
Regulatory and Hearings Committee

Komiti Whiriwhiri Kaupapa

OPEN MINUTES

Minutes of a meeting of the Regulatory and Hearings Committee held in Council Chamber, Municipal Building, Garden Place, Hamilton and Audio-visual Link on Monday 5 December 2022 at 1.00pm.

PRESENT

Chairperson Cr M Donovan

Heamana

Deputy Chairperson Cr E Wilson

Heamana Tuarua

Members Deputy Mayor A O’Leary
Cr M van Oosten
Cr M Tauariki
Cr L Hutt
Cr A Casey-Cox
Cr M Huaki
Cr G Taylor

In Attendance Cr E Pike
Cr S Thomson
Blair Bowcott – General Manager Growth
Stafford Hodgson - Project Manager

Governance Team Carmen Fookes – Senior Governance Advisor
Tyler Gaukrodger - Governance Advisor
Corey Bruntlett - Governance & Elected Member Support Coordinator

1. Apologies – *Tono aroha*

Resolved: (Cr Wilson/Cr Taylor)
That the apologies for Cr Naidoo-Rauf are received.

2. Confirmation of Agenda – *Whakatau raarangi take*

Resolved: (Cr Wilson/Cr Casey-Cox)
That the agenda is confirmed.

3. Declarations of Interest – *Tauaakii whaipanga*

Cr Hutt noted her involvement as Chair of GoEco, and noted the submission made to Item 4 (Hamilton Urban Growth Strategy (HUGS) review verbal submissions report). She noted that she was not conflicted and would take part in the discussion and vote.

4. Hamilton Urban Growth Strategy (HUGS) review verbal submissions report

[Roger Stratford](#) spoke to his submission.

[Jeremy Mayall](#) (Creative Waikato) spoke to his submission.

[Suzanne O'Rourke and Mark Crisps](#) (Fonterra Limited) spoke to their submission.

[Katrina Andrews representing for Hannah Craven](#) (Waikato Regional Council) spoke to their submission.

[Simon Gascoigne](#) (GoEco) spoke to his submission.

[Roderick Francis](#) spoke to his submission.

[Martin Toop](#) spoke to his submission and provided a presentation (**Appendix 1**).

[Phil Evans](#) (Bike ACTION Hamilton) spoke to his submission.

[Naomi Pocock](#) (The Opportunities Party) spoke to her submission.

The meeting was adjourned from 2.11pm to 2.25pm.

[Kathryn Drew](#) (Waikato Regional Airport Ltd & Titanium Park Ltd) spoke to her submission.

[Jackson Bull & Jason Adams](#) (CDL Land New Zealand Limited) spoke to their submission and provided a presentation (**Appendix 2**).

[Iain White](#) (Hamilton Arts Trust) spoke to his submission.

[Brendon Hewett and John Webb](#) (Chedworth Properties Limited) spoke to their submission.

[Thomas Gibbons representing for Ben Tyson](#) (Te Awa Lakes) spoke to his submission.

The meeting was adjourned from 3.12pm to 3.20pm.

[Melissa Smith](#) (Bike Waikato) spoke to her submission.

[Fraser McNutt](#) (Templeview Retirement Village Ltd, Pragma Homes Ltd, SL1 Developers Group, Brymer Farms, WA) spoke to his submissions.

Deputy Mayor O'Leary retired from the meeting (3.26pm) during the above submission.

Members requested the following points be included in the deliberations report:

- 20 minute city inclusion;
- greenspace and biodiversity;
- future of employment;
- strategy alignment with reviewed arts agenda;
- suggested balance of intensification and greenfield;
- staff methodology to determine development and infill capacity;
- identification of community conflict;
- identification of 'double dipping' funding;
- bike lane and on street parking considerations;
- additional bus routes;

- language clarity;
- housing considerations;
- liveability of the city; and
- aspirational guidance within the strategy.

Resolved: (Cr Wilson/Cr Taylor)

That the Regulatory and Hearings Committee:

- a) receives the report;
- b) hears and considers the verbal submissions on the draft Hamilton Urban Growth Strategy (HUGS);
- c) notes that public consultation on the draft HUGS ran from 18 October to 20 November 2022; and
- d) notes that a deliberations report will be presented in early 2023 to the Strategic Growth and District Plan Committee, which will deliberate and make a final recommendation on the HUGS to the Council.

The meeting was declared closed at 3.59pm.

Appendix 1

Appendix 1:

Draft Hamilton Urban Growth Strategy, Martin Toop Oral Submission Monday 5th December 2pm

1. Grow up and out from the central city

Support

Support as NZ has a role to play solving global food issues. Hamilton must not continue its urban sprawl. South of Fitzroy drive off A3 along Hall Road. This is on a ridge. Stop and look over the grand view of the current edge of the city. Notice how the hospital towers out. When will the city expand out over the lovely farming landscape on the other side of the road?

2. Grow along transport corridors

Conditionally support

Photos of homes along Heaphy Terrace opposite Claudelands Park. First built homes, single storey terrace and two 2 storey apartments. How often do residents walk along the footpaths under the avenue of trees?

Yanicks Road, Fitzroy new homes. Road split by green hedge, one way each side.

Wonder if the Urban Design Panel have information from overseas city growth re ways to ensure social equity in city design. Shocking example is the 2 storey flats on the corner of Te Rapa Road and Forest Lake Road. The front ones are only a pavement away from a very busy junction. Glen Lynne Ave, Chartwell has 3 sets of infill homes built this year. 2 homes are too close to traffic. Some big expensive homes on Hukanui Road, Rototuna hide behind a high wall along the roadside footpath. Early childhood centres on busy roads?

3. Development of quality greenfield neighbourhoods

Conditionally support

Not sure the city green policies spell out how Hamilton is planned to adapt to increasing hotter temperatures, longer drought spells and heavier rainfall periods. Greenfield land must be designed to improve city biodiversity. This is not just a nice to have but a must for our own survival. Not just birds in Claudelands Park but bats, lizards and a greater variety of native plants. Our parks are still mostly oaks and maples. Still the same in the new Fitzroy suburb. Parks just visual amenities? UK Manchester folk 5 hours/week out of home.

Appendix 1

Martin Toop Presentation



Appendix 1



Appendix 1



Appendix 1



Appendix 1



Appendix 2

Appendix 2:

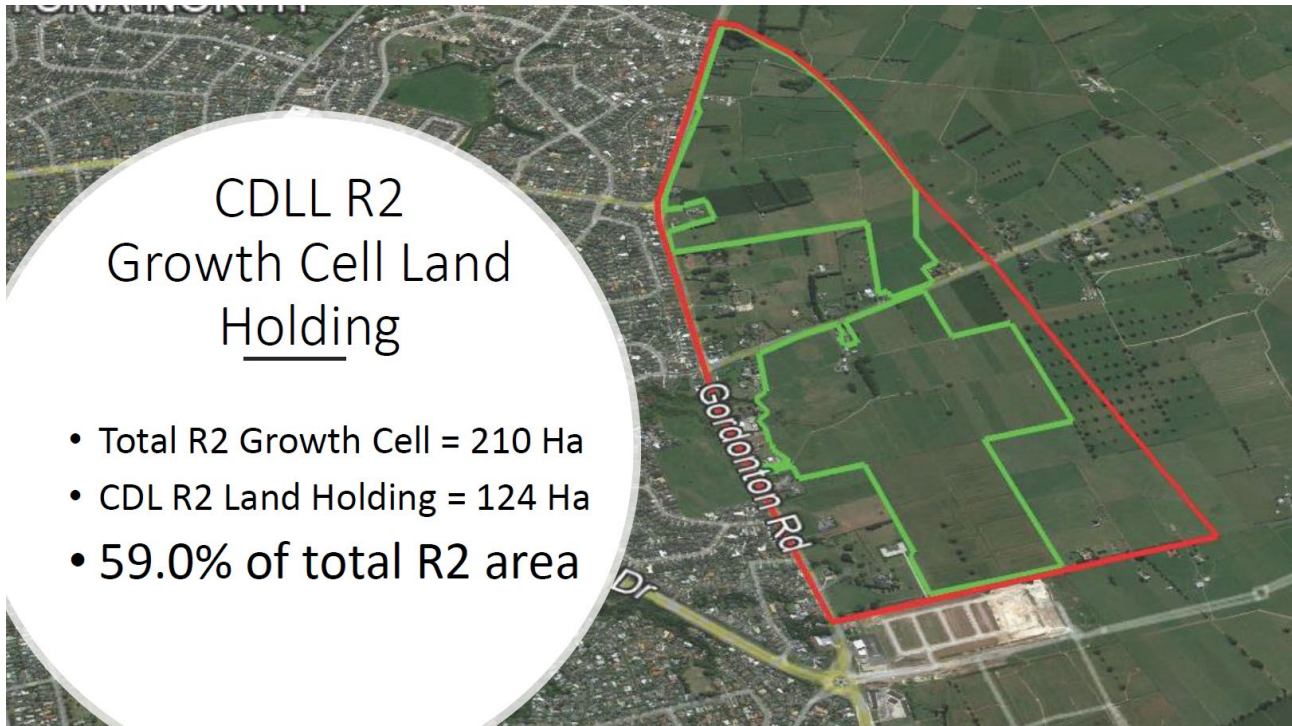


CDL Investments New Zealand Limited

- Large NZX listed National residential and commercial property developer
- Long history of successful development in Hamilton since 1994 – 1150 + lots completed predominantly in Rototuna
- CDL Presently owns 124 Ha of the 210Ha available (59%) within the R2 growth cell
- CDL has the intention and financial capability to proceed with development within R2 within the short term (next 5 years) ideally with the support of Hamilton City Council



Appendix 2



CDL land New Zealand (CDL) Hamilton Urban Growth Submission

- Area's with long standing strategic boundary agreements should have greater recognition than emerging areas without.
- CDL believes Hamilton Cities targeting a greenfield vs brownfield development mix (70% infill) is misguided without any reference to effects on affordability, deliverability, infrastructure servicing costs and market preference.
- CDL strongly encourages Hamilton City Council to maximise development capacity of both greenfield and brownfield concurrently to enable a truly competitive housing market.
- CDL agrees with the principles of quality greenfield growth as outlined but with additional points regarding logical sequencing and location of future growth areas.
- CDL Strongly disagrees that Hamilton presently has a plentiful supply of Greenfields growth.

Appendix 2

Principles of out of boundary development

- CDL conditionally agrees with the “out of boundary principles” outlined within Hamilton Urban Growth Strategy however Hamilton City Council needs to provide a detailed level of information/policy regarding how these principles are to be interpreted and implemented.
- Without detailed information on “*the principles for out-of-boundary development*” it makes any meaningful submission challenging.
- The main two principles CDL would like further clarification on are outlined below;
 - o Significant value uplift for the benefit of the wider community
 - o Not Compromising planned investment

