
Strategic Growth and District Plan Committee

Te Komiti Rautaki Tipu me te Maahere Rautaki aa Rohe

OPEN MINUTES

Minutes of a meeting of the Strategic Growth and District Plan Committee held in the Council Chamber and via Audio Visual Link , Municipal Building, Garden Place, Hamilton on Thursday 23 February 2023 at 9.30am.

PRESENT

Chairperson Cr Ryan Hamilton
Heamana

Deputy Chairperson Cr Sarah Thomson (via audio-visual link)
Heamana Tuarua

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

In Attendance Lance Vervoort – Chief Executive
Blair Bowcott – General Manager Growth
Julie Clausen – General Manager Strategy and Communication
Chris Allen – General Manager Development
Eeva-Liisa Wright – General Manager Infrastructure Operations
Andrew Parsons – Executive Director – Special Projects
Paul Bowman – Team Leader, City Planning
Lehi Duncan – Programme Manager, Ruakura
Charlotte Catmur – Stability and Climate Change Manager
Phil Haizelden – Transport Strategy Principle
Hannah Windle – Special Projects Manager
Keith Hornby – Principle Planner
Jackie Collier – Strategic Waters Unit Manager
Stafford Hodgson – Programme Manager
Tilly Murcott – Programme Manager, Central City
Karen Saunders – Growth Programme Manager
Lachlan Muldowney – Lawyer

Governance Staff Amy Viggers – Governance Lead
Chantal Jansen – Governance Advisor

Cr Hamilton opened the meeting with a karakia.

1. Apologies – Tono aroha

Resolved: (Cr Hamilton/Cr Donovan)

That the apologies for absence from Crs Wilson, Huaki, and Naidoo-Rauf and for partial attendance from Cr Tauariki are accepted.

2. Confirmation of Agenda – Whakatau raarangi take

Resolved: (Cr Hamilton/Cr Casey-Cox)

That the agenda is confirmed.

3. Declarations of Interest – Tauaakii whaipaaanga

During the discussion of item 8 (District Plan Update), Cr Donovan noted an interest in related Plan Change 13 as a commissioner to that hearing. He did not take part in the discussion on the matter.

4. Public Forum – Aatea koorero

No members of the public wished to speak.

5. Chair's Report

The Chair spoke to the report, noting the format of the agenda, purpose of the report, and the formation of the Southern Links Working Groups. Staff responded to questions from Members concerning duplication of works.

Resolved: (Cr Hamilton/Cr Thomson)

That the Strategic Growth and District Plan Committee:

- a) receives the report; and
- b) request Waka Kotahi attend a future meeting of the committee.

6. General Manager's Report

The General Manager Growth took the report as read, and noted stakeholder engagement including central government advocacy, and the approach to the Resource Management Act (RMA) Reform. Staff responded to questions from Members concerning resourcing and costs, conversations with metro partners, simplification of RMA Reform, and engagement with partners concerning Australian funding model.

Resolved: (Mayor Southgate/Cr Bydder)

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

7. Strategic Issues

The General Manager Growth introduced the report, noting the function and purpose of the report.

The Team Leader, City Planning and Principle Planner spoke to the Land Use section of the report, noting the strategic purpose of FutureProof, future development strategy, Housing and Business Assessments, and the Hamilton City Council submission on Waipa's Plan Change 20. Staff responded to questions from Members concerning the put in full HBA analysis and leasehold land, Housing Capacity Assessments and housing affordability, affordable housing definition, possible

future development areas, and quality housing encouragement.

The General Manager Development spoke to the Strategic Infrastructure section of the report, noting the purpose of the Southern Links Working Group.

The Transport Strategy Principle introduced the Metro Spatial Transport Business Case section of the report, noting the history of the Metro Spatial Transport Business Case. Staff responded to questions from Members concerning community advocacy, inclusion of rail travel within the business case, funding agreements and sharing of costs, timing and funding for projects long-term plan, charging for car use, and Metro Spatial Transport Committee voting numbers.

The General Manager Growth introduced the Infrastructure Acceleration Fund Central City Programme delivery, noting the grant amount and the programme stages. Staff responded to questions from Members concerning programme timing, project scoping, developer conversations, and inclusionary zoning difference to enable housing.

The Growth Programme Manager introduced the Growth Programmes update. Staff responded to questions from Members concerning land banking, developers building to rent, and tracking time to build.

Resolved: (Cr Hamilton/Mayor Southgate)

That the Strategic Growth and District Plan Committee:

- a) receives the report;
- b) approves the continuation of the Southern Links Working Group comprising of Deputy Mayor O'Leary, Cr Donovan, Cr Hamilton, Cr Taylor, Cr Tauariki and Cr Thomson; and
- c) notes the Strategic Development Forum Terms of Reference will be revised to align with the 2022-2025 triennium, noting that membership will include Mayor Southgate, Cr Hamilton, Cr Donovan, Cr Casey-Cox.

Cr Tauariki joined the meeting (10.17am) during the discussion of the above item. He was present when the matter was voted on.

The meeting was adjourned from 10.47am to 11.03am.

In Item 8 Cr Donovan noted an interest in related Plan Change 13 as a commissioner to that hearing. He did not take part in the discussion on that matter.

8. District Plan Update

The Team Leader, City Planning introduced the report, noting the timing and stages of the plan change hearings, private plan change submissions, Floodviewer works, and plan change hearing timeframes. Staff responded to questions from Members concerning floodviewer information within the District Plan, response to extreme weather events, properties with completed floodmapping, assessment of infill development, mitigation of intensification, resourcing, role of plan changes in mitigating risks, climate change adaptation, mechanisms to ensure appropriate and affordable housing, future proofing housing and growth, advocacy towards aligning central and local government reform, and communication and public engagement.

Resolved: (Cr Hamilton/Cr Taylor)

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

9. Hamilton Urban Growth Strategy (HUGS) deliberations report

The Growth Programme Manager and Programme Manager introduced the report, noting the purpose was a long-term strategy which would be updated more frequently than in the past, the HUGS reference group, and that this strategy set out the intent for growth and informed the long-term plan. Staff responded to questions from Members concerning urban outcomes, stormwater in existing areas, ability to guide decision making through the strategy, statutory requirements, alignment to other strategies, community engagement, reduction of growth through intensification, intensification costs in comparison to new development areas, implications of delaying approval, and costs to date.

Motion: (Cr Hamilton/Cr Thomson)

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.

Amendment: (Cr Taylor/ Cr Bydder)

That the Strategic Growth and District Plan Committee:

- a) receives the report; and
- b) delays further consideration of the Hamilton Urban Growth Strategy (HUGS) until Plan Change 14 is completed in 2024 and the Council has more updated information on the city’s flood hazards and how they can best be mitigated.

The Amendment was put.

Those for the Amendment: Councillors Bydder, Taylor and Donovan.

Those against the Amendment: Councillors Casey-Cox, Pike, O’Leary, Hutt, Southgate, Hamilton, Thomson, van Oosten and Tuariki.

The Amendment was declared LOST.

The Motion was then put and declared CARRIED.

Resolved: (Cr Hamilton/Cr Thomson)

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.

Cr Taylor Dissenting.

The meeting was adjourned from 12.37pm to 1.40pm.

Cr Pike left the meeting during the above adjournment.

Cr Taylor retired from the meeting during the above adjournment.

10. General Updates

The General Manager Growth introduced the report, and noted that the report was for information only.

Resolved: (Cr Tauariki/Cr Hutt)

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

11. Resolution to Exclude the Public

Motion: (Cr Hamilton/Cr van Oosten)

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

The meeting went into public excluded session at 1.42pm.

The meeting was declared closed at 3.03pm.