Links transport network and related growth and economic development issues. This followed an update on the Southern Links project at the Strategic Growth Committee meeting on 7 September 2021.
27. The Southern Links Working Group, set up in the last triennium, consisted of the following members:
 - i. Cr Macpherson
 - ii. Cr Hamilton
 - iii. Cr Wilson
 - iv. Cr Geoff Taylor
 - v. Cr Thompson
 - vi. Maangi Te Ua.
28. The Strategic Growth and District Plan Committee now needs to approve the continuation of the Working Group the membership.
29. Staff have been advised that Waka Kotahi were undertaking a Form and Function review of Southern Links.
30. Waka Kotahi have set up a project team to progress the review and have also established a staff steering group with representatives of Waka Kotahi, Hamilton City Council, Waipa District Council, and Tangata Whenua.
31. The Review outcomes will be reported through FutureProof and the HCC set up Working Group will be a significant engagement party.
32. The previous Southern Links Working Group provided some insights and expectations to the Steering Group on 17 June 2022, and this has helped form some of the evidence base being collected.
33. The Form and Function review is behind programme due to delays in being able to confirm and undertake transportation modelling. The technical team reporting to Waka Kotahi's Steering Group met on 8 February 2023 to finalise the second round of transport modelling that looks at land use scenarios of SL1 and R2 and the impacts this land use.

34. A request has been made to Waka Kotahi to be able to report back to the Working Group in time for a report to be brought to either the 20 April 2023 or the 8 June 2023 Strategic Growth and District Plan Committee meeting.

Metro Spatial Plan Transport Programme Business Case – Programme Implementation Progress

35. One of the FutureProof Strategy's transformational moves is "a radical transport shift to a multi-modal transport network shaped around where and how communities will grow."
36. The Transport Working Group (TWG) was established to oversee implementation of this aspect of the strategy. In the last triennium its key deliverable was the Metro Spatial Plan (MSP) Transport Programme Business Case, which sets out how the strategy will be achieved within the MSP area in the form of a 30-year investment programme aligned to land use to realise benefits identified.

MSP Programme Business Case

37. In June 2022, the FutureProof Implementation Committee (FPIC) endorsed the MSP Transport Programme Business Case Programme. Since then, the TWG has been scoping out the next phases of work and developing a financial approach to implement the recommended tasks contained in the MSP transport programme. This work is ongoing.
38. As a reminder of the position taken by the partners last year, the recommendations endorsed in June 2022 are that FPIC:
- i. receive the report titled Endorsement of the Metro Spatial Plan Transport Business Case Recommended Programme (Future Proof Implementation Committee 16 June 2022).
 - ii. note alignment of draft business case with Metro Spatial Plan expectation of a "*a radical transport shift to a multi-modal transport network shaped around where and how communities will grow*" which is to be achieved through development of a rapid transit network aligned with land use and completion of micromobility networks in our urban centres.
 - iii. note alignment of draft business case with government's outcomes for housing supply and transport emission reduction including contributing toward a 20% decrease in vehicle kilometres travelled by the light vehicle fleet by 2035.
 - iv. note that the draft business case contributes to Te Ture Whaimana through establishing a principle that the transport network is designed in a way that supports the restoration and protection of the Waikato River and through a proposed rural access programme to enhance access for mana whenua to opportunities whilst recognising that the specific detail of how the river will be restored and protected will need to be expanded in subsequent more detailed business cases.
 - v. notes the importance of aligning land use decisions with the proposed rapid transit corridors including:
 - a. enabling higher rates of intensification along rapid transit corridors and at key transport nodes along those corridors with an aim of achieving the majority growth of in Hamilton through intensification over the course of the 30 year programme
 - b. requiring that new greenfield developments are integrated with the rapid transit network and deliver at least medium density residential development
 - c. encouraging mixed use development and the concept of twenty minute neighbourhoods aligned with key nodes along the rapid transit corridors and micro-mobility networks.

- vi. note that implementation will require a range of infrastructure and policy interventions including re-allocating space on the transport corridors, providing for bus priority, completing micro-mobility networks, reviewing parking policies and developing network optimisation programmes.
 - vii. note that costs are still being refined but are currently estimated to be \$3.3bn CAPEX and \$1.1bn for OPEX' for a total cost of \$4.4 billion (assuming a 50th percentile infrastructure cost estimate). These estimates include \$3.1 billion of transport improvements already identified in the partners 30-year infrastructure strategies noting these are largely unfunded to date.
 - viii. note that the detailed funding and implementation plan (including the Management Case, Commercial Case and Financial Case) are still being finalised and will be presented to the Futureproof Implementation Committee at the September 2022 meeting.
 - ix. notes that the business case will not preclude a transition to a rail based public transport system in the future if appropriate.
 - x. notes that all future investigations related to these programme recommendations will be required to consider implications of emerging transport technologies.
 - xi. supports and endorses in principle the proposed Recommended Programme of the Hamilton Waikato Metro Spatial Plan Transport Programme Business Case as the basis for future investment and planning decisions subject to further detail on implementation and funding/financing options.
 - xii. recommends that the partner organisations begin planning for early deliver of the key programme elements including completing micro mobility networks, bus priority implementation, reviewing design standards and investigations around new/different river crossings in the next 3-5 years.
39. Since late 2022 to the present, the TWG has been working to implement the recommendations adopted in 2022. So far, this has primarily involved scoping of key tasks, developing funding and procurement strategies (including a specific focus on the next LTP funding required to fulfil the recommended programme), and realigning the various technical workstreams to fit a post-programme business case stage and prepare for more detailed investigations and implementation.
40. There is also a specific task focused on governance matters to address specific concerns expressed by the Waka Kotahi Board in its in-principle endorsement of the Business Case. This review of governance matters will impact on the broader structure of Futureproof.
41. The first action arising from the review is the creation of the MSP Public Transport Sub-Committee that is proposed to sit within the Futureproof structure as a subcommittee of Futureproof.
42. A summary of current workstreams is detailed in the table below.

Task #	Task / Brief Description	Timing
1	<p>Funding the Transport Programme – 2024 Requirements</p> <p>This report will document the projects and programmes that required funding in 2024-34 LTPs and be given priority in the 2024-34 Regional Land Transport Plan by all partners to respond to the MSP Transport Programme and maintain momentum in programme implementation and benefit realisation.</p> <p>Our intent is that this report becomes a chapter of the 2024-34 Regional Land Transport Plan. This “chapter” will be developed and seek</p>	<p>First draft end March 2023 deadline for Councils to meet early LTP programme targets.</p> <p>Discussion and adoption probably June FPIC.</p>

	endorsement from FPIC prior to being part of individual partners LTP discussions and the RLTP development process.	
2	<p>RT1 / Future Network Planning / Staging and Sequencing – Proof of Concept</p> <p>Next stage of investigations to further develop future Bus Rapid Transit networks identified in 2022.</p> <p>Focus on “proof of concept” design issues, future land requirements, buildability, and affordability, further thinking around specific alignments and cross river connectivity. Will also examine in detail bus operational matters e.g. kerbside vs central lane configurations, stopping patterns, interchange locations etc.</p> <p>This project is also envisaged to incorporate the transport components of the Hamilton Infrastructure Acceleration Fund – Public transport focus in city centre.</p> <p>Not a full Detailed Business Case but a more refined hybrid approach to understanding the implementation of the future core Bus Rapid Transport Spines. This will be the stepping stone project to a full Detailed Business Case for staged sections of the future Bus Rapid Transit network as described in the Programme Business Case.</p>	<p>HCC internal scoping March/April 23 looking to finalise with partners May.</p> <p>Can be discussed at June FPIC.</p>
3	<p>“Optimisation” Scoping for Transport Programme Implementation</p> <p>Significant and important task to develop an <i>“Optimisation Programme which primarily looks to achieve a lot more with what is already available to the network and will enable smarter travel choice now.”</i></p> <p>This task will focus on three key work areas:</p> <ul style="list-style-type: none"> i. Future Network Planning ii. Public transport/rapid transit network planning (the detail) iii. Staging and sequencing of the 30-year programme – this includes alignment with land use and active mode and existing bus network development, realising opportunities and working in with what else we are doing across the city. <p>This is the work where we discuss trade-offs between modes, where we talk about future priorities and levels of service, on what modes should be prioritised on certain corridors and how the Metro Spatial Plan programme implementation combines with each respective partners transport and growth strategies e.g. how the projects and programmes that are developed and implemented under Access Hamilton and HUGs are combined with the regional focus to meet our targets and aspirations.</p>	<p>Tender by May 23</p> <p>Award in June</p>
4	<p>Freight “study”</p> <p>The need to examine in greater detail, whilst not duplicating national work the specifics of what’s routes and operating conditions we need to prepare for in the Metro area, how do we plan for significant freight movement in relation to our evolving active mode and public transport networks.</p> <p>Focus maximising road to rail freight transfer and understanding to a greater level future logistical challenges, particularly around how we service the city centre. Study supplemented by the excellent data HCC maintains and also a useful opportunity to access freight movements locally and in the region post Waikato Expressway opening.</p>	<p>First draft completed and first round of feedback being integrated.</p>

43. Various other tasks related to the MSP Transport Programme Implementation are ongoing, including developing a new Multi-Party Funding Agreement between the partners to fund the tasks described above.
44. The partners are also scoping out programme monitoring and co-ordination tasks. Late last year the TWG secured some workspace in the Waikato Regional Council offices to meet in person on a weekly basis to progress the work programme; being able to work both collaboratively and in person on a regular basis was a key aspect in the Programme Business Case delivery in 2022 and a key requirement to enable continued progress.
45. The TWG does have some oversight and inputs into other regionally-focused business cases (e.g., H2A fast rail, Te Huia related work, etc). This is often because interested parties utilise the fact that a regionally-focused technical working group of transport specialists exist and is accessible, even if not a core TWG Future Proof business.

Current issues and risks

46. In late January 2023 the partners were informed by Waka Kotahi that funding from them for the MSP Transport Programme implementation (as described briefly in this paper) is uncertain, at least from traditional funding sources such as the National Land Transport Fund.
47. Whilst the ability for other funding sources such as CERF funding is possible, it would seem as per late January 2023 that the funding of the tasks mentioned in this paper will predominantly come solely from the partner Councils. Waka Kotahi stressed the “high priority” of the MSP Transport work, but funding cannot be guaranteed to be available until the 2024-27 funding cycle. Staff across the partners predominantly from HCC and WRC are working with Waka Kotahi to explore all funding possibilities.
48. HCC do have funding allocated within the LTP for our portion of funding the tasks above and staff are currently refining costs and funding agreements.
49. It is important to note that while the Programme Business Case has been completed, we are still in investigation mode and – outside of our biking and micromobility work – far from capital works requiring extensive funding. In short, this means we do not require huge budgets to keep momentum on the programme implementation until Waka Kotahi funding becomes available.
50. Across the entire Future Proof partnership, communications with the public and stakeholders is crucial. Whilst the Future Proof Implementation Advisor is currently taking steps to procure a communications resource, it is important this task is broad enough to encompass the engagement challenges we collectively face as we enter discussions with the public across the Metro area on how we not only deal with growth but how we roll out a bus-based rapid transit network to support it.

IAF Central City programme delivery – next phases

51. In November 2022, Council was successful in securing a non-repayable grant of \$150.6M for infrastructure to support housing outcomes in the central city and enable 4000 homes in the central city and surrounds between now and 2034. This Infrastructure Acceleration Fund (IAF) is managed by Kaainga Ora; it is the biggest grant in infrastructure funding in Hamilton’s history.
52. The grant will fund a new water reservoir and pump station, active modes river crossing, three waters upsizing reactive works to enable development commitments and investigations into other strategic three waters and transport infrastructure. High level detail on these projects can be found in **Attachment 1 – Central City IAF Project Map**.

53. A detailed procurement strategy for the reservoir, pump station and active modes river crossing is under development. When complete, this detailed strategy will direct the development of the individual professional services contracts required to deliver the IAF infrastructure, key milestones and requirements for Council/Committee decisions.
54. A programme management structure has been established and key roles have been recruited.
55. As per the IAF Funding Agreement, Council is required to report progress to Kaainga Ora through monthly and quarterly reports submitted through the secure Kaainga Ora IAF Portal.
56. The monthly report within the portal provides updates on how the infrastructure project delivery is tracking and risks to delivery. The first monthly report was submitted 14 December 2022.
57. The quarterly report provides commentary on housing outcomes and consenting activity, including number of homes, developer intentions, risks and any engagement activities. The first quarterly report was submitted 27 January 2023.
58. Overall, the programme is on track to achieve the IAF deliverables and staff will seek Elected Member input and macro scope approvals for individual project scopes during 2023.

Growth Programmes

59. Growth Programme updates provide an overview of activity in the Peacocke, Rotokauri-Northwest, Ruakura and Central City growth areas. The reports are attached.
60. The last updates were provided to the Strategic Growth Committee on 26 July 2022.
61. Future reports will have a strong focus on how we are tracking towards achieving outcomes and benefits. Staff welcome feedback and ideas from Elected Members on what they would like to see in these reports.

Emerging Areas

62. In July 2022, the Strategic Growth Committee resolved for staff to progress scoping studies for R2, WA and SL1 Growth Areas.
63. The Council-led scoping studies involve collating existing knowledge and information on the areas to understand where any gaps are. The studies will help Council and developers to understand constraints and opportunities, identify areas for further investigation and help Council understand the high-level work and resources required if a decision is made to progress any of these areas. The studies will also contribute to the Future Development Strategy (FDS).
64. Staff have been progressing the scoping studies for WA, R2 and SL1, which are expected to be completed in April 2023. Staff are also preparing scoping studies for Ruakura East and HT1 to support the FDS.
65. Alongside the scoping studies, a high-level assessment is being undertaken to identify longer-term (+30 year) land supply options for industrial activities.
66. This work will inform the scoping studies/emerging areas work programme and Hamilton's position on the upcoming FDS update to the Future Proof Strategy.
67. In September 2022, the Strategic Growth Committee resolved for staff to progress Memoranda of Understanding (MOU) with developers in WA, R2 and SL1.
68. The MOU set out how the parties will work together in relation to these out-of-boundary areas. Progress includes:
 - i. The WA MOU has been finalised and signed by both parties.

- ii. The SL1 MOU has been agreed and, at the time of writing this report, is awaiting signature from the landowners.
- iii. The MOU for R2 is commencing.

Strategic Development Forum

- 69. A Strategic Development Forum has been established to support productive and sustainable commercial and industrial growth in Hamilton. Developers have been experiencing multiple challenges, including rising land costs, that have created barriers to unlocking and developing industrial and commercial land.
- 70. These barriers subsequently impact on our ability to attract new businesses into Hamilton and the sub-region. There is opportunity to work collaboratively with some key, experienced developers to bridge the strategic gap between developers and Elected Members. The forum will provide a mechanism for developers to provide a collective voice of feedback to Council to help inform policy direction and remove some of the barriers to development.
- 71. A 12-month action plan was agreed in April 2022. HCC progress on these actions includes:
 - i. Re-established developers forum events, rebranded as *Growing our City*, holding the first one in April 2022 and again in October 2022. Dates for 2023 are being planned;
 - ii. Shared a list of key strategies, plans and policies that are being reviewed and encouraged developer engagement;
 - iii. Establishment of a position to support major developments (currently on hold);
 - iv. Whole of Council engagement on large scale projects – a process for this is underway and staff are currently identifying projects that it can be tested on;
 - v. Internal workshops (initial focus on central city developments) on understanding where policies conflict, where those conflicts may impact development progress or outcomes and where there might be room to flex or not. These workshops have identified a number of actions and improvements to developer and Council staff experiences.
- 72. Other actions identified but not yet underway include looking at service levels for commercial developers with projects over a certain size and scale and investigating a Tier 1 consultancy and legal panel.
- 73. Developers have indicated that they wish to continue with the forum and dates for meetings are currently being planned.
- 74. The Council membership of the forum prior to elections included Councillors Ryan Hamilton, Dave Macpherson, Mark Donovan, and Angela O’Leary. The membership is currently under review.

Financial Considerations - *Whaiwhakaaro Puutea*

- 75. All of the topics covered in this report are funded by existing budgets. There are no financial implications in relation to the information provided in this report.

Legal and Policy Considerations - *Whaiwhakaaro-aa-ture*

- 76. Staff confirm that this matter complies with Council’s legal and policy requirements.
- 77. Staff have considered the key considerations under the Climate Change Policy and have determined that an adaptation assessment and emissions assessment is not required for the matter(s) in this report.

Wellbeing Considerations - *Whaiwhakaaro-aa-oranga tonutanga*

78. The purpose of Local Government changed on the 14 May 2019 to include promotion of the social, economic, environmental and cultural wellbeing of communities in the present and for the future ('the 4 wellbeings').
79. The subject matter of this report has been evaluated in terms of the 4 wellbeings during the process of developing this report. The recommendations set out in this report are consistent with that purpose.
80. There are no specific social, economic, environmental or cultural considerations associated with the matters covered in this report.
81. However, the Strategic Growth and District Plan Committee supports the wider organisation in delivering key objectives that enhance the 4 wellbeings by being responsible for:
 - i. guiding sustainable physical development and growth of Hamilton to meet current and future needs, including oversight of strategic land-use planning, boundary alignment, and existing and alternative planning, funding and financing models for growth-related projects;
 - ii. driving collaboration with neighbouring Councils, Iwi, private sector and central government to meet Hamilton's growth ambitions; and
 - iii. providing Governance leadership and direction to staff to develop amendments to the Hamilton City Operative District Plan 2017.

Risks - *Tuuraru*

82. There are no known risks associated with the matters covered in this report.

Significance & Engagement Policy - *Kaupapa here whakahira/anganui*

Significance

83. Staff have considered the key considerations under the Significance and Engagement Policy and have assessed that the matter(s) in this report has/have a low level of significance.

Engagement

84. Given the low level of significance determined, the engagement level is low. No engagement is required.

Attachments - *Ngaa taapirihanga*

Attachment 1 - Central City IAF Project Map - January 2023

Attachment 2 - Central City Programme - February 2023

Attachment 3 - Ruakura Programme - February 2023

Attachment 4 - Peacocke Programme - February 2023

Attachment 5 - Rotokauri-Northwest Programme - February 2023

CENTRAL CITY

Infrastructure Acceleration Fund projects



Indicative estimates: Inflated \$NZ in millions, based on indicative concepts and assumed construction dates
 *Note: Active modes river bridge \$10 million 2021-31
 Long-Term Plan amount is additional to the bid request.
 Bridge location to be determined.



**Hamilton
City Council**
 Te kaunihera o Kirikiriroa

CENTRAL CITY PROGRAMME

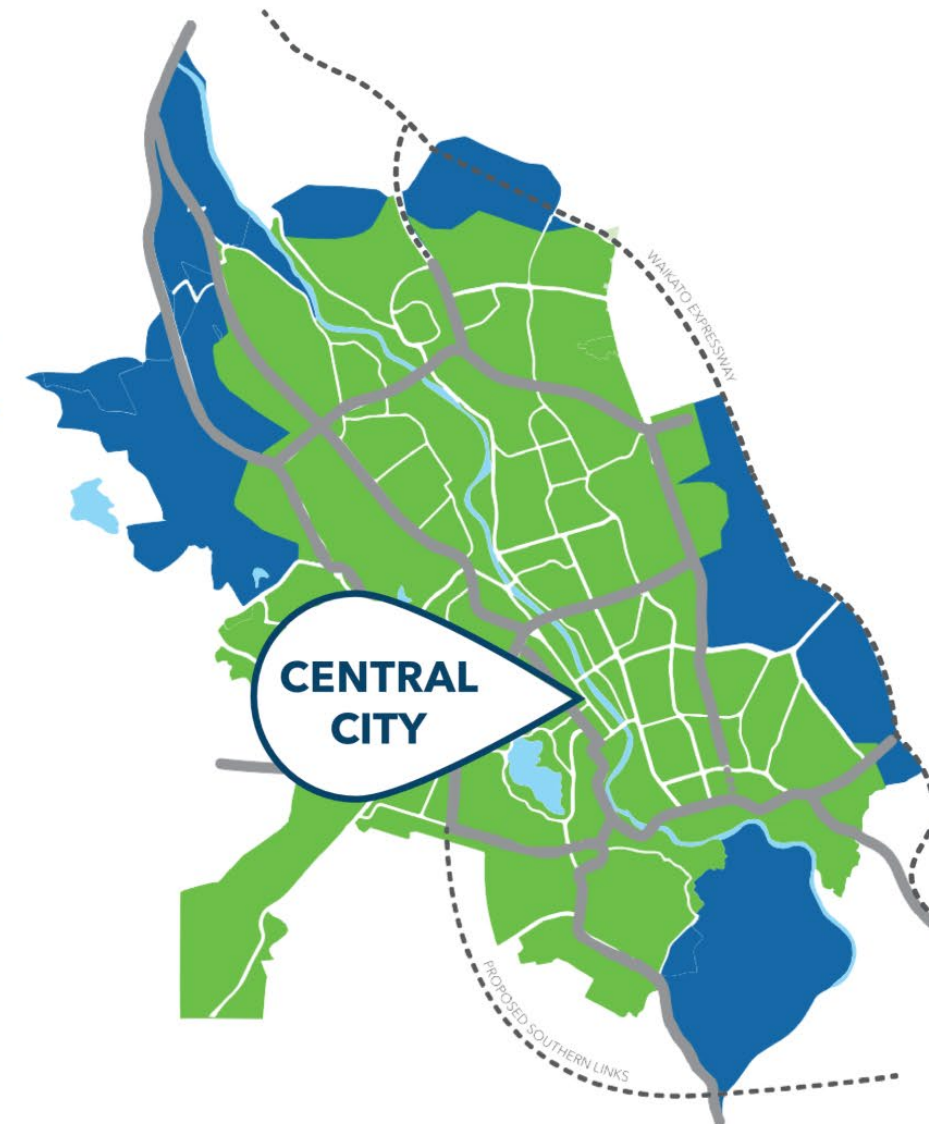
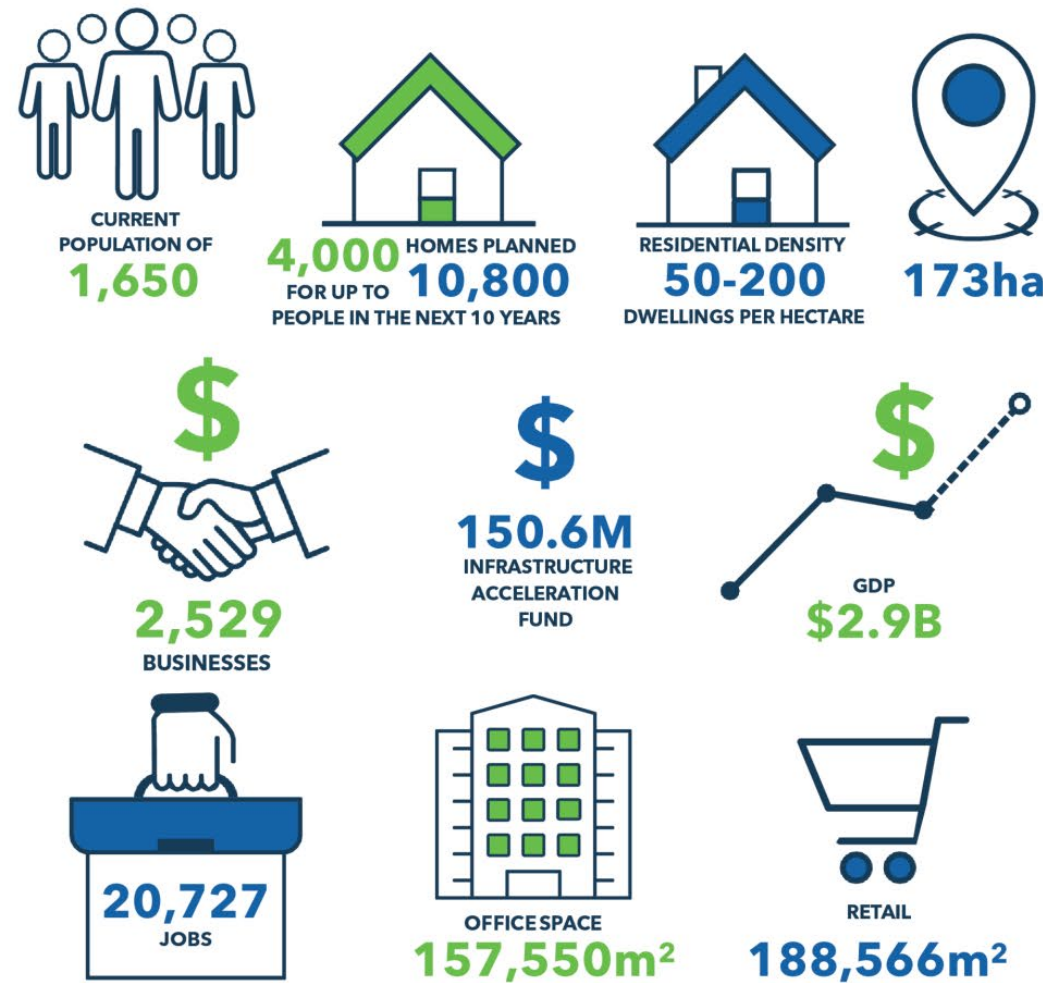
FEBRUARY 2023

PROGRAMME VISION

"Shaping a central city where people love to be - Ahuahungia te pokapuu o teetehi taane arohaina ai e te taangata".

We are investing in the Central City programme, we are investing in our central city, opening it up to the Waikato River, encouraging people to live and work here, and making it easy to access and move around in. The outcome will be a central city that is more inclusive, vibrant, and prosperous.

Hamilton's central city is the primary commercial, civic and social centre of the Future Proof sub-region



www.hamilton.govt.nz/centralcity



**Hamilton
City Council**
Te kaunihera o Kirikiriroa



GENERAL PROGRAMME UPDATE

It's an exciting time for Hamilton's central city. November 2022 saw Hamilton awarded a \$150.6 million grant to fund infrastructure to support new housing in the central city. The grant will fund a new water reservoir and pump station, pedestrian and cycling bridge, and investigations into other strategic three waters and transport infrastructure. This is the biggest grant for infrastructure funding in Hamilton's history and will enable up to 4000 homes in the central city and surrounds between now and 2034.

CONSENTING AND DEVELOPMENT ACTIVITY

Over the next 10 years the central city is going to be a place for 10,800 people to call home.

Several exciting large developments are under way that will support the increase of people living and working in the central city. These mixed inner-city living options alongside a vibrant retail, hospitality and entertainment sector will support the activation of the central city.

Resource Consent:

- 1010 Victoria Street: Resource consent has been approved for the construction of a new mixed-use development for Lugton Property Limited. The proposal is to construct a six storied building that will contain 27 residential apartments, 1,659m² GFA of office space and a ground cafe.

Building Consent:

- 42 Ward Street: Building consent for upgrade of existing fire safety systems is currently being processed.
- 170 Victoria St: Regional Theatre building consent for the main structure is currently being processed. This is stage 3 with geo-tech and foundation consents having been released.
- Union Square: Building Consent for Building E of the development has been granted. Building B next to the proposed carpark, which is under construction. Building consent has been released.
- Pan Pacific hub: Building Consent has been granted.
- Hills Development: Building Consent for a 3-storey commercial use building has been granted.

See the attached Development Activity Map.

PARTNER PROJECTS

Waikato Regional Theatre:

Recent achievements onsite include completion of:

- The excavation activities across the site
- Two tower cranes erected
- The piling for the new transformer in Sapper Moore-Jones Place
- First concrete pour for the raft slab foundations

Staff continue to progress the Private Developer Agreement with the Waikato Regional Property Trust, for the public space precinct of the development.

STRATEGIC PROPERTY

VICTORIA ON THE RIVER - SOUTHERN EDGE ACTIVATION PROJECT

The Victoria on the River Southern Edge Activation Project comprises comprehensive redevelopment of the Council-owned land and buildings at 242-266 Victoria Street and on the 18 August 2022 the Council approved the preferred development partner. A Heads of Agreement has been executed by both parties and detailed commercial development agreements have been prepared and are currently under negotiation. It is expected that these agreements will be finalised and executed in the first quarter of 2023. Council and its development partner will then directly engage with affected parties and make a public announcement about the scale and consequence of this transformative project.

CELEBRATING AGE CENTRE

Following extensive user-group and sector consultation, concept plans and cost estimates are now being prepared for the Celebrating Age Centre. A draft expected in February 2023.



Regular updates will be provided to future meetings of the Community and Natural Environment Committee and Economic Development Committee.

TRANSPORT

Access Hamilton is our city's transport strategy - paving the way for everyone to connect to people and places in safe, accessible, and smart ways. Over the coming years, Hamiltonians will see the central city evolve into a city that's easy to live in, explore and connect. A place to meet, one that prioritises active travel and public transport, and is safe for people of all ages and abilities. Projects that support these outcomes include:

- **TRANSPORT CENTRE REJUVENATION:** Detailed design work on the new look Transport Centre has commenced with Isthmus. This is expected to take 15-months to complete and will be followed by a 12-month construction period. Construction is scheduled to commence in early 2024. Staff are continuing to work with Waikato Regional Council regarding temporary bus stop locations while the work on the Transport Centre is undertaken.
- **WARD STREET/TRISTRAM STREET:** Concept designs are being finalised for the Ward Street/Tristram Street intersection; this also includes the Tristram Street/Nisbett Street intersection. The project links to the Collingwood Street/Tristram Street intersection upgrade, which is currently under construction.
- **COLLINGWOOD STREET/TRISTRAM STREET INTERSECTION:** Installation of new raised pedestrian and cycle crossings on approaches to the Collingwood Street/Tristram Street roundabout and the upgrading the footpaths on Tristram Street and the Wintec side of Collingwood Street to shared paths is underway. Work is expected to be completed by end of February 2023.
- **BRYCE STREET:** Route assessment work for Bryce Street, between the Western Rail Trail and Claudelands Bridge, has been completed. The assessment report sets out scenarios to improve safety, walking, and cycling along Bryce Street.
- **TRISTRAM STREET/ANZAC PARADE INTERSECTION:** Installation of new raised safety platforms and kerb line alterations to better control the speed of vehicles is underway. Work is expected to be completed by end of February 2023.

- **TRISTRAM STREET/ROSTREVOR STREET INTERSECTION:** Concept designs are being developed for the Tristram Street/Norton Road/London Street intersection.
- **LONDON STREET/VICTORIA STREET INTERSECTION:** Concept designs are being developed for the Tristram Street/Norton Road/London Street intersection.
- **PALMERSTON STREET TO CLARENCE STREET:** Concept designs are being developed for walking and cycling improvements between Palmerston Street and Clarence Street.
- **ANGLESEA STREET SOUTH:** Designs have been completed for bus stop improvements at Anglesea Street South (opposite Countdown). The project is currently out for public consultation.
- **THACKERAY STREET:** Concept designs are being developed for bus stop improvements along Thackeray Street between Anglesea Street and Tristram Street.

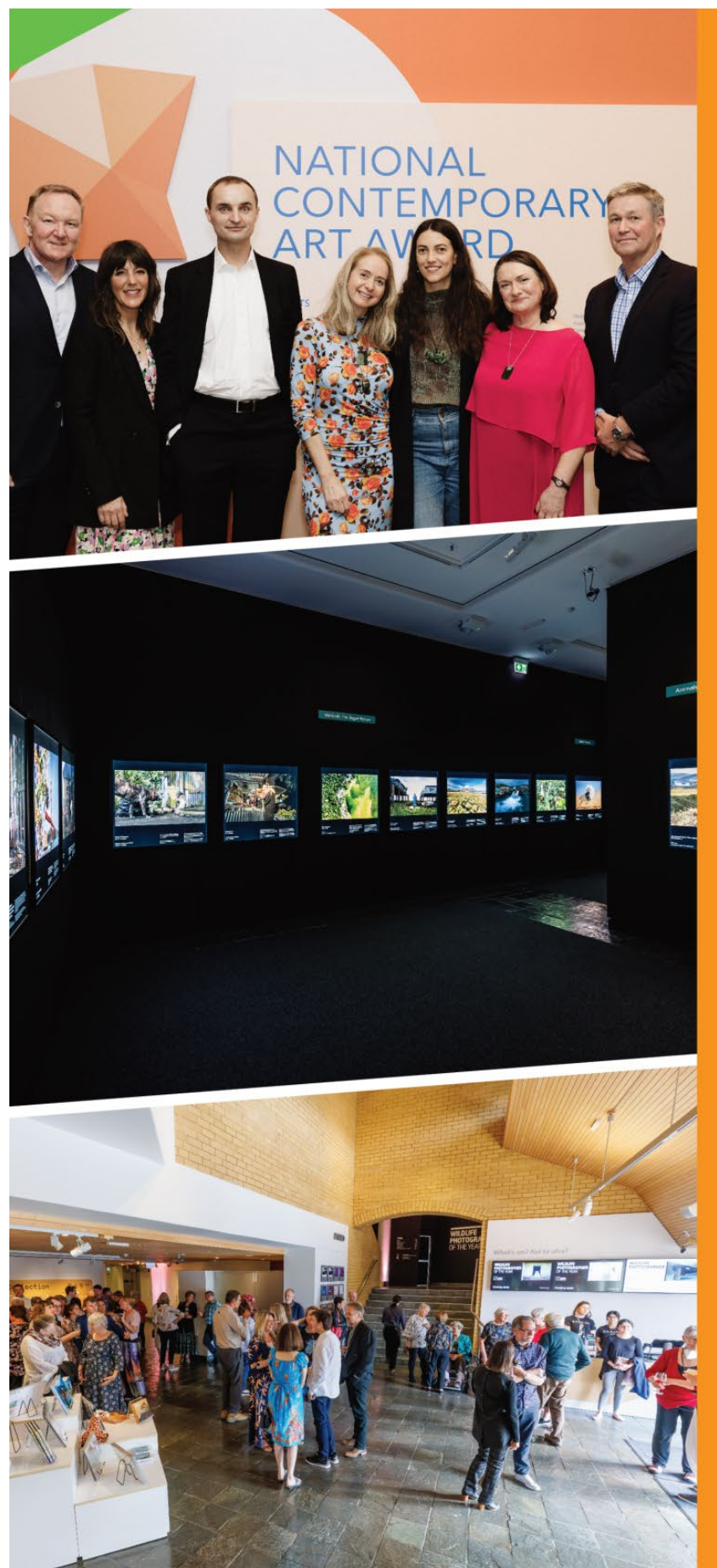
ECONOMIC WELLBEING

CARD SPEND

Central City Card Spending by Product and Service Categories (Q3)

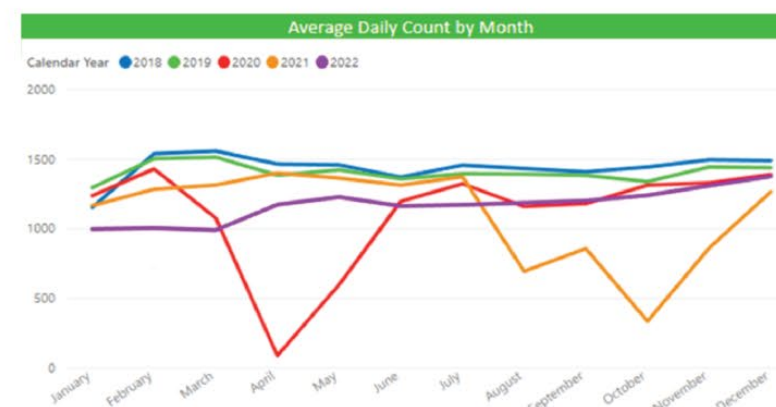


Total spending in Q3 is up 19.65% from Q3 last year, and up 7.7% from the previous all-time spending high in 2018. Spending on fuel and automotive costs continues its Q1 trend of increasing dramatically, up 54.91% from the same quarter last year. Accommodation and hospitality increased from Q3 last year by 33.91% but is still down 3.48% compared to the last COVID unaffected year of 2019.



In terms of the distribution of those who spent in the CBD, 62% came from the Hamilton Local population, followed by 27% of people from people outside Waikato and 11% from those who live in the rest of the Waikato.

PEDESTRIAN DATA



HCC has several counters which record the amount of foot traffic in areas of interest within the central city. The above is a graph of the average daily count of pedestrians which passed each counter. Whilst we are yet to return to pre COVID levels of foot traffic, during the second half of 2022 foot traffic per counter in the central city appears to have reached a new average of around 1250 pedestrians passing each counter each day, with this amount increasing steadily as we approached the end of the year. This new average appears to be steadily returning to pre COVID pedestrian counts achieved during 2018 and 2019, with December 2022 central city foot traffic being just 4.3% off December 2019 levels.

COMMUNITY

WAIKATO MUSEUM

Starting on the ground floor upgrading of our Excite Science Gallery is now under way. This is to be completed March 2023.

Council have awarded Hamilton based architects MOAA the design contract for the development of concept design for the Waikato Museum Victoria Street Entrance Upgrade and Loading Bay Upgrade. Consultation and concept design is due to begin in the upcoming months.

FERRYBANK PARK ENHANCEMENT

The planned opening of the new park at the Municipal Pools site has been delayed. While staff originally hoped to open this before

Christmas, a combination of bad weather and contractor availability means this was not possible.

Throughout the project, and regular communications, the surrounding business have been very supportive and are looking forward to the park development. Staff have contacted these businesses to let them know of the delays. Staff have also made direct contact with community members who have booked the band Rotunda to assist them with securing a suitable alternative venue.

RISKS

Now that the programme has entered a new phase with the central city receiving IAF funding and with Housing Outcome Agreements in place, staff are in the process of identifying and managing new programme risks and will have more for the next update.

COMMUNICATION AND ENGAGEMENT

In October 2022 Council hosted a Your Neighbourhood event in the central city. These events provide us with the opportunity to connect directly with Hamiltonians and share with them what we do, information about upcoming projects and answer any questions they may have. Many of the stalls at the event had a central city flavour and the feedback from the event was extremely positive.

In November 2022, Von Tempsky Street was renamed Puutikitiki Street and Dawson Park to Te Wehenga Park. The renaming follows two applications from a local resident, Ian McMichael, and consultation with tangata whenua, property owners, local businesses and residents. The new te reo Maaori names are unique to the area, reflect its history and are significant to tangata whenua.





CENTRAL CITY
Project delivery¹

2021-23

- City Safe CCTV renewals and upgrades
- Central City Public Space Design Guidelines
- Waikato River Safety Project
- Central city jetty
- Hamilton Central Business Association 'Love the Centre' campaign
- Intersection improvements

¹ Expected Council-led projects delivered from July to June for each period.
*Bridge location to be determined.

2023-24

- IAF Funded Wastewater investigation / protection
- IAF Funded Integrated stormwater catchment management plan
- IAF Funded North-south corridor investigation and protection
- Waikato Museum - Victoria Street entrance and loading bay
- Central City Library maintenance
- K'aute Pasifika Pan Pacific Community Hub - Partner project
- City Safe CCTV Strategy
- Wellington Street Beach upgrade
- Ferrybank Park enhancement
- Bike Repair Stations
- Intersection improvements

2024+

- Victoria on the River commercial and residential development
- Central city playground
- Waikato Museum - River entrance
- Central city river crossing and connections
- Embassy Park redevelopment
- Waikato Regional Theatre - Partner project
- Sapper Moore-Jones Place and Victoria Street improvements
- Eastern Pathways central city-Uni link
- Transport Centre rejuvenation
- Alexandra Street upgrade - Initial phase
- Ruakiwi reservoir and booster pump station
- Active modes bridge*

RUAKURA PROGRAMME

FEBRUARY 2023

PROGRAMME VISION

"Partnering to ensure Hamiltonians enjoy a connected, vibrant, attractive and prosperous Ruakura community."

Hamilton City Council is working in partnership to deliver an innovative and sustainable community which will be an engine for economic growth and also deliver new communities in Hamilton's east.

Ruakura will become New Zealand's largest integrated development, anchored by an inland port operation, delivering major economic, social, environmental, and cultural benefits to the Waikato and Aotearoa New Zealand.

Ruakura is identified in the Hamilton Urban Growth Strategy and is a key Priority Development Area in the Hamilton Waikato Metropolitan Spatial Plan (HW-MSP).

When fully developed, Ruakura will deliver thousands of jobs, and be home for up to 8,000 people.



822ha
TOTAL LAND
AREA



UP TO
3,300
HOMES IN THE
NEXT 30 YEARS



UP TO
8,000
PEOPLE COULD CALL
RUAKURA HOME IN THE
NEXT 50 YEARS



405ha
EMPLOYMENT
LAND



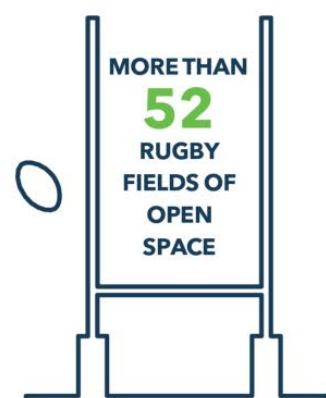
16.8M
GRANT RECEIVED FROM THE
PROVINCIAL GROWTH FUND



5.4B
ECONOMIC BENEFITS
FROM INLAND PORT



40M
OF SHOVEL READY
FUNDING RECEIVED



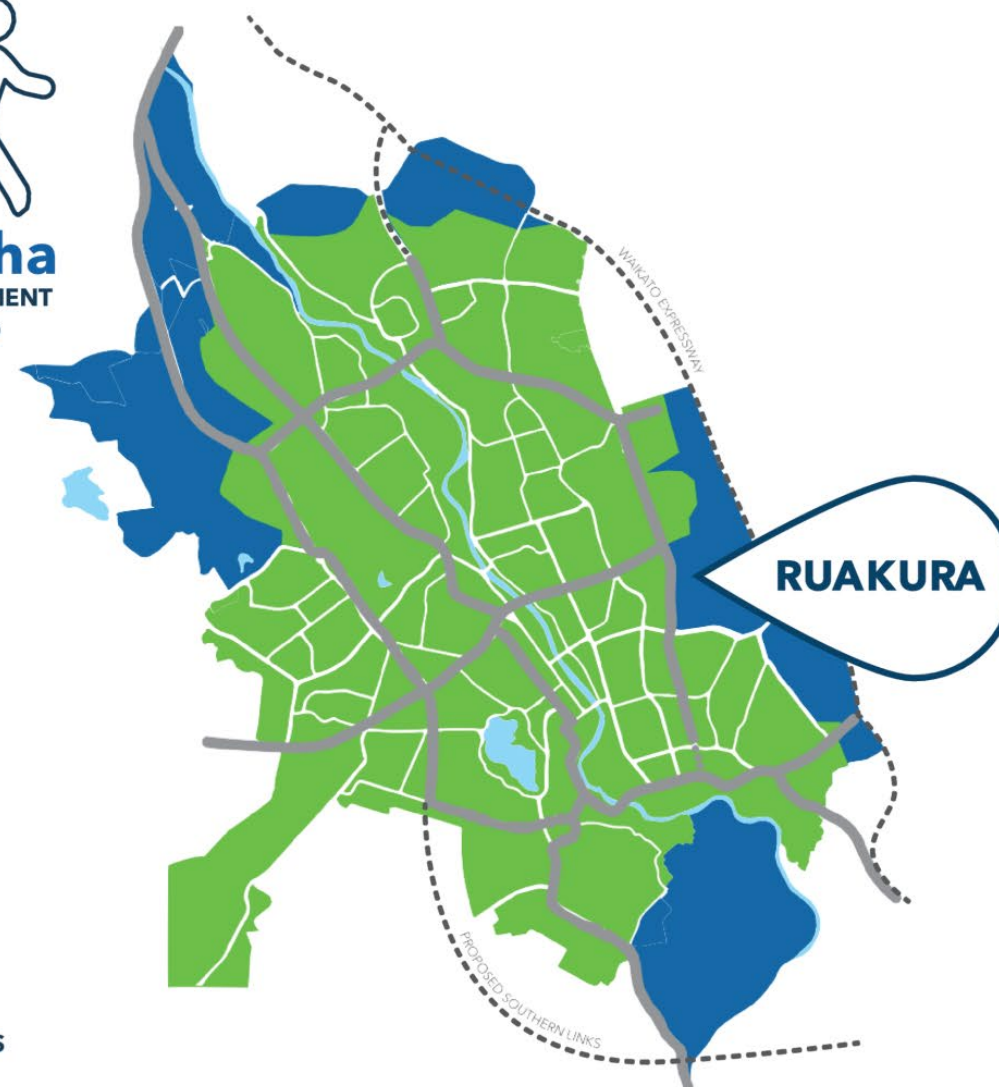
MORE THAN
52
RUGBY
FIELDS OF
OPEN
SPACE



30ha
INLAND
PORT



77ha
FOR RESEARCH AND
INNOVATION ACTIVITIES



www.hamilton.govt.nz/ruakura



GENERAL PROGRAMME UPDATE

Works are coming to a close on the majority of projects delivering new roads and associated waters and utilities between the Waikato Expressway, Ruakura Inland Port, and Ruakura Road. This work enables the full development of Stage One of the Ruakura Superhub.

Tainui Group Holdings (TGH) has developed a private plan change application in collaboration with Council staff to rezone Tuumata (formerly known as Tramway Block), a 68ha parcel of land directly south of Fairview Downs, from Industrial to Residential zoning. Both Council and TGH have reached alignment to inform the final Tuumata Private Plan Change documentation and the application was lodged with Council late December 2022.

CONSENTING AND DEVELOPMENT ACTIVITY

Alongside significant industrial development at Ruakura Superhub, Council is supporting the growth of the Ruakura community through enabling higher density residential development across the growth area.

MORE HOMES

The Ruakura growth cell currently has capacity for up to 3300 homes for approximately 8000 people.

As at January 2023:

- **527** sections have been granted subdivision consent
- **76** homes granted building consent but not yet completed
- **634** homes completed

Refer to the Development Activity Map attached.

Major consenting and development activity includes:

Residential:

- Chedworth Properties are currently in the planning and design phase of a neighbourhood centre at Greenhill Park. This is expected to include a day-care, café/restaurant, a small supermarket, offices and retail for the Greenhill Park community and wider Hamilton residents.

Industrial:

- Development of the 17ha Stage One of the Ruakura Inland Port is well underway, including construction of an acoustic wall adjacent to the railway line.
- 23ha out of 37ha Stage One employment land is committed.
- The PBT distribution facility is complete and operational. PBT was the first business to operate from the Ruakura Superhub, a huge milestone for all involved.
- Construction of the Kmart North Island Distribution Centre is well underway. At over 42,000m², this is the largest floor space ever given resource consent in Hamilton.
- A logistics operation and building for Danish shipping company Maersk.
- Construction is underway for the Big Chill cool storage and distribution facility.
- Development of the Waitomo Service Centre, located at the Ruakura Interchange of the Waikato Expressway, is largely completed with quick-serve restaurants, fuel pumps and truck stop in operation.
- Resource consent lodged for a 50-lot industrial subdivision adjacent to the Greenhill Park residential development.



STRATEGIC INFRASTRUCTURE PROJECTS

- **Ruakura Superhub:** Works are coming to a close in constructing new roads and associated waters and utility infrastructure between the Waikato Expressway, the Ruakura Inland Port, and Ruakura Road. This is a partnership between Council, TGH and the Central Government, with funding from the Provincial Growth Fund (PGF) and Crown Infrastructure Partners (CIP).

Physical works were completed October 2022 in alignment with the anticipated opening of the Waikato Expressway. Outstanding works such as final WEL connections were delayed by supply issues and weather. However, these final works are now underway and are expected to be completed by the end of January 2023.

- **Stormwater:** To support Hamilton being a green city, erosion control in the Mangaonua Gully is under way and Council has successfully purchased the left bank of the Mangaonua Stream. This has enabled works to commence with a recent site blessing in late November 2022.

This is joint-funded by Council and Central Government and will support the planting of more than 100,000 native plants, as well as the creation of DOC-style access tracks for maintenance and public use throughout the gully system.

- **Water:** The Ruakura Water Reservoir was completed in 2020 to support the supply of fresh drinking water to the Ruakura and Peachgrove areas. Water pipe extensions along the Eastern Transport Corridor alignment are currently being installed by TGH.

- **Wastewater:** The first stage of the strategic Far Eastern Interceptor wastewater pipe has been completed through Greenhill Park, in the north of the Ruakura Growth Area. The next stage is currently being installed by TGH along the Eastern Transport Corridor alignment to service further development.

- **Transport:** In addition to new roads in the superhub area, the Ruakura Road Urban Upgrade project, which has been underway since August 2021, and is now complete with only minor tidy up works to be undertaken.

- **Eastern Transport Corridor Business Case:** Council staff continue to work closely with TGH and other partners to develop the Eastern Transport Corridor (ETC) Business Case. This is likely to be submitted to Waka Kotahi in July 2023.

EMERGING AREAS/RELATED AREAS

R2 and Ruakura East:

Scoping studies for the R2 and Ruakura East out of boundary areas are underway and are expected to be completed in April 2023.

Fairfield-Enderley:

Council and Kāinga Ora - Homes and Communities are in the process of co-designing a place-based housing and urban development programme alongside mana whenua, iwi, and the Fairfield and Enderley communities, known as the Fairfield-Enderley Urban Development Partnership.

The expected growth and infill development of these existing communities provides a significant opportunity to support the future workforce of the Ruakura Superhub, with well situated affordable housing options and enhanced connectivity with the central city.

Detailed analysis of the development opportunities, and the network and social infrastructure across the wider area is currently underway to better understand the community's future needs and the appropriate location of community assets and services.

PARKS, OPENS SPACES & COMMUNITY AMENITY

Park-Naming Application:

A park-naming application was received for two new parks located next to the University of Waikato along the new Silverdale Road alignment. Both Te Haa o te Whenua o Kirikiriroa (THAWK) and Ngaati Wairere have supported the names in the TGH park-naming application.

The naming proposal will be put forward to Council's Community Committee at a future meeting once titles for the reserves have been created.

Future Open Space Provision:

The future open space network within Ruakura will predominately be guided by the Ruakura Structure Plan within the District Plan.



The open space network will consist of:

- The 10ha wetland (BS1) currently under development, resembling the area's natural environment in pre-European times, with over 2km of public walkways.
- The green corridor that runs along Pardoia Boulevard and down adjacent to the proposed Eastern Transport Corridor to link to open space along Silverdale Road and the Mangaonua Gully in the south.
- Gullies at the northern end (Kirikiriroa Stream headwaters) and southern end (Mangaonua Gully) of the Ruakura growth cell.
- Neighbourhood reserves in residential areas.
- If Tuumata is rezoned from Industrial to Residential zoning, as per TGH's Tuumata Private Plan Change application, there may be implications on the quantity and make-up of parks and open spaces in the area. These are currently being investigated in collaboration between Council staff and TGH.
- Even with this rezoning, more than 10% of the Ruakura growth cell area would still be set aside as public open space.
- The Fairfield-Enderley urban development partnership also presents an opportunity to take a more aligned approach to the layout of parks and open spaces for the communities across Fairfield, Enderley and Ruakura.

Education:

The Ministry of Education is investigating a possible 4ha primary school site, located within the Tuumata private plan change area.

ECONOMIC WELLBEING

Council and TGH have taken a collaborative approach to the development of Ruakura Superhub, ensuring Hamilton is a place of economic opportunity for everyone.

Council's Hamilton Quarterly Economic Report (September 2022) highlighted the growing impact the Ruakura Superhub is having on the city. Industrial consents hit record levels during the September quarter, with much of the development centred in Ruakura, which continues to be the centre of new industrial development in Hamilton.

This report also shows that the Ruakura growth cell contributed \$396 million to Hamilton's GDP in 2021.

Jobs continue to grow at Ruakura, with an estimated 150 people employed by new businesses operating from Ruakura Superhub, including PBT, KFC, McDonald's and Waitomo.

RISKS

Lack of public transport provision for employment and residential areas in Ruakura, resulting in dependence on private vehicle use.

Insufficient funding for the Eastern Transport Corridor, critical to unlocking the full development of Ruakura Superhub and residential capacity. This is currently being addressed through a Waka Kotahi Detailed Business Case process.

COMMUNICATION AND ENGAGEMENT

In July 2022, Council welcomed the announcement that Kmart is relocating its North Island distribution centre from South Auckland to Ruakura Superhub. This will provide more than 100 jobs when operational.

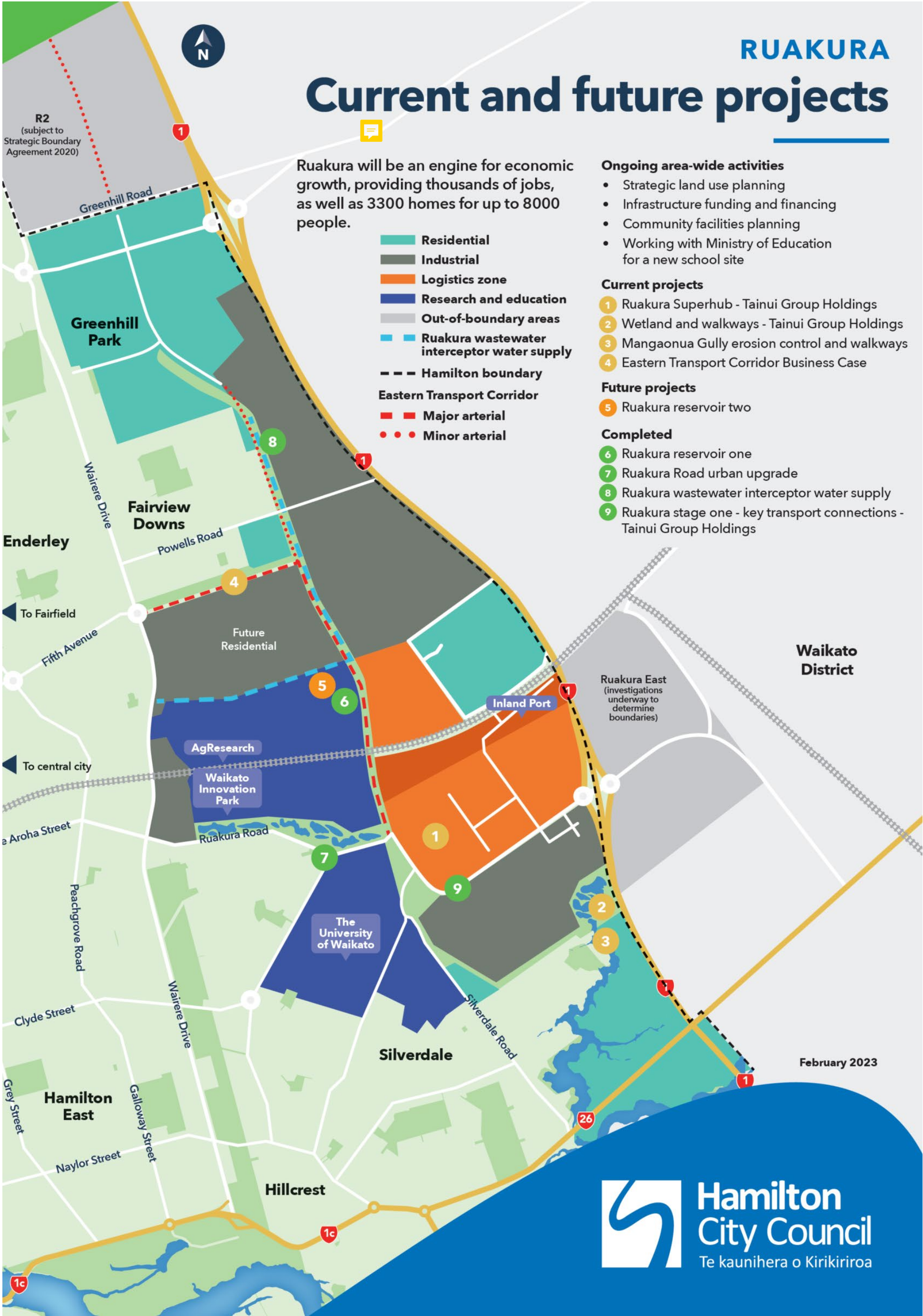
Throughout the roading projects in the Ruakura Superhub areas, Council has kept the Percival/Ryburn Road residents updated about road changes through various letter drops. In November 2022, these residents were invited to a public meeting of the Independent Road Safety Audit team to discuss changes to the roading layout around their homes.

An email update was provided to Ruakura stakeholders in August 2022, detailing the latest happenings in the area, including roading upgrades and openings. As roading projects are completed, Ruakura stakeholders will receive further email updates.

News and media stories:

- **Hamilton welcomes Kmart to Ruakura Superhub**, Council News, 21 July 2022
- **Kmart's massive switch from Auckland to Hamilton**, Stuff, 21 July 2022
- **Industrial consenting hits record levels in Hamilton**, Council News, 20 December 2022
- **Waikato businesses confidence up but here come the price rises**, Stuff, 20 December 2022





PEACOCKE PROGRAMME

FEBRUARY 2023

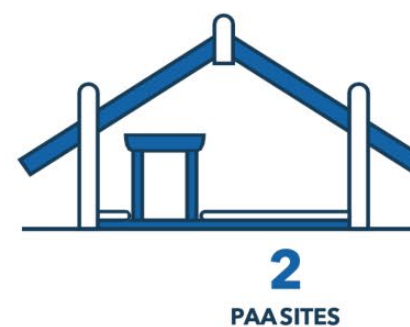
PROGRAMME VISION

"To enable the development of an attractive and sustainable community in Peacocke and surrounds - Ko te whakakitenga moo te whenua Peacocke - Ko te aaheinga o te hanga he waahi ataahua, he waahi toiora ki Peacocke"

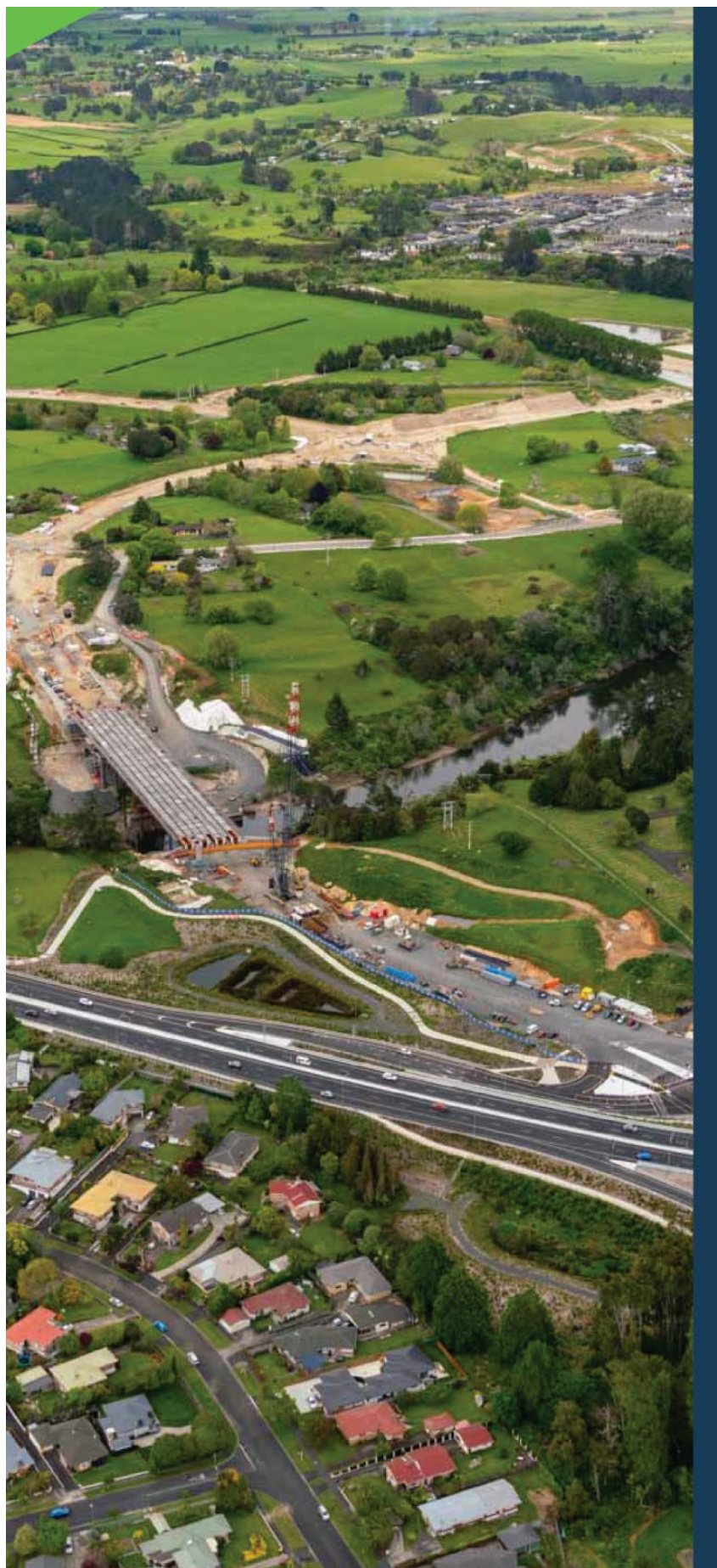
Peacocke is being built with the support from the Government's Housing Infrastructure Fund, made up of a \$180.3M 10-year interest-free loan and \$110.1M of Waka Kotahi NZ Transport Agency subsidies.

The Peacocke programme will deliver a new bridge; a transport network that caters for public transport, pedestrians and cyclists; parks; and strategic water, wastewater and stormwater networks. Other work includes protecting and enhancing the environment, including the extensive gully system, opening the area to the Waikato River, and investigating community facilities which are also important parts of creating a new community in Peacocke.

When completed, Peacocke will be home for up to 20,000 Hamiltonians.



www.hamilton.govt.nz/peacocke



GENERAL PEACOCKE PROGRAMME UPDATE

2023 will be another exciting year, with ribbon-cutting opportunities for the strategic wastewater pumpstation and northern pipeline, the Waikato River Bridge and strategic transport connections. By December 2023, Peacocke Stage 2 - North will be open and ready to welcome a new community to Peacocke. This is from a standing start in July 2018, despite a global pandemic, lockdowns and complex supply chain issues. Staff are very proud of the hard work and collaboration by Council teams, design and construction partners, tangata whenua, Waka Kotahi and MBIE, that helped the programme to be in this position.

CONSENTING AND DEVELOPMENT ACTIVITY

MORE HOMES

Peacocke will provide up to 7,400 homes for up to 20,000 people in the next 30 years.

As at January 2023:

- **17** sections with subdivision consents in progress
- **1300** sections have been granted subdivision consent
- **69** homes granted building consent but not yet completed
- **306** homes completed

Data commences from 2018 when HIF commenced, includes some of stage 1 and all of stage 2.

Notable consenting activities:

- **AURORA:** In May 2022, title certificates were issued to enable new home builds to commence in the subdivision.
- **OESTRAL:** In October 2022, the land use consent for a 230-unit retirement village in Weston Lea Drive was consented and is subject to a comprehensive suite of conditions including protection of the long-tailed bat habitat.
- **AMBERFIELD:** In December 2022, a change of conditions consent was granted to amend the northern layout of the site to potentially increase the number of homes from 315 to 499 in this stage. The changes now increase the total anticipated number of homes for the entire site to between 1,116 and 1,142 homes.

Refer to the attached Development Activity Map.

STRATEGIC INFRASTRUCTURE

The Waikato River bridge and Peacocke wastewater transfer station projects are on schedule and progressing well. The Waikato River bridge build marked a two-year anniversary in November 2022 following a series of construction milestones during the year. The final form of the bridge superstructure was revealed, installation of the bridge girders and completion of the 71m-long cycling and pedestrian footbridge with two 25m-tall steel masts. All milestones were covered by local media and shared with our community.

Capital project cost escalation continues to be a major risk to the Peacocke programme.

- The Peacocke strategic infrastructure and HIF programme remains on track, but as previously reported, with pressure on budgets. Approximately \$350 million of the \$450 million works programmed up to mid-2025 is contractually committed or under way.
- Whatukooruru Drive, the new stub off the Ohaupo Road roundabout is open and in use servicing the first houses in the Aurora subdivision enabled by the HIF funding. Developers are contributing to enabling works and shared facilities included in the current construction projects and are managed via Private Developer Agreements with Council.
- Council has secured the 39 properties required for construction, with 5 by proclamation, 31 full and final agreements, and 3 advance agreements. Land Valuation Tribunal processes have been initiated (awaiting court timetables) for these 3 properties where differences in assessed compensation are significant and negotiations have stalled.
- The Bikes on Pipes project and North-South pipeline early contractor involvement process is progressing very well, with enabling works under way and commercial negotiations with the contractor well advanced to ensure value for money for the main construction component.



Staff continue to explore financial assistance and additional funding options to allow for completion of the paths and connections and will report back or seek guidance from elected members when there is more certainty on funding availability and implications/options for the project.

- Construction for the remaining section of the Peacockes Road Urban Upgrade and Whatukooruru Drive (East-West Arterial Stage 2) from Peacockes Road to Hall Road commenced on time late last year. The final section of Whatukooruru Drive from Hall Road to the new roundabout connection at SH3 / Ohaupo Road is in the detailed design for procurement in 2023.

PLAN CHANGE 5 - PEACOCKE STRUCTURE PLAN

Hearings for Plan Change 5 were held between 27 September and 3 October 2022. A total of 28 submitters presented to the commissioners including organisations such as Kainga Ora, Department of Conservation and key land developers in the area.

Key topics included:

- Ecology - long-tailed bats and how they're protected
- The location and scale of the commercial centre
- Increasing densities to align with the Enabling Housing Act and maximise yields to compensate for losses due to ecological corridors

Next steps are for the commissioners to consider all the evidence and work through the technical matters before they decide on the plan change in the first quarter of 2023. We're expecting Council will need to make further commitments to achieve best-practice ecological outcomes in order for urbanisation to occur.

ENVIRONMENTAL WELLBEING

- **Southern Links designation:** Work continues to implement the Ecological Monitoring and Management Plan (EMMP). Work on restoring a 1ha gully site is largely complete. Restoration of a 2ha stream site has been included within the Whatukooruru Drive construction project. Weed control is underway on a 5ha gully site to prepare it for restoration planting after the completion of a maintenance track, which will be under way this summer.
- **Bat monitoring survey:** Acoustic bat monitoring and bat box monitoring reporting was completed in 2022. Bat box results have been cross validated with University of Waikato work and eDNA results which has revealed bat activity in 33 of the 80 Southern Links installed bat boxes.

CULTURAL WELLBEING

Council has embedded opportunities to support and reflect te ao Maaori, in our construction contracts through procurement processes, site inductions and management plans.

In October, two 25m-tall masts were installed as part of the new footbridge over the Wairere Drive extension. The masts, known as taurapa, act as a cap on top of the concrete footbridge foundations. These are part of a network of cultural expression and symbolism across the Peacocke strategic infrastructure projects and have been delivered in partnership with the Southern Links Tangata Whenua Working Group (TWWG). In November, karakia (blessings) were held with tangata whenua representatives and project teams for the new section of Whatukooruru Drive construction start and the north-south wastewater pipeline early enabling works.



In December, Council staff joined Waka Kotahi and current and former TWWG members to celebrate the 10-year anniversary of the group and their valued partnership as part of the Southern Links programme.

SOCIAL WELLBEING

While addressing one of New Zealand's key social issues - housing availability - the Peacocke programme is providing a framework to support the strengthening of community networks, safety, and connectedness to the environment, the Waikato River and each other.





- **The Waikato River Bridge:** includes accessible design to leverage social benefits with facilities such as stepping-stone logs and balance beams to encourage play on the way while supporting inclusion and health. Stormwater treatment and detention areas are laid out to be multi-functional, being accessible and supporting biodiversity as well as their primary functions.
- **The Ministry of Education (MOE):** acquisition team are in the process of continuing with securing sites for two new schools in Peacocke. In addition to this, the education minister, has confirmed that Melville High School and Melville Intermediate will merge and reopen as a new school in January 2024.

ECONOMIC WELLBEING

Staff have been working with Treasury and MHuD officials to explore opportunities to help manage the financial implication of the additional cost escalation associated with the HIF funded programme of works on Council's financial strategy. The result of those discussions has been positive with Ministerial approval of a proposal to defer some of the early fixed HIF loan repayments to dates outside of the 2021-31 LTP period.

The basis of the Ministerial approval to restructure the repayment schedule is that the benefits are ringfenced to help deal with cost escalation impacts on the Peacocke Network Infrastructure programme.

Separately, Staff are actively working with government agencies to advance an Infrastructure Funding & Financing levy in Peacocke to enable substantial debt of circa \$50M to \$100M to move off Council's balance sheet and into a Special Purpose Vehicle. This process is expected to take 12 to 18 months. If successful, this would free up capital and enhance future economic wellbeing in the city.

PARKS AND OPEN SPACES

- **Sports Park:** Designation for the sports park has been confirmed and negotiations to purchase the land are underway and expected to be wrapped up in early 2023.
- **Aurora Development:** Neighbourhood Park to be acquired within the development's site and negotiations are currently underway.
- **Oestral Riverside Walkway:** As part of the land use consent the Parks and Recreation Unit required a 3m walkway to be constructed along the river boundary and an easement be registered against the title providing 24/7 public access along the walkway. This walkway will link into the walkway being constructed as part of the Waikato River bridge works to the south and the esplanade reserves to be vested within the Amberfield site to the north.

RISKS

The country remains in a period of very high economic uncertainty which continues to affect supply chains and labour markets, in New Zealand and abroad. This is resulting in cost escalations continuing to increase at above

expected levels and, although no immediate change to cost escalation forecasts is suggested at this stage, close monitoring and exploration of methods to increase cost certainty is necessary. Cost escalation and the resulting pricing uncertainty affects current contractually committed works as well as works yet-to-be-started where the base direct costs have increased. The 2022/23 Annual Plan now includes additional funding to cover cost escalations of some projects - increasing the next two years' allowance by 4% per annum (from 3% to 7% p.a.).

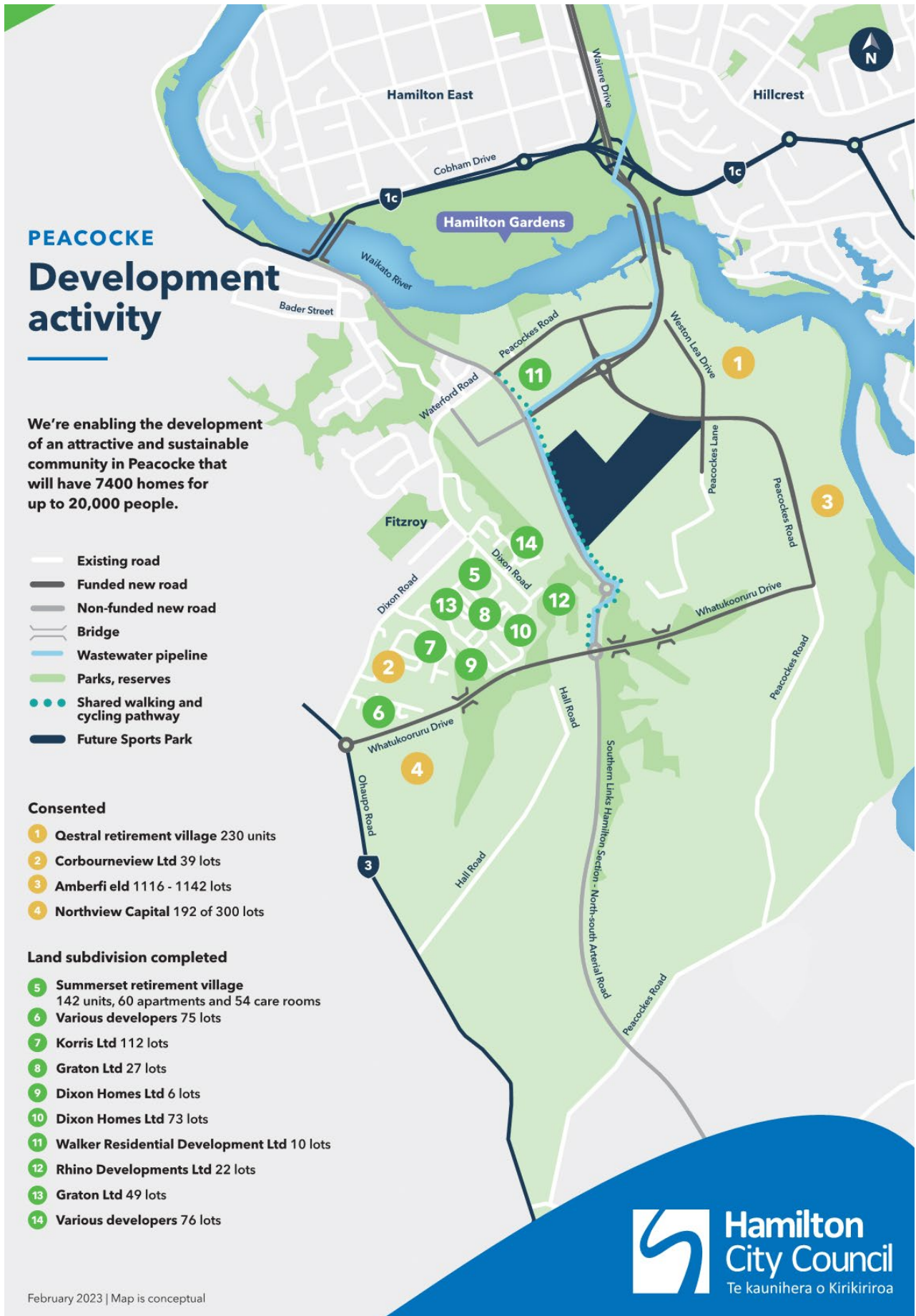
As far as practicable within the Peacocke programme and contract frameworks, staff continue to manage risks such as effects on staffing, materials pricing and availability, with steel and fuel being particularly sensitive.

COMMUNICATIONS AND ENGAGEMENT

Exciting construction milestones for Peacocke projects were celebrated and shared with our community in the second half of 2022. Local media coverage, media releases and social media posts with photos and videos showcased these milestones for the wider community. Residents near by the under-construction projects in Peacocke were delivered project update newsletters in August, October and December. An end-of-year wrap up eNewsletter was sent to the Peacocke community mailing list in December 2022 to provide a look-back on another exciting year for the programme and area.

Council news and media stories:

- **Milestone moment for Hamilton's newest bridge**, 4 October 2022 - Waikato Times / Stuff
- **Stunning' bridge over Waikato River takes shape after final girder goes in**, 13 October 2022 - Waikato Times / Stuff
- **Waikato River bridge build marks two-year anniversary with milestone lift**, 14 October 2022 - Council news
- **Footbridge in place as new Waikato River bridge project centrepiece**, 27 October 2022 - Council news
- **Iwi-council partnership delivers striking gateway for new community in Peacocke**, 28 October 2022 - Council news
- **Major transport project making headway in Peacocke**, 22 November 2022 - Council news










PEACOCKE Progress update








November 2022

We're enabling the development of an attractive and sustainable community in Peacocke that will be home for up to 20,000 people.







Key

-  Existing road
-  Funded new road
-  Non-funded new road
-  Bridge
-  Wastewater pipeline
-  Parks, reserves
-  Shared walking / cycling pathway


Completed

-  Mangakootukutuku Integrated Catchment Management Plan (ICMP)
-  Northern wastewater pipelines
-  Wairere / Cobham Drive Interchange
-  Ohaupo Road (SH3) Roundabout and Whatukooruru Drive - Stage 1
-  Te Inuwai Park
-  Sports park designation
-  Bat boxes installed and seasonal monitoring

Projects under way

-  Lizard habitat restoration
-  Wastewater transfer station and surrounding pipeline
-  Wairere Drive extension, Waikato River bridge and surrounding transport network and strategic services
-  Peacockes Road urban upgrade - South
-  Whatukooruru Drive - Stage 2A (Hall Road to Peacockes Road)
-  Whatukooruru Paa reserve land transfer to Waikato-Tainui

Procurement under way

-  North-south wastewater pipeline and walking/cycling pathway 'Bikes on Pipes'

Detailed design and procurement planning

-  Whatukooruru Drive - Stage 2B (Hall Road to Ohaupo Road)

Ongoing area-wide activities

-  Gully restoration programme
-  Plan Change 5 - Peacocke Structure Plan Hearings completed, decision early 2023
-  Working with Ministry of Education for new school sites

November 2022 | Map is conceptual



**Hamilton
City Council**
Te kaunihera o Kirikiriroa

ROKOKAURI-NORTHWEST

PROGRAMME

FEBRUARY 2023

PROGRAMME VISION

"To ensure Hamiltonians enjoy a connected, vibrant, attractive and prosperous Rotokeauri-Northwest community".

The Rotokeauri-Northwest programme brings all projects and activity across Rotokeauri Stage 1, Rotokeauri Stage 2 and Te Rapa North (including Te Awa Lakes) under one umbrella. Rotokeauri-Northwest is a key growth area for development in the city because of its proximity to employment, education, retail, transport connections and community amenities such as Waiwhakareke Natural Heritage Park.

A programme approach ensures we can plan and deliver great wellbeing outcomes for a Rotokeauri-Northwest neighbourhood that will one day be home for up to 22,000 people.



UP TO **8,700**
HOMES IN THE NEXT
50 YEARS



UP TO
22,000
PEOPLE COULD CALL
ROKOKAURI HOME IN THE
NEXT 50 YEARS



62ha
TE RAPA NORTH



OVER
65ha
WAIWHAKAREKE
NATURAL
HERITAGE PARK



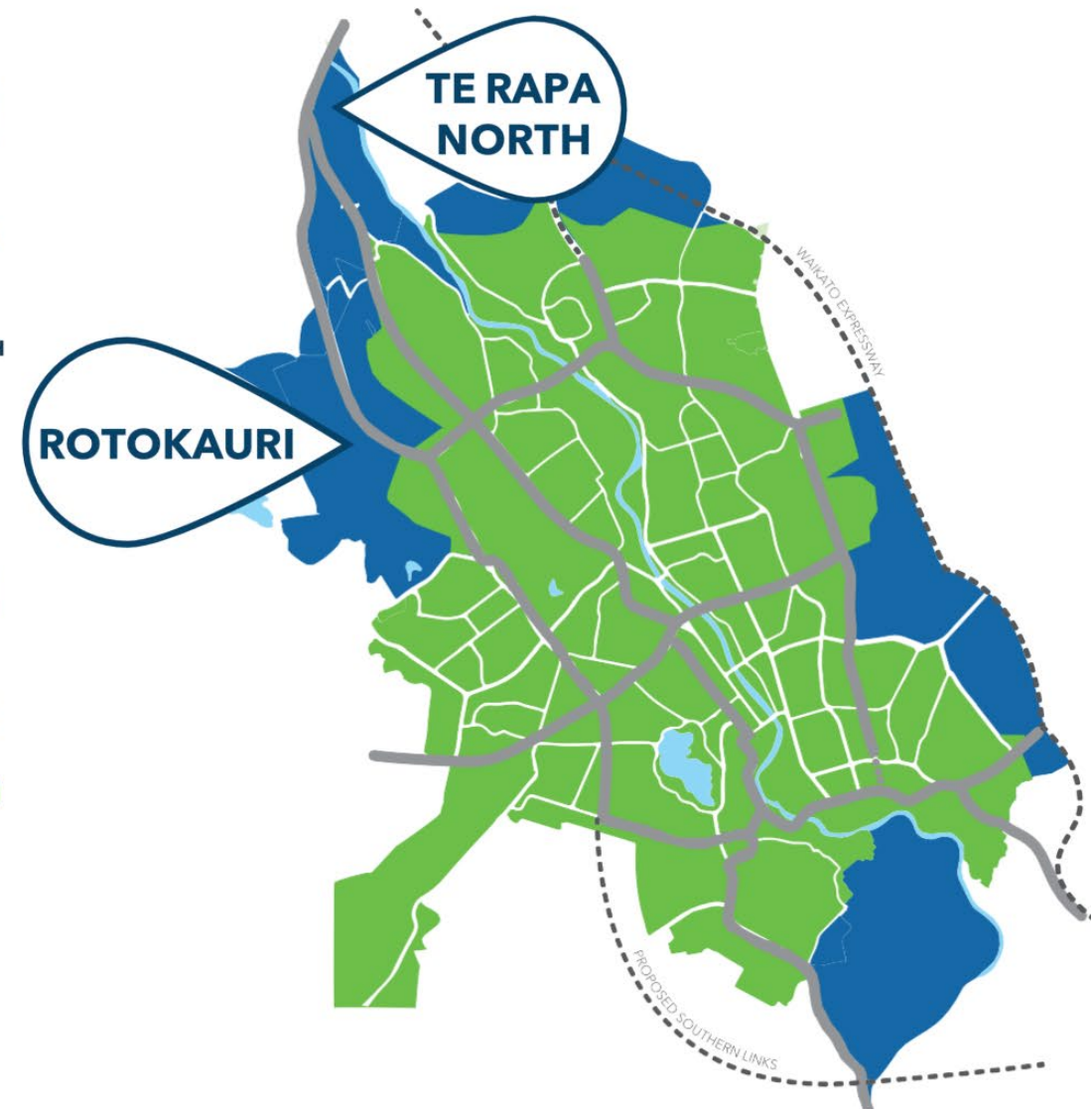
TRANSPORT
HUB



14.5ha
INDUSTRIAL/
EMPLOYMENT LAND



955ha
ROKOKAURI



www.hamilton.govt.nz/rotokeauri



Hamilton
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GENERAL PROGRAMME UPDATE

Overall, programme activity across Rotokauri continues to focus on working with developers to unlock development alongside delivering great amenity such as Zoo/Waiwhakareke Shared Entry Precinct. Work continues on the Rotokauri Arterial transport network designation and the design of other strategic water and transport infrastructure for the area.

Refer to the Rotokauri-NW Project Map attached to this report for all current and future projects.

CONSENTING AND DEVELOPMENT ACTIVITY

MORE HOMES

Rotokauri-Northwest will provide up to 8,700 homes for up to 22,000 people in the next 50 years.

As at January 2023:

- **558** sections with subdivision consents in progress*
- **430** sections have been granted subdivision consent
- **22** homes granted building consent but not yet completed
- **231** homes completed (mostly in Stage 1)

*note 479 sections in Rotokauri Stage 1 are waiting for strategic infrastructure to be in place before resource consent can be granted

Residential/mixed consenting activity:

Rotokauri North Holding Limited (company under the MADE/Charles Ma umbrella) gained consent in July 2022 for a subdivision consent of 285 lots and 11 super lots for Rotokauri North Stage 1, Te Kowhai Road and Exelby Road under the COVID-19 Recovery (Fast-track Consenting) Act 2020 (FTCA).

For the Te Awa Lakes development area, consents for 79 residential units/subdivision and a neighbourhood centre (retail/office/medical) were received in September and October 2022, and are currently being assessed and processed.

In May 2022, Te Rapa Gateway lodged a consent for the site to the northwest of the Rotokauri Transport hub. 176 residential units, food and beverage retail units, healthcare and a gym were part of this application which is currently being assessed and processed.

Industrial consenting activity:

In June 2022, a consent application for an 6-lot industrial subdivision by Te Wetini Developments was lodged and is currently being assessed and processed. A decision is expected in February 2023.

Refer to the Development Activity Map attached to this report for residential and industrial consenting activity.

NETWORK INFRASTRUCTURE

Rotokauri Arterial Designation:

In May 2022, Council endorsed the submission of the Waka Kotahi Detailed Business Case and the lodgement of the Arterial Designation. Staff expectation to lodge the designation late 2022 has been impacted by third party discussions requiring additional engagement and resourcing to address. Staff now hope to lodge mid 2023 subject to the outcome of discussions.

Rotokauri Greenway Corridor:

In July 2022 a Private Developer Agreement was entered into with Hounsell Holdings Limited to develop the Detailed Design and address the Designation Consents. This is progressing well and a fast-track application for consents is being explored.

PARKS AND OPEN SPACES

Rotokauri Sports Park (Whakapakari Park):

In June 2022, the 6ha Rotokauri Sport Park was named Whakapakari Park by Council resolution.

MADE Group:

MADE Group will provide approximately three neighbourhood parks in a developed state as part of their residential development. Funding to purchase a 7ha community park within the MADE site has been approved through the 22/23 Annual Plan. A site location has been agreed upon between Council and MADE and negotiations for the land are currently underway.

Rotokauri Development Limited (RDL):

With the RDL development almost complete, a developed neighbourhood park, is expected to be vested to Council.





Construction of the viewing tower at the Zoo/Waiwhakareke precinct is progressing well and expected to be open to the public in April.

Landscaping plans for the neighbourhood park have not yet been approved.

STRATEGIC LANDUSE PLANNING

Te Rapa North Deferred Industrial - Plan Change 10:

The purpose of Plan Change 10 is to bring more land to market for industrial growth in Hamilton. The plan change proposes to rezone 260ha in the Te Rapa North area which includes 191ha of land currently zoned as Deferred Industrial.

An integrated Catchment Management Plan (ICMP) is being prepared for the Te Rapa catchment, which will inform Plan Change 10. Technical investigations are currently underway to inform structure plan development. Staff will bring a Plan Change 10 item to Council through the Strategic Growth and District Plan Committee in the coming months to provide a detailed update and seek input on key matters.

RISKS

- Developers seeking to progress their developments through the resource consenting process prior to the strategic infrastructure being in place, which may result in lost opportunities, efficiencies, and poor well-being outcomes for the future community. Staff are actively working with developers and landowners to explore innovative infrastructure finance and funding and agreements to unlock development and community outcomes.
- There is a risk that misalignment between central and local government departments or organisations could incur additional costs or affect programme outcomes programme that the community are expecting. This could be mitigated through strategic land use planning governance reporting and sub-regional collaboration through the Future Proof workstreams.

COMMUNICATION AND ENGAGEMENT

Individual stakeholders and community groups continue to be updated about ongoing projects across the Rotokauri-Northwest area, with communications and targeted engagement through email and social media updates.

ROKOKAURI-NORTHWEST Development activity

Rotokauri-Northwest is a key area for growth in Hamilton and has a total capacity of 8700 homes for up to 22,000 people.

- ● ● Rotokauri Stage 1
- ● ● Rotokauri Stage 2
- Rotokauri North Private Plan Change
- ● ● Te Rapa North Plan Change 10
- State Highway
- - - Proposed road
- - - Proposed bridge
- Rotokauri Greenway
- Residential
- Industrial
- Research and education

Lodged

- 1 Everton Heights 114 lots - Stage 3 to 7
- 2 Hounsell Holdings 83 lots
- 3 Te Awa Lakes 79 homes and neighbourhood centre
- 4 Downey Construction 9 lots
- 5 Rotokauri North Holdings 2 lots
- 6 Te Rapa Gateway 176 residential units and retail units

Consented

- 7 Rotokauri North Holdings 314 lots
- 8 WEL Networks 2 lots
- 9 Te Rapa Gateway 82 lots
- 10 AJKL 39 lots
- 11 Max Verran 18 lots
- 12 Te Awa Lakes 10 lots
- 13 Empire 7 lots
- 14 Empire 196 lots
- 15 Porter Properties 48 lots
- 16 RDL 197 lots
- 17 Te Wetini Development 6 lots
- 18 Various owners 41 lots
- 19 Horotiu Farms 4 lots
- 20 WTS Tasman Ltd 11 lots

Land subdivision completed

- 21 AP Trust 15 lots
- 22 Gilbek Developments 12 lots
- 23 Tristar One 6 lots
- 24 RDL 183 lots
- 25 Everton Heights 39 lots - Stage 1 and 2
- 26 Te Rapa Gateway 5 lots

February 2023 | Map is conceptual



**Hamilton
City Council**
Te kaunihera o Kirikiriroa



Council Report

Committee: Strategic Growth and District Plan Committee
Date: 23 February 2023
Author: Mark Davey
Authoriser: Blair Bowcott
Position: City Planning Manager
Position: General Manager Growth
Report Name: District Plan Update

Report Status	<i>Open</i>
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Purpose - *Take*

1. To inform the Strategic Growth and District Plan Committee of District Plan matters that need to be brought to the Members' attention, but which do not necessitate a separate report.

Staff Recommendation - *Tuutohu-aa-kaimahi*

2. That the District Plan Committee receives the report.

Executive Summary - *Whakaraapopototanga matua*

3. This report provides updates to Committee Members on aspects of the District Plan Change Programme (DP Programme), private plan changes, and other planning matters including:
 - i. Plan Change 5 (Peacocke),
 - ii. Plan Change 9 (Historic Heritage and Natural Environment),
 - iii. Plan Change 10 (Te Rapa Deferred Industrial land)
 - iv. Plan Change 12 (Enabling Housing)
 - v. Plan Change 13 (Te Rapa Racecourse private plan change)
 - vi. Plan Change 14 (Flood Hazards)
 - vii. Plan change 15 (Tuumata private plan change by TGH)
 - viii. Inclusionary Zoning plan change
 - ix. the Fairfield-Enderley Urban Development Partnership
 - x. Central city development, including internal planning, land use and infrastructure alignment to support the delivery of the Central City Transformation Plan.
4. Of particular note to Elected Members is the upcoming PC12 Strategic Hearings, which will commence on 14 February 2023, followed by substantive hearings from 4-22 September 2023.
5. This is a major milestone, responding to Central Government directives, namely the National Policy Statement on Urban Development (NPS-UD) (2020) and the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act (HSAA) (2021).
6. The first tranche of hearings for PC9 are coming up in May 2023, where the panel will hear submissions on significant natural areas (SNA), notable trees and historic heritage areas.

7. We are also expecting decisions on PC5 from the hearing panel soon, which may lead to appeals to the Environment Court. If no appeals are lodged, the plan change is deemed fully operative, and development can proceed. If appeals are lodged, these will affect the parts of the plan change to which they relate and could delay development from proceeding.
8. Staff consider the decisions in this report have low significance and that the recommendations comply with Council's legal requirements.

Background - *Koorero whaimaarama*

9. Council has a wide-reaching District plan programme currently underway, which includes eight plan changes to the District Plan. These changes cover a range of matters explained in more detail below. Two of these changes have been requested from parties outside of Council, namely Tainui Group Holdings (TGH) and the Waikato Racing Club Incorporated (WRCI).
10. During the last triennium, Council passed resolutions to notify Plan Changes 5, 9, and 12, which are now well advanced through RMA processes.
11. The Council further passed resolutions to prepare plan changes to:
 - i. 'live' zone Te Rapa North Industrial;
 - ii. implement Inclusionary Zoning (an affordable housing lever); and
 - iii. update flood hazard mapping and controls city-wide.
12. Staff will report back to the Strategic Growth and District Plan Committee on the progress of these three plan changes and will ultimately seek approval from the Committee to publicly notify them at the appropriate time.
13. Recently, a large focus of the District Plan programme has been on responding to central government directives stemming from the National Policy Statement on Urban Development (NPS-UD) (2020) and the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act (HSAA) (2021).
14. On 8 December 2020, the Council approved the formation of the District Plan Committee to provide and approve broad strategic direction to inform and guide the development of the District Plan amendments programme of work. The Committee's terms of reference were subsequently approved on 4 February 2021. That Committee and its terms of reference have now been combined into the Strategic Growth and District Plan Committee.
15. On 8 December 2020, the Council also approved the approach and scope for making changes to the District Plan, to be notified in August 2022 (the deadline for notification stipulated in the NPS-UD). This involved undertaking a plan change, referred to as Plan Change 12 (PC12), to give effect to the NPS-UD, which would be combined with several other plan changes in the Council's work programme. On 19 October 2021, the Enabling Housing Supply and Other Matters Amendment Bill was introduced to Parliament and passed into law in December 2021.
16. Together, the NPS-UD and the HSAA requirements are referred to as the Intensification Planning Instruments (IPIs) and required councils to notify changes to their district plans by 20 August 2022 that:
 - i. apply Medium Density Residential standards (MDRS) across existing residential zones. These standards enable, as a permitted activity, up to 3 storeys and 3 dwellings on existing sites provided specific bulk and location requirements are met; they do not include any minimum density controls; and
 - ii. intensify residential zoning around neighbourhood, local and town centre zones commensurate with the size of that centre.

17. These changes had to be notified using the Intensification Streamlined Planning Process (ISPP), which removes appeal rights, and – depending on council's approach to the IPIs – has immediate legal effect from the date of notification in some cases regarding MDRS. Given the approach Council is taking to the IPI through PC12, the MDRS rules do not have immediate legal effect.
18. The HSAA requires Council to notify PC12 by 20 August 2022 to implement the IPI requirements and for it to be heard by an Independent Hearing Panel (IHP). The deadline for decisions to be made on PC12 by Council is 31 March 2024. The IHP will provide recommendations on PC12 back to Council following hearings. Staff will provide further details on this process closer to the time. PC12 Strategic Hearings will commence on 14 February, followed by substantive hearings from 4-22 September 2023.
19. The Council approved PC9 for public notification, which occurred between 22 July 2022 and 19 August 2022. The PC9 hearing will start on 22 May 2023. PC9 includes new plan provisions related to protecting significant natural areas (SNAs), historic heritage areas (HHAs), heritage items, notable trees and archaeological and cultural sites.
20. A breakdown of the confirmed hearing schedule is set out as follows:

Date (2023)	Hearing	Panel
14-17 February	PC12 IPI strategic topic	David Hill (chair), Nigel Mark-Brown, Vicki Morrison-Shaw, Dave Serjeant
22 May-7 June	PC9 HHAs/SNAs/Notable Trees	David Hill (chair), Vicki Morrison-Shaw, Dave Serjeant, Cr Ewan Wilson
4 - 7 July	PPC13 Racecourse	Bill Wasley (chair), Dr Lee Beattie, Cr Mark Donovan
22-25 August	PPC15 Tuumata (formerly Tramway Block)	Bill Wasley (chair), Dr Lee Beattie, Cr Ewan Wilson
4-22 September	PC12 IPI substantive topics	David Hill, Nigel Mark-Brown, Vicki Morrison-Shaw, Dave Serjeant
6-10 November	PC9 Built Heritage / Archaeological sites	David Hill, Vicki Morrison-Shaw, Dave Serjeant, Cr Ewan Wilson

Discussion - *Matapaki*

Plan Change 5 – Peacocke

21. The purpose of the Peacocke Plan change is to enable housing development to proceed in the city's largest southern greenfield growth cell, Peacocke. The area will enable up to 20,000 people at full build-out, equivalent to the size of Cambridge.
22. The Plan Change (PC5) was notified in September 2021 and was a significant milestone for the programme. The new structure plan and development controls are intended to guide the development of the area and consider transport connections (public transport, cycling and walking), parks and open spaces, commercial areas, housing style and density, environment and cultural heritage. It will help balance the need for new homes with social, cultural, environmental and economic outcomes for the growing community.
23. The Council approved the notification of PC5 on 12 August 2021. Hamilton's time in Alert Levels 3 and 4 caused a slight delay to public notification. Consultation started on 24 September 2021 and closed on 5 November 2021.

24. PC5 entered hearings 26 September 2022. These have now concluded, and staff are waiting on the decision to be released by the Panel. Information relating to PC5 is available online at hamilton.govt.nz/PlanChange5. Once the decision is received, Council will then need to notify submitters of the decision. This provides a window for appeals to the plan change to be made to the Environment Court.
25. If no appeals are lodged, then the plan change is deemed fully operative and development can proceed. If appeals are lodged, these will affect the parts of the plan change to which they relate and could delay development from proceeding.

Plan Change 9 – Historic Heritage and Natural Environment

26. The purpose of Plan Change 9 (PC9) is to update within the District Plan the identification and protection of sites of historic heritage and natural environments, being ‘matters of national importance’ under the Resource Management Act.
27. There are five topics within PC9:
 - i. Archaeological and Cultural Sites;
 - ii. Significant Natural Areas (SNAs);
 - iii. Notable Trees;
 - iv. Built Heritage; and
 - v. Historic Heritage Areas (HHAs).
28. PC9 is the response to a Council resolution in 2019 to prepare a plan change broadly focusing on the District Plan provisions related to heritage. In 2020, Council resolved to expand the scope of the plan change to undertake a stocktake of the city’s built heritage resource, and a review of the notable trees scheduled in the District Plan.
29. In 2021, the review of Significant Natural Areas to introduce significant habitats of indigenous fauna was incorporated into the preparation of Plan Change 9 for notification. In 2021, Council also resolved to identify and protect Historic Heritage Areas on a citywide basis.
30. PC9 also has a relationship with Plan Change 12 – Enabling Housing Supply, as Historic Heritage Areas in particular are ‘qualifying matters’ as set out in the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021 (HSAA) where the increased density provisions will not apply.
31. PC9 was publicly notified under the Resource Management Act process on 22 July 2022. The submissions period closed on 2 September 2022 with 468 submissions received, and the further submission period ended on 18 November 2022.
32. PC9 is being heard by hearing commissioners. The hearing is split into two sessions.

Session 1: Historic Heritage Areas, Significant Natural Areas, and Notable Trees (22 May - 7 June 2023).

Session 2: Built Heritage and Archaeological Sites (6-10 November 2023).
33. The PC9 project team is currently analysing the submissions received, engaging with submitters and preparing reports and recommendations on the submissions received for the session 1 hearing. The next steps for PC9 consist of completing preparations for the session 1 hearing, and attending the session 1 hearing in May 2023. The PC9 project team will then switch focus to the session 2 hearing topics of Built Heritage and Archaeological Sites in preparation for the November 2023 hearing.

Plan Change 10 – Te Rapa North Industrial (PC10)

34. Plan Change 10 Te Rapa North Industrial (PC10) is a plan change to 'live-zone' an area of land between SH1C and the Waikato River to the north of Hamilton. Work commenced following the 14 March 2019 Council request for staff to begin work on a plan change to 'live-zone' Te Rapa North – Deferred Industrial Zone. On 10 March 2022 Council agreed to 'unbundle' PC10 from PC12, allowing more time to develop PC10.
35. At the 10 March 2022 District Plan Committee meeting, staff outlined that this is an unfunded growth cell with very limited three waters or transport infrastructure funding provided for in the current 10-Year Long-Term Plan. Therefore enabling zoning to occur ahead of determining how enabling infrastructure will be provided would result in poor outcomes. It is important that an integrated approach is taken to ensure the infrastructure necessary to support the growth is planned and delivered, and that the costs and potential implications on the strategic infrastructure network are understood during the development of this plan change.
36. When considering Te Rapa North, it is also important that Council has a clear view of big picture outcomes for this part of the city and across the boundary, e.g. Horotiu, the northern river crossing and HT1 (growth cell).
37. The Te Rapa North Industrial area also presents a potential opportunity for a strategic approach to 'wet industry'. Currently, there is a lack of strategic direction on wet industry and water allocation to support strategic decisions on providing for high water demand land uses. Future Proof is undertaking a piece of work investigating the best location for wet industry within the metro area.
38. If Te Rapa North is seen as a suitable location, significant work will be needed to understand demand, supporting infrastructure investment and to resolve water allocation issues. This will have implications on how the structure / plan change progresses, including considering whether land use controls seek to exclude non-wet industry in order to ensure the infrastructure investment is not wasted.
39. At the March 2022 District Plan Committee meeting, staff also advised that a delay in advancing PC10 will also enable value capture considerations to be investigated, which result from the conferring of additional development rights to this area.
40. Staff will continue to look at solutions for resolving the infrastructure deficit in Te Rapa North so that PC10 can proceed.
41. A separate update on PC10 is also included in the publicly excluded Strategic Issues report to this Committee meeting.

Plan Change 12 – Enabling Housing supply

42. On 20 August 2022, Council publicly notified PC12 – Enabling Housing Supply, Hamilton's Intensification Planning Instrument required to implement the changes legislated by the NPS-UD and the subsequent HSAA.
43. A total of 351 submissions and 34 further submissions were received throughout the notification period. A wide variety of perspectives were gathered, ranging from total support of the proposed provisions to total opposition.
44. Staff are currently analysing the submissions and will work with submitters on the key issues that have arisen.

45. At the time of writing this report, staff are preparing for the first hearing of PC12 on the high-level strategic matters, our overall approach to the legislation. This hearing will take place from 14-17 February 2023 and be conducted jointly with Waipa District Council and Waikato District Council. Topics to be heard by the hearing panel include our growth story; consideration of Te Ture Whaimana o te Awa o Waikato; the infrastructure capacity overlay; and qualifying matters.
46. The three Councils are taking a unique approach in terms of collaborating and holding a joint IPI hearing. It will be the first IPI hearing in New Zealand in response to the HSAA legislation.
47. A second hearing of PC12 is scheduled for September 2023; this will address Hamilton-specific issues. At this hearing the panel will hear from staff and submitters on the proposed District Plan provisions that will implement our approach.

Te Rapa Racecourse private plan change (PPC13)

48. As noted in the 3 May 2022 report to the District Plan Committee, and presentation by the applicants, the Te Rapa Racecourse Private Plan Change (PPC) was developed by Bloxam Olliver & Burnet (BBO) on behalf of the Waikato Racing Club Incorporated (WRCI). The proposal is to rezone a portion of the existing Major Facilities land to Medium Density Residential.
49. BBO/WRCI lodged the proposed PPC in September 2022. The PPC met the requirements of the RMA and was accepted under the CE delegation on 23 November 2022. The lodged plan change is currently being prepared for public notification in February 2023.
50. The hearings panel for the PPC13 will consist of:
 - i. Bill Wasley (chair)
 - ii. Dr Lee Beattie
 - iii. Cr Mark Donovan.

Plan Change 14 – Flood Hazards (PC14)

51. PC12, which will implement the NPS-UD and the HSAA, will result in infill, redevelopment, and intensification of development in the city.
52. District Plan-enabled residential intensification has the potential to increase the risk of harm to property and people because of flooding. This harm could result from:
 - i. failing to provide for the continuity of overland flow paths; and
 - ii. site development displacing low-level flood hazards onto adjacent sites; and
 - iii. ponding of stormwater in depressions because of blocked culverts or a lack of drainage.
53. Staff's assessment of the current Operative District Plan planning rules related to flood hazards is that they do sufficiently manage all the effects.
54. Accordingly, staff proposed to prepare Plan Change 14 to the Operative District Plan (PC14) to avoid or minimise these risks and to enable the effective and efficient updating of flood hazard maps. Committee and Council agreed on the 4 August and 18 August 2022, passing resolutions to request staff prepare this plan change.
55. At present, flood hazard maps cover only 14% of the city and are embedded in the Operative District Plan. Council has a programme to produce flood hazard maps covering the entire city; however, every time new flood hazard mapping becomes available, an expensive and time-consuming plan change is required to include the new maps in the District Plan.
56. Instead of relying on flood hazard maps within the District Plan, PC14 will establish a policy and rule framework that enables the use of the best-available flood hazard information that is published on Council's GIS web-viewer, "Floodviewer".

57. To ensure that the above flood hazards and latest flood hazard mapping are considered when processing resource consent applications for plan-enabled residential intensification under PC12, it is proposed to publicly notify PC14 before decisions on PC12 are notified.
58. Preparing PC14 will be funded from the City Planning budgets for the FY23 and FY24.

Tuumata Private Plan Change (PPC15)

59. Tainui Group Holdings (TGH) and Council staff have given effect to the December 2021 Ruakura MOU in developing a Private Plan Change (PPC15) to rezone Tuumata, formerly known as Tramway Block, a 68ha block of land directly south of Fairview Downs, from industrial to residential zoning.
60. Following discussions with mana whenua, the Tramway Block area has been named 'Tuumata', which means *to lift one's eyes above the horizon and onto a new future*. The name also references Ngaati Wairere tupuna Tuumataura, and shares its name with Tuumata Rise, the TGH residential development directly to the northeast of the plan change area.
61. Throughout 2022, Council staff, alongside TGH, kept Elected Members informed of the discussions taking place through the collaborative development of PPC15, through reports, information sessions and briefings. TGH and Council staff received valuable feedback from Members on the need for high quality open space, amenity for residents, schools and community facilities and transport connections.

Indicative Timeline and Process

62. TGH lodged the Tuumata PPC with Council on 20 December 2022.
63. The Resource Management Act (1991) dictates an annual processing shutdown period between 21 December and 10 January each year. As the PPC was formally lodged with HCC by TGH late on 20 December 2022, the processing "clock" began on 10 January 2023.
64. In terms of the RMA, staff have 30 working days to make a decision on how to proceed with the request for a plan change. The options are to:
 - i. Adopt the request and process it as Council's own plan change; or
 - ii. Accept the request (in part or in whole) and process it like a normal, Council-led plan change; or
 - iii. Process the request as a resource consent application; or
 - iv. Reject the request.
65. Within the initial 30 days, Council can request further information to help make this decision. Given the level of collaboration between TGH and staff through the development of the request and the quantity and quality of information received staff have not sought any further information from TGH.
66. Staff have recommended to the Chief Executive that the request to progress the plan change be accepted and processed like a normal plan change.
67. It is important for Elected Members to note that accepting the Tuumata PPC for processing does not pre-determine any particular outcome for the PPC, nor does it fetter the ability for Council staff to make a submission on the PPC, if required, to seek changes to its proposed provisions.
68. Following formal acceptance of the PPC by the CE, staff have four months to continue to work with TGH to prepare the plan change documents and publicly notify the change. A 20 working day submission period is allowed for, followed by further submissions and then a hearing.

69. The hearings panel for the Tuumata plan change will consist of:

- i. Bill Wasley (chair)
- ii. Dr Lee Beattie
- iii. Cr Ewan Wilson.

Proposed development and provisions

- 70. The proposed PPC15 requests 68ha of predominantly industrial-zoned land in Ruakura to be re-zoned to a mix of residential, Business 6 and Ruakura Natural Open Space zones.
- 71. Upon completion, Tuumata will comprise 1100-1300 residential units in a range of housing typologies; a neighbourhood centre including a supermarket; and a 5ha neighbourhood park. Provision has been made for a school site, but this is subject to the Ministry of Education pursuing this opportunity. We understand discussions are ongoing.
- 72. The proposal includes a new structure plan for Tuumata which shows (indicatively) where the components of the new suburb are to be located.
- 73. In terms of transport, PPC15 proposes an internal roading network that promotes transport mode shift by incorporating pedestrian and cycling paths; a grid-style network that ensures connectivity; and public transport routes and stops. Fifth Avenue will be extended to meet the Eastern Transport Connector (ETC) so that access to the suburb can be achieved from Wairere Drive.
- 74. Water and wastewater will be provided by TGH per the MOU and PDA. Stormwater will be managed through a network of reticulation, swales and a large, constructed wetland, which will also act as natural open space for residents to enjoy.

HCC-TGH Private Developer Agreement

- 75. The Ruakura Private Developer Agreements report to the 7 September 2022 Strategic Growth Committee outlined the opportunity to negotiate a new standalone Private Developer Agreement (PDA) between HCC and TGH, to update the current PDA negotiated in 2017.
- 76. At that meeting, Elected Members resolved to delegate approval to the Chief Executive to negotiate this PDA.
- 77. Council and TGH continue to negotiate in good faith a revised PDA to set out in detail the roles and responsibilities of both parties in the timing and delivery of key infrastructure for Ruakura and specifically, Tuumata, should the PPC be successful. It is important for this PDA to also capture the residual obligations of TGH and HCC under the 2017 PDA.
- 78. Staff will continue to collaborate with TGH to prepare PPC15, with a hearing scheduled for August 2023.
- 79. PDA negotiations are ongoing between TGH and HCC to set out the roles and responsibilities of both parties. This PDA would be brought to Elected Members in due course and would be agreed to prior to any hearings for the PPC15, as per Clause 2 of the Ruakura MOU.

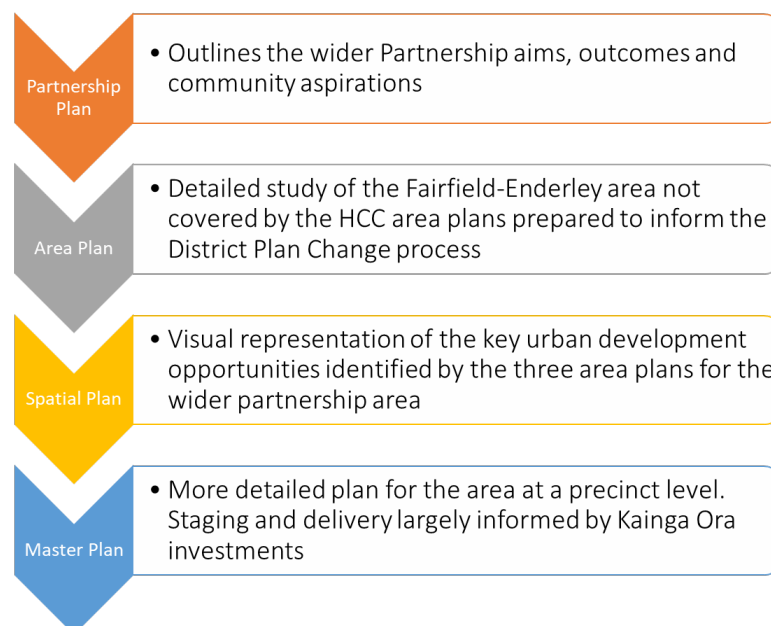
Inclusionary Zoning

- 80. Inclusionary zoning is a planning concept that seeks to create affordable housing as development occurs through rules in the District Plan that require qualifying developments to contribute to the provision of affordable housing through land, money or dwelling units.
- 81. Investigating the potential to introduce inclusionary zoning policies into the District Plan is one of the 11 key actions in Council's [Housing Strategy and Action Plan](#), which was approved by the Strategic Growth Committee on 30 March 2021.

82. Staff have been working since mid-2021 to develop an evidence base to investigate how inclusionary zoning could be applied in Hamilton. Key findings from this investigative work were reported to the District Plan Committee on 10 March 2022. Following a further update provided to the District Plan Committee on 4 August 2022, the Committee approved staff to progress further work for elected members to consider at the start of the next council triennium.
83. Subsequently, several submitters on Plan Change 12 (PC12) have sought the consideration of inclusionary zoning/affordable housing provisions as within the scope of PC12. These submitters include the Waikato Community Lands Trust, Bridge Housing Charitable Trust, Waikato Housing Initiative, Habitat for Humanity Central Region, and Momentum Waikato.
84. On 17 January 2023, the Adare Company has stated their opposition to any such inclusionary zoning/affordable housing provisions within PC12 and has sought determination from the Independent Hearing Panel (IHP) as to whether such provisions are in scope of the plan change to avoid unnecessary time and preparation cost for parties.
85. Council will respond with legal submissions regarding if inclusionary zoning is or is not in scope of PC12 in their opinion. Staff will keep the Committee updated.

Fairfield-Enderley Urban Development Partnership update

86. Deliverables from the Fairfield-Enderley Urban Development Partnership are:



87. Drafting of the Partnership Plan and Spatial Plan is still underway, with the Steering Committee meeting every 6-week to oversee its progress. The purpose of this plan is to:
 - i. outline the needs and aspirations of the Fairfield and Enderley communities and identify what is required to deliver on those aspirations.
 - ii. Provide a framework for collaboration that will inform an ongoing programme of work for the Fairfield-Enderley area by an enduring partnership
 - iii. Guide investment in assets and infrastructure that enhances the natural environment and provides opportunities for people and communities to improve their social, economic, and cultural wellbeing.
88. The plan identifies existing projects and investments which allow the community to begin working together, developing the collective impact approach of the partnership.

89. Although detailed master planning still needs to occur, there is the immediate need for better housing and wellbeing outcomes. Kāinga Ora will be undertaking the initial redevelopment of 100 properties, resulting in the delivery of approximately 300 safe, warm, and dry homes in the area by the end of 2024.

Central city development

90. Over the past 12 months there have been several significant changes and announcements related to the central city. Of particular note is the IAF funding and Plan Change 12 residential intensification of the central city.
91. The infrastructure delivery associated with the IAF, the commitment to support the 4,000 homes in the central city by 2034, the known residential development proposals, and major commercial redevelopment proposals such as for Centre Place, mean that there will be a high-degree of activity in the central city through private sector investment and Council and government investment in infrastructure over the next decade.
92. It is critically important that opportunities through the planned investment and redevelopment from both public and private sector are not lost and instead leveraged. Furthermore, that the vision for the central city as set out in the Central City Transformation Plan is realised.
93. To ensure opportunities are not lost, it is important that internal alignment is strengthened between land-use planning, urban design, investment, infrastructure delivery and known development plans. Given this, staff are commencing an alignment exercise to ensure that internal alignment is strengthened. This alignment will support delivery of the Central City Transformation Plan and will help inform the upcoming Long-Term Plan.
94. This exercise will help identify other opportunities for enhancing the central city urban environment. For example, identifying where further redevelopment opportunities might exist and where Council can facilitate these opportunities, where streetscape enhancements might complement or align to development intentions. Through collaboration with developers and strengthened internal alignment, win-win outcomes can be achieved by integrating urban development.

Risks - *Tuururu*

95. Risks are tracked at both project and programme level. Risks are reviewed and updated regularly with the wider team and key stakeholders. Key programme risks are outlined below. Risks 2 and 4 will now be reported to the Strategic Risk and Assurance Committee.

Risk ID	Risk Description	Likelihood (residual)	Consequence (residual)	Risk rating	Owner
1	Resourcing Due to the condensed timeframes, Covid/Omicron way of working and other reforms impacting Council e.g. Three Waters, there are inadequate resources available to complete the plan changes leading to plan not being delivered or of low standard.	Likely (4)	Major (4)	Very High 16	Mark Davey

2	Meeting statutory obligations The plan change processes are challenged on the basis it doesn't comply with the Amendment Act and broader RMA and statutory requirements, which could require a rework of plan provisions resulting in a negative impact on reputation, budget, and stakeholder expectations.	Possible (3)	Major (4)	Very high 12	Mark Davey
3	Staff engagement Due to heavy workload pressures and rapidly changing government directives staff engagement may decline.	Possible (3)	Major (4)	Very high 12	Mark Davey
4	Adverse reaction by affected property owners There are numerous aspects to the various plan changes that are likely to alter existing property rights, which is likely to result in adverse reactions from some landowners.	Almost Certain (5)	Serious (3)	Very high 15	Mark Davey
5	Balancing competing priorities Due to the legislative requirements and trade-offs required in the agreed plan change approach, Council may not be seen to support other organisational priorities such as affordable housing leading to negative publicity.	Possible (3)	Major (4)	Very High 12	Mark Davey

Financial Considerations - *Whaiwhakaaro Puutea*

96. The District Plan Programme is funded through the 2021-31 Long Term Plan. The overall budget for the 10-year period is \$13 million, noting that PC5 is separate to the approved District Plan Programme funding. Council recoups the costs incurred for processing the PPCs from the applicants.
97. A financial update for FY23 is presented below. Staff remain confident that the overall 10-year District Plan Programme budget is sufficient to deliver on the programme as it currently stands, however the projected spend in the current financial year and the overall timing of spend is earlier than budgeted. The Financial Summary report to the February Finance Committee provides more detail on the District Plan and PC5 expenditure and forecast for 2022/23 year.

	Sum of YTD Actuals	Sum of Annual Budget (FY2023)
District Plan Change Programme	\$ 963,250	\$ 2,464,004

Legal and Policy Considerations - *Whaiwhakaaro-aa-ture*

98. Staff confirm that this matter complies with the Council's legal and policy requirements. Overall, staff operate within the RMA 1991 for these plan changes and comply with the relevant processes.

99. Council, along with their Future Proof partners, sought legal advice on the correct application of Te Ture Whaimana – the Vision and Strategy for the Waikato River as a qualifying matter related to PC12. Staff have considered this advice in the context of Hamilton and this is reflected in the proposed planning approach through PC12.
100. Staff have considered the key considerations under the Climate Change Policy and have determined that an adaptation assessment and emissions assessment is not required for this report. However, climate change is addressed in each of the plan changes referred to in this report.
101. Staff confirm that the District Plan Programme responds to the National Policy Statement on Urban Development (NPD-UD) (2020) and the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act (HSAA) (2021).

Wellbeing Considerations - *Whaiwhakaaro-aa-oranga tonutanga*

102. The purpose of Local Government changed on the 14 May 2019 to include promotion of the social, economic, environmental and cultural wellbeing of communities in the present and for the future ('the 4 wellbeings').
103. The subject matter of this report has been evaluated in terms of the 4 wellbeings during the process of developing this report.
104. The recommendations set out in this report are consistent with that purpose.

Social

105. Social wellbeing is defined as the capacity of individuals, their families, whaanau, iwi, haapu and a range of communities to set goals and achieve them.
106. The proposed approach aligns with 'Our vision for Hamilton Kirikiriroa', which provides direction for shaping a city that's easy to live in, where people love to be, a central city where people love to be, and a fun city with lots to do.

Economic

107. Economic wellbeing is defined as the capacity of the economy to generate employment and wealth necessary for present and future financial security.
108. The NPS-UD recognises the national significance of providing sufficient development capacity to meet the different needs of people and communities and adequate opportunities for land to be developed to meet community business and housing needs.
109. The NPS-UD and the HSAA require that district plans make room for growth both 'up' and 'out', and that rules are not unnecessarily constraining growth. The intensification directed by Central Government will have a direct impact on housing pressure in Hamilton.
110. Significant investment in infrastructure to support the ongoing growth and development of the city will be required. Decisions which confer additional development rights and enable growth (e.g. PC12), must take into account key factors including environmental limits, legal/policy obligations and infrastructure current and planned capacity which are fundamental considerations to support and enable this growth.

Environmental

111. Factors that make our cities more liveable (e.g. accessible public transport, great walking and cycling opportunities, ample green spaces and housing with access to services and amenities) can also help reduce our carbon footprint, increase resilience to the effects of climate change and protect ecosystems.
112. Elected Members have agreed the vision to shape Hamilton as a green city.

113. The increases in intensification directed through the HSAA, given effect to through PC12, will place greater pressure on the city's 3-water networks which in turn will necessitate increased investment. Without commensurate levels of investment to support intensification, adverse effects on the Waikato River are likely, which in turn will breach the City's obligations under Te Ture Whaimana.
114. Increases in intensification directed through the HSAA will also lead to greater urban stormwater generation and its effects. PC14 seeks to implement a new management regime to specifically address how new development responds to flood hazards. PC12 introduces new 'green policies' that aim to mitigate the effects of intensification with respect to urban runoff.

Cultural

115. The NPS-UD and HSAA require councils to plan well for growth and ensure a well-functioning urban environment for all people, communities, and future generations. This includes ensuring urban development occurs in a way that considers the principles of the Treaty of Waitangi (te Tiriti o Waitangi) and issues of concern to hapū and iwi e.g. Te Ture Whaimana – the Vision & Strategy for the Waikato River.
116. Hamilton City Council, under the Joint Management Agreement with Waikato Tainui, has a process in place for collaborating and engaging with Waikato-Tainui in the preparation on plan changes.

Significance & Engagement Policy - *Kaupapa here whakahira/anganui*

117. Having considered the Significance and Engagement Policy, staff have assessed that the report has a low significance, and no engagement is required.

Attachments - *Ngaa taapirihanga*

There are no attachments for this report.

Council Report

Item 9

Committee: Strategic Growth and District Plan Committee

Date: 23 February 2023

Author: Stafford Hodgson

Authoriser: Blair Bowcott

Position: Project Manager - Growth Programmes Unit

Position: General Manager Growth

Report Name: Hamilton Urban Growth Strategy (HUGS) deliberations report

Report Status	Open
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Purpose - *Take*

1. To enable the Strategic Growth and District Plan Committee to deliberate on the draft HUGS public submissions and to direct staff to make changes to the draft HUGS to – where appropriate – reflect the information raised through the consultation process.

Staff Recommendation - *Tuutohu-aa-kaimahi*

2. That the Strategic Growth and District Plan Committee:
 - a) receives the report;
 - b) approves the introduction of key consideration to “Grow Well” to the draft Hamilton Urban Growth Strategy (HUGS);
 - c) approves the amendments to *Outcome 1: Grow up and out from central city* to remove reference to 70% growth through intensification and enhance the language to focus on compact urban form, prioritise investment in the central city and focus delivery of high amenity intensification;
 - d) approves the minor additions and updates as outlined in paragraph 58 of the staff report;
 - e) notes that staff will work with the Chair and Deputy Chair of the Strategic Growth and District Plan Committee to implement the deliberations resolutions and finalise the strategy; and
 - f) notes that a HUGS adoption report will be presented to the 20 April 2023 meeting of the Strategic Growth and District Plan Committee to adopt the final strategy.

Executive Summary - *Whakaraapopototanga matua*

3. At their [26 July 2022 meeting](#), the Strategic Growth Committee approved the outcomes of the draft HUGS and delegated authority to the General Manager Growth and Chair and Deputy Chair of the Strategic Growth Committee to finalise and approve the draft HUGS and its Statement of Proposal for consultation.

4. Along with the Council’s vision and priorities, five key considerations informed the draft HUGS (**Attachment 1**: Draft Hamilton Urban Growth Strategy, pages 12 -17). These include:
 - i. The health and wellbeing of the Waikato River;
 - ii. Our Environment;
 - iii. Climate Change;
 - iv. Improved Travel Choices;
 - v. Working with our Neighbours.
5. The three outcomes to achieve Our vision for Hamilton Kirikiriroa is the best place to live and work with connected, vibrant, and prosperous communities (see pages 20-25 of **Attachment 1**) are:
 - i. Grow up and out from the central city;
 - ii. Grow along transport corridors;
 - iii. Support the development of quality greenfield neighbourhoods.
6. Public consultation on the draft HUGS opened on 18 October 2022 and closed on 20 November 2022.
7. Staff followed the Special Consultative Procedure outlined in Section 83 of the Local Government Act 2002 (outline later in his report and **Attachment 2** - Draft Hamilton Urban Growth Strategy: Submission Insights Report for a summary of the HUGS consultation).
8. A meeting of the Regulatory and Hearings Committee was held on 5 December 2022 to hear verbal submissions on the draft HUGS. Immediately following the hearing, the Regulatory and Hearings Committee Members guided staff in the matters to be addressed. These were discussed on 1 February 2023 at an open briefing with staff, which resulted in the following recommended updates:
 - i. Introduce key consideration to “Grow Well”. The additional key consideration to Grow Well would:
 - a. Align with “Our vision for Hamilton Kirikiriroa” and existing strategies;
 - b. Speak to housing affordability and reference Council’s Housing Strategy;
 - c. Outline the need for improved access to arts and creativity choices;
 - d. Drive the creation of a city that people want to live, work, and play in;
 - e. Drive better urban design outcomes.
 - ii. Remove reference to 70% of growth through intensification while enhancing the language in Outcome One to focus on:
 - a. Compact urban form;
 - b. Prioritise investment in the Central City first to deliver transformative outcomes;
 - c. Focused delivery of high amenity intensification.
 - iii. Minor updates and additions, for example corrections to maps.
9. HUGS is about employment growth as well as homes. The current 2021 Housing and Business Capacity Assessment (HBA) outlines how Hamilton has sufficient residential, retail, commercial and industrial capacity to meet demand. Investment in the Central City prioritised through Outcome One will increase our residential, retail and commercial capacity. However, high uptake, land constraints and, high interregional demand for industrial land has prompted a follow-up investigation into industrial land supply in the sub-region. This is currently underway to inform the upcoming 2024 HBA.

10. Following the formal consultation period and hearing of the verbal submissions, Council must now deliberate on the matters raised by submitters. Changes to the draft HUGS must respond to issues raised.
11. Following deliberations, staff will work with the Chair and Deputy Chair of the Strategic Growth and District Plan Committee to implement the deliberations resolutions and update the strategy. The revised HUGS will be brought back to the 20 April 2023 meeting for adoption.
12. An adopted HUGS will then inform the upcoming 2024 Long Term Plan alongside other Council strategies such as Access Hamilton, Our Climate Future and Nature in the City.
13. The recommendations of this report are within existing approved budgets and comply with the Council's legal and policy requirements.

Background - *Koorero whaimaarama*

14. The current HUGS is over 10 years old. It focused the city into four growth approaches. These old approaches were:
 - i. **Growth Approach 1:** Over the next 10-20 years, approximately 50% of Hamilton's new dwellings will be increasingly provided through regeneration of existing parts of the city. It is recognised that this will not be appropriate for all areas. Therefore, this regeneration will focus in and around key nodes including the CityHeart, transport hubs, suburban centres and areas of high public amenity such as parks and the river.
 - ii. **Growth Approach 2:** The commitments to developing the remainder of Rototuna and Stage 1 of both Peacocke and Rotokauri remain. The development of Rototuna and Stage 1 of both Peacocke and Rotokauri will include greater choice in living environments, for instance, more compact type developments in key areas such as town centres or around parks and open spaces.
 - iii. **Growth Approach 3:** To prioritise the residential growth area of Peacocke in the longer term.
 - iv. **Growth Approach 4:** To enable the development of a high technology, innovation precinct in Ruakura – beginning development within the decade in the area around the existing innovation Park and subsequently releasing additional land for more general employment needs.
15. Since the last HUGS was adopted, a lot has changed. In the last 10 years, the city has grown by:
 - i. 32,000 people
 - ii. 12,500 homes
 - iii. 4,000 businesses.
16. Since then, about half of Hamilton's growth has occurred in existing urban areas (infill), with the other half in new areas on the periphery of the city (greenfield). The greenfield growth has primarily been in Rototuna, with the infill growth spread across the city.
17. Our city now has approximately 60,000 homes, housing around 180,000 Hamiltonians. We expect that over the next 50 years these numbers will increase to around 120,000 homes for about 310,000 people.
18. Our focus has also shifted since the last HUGS was adopted; we now have a renewed focus on the social, economic, cultural, and environmental wellbeing of our city. Our increased focus to protect and enhance the Waikato River, and our better understanding of climate change are also reflected through the draft HUGS.

19. Central Government has also set out new requirements for cities to grow up as well as out through the National Policy Statement on Urban Development 2020 (NPS-UD) and the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021 (HSAA).
20. A revised HUGS is needed to guide where, when and how our city will grow over the next 50 years to guide investment that supports wellbeing outcomes.
21. It will help us deliver well-functioning communities and deliver on our responsibilities under the NPS-UD and the Enabling Housing Supply Act, subregional strategic direction set in Futureproof and the Hamilton-Waikato Metropolitan Spatial Plan (MSP).

Process for developing the draft HUGS

22. The Strategic Growth Committee resolved to review HUGS, approved the scope of the HUGS review and budget, and approved the draft out-of-boundary development principles at the 18 February 2021, 30 March 2021 and 20 May 2021 Committee meetings.
23. The HUGS review included the following pieces of work:
 - i. Developing a set of principles that guide decision making on opening out-of-sequence or out-of-boundary areas for development;
 - ii. Reviewing the Urban Growth Strategy for land within Hamilton city boundaries and future urban land near the boundaries, for up to 50 years, with a focus on the four wellbeings;
 - iii. Modelling, research and analysis;
 - iv. Engagement, including a Special Consultative Process; and
 - v. Developing a high-level roadmap of actions.
24. The following pieces of work were out of scope of the HUGS review:
 - i. Changes to other existing strategies, policies and plans;
 - ii. Preparing detailed infrastructure funding plans and costs;
 - iii. A full and detailed implementation plan;
 - iv. Implementing the strategy;
 - v. Land use planning and structure planning; and
 - vi. Visualisation and interactive GIS platforms and associated technology.
25. To inform the long-term vision for Hamilton's growth, the evidence basis of the HUGS review draws on existing:
 - i. planning (local, regional, Government);
 - ii. infrastructure (Traffic Light Assessments);
 - iii. funding/financing, growth modelling; and
 - iv. wellbeing information.
26. As part of the HUGS modelling, research and analysis work, staff have completed area assessments (otherwise known as a Multi Criteria Analysis or MCA). This assessment considered important factors such as:
 - i. climate change;
 - ii. protecting valuable land and resources;
 - iii. implementability;
 - iv. improved liveability;
 - v. improved access; and
 - vi. serviced land and infrastructure capacity.

27. The results of this work, along with Elected Member and key stakeholder engagement, contributed toward the HUGS outcomes.
28. The project team engaged closely with key stakeholders and partners including iwi, neighbouring councils, Future Proof partners and central government agencies.
29. The Elected Member HUGS Reference Group provided valuable direction for the strategy and for the technical stakeholder workshops. Cllrs Macpherson, Hamilton, van Oosten, Thomson, Pascoe, Gallagher and Maangai Whetu comprised the HUGS Reference Group, which has guided the HUGS review.
30. A comprehensive update was reported to the [31 March 2022 Strategic Growth Committee meeting](#) (Item 11 - Open Information Only Reports).
31. A HUGS/District Plan Elected Member bus tour was held on 20 June 2022 to visit some areas inside the city to view them from an urban design and streetscape perspective. This site visit was requested by Councillor Gallagher and supports the HUGS work as well as District Plan Change work. Those present gained a good understanding of the challenges and opportunities arising from intensification and what we as a council can influence. The bus tour highlighted the importance of planning and funding infill growth appropriately to mitigate the effects that increased density brings.

The Out-of-Boundary Principles

32. The draft out-of-boundary development principles were delivered in May 2021 and have been sent to developers and/or landowners as part of the ongoing discussions with these parties about their respective emerging area opportunities. It is worth noting that there are other considerations relating to these areas such as the National Policy Statement: Highly Productive Land and the Future Proof out-of-sequence and unanticipated developments criteria (page 65 of the [Future Proof Strategy](#)). The out-of-boundary principles have been included in the draft HUGS (page 27 of **Attachment 1**).

Key Considerations that informed the strategy

33. The strategic direction for HUGS is informed by the vision, outcomes, and priorities adopted and evolved from existing planning and policy direction. HUGS aligns with the vision and priorities set out in The Long-Term Plan. This vision is centred around five priorities:
 - i. A city that's easy to live in;
 - ii. A city where people thrive;
 - iii. A central city where people love to be;
 - iv. A fun city with lots to do;
 - v. A green city.
34. Along with the Council's vision and priorities, several key considerations were considered when drafting HUGS. These include:
 - i. The health and wellbeing of the Waikato River;
 - ii. Our Environment;
 - iii. Climate Change;
 - iv. Improved Travel Choices;
 - v. Working with our Neighbours.

Details of the 'key considerations' are set out on pages 12 -17 of HUGS **Attachment 1**: Draft Hamilton Urban Growth Strategy.

HUGS alignment with District Plan Change 12, Futureproof and other Council strategies

35. During the review of HUGS, Central Government reset the rules for how big cities can grow and introduced two pieces of legislation that directed councils how they must make that happen. These were the National Policy Statement: Urban Development (**NPS-UD**) and the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021 (**HSA**). To respond to these government directives Council initiated Plan Change 12 (**PC12**) to the Hamilton City Council Operative District Plan. These changes will enable more housing, and higher density housing in residential zones.
36. HUGS has been developed so that its three outcomes align with PC12. Outcome one especially aligns with Plan Change 12 as the geographic area of the central city and surrounding areas is mirrored in both documents.
37. Some of the technical work used to inform PC12 was also used to inform HUGS, for example the Infrastructure Traffic Light Assessments.
38. The additional development rights conferred through PC12 is likely to lead to a greater share of growth occurring in existing areas of our city, through smaller section sizes and higher density housing typologies for example attached (eg townhouses) and vertically attached dwellings (apartments).
39. The Metro Spatial Plan (MSP) is now embedded into the Futureproof Strategy; HUGS is aligned to MSP and reflects the boundary-less approach to considering Hamilton's long-term growth.
40. Transport and three-waters business cases have been developed to deliver the MSP and realise the benefits of the Futureproof Strategy. The Transport Programme Business Case establishes transport interventions to promote compact urban form. These interventions promote the integration of both land use and transport interventions to achieve equitable access, tackle our climate challenges and embrace kaitiakitanga across the sub-region. While all the HUGS outcomes align with the interventions identified in the business case, *Outcome 2: Grow along transport corridors* especially incorporates them.
41. HUGS is also aligned to other key Council strategies including the Open Spaces Strategy (under review), Our Climate Future, Access Hamilton, Community and Social development strategy (under development), and Nature in the City strategy.

The Draft Strategy and Consultation

42. The draft HUGS is in **Attachment 1**.
43. The Strategic Growth Committee approved the three outcomes of the draft HUGS and delegated authority to the General Manager Growth and Chair and Deputy Chair of the Strategic Growth Committee to finalise and approve the draft HUGS and its Statement of Proposal for consultation at the [26 July 2022 meeting](#).
44. The draft HUGS proposes three outcomes to achieve our vision that Hamilton Kirikiriroa is the best place to live and work with connected, vibrant, and prosperous communities.
 - i. Grow up and out from the central city;
 - ii. Grow along transport corridors;
 - iii. Support the development of quality greenfield neighbourhoods.
45. Pre-consultation on the draft strategy was undertaken with our partners such as Iwi, neighbouring councils and central government agencies who contributed to the development of the draft HUGS.

46. The public consultation period ran from 18 October 2022 to 20 November 2022. Staff followed the Special Consultative Procedure outlined in Section 83 of the Local Government Act 2002. Consultation documentation was available at the libraries, in the municipal building foyer and [online](#).
47. At the [17 November 2022 Council meeting](#), staff advised the Council on the process to hear verbal submissions on the draft HUGS.
48. As part of the consultation, people were asked how they felt about the three outcomes and their reasons for supporting or not supporting them.
49. Council received a total of 91 responses, 60 from individuals (66% of submissions) and 31 from organisations, groups, or businesses (34% of submissions). A majority of the 31 organisations and groups were supportive of HUGS though would like amendments to be made.
50. The most commonly identified themes from **organisations** (in descending order) were:
 - i. Give consideration to the environment as Hamilton grows (e.g., consider the impact on the river, on climate change, and biodiversity);
 - ii. Support growth up and out from the central city;
 - iii. Support encouraging active modes of transportation, and the use of public transport, (to allow for less reliance on cars) in the design of how Hamilton grows; and
 - iv. Support growth along transport corridors.
51. Of the 60 responses received from individuals, most people supported the outcomes proposed by the draft HUGS.
52. The most commonly identified themes from **individuals** (in descending order) were:
 - i. Concern regarding lifestyle factors;
 - ii. Support growth up and out from the central city; and
 - iii. Support encouraging active modes of transportation, and the use of public transport, (to allow for less reliance on cars) in the design of how Hamilton grows.
53. **Attachment 2** - Draft Hamilton Urban Growth Strategy: Submission Insights Report contains a summary of the submissions. All written submissions can be viewed online [here](#).
54. A meeting of the [Regulatory and Hearings Committee](#) was held on 5 December 2022 to hear verbal submissions on the draft HUGS. The verbal submitters heard were:
 - i. Roger Stratford
 - ii. Jeremy Mayall (Creative Waikato)
 - iii. Suzanne O'Rourke and Mark Crisp (Fonterra Limited)
 - iv. Katrina Andrews representing for Hannah Craven (Waikato Regional Council)
 - v. Simon Gascoigne (GoEco)
 - vi. Roderick Francis
 - vii. Martin Toop
 - viii. Phil Evans (Bike ACTION Hamilton)
 - ix. Naomi Pocock (The Opportunities Party)
 - x. Kathryn Drew (Waikato Regional Airport Ltd & Titanium Park Ltd)
 - xi. Jackson Bull & Jason Adams (CDL Land New Zealand Limited)
 - xii. Iain White (Hamilton Arts Trust)
 - xiii. Brendon Hewett and John Webb (Chedworth Properties Limited)
 - xiv. Thomas Gibbons representing for Ben Tyson (Te Awa Lakes)
 - xv. Melissa Smith (Bike Waikato)
 - xvi. Fraser McNutt (Templeview Retirement Village Ltd, Pragma Homes Ltd, SL1 Developers Group, Brymer Farms, WA).

55. Immediately following the hearing, the Regulatory and Hearings Committee Members guided staff in the matters to be addressed in this deliberations report. Key themes included:
- interest in Iain White's submission and alignment with the Arts Agenda;
 - housing affordability and alignment with Housing Strategy;
 - industrial land sufficiency and Housing and Business Capacity Assessment;
 - interest in 70% of growth being delivered through intensification.
56. Additionally, on 1 February 2023, Elected Members discussed the matters raised by the Regulatory and Hearings Committee at an open briefing with staff.

Discussion - *Matapaki*

57. Following the formal consultation period and hearing verbal submissions, Council must now deliberate on the matters raised by submitters. Changes to the draft HUGS must respond to issues raised. This process is not about starting HUGS anew but making refinements and improvements.

58. **Table 1: Deliberation matters and recommendations**

#	Change	Matter raised	Staff recommendation
i)	Introduce key consideration to "Grow Well"	<p>Submitter theme: HUGS should put more of a focus on quality of life (wellbeing) improvements for Hamiltonians.</p> <p>HUGS needs to clearly convey that the wellbeing for our people is at the heart of decision making and explicitly link growth to a clear quality of life offering.</p>	<p>Introduce key consideration to "Grow well".</p> <p>The additional key consideration to "Grow well" would:</p> <ul style="list-style-type: none"> Align with "Our vision for Hamilton Kirikiriroa" and existing strategies Speak to housing affordability and reference Council's Housing Strategy Outline the need for improved access to arts and creativity choices Drive the creation of a city that people want to live, work, and play in Drive better urban design outcomes <p>This addition strongly aligns with Council's approach to delivering wellbeing outcomes</p>
ii)	Amendments to Outcome 1: Grow up and out from central city	<p>Submitter theme: Questioned if HUGS should be specific in seeking to achieving 70% of growth through intensification.</p> <p>Outcome one "Grow up and out from the central city" was strongly supported by consultation.</p> <p>The development environment is tending toward more intensification which, when done well, delivers on our key considerations. Broader intensification trends should be signalled through HUGS.</p>	<p>Staff recommendation: Remove reference to 70% of growth through intensification while enhancing the language in outcome one to focus on:</p> <ul style="list-style-type: none"> Compact urban form Prioritise investment in the Central City first to deliver transformative outcomes Focused delivery of high amenity intensification

iii)	Minor additions and updates	Minor additions and updates were raised by submitters, which staff recommend to improve the strategy.	<p>Amendment to key consideration “Climate change” to include “guide growth to not worsen known hazards”.</p> <p>Expanded employment text wording to include the recognition of the airport as current economic precinct.</p> <p>Update graphs and figures to reflect most up-to-date figures.</p> <p>Amend key transport corridors map to reflect Regional Land Transport Plan finalised map.</p> <p>Amendments to the HUGS map to recognise the airport.</p>
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Next steps

Adoption process

59. Following deliberations, staff will work with the Chair and Deputy Chair of the Strategic Growth and District Plan Committee to update HUGS to reflect the deliberations resolutions from this meeting.
60. The revised HUGS will be brought back to the 20 April 2023 meeting of the Strategic Growth and District Plan Committee for adoption.

Strategy led 2024 Long Term Plan

61. The adopted HUGS will then inform the upcoming 2024 Long Term Plan alongside other Council strategies such as Access Hamilton, Our Climate Future and Nature in the City.
62. HUGS is a 50-year strategy because planning for the growth of a city is long term. While it will influence our upcoming decision making and investment prioritisation, it will take time to realise HUGS’ vision for the city.
63. HUGS is important to have in place to guide growth and investment decisions for other entities also planning for growth, such as Three Waters Entity B.
64. HUGS will also serve as an important tool to support central government and external funding opportunities. For example, our previous HUGS played a key role in securing Council’s share of the Housing Infrastructure Fund (HIF) for Peacocke.

Future Proof Future Development Strategy

65. Over the next 12 months the Future Proof Strategy will be further updated to meet the Future Development Strategy (FDS) requirements of the National Policy Statement: Urban Development 2020 (NPS-UD). The FDS revision to the Future Proof Strategy must be prepared in time to inform, or at the same as, the preparation of the 2024 Long Term Plan.
66. HUGS will help inform the development of the FDS – an update to our regional growth strategy. The FDS will involve additional work regarding infrastructure and will be informed by the programme business case work underway to identify transformational three waters and transport infrastructure and service requirements.

Ongoing monitoring and review

67. As we plan for a bigger city, we will continue to monitor how quickly we grow. We will adapt our approach to match this growth. Part of this monitoring includes the Housing and Business Capacity Assessment (HBA), a Central Government requirement under the NPS-UD.

68. The HBA is an assessment of the demand for housing and business land in urban environments, and the development capacity that is sufficient to meet that demand in the short, medium and long term. This is undertaken every 3-years. The HBA for Hamilton assesses the Waikato sub-regional supply-demand and is completed by Market Economics for the Future Proof partners. This is the official assessment of Hamilton's land sufficiency by type.
69. The 2021 HBA established that Hamilton at the time had sufficient residential, retail, commercial and industrial capacity to meet demand plus a margin in the short, medium and long term time horizons out to 30-years.
70. However, high uptake, land constraints and, high interregional demand for industrial land has prompted a follow-up investigation into industrial land supply in the sub-region. This is currently underway to inform the upcoming 2024 HBA.
71. The Future Proof partners are currently working on an update to incorporate new information and make some improvements following a review of our current HBA. These include:
 - i. Updating our plan-enabled capacity to reflect PC12;
 - ii. Industrial land investigations;
 - iii. Infrastructure capacity.
72. The assessment of whether HUGS needs a revision or is fit for purpose will occur at least every three years. More frequent (three yearly) minor tweaks are preferred over less frequent (10+ year) significant reviews.

Financial Considerations - *Whaiwhakaaro Puutea*

73. The recommendations of this report are within existing approved budgets.

Legal and Policy Considerations - *Whaiwhakaaro-aa-ture*

74. Staff confirm that the staff recommendation complies with the Council's legal and policy requirements.
75. While this report does not require an assessment under the Climate Change Policy, the HUGS review has been developed and aligned with the Council's long-term strategy to address climate change – [Our Climate Future: Te Pae Tawhiti o Kirikiriroa](#).

Wellbeing Considerations - *Whaiwhakaaro-aa-oranga tonutanga*

76. The purpose of Local Government changed on the 14 May 2019 to include promotion of the social, economic, environmental and cultural wellbeing of communities in the present and for the future ('the 4 wellbeings').
77. The HUGS review has been evaluated in terms of the 4 wellbeings during the process of developing this report as outlined below. It is important to note these wellbeing considerations are not specific to only the matters in this report but the project as a whole.

Social

78. The reviewed HUGS may contribute towards social wellbeing outcomes by:
 - i. providing strategic direction and a framework that will contribute towards delivery of competitive land markets to address housing affordability;
 - ii. enabling funding and delivery of community amenity at the right time to support new and existing communities, for example schools, parks, playgrounds and community facilities; and
 - iii. assisting with increased community understanding and support for new models of living, for example intensification.

Economic

79. As Hamilton continues to grow, we must create opportunities to allow residents to thrive in their jobs and lives. Hamilton is increasingly attracting both residents and businesses. This provides opportunities for an attractive lifestyle, based on a vibrant city that's easy to live in, which means more and more people will want to be here.
80. The reviewed HUGS may contribute towards economic wellbeing outcomes by:
 - i. enabling better long-term investment decisions on how and where our city will grow;
 - ii. reducing the time between zoning of land, and funding and delivery of strategic infrastructure;
 - iii. improving flexibility to respond to or decline out-of-sequence growth opportunities;
 - iv. planning and enabling land for jobs; and
 - v. increased innovative external funding of infrastructure through partnerships, private developer agreements or alternative infrastructure funding and financing solutions.

Environmental

81. To respond to future generational needs and environmental impacts of climate change, Hamilton must become a more sustainable city by challenging the way the city grows.
82. The reviewed HUGS may contribute towards economic wellbeing outcomes by:
 - i. providing a preferred urban form and growth strategy that responds and aligns to climate change policy, actions, and targets; and
 - ii. providing a preferred urban form and growth strategy that supports existing internal and external environmental strategies, for example Nature in the City, Te Ture Whaimana o Te Awa o Waikato, and Waikato-Tainui Environmental Plan.

Cultural

83. Effective partnership with iwi is integral to the success of the HUGS review.
84. We respect the special status of Tangata Whenua, are committed to the principles of Te Tiriti O Waitangi and further Maaori aspirations through building mana-enhancing partnerships.
85. The revised HUGS will deliver against wellbeing outcomes and priorities identified in 'He Pou Manawa Ora – Pillars of Wellbeing'.
86. The HUGS review places a high level of importance on the Vision and Strategy for the Waikato River when prioritising growth outcomes.

Risks - *Tuuraru*

87. There are no known risks associated with the decisions required for this matter.

Significance & Engagement Policy - *Kaupapa here whakahira/anganui*

Significance

88. Given the requirement to consult, staff have not considered the key considerations under the Significance and Engagement Policy to assess the significance of the matter(s) in this report.

Engagement

89. The purpose of this report is to amend HUGS based on community engagement.
90. Pre-consultation was undertaken with our partners such as Iwi, neighbouring councils and central government agencies and this pre-engagement contributed to the formation of the draft HUGS.

91. The public consultation period ran from 18 October 2022 to 20 November 2022. Staff followed the Special Consultative Procedure outlined in Section 83 of the Local Government Act 2002
92. Some community views and preferences are already known/becoming known to the Council through other recent related consultation Council has undertaken on Plan Change 9 – Historic Heritage and Natural Environment, and Plan Change 12 – Enabling Housing Supply. Staff are aware of the high-level themes from the feedback on these plan changes and have kept these at the forefront of their mind while preparing the HUGS deliberations report.

Attachments - *Ngaa taapirihanga*

Attachment 1 - Draft Hamilton Urban Growth Strategy

Attachment 2 - Draft Hamilton Urban Growth Strategy: Submission Insights Report

DRAFT:

Hamilton Urban Growth Strategy

Te Rautaki Tupu Taaone o Kirikiriroa

October 2022



**Hamilton
City Council**
Te kaunihera o Kirikiriroa



Contents

The changing shape of Hamilton Kirikiriroa	4
Strategy on a page	8
Vision and purpose	10
Key considerations as we grow	12
The health and wellbeing of the Waikato River	12
Our environment	12
Improved travel choices	14
Climate change	15
Working with our neighbours	16
Outcomes	20
Grow up and out from the central city	20
Grow along transport corridors	22
Support the development of quality greenfield neighbourhoods	24

The changing shape of Hamilton Kirikiriroa

He piko he taniwha
At every bend a guardian



Hamilton Kirikiriroa is growing up.

As a teenage city, we’re finding our identity as a vibrant hub within the Waikato region as more people want to call our river city home. We’re an increasingly attractive place to do business, with many of the benefits of big-city living, while remaining more affordable and easier to live in than other centres.








Located at the heart of the Waikato, Hamilton Kirikiriroa is New Zealand’s fourth most populous city, yet we’ve got a footprint of just 110km². We’re a thriving city located within the golden triangle where more than half of New Zealand’s population live and two-thirds of its recent population growth has occurred. Our prime location and accessibility enables key freight and transport links which bring opportunities for growth and makes us a prime candidate to become a model city for New Zealand.

Over the last ten years our city has experienced significant growth and this is projected to continue. Our neighbouring districts Waipaa, Waikato and Matamata-Piako are also expected to grow. Many of their residents will commute to Hamilton for work, goods and services, and leisure.

This growth does not come without its challenges. External pressures such as housing affordability, climate change, infrastructure funding and central government reform are all playing a part in how we plan for growth. We know the fundamentals are strong for our city. We continue to see a bright future for Hamilton and the wider area, and we continue to plan and invest accordingly.

Our population growth is not a tap we can simply turn off. Our thriving economy, relative housing affordability and commercial opportunities will continue to attract people who want to live here, and businesses that want to be based here. We need to embrace the opportunities growth brings, by investing in the right places at the right time. Our city is at the heart of an ambitious, smart and progressive region and we know how we manage this growth will define us for years to come.

Key

-  Ruakura Superhub
-  Ports
-  Airports
-  Connecting State Highways
-  Train line
-  Golden triangle
-  Future Proof area outline



Our city currently has around **60,000** homes for around **180,000** people. It's projected that over the next **50 years** these numbers will double to around **120,000** homes for about **310,000** people.

Our **\$12 billion** economy made up **41%** of the Waikato's **\$29.5 billion** GDP in 2021 and provided **43%** of the jobs across our region.

As we plan for a bigger city, we will continue to **monitor** how quickly we grow. We will **adapt** our approach to match this growth.

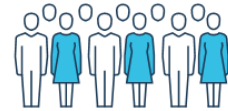
Estimated growth

Population

180,000
2022



310,000+
2070



Estimated growth

Housing

60,000
2022



120,000+
2070



Estimated growth

GDP

\$12
billion
2022



\$20+
billion
2070

Estimated growth

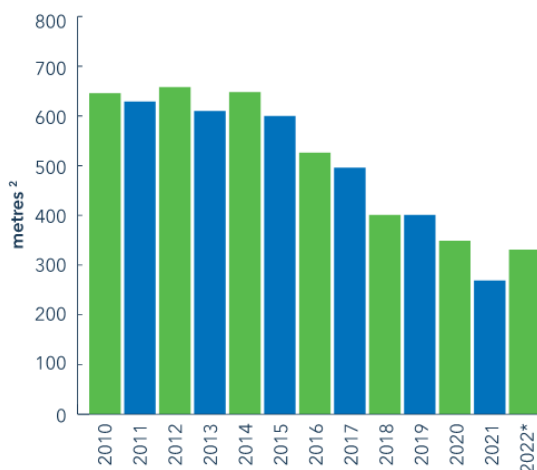
Jobs

100,000
2022

160,000+
2070

How the development of our city has changed

Median new freehold section size from 2010 - 2022



* Partial year data

Estimated growth figures have been rounded

How the development of our city has changed

New homes by type for 2010 - 2022



* Partial year data

The changing shape of Hamilton



Note:
This map shows a snapshot of the City's boundaries over time. It does not show every boundary change that has occurred.
Current population has been rounded up from the Statistics New Zealand estimate.

OUR VISION:

**Hamilton Kirikiriroa
is the best place to
live and work with
connected, vibrant
and prosperous
communities**

OUTCOMES:

- 1** Grow up and out from the central city
- 2** Grow along transport corridors
- 3** Support the development of quality greenfield neighbourhoods

**KEY CONSIDERATIONS AS WE GROW:**

The health and wellbeing
of the Waikato River



Improved
travel choices



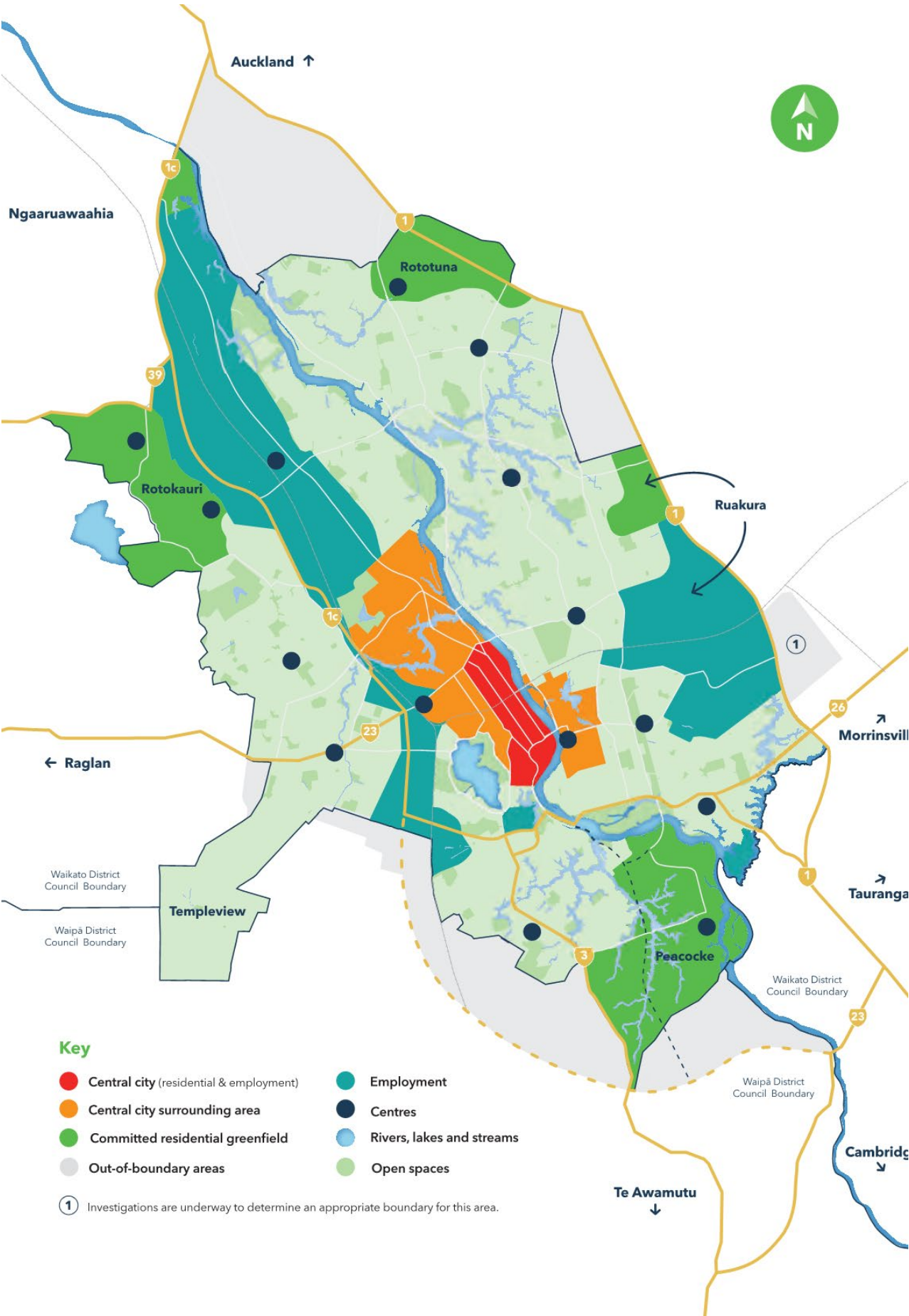
Working with
our neighbours



Climate change



Our environment





Vision and purpose

OUR VISION:

Hamilton Kirikiriroa is the best place to live and work with connected, vibrant and prosperous communities

Kaaore he taaone pai ake i Kirikiriroa hei nohonga, hei waahi mahi tahi ki ngaa hapori whitawhita me ngaa ha

Purpose

This Strategy guides where, when and how Hamilton Kirikiriroa will grow. It's about homes and jobs.

It is a refreshed approach to managing our urban growth for the next 50 years. It will help us deliver communities that improve the wellbeing of Hamiltonians.

Our role in growth is to enable more homes and jobs, ensure there is a pipeline of land supply

and support the wellbeing of our communities. We do this in collaboration with our Future Proof partners, through strategic integrated land use and transport planning, provision of infrastructure, infrastructure funding and financing and by partnering with developers, iwi and key stakeholders.



How we got here

This Strategy was developed with our key stakeholders and partners, taking direction from national and regional policies and initiatives. Important factors such as climate change, the impact on the Waikato River and accessibility were considered to determine which growth areas should be prioritised.

We've been guided by the principles of Te Tiriti o Waitangi including having open and welcoming discussions, working in partnership with iwi, being conscious of our environment and honouring our shared responsibility as guardians of te whenua (the land).

This Strategy is not a standalone document. It sits within the wider context of our other strategies including He Pou Manawa Ora: Pillars of Wellbeing, Access Hamilton: Ara Kootuitui Kirikiriroa, Our Climate Future: Te Pae Tawhiti o Kirikiriroa, Nature in the City, Open Space Strategy, Play Strategy and Housing Strategy which together help us shape a vibrant Hamilton.

Over the last ten years the city has grown by:

33,000
people



11,000
homes



3,000
businesses



**We're a young city
with a median age of**

33

Key considerations as we grow



The health and wellbeing of the Waikato River

The Waikato River is at the heart of Hamilton Kirikiriroa. It supports life throughout the city and region, it is central to our culture and has shaped the form of our city. As we continue to grow, we must put the health and wellbeing of the River at the heart of everything we do.

As our city grows, this means:

- promoting investment that protects and restores the Waikato River and delivers on our obligations under Te Ture Whaimana o Waikato, the vision and strategy for the Waikato River
- helping our communities conserve water through new ways in how we plan and manage our drinking water
- targeting growth in areas serviced by, or planned to be serviced by, high-quality three waters (drinking water, wastewater, stormwater) infrastructure.

Te Ture Whaimana is the primary direction setting document for activities that affect the Waikato River. It encompasses the vision for a future where a healthy Waikato River sustains abundant life and prosperous communities who, in turn, are all responsible for restoring and protecting the health and wellbeing of the Waikato River, and all it embraces, for generations to come.





Our environment

Nature plays an essential role in economic, environmental, cultural and social wellbeing of our city.

The more vibrant and healthy nature is, the more these benefits are multiplied. Hamilton Kirikiriroa is rich with gully networks that flow to the Waikato River and is home to native birds and other unique species such as the native pekapeka-tou-roa (long-tailed bat). As we grow it's important that we balance the need for housing alongside the need to protect and enhance our biodiversity. It's also important that we make the best use of our limited natural resources such as water.

As our city grows, this means:

- protecting and restoring our existing open spaces and gullies
- protecting and creating multi-purpose green spaces that improve water quality, resilience (to heat and flooding), biodiversity and amenity

- enabling the city to grow up to reduce the need for new greenfield growth areas
- working with our neighbouring councils and partners to ensure areas of ecological and conservation value are identified and protected in the future.

Our Nature in the City strategy sets our goal to increase our native vegetation cover from 2% to 10% by 2050. That's hundreds of thousands of plants across more than 1000 hectares to be restored.



Hamilton Urban Growth Strategy - Te Rautaki Tupu Taaone o Kirikiriroa - Draft 13



Improved travel choices

Hamilton Kirikiriroa aspires to be a 20-minute city, allowing people to meet most of their daily needs by walking from their home, in pleasant surroundings, and with safe, easy, access to other parts of the city by biking, using micro-mobility or public transport.

As our city grows, this means:

- targeting growth in areas where more of people's daily needs can be met
- ensuring new communities deliver 20-minute city principles from establishment
- people have genuine options so they can choose to travel by modes other than car such as on bike, by bus or by using micro-mobility devices.

Access Hamilton: Ara Kootuitui Kirikiriroa is our transport strategy. It guides how our transport network can enable everyone to connect to people and places in a safe, accessible and smart ways.





Climate change

Climate change is one of the greatest challenges of our time. The impacts of climate change are already being felt in our city and without immediate action, they will intensify - affecting the wellbeing of both current and future Hamiltonians.

Climate change will continue to impact the livelihoods of our community and the urban living experience in our city. For Hamilton Kirikiriroa, this means more extreme weather events, more and longer droughts, and heavier periods of rainfall. Our approach to growth therefore needs to enable our city to reduce carbon emissions while adapting to the changing climate to improve our resilience.

As our city grows, this means:

- creating a more compact city
- making decisions that support a low-carbon future in line with our emissions reduction targets

- enabling growth of homes and jobs in areas that can easily access public and/or active transport modes
- guiding growth that builds our resilience to climate change impacts, such as avoiding areas where there are flooding and other natural hazards.

Our Climate Future: Te Pae Tawhiti o Kirikiriroa is our climate change strategy. It guides how we will reduce emissions, enable low-carbon living, and create a city that is prepared for Hamilton's changing climate.





Working together with our neighbours

Hamilton Kirikiriroa is at the heart of the sub-region. It serves as an important urban hub with people travelling into the city each day for work and other services.

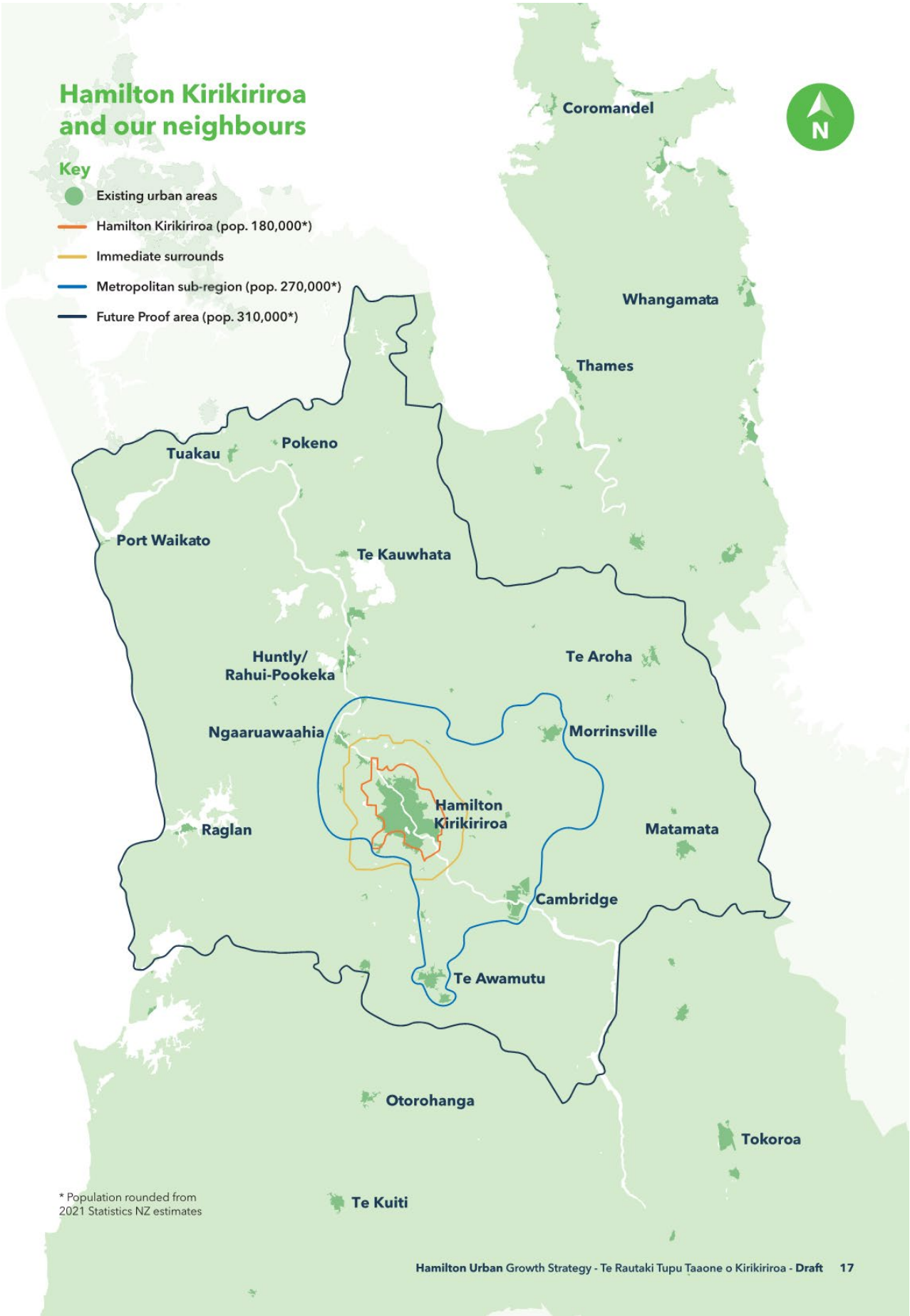
Many of the people living in nearby settlements and towns such as Cambridge, Te Awamutu, Morrinsville and Ngaaruawaahia access the services or work within Hamilton Kirikiriroa. We plan and invest to unlock the potential of the region by collaborating with our key Future Proof partners.

Future Proof is a partnership between local authorities, iwi and central Government agencies, set up to consider how the sub-region should develop into the future. The partners work together to consider the important issues that affect us now and over the next 30 years.

We work with our neighbours to meet our responsibilities under the National Policy Statement on Urban Development (NPS-UD), Urban Growth Agenda, Hamilton-Waikato Metropolitan Spatial Plan (MSP) and to plan sub-regional infrastructure solutions.

Future Proof has undertaken business case work to identify long-term investments and associated benefits in relation to transport and three waters for our growing sub-region. Many of the recommendations from the business case work identify Hamilton Kirikiriroa as playing a key role in helping to realise these benefits, particularly for transport and wastewater.





What about jobs?

Our central city has capacity for retail and office growth.

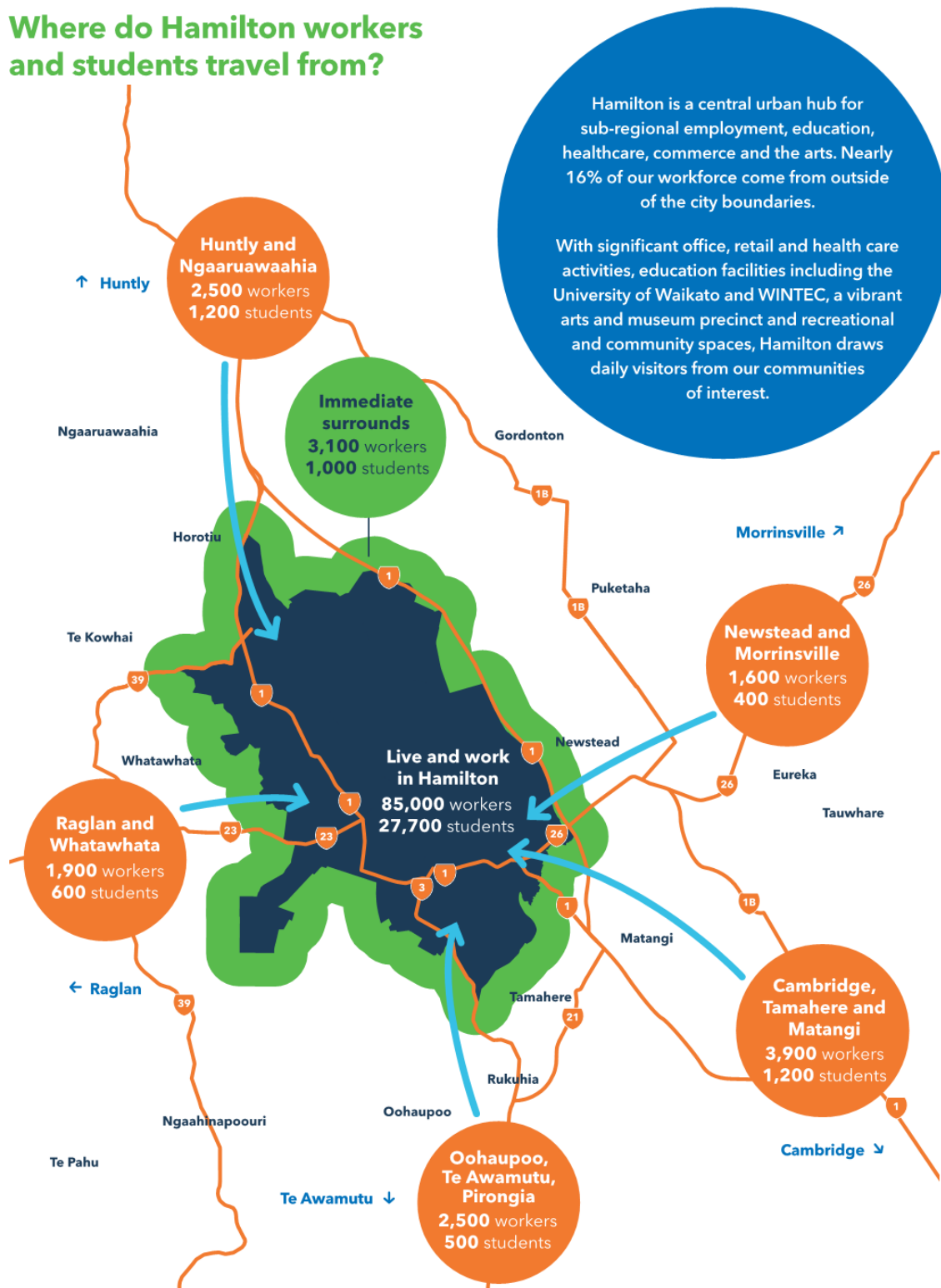
While the existing industrial areas like Frankton, Te Rapa and Rotokauri have some capacity to accommodate growth, Ruakura will become one of Hamilton Kirikiriroa's most important future industrial growth areas. It will complement the wider Te Rapa industrial corridor and the emerging Airport economic precinct. The transport connections this growth area has means it will thrive as an interregional hub for freight and logistics.

The city will enable existing businesses to flourish, new ones to establish and attract new businesses to Hamilton. Job growth and employment opportunity is fundamental to achieving a prosperous economy and thriving city. To do this, the city will ensure land availability aligned to business need, and the provision of world-class infrastructure services and transport networks.



18 Hamilton Urban Growth Strategy - Te Rautaki Ahu Taone o Kirikiriroa

Where do Hamilton workers and students travel from?



Source: Statistics New Zealand and Infometrics,
Ministry of Education primary and secondary enrolment data

1

Outcomes

Grow up and out from the central city

Over the past decade the city has seen significant increases in the level of intensification throughout the city.

Currently, about half of the city's growth occurs in infill areas. This demonstrates the coming of age of Hamilton Kirikiriroa as a metro centre with new and existing residents appreciating the benefits of compact city living. In the long term, the goal is to support 70% of growth through intensification of existing urban areas.

To move towards this goal, we're prioritising our infrastructure investment in the central city. This will see us supporting the redevelopment of areas to promote high-density growth with a range of housing choices, high-amenity environments, excellent access to jobs, services, education, parks and open spaces and community facilities. Over time, we'll take a staged approach to enabling intensification in other nearby centres and suburbs close to the central city.

Our focus areas:

- prioritise growth investment to enable development in the central city and surrounding areas including Maeroa and Whitiara

- support achieving 70% intensification over the long term
- collaborate with public and private sector partners to unlock opportunities for a range of housing options in the central city
- work with communities and our partners, like Kāinga Ora, to help shape redevelopment that delivers well-housed, flourishing and connected communities.

What this will look like:

- more people living and working in the central city
- higher densities and taller buildings; our city is growing up
- increased business attraction and economic growth
- regeneration of existing urban communities with improved wellbeing outcomes for the whole community
- more infrastructure upgrades in and around the central city.

Intensification means more people living and working more closely together. It also means more homes at greater heights, a mix of housing types and a focus on townhouses and apartments.

It opens up opportunities for people to choose what type of home they want and where. It plays a part in improving housing affordability, delivering our 20-minute city aspirations and meeting our emissions reduction obligations. The most vibrant, diverse and exciting part of a city is often its centre where density (the number of homes or jobs by area) is highest and there is the greatest range of people, buildings, public spaces, facilities, services and choices.

More people interacting together in our central city will drive innovation and help build a cosmopolitan hub that serves as the centre of arts, culture and entertainment in the region.



2

Grow along transport corridors

As we grow it's important that we make our city easy to get around. Outside of the central city, we will promote investment, density and economic development along our key transport corridors.

For transport corridors to provide good public transport options and work really well, they need more people living close to them and more jobs at key points along them. Focusing housing and jobs along the key corridors defined in the Metro Spatial Plan (MSP) will improve travel choices, promote public and active transport usage and reduce dependency on cars.

As more people start to live in the newer areas of the city, such as Peacocke and Rotokauri, we need to make sure our existing networks and key transport corridors are able to offer the choice of travel by all modes of transport.

Our focus areas:

- enable and encourage intensification and mixed-used development at key transport interchanges

- take advantage of transport corridor upgrades to enhance three waters networks
- require greenfield developments to integrate with the rapid transit network.

What this will look like:

- more homes and jobs at key points along transport corridors
- easy to access the central city and surrounding areas from all areas by walking, biking and public transport
- easy to get around the city from new greenfield growth areas like Peacocke, Rotokauri and Ruakura through a range of travel choices.

Key transport corridors



Support the development of quality greenfield neighbourhoods

Hamilton Kirikiriroa is fortunate to have a good pipeline of greenfield growth areas which will one day be home for thousands of future Hamiltonians.

Our committed greenfield growth areas include Rototuna, Peacocke, Rotokauri-Northwest and Ruakura. Greenfield growth areas, while requiring significant investment to unlock, offer an opportunity to deliver great communities from the start.

For greenfield communities to deliver good community outcomes they must provide the following:

- increased diversity of housing typologies and local needs
- higher-density neighbourhoods that are supported by genuine transport options that are reliable, efficient and high quality
- support for emissions reduction by providing a range of travel choices. This includes networks of biking and micro-mobility infrastructure and appropriate public transport along key corridors to ensure connectivity with the wider city
- ample greenspace to increase biodiversity and protect the natural environment and the areas we value
- high-quality integrated land use that delivers environmental and water quality improvement, resilient communities and avoids natural hazards
- the right amount of amenity, play and recreation options that are in the right place and easily accessed
- neighbourhoods that are designed to celebrate Hamilton Kirikiriroa's unique sense of place. They have their own character and consider the underlying topography, local ecology and notable landscape features and are developed to protect and enhance the surrounding area
- vibrant local centres that provide opportunities for employment and services for the community.

What about additional greenfield growth areas?

Planning for long-term growth helps make sure there's enough land supply and supports affordability through competitive markets. Our growth planning has ensured that we have a plentiful supply of committed greenfield growth. Any additional greenfield growth areas, such as out-of-boundary developments, must enhance the overall wellbeing of current and future Hamiltonians and create quality communities.

Our out-of-boundary principles guide decision making for progressing unplanned or out-of-boundary greenfield growth areas. The principles set out expectations to developers, landowners and other key partners to ensure any new development areas contribute positively to achieving the city's vision.

Our focus areas:

- follow through on existing development commitments. Finish Rototuna and continue our work in partnership to enable the greenfield areas of Ruakura, Peacocke and Rotokauri-Northwest

- accelerate delivery through partnerships and innovative infrastructure funding and financing mechanisms
- continue to work with our Future Proof partners to plan collaboratively for long-term growth outside the city boundaries
- investigate peripheral areas identified in strategic land agreements to make sure we have growth opportunities that are aligned with the out-of-boundary principles.

What this will look like:

- Rototuna, Peacocke, Rotokauri-Northwest and Ruakura continue to grow into new communities, enabling homes for more than 50,000 people as well as jobs
- our greenfield growth areas are delivered in partnership and funded using innovative funding and financing tools
- any new areas are planned for and delivered in accordance with the out-of-boundary principles.



Hamilton Urban Growth Strategy - Te Rautaki Tupu Taaone o Kirikiriroa - Draft 25

Principles for out-of-boundary development

Any out-of-boundary development must enhance the overall wellbeing of current and future Hamiltonians and create quality communities by:

- ① **Delivering**
 - neighbourhoods where key services are close by and easily accessible
 - compact and accessible developments
 - alignment with key public transport corridors providing good access to the central city
 - affordable housing choices
 - sustainable and integrated infrastructure solutions
 - significant land value uplift for the benefit of the wider community
 - places to work, or quality connections to places of work
 - places for recreation
 - best-practice urban design.
- ② **Enhancing** Hamilton Kirikiriroa's economy
- ③ **Protecting** and recognising cultural heritage
- ④ **Responding** to climate change
- ⑤ **Growing** green areas and biodiversity
- ⑥ **Meeting** the costs of all infrastructure
- ⑦ **Not compromising** planned investment.

Growth funding

As a city, we want to embrace growth and put the right infrastructure and amenity in the right places, at the right time, to support quality communities.

Alongside the significant investment required to unlock greenfield growth areas, significant investment is also required to support quality intensification within the city. As we grow up and out from the central city we'll need to ensure that we have invested to improve the existing infrastructure, so that it can support a higher number of people living there while also protecting the things we value such as the Waikato River.

The high costs of growth means it is becoming increasingly challenging to fund infrastructure through Council's conventional funding sources like rates and development contributions. We can't do it alone.

This means that a partnership approach to funding new areas is required where those who benefit from growth pay for growth. Increasingly, we need to look for alternative and innovative ways of funding and delivering strategic infrastructure. This may include central government grants, long-term funding arrangements, special-purpose vehicles and private developer agreements.




Hamilton City Council uses the double vowel in te reo Maaori words to represent a long vowel sound as it is the preference of Waikato-Tainui.

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DRAFT HAMILTON URBAN GROWTH STRATEGY: SUBMISSION INSIGHTS REPORT

Report prepared by:
Tegan Andrews, Research Lead
Martin Street, Senior Communication and Engagement Advisor - Growth
November 2022

Report reviewed by:
Julie Clausen, Unit Manager, Strategy and Corporate Planning
November 2022

EXECUTIVE SUMMARY

The draft HUGS has three outcomes, in priority order, being:

- Grow up and out from the central city
- Grow along transport corridors
- Support the development of quality greenfield neighbourhoods.

As part of the consultation, people were asked how they felt about the three outcomes and their reasons for supporting or not supporting them.

Council received a total of 91 responses: 72 online submissions, 18 emails, and 1 hardcopy. Of the 91 total submissions, 60 responses were from individuals (66% of submissions) and 31 were from organisations, groups, or businesses (34% of submissions).

A majority of the 31 organisations and groups were supportive of HUGS though would like amendments to be made. The most commonly identified themes from organisations (in descending order) were:

- Give consideration to the environment as Hamilton grows (e.g., consider the impact on the river, on climate change, and biodiversity)
- Support growth up and out from the central city
- Support encouraging active modes of transportation, and the use of public transport, (to allow for less reliance on cars) in the design of how Hamilton grows
- Support growth along transport corridors.

Of the 60 responses received from individuals, most people supported the outcomes proposed by the draft Hamilton Urban Growth Strategy. The most commonly identified themes from individuals (in descending order) were:

- Concern regarding lifestyle factors
- Support growth up and out from the central city
- Support encouraging active modes of transportation, and the use of public transport, (to allow for less reliance on cars) in the design of how Hamilton grows.

BACKGROUND

STRATEGY OVERVIEW

The purpose of the Hamilton Urban Growth Strategy is to guide where, when and how Hamilton Kirikiriroa will grow over the next 50 years. It will help us deliver communities that improve the wellbeing of Hamiltonians.

The strategy was last updated in 2009. Since then, there has been a lot of growth in Hamilton. For example, the city has grown by:

- 33,000 people
- 11,000 homes
- 3,000 businesses.

Our city now has approximately 60,000 homes, housing around 180,000 Hamiltonians. Council expects that over the next 50 years these numbers will double to around 120,000 homes for about 310,000 people.

The review of the Hamilton Urban Growth Strategy needs to consider Council's focus on the social, economic, cultural, and environmental wellbeing of our city, as well as its obligations to protect and enhance the Waikato River, and to ensure mitigations for climate change are considered in how Hamilton grows.

Central government has also set out new requirements for cities to grow up as well as out, through the National Policy Statement on Urban Development 2020 (NPS-UD) and Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021.

The draft strategy, that was put forward for community consultation between 18 October 2022 and 20 November 2022, aligns with Council's community priorities, environmental obligations, and new legislative requirements determined by central government.

The draft strategy has three outcomes, in priority order:

- Grow up and out from the central city
- Grow along transport corridors
- Support the development of quality greenfield neighbourhoods.

CONSULTATION OVERVIEW

As part of the consultation, we asked how people felt about the three outcomes and their reasons for supporting or not supporting them. Council received a total of 91 responses: 72 online submissions, 18 emails, and 1 hardcopy. Of the 91 total submissions, 60 responses were from individuals (66% of submissions) and 31 were from organisations, groups, or businesses (34% of submissions).

The number and percentage of those in support of each of the outcomes is shown in figures, and verbatim comments from respondents were analysed into themes and presented below. Many comments from respondents related to District Plan Changes 9 and 12 and did not relate directly to the outcomes of the Hamilton Urban Growth Strategy.

SUBMISSIONS INSIGHTS

FEEDBACK FROM ORGANISATIONS, GROUPS AND BUSINESSES

There was a total of 31 organisations, groups, or businesses (34% of all submissions) which submitted a response to the draft Hamilton Urban Growth Strategy (HUGS). Majority of organisations and groups were supportive of HUGS though would like amendments to be made. A summary of what organisations or groups is shown in the table below:

Organisation	Submission Summary
Tainui Group Holdings	TGH supports the thrust of the HUGS review and in particular the primacy of Te Ture Whaimana. Believes HUGS 2022 strongly reflects the Futureproof strategy and incorporates the priorities and aspirations of TGH/Waikato Tainui as a Futureproof partner. TGH supports the intent of HUGS, in particular, giving improved transport choices.
Kāinga Ora	Kāinga Ora is generally supportive of HUGS and recognises the need for intensification. Kāinga Ora is also supportive of the recognition of Te Ture Whaimana and the importance of the awa and how this will be an important asset to protect whilst meeting increased housing and commercial demands. Whilst Kāinga Ora supports the focus areas of higher density homes within the central city and surrounding areas of Maeroa and Whitiara, Kāinga Ora suggests that additional focus areas are included for intensification – including the town and local centres and the Te Rapa Road spine. Kāinga Ora appreciates being included as one of the focus areas to partner with and to help shape redevelopment, and request that additional wording is included to recognise developing warm, dry public and affordable homes for whanau. This should also include the Fairfield and Enderley Partnership Plan. Homes for Māori should feature within HUGS, with consideration of urban papakāinga and to enable a variety of homes that enable Māori to express their cultural traditions and norms. Kāinga Ora supports growth and intensification along key transport corridors which is in keeping with the NPS-UD, however, consider that HUGS should also recognise current and proposed projects e.g., eastern pathways. Kāinga Ora considers that the out of boundary development principles should align with the Future Proof Strategy and draft Change 1 of the Waikato Regional Policy Statement. This includes provision to enable a diverse range of dwelling types and sizes to meet the housing needs of people and communities, including for households on low to moderate incomes and Māori to express cultural traditions and norms.
Hamilton Central Business Association	HCBA conditionally supports the outcomes proposed of the Hamilton Urban Growth Strategy with consideration of the following: <ul style="list-style-type: none"> • Quality assurance of architectural outcomes based on collaboration with the Urban Design Panel, to include bigger picture of development incorporated into the area • Appropriate city council investment in infrastructure to support commercial development investment, including pipes, paths, rubbish, streetscape • Transportation options incorporated into developments to include bus stops, scooter parking and limited/controlled residential parking in surrounding streets • Incorporation of end of destination facilities particularly for cyclists • Communal outdoor/green/shared living space options incorporated into design

	<ul style="list-style-type: none"> Residential covenants to ensure the ambient streetscape of new developments Appropriate investment in the public realm to attract users to public space "backyards"
Waikato Regional Council	<p>Overall supportive of HUGS and the direction and priorities it sets out for urban growth in Hamilton. Supportive of the HUGS outcomes, and the concepts of being a compact 20-minute city, and aspiring to have 70% intensification (infill).</p> <p>WRC requests</p> <ul style="list-style-type: none"> HUGS identifies spatially intensification opportunities further to District Plan change 12, aligning both documents. the out-of-boundary principles factor in whether a development is needed to meet demand and not undermine the other outcomes set out through consideration of climate-change in HUGS is strengthened.
Waikato District Council	<p>Waikato District Council supports the collaborative approach by the respective Councils, with regard to cross-boundary planning issues and participation regarding the Future Proof partnership. Waikato District Council believes the Draft Hamilton Urban Growth Strategy reflects the principles and approach of this joint planning work, such as on the Hamilton-Waikato Metropolitan Spatial Plan. Furthermore, they believe the document reads well, addresses the relevant themes (health and wellbeing of the Waikato River; environment; improved travel choices; climate change; and working with neighbouring councils).</p> <p>Waikato District Council</p> <ul style="list-style-type: none"> Supports outcomes 1 and 2 (growing up and out from the central city, and growing along transport corridors), and setting the target of achieving 70% intensification over the long-term in the central city. Would like to see the section on principles for out-of-boundary development to refer to Future Proof. Suggests the inclusion of growth timing, including how growth may be prioritised and sequenced with regards to committed greenfield areas, central city, and employment areas.
Waikato Regional Airport Ltd & Titanium Park Ltd	<p>Supportive of HUGS, its considerations and outcomes, subject to some amendments. Would like HUGS to recognise the Airport economic precinct as established rather than emerging and would like to see the maps reflected in HUGS locate and identify the connections to and from the Airport, as well as the Airport itself.</p>
Waka Kotahi (NZ Transport Agency)	<p>Waka Kotahi broadly supports the consultation draft, which is well aligned with the Future Proof Strategy and strategic direction set out in the Hamilton-Waikato Metro Spatial Plan and integrated Transport Programme. Believes HUGS should acknowledge growth issues and opportunities facing the city such as infrastructure capacity.</p> <p>Waka Kotahi seeks confirmation that growth data is consistent with modelling used for other planning and strategy for the city and sub-regions. HUGS should clarify its relationship with the Future Proof Strategy and developing Future Development Strategy.</p> <p>HUGS should expand its purpose to include giving effect to the NPS-UD and other key national and regional policies, plans and strategies.</p>

	<p>HUGS should give consideration to how it can make a positive contribution to place making and support agreed transport outcomes through effective integration of land use and infrastructure within the urban environment. Waka Kotahi supports the aspiration for Hamilton to be a 20 minute city, but would like to see an explanation of steps needed to achieve this included in HUGS.</p> <p>Waka Kotahi supports the Climate Change considerations. Where possible the HUGS should seek to address the NZ Emission Reduction Plan's Planning & Infrastructure and Transport actions and targets.</p> <p>The three draft HUGS outcomes are supported.</p>
Royal Forest & Bird Protection Society of New Zealand	<p>Forest & Bird have concerns for the impact on biodiversity and climate change in Hamilton and the wider area, in particular whether council has adequately assessed these in relation to both proposed greenfield areas and other areas of intensification within the city. Forest & Bird are concerned regarding the potential impact of urban expansion on the pekapeka-tou-roa long-tailed bat within Hamilton.</p> <p>Wants the inclusion of evidence-based Bat Protected Areas to be introduced into HUGS. Request that the Council undertakes a thorough assessment of the climate change impacts of the Draft Strategy.</p>
Hounsell Holdings Limited	<p>Hounsell Holdings Ltd would like to see amendments made to the strategy, including HUGS incorporating or enhancing</p> <ul style="list-style-type: none"> the protection, maintenance, and enhancement of natural environments. alignment with other HCC strategies. consistency with national planning documents, specifically the National Policy Statements for Urban Development, Freshwater Management and Indigenous Biodiversity. <p>They provide a list of specific feedback points related to the above elements where they would like amendments or clarification related to aspects of the strategy.</p>
The Opportunities Party	Would like Hamilton City Council to aim for 90% intensification, planning for better liveable cities and dedicated greenspace.
Bridge Housing Charitable Trust	Bridge Housing Charitable Trust's supports intensification which hopes to achieve more affordable housing for Hamiltonians.
Bike Action Hamilton	Hamilton needs to either require sufficient off-street parking for all new developments or remove all on-street parking along main routes around the city, and install a safe connected cycleway network.
GoEco	<p>GoEco supports the shift to more upwards growth for a more compact city, to protect surrounding quality soils and to reduce emissions. GoEco would like to see the city designed in a way that essential amenities are within walking distance in order for the 20-minute city to be achieved. Believes additional greenfield development will add more strain on the water intake and the Waikato River. GoEco would like clarification on:</p> <ul style="list-style-type: none"> water predictions over the future growth period what is best practice urban design, and what it applies to in terms of development how the benefits of this growth will be shared equally across Hamiltonians.
Bike Waikato	Bike Waikato is pleased to support a strategy for Hamilton City that will produce healthy outcomes for our people, our awa, and the climate. Bike Waikato support increased density in the city centre and along transport

	corridors. They especially support the aspiration to become a 20-minute city, making Hamilton a more walkable, accessible, and carbon-neutral city. They believe Hamilton City needs to be proactive in providing high-quality and connected walking, cycling, and public transport facilities, however, are concerned that with increased density which does not allow for substantial parking, people may use bike lanes for parking or for queuing during rush hour, significantly reducing the likelihood that people will choose cycling as a mode of transport. As a result, Bike Waikato would like Council to review existing strategies related to parking to ensure they are fit for purpose in preventing and enforcing against illegal parking. Therefore, Bike Waikato support outcomes 1 and 2, subject to concerns about potential illegal parking being addressed. Bike Waikato also conditionally support the development of greenfield neighbourhoods, providing they are designed with active and public transport at the forefront from the outset. Bike Waikato would like that greenfield developments are considered as low priority.
Waikato Racing Club Incorporated (WRCI)	WRCI supports the draft Hamilton Urban Growth Strategy. Seeking amendment of map on page 9 to show the area of PC13 to be residential not employment.
The Adare Company Ltd	Adare supports the HUGS being reviewed and updated by Hamilton City Council and generally supports the draft strategy, subject to specific amendments including: <ul style="list-style-type: none"> • Location of the Peacocke Local Centre on the Growth Map reflect PC 5 (page 9) • That the expectation of increasing city-wide native vegetation (to achieve Nature in the City targets) does not disproportionately burden the Peacocke Structure Plan area • The word 'ample' is removed from the reference to outcome 3 'Supporting the development of quality greenfield neighbours' and is replaced with reference to greenspaces being of high-quality and well-located. • That enhancing biodiversity is replaced with maintain as a more appropriate goal, where biodiversity is not threatened or at-risk.
Property Council New Zealand	PCNZ are supportive of the Draft Hamilton Urban Growth Strategy, but wish to see additional information on the funding, financing, and implementation of the proposed outcomes. Would like Council to: <ul style="list-style-type: none"> • Provide clearer timeframes as to when Council expect infill to reach 70% of total growth • Adequately plan for intensification to ensure that housing goals are met, and environmental restoration of other areas can occur • Consider using the Infrastructure Funding and Financing Act for new greenfield development in Hamilton • Continue discussions with Property Council and our membership on alternative funding and financing mechanisms to ensure that the proposed outcomes within the Draft Urban Growth Strategy can be achieved.
Te Awa Lakes Unincorporated Joint Venture, Perry Group and Horotiu Farms Limited	TAL supports outcomes 2 and 3. TAL wishes to be labelled on the HUGS maps.

Pragma Homes Limited	<p>Pragma Homes Ltd support HUGS but would like to see amendments made to the strategy, including HUGS incorporating or enhancing</p> <ul style="list-style-type: none"> the protection, maintenance, and enhancement of natural environments. alignment with other HCC strategies. consistency with national planning documents, specifically the National Policy Statements for Urban Development, Freshwater Management and Indigenous Biodiversity. <p>They provide a list of specific feedback points related to the above elements where they would like amendments or clarification related to aspects of the strategy</p>
Gordon Litt Farms Limited & Colin Litt	<p>Landowners of a large landholding adjacent to the current northern Hamilton City Council boundary, located within HT1 Growth Cell would like HUGS to give priority to the transfer of the HT1 into Hamilton City jurisdiction. Additionally, this land should be considered committed residential greenfield rather than out-of-boundary due to existing provisions of infrastructure relating to the three waters and key transport corridors.</p>
CDL Land NZ Ltd	<p>CDL would like to see better recognition of areas with long standing boundary change agreements (i.e. R2, HT1 and WA).</p> <p>CDL support increased density in both greenfield and brownfield areas but think the balance of where growth should go should be decided by the market not Council and therefore oppose the 70% of growth to be provided through intensification.</p> <p>The map on page 23 should include R2.</p> <p>The development of greenfield areas should be prioritised in relation to:</p> <ul style="list-style-type: none"> Long-standing boundary agreements Suitability of land for efficient and cost-effective provision of housing Infrastructure servicing costs Maximising utilisation of existing infrastructure Local amenities and liveability Being able to be clearly definable and defensible in regard to the city/rural boundary. <p>CDL disagrees that Hamilton has enough greenfield land for growth and that Council should enable multiple greenfield developments, with experienced and well-funded developers, to work alongside intensification in order to get ahead (and stay ahead) of the supply/demand curve.</p> <p>CDL have requested further detail on the principles for out of boundary developments especially regarding land value uplift and not compromising planned investment.</p>
Commercial & Industrial Consultants Ltd	<p>C&I believe the strategy proposed by HCC does not address affordability of housing, or housing choice. They believe HUGS is in contradiction with Plan Change 12, which indicates existing infrastructure cannot accommodate the intensification proposed. C&I broadly believe Council contradicts itself. Furthermore, C&I believe</p> <ul style="list-style-type: none"> Takes no consideration of different modes of transport HUGS does not address consumers choice for housing, nor affordability of housing It does not detail the cost of infrastructure or address construction costs HUGS restricts the supply of land. Housing costs cannot be determined by urban growth planning

	<ul style="list-style-type: none"> This is a strategy based on hope, not facts.
Chedworth Properties Limited	<p>Overall, CPL support the overarching vision, supporting outcomes and considerations proposed within HUGS specifically, Outcome 3: Support the development of quality greenfield neighbourhoods.</p> <p>CPL believes more can be done by HCC in financing and partnering with developers like CPL to ensure mutually beneficial outcomes are realised. CPL believe HCC should direct development to those greenfield areas already identified for growth, rather than new out-of-boundary development.</p> <p>Seek inclusion to HUGS the Greenhill Park centre (page 9). CPL would like clarification around what the key interchange (page 23) near Greenhill Park is and how it relates to bus services in and around Greenhill Park. Would like Council support in getting Greenhill Park serviced by public transport, and provided for by an east-west transport corridor to allow for multi-modal movement and improved travel choices.</p>
Andrew King and Llyod Sweeny (WA)	<p>Andrew King & Llyod Sweeny would like to see amendments made to the strategy, including HUGS incorporating or enhancing</p> <ul style="list-style-type: none"> the protection, maintenance and enhancement of natural environments. alignment with other HCC strategies. consistency with national planning documents, specifically the National Policy Statements for Urban Development, Freshwater Management and Indigenous Biodiversity. <p>They provide a list of specific feedback points related to the above elements where they would like amendments or clarification related to aspects of the strategy</p>
Brymer Farms	<p>Brymer Farms supports HUGS but would like to see amendments made to the strategy, including HUGS incorporating or enhancing</p> <ul style="list-style-type: none"> the protection, maintenance and enhancement of natural environments. alignment with other HCC strategies. consistency with national planning documents, specifically the National Policy Statements for Urban Development, Freshwater Management and Indigenous Biodiversity. <p>They provide a list of specific feedback points related to the above elements where they would like amendments or clarification related to aspects of the strategy</p>
SL1 Developers Group	<p>SL1 Developers Group supports HUGS but would like to see amendments made to the strategy, including HUGS incorporating or enhancing</p> <ul style="list-style-type: none"> the protection, maintenance and enhancement of natural environments. alignment with other HCC strategies. consistency with national planning documents, specifically the National Policy Statements for Urban Development, Freshwater Management and Indigenous Biodiversity. <p>They provide a list of specific feedback points related to the above elements where they would like amendments or clarification related to aspects of the strategy</p>
The Hounsell and Bluehaven Partnership	<p>Hounsell and Bluehaven partnership seek the inclusion of the Te Kowhai East Development Area, located within the Northern Corridor of the Metropolitan Spatial Plan, in the HUGS as an out of boundary area with the intention of incorporating this section within the Hamilton City boundary in the future,</p>

	given its proximity and ability to be connected to services, employment, and existing and planned infrastructure.
Fonterra Limited	Fonterra supports the intent of the draft HUGS to manage the city's growth for the next 50 years. Fonterra seeks further protection against reverse sensitivity issues and suggests including a fourth outcome being "separation of incompatible activities and the avoidance of reverse sensitivity issues".
Templeview Retirement Village Ltd	<p>Templeview Retirement Village Ltd support HUGS but would like to see amendments made to the strategy, including HUGS incorporating or enhancing</p> <ul style="list-style-type: none"> the protection, maintenance and enhancement of natural environments. alignment with other HCC strategies. consistency with national planning documents, specifically the National Policy Statements for Urban Development, Freshwater Management and Indigenous Biodiversity. the provision for additional greenfield areas which are within the city boundaries already and zoned to provide for future urban growth. <p>They provide a list of specific feedback points related to the above elements where they would like amendments or clarification related to aspects of the strategy.</p>
Creative Waikato	<p>Creative Waikato acknowledge that there is a lot to support within this draft strategy. With that broad general support in mind, they draw attention to some limitations and specific contradictions.</p> <p>Areas of potential improvement:</p> <ul style="list-style-type: none"> Lack of obvious connection to other formal policies and strategies The broad vision doesn't reflect the key considerations or outcomes. The strategy doesn't make the most of the Hamilton USP (unique selling proposition) and lifestyle offering. <p>Suggested additions to the strategy:</p> <ul style="list-style-type: none"> Insert a new final Key Consideration: 'Improved arts and creativity choices' To insert a new final Outcome: 'To grow well'
Hamilton Arts Trust	<p>Hamilton Arts Trust note that while there is much to support within this draft strategy they draw attention to some limitations and contradictions, and recommend a number of ways in which the draft strategy could be strengthened.</p> <p>Areas of potential improvement:</p> <ul style="list-style-type: none"> It is poorly aligned with other important policy. The broad vision doesn't reflect the key considerations or outcomes. The strategy is poorly aligned with Hamilton's economic positioning and lifestyle offering. <p>Suggested additions to the strategy:</p> <ul style="list-style-type: none"> Insert a new final Key Consideration: 'Improved arts and creativity choices' To insert a new final Outcome: 'To grow well'

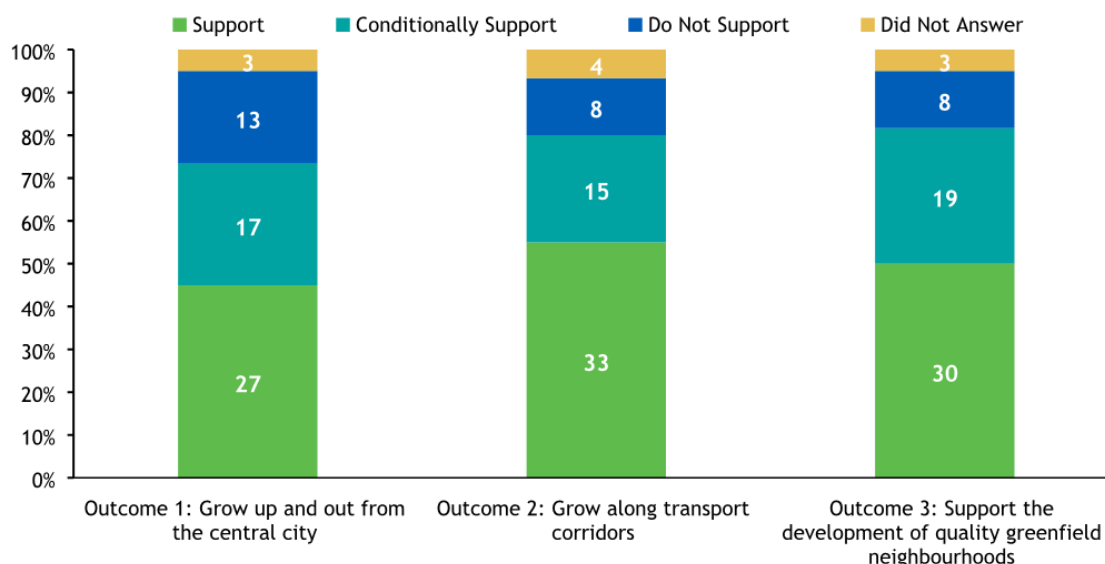
FEEDBACK FROM INDIVIDUALS

Of the 60 responses received from individuals, most people supported the outcomes proposed by the draft Hamilton Urban Growth Strategy. Regarding the first outcome, **grow up and out from the central city**, 45% of respondents supported this outcome, and 28% conditionally supported it. 22% did not support growing up and out from the central city and 5% did not answer.

The second outcome proposed by the draft Hamilton Urban Growth Strategy is to **grow along transport corridors**, of which 55% of respondents supported and an additional 25% conditionally supported. Only 13% of respondents did not support, with 7% of respondents not choosing one of the three response options.

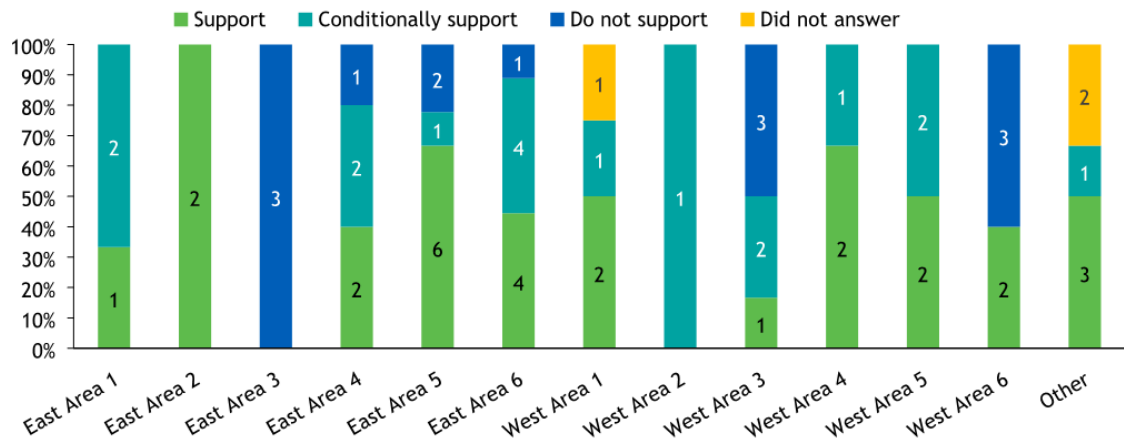
The third outcome proposed by the draft Hamilton Urban Growth Strategy is to support the **development of quality greenfield neighbourhoods**. 50% of respondents supported this outcome and an additional 32% of respondents showed conditional support. Only 13% of respondents did not support, with 5% of respondents not choosing one of the three response options.

Individual support for HUGS outcomes

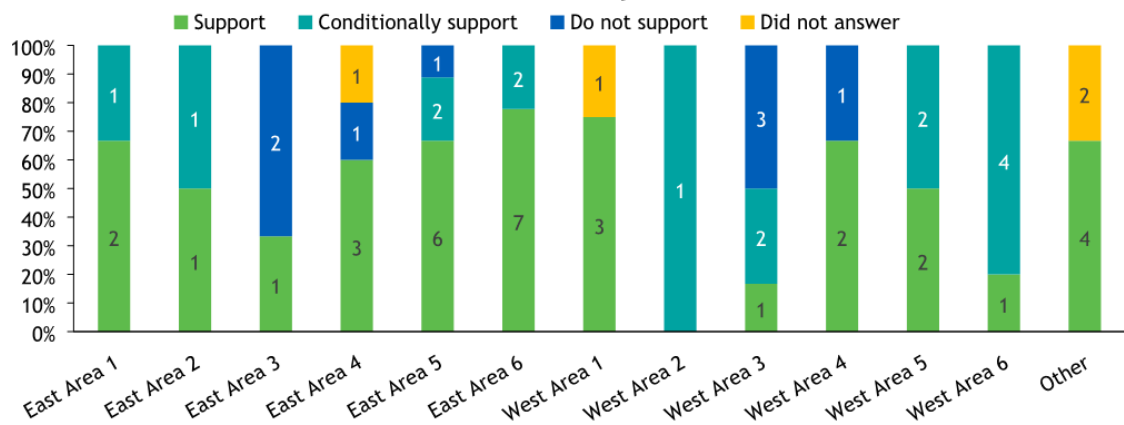


When individuals' support for the three outcomes was broken down by location there was no discernible trend.

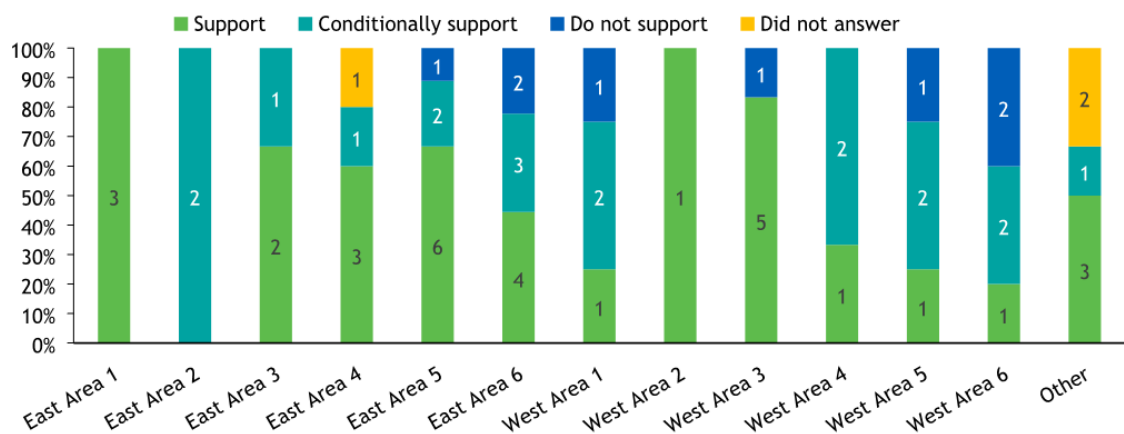
Individuals' support for Outcome 1
based on Community Profile Area



Individuals' support for Outcome 2
based on Community Profile Area



Individuals' support for Outcome 3
based on Community Profile Area



KEY THEMES IDENTIFIED:

Several key themes were identified from individual's verbatim comments ($n = 60$), they are listed below in descending order of most commonly identified themes, along with associated verbatim comments:

Concern regarding lifestyle factors such as amount of lawn space, sunlight, or privacy as density increases within suburbs (33% of individual respondents, or 20 comments)

- *"Don't mind the central city getting higher buildings for housing as there is already taller buildings in the city. Also don't mind double story in the suburbs, but 3 - 6 story's is just over the top and there is no need for it. Six story's would block peoples access to natural light and being able to enjoy their backyards."*
- *"I'm concerned about the growth up of housing and the impact of both the value of my home and quality of life if a 3-4 story apartment appears next"*

Support growth up and out from the central city (28% of individual respondents, or 17 comments)

- *"Increased central city multi story residential and mixed commercial/residential would increase utilisation of existing central city amenities and infrastructure. This should be a win win for inner city residents, commercial operators and reduced infrastructure costs."*
- *"I support intensification in our City Centre and surrounding suburbs. I also support intensification further out into the suburbs (although not to the same degree). It is important for everyone in the city to have options for where they want to live and work. There are already apartments and townhouses in the outer suburbs - let's continue to support that, in addition to significant intensification in the areas identified in this Plan."*

Support encouraging active modes of transportation, and the use of public transport, (to allow for less reliance on cars) in the design of how Hamilton grows (22% of individual respondents, or 13 comments)

- *"Increased growth along transport corridors should promote use of public transport by enabling increased frequency and hours of public transport. Greenfield neighbourhoods should have easy access to efficient public transport, easy access to pathway networks and availability of open spaces"*
- *"I support the outcomes "grow up and out" and "grow along transport corridors". I only conditionally support the "development of quality greenfield neighbourhoods" as I fear that these will become too car dependent, and in future political environments the temptation to revert to car focused transportation and large homes will be too great to resist. I'd rather brownfields housing and improved public transport/cycling/walking be given increased resources now to make them really high quality to enlighten residents of what is possible."*

Many individual respondents also had some concerns, the top concerns mentioned by respondents were:

- Specific concerns around increasing density in suburbs which may affect their property or lifestyle.
- General concern around increasing density in suburbs.
- That public transport may not keep up with demand, or needs to improve, as Hamilton grows.

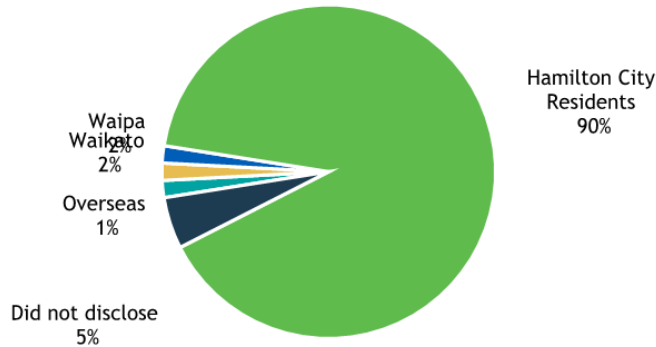
Many of the comments from respondents also relate/respond to District Plan Changes 9 and 12.

DEMOGRAPHIC COMPARISON OF RESPONSES FROM INDIVIDUALS

RESPONDENTS VS HAMILTON CITY PROFILE - LOCATION

Of the 60 individual submissions received, 90% of respondents were residents of Hamilton.

Location of Individual Respondents

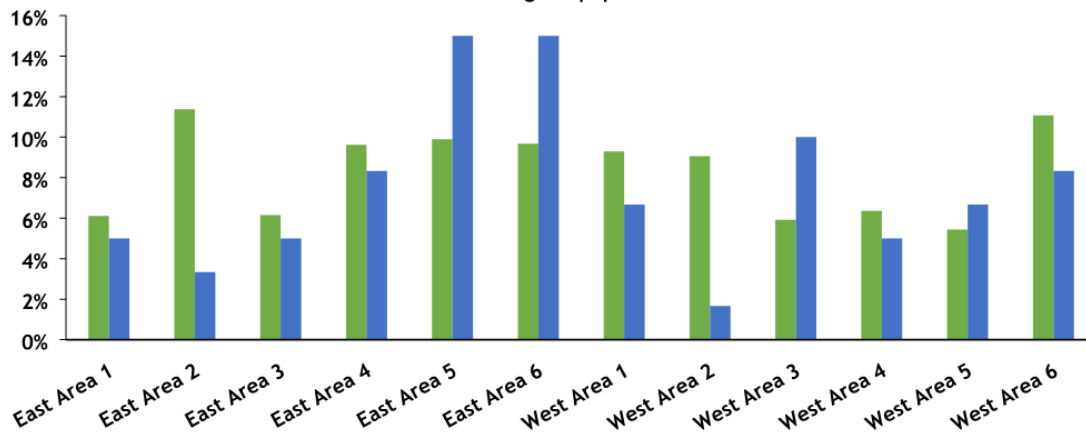


We had a high representation from residents from East Area 5 (Claudelands, Hamilton East, and Peachgrove suburbs) and East Area 6 (Hillcrest, Ruakura, Riverlea, and Silverdale) and low representation from East Area 2 (Callum Brae, Rototuna, Rototuna North, and Huntington), and West Area 2 (Crawshaw, Grandview Heights, Nawton, Rotokauri, and Western Heights). Hamilton city profile statistics are from the 2018 Census published by Stats NZ.

Community Profile area comparison

Population vs Responses

■ Percentage of population



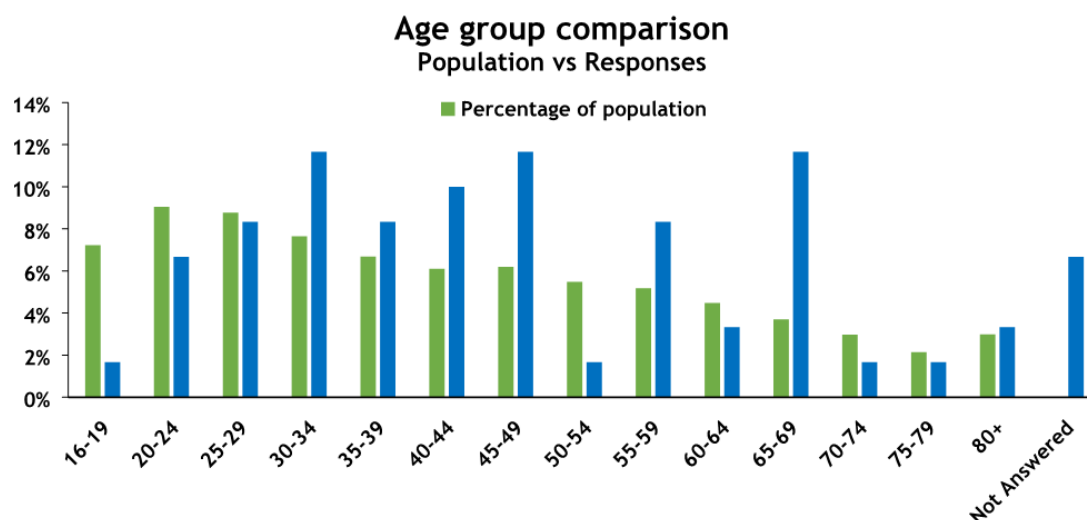
See table below for a list of suburbs in these community profile areas.

Community Profile Area	List of suburbs
East Area 1	Flagstaff
East Area 2	Callum Brae, Huntington, Rototuna, Rototuna North
East Area 3	Chartwell, Chedworth, Harrowfield, Queenwood
East Area 4	Enderley, Fairfield, Fairview Downs
East Area 5	Claudelands, Hamilton East, Peachgrove
East Area 6	Hillcrest, Ruakura, Riverlea, Silverdale

West Area 1	Avalon, Beerescourt, Forest Lake, Northgate, Pukete, St Andrews, Te Rapa
West Area 2	Crawshaw, Grandview Heights, Nawton, Rotokauri, Western Heights
West Area 3	Aberdeen, Dinsdale, Temple view
West Area 4	Frankton, Maeroa, Swarbrick
West Area 5	Hamilton Central, Hamilton Lake, Hospital, Whitiara
West Area 6	Bader, Deanwell, Fitzroy, Glenview, Melville, Peacocke

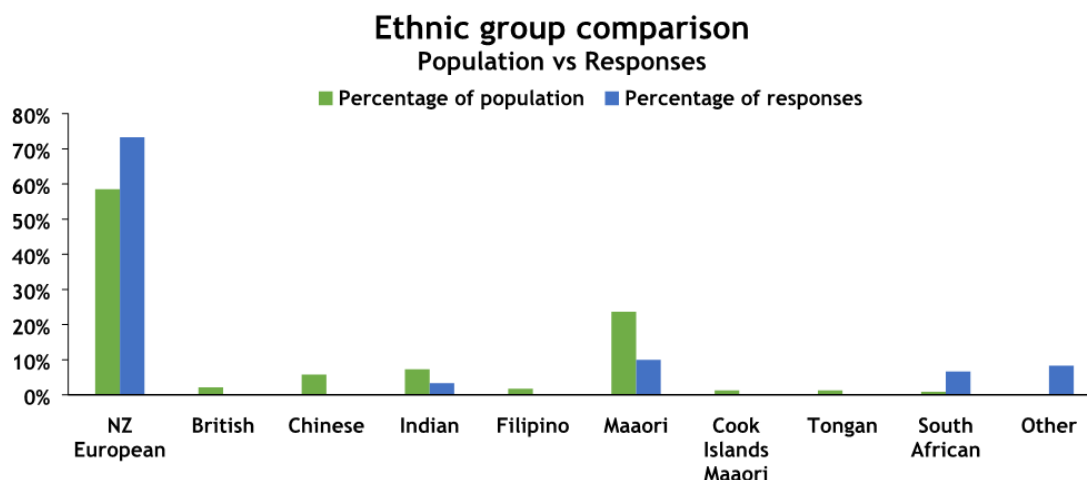
RESPONDENTS VS HAMILTON CITY PROFILE - AGE GROUP

We had a low representation from those aged under 25, and those between the ages of 50-54. We had a high representation from those aged between 30-49, 55-59, and 65-69 years. Hamilton city profile statistics are from the 2018 Census published by Stats NZ.



RESPONDENTS VS HAMILTON CITY PROFILE - ETHNIC GROUP

We had a high representation from New Zealand European and South African ethnic groups. Hamilton city profile statistics are from the 2018 Census published by Stats NZ.



DIFFERENCES BETWEEN INDIVIDUALS AND ORGANISATIONS

Themes from individuals were slightly different between individuals and those from organisations as shown in the table below (in descending order of popularity):

Individuals (n = 58)

- Concern regarding lifestyle factors (n = 20)
- Support growth up and out from the central city (n = 17)
- Support encouraging active modes of transportation, and the use of public transport, (to allow for less reliance on cars) in the design of how Hamilton grows (n = 13)

Organisations/Groups (n = 31)

- Give consideration to the environment as Hamilton grows (e.g., consider the impact on the river, on climate change, and biodiversity) (n = 12)
- Support growth up and out from the central city (n = 10)
- Support encouraging active modes of transportation, and the use of public transport, (to allow for less reliance on cars) in the design of how Hamilton grows (n = 10)
- Support growth along transport corridors (n = 11)

FEEDBACK FROM SOCIAL MEDIA

Council received a total of 20 comments on the two Facebook posts, and four replies to comments. Many of the comments were related to:

- Not supporting intensification and
- Concern regarding the lack of provision of parking as density grows.

ENGAGEMENT TACTICS

GOAL

To ensure all interested parties and stakeholders understand the 'why' behind the review and have the opportunity to provide feedback on the refreshed Strategy.

OBJECTIVES

- Pre-engagement with key stakeholders.
- Clearly articulate the background and reason for the review and how it links to Hamilton's wider growth story.
- Make it easy for stakeholders to provide feedback.
- Minimal complaints are received about the review and engagement process.
- All communication relating to the review is easy to understand.
- The review is presented positively with stakeholders viewing the process and outcome as such.

ENGAGEMENT OUTCOME

- All stakeholders and interested parties have an opportunity to provide feedback on the proposed Strategy and outcomes.
- Hamiltonians understand the outcomes and believe Council is working to ensure Hamilton is the best place to live and work with connected, vibrant and prosperous communities.

ENGAGEMENT CAMPAIGN REVIEW

The HUGS engagement campaign used a range of tactics to ensure the strategy was understood and those who wanted to provide feedback were able to do so easily.

Prior to the formal engagement phase:

- The project team held a number of meetings with key stakeholders including neighbouring Councils, mana whenua, and developers.

- A hardcopy draft Strategy was produced that outlined the vision, purpose, key considerations, and outcomes.
- HUGS was also present at the Your Neighbourhood event in the central city on 8 October, two weeks before opening the consultation on Have Your Say.

The formal feedback period ran from 18 October 2022 to 20 November 2022 and the following tactics were used:

- Our Hamilton/Media release
- Have Your Say digital platform
- Hardcopy feedback forms, along with a statement of proposal and copies of the draft strategy placed in the Council reception and at all libraries.
- Social media – Facebook and LinkedIn posts
- Press adverts placed in local newspapers – Hamilton Press, Waikato Herald and Waikato Times.
- Karen Saunders, Growth Programmes Manager, interviewed by Stuff
- Targeted stakeholder emails inviting them to feedback on the draft
- Growing Hamilton presentation
- Elected Member induction
- Internal roadshow with Transport and Growth teams

ENGAGEMENT RESULTS

SUBMISSIONS (ONLINE & HARDCOPY)

- 91 submissions (70 online submissions, 18 emails, and 1 hardcopy).

SOCIAL MEDIA

[Facebook post 1](#) – 20 October.



- Engagement: 67
- Impressions: 11,128
- Reach: 11,018

[Facebook post 2](#) – 16 November.

 **Hamilton City Council**
Published by HubSpot · November 16 at 9:47 AM · 🌐

Hamilton is growing, and fast. There's less than a week left to have your say on the draft Hamilton Urban Growth Strategy.

Find out more 📄 <https://hubs.ly/Q01smmGK0>

**In the last 10 years,
Hamilton has grown by:**

33,000

people



3000

businesses



11,000

homes



**Have your say on how we grow
next by 20 November 2022.**

- Engagement: 34
- Impressions: 9,384
- Reach: 9,397

[LinkedIn post 1](#) – 20 October.



Hamilton City Council

12,634 followers

Tmo • Edited •

Hamilton is growing, and fast.

With more and more people flocking to our beautiful city, we've developed a refreshed Urban Growth Strategy and we want to know what you think.

This Strategy is about making the most out of the opportunities growth presents. It's about homes, jobs and ensuring that as Hamilton grows, it's doing so in a way that enhances the wellbeing of all Hamiltonians and delivers vibrant, connected communities.

Have your say by 20 November! <https://hubs.ly/Q01qc3f40>



- Engagement: 149
- Impressions: 3,714
- Post Clicks: 74

[LinkedIn post 2](#) – 16 November.



Hamilton City Council
12,634 followers
1w • 🌐

Hamilton is growing, and fast. There's less than a week left to have your say on the draft Hamilton Urban Growth Strategy.

Find out more 📄 <https://hubs.ly/Q01smrH20>

**In the last 10 years,
Hamilton has grown by:**

33,000 people	
3000 businesses	
11,000 homes	

**Have your say on how we grow
next by 20 November 2022.**

- Engagement: 48
- Impressions: 1,290
- Post Clicks: 22

OUR HAMILTON/MEDIA RELEASE

[Media Release](#) – 19 October

- Page views: N/A (Apologies issue preventing things)
- Average time spent: N/A (Apologies issue preventing things)
- Open rate: 35.33% (465 unique opens)
- CTR: 16.8% (78 unique clicks)

HAVE YOUR SAY

- Page views: 2,835
- Average time spent: 00:02:49

WHAT’S NEXT

At the 17 November Council meeting Council approved the verbal submissions on the draft Hamilton Urban Growth Strategy (HUGS) to be heard at the Regulatory and Hearings Committee on Monday, 5 December 2022. Following the verbal submissions hearings, the HUGS deliberation report will be presented to the next appropriate meeting of the Strategic Growth and District Plan Committee, which will make the final recommendation to Council.

Council Report

Committee: Strategic Growth and District Plan Committee
Date: 23 February 2023
Author: Blair Bowcott
Authoriser: Blair Bowcott
Position: General Manager Growth
Position: General Manager Growth
Report Name: General Updates

Report Status	<i>Open</i>
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Purpose - *Take*

1. To inform the Strategic Growth and District Plan Committee of general updates and matters that staff want to bring to Members' attention, but that do not require discussion. The report is taken as having been read.

Staff Recommendation - *Tuutohu-aa-kaimahi*

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

Executive Summary - *Whakaraapopototanga matua*

3. This report provides general updates to Strategic Growth and District Plan Committee Members on activities, actions or projects for which this Committee and the relevant General Managers have responsibility.
4. Topics are grouped under themes as follows:

Theme	Topic
Strategic infrastructure	Metro Wastewater Detailed Business Case Projects
Housing	General update
Funding / financing	Peacocke Infrastructure Funding and Financing (IFF)
Collaborative relationships	Regional update
Others	Development Contribution (DC) remission quarterly update and DC refund update

5. This is the first update since the last meeting of the Strategic Growth Committee in September 2022 at the end of the last triennium.
6. Meetings of collaborative forums in which Elected Members and staff participate are currently being re-established for the new triennium. The early focus is likely to be on the impacts of central government reform, opportunities for shared work programmes (related to the upcoming LTP), and information sharing.
7. Staff consider the decisions in this report have low significance and that the recommendations comply with Council's legal requirements.

Discussion - *Matapaki*

Strategic infrastructure

Metro Wastewater Detailed Business Case Projects

8. The Metro Wastewater Detailed Business Cases (Southern and Northern) were approved by the Strategic Growth Committee on 19 May 2022 and 7 September 2022 respectively. These documents are in the process of final formatting for publishing following peer review and final inputs from the communications and graphic designers.
9. At the 19 May 2022 Strategic Growth meeting, the Memorandum of Understanding in respect of the Hamilton-Waikato-Waipā Metro Area Wastewater Projects was approved and authority delegated to the CEO to finalise the Memorandum of Understanding (MoU) with other parties (including agreeing any minor changes requested by other parties that are consistent with the overall direction of the Detailed Business Case (DBC) and MoU).
10. The final MoU is with the CEOs from the respective organisations to sign on behalf of the parties.
11. The supplementary assessment to evaluate the impacts of accelerated development of the Southern Sub-Regional Wastewater Treatment Plant (WWTP) (i.e. more capacity earlier than assumed for the Southern Wastewater DBC and MoU) is underway and will be reported to the Committee at the 20 April 2023 meeting.

Southern Wastewater Treatment Plant update

12. Key project activities since the last project update to the Strategic Growth Committee in September 2022 are highlighted below.

Strategic Land Purchase

13. In July and September 2022, the Committee approved the strategic purchase of two properties south of Hamilton. These purchases have been completed. One property is a 34ha dry stock farm. The Sale and Purchase was completed on 23 September 2022. The farm is being grazed by the existing leasee, which terminates on 31 May 2024. The other property is a 1.4ha lifestyle property with a dwelling. The Sale and Purchase was completed on 5 December 2022. The house is occupied by the leasee who is currently grazing the larger property until 31 May 2024.
14. The potential suitability of these sites for wastewater management activities is currently being considered as part of the site feasibility and due diligence investigations. As noted in previous reports to the Committee, a determination on the suitability of the properties for wastewater activities will be made through completion of the due diligence investigations and designation processes, and the outcomes recommended to Council.

Site feasibility and due diligence

15. In addition to the properties mentioned above, a further three properties are also being evaluated. This work has been underway since late 2022 and is expected to be completed in April/May 2023. An independent consultant will be appointed in February to review/critique the site selection assessment to ensure a robust process is followed.

Mana whenua engagement and project governance representation

16. The first hui of mana whenua representatives who hold cultural and historical interest in the project area was held on 21 November 2022. The representatives and project team attended a site visit on 28 November 2022 to help with project and issue identification and site orientation.

17. A second hui to confirm the terms of reference for the mana whenua representatives group, and structure of the Project Governance Framework is planned for 10 February 2023.

Waikato Regional Airport and Cambridge Wastewater Treatment Plant Consenting

18. Hamilton City Council lodged a submission on the Waikato Regional Airport Private Plan Change, which seeks to rezone 89 ha of rural land for ancillary airport commercial use. Long-term wastewater servicing is proposed to be via the new Southern Wastewater Treatment Plant, with interim truck/transfer to Cambridge Wastewater Treatment Plant managed by Waipā District Council.
19. A Developer Agreement between Waipā and Waikato Regional Airport Limited has yet to be agreed to give effect to this proposed wastewater servicing arrangement.
20. Waipā DC submitted their updated Cambridge wastewater discharge resource consent in December 2022, in time with their short-term consent expiry.

Communications and Project Management Plans

21. Staff are receiving a handful of public enquiries about plans for the strategic land purchases on Raynes Road. A communications plan is being drafted to define key messages and communications and engagement protocols.
22. The project management plan is being finalised for approval by project partners in February 2023. We are reviewing the Water Services Entity - National Transition Unit guidelines and are likely to engage with the DIA in the coming weeks to ensure they have oversight of our continued investment in this project.

Housing

General update

23. Approved on 30 March 2021, the [Housing Strategy](#) provides a vision and framework for Council to address housing need in Hamilton Kirikiriroa.
24. The Housing Strategy sets our vision that every person in Hamilton Kirikiriroa is well-housed, living in sustainable, flourishing and connected communities.
25. Being 'well-housed' in a decent home reflects the agreed global status of adequate housing as a human right. It emphasises that a home is more than a house and that values such as whanaungatanga (kinship), kaitiakitanga (stewardship), manaakitanga (respect), dignity, decency, fairness, equality, freedom, wellbeing, safety, participation, partnership, community and responsibility are embodied in the right to a decent home. These values are consistent with Te Ao Māori and the Māori and Iwi Housing Innovation Framework for Action (MAIHI).
26. Four goals provide a high-level focus for working towards the vision:
 - i. Goal One: Hamilton Kirikiriroa has a well-functioning housing system.
 - ii. Goal Two: Our homes are good quality and protect the health and wellbeing of our people.
 - iii. Goal Three: Our homes meet the diverse needs of our communities.
 - iv. Goal Four: Our housing system and urban form supports sustainable, resilient and connected communities.
27. The Strategy also provides a framework for our Housing Action Plan. It acknowledges the important role Council plays in the housing ecosystem in the drive towards ensuring all Hamiltonians are well-housed.
28. Since the adoption of the Housing Strategy and Action Plan, housing needs have continued to escalate, and significant changes in the economic and policy settings affecting the housing ecosystem have occurred.

29. Staff have commissioned an independent review of Council's role in housing to ensure the Council work programme is focused alongside partnering with others who will lead initiatives. Staff will share the high-level outcomes at the next Committee meeting.

Funding / Financing

Peacocke IFF

30. On 30 March 2022, the Housing and Finance Ministers gave in-principle support to Hamilton City Council to further investigate using the Infrastructure Funding and Financing (IFF) Act 2020 in Peacocke, which could provide around \$100M in balance sheet headroom.
31. Previously, this proposal has been referred to as the "HIF to IFF" because it was originally envisioned to convert infrastructure funded through the Housing Infrastructure Fund (HIF) to an IFF loan. It is now proposed that the IFF recycle a mix of HIF and Council-funded infrastructure in order to maximise the benefit to the city, and as such we will refer to the proposal simply as the 'Peacocke IFF'.
32. The engagement with Government agencies is underway and progressing well; however, there is a significant amount of information requested of Council by Crown Infrastructure Partners (CIP) including a commercial agreement to be developed. Once this information phase is complete, CIP will take the proposal to their Board for approval to proceed. The Council will have the opportunity to approve or otherwise before the levy development and later deployment phases occur.
33. The balance of the funding headroom created, by successfully deploying the Peacocke IFF, will need to be directed to infrastructure investment to support new housing, with the most prudent recipient being the Rotokauri Stage 1 growth area.

Collaborative relationships

34. Elected Members and staff continue to participate in a number of collaborative forums across the sub-region, region and at a national level.
35. These meetings are in the process of being re-established for the new triennium, with the early focus likely to be on the impacts of central government reform, opportunities for shared work programmes (related to the upcoming LTP), and information sharing.
36. The groups that Council participates in include:
- i. Waikato Mayoral Forum
 - ii. Future Proof Implementation Committee
 - iii. Waikato Plan
 - iv. Upper North Island Strategic Alliance (UNISA)
 - v. Zone 2
 - vi. Metro Sector
 - vii. Cross boundary discussions with Waikato District Council, Waipa District Council and Waikato Regional Council
37. A number of the dates for these meetings for 2023 are still to be finalised.

Regional relationships

Waikato Mayoral Forum

38. The last Waikato Mayoral Forum was held on 5 December 2022.
39. This meeting was the first of the new triennium and Mayor Toby Adams was elected Chair with Paula Southgate as deputy chair.

Waikato Plan

- 40. The Waikato Plan is undergoing a reset of its priorities for the new triennium.
- 41. Waikato Regional Council is in the process of preparing a proposal for the continuation of the project.

UNISA

- 42. The UNISA Mayors/Chairs meeting scheduled for 25 November 2022 was cancelled.
- 43. The dates and work programme for the new triennium are yet to be finalised.

Zone 2

- 44. The last Zone 2 meeting was held 4 November 2022; Deputy Mayor Angela O’Leary was elected Chair.
- 45. Four workshops are being planned for the 2023 calendar year, with Hamilton City Council taking over the secretariat function.

Others**Development Contribution (DC) remission quarterly update****Background**

- 46. The Council’s current 2022/2023 DC Policy was adopted on 30 June 2022 meeting and became operative on 1 July 2022.
- 47. The DC Policy allows for five types of remission:
 - i. Actual demand remissions;
 - ii. CBD remissions;
 - iii. Social housing remissions;
 - iv. State Integrated schools’ remission; and
 - v. Private Developer Agreement (PDA) remissions.
- 48. Actual demand remissions and PDA remissions rely on developers applying for a remission and supplying appropriate evidence of reduction in the impact of actual demand as compared to modelled demand.
- 49. All remissions in this report have been determined in accordance with the DC Policy and delegated authority, and all DC amounts in this report are exclusive of GST.

DC remissions Q1 and Q2

- 50. In Q1 and Q2 2022/23, Council approved eleven DC remissions with a total value of \$4,022,887 (**Attachment 1**).
- 51. The remissions consisted of:
 - i. 5 x actual demand remissions totalling \$1,196,722;
 - ii. 3 x CBD remissions totalling \$1,254,061;
 - iii. 1 x social housing remission totalling \$504,546;
 - iv. 2 x PDA remissions totalling \$1,067,557.

52. DC remissions are calculated by individual activity components. The table below shows the dollars and percentages of the total remissions granted attributed to each DC activity.

REMISSIONS Q1 AND Q2 2023						
	Water	Wastewater	Stormwater	Transport	Community	Reserves
Remitted \$ per activity	\$ 499,947	\$ 1,345,236	\$ 3,902	\$ 2,143,463	\$ 1,966	\$ 28,373
% of total remitted \$	12%	33%	<1%	53%	<1%	1%

Other remissions update

53. On 14 September 2022 Council resolved to delegate authority to the Chief Executive to finalise the Development Contribution Remission for the Broadwater Retirement Village in accordance with section 17 of Council's 2020/21 Development Contributions Policy.
54. Staff are awaiting feedback from Broadwater Retirement Village on Council's technical analysis prior to finalising the remission decision and seeking financial authorisation from the Chief Executive.
55. The final remission will be reported to this Committee in the relevant quarterly remissions report as per standard process.

Development Contributions interest rate refund

56. On 10 August 2020, Council was served with judicial review proceedings in respect of its Development Contributions regime – the case being AGPAC Limited & others vs HCC – which was heard in the High Court on 20-22 April 2021.
57. Judge Ian Gault announced in his decision on 27 August 2021 that the case for judicial review was dismissed, finding in favour of Council in all 17 claims that the applicants took forward to trial. The Judge provided no relief to the applicants in relation to their claims.
58. However, Council acknowledged as part of its pleaded case an administrative error in interest rates for three historical years (2016, 2017, 2018) input into the development contributions model, which in turn calculates development contribution charges. The only DC Policies affected by these erroneous interest rates were the 2018/19 and 2019/20 Policies. Growth Funding and Analytics Unit staff, in collaboration with the Finance Unit, have undertaken detailed work to calculate the extent of the interest rate error, and how much and to whom refunds should apply.
59. Based on advice from PWC and the Finance Unit – and as reported previously to the Council – staff updated the interest rates input into the development contributions model and updated the schedule of charges within the calculation tool effective 24 January 2022, such that the DC Policy and any DC assessment since that point in time no longer carried the error.
60. Staff provided an update on the interest rate refunds to the Strategic Growth Committee on [2 December 2021](#), where it was resolved that the refunds would be executed under staff delegations.
61. Staff have now processed 738 refunds totalling \$337,823.06. There are an estimated 94 refunds remaining totalling \$29,501.09.
62. Staff will provide a further update in due course once all refunds are completed.
63. The final piece of work is finalising the individuals who were under-charged due to the error. The treatment of these under-payments will be noted in a future report to Strategic Growth and District Plan Committee.
64. The refund process and methodology have been reviewed by Council's barrister.

Financial Considerations - *Whaiwhakaaro Puutea*

65. Other than the interest rate refund detailed above, there are no financial implications in relation to the updates provided in this report.

Legal and Policy Considerations - *Whaiwhakaaro-aa-ture*

66. Staff confirm that this matter complies with Council's legal and policy requirements.
67. Staff have considered the key considerations under the Climate Change Policy and have determined that an adaptation assessment and emissions assessment is not required for the matter(s) in this report.

Wellbeing Considerations - *Whaiwhakaaro-aa-oranga tonutanga*

68. The purpose of Local Government changed on 14 May 2019 to include promotion of the social, economic, environmental and cultural wellbeing of communities in the present and for the future ('the 4 wellbeings').
69. The subject matter of this report has been evaluated in terms of the 4 wellbeings during the process of developing this report. The recommendations set out in this report are consistent with that purpose.
70. There are no specific social, economic, environmental or cultural considerations associated with the matters covered in this report.
71. However, the Strategic Growth and District Plan Committee supports the wider organisation in delivering key objectives that enhance the 4 wellbeings by being responsible for:
- i. guiding sustainable physical development and growth of Hamilton to meet current and future needs, including oversight of strategic land-use planning, boundary alignment, and existing and alternative planning, funding and financing models for growth-related projects;
 - ii. driving collaboration with neighbouring Councils, Iwi, private sector and central government to meet Hamilton's growth ambitions; and
 - iii. providing Governance leadership and direction to staff to develop amendments to the Hamilton City Operative District Plan 2017.

Risks - *Tuuraru*

72. There are no known risks associated with the matter contained in this report.

Significance & Engagement Policy - *Kaupapa here whakahira/anganui*

73. Having considered the Significance and Engagement Policy, staff have assessed that the report has a low significance, and no engagement is required.

Attachments - *Ngaa taapirihanga*

Attachment 1 - 2023 Q1 and Q2 Remissions Report

Attachment 1: 2023 Q1 and Q2 Remissions Report

Address	Developer	Development description & Development Contributions Officer details/comments	Consent Number	Applicable policy	Original DC assessment	Amount remitted (\$ excl. GST)							Final DC assessment	Remission granted
						Water	Wastewater	Stormwater	Transport	Community	Reserves			
45 Commerce Street	Hamilton Workingmen's Club	Proposal to erect an all-weather canopy over an existing lawn bowls green.	010.2022.00012441.001	2022/2023	\$ 205,962	\$ 28,254	\$ 77,441	\$ -	\$ 84,054	\$ -	\$ -	\$ 16,213	\$ 189,749	
56 Chalmers Road	Rock Solid Holdings Limited	Proposal to construct a warehouse with ancillary offices on two currently vacant lots.	010.2015.00008357.034	2022/2023	\$ 535,524	\$ 47,049	\$ 135,270	\$ -	\$ 242,201	\$ -	\$ -	\$ 111,004	\$ 424,521	
5 Brent Greig Lane	Waikato Asset Holdings Limited	Proposal to construct a new industrial building with associated offices.	010.2022.00012305.001	2021/2022	\$ 381,962	\$ -	\$ -	\$ -	\$ 104,657	\$ -	\$ -	\$ 277,305	\$ 104,657	
310 Ruakura Road	Ruakura Port Limited	Proposal to construct a distribution centre for DAMCO/Maersk at Ruakura Inland Port.	007.2022.00044754.001	2022/2023	\$ 2,231,445	\$ 22,208	\$ 196,534	\$ -	\$ 696,607	\$ -	\$ -	\$ 1,316,096	\$ 915,349	
10 Ward Street	Centre Place Limited	Proposal to construct a new commercial building with retail tenancies within the CBD.	010.2022.00012285.001	2021/2022	\$ 781,552	\$ 134,458	\$ 249,605	\$ -	\$ 397,489	\$ -	\$ -	\$ 0	\$ 781,552	
160 Grandview Road	The Salvation Army New Zealand Trust	Proposal to establish a Managed Care Facility and Place of Worship.	010.2022.00012082.001	2021/2022	\$ 504,546	\$ 132,376	\$ 276,452	\$ 3,902	\$ 80,561	\$ 1,966	\$ 9,289	\$ -	\$ 504,546	
153 Victoria Street	Excel Corporation Limited	Proposing an internal fitout to existing restaurant within the CBD.	007.2021.00043837.001	2021/2022	\$ 14,982	\$ 814	\$ 1,512	\$ -	\$ 5,165	\$ -	\$ -	\$ 7,491	\$ 7,491	
310 Ruakura Road	Ruakura Port Limited	Proposal to construct a service centre with a Waitomo service station, café tenancies and fast food tenancies.	007.2022.00044641.001	2021/2022	\$ 376,311	\$ 1,726	\$ 13,838	\$ -	\$ 136,644	\$ -	\$ -	\$ 224,104	\$ 152,207	
134 Riverlea Road	Ukra Investments Limited	Proposal to convert an existing industrial warehouse into a religious facility / Place of Worship	010.2022.00012072.001	2021/2022	\$ 52,426	\$ -	\$ -	\$ -	\$ 34,313	\$ -	\$ -	\$ 18,114	\$ 34,313	
19 Roger Kaui Place	Modern Transport Engineers Limited	Proposing to construct a new workshop, with ancillary offices for the construction and testing of heavy transport, trailers and machinery.	010.2022.00012182.001	2021/2022	\$ 2,303,031	\$ 38,082	\$ 148,247	\$ -	\$ 257,154	\$ -	\$ -	\$ 1,859,548	\$ 443,484	
1008 Victoria Street	Lugton Property Limited	Proposal to remove an existing commercial build and construct a mixed-use development over six storeys.	010.2021.00011592.001	2020/2021	\$ 704,573	\$ 94,979	\$ 246,337	\$ -	\$ 104,619	\$ -	\$ 19,083	\$ 239,555	\$ 465,018	
					\$ 8,092,315	\$ 499,947	\$ 1,345,236	\$ 3,902	\$ 2,143,463	\$ 1,966	\$ 28,373	\$ 4,069,429	\$ 4,022,887	

Resolution to Exclude the Public

Section 48, Local Government Official Information and Meetings Act 1987

The following motion is submitted for consideration:

That the public be excluded from the following parts of the proceedings of this meeting, namely consideration of the public excluded agenda.

The general subject of each matter to be considered while the public is excluded, the reason for passing this resolution in relation to each matter, and the specific grounds under section 48(1) of the Local Government Official Information and Meetings Act 1987 for the passing of this resolution follows.

General subject of each matter to be considered	Reasons for passing this resolution in relation to each matter	Ground(s) under section 48(1) for the passing of this resolution
C1. Rotokauri designations, property acquisition engagement and construction agreements) Good reason to withhold) information exists under) Section 7 Local Government) Official Information and) Meetings Act 1987	Section 48(1)(a)
C2. Strategic Issues (Public excluded)		

This resolution is made in reliance on section 48(1)(a) of the Local Government Official Information and Meetings Act 1987 and the particular interest or interests protected by Section 6 or Section 7 of that Act which would be prejudiced by the holding of the whole or relevant part of the proceedings of the meeting in public, as follows:

Item C1.	to enable Council to carry out commercial activities without disadvantage	Section 7 (2) (h) Section 7 (2) (i)
Item C2.	to enable Council to carry out negotiations to protect the privacy of natural persons to maintain the effective conduct of public affairs through protecting persons from improper pressure or harassment to enable Council to carry out commercial activities without disadvantage to enable Council to carry out negotiations to prevent the disclosure or use of official information for improper gain or improper advantage	Section 7 (2) (a) Section 7 (2) (f) (ii) Section 7 (2) (h) Section 7 (2) (i) Section 7 (2) (j)