

## **IRC Investigation Tasks**

**(Refer Working Papers section for details – [www.hamiltonratepayers.com](http://www.hamiltonratepayers.com))**

### **Affordable Housing:**

- An independent economic analysis of HCC's forecasting methodologies applied in relation to housing affordability, and including infill and greenfield sites available now and in the next 10 years, compliance with NPS-UDC and taking account of the August 2019 Urban Economics review (refer appendix)
- An independent review of HCC Development Contributions, their financial recording, application to specific growth cells, legal compliance, their impact on housing affordability and future generation rate demand.
- An independent review of HCC fees and charges and their impact on housing affordability.

### **Wellbeing, Finances and Red Tape**

- An independent review of HCC's rates setting, including residential, commercial and industrial differentials, and fixed charges in relation to affordability and compliance with legal wellbeing requirements
- An independent review of HCC's 'red tape' concerning housing development with recommendations to improve housing affordability and design to promote occupant well-being including greenspace connections given priority over sealed driveways.

### **Climate Change and 'next generation' infrastructure**

- an independent review of the HCC's 2018 10 Year Plan and 2019-2020 review relating to i) infrastructure provision, ii) development contribution calculations, their impact on housing development for future generations, with recommendations for innovation and urban development best practice.
- An independent analysis of 'stand-alone' or self-sufficient 'next generation' infrastructure options taking account of climate change/extreme weather events and in particular growth cell plans in Peacockes, Rotokauri, and Ruakura to determine whether development costs could be reduced and with improved well-being outcomes (refer appendix 2008 HUGs advice, Strategic Risk Analysis, and 2014 Sustainability Panel Report).

### **Transport issues**

- An independent review of the Business Case for the Peacockes growth cell and the Government's supporting loan funds, and the impact of postponing the proposed Southern Links Hamilton Gardens bridge connection and instead prioritising the SH1 Kahikatea to SH3 (Te Awamutu) connection, taking into account Main Trunk rail and airport connections, the Coalition Government's new transport priorities including interest in high speed rail, and climate change. (Refer appendix Cabinet approval)
- An independent review of the Hamilton-to-Auckland Corridor Plan and the passenger train start-up (noting Future Proof, the Regional Transport Plan, government's Provincial Growth Strategy, and climate change)

### **Property transactions and questionable deals**

- An independent forensic analysis into the council's purchase of CBD riverside properties (\$6.9m with CV \$4.3m), as well as council's support for Momentum's proposed regional theatre and its non-public ownership structure, plus any other related matters, including whether or not parties have acted ethically.
- An independent forensic analysis into HCC's monopoly contracts and review processes, beginning with stadia catering.
- An independent forensic analysis into claims of 'shady deals' to determine whether elected members and/or staff (including immediate relatives), have gained financially from past, present or future city development.
- An independent forensic analysis into the council's property transactions, tracking capital and profits/losses and their recording since property management was brought in-house and the Property Company into hibernation.

### **Standing Orders**

- That the council establish a council-community working party to review and prepare a Governance Statement and Standing Orders (adopted March 2019) taken into account legislative requirements for governance structures and processes that are effective, open, transparent and accountable to the public and in keeping with democratic procedures developed from NZ's Parliamentary model and experience.

This should take account of

- Parliamentary Standing Orders and procedures (including select committee practice, three readings for a bill, chairperson/elected member control of agendas and proceedings, the ability to set aside standing orders, etc).
- Local government legislation and best practice governance models
- Institute of Director's governance best practice models
- NGO and philanthropic governance best practice models relating to sustainability and the four well-beings
- This should also take into account council environments, and opportunities for engaging citizens in council business including contractual relationships with tangata whenua, school boards of trustees and other appropriate community groups, neighbourhood meetings etc.
- This working party to include political scientists, people with parliamentary, corporate and community governance experience (Directors' Institute, Chamber of Commerce, community trusts and philanthropics, NGOs etc), tangata whenua, and social media advisers.

**For working papers, and research index refer to website  
hamiltonratepayers.com and email: hcc2019review@gmail.com**