



Minutes of a meeting of the

Implementation Committee – OPEN MINUTES

Time and Date: 2.00pm, 27 April 2016

Venue: Committee Room 1, Municipal Building, Hamilton City Council,
Garden Place, Hamilton

Members: Bill Wasley Independent Chair, Future Proof
Garry Mallet Councillor, Hamilton City Council
Peter Buckley Councillor, Waikato Regional Council
Allan Sanson Mayor, Waikato District Council
Dynes Fulton Deputy Mayor, Waikato District Council
Maxine Moana-Tuwhangai Tainui Waka Alliance (from 2.30pm)
Jim Mylchreest Mayor, Waipa District Council

In Attendance: Ken Tremaine Implementation Advisor, Future Proof
Gavin Ion Waikato District Council
Vishal Ramduny Waikato District Council
Anton Marais Waikato District Council
Gary Knighton Waipa District Council
Robert Brodnax NZ Transport Agency (from 2.10pm)
Richard Briggs Hamilton City Council (from 2.05pm)
Luke O'Dwyer Hamilton City Council
Susan Henderson Hamilton City Council

Apologies: Grahame Webber Deputy Mayor, Waipa District Council
Julie Hardaker Mayor, Hamilton City Council
Paula Southgate Chairperson, Waikato Regional Council

Committee Advisor: Michelle White Planner, Future Proof

1. Apologies

The apologies were accepted.

Resolved: (Councillor Buckley/Mayor Mylchreest)
That the apologies be received.

2. Meeting Format

The Independent Chair noted that the meeting would be a formal meeting, rather than a workshop (as specified on the agenda).

3. Declarations of Interests

There were no declarations of interests.

4. Minutes of the meeting held 1 March 2016

The Committee received the above minutes.

Resolved: (Councillor Buckley/Deputy Mayor Fulton)
That the minutes be received.

The Implementation Advisor noted that the discussion was recorded as best as we could. Since the minutes were circulated, editorial changes have been made to some of the principles, growth management drivers and influences, and assumptions.

Driver/influence 2 and 3: Councillor Mallet asked if it would be appropriate to combine these drivers/influences. The Advisor said that Pokeno and Tuakau are active (current) and have Structure Plans in place, whereas, Meremere and Hampton Downs are future development aspiration areas.

Mayor Sanson replied that there is no special Structure Plan for Hampton Downs – it is just what is consented for. Regarding Meremere, development would be within current urban limits.

Action: clarify that # 2 is active and that # 3 is future/long-term.

Principle 5: Councillor Mallet asked if this is a realistic principle. The Advisor said that this principle is in alignment with current policy position in the Future Proof Strategy and the Proposed RPS.

Principles 5 and 8: Councillor Mallet asked if principles 5 and 8 are in conflict. The Advisor said that there is a cascade and an economic relationship. Principle 8 deals with expanding existing settlements, rather than creating new settlements.

Principle 14: Councillor Mallet said that this is entirely dependent on the market. How can we ensure that this happens? We have been trying to do this for 10 years. The Advisor replied that this is important in terms of the retaining and promoting towns.

Mayor Sanson noted that this principle is about maintaining the vibrancy. The Base has had a significant effect on Waikato towns as well as the Hamilton Central City.

Principle 26: Councillor Mallet sought clarification on ‘potential and known’ hazards. The Advisor said that in some areas we know the hazards but in other areas we don’t. The RMA asks us to take a pre cautionary approach. The Advisor agreed to remove ‘potential and known’.

Action: remove ‘potential and known’.

Principle 32: Councillor Mallet asked if the Māori words could be translated. The Advisor said that the terms are in the RMA and could be included in the Updated Strategy’s glossary.

Action: define Māori words in the glossary.

5. Settlement Pattern

Overview

The Implementation Advisor gave an overview of the Settlement Pattern. The presentation is attached to these minutes. The Advisor noted that this is the first outing of the updated Settlement Pattern and it is still a work in progress.

Councillor Mallet asked if dialling up and down is realistic. The Advisor replied that supply and demand will never be in equilibrium, and that the market is frequently ahead. We want to be credible but don’t want to over-forecast. Advisor suggested that the term ‘dial’ may not be correct. It is intended to reflect flexibility – planned infrastructure will either go ahead or not. Land use, infrastructure and funding stand together.

Councillor Mallet sought clarification on 'the approach will be assessed in 2018'. The Advisor said that this relates to the next Census. Mayor Sanson noted that in reality the data won't be available until 2019.

The Advisor outlined the key elements of the 2009 Settlement Pattern:

- For Hamilton City, 50% of growth will be through infill.
- For Waikato District, 82% of growth will be within urban areas.
- For Waipa District, 80% of growth will be within urban areas.
- The majority of the sub-regional growth is concentrated in Hamilton City.
- The Settlement Pattern represents a shift towards a more concentrated nodal form.
- Dispersed rural development will reduce.

Councillor Mallet asked for a definition of growth. The Advisor said that there are two measures – volumes of residential development, commercial and industrial development; and, the rate at which the land intended for development is being taken up.

Councillor Buckley asked when greenfield changes to infill. The Advisor replied, when there is an emphasis on the redevelopment of existing land as opposed to undeveloped new land.

The Advisor outlined the new areas in the Settlement Pattern – Ruakura, Tuakau and Pokeno.

Mayor Sanson noted that there is a huge amount of pressure in Tuakau – you can't buy land and build in Tuakau yet. The infrastructure is present but the land is not zoned.

The Advisor clarified that greenfield refers predominately to residential development.

The Advisor outlined the approach taken to allocate household growth. There are three datasets available including NIDEA 2015, Statistics NZ medium and Statistics NZ high. Waipa DC's policy fits best with Statistics high, whereas Waikato DC's policy fits best with NIDEA 2015. To accommodate the differences we will take a range of demand and supply factors into account. The framework is consistent with that used by Auckland Council in its 2015 Urban Land release Strategy.

Mayor Sanson noted that we have spent considerable funds on NIDEA and that it shouldn't be discounted because it doesn't work for all partners. The NIDEA data has our policy behind it.

The Advisor expressed his concerns with using the NIDEA data and said that further discussions are required.

Councillor Mallet sought clarification on the first bullet under 'challenges'. The Advisor said that growth should be serviced and time correctly. Growth needs to be capable of being delivered.

Councillor Mallet sought clarification on fourth bullet under 'challenges'. The Advisor said that this refers to the equitable distribution of growth (one partner doesn't have all the growth).

Councillor Mallet sought clarification on the last bullet under 'challenges'. The Advisor said that there has been a request from the CE's to develop the Settlement Pattern in a manner to identify where capital needs are required in order to inform the potential waters CCO.

Waikato DC said that the CE's requested Future Proof's thinking on this. In the next few weeks we will know if this is the right approach.

Regarding the household growth graphs, Mayor Sanson noted that it would be useful to see historical growth trends for comparison.

The Advisor and Mayor Sanson noted that economic activity goes in cycles. In five years time, the pattern could look very different.

The Advisor said that we may look at the historical data.

Challenges

The Implementation Advisor outlined the challenges for the Settlement Pattern, noting that it is not Future Proof's role to drill down into the detail; this is the role of the Partner Councils.

The extent of the influence of Auckland was discussed. It was noted that the Auckland influence affects the upper north Island area.

Waipa DC, Waikato DC and HCC each presented their Settlement Pattern tables, as follows.

Waipa District Council – Settlement Pattern table

Waipa DC presented a graph with various population projections, including NIDEA and Statistics NZ. There is considerable variation between the growth projections, in particular the shift from NIDEA 2014 to NIDEA 2015. Waipa DC's LTP was built on NIDEA 2014 then amended to accommodate NIDEA 2015 data.

Mayor Sanson suggested that growth in Cambridge could reach the red line (NIDEA 2015).

Waipa's Settlement Pattern is based on Waipa 2050.

Cambridge:

- Cambridge North is developing fast. There is capacity for around another 750 households. The expectation is that it will be at or near capacity in the next five years.
- Lemington/Cambridge Park is built out.
- There are infrastructure linkages between C2 and C3, so these may be developed first, and then C4.
- C5 will see Waipa through to the end of the third decade.
- Water supply and wastewater upgrades planned include:
 - o 2016-2020 Karapiro Treatment Plant upgrade
 - o 2016 Rising Main to Karapiro Reservoir
 - o 2016-2020 additional reticulation to service Cambridge North
 - o 2039 new reservoir
 - o 2016/17 Pipe bridge upgrade
 - o 2021 treatment plant upgrade

Councillor Buckley asked how big they wanted to grow Cambridge. Waipa replied that they haven't defined a population cap. The Advisor also said that it is hard to anchor this kind of concept.

Mayor Sanson noted that Cambridge will continue to grow due to its proximity to Auckland.

Waipa DC noted that there is sufficient capacity (household supply) under all scenarios. Under a high growth scenario, they would move onto C5 faster. Waipa DC is making a lot of infrastructure upgrades now to service future growth. Water supply is the biggest issue for Cambridge, along with wastewater.

Te Awamutu/Kihikihi:

- There are 11 growth cells in Te Awamutu/Kihikihi
- Te Awamutu/Kihikihi is not expected to grow as fast as Cambridge, but there is a lot of interest in these towns.
- The growth cells are smaller, but there is a lot of capacity.
- T4 and T5 are required in the third decade under the high growth scenario only.

- The key infrastructure issue for the area is water supply. An upgrade to Parallel Road Pukerimu Plant and pipeline to Te Awamutu is planned for 2019. Groundwater and consent options are currently being explored to delay or obviate this project.
- Wastewater treatment plant upgrades are planned for 2021 and 2031.

Councillor Buckley noted that there is a lot of interest in Te Awamutu because of house prices.

Hamilton City Council – Settlement Pattern table

HCC explained that the settlement pattern table had been work-shopped with Councillors but is not endorsed. HCC's proposed approach is based on the Hamilton Urban Growth Strategy (HUGS), except as amended by the EPA decision on Ruakura and Commissioner decisions on the PDP staging for Rotokauri. The settlement pattern assumes that 50% of growth occurs in infill areas and 50% in greenfield areas. Monitoring results show that from 2010 to 2013 the split was 60% greenfield and 40% infill. In 2014, there was 50% greenfield and 50% infill development. The latest data (to June 2015) shows 60% infill and 40% greenfield. The primary focus of the settlement pattern is residential development, with services to support.

Existing greenfield areas include Rototuna, Peacocke Stage 1, Rotokauri Stage 1 and Ruakura:

- Rototuna is predominantly residential and is near capacity.
- Peacocke Stage 1 is residential and is largely consented.
- Significant infrastructure commitments have already been made for Peacocke Stage 2.
- Rotokauri Stage 1 is mixed use.
- Rotokauri Stage 2 is predominately residential.
- Ruakura is a big growth cell, which came online in 2014. Consents for the inland port have been issued.

All these greenfield areas have Structure Plans.

Decade 1: the current greenfield cells have sufficient capacity under either scenario.

Decade 2: under a medium scenario, the residual cells from the first decade would be sufficient without a new growth cell. Under a high scenario, Peacocke Stage 2 would be needed.

Decade 3: under a medium scenario, Peacocke Stage 2 would continue to provide capacity for the decade. If growth was at Statistics high levels, Rotokauri Stage 2 could be needed towards the end of the decade. In a NIDEA scenario, a further new growth cell would be needed.

Mayor Sanson asked the implications if Southern Links was not built in the second decade. HCC replied that the future of Peacocke would need to be revised. NZTA noted that Southern Links has to happen from a network perspective to keep the Waikato Expressway functioning efficiently.

Mayor Sanson noted that Southern Links has a 20 year designation, indicating that perhaps it won't be constructed in the next decade. Mayor Sanson noted that it is important that it is constructed within the second decade.

NZTA said that based on modelling, Southern Links is required in the next 10 to 15 years.

Deputy Mayor Fulton noted the pressures in Rototuna – there is a desirability to live in north Hamilton. HCC said that they're aware of the pressures; however it is not easy to change territorial authority boundaries. Peacocke has significant infrastructure costs and is about the same size as HT1. HT1 would equally have the same level of infrastructure cost as Peacocke.

Waikato District Council – Settlement Pattern

Waikato DC explained that their settlement pattern is based on existing Structure Plans or developing plans. Most of the district's growth is greenfield development. Significant growth nodes are Pokeno and Tuakau. Pokeno Stage 2 is based on a Concept Plan which they are developing.

There was discussion about a town centre in Pokeno. Waikato DC said that when they get into the detailed planning, they will need to look at how the town centre will support the residential development.

Waikato DC is undertaking a capacity analysis for the Hamilton periphery.

Waikato DC noted that the NIDEA 2015 projections fit best because it factors in policy. Statistics NZ data doesn't appropriately allocate growth in Pokeno and Tuakau. Statistics NZ high projections allocate more growth to the rural area.

Councillor Buckley asked how robust the policy interventions are with regard to Pokeno and Tuakau. Waikato DC said that there is an operative Structure Plan in place for Tuakau.

There was discussion about Port Waikato – people moving to the beach; Tuakau and Pokeno may be under pressure because they're close to the beach; Port Waikato doesn't have wastewater servicing.

NZTA noted that the Transport Minister has announced a \$280 million upgrade to SH2 between Pokeno and the SH25 intersection.

Resolved: (Councillor Buckley/ Mayor Mylchreest)
That the recommendations be approved:

1. The Committee approve, in principle, the approach to update the settlement pattern, including:
 - a. Confirmation of the assumptions as amended.
 - b. Confirmation of the growth areas and a spatial approach.
 - c. Support for taking a range of demand and supply factors into account, and a banded approach with medium and high scenarios.

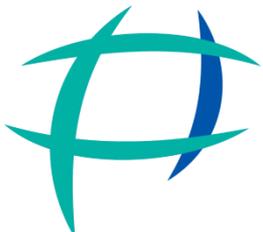
6. Financials

Resolved: (Mayor Sanson / Mayor Mylchreest)
That the report be received.

The workshop was declared closed at 4.00pm

Future Proof Implementation Committee Meeting

27 April 2016



Future Proof
Knowing our future by planning today

Item 1: Previous Minutes

Note: since the previous minutes were circulated, editorial changes have been made to the principles, growth management drivers and influences, and assumptions.

Item 2: Updated Settlement Pattern Workshop

Primary assumption underlying the update of the Settlement Pattern:

- The update is based on the existing Settlement Pattern, including the preferred scenario of a concentrated and compact settlement.

Key Elements of 2009 Settlement Pattern

Existing growth areas for the sub-region include:

Hamilton

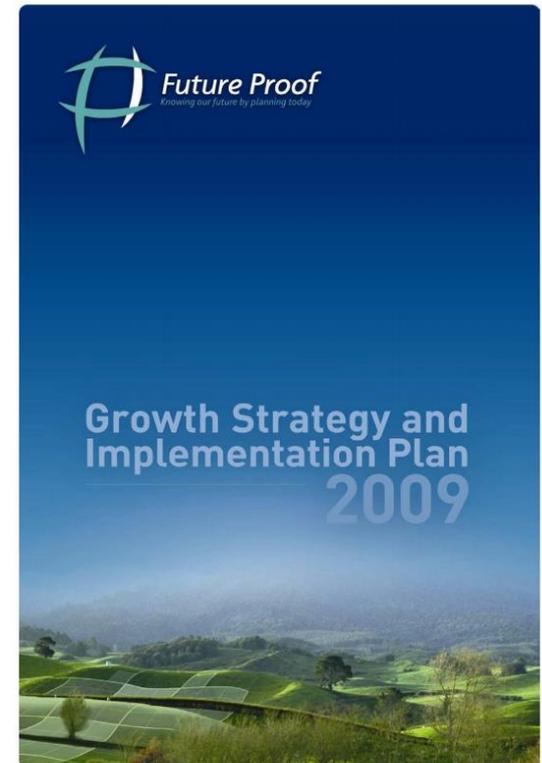
Hamilton existing urban, and Hamilton greenfield (Peacocke, Rotokauri, Rototuna)

Waipa

Cambridge and Te Awamutu

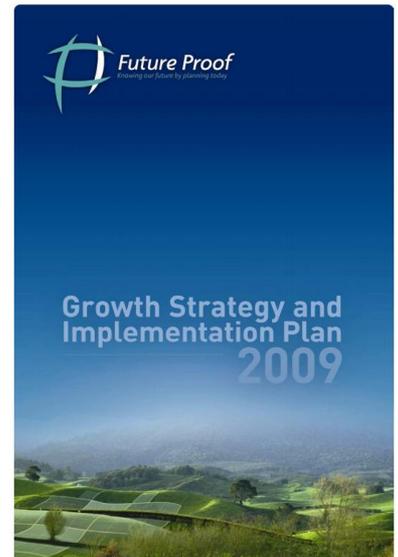
Waikato

Te Kauwhata, Ngaruawahia, Huntly, and Raglan and Whaingaroa



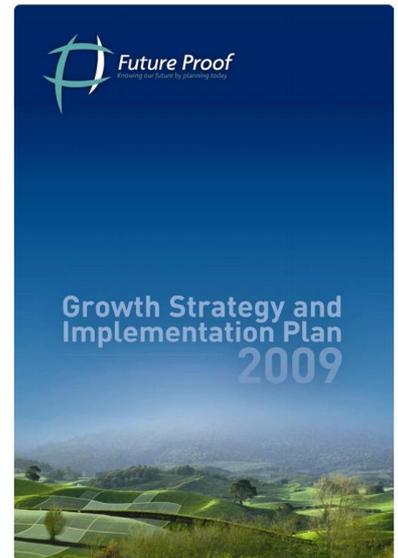
Key Elements of 2009 Settlement Pattern

- For Hamilton City, approximately 50% of growth will be through regeneration of existing parts of the city.
- For the Waikato District, approximately 82% of growth will be in the identified areas of Te Kauwhata, Huntly, Ngaruawahia, Raglan and Whaingaroa and various rural villages.
- For Waipa District, approximately 80% of growth will be within urban areas: 40% in Cambridge, 30% in Te Awamutu/Kihikihi, 10% in rural villages and 20% in the rural environment.



Key Elements of 2009 Settlement Pattern

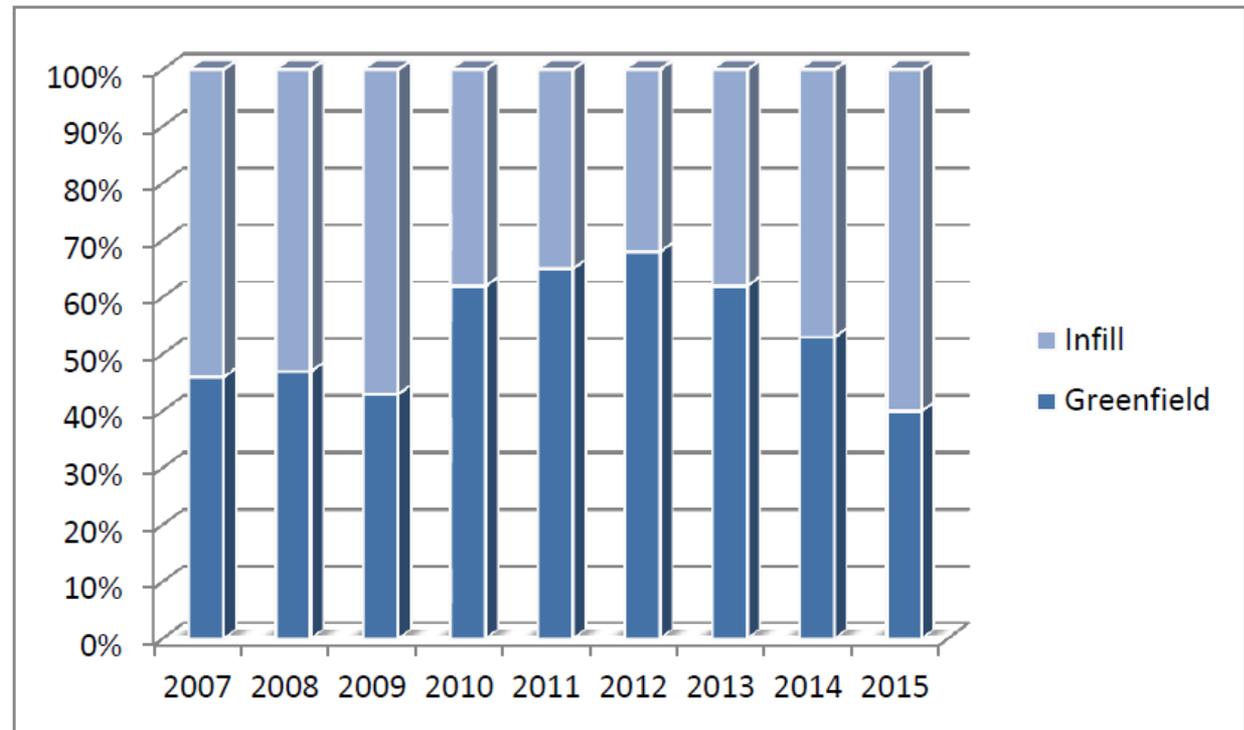
- The majority of the growth is concentrated in Hamilton City which will contain 67% of sub-regional growth by 2061. Approximately 21% of future growth has been allocated to the larger rural townships.
- This pattern of settlement represents a shift towards a more concentrated nodal form. Dispersed rural development will reduce from 17% to 12% of total settlement.



Monitoring Results

Hamilton City

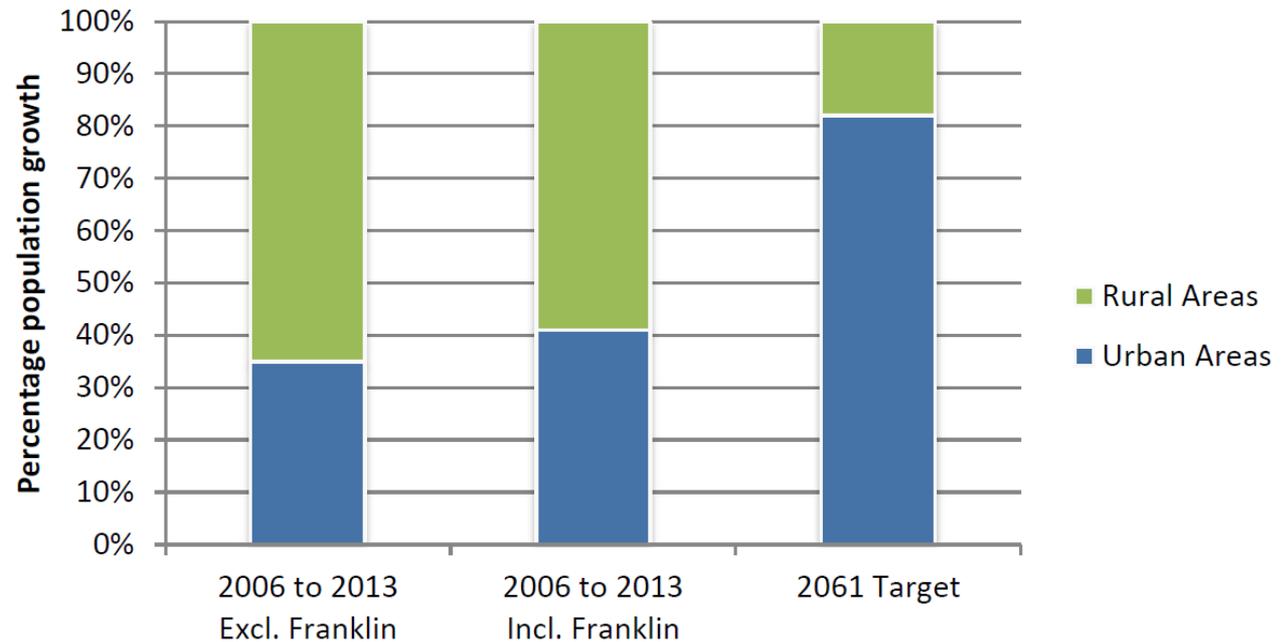
- Target 50:50%
- The latest data shows 60% infill to 40% greenfield development (to June 2015)



Monitoring Results

Waikato District

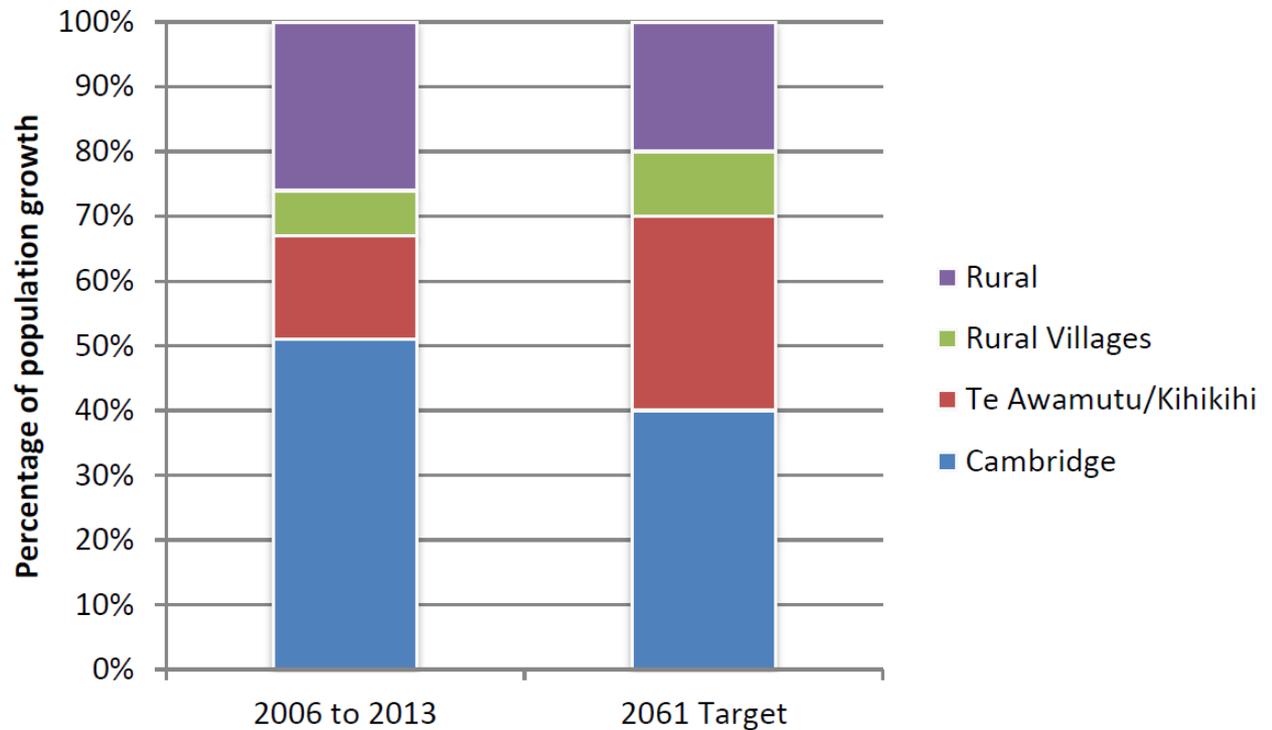
- Target 82% urban and 18% rural
- Graph shows percentage of population growth in urban and rural areas



Monitoring Results

Waipa District

- Target 80% urban and 20% rural
- Graph shows percentage of population growth in urban and rural areas



Updated Settlement Pattern – Growth Areas

Growth areas for the updated Settlement Pattern include:

Hamilton

Hamilton infill, and Hamilton Greenfield, including Peacocke, Rotokauri, Rotoruna, Ruakura (**new**)

Waipa

Cambridge and Te Awamutu

Waikato

Tuakau (**new**), Pokeno (**new**), Te Kauwhata, Ngaruawahia, Huntly, and Raglan

Updated Settlement Pattern – Spatial Approach

Spatial approach is based on:

Hamilton

- HUGS sequencing
- Assumption that 50% of growth will occur in infill and 50% in greenfield

Waipa

- Waipa 2050
- Assumption that 80% of growth will occur in urban areas and 20% in rural areas

Waikato

- Existing structure plans, proposed Concept Plan for Huntly, and Rangitahi Peninsula Private Plan Change (Raglan)
- The assumption that 82% of growth will occur in urban areas and 18% in rural areas

Updated Settlement Pattern - Household Allocation

- Several data sets available – NIDEA and Statistics NZ
- To combat differences and to ensure a common approach we will take a range of demand and supply factors into account and use a banded approach
- Still a work in progress

Demand:

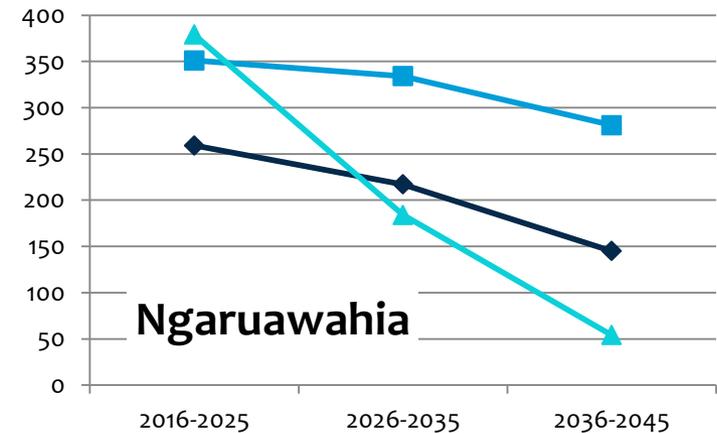
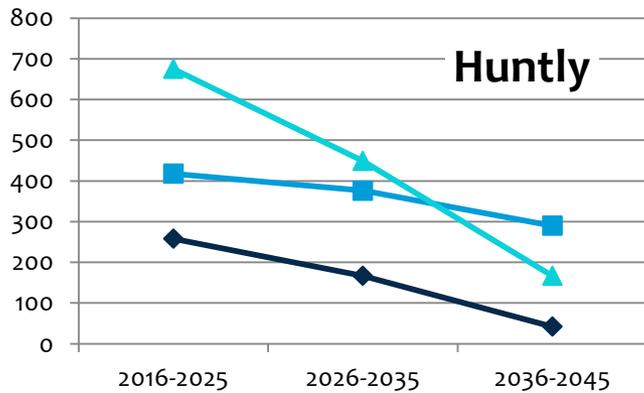
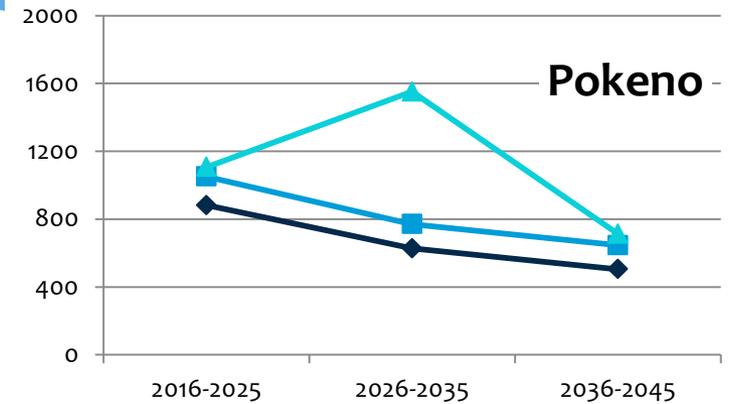
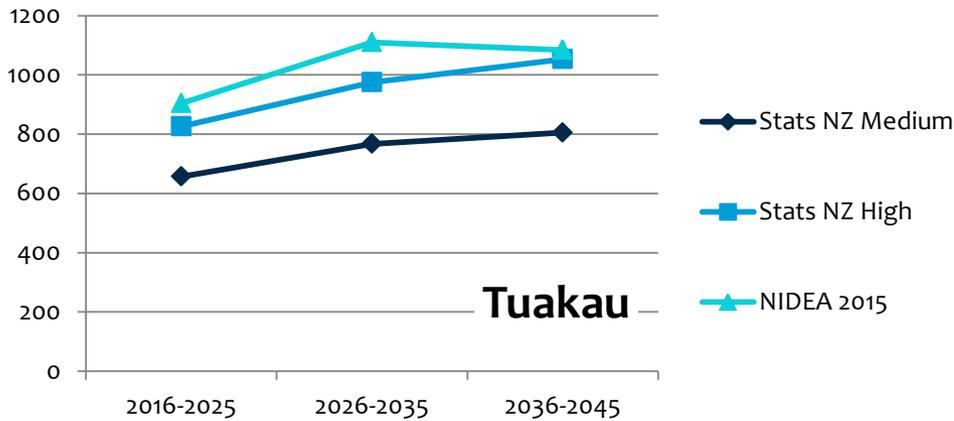
- Statistics NZ high & medium
- NIDEA 2015
- Dwelling preference
- Economic forecasts
- Employment projections
- Aspirations

Period	Household Demand	Household Supply
0-10	High Medium	High Medium
10-20	High Medium	High Medium
20-30	High Medium	High Medium

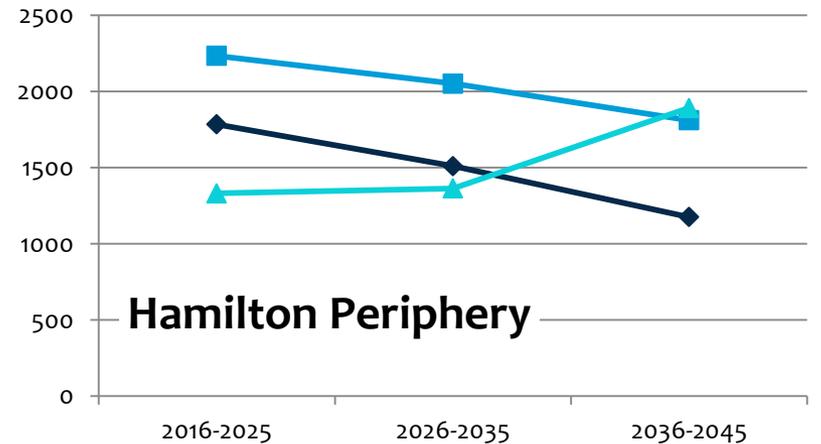
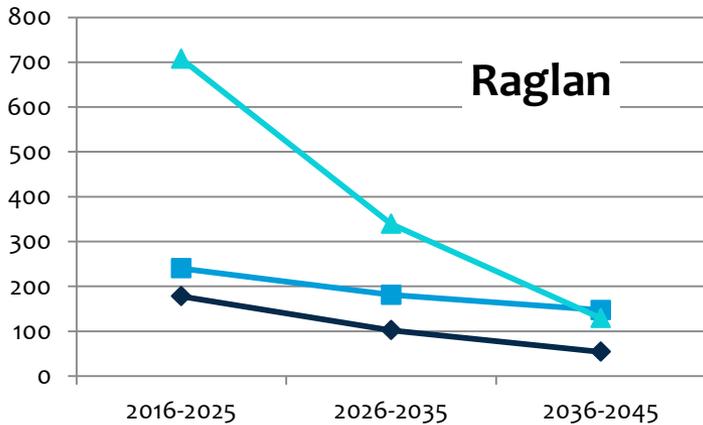
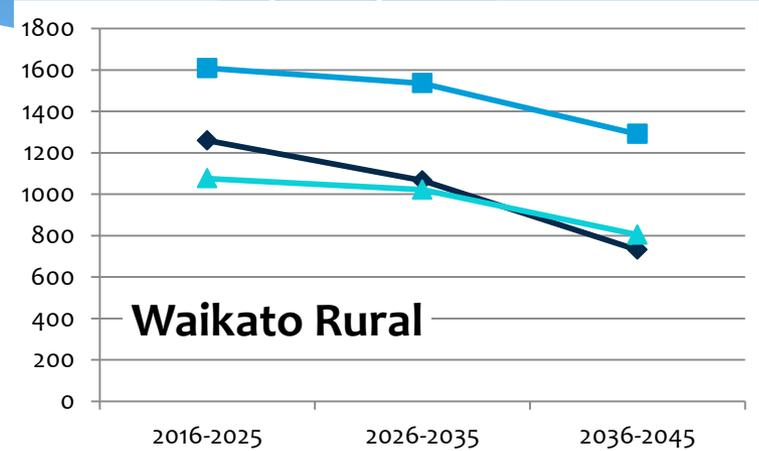
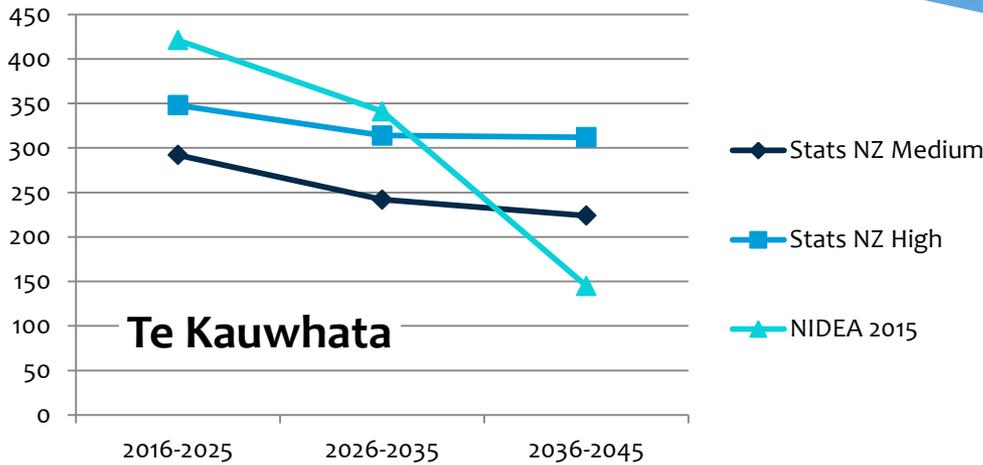
Supply:

- 30 Yr Infrastructure Strategies
- 10 Year Plans / LTPs
- Growth Strategies
- WRTM
- Three waters modelling
- Financial Strategies

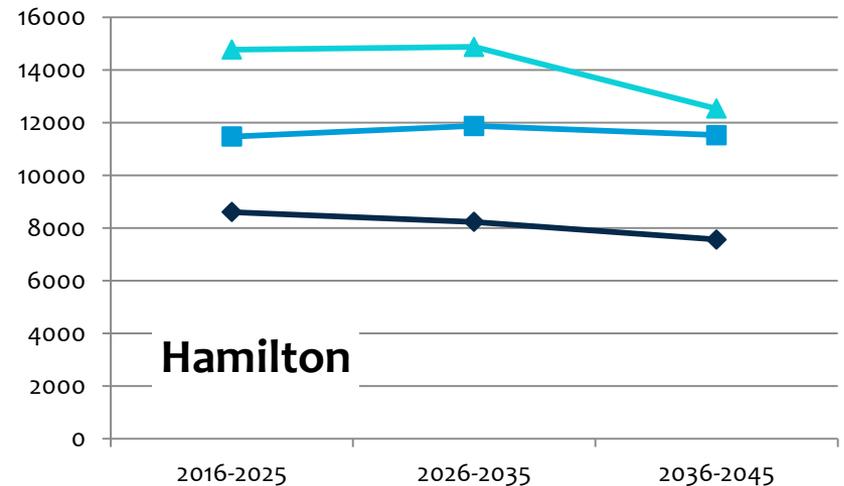
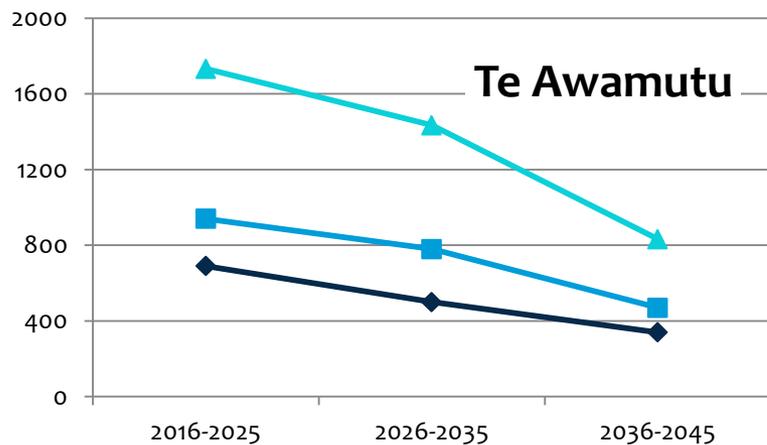
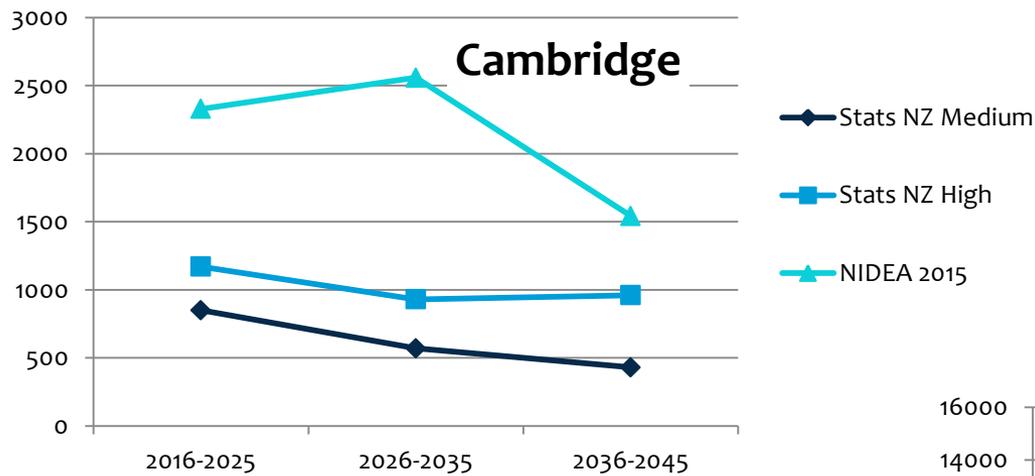
Updated Settlement Pattern - Household Growth



Updated Settlement Pattern - Household Growth



Updated Settlement Pattern - Household Growth



Updated Settlement Pattern – Challenges Going Forward

- Allocating the growth across the Settlement Pattern in a realistic manner
- Accepting that this is a high level strategic process and isn't an RMA zoning or resource consent approach
- Understanding the housing and employment market between Auckland and the Waikato especially the northern Waikato
- There is agreed growth distribution equity across the Future Proof partners
- Life style allocations reflect demand and an agreed partnership position
- There is a high level agreement across the partnership on growth allocations; the detail will be left to the individual partners to develop within their 10 Year Plans/LTPs and 30 Year Infrastructure Strategies
- High level detail needs to be sufficient for the first tranche of CCO needs

Item 3: Future Proof Financials

