

---

## Business and Investment Subcommittee

### OPEN MINUTES

---

**Minutes of a meeting of the Business and Investment Subcommittee held in Committee Room 1, Municipal Building, Garden Place, Hamilton on Wednesday 13 May 2015 at 9.30am.**

#### PRESENT

Chairperson	Her Worship the Mayor J Hardaker
Members	Cr M Forsyth Cr A King Cr A O’Leary Cr R Pascoe
In attendance:	Cr M Gallagher; General Manager Event & Economic Development; General Manager City Environments; Unit Manager City Safe; Programme Manager – Bylaws; Business Manager; Strategic Property Unit Manager; Strategic Land Manager; and Communications Advisor
Also in attendance	Sandy Turner – General Manager, Hamilton Central Business Association Greg Wills – Chairman, Hamilton Central Business Association
Committee Advisor	Mr B Stringer

---

#### 1. Apologies

There were no apologies recorded.

#### 2. Confirmation of Agenda

The Chair noted the addition of the Late Report – *Hamilton Alcohol Control Bylaw*.

**Resolved:** (Her Worship the Mayor Hardaker/Cr Pascoe)

The Committee to confirm the agenda.

#### 3. Declarations of Interest

No members of the Committee declared a Conflict of Interest.

#### 4. **Business and Investment Subcommittee Minutes – Open - 13 November 2014**

**Resolved:** (Her Worship the Mayor Hardaker/Cr Pascoe)

That the Subcommittee confirm and adopt as a true and correct record the Open Minutes of the Business and Investment Subcommittee Meeting held on 13 November 2014.

#### 5. **Business and Investment Subcommittee Action List - Open - 13 May 2015**

**Resolved:** (Cr Pascoe/Her Worship the Mayor Hardaker)

That the Report be received.

#### 6. **Hamilton Central Business Association (HCBA) 6-monthly report**

The General Manager Event & Economic Development introduced Sandy Turner and Greg Wills, who updated the Subcommittee on the following points:

- **Business Leases**  
There had been more than 20 new leases signed during the previous two months.
- **Member feedback**  
HCBA members had provided an excellent response in relation to the People's Project and the re-modelled City Safe programme.
- **Retail Expenditure**  
Expenditure had improved in the first part of 2015 compared to similar periods in the last three to four years. The success of the Cricket World Cup had contributed to this. It was expected that the FIFA Under-20 World Cup would also enhance retail spend.
- **Retail vacancy**  
The retail vacancy rate remained between 9-10%. The central government's proposed changes in relation to seismic strengthening requirements could have a potential impact.
- **Smaller CBD**  
The Association continued to look at opportunities to reduce the geographical spread of Hamilton's Central Business District. HCBA would need to reconsider its funding model under a smaller CBD.

Sandy Turner and Greg Wills, supported by the General Manager Event & Economic Development and General Manager City Environments, responded to the following questions from Elected Members:

- **City Safe/Homelessness**  
Feedback from Association members to the changes implemented by City Staff personnel had been positive, with only minor concerns currently being reported. It was noted that City Safe officers' skill level had improved.

The People's Project had housed or re-housed 75 people and steps were being taken to ensure adequate support was provided to these people.

HCBA would be concerned if the standard of services provided by City Safe lessened as a result of decreased funding received from the Ministry of Justice, as had been proposed.

- **Cricket World Cup/FIFA Under-20 World Cup**

It was reported that the impact of the Cricket World Cup had been very positive:

- i. The Association sold bunting to its members;
- ii. Over 600 members of the public participated in the retail dressing windows event;
- iii. There were various hospitality-themed events in the CBD.

It was expected that there would be increased funding for FIFA-related activities, with more members of the public likely to participate and higher visitor numbers. The preliminary Five Nations event had attracted about 2,500 people.

- **Retail vacancies and earthquake strengthening**

The proposed changes by central government in relation to earthquake strengthening buildings were discussed. Elected Members were advised these may lessen the incentive for property owners to undertake such work earlier than required. In particular, it was noted that the required seismic standard was lower than that expected from most commercial tenants, and therefore could affect the desirability of rental properties on offer.

The General Manager City Environments explained that:

- i. The proposal from the Minister of Buildings and Housing would require a mandatory notice to be displayed in all buildings that are below the 34% national seismic standard. This could affect the motivation of the owners of such properties in relation to undertaking the required strengthening work.
- ii. The status of Council's current policy in relation to the upgrade or demolition of Class 1 buildings may need to be reviewed in light of the central government proposal.

- **People's Project**

The Association had worked with the Waikato Times to increase awareness of the Project. Its members had also offered second-hand furniture to provide quality housing to those that benefitted from the Project. Support was required to store donated furniture and appliances prior to circulation.

- **Retail Tenancies**

The Association executives did not have the information to hand to advise how many leases were lost (as compared to new leases completed). This would be clarified in future reports.

**Resolved:** (Her Worship the Mayor Hardaker/Cr O'Leary)

That the Report be received.

**Crs Forsyth and O'Leary joined the Meeting (9:40) during the presentation of the above Item and took part in the discussions and voting.**

## 7. Hamilton Alcohol Control Bylaw – Late Report

The Unit Manager City Safe and Programme Manager – Bylaws, in response to a question, confirmed that Te Runanga O Kirikiriroa was the correct key stakeholder organisation to contact to obtain feedback from Māori on the proposed bylaw.

The Elected Members made the following recommendations to staff:

- To provide a marked-up version of the draft bylaw (that highlighted changes to the existing Hamilton City Public Places Liquor Control Bylaw 2010).
- To adopt more plain English wording for the bylaw in order to be more concise and easier to read.
- To make the language used in the document *Outline of changes to the Bylaw* (Attachment 4 of the staff Report) clearer.
- To provide an overview of Council’s alcohol-related policies and bylaws in the consultation documentation to enable members of the public to better understand the overall structure.

**Resolved:** (Her Worship the Mayor Hardaker/Cr O’Leary)

That:

- a) the Report be received; and
- b) the Draft Statement of Proposal Report with draft Bylaw be sent to the 7 July 2015 Strategy and Policy Committee for adoption for public consultation.

## 8. Resolution to Exclude the Public

**Resolved:** (Her Worship the Mayor Hardaker/Cr Pascoe)

### 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. Business and Investment Subcommittee Public Excluded Minutes 13 November 2014	) Good reason to withhold information exists under Section 7 Local Government Official Information and Meetings Act 1987	Section 48(1)(a)
C2. Business and Investment Subcommittee Action List - Public Excluded - 13 May 2015	)	
C3. Property Development Sites - Update		

C4. Update on the Beggs  
Wiseman Building

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

**The Meeting went into Public Excluded session from 10:32am to 12:30pm.**

**The Meeting was declared closed at 12:30pm.**