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## **Economic Development Committee**

### ***Komiti Oohanga Whakatupu***

### **OPEN MINUTES**

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**Minutes of a meeting of the Economic Development Committee held in Council Chamber and Audio Visual Link, Municipal Building, Garden Place, Hamilton on Thursday 14 September 2023 at 9.30am.**

#### **PRESENT**

|                              |   |
|------------------------------|---|
| <b>Chairperson</b>           | Cr Ewan Wilson  |
| <b><i>Heamana</i></b>        |   |
| <b>Deputy Chairperson</b>    | Cr Mark Donovan   |
| <b><i>Heamana Tuarua</i></b> |   |
| <b>Members</b>               | Mayor Paula Southgate<br>Deputy Mayor Angela O’Leary<br>Cr Ryan Hamilton<br>Cr Anna Casey-Cox<br>Cr Maxine van Oosten<br>Cr Moko Tauariki<br>Cr Melaina Huaki (via Audio Visual Link)<br>Cr Louise Hutt<br>Cr Kesh Naidoo-Rauf<br>Cr Andrew Bydder<br>Cr Geoff Taylor<br>Cr Sarah Thomson<br>Cr Emma Pike |

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| <b>In Attendance:</b> | Blair Bowcott – General Manager Strategy, Growth and Planning<br>Sean Murray – General Manager Venues, Tourism and Events<br>Tracey Musty – Financial Director<br>Lehi Duncan - Programme Manager - Ruakura, Growth Programmes<br>Andrew Judson - Rates Manager<br>Mike Bennett – Economic Development Programme Manager<br>Nicolas Wells – Strategic Property Manager<br>Tiki Mossop – Programme Manager - Economics & Policy<br>Vanessa Williams – General Manager Hamilton Central Business Association<br>Nicola Greenwell – Chief Executive Hamilton and Waikato Tourism<br>Mark Morgan - Chief Executive Waikato Regional Airport<br>Scott Kendall - General Manager Finance and Commercial – Hamilton Airport NZ<br>Scott Bicknell - Development Manager – Veros<br>James MacGillivray – Partner – Tompkins Wake |
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| <b>Governance Team:</b> | Amy Viggers - Governance Lead<br>Arnold Andrews - Governance Advisor<br>Corey Bruntlett – Governance and Elected Member Support Coordinator |
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**1. Apologies – *Tono aroha***

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

That the apologies for lateness due to Council business from Mayor Southgate, Deputy Mayor O'Leary and Cr Huaki are accepted.

*Cr Hamilton's Extended Leave of Absence was approved 6 July 2023.*

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

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

That the agenda is confirmed.

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

Cr Taylor declared an interest in Item C2 (Strategic Property Update). He noted he would not take part in the vote or discussion on the matter.

**4. Public Forum – *Aatea koorero***

**Roger Stratford** spoke to Item 10 (30 Victoria Street - Celebrating Age Centre) in opposition of the staff recommendation and outlined the history of the Celebrating Age Centre, relocation of the organisation 10 years ago and the benefits of having the celebrating age community centre.

**Gary Peace** spoke to Item 7 (External Agencies and CCO Reporting) to Waikato Regional Airport Limited year end reports and his company's concerns with WRAL's focus on development.

**Jenny Magee** spoke to Item 10 (30 Victoria Street - Celebrating Age Centre) in opposition of the staff recommendation and the history of the building. She responded questions from Elected Members concerning the commercial proposition of the Celebrating Age Centre.

**5. Confirmation of the Economic Development Committee Open Minutes of 28 June 2023**

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

That the Economic Development Committee confirm the Open Minutes of the Economic Development Meeting held on 28 June 2023 as a true and correct record.

**6. General Manager's Report**

General Manager Strategy, Growth and Planning took the report as read.

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

That the Economic Development Committee receives the report.

**7. External Agencies and CCO Reporting (*Recommendation to the Council*)**

**Hamilton Central Business Association (HCBA)**

Central City Transformation Manager and Growth Programmes Manager introduced the report noting that the report included HCBA's yearend report, 6 Monthly Update and their proposal to extend the Business Improvement District (BID). Staff responded to questions from Elected Members concerning the effect of an extension of the BID Policy on Council, and the BID policy itself.

The General Manager – Hamilton Central Business Association briefly outlined the report and recent successes. She responded to questions from Elected Members concerning car parking, reasons behind the request to extend the boundaries to include Hamilton East, concerns raised by businesses which were financial and safety based, opinion of businesses should the BID boundary

be increased, targeted rate impact and benefit to the business.

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

That the Economic Development Committee:

- a) recommends, *in principle*, that the Council considers, as part of the Long-Term Plan 2024-2034, the Hamilton Central Business Association's proposals to seek an **increase in revenue** to support Business Improvement District (BID) operations; and
- b) notes that – subject to the decision in a) – the further work undertaken by Hamilton Central Business Association and the recommended changes to the BID will be reported to the 14 November 2023 Committee meeting.

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

That the Economic Development Committee:

- a) recommends, *in principle*, that the Council considers, as part of the Long-Term Plan 2024-2034, the Hamilton Central Business Association's proposals to seek an **increase in boundaries** to include a portion of Hamilton East outlined in **Attachment 6**; and
- b) notes that – subject to the decision in a) – the further work undertaken by Hamilton Central Business Association and the recommended changes to the BID will be reported to the 14 November 2023 Committee meeting.

#### **Hamilton Waikato Tourism**

The Chief Executive – Hamilton and Waikato Tourism spoke to the Hamilton Waikato Tourism Report in particular the increased events and hospitality activity post-covid. She responded to questions from Elected Members concerning commercial occupancy, accommodation, feedback on the entry fees for Hamilton Gardens, international visitors and an increased flow of tourists.

#### **Waikato Regional Airport Limited**

The Chief Executive – Waikato Regional Airport and General Manager Finance and Commercial – Hamilton Airport NZ spoke to the Waikato Regional Airport Limited report and provided Elected Members with a presentation which outlined key projects and successes from the last year. They responded to questions from Elected Members concerning financial implications of improvements, cash flow, dividends, Council's influence as 50% shareholder, debt levels, current and future aeronautical projects.

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

That the Economic Development Committee receives the report.

*Mayor Southgate joined the meeting (9.53am) during the discussion of the above Item. She was present when the matter was voted on.*

*Deputy Mayor O'Leary joined the meeting (10.00am) during the discussion of the above Item. She was present when the matter was voted on.*

*Cr Huaki joined the meeting (10.15am) during the discussion of the above Item. She was present when the matter was voted on.*

**The meeting was adjourned from 11.39am to 11.55am during the discussion of the above Item.**

## 8. Strategic and General Update

The Economic Development Programme Manager spoke to the report and highlighted the engagement conducted by staff with businesses. He responded to questions from Elected Members concerning partnership with the education sector and the University of Waikato.

The Programme Manager Economics & Policy introduced the data analysis, economic and policy section of the report noting the success seen in June's Quarterly Economic Report. She responded to questions from Elected Members concerning the workforce market and the Quarterly Economic Report.

The General Manager Venues, Tourism and Event spoke to the H3 update. He responded questions from Elected Members concerning attraction of conferences, outdoor events, accommodation, support towards local suppliers, measurement of community events and Claudelands' design.

**Resolved:** (Cr Ewan/Cr Donovan)

That the Economic Development Committee receives the report.

## 9. 191-197 River Road - Sonning Carpark - Development Options

Strategic Property Manager introduced the report and Scott Bicknell (Development Manager – Veros). They responded to questions from Elected Members concerning history of the site, legal opinion, Council's obligations, and risks to Council and developers.

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

That the Economic Development Committee:

- a) receives the report;
- b) approves, *in principle*, developing the land described in the schedule in general accordance with Option 5 – Open Space/Mixed Use B of the Veros Options Report dated August 2023 (**Option 1** of this staff report) subject to:
  - i. engaging with mana whenua to ensure that the development of the land aligns with their aspirations for the site and its cultural significance;
  - ii. partnering with mana whenua to confirm the development outcomes and parameters being sought;
  - iii. completing a high-level development masterplan, or bulk and location document set, for the land;
- c) requests that staff report back to the Economic Development Committee with recommendations on the outcomes of work outlined above;
- d) notes that staff will provide regular updates on the progress of this matter to the Municipal Endowment Fund Advisory Group.

### SCHEDULE

**First** All that land described as an Estate in Fee Simple comprising Allotment 465 Parish of Kirikiriroa contained in Computer Freehold Register Identifier SA50D/392 of 7,264 square metres more or less and physically located at **191 River Road**, Hamilton.

**Second** All that land described as an Estate in Fee Simple comprising Lot 2 DPS 31617 contained in Computer Freehold Register Identifier SA30A/477 of 2,496 square metres more or less and physically located at **197 River Road**, Hamilton.

**Amendment:** (Cr Casey-Cox/Deputy Mayor O’Leary)

That the Economic Development Committee:

- a) receives the report;
- b) approves *in principle* developing the land, described in the schedule including all of the options outlined in the Veros Options Report dated August 2023 subject to:
  - i. engaging with mana whenua concerning the Veros Options Report dated August 2023 and their aspirations for the site and its cultural significance;
  - ii. partnering with mana whenua to confirm the development outcomes and parameters being sought;
  - iii. completing a high-level development masterplan, or bulk and location document set, for the land;
- c) requests that staff report back to the Economic Development Committee with recommendations on the outcomes of work outlined above;
- d) notes that staff will provide regular updates on the progress of this matter to the Municipal Endowment Fund Advisory Group.

#### **SCHEDULE**

**First** All that land described as an Estate in Fee Simple comprising Allotment 465 Parish of Kirikiriroa contained in Computer Freehold Register Identifier SA50D/392 of 7,264 square metres more or less and physically located at **191 River Road**, Hamilton.

**Second** All that land described as an Estate in Fee Simple comprising Lot 2 DPS 31617 contained in Computer Freehold Register Identifier SA30A/477 of 2,496 square metres more or less and physically located at **197 River Road**, Hamilton.

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

|                             |  |
|-----------------------------|--|
| Those for the Amendment     | Deputy Mayor O’Leary, Crs Pike, Tauariki, Thomson, Casey-Cox, Hutt, Huaki, and van Oosten. |
| Those against the Amendment | Mayor Southgate, Crs Donovan, Taylor, Bydder, Naidoo-Rauf, and Wilson.                     |

#### **The Amendment was declared CARRIED.**

#### **The Amendment as the substantive Motion was then put and declared CARRIED.**

**Resolved:** (Cr Casey-Cox/Deputy Mayor O’Leary)

That the Economic Development Committee:

- a) receives the report;
- b) approves *in principle* developing the land, described in the schedule including all of the options outlined in the Veros Options Report dated August 2023 subject to:
  - i. engaging with mana whenua concerning the Veros Options Report dated August 2023 and their aspirations for the site and its cultural significance;
  - ii. partnering with mana whenua to confirm the development outcomes and parameters being sought;

- iii. completing a high-level development masterplan, or bulk and location document set, for the land;
- c) requests that staff report back to the Economic Development Committee with recommendations on the outcomes of work outlined above;
- d) notes that staff will provide regular updates on the progress of this matter to the Municipal Endowment Fund Advisory Group.

#### **SCHEDULE**

**First** All that land described as an Estate in Fee Simple comprising Allotment 465 Parish of Kirikiriroa contained in Computer Freehold Register Identifier SA50D/392 of 7,264 square metres more or less and physically located at **191 River Road**, Hamilton.

**Second** All that land described as an Estate in Fee Simple comprising Lot 2 DPS 31617 contained in Computer Freehold Register Identifier SA30A/477 of 2,496 square metres more or less and physically located at **197 River Road**, Hamilton.

**Crs Bydder, Taylor, Naidoo-Rauf and Wilson Dissenting.**

**The meeting was adjourned from 1.26pm to 1.42pm during the discussion of the above Item.**

**The meeting was adjourned from 2.35pm to 3.21pm**

#### **10. 30 Victoria Street - Celebrating Age Centre**

The Strategic Property Manager introduced the report and outlined the reason for the staff recommendation. Staff responded to questions from Elected Members concerning options for the building, potential costs and outcomes.

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

That the Economic Development Committee:

- a) receives the report;
- b) requests staff:
  - i. cease investigation of the mixed-use commercial and community development options at the Celebrating Age Centre building physically located at 30 Victoria Street, Hamilton, and described in the schedule below, as none of the mixed-use options investigated was financially feasible;
  - ii. commence investigation of the relative benefits of retaining, upgrading or demolishing the Celebrating Age Centre building and report back with findings and recommendations to the Community and Natural Environment Committee.
- c) requests that the Community and Natural Environment Committee notes that the land is Municipal Endowment Fund land, and that any decision affecting the existing building or use of the land should not preclude the Municipal Endowment Fund undertaking future commercial development on the site.

#### **SCHEDULE**

All that land described as an Estate in Fee Simple comprising Allotment 443, 443A Town of Hamilton West contained in Computer Freehold Register Identifier SA20/293 of 9,105 square metres more or less and physically located at **30 Victoria Street**, Hamilton (**Attachment 1** of the staff report).

**11. Strategic Property Update - September 2023**

The Strategic Property Manager took the report as read.

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

That the Economic Development Committee receives the report.

**12. Policy Review – Municipal Endowment Fund Policy 2023** (*Recommendation to the Council*)

The Strategic Property Manager introduced the report and the history of the development of the Municipal Endowment Fund Policy. He responded to questions concerning the policy principles regarding risk and the Domain Endowment Fund.

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

That the Economic Development Committee:

- a) receives the report;
- b) recommends that the Council approves the Municipal Endowment Fund Policy with no changes (**Attachment 1**).

**13. Resolution to Exclude the Public**

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

**Section 48, Local Government Official Information and Meetings Act 1987**

The following motion is submitted for consideration:

That the public be excluded from the following parts of the proceedings of this meeting, namely consideration of the public excluded agenda.

The general subject of each matter to be considered while the public is excluded, the reason for passing this resolution in relation to each matter, and the specific grounds under section 48(1) of the Local Government Official Information and Meetings Act 1987 for the passing of this resolution follows.

| General subject of each matter to be considered  | Reasons for passing this resolution in relation to each matter   | Ground(s) under section 48(1) for the passing of this resolution |
|--|--|--|
| C1. Confirmation of the Economic Development Committee Public Excluded Minutes of 28 June 2023 | ) Good reason to withhold<br>) information exists under<br>) Section 7 Local Government<br>) Official Information and<br>) Meetings Act 1987 | Section 48(1)(a)   |
| C2. Strategic Property Update  | )  |  |
| C3. Strategic and General Update   |  |  |
| C4. Waikato Regional Airport Strategic Review - Update Report                                  |  |  |

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 prevent the disclosure or use of official information for improper gain or improper advantage | Section 7 (2) (j)                      |
| Item C2. | to enable Council to carry out commercial activities without disadvantage                        | Section 7 (2) (h)<br>Section 7 (2) (i) |
| Item C3. | to enable Council to carry out negotiations  | Section 7 (2) (h)<br>Section 7 (2) (i) |
| Item C4. | to enable Council to carry out commercial activities without disadvantage                        | Section 7 (2) (h)<br>Section 7 (2) (i) |
|          | to enable Council to carry out negotiations  |  |

**The Meeting moved into Public Excluded at 3.55pm.**

**The Meeting was declared closed at 5.45pm.**

#### **Minute Note: 8/10/2024:**

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

#### **Strategic and General Update:**

##### **Resolved:**

That the Economic Development Committee:

- a) receives the report;
- b) notes that the assessment of the letter of request for shareholder funding assistance from the Board of New Zealand Food Innovation (Waikato) Limited (NZFIWL) will take into account the financial advice of Deloitte and our legal advisors;
- c) notes that Deloitte advice is that Council follow option 2 – Council opts not to fund NZFIWL;
- d) notes that if the shareholders decide not to provide financial assistance to NZFIWL, the financial viability of the company may be compromised leading to receivership, with an associated economic impact to the sheep and goat milk industries utilising the facility;
- e) notes that staff have responded to a request for financial support from NZFIWL, and declined the request guided by professional advice (attached to the minutes of the meeting as appendix 1);
- f) notes that the decision and information in relation to this matter be released at the appropriate time, to be determined by the Chief Executive.

#### **Strategic Property Update**

##### **Resolved:**

That the Economic Development Committee:

- a) receives the report
- b) notes that the Loan Agreement for the MEF contribution to the Bridge Trust affordable housing development at 340 Tristram Street will be presented to the Economic Development Committee for final consideration and approval in November 2023;



- c) notes that options for the future of the Heaphy Brooklyn site will be evaluated and presented to the Economic Development Committee for consideration and approval at a future meeting; and
- d) notes that the decision and information in relation to this matter be released at the appropriate time, to be determined by the Chief Executive