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## Council *Kaunihera* OPEN MINUTES

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Minutes of a meeting of the Council held in Council Chamber, Municipal Building, Garden Place, Hamilton on Tuesday 4 June 2024 at 9:32 am.

### PRESENT

<b>Chairperson</b>	Mayor Paula Southgate
<b><i>Heamana</i></b>	
<b>Deputy Chairperson</b>	Deputy Mayor Angela O’Leary
<b><i>Heamana Tuarua</i></b>	
<b>Members:</b>	Cr Andrew Bydder
	Cr Anna Casey-Cox
	Cr Mark Donovan
	Cr Louise Hutt
	Cr Maxine van Oosten
	Cr Emma Pike
	Cr Moko Tauariki
	Cr Geoff Taylor
	Cr Sarah Thomson
	Cr Kesh Naidoo-Rauf
	Cr Ewan Wilson
	Cr Tim Macindoe

**External Presenters:** Lachlan Muldowney – Solicitor for Hamilton City Council  
Peter Winder – Hamilton City Council Consultant

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**1. Apologies – *Tono aroha***

**Resolved:** (Mayor Southgate/Cr van Oosten)  
That the apologies for lateness for Cr Tauariki be accepted

**2. Confirmation of Agenda – *Whakatau raarangi take***

**Resolved:** (Mayor Southgate/Deputy Mayor O’Leary)

That the agenda is confirmed noting that the:

- late attachments to Item 9 (2024-34 Long-Term Plan Deliberations) **Attachment 1** (Information requests from Elected Members) and **Attachment 8** (Possible Service Level Reductions) are accepted. These were circulated under separate cover to enable staff to provide complete information;
- debate for the final vote of Item 9 (2024-34 Long-Term Plan Deliberations) which will be increased to 5 minutes; and
- order of the agenda will be flexible to accommodate availability.

**3. Declarations of Interest – *Tauaakii whaipaaanga***

Cr Hutt declared an interest in Item 9 (2024-34 Long-Term Plan Deliberations), in particular the Go Eco submission. She noted that she was not conflicted and would take part in the discussion and vote on the matter.

Cr Thomson declared an interest in Item 9 (2024-34 Long-Term Plan Deliberations), in particular the Community Waikato submission. She noted that she was not conflicted and would take part in the discussion and vote on the matter.

**4. Public Forum – Not Applicable.**

**5. Confirmation of the Council (Long Term Plan Hearings) Minutes 15 May 2024**

**Resolved:** (Mayor Southgate/Deputy Mayor O'Leary)

That the Council confirm the Open Minutes of the Council (Long-Term Plan Hearings) Meeting held on 15 May 2024 as a true and correct record.

**6. Chair's Report**

Mayor Southgate spoke to her report, the submissions received for the proposed Long-Term Plan and the focus area she had identified in the draft Long-Term Plan based on the submissions received. She responded to questions from Elected Members concerning the proposed rates.

**Resolved:** (Mayor Southgate/Deputy Mayor O'Leary)

That the Council receives the report.

**Cr Bydder Dissenting.**

**7. Growth Funding Policy 2024 Deliberations**

The Unit Director Commercial and Analytics the report as read.

**Resolved:** (Mayor Southgate/Deputy Mayor O'Leary)

That the Council:

- a) receives the report;
- b) approves the draft Growth Funding Policy (**Attachment 1** to the staff report);
- c) notes that:
  - i. the draft Growth Funding Policy remains unchanged from the version that Council approved for consultation on 14 March 2024; and
  - ii. the Growth Funding Policy will be presented at the 4 July 2024 Council meeting for adoption.

**8. Development Contributions Policy 2024/25 - Deliberations report**

The Unit Director Commercial and Analytics and the Solicitor for Hamilton City Council spoke to the report noting the process to achieve the final proposal for the Development Contribution Policy. They responded to questions from Elected Members concerning the schedule of assets, management of deferred projects, timing, potential effect of the policy on development, Central Business District Stage 1 phased charging and papakaainga and Maaori customary and freehold land remission rate and its relationship with Te Ture Whenua Maori Act.

**Resolved:** (Mayor Southgate/Deputy Mayor O'Leary)

That the Council:

- a) receives the report;
- b) approves the following amendments to the draft Development Contributions Policy 2024/25 adopted by the Council on 14 March 2024 for public consultation:
  - i. phase all development contribution charges over three years with the increase in the first year being a third of the overall increase, the second year being two thirds of the

- overall increase, with full charges in place in the third year (beginning 1 July 2026);
  - ii. cap the increase in all Peacocke residential charges at 50% of the difference between the current 2023/24 charges and the base 2024/25 charges;
  - iii. cap Residential Rotokauri Stage 1 at same rate as the Peacocke Stage 2 (Mangakotukutuku) charge, as recommended in 2.b)(ii) above;
  - iv. recover development contributions against growth related capital expenditure that is programmed within the 10-Year Plan period;
  - v. amend section 11 “Stages at which development contributions may be required” such that development contributions will be required upon the first available milestone, which is typically the granting of a resource consent, except for:
    - A. subdivisions in excess of 500 lots, or non-residential developments in excess gross floor area of 20,000m<sup>2</sup>, in which case the milestone will be the grant of building consent; and
    - B. the granting of a land use resource consent where a building consent will be lodged in the future, in which case the milestone will be the grant of building consent;
  - vi. extend the central city remission for a further three years to 30 June 2027 but increase the remission percentage from 33% to 50%;
  - vii. amend the community housing remission to include registered charitable trusts that deliver social housing and can meet the remission criteria, and remove the requirement for “in perpetuity” and instead specify a 20-year timeframe in which developments receiving a remission must remain community housing;
  - viii. approves 50% Te Ture Whenua Maori Act 1993 remission for Maaori customary and freehold land, and papaakainga on any land, but:
    - A. amend section 18.33 to include commercial development and exclude industrial or retail development on papakaainga and on Maaori customary and freehold land; and
    - B. remove “up to” in the current drafting, and state the remission percentage explicitly as “50%”;
  - ix. amend the non-residential charge caps criteria to:
    - A. also include neighbourhood centres within Peacocke Neighbourhood Centre Zones;
    - B. lower the cap levels by \$10,000, to \$40,000 for commercial development and \$50,000 for retail development (excl. GST), per 100m<sup>2</sup> of gross floor area;
    - C. introduce a definition of neighbourhood centre aligned with the operative district plan;
  - x. amend the calculation basis for residential stormwater development contribution charges for one-bedroom dwellings to be 0.5 Household Unit Equivalents (HUEs), with all other dwellings sizes remaining at 1 HUE per dwelling;
- c) notes that:
  - i. the upper limits stated in 2b)(v)(A) above will be reviewed against commercial and consenting information, and potentially updated for the final draft Development Contributions Policy 2024/25 to be presented to the Council on 4 July 2024;
  - ii. in the event that the Council amends its Long-Term Plan in the future, the Development Contribution Policy will be updated for those changes, and other amendments the Council sees fit.
  - iii. a final draft Development Contributions Policy 2024/25 incorporating the resolutions made at this meeting will be reported to the 4 July 2024 Council meeting for approval;
  - iv. charges in the draft Development Contributions Policy 2024/25 are not final, and will vary from those presented in this report due to, for example, final changes to the 2024-34 LTP capital programme, resolutions made at this deliberations meeting, and other minor and technical updates as required; and

- v. a revised Development Contributions Policy 2024/25 will be operative from 5 July 2024.

**Crs Bydder and Casey-Cox Dissenting.**

**The meeting was adjourned from 10.54am to 11.12am.**

**9. 2024-34 Long-Term Plan Deliberations**

The Chief Executive introduced the report highlighting that the change in Government had an impact on waters and transportation projects, the debt to revenue ratio, potential option for levels of service changes and level of risk appetite. The Corporate Planning and Advocacy Manager then spoke to the report and provided an overview to each section of the report noting the late attachments to the report. The Financial Director then provided an overview of the financial modelling noting that debt capacity is included where the debt to revenue ratio is very high, balancing the books in year three and impacts of changes in the Long-Term Plan. Staff responded to questions from Elected Members concerning the municipal building, cost and debt to manage waters, water reform, potential levels of service reductions and related risks, affordable housing, work programmes, implications of reduction of maintenance, the community Funding pool, the proposed capital programme and related costs, capital programme and Future Long-Term Plan amendment and engagement.

*For further information concerning content and discussion, please refer to the following recording of the meeting: [https://www.youtube.com/watch?v=Z\\_qrukkOmr4](https://www.youtube.com/watch?v=Z_qrukkOmr4)*

**The meeting was adjourned from 12.32pm to 1.44pm during the discussion of the above item.**

**Resolved:** (Mayor Southgate/Deputy Mayor O'Leary)  
That the Council receives the report.

**Underlying and supporting information**

**Resolved:** (Mayor Southgate/Deputy Mayor O'Leary)

- a) notes the updated assumptions in paragraph 45-58 of this report will be used for the purposes of preparing the final 2024-34 Long-Term Plan;
- b) notes the updated Fees and Charges schedule in **Attachment 5**;
- c) approves the changes to the performance measures and targets adopted in March 2024 as outlined in paragraph 62-66 of the staff report;
- d) notes the potential impacts on the performance measures and targets, as set out in **Attachment 8**, resulting from the proposed level of service cuts; and
- e) notes the draft Infrastructure Strategy that Council adopted on 14 March 2024 will be updated to reflect changes to the capital programme as agreed at this meeting, and that the final Infrastructure Strategy will go to Council for approval on 4 July 2024.

**Budget adjustments**

**Resolved:** (Mayor Southgate/Deputy Mayor O'Leary)

That the Council approves, for the purposes of financial modelling, the following changes to be made to the draft 2024-34 Long-Term Plan budget the:

- i. the base operating budget changes described in paragraph 70-72 of the staff report;
- ii. the base renewal and compliance programme changes described in paragraph 84 of the staff report.

### **Additional information**

**Resolved:** (Mayor Southgate/Deputy Mayor O'Leary)

That the Council:

- a) notes that that Hamilton Central Business Association has opted to not continue with a Business Improvement District (BID) Poll at this time to extend the boundary of the BID to include a portion of Hamilton East for this 2024-34 Long-Term Plan; and
- b) notes the information provided in relation to Fairfield and Enderley in paragraphs 88-92 of this report, as requested at the Strategic Growth Committee on 20 April 2024.

### **Municipal Building**

**Resolved:** (Mayor Southgate/Deputy Mayor O'Leary)

That the Council:

- a) requests that staff consider reconfiguration of appropriate vacant areas of the Municipal Building, where funds and resource prioritisation are available, to provide space for community use at no net overall cost to Council and to provide updates to the Economic Development Committee;
- b) notes that subject to the Council's staffing requirements, operational needs, allocation of budget, and availability of space in the Municipal Building tower, the Chief Executive investigates the viability of progressively withdrawing from levels 1, 2 and 3 of the Caro Wing and making the space available for alternative community, quasi-community or commercial leasing; and
- c) notes that the Municipal Building is a strategic property asset and delegates governance oversight of the property, and authority to approve development proposals where applicable, to the Economic Development Committee.

### **Water reform**

**Resolved:** (Mayor Southgate/Deputy Mayor O'Leary)

That the Council:

- a) notes Council's intention to agree a cost-effective solution for waters from year 3;
- b) requests the Chief Executive to expedite work to ensure that Council is equipped to make and implement decisions to secure increased debt headroom and the most cost-effective delivery of waters services to Hamilton as soon as the key outstanding policy and legislative questions are resolved, including:
  - i. the internal separation of waters activities through the creation of an internal business unit with its own balance sheet and financial reporting – identifying and ring-fencing all of the activity that would need to be transferred to a waters Council-Controlled Organisation (CCO);
  - ii. identifying the current (historic) borrowing that is related to waters;
  - iii. working to enable the Council to separate waters charges from general rates through a long-term plan amendment that would apply from Year 2 of the Long-Term Plan;
  - iv. exploring all options to secure increased debt headroom and the most cost-effective delivery of waters services to Hamilton;
  - v. working with and consulting as may be necessary the (approximately 200) Council staff who would be directly affected by any change in service delivery and the possible creation of a CCO;
  - vi. working effectively with other local authorities to progress and consider options for jointly establishing a waters CCO or other ways of securing the benefits of scale;

- c) considers how the activity referred to in b) above can be funded in 2024/25, noting that on 30 May 2024 Council will consider a report regarding the reallocation of \$1.66 million of Government Better Off and Transition Funding, but that this will not be sufficient to fund the full establishment and transition to a CCO in 2024/25; and
- d) notes that high-level modelling conducted during the development of the draft Long-Term Plan and presented to Council in November 2023 estimated that rates rises in Years 3 - 6 would be about 6 percentage points lower if Council were not responsible for delivering water services, but notes the uncertainty associated with those estimates and the significant changes that have occurred more recently.
- e) requests the Chief Executive to present to council for consideration no later than September 2024 a preferred water services delivery model and a transition pathway along with recommended legislative and policy provisions for advocacy to government.

## 10. Resolution to Exclude the Public

**Resolved:** (Mayor Southgate/Deputy Mayor O'Leary)

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) of the Local Government Official Information and Meetings Act 1987 for the passing of this resolution
C1. Long-Term Plan Matters - Public Excluded	<ul style="list-style-type: none"> <li>) Good reason to withhold</li> <li>) information exists under</li> <li>) Section 7 Local Government</li> <li>) Official Information and</li> <li>) Meetings Act 1987</li> </ul>	Section 48(1)(a)

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)
	to enable Council to carry out negotiations	Section 7 (2) (i)

**The meeting moved into Public Excluded at 2.59pm**

**The meeting returned to the Open Session at 3.34pm.**

**The meeting was adjourned from 3.34pm to 3.50pm**

9. **2024-34 Long-Term Plan Deliberations – (Continued)**

**Level of service reductions**

**Motion:** (Mayor Southgate/Deputy Mayor O’Leary)

That the Council:

- a) approves, for the purpose of financial modelling, the following reductions to operating expenditure from year 1:
  - i. Elected Members’ Professional Development budgets are reduced from \$6000 to \$3000 per year per Elected Member, and the catering and representational budget is limited to hosting of Ministers and other VIPs only; and
  - ii. the sister city relationships budget is reduced from \$50,000 per year to \$5000 per year;
- b) approves, for the purpose of financial modelling, the reduction of operational consultants budget by 10% to be implemented in year 1 with full savings from year 2;
- c) approves, for the purposes of financial modelling, the reduction of enabling levels of services by \$1.4 million (50% of the options identified as medium risk in the staff report) to be implemented in year 1 with full savings from year 2;
- d) requests that the Chief Executive cap staff numbers (including vacancies) at current levels for 2024/25, noting the following exceptions:
  - i. where an increase in personnel cost is offset by a corresponding reduction in cost elsewhere, for example contractors;
  - ii. where council requests the Chief Executive to undertake additional work, not currently budgeted;
  - iii. where an increase in headcount and personnel cost is directly offset by direct, external funding (e.g. for a particular project role); and
- e) notes that further staff reductions – of around 200 people – will be expected, following the Council’s exit from waters from year 3.

**Amendment:** (Cr Wilson/Cr Taylor)

That the Council:

- a) notes that personnel and consultancy savings of \$10.5 million per annum, are included in the proposed Long-Term Plan budget;
- b) approves, for the purpose of financial modelling, the following reductions to operating in the level of personnel and consultancy savings to achieve a) above, to be implemented in year 1 for full savings from the beginning of Year 2 of the Long-Term Plan:
  - i. reduction of the enabling levels of service as set out in **Table 1 of Attachment 8 Possible service level reductions** totalling \$4,800,000 which includes the reduction of Elected Members’ Professional Development budgets from \$6000 to \$3000 per year per Elected Member, and the catering and representational budget is limited to hosting of Ministers and other VIPs only;
  - ii. reductions of the Community facing level of service areas as set out in **Table 2 of Attachment 8 Possible service level reductions** totalling \$2,150,000 and excludes:
    - A. turn off fountains (-\$95,000);
    - B. closure of a small library (-\$430,000);
    - C. partner pools programme (-\$125,000),
  - iii. reductions of the Community facing level of service areas as set out in **Table 3 of Attachment 8 Possible service level reductions** totalling \$1,920,000 and excludes:
    - A. Litter collection reduced frequency (-\$565,000)
    - B. Amenity cleaning (-\$660,000);

- C. Side of road landscape management (-\$880,000);
- D. Centre of road landscape management (-\$345,000);
- E. Remove all City Safe patrols (-\$650,000);
- iv. instructs the staff to make further savings of \$1,595,000 to make up the annual \$10.5 million personnel and consultancy savings for year 2 by prioritising changes in the following areas: Communication and engagement; Partnerships, Communication and Maaori; Customer and Community, People Performance and Culture; Infrastructure and Assets; and H3 visitor attractions; with an emphasis on finding savings from the Senior Leadership Team and management levels;
- c) approves, for the purpose of financial modelling, the following reductions to operating expenditure from year 1:
  - i. the sister city relationships budget is reduced from \$50,000 per year to \$5000 per year;
- d) approves, for the purpose of financial modelling, the following reductions to operating expenses to be introduced in year 1 with full savings from year 2:
  - i. operational consultants budget reduced by 10%;
- e) rejects, for the purpose of financial modelling, other level of service reductions and consequential staff cuts as currently proposed from year 2 (recommendations a-c);
- f) requests that the Chief Executive cap staff numbers (including vacancies) at current levels for 2024/25, noting the following exceptions:
  - i. where an increase in personnel cost is offset by a corresponding reduction in cost elsewhere, for example contractors;
  - ii. where council requests the Chief Executive to undertake additional work, not currently budgeted;
  - iii. where an increase in headcount and personnel cost is directly offset by direct, external funding (e.g. for a particular project role);
- g) notes that further staff reductions – of around 200 people – will be expected, following the Council's exit from waters from year 3; and
- h) notes that, subject to the Council decisions on above, staff will present an updated performance measure framework on 4 July 2024.

**The Amendment was put.**

<b>Those for the Amendment:</b>	Crs Bydder, Pike, Taylor, Donovan, Wilson and Macindoe.
<b>Those against the Amendment:</b>	Mayor Southgate, Deputy Mayor O'Leary, Crs Hutt, Casey-Cox, Naidoo-Rauf, van Oosten and Thomson.

**The Amendment was declared LOST.**

**The Motion was then put and declared CARRIED.**

**Resolved:** (Mayor Southgate/Deputy Mayor O'Leary)  
That the Council:

- a) approves, for the purpose of financial modelling, the following reductions to operating expenditure from year 1:
  - i. Elected Members' Professional Development budgets are reduced from \$6000 to \$3000 per year per Elected Member, and the catering and representational budget is limited to hosting of Ministers and other VIPs only; and
  - ii. the sister city relationships budget is reduced from \$50,000 per year to \$5000 per year;



- b) approves, for the purpose of financial modelling, the reduction of operational consultants budget by 10% to be implemented in year 1 with full savings from year 2;
- c) approves, for the purposes of financial modelling, the reduction of enabling levels of services by \$1.4 million (50% of the options identified as medium risk in the staff report) to be implemented in year 1 with full savings from year 2;
- d) requests that the Chief Executive cap staff numbers (including vacancies) at current levels for 2024/25, noting the following exceptions:
  - i. where an increase in personnel cost is offset by a corresponding reduction in cost elsewhere, for example contractors;
  - ii. where council requests the Chief Executive to undertake additional work, not currently budgeted;
  - iii. where an increase in headcount and personnel cost is directly offset by direct, external funding (e.g. for a particular project role); and
- e) notes that further staff reductions – of around 200 people – will be expected, following the Council's exit from waters from year 3.

**Those for the Motion:**

Mayor Southgate, Deputy Mayor O'Leary, Crs Hutt, Casey-Cox, Naidoo-Rauf, van Oosten and Thomson.

**Those against the Motion:**

Crs Bydder, Pike, Taylor, Donovan, Wilson and Macindoe.

**The meeting was adjourned from 4.47pm Tuesday 6 June 2024 to 9.30am Wednesday 5 June 2024.**

*Deputy Mayor O'Leary left the meeting during the above adjournment.*

*Cr Tauariki joined the meeting during the above adjournment.*

**10. Resolution to Exclude the Public**

**Resolved:** (Mayor Southgate/Deputy Mayor O'Leary)

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) of the Local Government Official Information and Meetings Act 1987 for the passing of this resolution
C1. Long-Term Plan Matters - Public Excluded	<ul style="list-style-type: none"> <li>) Good reason to withhold</li> <li>) information exists under</li> <li>) Section 7 Local Government</li> <li>) Official Information and</li> <li>) Meetings Act 1987</li> </ul>	Section 48(1)(a)

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 to enable Council to carry out negotiations	Section 7 (2) (h) Section 7 (2) (i)
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**The meeting moved into Public Excluded at 9.35am**

**The meeting returned to the Open Session at 10.55am.**

**The meeting was adjourned 10.55am to 11.15am.**

## **9. 2024-34 Long-Term Plan Deliberations – (Continued)**

### **Financial strategy**

**Resolved:** (Mayor Southgate/Deputy Mayor O’Leary)

That the Council notes the changes to the financial strategy measures since the draft Long-Term Plan was adopted.

### **Potential changes**

**Resolved:** (Mayor Southgate/Deputy Mayor O’Leary)

That the Council, for the purpose of financial modelling:

- a) approves the deferral of \$136.4 million of capital spend from years 1 - 5, to later years (detailed in paragraph 75) ii. of the staff report) with the exceptions of the Claudelands Power Resilience Capital programme;
- b) approves the increase in our capital deferrals assumption to \$50 million (previously \$40 million) of capital spend from years 1 and 2 and of \$80 million (previously \$40 million) from year 3 to 10;
- c) approves the removal of \$27.5 million of renewals from years 1 – 3 (detailed in Table 11 of the staff report);
- d) removes year 1 of the Strategic Land Acquisition Fund with a saving of \$10.0 million;
- e) approves the net proceeds from the sale of property assets (excluding where net proceeds of sale are intended for MEF or Project Offset purposes) to be transferred to a debt-tagged Strategic Land Acquisition Fund to be used to fund, or part-fund future land acquisitions or used to reduced debt if not required/the Strategic Land Acquisition Fund has sufficient funds to meet committed obligations;
- f) approves the removal of years 3-10 of the Southern wastewater treatment plant, following consenting of the plant in years 1 and 2, with a saving of \$74.4 million out of 10 year plan;
- g) requests staff to keep engaging with the NZ Transport Agency to maximise subsidy for the low cost low risk transport programmes which under the new Government Policy Statement on land transport will be funded under new work activity classes called either local road improvements, Public Transport Infrastructure or Walking and Cycling;
- h) notes that elected members will determine the projects that are implemented with this funding in accordance with the transport project decision making framework approved by Council on 2 May 2024 which requires a greater level of option assessment, community consideration and elected member scope approval for each project;
- i) notes that there is a high risk that \$14.0 m of subsidy may not be approved by the Agency for the Eastern Pathways School Link project in years 1-3 of the LTP and requests staff to keep engaging with NZ Transport Agency to maximise subsidy for transport renewals to minimise any adverse impacts on the financial strategy if Council does not proceed with School Link in years 1-3 of the LTP as currently programmed;
- j) requests staff to report back to the Council as soon as possible after the NZ Transport Agency advises on its funding decisions which is expected to be no later than September 2024 for direction on how to proceed with the funding that will be allocated; and
- k) requests staff to not undertake any further work on the Eastern Pathways School Link project until further direction is provided.

**The meeting adjourned from 11.56am to 12.05pm.**

**Nature in the City**

**Motion:** (Cr Wilson/Cr Taylor)

That the Council, for the purpose of financial modelling approves the deferral of Nature in the City to commence in year 4 of the Long-Term Plan, with a saving of \$1.44 million of capital spend and \$250,000 of consequential OPEX in year 3.

**The Motion was put.**

**Those for the Motion:**

Crs Bydder, Taylor, Naidoo-Rauf,  
Donovan, Wilson and Macindoe

**Those against the Motion:**

Mayor Southgate, Deputy Mayor O'Leary  
Crs Hutt, Casey-Cox, van Oosten, Pike,  
Thomson and Tauariki.

**The Motion was declared LOST.**

**Potential changes - Claudelands Power Resilience Capital programme**

**Resolved:** (Cr Pike/Cr Hutt)

That the Council, for the purpose of financial modelling approves the Claudelands Power Resilience Capital programme to commence from year 1 on the Long-Term Plan (\$100,000 Year 1 and \$500,000 Year 2).

**The meeting was adjourned from 12.54pm to 2.04pm.**

**Community Infrastructure targeted rate**

**Resolved:** (Mayor Southgate/Deputy Mayor O'Leary)

That the Council approves for the purpose of financial modelling approves **Option 3** of the staff report not to proceed with the Community Infrastructure targeted rate in the final 2024-34 Long-Term Plan and advises whether there are any unfunded projects that may have been funded by this targeted rate that it wishes to include.

**Community Resilience and Extreme Weather targeted rate**

**Resolved:** (Mayor Southgate/Deputy Mayor O'Leary)

That the Council approves for the purpose of financial modelling approves **Option 3** of the staff report to not proceed with the Community Resilience and Extreme Weather targeted rate the final 2024-34 Long-Term Plan, and advises whether there are any unfunded projects that may have been funded by this targeted rate that it wishes to include.

**Pool inspections targeted rate**

**Resolved:** (Mayor Southgate/Deputy Mayor O'Leary)

That the Council approves for the purpose of financial modelling the establishment of the targeted rate for pool inspections, as per **Option 1** of the staff report, in the final 2024-34 Long-Term Plan.

**Community funding**

**Resolved:** (Mayor Southgate/Deputy Mayor O'Leary)

That the Council:

- a) approves, for the purpose of financial modelling, the reinstatement of community funding as provided in Table 12 of the staff report (but with the exception of cat desexing) (\$608,000);
- b) requests staff explore overflow parking at Hamilton Zoo, utilising undeveloped areas of Waiwhakareke Natural Heritage Park as an opportunity to increase zoo revenue; and

- c) notes its desire that in the case of future operating surpluses from Hamilton Gardens a portion of this may be reinvested in development of the Gardens in future years.

**Te Papanui Enderley Community Centre**

**Resolved:** (Cr Casey-Cox/Cr Naidoo-Rauf)

That the Council approves, for the purposes of financial modelling, the inclusion of the redevelopment of Te Papanui Enderley Community Centre in Year 8 of the Long-Term Plan to show Council's commitment to this project with \$6 million Council contribution noting that:

- a) operational funding to comprehensively assess all the options and costings will be prioritised following the exiting of Three Waters;
- b) Te Papanui Enderley Community Centre are actively seeking philanthropic funding; and
- c) that the scale of the project will alter depending on the level of development and population growth in the Fairfield/Enderley community.

**Those for the Motion:**

Mayor Southgate, Deputy Mayor O'Leary,  
Crs Hutt, Casey-Cox, Naidoo-Rauf, van  
Oosten, Thomson and Tauariki

**Those against the Motion:**

Crs Bydder, Taylor, Donovan, Wilson,  
Macindoe and Pike.

**Cat Desexing Fund**

**Resolved:** (Cr Hutt/Cr Casey-Cox)

That the Council:

- a) approves, for the purpose of financial modelling, the reinstatement of the cat desexing fund at \$50,000 for year 1 and 2 of the Long Term plan with this coming from the proposed funding for Te Waka which is no longer required;
- b) requests Waikato Regional Council take up this funding responsibility from year 3 onwards; and
- c) requests staff advocate for national legislation that would require the implementation of a nationwide cat management framework based on the principle that cats should be registered, desexed, and microchipped with appropriate exemptions.

**Crs Taylor and Wilson Dissenting.**

**Te Waka**

**Resolved:** (Mayor Southgate/Deputy Mayor O'Leary)

That the Council:

- a) notes proposed funding for Te Waka – Waikato Development Agency Funding of \$112,000 will be removed from the proposed Draft 2024-34 Long-Term Plan following its announcement that it will cease operating as of 30 June 2024, and the options presented in respect of that funding in paragraph 203; and
- b) approves the remaining saving \$62,000 (\$112,000 minus \$50,000 for cat desexing fund) from Te Waka to use this to reduce the overall rates rise.

**Cr Wilson Dissenting.**

**Central City BID Commercial Rate**

**Resolved:** (Mayor Southgate/Deputy Mayor O'Leary)

That the Council:

- a) approves, for the purpose of financial modelling, approves an increase to the BID Commercial rate differential from 95% of the Commercial category rate differential to 100% from 1 July 2024, rather than transitioning to 100% over three years as proposed in the draft Long-Term Plan, generating an additional \$750,000 in year 1 and \$440,000 in year 2 compared to the proposal in the draft Long-Term Plan; and

- b) approves that \$300,000 total of additional revenue from a) above is to be invested into upgrading streetscapes and public amenity of the central city across years 1 and 2;

### **Central City Parking**

**Motion:** (Cr Wilson/Cr Taylor)

That the Council, for the purposes of financial modelling:

- a) approves the end of the trial of two-hour free parking with effect from 31 July 2024;
- b) approves the introduction of one-hour free parking in the central city from 1 August 2024, to help encourage higher turnover of shoppers, while reducing the burden on ratepayers; and
- c) approves the removal of free parking in the central city from 1 July 2026, introducing demand-responsive pricing, (as was planned in the draft Long-Term Plan from 1 January 2027), noting this was originally proposed in November 2023.

**Amendment:** (Mayor Southgate/Deputy Mayor O'Leary)

That the Council, for the purposes of financial modelling:

- a) approves the end of the trial of two-hour free parking with effect from 31 July 2024;
- b) approves the introduction of one-hour free parking in the central city from 1 August 2024, to help encourage higher turnover of shoppers, while reducing the burden on ratepayers; and
- c) approves the removal of free parking in the central city from 1 July 2027, introducing demand-responsive pricing, (as was planned in the draft Long-Term Plan from 1 January 2027), noting this was originally proposed in November 2023.

### **The Amendment was put.**

**Those for the Amendment:** Mayor Southgate, Deputy Mayor O'Leary  
Crs van Oosten and Naidoo-Rauf.

**Those against the Amendment:** Crs Taylor, Wilson, Hutt, Casey-Cox, Thomson,  
Donovan, Macindoe, Pike and Bydder.

### **The Amendment was declared LOST.**

### **The Motion was then put and declared CARRIED.**

**Resolved:** (Cr Wilson/Cr Taylor)

That the Council, for the purposes of financial modelling:

- a) approves the end of the trial of two-hour free parking with effect from 31 July 2024;
- b) approves the introduction of one-hour free parking in the central city from 1 August 2024, to help encourage higher turnover of shoppers, while reducing the burden on ratepayers; and
- c) approves the removal of free parking in the central city from 1 July 2026, introducing demand-responsive pricing, (as was planned in the draft Long-Term Plan from 1 January 2027), noting this was originally proposed in November 2023.

*Cr Tauariki left the meeting (3.35pm) during the discussion of the above motion and did not take part in the vote.*

### **Play Space Programme (Shade provision and CBD play space provision)**

**Resolved:** (Cr Thomson/Cr Hutt)

That the Council requests staff prioritise improving shade provision and CBD play space provision for the first three years of the Play Space Programme, noting that a report with an updated play space programme will go to the Community and Natural Environment Committee following the finalisation of the Long-Term Plan.

### Living Wage

**Motion:** (Cr Taylor/Cr Bydder)

That the Council:

- approves the Hamilton City Council's Minimum Wage will no longer be linked automatically with the Living Wage; and
- notes that going forward Living Wage will not be a requirement for future contract negotiations.

#### The Motion was put.

**Those for the Motion:**

Crs Taylor, Wilson, Donovan, Macindoe, Naidoo-Rauf, and Bydder.

**Those against the Motion:**

Mayor Southgate, Deputy Mayor O'Leary  
Crs van Oosten, Pike, Hutt, Casey-Cox, Thomson, and Tauariki.

#### The Motion was declared LOST.

*Cr Tauariki rejoined the meeting (4.13pm) during the discussion of the above motion and did take part in the vote.*

### Climate Change Risk Assessment

**Motion:** (Cr Hutt/Cr Casey-Cox)

That the Council approves, for the purposes of financial modelling, the addition of funding for the Climate Change Risk Assessment totalling \$1,780,000 with the below split:

Year	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34
TOTAL (\$,000)	\$220	\$270	\$200	\$120	\$120	\$220	\$270	\$120	\$120	\$120

#### The Motion was put.

**Those for the Motion:**

Crs van Oosten, Hutt and Casey-Cox,

**Those against the Motion:**

Mayor Southgate, Crs Taylor, Wilson, Donovan, Macindoe, Naidoo-Rauf, Thomson, Pike, Tauariki and Bydder

#### The Motion was declared LOST.

*Deputy Mayor O'Leary left the meeting (4.47pm) during the discussion of the above motion and did not take part in the vote.*

**The meeting was adjourned from 4.55pm Wednesday 5 June 2024 to 9.33am Thursday 6 June 2024.**

*Deputy Mayor O'Leary rejoined the meeting during the above adjournment.*

### Creative Infrastructure Partnership Agreements

**Resolved:** (Deputy Mayor O'Leary/Cr Hutt)

That the Council, for the purposes of financial modelling:

- recognises the key creative infrastructure partner Creative Waikato and community theatres Clarence Street Theatre and Meteor Theatre;
- approves a 3 year partnership agreement of \$50,000 for Clarence Street Theatre and \$50,000 for Meteor Theatre;
- requests an increase of \$30,000 to the Creative Waikato partnership agreement (currently \$60,000) to be discussed alongside the review of other partnership agreements (due to the reinstatement of

- community funding) at the next Community Grants Sub-Committee meeting; and
- d) approves an increase of \$130,000 in the Community Grants Fund and a reduction of \$130,000 in the "Major Event Acquisition Fund" in years 1 to 3 of the Long-Term Plan.

**Councillors Bydder, Wilson and Macindoe Dissenting.**

**The meeting was adjourned from 10.00am to 10.10am during the discussion of the above item.**

**The meeting was adjourned from 10.31am to 10.43am during the discussion of the above item.**

**Arts**

**Resolved:** (Deputy Mayor O'Leary/Cr Hutt)

That the Council, for the purposes of financial modelling:

- a) requests Creative Waikato, as the strategic delivery agency for creative arts in the Waikato, develop with staff an Integration of Art in Infrastructure Policy;
- b) notes the proposed policy must include the following principles:
  - i. Proactive integration – start early and work with artists
  - ii. Budget for art – budget specifically set aside for arts integration
  - iii. Durability and maintenance
  - iv. Safety and accessibility
- c) requests staff present a draft policy to Elected Member at an information session by the end of 2024;
- d) adopts the Creative Waikato Arts Navigator (WAN) prepared by Creative Waikato as the Regional Arts Strategy;
- e) adopts the Waikato Performing Arts Strategy (WPAS), prepared by Creative Waikato, as a supporting strategic framework;
- f) requests staff work together with Creative Waikato to develop a draft Hamilton Arts Action Plan, outlining outcomes of both the WAN and WPAS, and Council's Long-Term Plan 2024 – 2034 Five Priorities;
- g) notes it's willingness to make it easier for the creative sector and event organisers to establish and run events in the city, particularly the Central City;
- h) requests staff work with the arts and event stakeholders that will include Creative Waikato and Hamilton Central Business Association to understand exactly what the barriers are;
- i) requests staff develop a draft policy that reduces red tape and enables arts and events to happen easier;
- j) requests staff report back to Elected Member at a information session by the end of 2024 with the results and feedback from stakeholders, and suggested principles for a new policy; and
- k) notes that stakeholders are to be invited to participate in the elected member information session referenced in j) above.

**Hamilton Zoo**

**Resolved:** (Deputy Mayor O'Leary/Cr Naidoo-Rauf)

That the Council, for the purposes of financial modelling, notes its desire, that in the case of Hamilton Zoo exceeding its revenue budget, up to 20% of the additional revenue be reinvested for Zoo improvements.

**Community Related Matters**

**Resolved:** (Cr Naidoo-Rauf/Cr Casey-Cox)

That the Council, for the purposes of financial modelling:

- a) notes that development of a Youth Action Plan has been factored into the portfolio of the current Youth Community Advisor and is to be completed in Year 1 of 2024-2034 Long Term Plan and:
  - i. requests staff undertake a co-design process with key stakeholders including rangatahi to develop the Youth Action Plan; and
  - ii. requests for associated funding be brought to the next Annual Plan or Long Term Plan.
- b) requests staff to bring a report to the Community and Natural Environment Committee in Year 3 of the 2024-2034 Long Term Plan with options to explore a Hamilton South Community Hub that includes:
  - i. includes any funding to complete a needs and feasibility assessment; and
  - ii. an update on the potential of an Indoor Recreation Facility in partnership with the Ministry of Education;
- c) requests staff to explore a community organisation presence at Melville Skate Park and provide an update to the Community and Natural Environment Committee in the next 12 months;
- d) requests staff continue to engage with Sport Waikato to investigate potential partnership opportunities for new Indoor Recreation Facilities in Hamilton; and
- e) requests staff Present any potential partnership opportunities to an Elected Member briefing.

#### **Thomas Road and Horsham Downs Road**

**Resolved:** (Cr Naidoo-Rauf/Cr Donovan)

That the Council requests staff report to the Infrastructure and Transport Committee in the next 6 months to provide high level options and estimated costs to ease traffic congestion at the Thomas Road and Horsham Downs Road roundabout.

**Crs van Oosten and Hutt Dissenting.**

#### **Fairfield/Enderley**

**Resolved:** (Cr Thomson/Cr Casey-Cox)

That the Council requests staff report to the Strategic Growth & District Plan Committee:

- a) consider determining Fairfield/Enderley as the second priority area for intensification behind central city/Stage One area; and
- b) scope the time, cost and resourcing of the associated work programmes to undertake the next phase of urban regeneration planning and investment required to enable development in this locality.

*Deputy Mayor O'Leary and Cr van Oosten left the meeting (12.25pm) during the discussion of the above motion and did not take part in the vote.*

#### **Parking**

**Resolved:** (Mayor Southgate/Cr Taylor)

That the Council:

- a) approves the move to one-hour free parking in the central city from 1 October 2024, noting that



demand-responsive pricing be introduced for the second hour of short stay parking in the central city, with starting points of \$3 for high demand areas of the central city and \$1 for lower demand areas of the central city;

- b) notes that all subsequent hours of short stay parking will continue to be charged at \$6 per hour for all areas of the central city;
- c) approves that demand-responsive pricing for all-day paid parking, enabling prices to be set between \$6 and \$12 to achieve 85% occupancy, also be introduced from 1 October 2024;
- d) approves that the central city rate be retained at its current level in Year 1 and Year 2, before being removed from 1 July 2026 when free parking in the central city is removed; and
- e) notes that the Fees and Charges schedule will be updated to reflect the changes to parking charges agreed at this meeting.

*Deputy Mayor O'Leary and Cr van Oosten rejoined the meeting (12.28pm) during the discussion of the above motion and did participate in the vote.*

**The meeting was adjourned from 12.37pm to 2.02pm.**

**External Data to support the Climate Risk Assessment Work**

**Resolved:** (Cr Thomson/Cr Hutt)

That the Council requests that staff reprioritise \$50,000 of existing budget from within the Strategy, Growth and Planning Group in Year 1 of the Long-Term Plan only to fund the purchase of external data to support the Climate Risk Assessment work.

**Councillor Bydder Dissenting**

*Cr Donovan rejoined the meeting (2.05pm) after the discussion of the above motion and did not participate in the vote.*

**For the purposes of preparing the 2024-34 Long-Term Plan**

**Resolved:** (Mayor Southgate/Deputy Mayor O'Leary)

That the Council:

- a) approves the following previously resolved decisions (recorded above) made for the purposes of financial modelling are changed to be 'approves for the purposes of preparing the 2024-34 Long-Term Plan', noting the original votes for each of the decisions stand:
  - i. **Budget adjustments**
  - ii. **Level of service reductions**
  - iii. **Infrastructure Acceleration Fund Variation**
  - iv. **Potential changes**
  - v. **Potential changes - Claudelands Power Resilience Capital programme**
  - vi. **Community Infrastructure targeted rate**
  - vii. **Community Resilience and Extreme Weather targeted rate**
  - viii. **Pool inspections targeted rate**
  - ix. **Community funding**
  - x. **Te Papanui Enderley Community Centre**
  - xi. **Cat Desexing Fund**
  - xii. **Te Waka**
  - xiii. **Central City BID Commercial Rate**
  - xiv. **Play Space Programme (Shade provision and CBD play space provision)**
  - xv. **Creative Infrastructure Partnership Agreements**
  - xvi. **Arts**
  - xvii. **Hamilton Zoo**
  - xviii. **Community Related Matters**
  - xix. **Thomas Road and Horsham Downs Road**

**xx. Fairfield/Enderley**

- b) notes that that personnel and consultancy savings of \$10.5 million per annum that were included in the proposed Long-Term Plan budget have been superseded by a) above; and
- c) notes that the \$300,000 investment into the central city in the matter of the Central City BID Commercial Rate is \$150,000 year 1 and \$150,000 year 2 of the Long-Term Plan.

**Rates**

**Motion:** (Mayor Southgate/Deputy Mayor O’Leary)

That the Council confirms the below proposed rates increases it wishes to introduce across the 10 years of the Long-Term Plan:

Years (1-10)	YR 1	YR 2	YR 3	YR 4	YR 5	YR 6	YR 7	YR 8	YR 9	YR 10
Rates %	16.5	15.5	14.6	13.5	12.5	9.0	5.0	5.0	5.0	5.0
Median rates increase per week	\$9	\$8	\$8	\$7	\$7	\$5	\$3	\$3	\$3	\$3

**Amendment:** (Cr Wilson/Cr Taylor)

That the Council confirms the below proposed rates increases it wishes to introduce across the 10 years of the Long-Term Plan:

Years (1-10)	YR 1	YR 2	YR 3	YR 4	YR 5	YR 6	YR 7	YR 8	YR 9	YR 10
Rates %	18.5	14.8	13.8	13.0	12.0	9.0	5.0	5.0	5.0	5.0
Median rates increase per week	\$10	\$8	\$8	\$7	\$7	\$5	\$3	\$3	\$3	\$3

**The Amendment was put.**

**Those for the Amendment:**

Councillors Bydder, Pike, Taylor, Donovan, Wilson and Macindoe

**Those against the Amendment:**

Mayor Southgate, Deputy Mayor O’Leary, Councillors Hutt, Casey-Cox, Naidoo-Rauf, van Oosten, Thomson and Tauariki

**The Amendment was declared LOST.****The Motion was then put and declared CARRIED.**

**Resolved:** (Mayor Southgate/Deputy Mayor O’Leary)

That the Council confirms the below proposed rates increases it wishes to introduce across the 10 years of the Long-Term Plan:

Years (1-10)	YR 1	YR 2	YR 3	YR 4	YR 5	YR 6	YR 7	YR 8	YR 9	YR 10
Rates %	16.5	15.5	14.6	13.5	12.5	9.0	5.0	5.0	5.0	5.0
Median rates increase per week	\$9	\$8	\$8	\$7	\$7	\$5	\$3	\$3	\$3	\$3

**Those for the Motion:**

Mayor Southgate, Deputy Mayor O’Leary, Councillors Hutt, Casey-Cox, Naidoo-Rauf, van Oosten, Thomson and Tauariki

**Those against the Motion:**

Councillors Bydder, Pike, Taylor,  
Donovan, Wilson and Macindoe

**Next steps**

**Resolved:** (Mayor Southgate/Deputy Mayor O’Leary)

That the Council:

- a) requests the following work relating to capital expenditure, concern over which was a clear theme of submissions, to feed into the 2025/26 Annual Plan and/or Long-Term Plan Amendment;
  - i. develop scope statements for our significant capital projects and undertake further independent scope and cost reviews on significant projects; and
  - ii. a review of capital spending, looking specifically at the underlying drivers of the cost of capital projects and options to address these;
- b) requests the establishment of a working group consisting of the Deputy Mayor O’Leary (Lead) and Cr Thomson, Cr Donovan, Cr Bydder and staff to engage with developers to address issues with development consenting and approval processes, and to report to the Strategic Growth and District Plan Committee;
- c) requests that staff report to the Strategic Growth and District Plan Committee with a review of Council’s approach to emerging areas, including analysis of:
  - i. the whole-of-life costs of new growth areas and how these costs can be met through new or existing financial levers;
  - ii. the long-run economic efficiencies of Council not actively managing urban growth in these areas and instead allowing these areas to be urbanised under the control of neighbouring Council’s; and
  - iii. the spatial planning and ‘place making’ implications benefits and disbenefits of actively managing growth in emerging areas compared to being inactive.
- d) notes the growing likelihood of Council delivering a long-term plan amendment alongside the 2025/26 Annual Plan, primarily caused by changes relating to three waters and the possible creation of a Council-Controlled Organisation, and the potential to use the Long-Term Plan Amendment to take forward critical workstreams, including:
  - i. the matters referred to in a), b) and c) above, and a consequential review of DC levies;
  - ii. the rating review requested by Council on 20 February 2024 to report back ahead of the 2025/26 Annual Plan; and
  - iii. potentially further work looking at Council’s levels of enabling and community-facing services, and a consequential review of the organisation to deliver agreed levels of service;
- e) notes that in order to enable the critical workstreams referred to in d) above to progress within existing budgets, prioritisation of existing work will be required;
- f) notes that the Mayor, Councillors and staff will continue to engage with central government and the Local Government Funding Agency to advocate for funding and financing tools and other solutions to address the city’s needs; and
- g) requests the Chief Executive prepare the final 2024-34 Long-Term Plan for audit and adoption at the 4 July 2024 Council Meeting, based on the draft Long-Term Plan budget adjusted for changes agreed at this meeting, noting that the final strategy of:

Year	1	2	3	4	5	6	7	8	9	10
<b>BTB</b>	(\$57m)	(\$21m)	\$2m	\$43m	\$78m	\$107m	\$117m	\$125m	\$131m	\$153m
<b>GOVT BTB</b>	(\$11m)	\$26m	\$42m	\$76m	\$116m	\$114m	\$137m	\$140m	\$128m	\$152m

<b>DTR</b>	276%	270%	275%	272%	259%	274%	275%	271%	270%	267%
<b>DTR Limit</b>	285%	280%	280%	280%	280%	280%	280%	280%	280%	280%
<b>Debt Capacity</b>	\$42m	\$50m	\$27m	\$53m	\$147m	\$44m	\$44m	\$78m	\$87m	\$127m
<b>Net Debt</b>	\$1234m	\$1381m	\$1578m	\$1723m	\$1853m	\$2052m	\$2229m	\$2318m	\$2393m	\$2512m

**Those for the Motion:**

Mayor Southgate, Deputy Mayor O’Leary,  
Councillors Hutt, Casey-Cox, Naidoo-Rauf,  
van Oosten, Thomson and Tauariki  
Councillors Bydder, Pike, Taylor,  
Donovan, Wilson and Macindoe

**Those against the Motion:**

*The Mayor closed the meeting with a karakia.*

**The meeting was declared closed at 3.48pm 6 June 2024.**

*During the public Excluded session of the meeting the following resolution was resolved to be released to the public via the open minutes.*

**Infrastructure Acceleration Fund Variation**

That the Council:

- a) delegates to the Chief Executive to negotiate and execute a variation to the Infrastructure Acceleration Fund Funding Agreement to reprioritise IAF funding from the Active Modes River Crossing (bridge) to non-IAF funded bulk water mains infrastructure and close out work on the bridge project (as set out in the options section of this report);
- b) notes that:
  - i. Ministerial approval of the variation is required following negotiations with Kāinga Ora and may take eight weeks or longer to obtain. Staff will report back to Council with an update on negotiations and the Ministerial decision and outcome at a future meeting and will provide updates through the Finance Committee;
  - ii. work will continue to be paused on the bridge project until a decision is received from the Ministers. If the Ministers approve the variation, the project will be formally ended;
  - iii. if the Ministers decline the variation, then work will proceed in accordance with **Status Quo** and the current IAF Funding Agreement;
- c) notes the risks outlined in the staff report (paragraph 147) in relations to the impact of updating the 2024-34 Long-Term Plan budget;
- d) approves, for the purposes of financial modelling, the budget be updated to reflect preferred variation from Year 1 2024-34 Long-Term Plan;
- e) notes the risks outlined in the risk section of this report and in particular the risk relating to contingency which has been reduced (from P95 to P50). While P50 is in line with Council’s standard practice, it increases the risk of Council needing to fund cost overruns as a result of reduced contingency;
- f) notes that the decision in relation to Infrastructure Acceleration Fund Variation be released to open session of this meeting via the minutes of this meeting.

Minute Note 8/10/2024

On the 8/10/2024 the following resolutions were determined to be released to the public via these minutes and the quarterly update.

Asset Sales

**Resolved:**

That the Council:

- a) approves Option 1 of the staff report – to include in the 2024-34 Long-Term Plan the sale of the eight properties (land and buildings) described in the Schedule below and listed as Category B in Attachment 2, to:
  - i. obtain the best development proposal for the land (where applicable); and
  - ii. maximise the price obtained for the land;
- b) approves depositing all net proceeds from the sale of property assets included in Category A (which also includes Area Q) and B on Attachment 2 (excluding those properties where net proceeds of sale are intended for MEF or Project Offset purposes) into a debt tagged Strategic Land Acquisition Fund to be used to fund, or part-fund, future land acquisitions or used to reduced debt if not required/the Strategic Land Acquisition Fund has sufficient funds to meet committed obligations;
- c) approves the reclassification of Artpost Carpark from category C to D Attachment 2 of the staff report;
- d) delegates governance oversight of the property asset sales programme and authority to approve development proposals where applicable to the Economic Development Committee;
- e) delegates operational oversight of the property asset sales programme to the Municipal Endowment Fund Advisory Group;
- f) delegates authority to the Chief Executive to approve the form and content, terms and conditions, including provisions for a deferred financial settlement with appropriate security and guarantees, and to sign all documents necessary to give effect to this decision;
- g) notes that:
  - i. the commitments to be funded from the Strategic Land Acquisition Fund may exceed the value of the estimated net return from selling the assets included in Category A and B on Attachment 2;
  - ii. the properties listed in Category C and Category D on Attachment 2 are retained subject to a future decision;
  - iii. the property listed in Category E on Attachment 2 is retained and removed from consideration for sale;
- h) notes that the decision and information in relation to these matters be released at the appropriate time, to be determined by the Chief Executive.