

## Submission by

# Hamilton City Council

## WAIPA DISTRICT COUNCIL – DRAFT 2021-31 LONG TERM PLAN

29 April 2021

### 1.0 SUMMARY OF KEY POINTS AND RECOMMENDATIONS

- 1.1 Support the overall intent and direction of Waipa District Council’s draft 2021-31 Long Term Plan.
- 1.2 Hamilton City Council requests Waipa District Council makes provision in its draft 2021-31 Long Term Plan budget for the development of alternative transport options, in particular funding of rail services.
- 1.3 Hamilton City Council requests Waipa District Council makes provision in its draft 2021-31 Long Term Plan budget for the funding of the Waikato Community Lands Trust and inclusionary zoning planning mechanisms.
- 1.4 Hamilton City Council requests Waipa District Council makes provision in its draft 2021-31 Long Term Plan budget for operational contributions to facilities that are used by residents of the Waipa District.
- 1.5 Hamilton City Council encourages the Waipa District Council to include the necessary budgetary provision or note an unbudgeted provision in its final approved 2021-31 Long Term Plan to support an equitable contribution to future-proof the delivery of a new southern wastewater plant.

### 2.0 INTRODUCTION

- 2.1 Hamilton City Council supports the direction of Waipa District Council’s draft 2021-31 Long Term Plan in focusing on the outcomes of socially resilient, cultural champions, environmental champions and economically progressive.
- 2.2 Hamilton City Council requests Waipa District Council considers the following points in the deliberation of their draft 2021-31 Long Term Plan.

### 3.0 ALTERNATIVE TRANSPORT AND MOBILITY NETWORKS

- 3.1 Hamilton City Council supports Waipa District Council’s commitment to the investment in the Pirongia-Ngā Roto-Te Awamutu cycling connection and the investment in urban mobility network.
- 3.2 Hamilton City Council notes that Waipa District Council has identified that *“population growth may create more transport movements on key routes leading to congestion or safety issues. Greater population density provides opportunities to transition to transport modes other than private cars. The Hamilton to Auckland passenger train service is one such opportunity”*.
- 3.3 Hamilton City Council would like to understand if Waipa District Council has provided any funding or capacity for the development of this project.

- 3.4 Our communities are increasingly travelling across our region in a boundaryless manner and therefore Hamilton City Council requests that Waipa District Council considers supporting an integrated regional transport approach by creating a separate transport targeted rate on its urban areas that can be used to fund regional transport initiatives.
- 3.5 Hamilton City Council, in its submission to the Waikato Regional Council's draft 2021-2031 Long Term Plan, has requested that the Regional Council considers the implementation of a consistent regional transport funding model based a passenger transport targeted rate applied to all urban areas (not just Hamilton City). This will provide funding from across the region to support both bus and rail services.

#### **4.0 WAIKATO COMMUNITY LANDS TRUST AND INCLUSIONARY ZONING**

- 4.1 In 2019, Hamilton City Council supported the establishment of the Waikato Community Lands Trust with the aim to assist working families into affordable housing with security of tenure.
- 4.2 The Trust has been established with legal, charitable status and is independent of Hamilton City Council. It has a Waikato Region focus and is administered by independent and appropriately skilled volunteer Trustees.
- 4.3 The Trust is based on a successful Queenstown model that has enabled the delivery of over 170 homes in the Queenstown Lakes District, with more than 300 sites still to develop. This model ensures people can gain equity on their house as they pay back principal, but capital gains above inflation are retained by the Trust and recycled, thus preventing the continuation of unaffordable price brackets for new entrants. The trust retains land ownership and the property owners pay a nominal land lease while being housed.
- 4.4 Hamilton City Council contributed \$2 million of seed funding with the intention that other community Trusts, philanthropic organisations and councils would also contribute similar amounts to get it established.
- 4.5 Hamilton City Council has also contributed \$50,000, matching the WEL Energy Trust Vital Impact (Housing) grant, towards the Trust's operating costs and employment of a Trust Administrator.
- 4.6 Hamilton City Council asks that you consider matching our initial \$2 million funding (cash or land) to this very worthwhile cause that facilitates affordable housing in perpetuity for communities in the Waikato.
- 4.7 Through Hamilton City Council's district plan review, Council is also considering the use of Inclusionary Zoning policies to enable a sustainable pipeline of sites to be provided to the Trust. Inclusionary Zoning refers to policies that require a portion of developments to be retained for affordable housing, often in return for greater density.
- 4.8 This is a powerful tool that Hamilton City Council suggests you may also consider in your planning frameworks to enable the delivery of more affordable housing in the Waikato.

#### **5.0 FACILITIES USED BY OUR WIDER COMMUNITY**

- 5.1 A large number of Waipa District Council residents are regular users of facilities and services within Hamilton City Council boundaries. Hamilton City Council requests that Waipa District Council takes account of this fact and provides contributions for operational costs of these services. This includes access both to existing services and facilities, as well as those that will be newly built or redeveloped as a result of Hamilton City Council's 2021-2031 Long Term Plan.

5.2 These include but are not limited to:

- Hamilton Gardens - a nationally and internationally recognised visitor destination that the wider Waikato Region benefits from. Ongoing development will ensure that it remains a key destination into the future that will attract visitors to the Waikato Region, acting as a gateway to other visitor experiences in the region.
- Recreation Centres - there is a growing demand for indoor recreation centres to accommodate sports and recreational activities. These include volleyball, basketball, futsal and others. The success of “The Peak” - the Rotorua Indoor Recreation Centre, shows a strong demand for facilities, and residents both within Hamilton City boundaries and outside of it are benefitting from it. Hamilton City Council plans to continue to develop indoor recreation centres to meet local and regional needs and to meet the recommendations of the Waikato Sports Facilities Plan. Waipa residents are likely to use these facilities in the future despite their location within Hamilton City boundaries.
- Hillcrest library upgrade - an upgrade to Hillcrest Library will increase capacity and enable a growing community in the East of Hamilton to have better access to library services and benefit from a developing a “Community Hub” approach to libraries. Given the close proximity to both Waipa and Waikato District Councils, it is likely that residents from these areas will benefit from the improved facility and services offered.

## **6.0 BUDGET PROVISION REQUIRED FOR SOUTHERN WASTEWATER PLANT**

6.1 The Hamilton-Waikato Metro Wastewater Detailed Business Case (DBC) Project is being delivered through a partnership between Hamilton City Council, Waikato District Council, Waipa District Council, Waikato-Tainui and Mana Whenua.

6.2 The preferred wastewater servicing option for the Southern Metro area was confirmed by the Project Governance Group (made up of elected representatives from the partner organisations) on 16 April 2021. The preferred option includes the development of a new wastewater treatment plant located south of Hamilton as well as significant upgrades at Pukete and Cambridge wastewater treatment plants. Timing to deliver and implement the new southern plant is being considered as part of finalising the Southern Metro Wastewater detailed business case.

6.3 Successful implementation of the new southern plant included in the preferred option requires financial contribution and multi-partner coordination to complete land acquisition and (potentially) designation and consenting processes over the next three years and beyond. This financial contribution is needed in addition to the significant investment needed at the Cambridge and Pukete plants.

6.4 In addition to confirming the preferred option for the Southern Metro area on 16 April 2021, the Project Governance Group agreed to the development of a Memorandum of Understanding (or other similar mechanism) to secure commitments to implement the preferred option from the detailed business case. Specifically, the Governance Group directed the Project Team to provide advice on:

- A Memorandum of Understanding or other similar mechanism to secure commitments to implement the preferred option from the detailed business case;
- How to reflect the preferred option in 2021-2031 Long Term Plans; and
- Growth thresholds and triggers that will match the sequence of growth with the staged development of the new Southern Wastewater Plant.

- 6.5 Hamilton City Council endorses the decisions of the Governance Group and is encouraged by the direction to enter into an agreement to secure commitments to implementing the business case recommendations.
- 6.6 Hamilton City Council has funded \$9 million in Years 1-3 of its draft 2021-31 Long Term Plan as a contribution toward land purchase, designation and consenting processes for a new southern plant. Hamilton City Council has also noted significant (unfunded) investment to commence construction of a new southern plant from Year 10 of its draft 2021-31 Long Term Plan. Waikato District Council has noted an unbudgeted provision of \$4 million in their draft 2021-31 Long Term Plan to signal a contribution toward land purchase, designation and consenting processes for a new southern plant.
- 6.7 While details of a MOU are being worked through, Hamilton City Council encourages Waipa District Council to include the necessary budgetary provision or note an unbudgeted provision in its final approved 2021-31 Long Term Plan to support an equitable contribution to future-proof the delivery of a new southern wastewater plant. Including a budget provision or noting an unbudgeted provision will inform the Waipa community of future funding needed to implement the new southern treatment plant, and reinforce the decision made to formulate a MOU (or other mechanism) as a clear recognition that all partners are committed to delivering the subregional solutions the detailed business case is indicating.
- 6.8 Hamilton City Council, as part of the project collective, is focused on the successful conclusion of the Southern Metro Area Wastewater detailed business case and commencing the Northern Metro Area detailed business case.

## **7.0 CAPACITY FOR JOINT INFRASTRUCTURE/PROJECTS**

- 7.1 Hamilton City Council notes that Waipa District Council has indicated that their debt level will peak in 2027/28 at \$304 million but reduce to \$252.2 million by Year 10 of the draft 2021-31 Long Term Plan.
- 7.2 Hamilton City Council requests Waipa District Council ensures their forecast debt provides capacity to provide for joint funding projects into the future.

## **8.0 FURTHER INFORMATION AND HEARINGS**

- 8.1 Should Waipa District Council require clarification of Hamilton City Council's submission, or additional information, please contact **Liz Tuck** (Corporate Planning Manager, Strategy and Research) on 07 8585775, email [liz.tuck@hcc.govt.nz](mailto:liz.tuck@hcc.govt.nz) in the first instance.
- 8.2 Hamilton City Council **does wish to speak** in support of this submission at the hearings for Waipa District Council's draft 2021-31 Long Term Plan.

Yours faithfully



**Richard Briggs**  
**CHIEF EXECUTIVE**