
Council

OPEN MINUTES

Minutes of a meeting of the Council held in Council Chamber, Municipal Building, Garden Place, Hamilton on Thursday 10 December 2015 at 1.30pm.

PRESENT

Chairperson	Her Worship the Mayor J Hardaker
Deputy Chairperson	Cr G Chesterman
Members	Cr M Forsyth Cr M Gallagher Cr K Green Cr A King Cr D Macpherson Cr G Mallett Cr A O'Leary Cr R Pascoe Cr L Tooman Cr E Wilson
In Attendance	Richard Briggs – Chief Executive Chris Allen – General Manager City Infrastructure Sean Murray – Executive Director H3 and Events Debra Stan-Barton – Acting General Manager City Environments Lance Vervoort – General Manager Community Blair Bowcott – Executive Director Special Projects Paul Conder – Acting General Manager Corporate Kelvin Powell – City Safe Unit Manager Eion Hall – Chief Information Officer Andrew Parsons – Waters Manager Deanne McManus-Emery – Community Development & Leisure Manager Matthew Bayliss – Swimming & Recreation Manager Helen Paki – Group Business Manager, Community Christopher Barton – Project Development Manager Communications Advisors
Also In Attendance	Doug Saunders – Telfer Young Ltd for Item 10 in the Public session James MacGillivray – Tomkins Wake for Item C3 in the Public Excluded session
Committee Advisors	Mrs Jude Pani and Mrs Mary Birch

Opening Prayers and Acknowledgements

The Opening Prayers were led by Malathi Vasudevan from the Hindu Community – Sri Balaji Temple Trust in Frankton.

Her Worship the Mayor Hardaker acknowledged the recent death of Jim Holden, Civic Award recipient.

1. Apologies

Resolved: (Her Worship the Mayor Hardaker/Cr Wilson)

That apologies from Councillor Yeung be received and accepted.

2. Confirmation of Agenda

Resolved: (Cr Macpherson/Cr Wilson)

That Item 10 – Sale of Hamilton City Council Pensioner Housing Portfolio – be taken after Item 5.

Councillors Chesterman and Pascoe dissenting

Resolved: (Her Worship the Mayor Hardaker/Cr Tooman)

That the Council confirm the agenda

3. Declarations of Interest

Item 10 – Sale of Hamilton City Council Pensioner Housing Portfolio:

Councillor Gallagher asked for it to be noted that he has a family relationship with a Board member of Habitat for Humanity Central North Island. Her Workshop the Mayor Hardaker advised that she was previously on the Board of Habitat for Humanity Central North Island.

4. Public Forum

Eddie Mollier spoke in the public forum to Item 10 – Sale of Hamilton City Council Pensioner Housing Portfolio.

5. Confirmation of Minutes

Resolved: (Her Worship the Mayors Hardaker/Cr Chesterman)

That the Open Minutes of the Ordinary Council Meeting of 26 November 2015, copies having been circulated, be adopted as a true and correct record.

Item 10 was taken at this time, as Resolved earlier in the Meeting.

10. Sale of Hamilton City Council Pensioner Housing Portfolio

Prior to the Executive Director Special Projects presenting this Report the Council discussed whether the information presented as Item C5 in the Public Excluded session should be considered as part of Item 10 in the Public session. The Executive Director advised that documents presented in the Public Excluded session would need to be redacted prior to public release of the information and that he would need to work with the organisations to ascertain specific information that should be withheld.

Motion: Crs Macpherson/Wilson

That all items in public excluded relating to the Pensioner Housing Sale be available for discussion during item 10.

Amendment: Crs Chesterman/Forsyth

That all items in public excluded relating to the Pensioner Housing Sale be available for discussion during item 10 with the exception of matters the purchasers have requested remain confidential, being: Attachment 1 pages 36-39, Attachment 1 pages 46-62, Attachment 3 pages 119 – 137, Attachment 3 pages 171 – 175 and Attachment 6.

The Amendment (Crs Chesterman/Forsyth) was Put.

Those for the Amendment: Mayor Hardaker, Councillors King, Green, Forsyth, Chesterman, Mallett and O'Leary.

Those against the Amendment: Councillors Gallagher, Wilson, Pascoe, Tooman and Macpherson.

The Amendment was declared carried and became the Substantive Motion which was then Put.

Resolved: (Crs Chesterman/Forsyth)

That all items in public excluded relating to the Pensioner Housing Sale be available for discussion during item 10 with the exception of matters the purchasers have requested remain confidential, being: Attachment 1 pages 36-39, Attachment 1 pages 46-62, Attachment 3 pages 119 – 137, Attachment 3 pages 171 – 175 and Attachment 6.

Those for the Amendment: Mayor Hardaker, Councillors King, Gallagher, Green, Forsyth, Chesterman, Hardaker, Mallett, O'Leary and Macpherson.

Those against the Amendment: Councillors Wilson, Pascoe and Tooman

The Executive Director Special Projects presented the outcome of the Request for Expressions of Interest process for the sale of the Council-owned Pensioner Housing Portfolio and advised that staff were recommending the sale of the entire portfolio to Accessible Properties New Zealand Limited. The following was noted:

- The Independent report by Stimpson & Co did not form part of the evaluation process.
- Error in paragraph 174 – “overseas” would be struck out.
- The impact on debt if Council were not to sale its Pensioner Housing Portfolio could not be estimated as the sale had not been budgeted for in the 10-Year Plan. There would be an 11% rent increase.
- Doug Saunders (Telfer Young) advised that the Hamilton property market was buoyant, but had not yet reached its peak. Rental market that was more generated by cash flow with the expectation this market would remain level for a while yet. The full portfolio market value of \$30,085,000 without encumbrance.
- The valuation approach was to consider each individual property and then all the properties being sold together to one purchaser.
- Rental paid by tenants since Council owned the properties in the 1950s had been offset by expenses.
- Only those created under the Rental Subsidy Scheme could apply for rental top up under this scheme.

The Meeting adjourned (3.05pm to 3.20pm).

Motion: Crs Pascoe/Chesterman

That:

- a) The report be received;
- b) Council approves implementation of the deferred 11% rent rise for tenants in the Council’s Pensioner Housing units effective from settlement date (7 March 2016), and provides a minimum of 60 days notice of the rent rise in order to comply with the Resident Tenancy Act and the Agreement for Sale and Purchase;
- c) Council sells the Pensioner Housing Portfolio consisting of 344 units physically located throughout the city and legally described in the Schedule to Habitat for Humanity Central North Island for \$17,047,913 (**SEVENTEEN MILLION FORTY-SEVEN THOUSAND NINE HUNDRED AND THIRTEEN DOLLARS**) plus GST (if any);
- d) Council approves the assignment and sale of the freehold interest in the land described ninth (a) in the Schedule [13 Graham Street] to the lessee for a price of \$1,069,566 (**ONE MILLION SIXTY NINE THOUSAND FIVE HUNDRED AND SIXTY SIX DOLLARS**) including GST (if any) and that the gross sale proceeds be credited to the Domain Endowment Fund Reserve;
- e) Gross proceeds from the sale of the land described eighth in the Schedule [24 Gibson Street] of \$878,000 (**EIGHT HUNDRED AND SEVENTY EIGHT THOUSAND DOLLARS**) plus GST (if any) be credited to the Domain Endowment Fund Reserve;
- f) Gross proceeds from the sale of the land described seventeenth in the Schedule [30 Yvonne Street] of \$860,000 (**EIGHT HUNDRED AND SIXTY THOUSAND DOLLARS**) plus GST (if any) be credited to the Domain Endowment Fund Reserve;
- g) The Housing New Zealand Suspensory Loan of \$480,000 (**FOUR HUNDRED AND EIGHTY THOUSAND DOLLARS**) for development of the property described ninth in the Schedule [Graham Street] be repaid in full to Housing New Zealand plus interest if any;

- h) The Housing Upgrade Reserve be closed and the balance of \$3,466,000 (THREE MILLION FOUR HUNDRED AND SIXTY SIX THOUSAND DOLLARS) be released to repay debt;
- i) The net proceeds from the sale of the Pensioner Housing Portfolio (after the application of sale proceeds to items (e) to (h) above and the estimated sale costs of \$250,000) be used to repay debt.
- j) Council authorizes the Chief Executive Officer to execute (1) an Agreement for Sale and Purchase and (2) any other instruments that are required to give effect to this resolution.

SCHEDULE

First An estate in fee simple comprising all that land contained in (a) Certificate of Title SA966/130 South Auckland Land Registry legally described as Lot 8 Deposited Plan 36309 comprising 2,039 square metres more or less and (b) Certificate of Title SA48D/650 South Auckland Land Registry legally described as Part Lot 9 Deposited Plan 36309 comprising 2,073 square metres more or less and physically located at **169 Bankwood Road**, Hamilton (19 units).

Second An estate in fee simple comprising all that land contained in Certificate of Title SA31A/189 South Auckland Land Registry legally described as Part Lot 1 Deposited Plan 11935 and Lot 2 Deposited Plan 37309 comprising 6,090 square metres more or less and physically located at **187 Clarkin Road**, Hamilton (27 units).

Third An estate in fee simple comprising all that land contained in Certificate of Title 111498 South Auckland Land Registry legally described as Lot 1 Deposited Plan South Auckland 19187 and Lot 2 Deposited Plan 327451 comprising 8,278 square metres more or less and physically located at **52 Comries Road and Chequers Avenue**, Hamilton (36 units).

Fourth An estate in fee simple comprising all that land contained in Certificate of Title SA20B/522 South Auckland Land Registry legally described as Lot 8 Deposited Plan South Auckland 21988 comprising 9,150 square metres more or less and physically located at **16 Crosher Place**, Hamilton (35 units).

Fifth An estate in fee simple comprising all that land contained in (a) Certificate of Title SA21C/692 South Auckland Land Registry legally described as Lot 3 Deposited Plan South Auckland 22716 comprising 2,564 square metres more or less and (b) Certificate of Title SA21C/690 South Auckland Land Registry legally described as Lot 1 Deposited Plan South Auckland 22716 comprising 977 square metres more or less and physically located at **29 Dinsdale Road and 26 Rothwell Street**, Hamilton (18 units).

Sixth An estate in fee simple comprising all that land contained in Certificate of Title SA19D/122 South Auckland Land Registry legally described as Lot 19-20 Deposited Plan South Auckland 19153 comprising 1,593 square metres more or less and physically located at **41 Donny Avenue**, Hamilton (6 units).

Seventh An estate in fee simple comprising all that land contained in (a) Certificate of Title SA37C/465 South Auckland Land Registry legally described as Lot 14 Deposited Plan South Auckland 9571 comprising 710 square metres more or less and (b) Certificate of Title SA37C/466 South Auckland Land Registry legally described as Part Lot 55 Deposited Plan South Auckland 9939 comprising 677 square metres more or less and physically located at **185 Sandwich Road and 20 English Street**, Hamilton (9 units).

Eighth An estate in fee simple comprising all that land contained in Certificate of Title 688446 South Auckland Land Registry legally described as Part Lot 1 Deposited Plan South Auckland 19211 comprising 6,275 square metres more or less and physically located at **24 Gibson Road**, Hamilton (26 units).

Ninth An estate in fee simple comprising all that land contained in (a) Certificate of Title SA6A/1238 South Auckland Land Registry legally described as Lot 2 Deposited Plan South Auckland 9966 comprising 3,407 square metres more or less and (b) Certificate of Title SA6D/1301 South Auckland Land Registry legally described as Lot 1 Deposited Plan South Auckland 9966 comprising 668 square metres more or less and (c) Certificate of Title SA17D/659 South Auckland Land Registry legally described as Lot 1 Deposited Plan South Auckland comprising 969 square metres more or less and (d) Leasehold Estate – Registered Lease L7289147.2 contained in Identifier 343885 South Auckland Land Registry legally described as Lot 2 Deposited Plan South Auckland 996 comprising 3,407 square metres more or less and physically located at **13 and 19 Graham Street**, Hamilton (40 units).

Tenth An estate in fee simple comprising all that land contained in (a) Certificate of Title SA19C/742 South Auckland Land Registry legally described as Lot 6 Deposited Plan South Auckland 17498 comprising 1,105 square metres more or less and (b) Certificate of Title SA19C/743 South Auckland Land Registry legally described as Lot 7 Deposited Plan South Auckland 17498 comprising 951 square metres more or less and (c) Certificate of Title SA19C/744 South Auckland Land Registry legally described as Lot 8 Deposited Plan South Auckland 17498 comprising 801 square metres more or less and (d) Certificate of Title SA17A/1254 South Auckland Land Registry legally described as Lot 9 Deposited Plan South Auckland 17498 comprising 806 square metres more or less and (e) Certificate of Title SA240/220 South Auckland Land Registry legally described as Lot 10 Deposited Plan 8511 comprising 490 square metres more or less and physically located at **8 Koromiko Road and 222 Killarney Road**, Hamilton (18 units).

Eleventh An estate in fee simple comprising all that land contained in Certificate of Title SA24A/664 South Auckland Land Registry legally described as Lot 1 Deposited Plan South Auckland 21552 and Lot I Deposited Plan South Auckland

24970 comprising 4,844 square metres more or less and physically located at **81 Livingstone Avenue**, Hamilton (34 units).

Twelfth An estate in fee simple comprising all that land contained in Certificate of Title SA46C/760 South Auckland Land Registry legally described as Lot 27 Deposited Plan South Auckland 353 comprising 3,243 square metres more or less and physically located at **46 Matai Street**, Hamilton (12 units).

Thirteenth An estate in fee simple comprising all that land contained in (a) Certificate of Title SA20C/262 South Auckland Land Registry legally described as Lot 1 Deposited Plan South Auckland 9500 comprising 703 square metres more or less and (b) Certificate of Title SA20C/263 South Auckland Land Registry legally described as Lot 2 Deposited Plan South Auckland 9500 comprising 703 square metres more or less and (c) Certificate of Title SA20C/264 South Auckland Land Registry legally described as Lot 3 Deposited Plan South Auckland 9500 comprising 1,069 square metres more or less and physically located at **310 Peachgrove Road**, Hamilton (20 units).

Fourteenth An estate in fee simple comprising all that land contained in Certificate of Title SA7D/727 South Auckland Land Registry legally described as Lot 106 Deposited Plan South Auckland 10747 comprising 1,834 square metres more or less and physically located at **22 Stokes Crescent**, Hamilton (8 units).

Fifteenth An estate in fee simple comprising all that land contained in Certificate of Title 581760 South Auckland Land Registry legally described as Lot 18 Deposited Plan South Auckland 4558 comprising 6,232 square metres more or less and physically located at **1 Sullivan Crescent**, Hamilton (19 units).

Sixteenth An estate in fee simple comprising all that land contained in Certificate of Title 464760 South Auckland Land Registry legally described as Lot 3 Deposited Plan South Auckland 6455 comprising 608 square metres more or less and physically located at **9 Walker Terrace**, Hamilton (4 units).

Seventeenth An estate in fee simple comprising all that land contained in Certificate of Title SA48B/639 South Auckland Land Registry legally described as Lot 12-13 Deposited Plan South Auckland 9589 and Lot 25-26 Deposited Plan South Auckland 8541 comprising 2,775 square metres more or less and physically located at **30 Yvonne Street**, Hamilton (13 units).

Amendment: Crs Macpherson/Gallagher

That all items in public excluded relating to the Pensioner Housing Sale be available for discussion during item 10 with the exception of matters the purchasers have requested remain confidential, being: Attachment 1 pages 36-39, Attachment 1 pages 46-62, Attachment 3 pages 119 – 137, Attachment 3 pages 171 – 175 and Attachment 6.

An Amendment was Foreshadowed that Council sells the Pensioner Housing Portfolio to Accessible Properties New Zealand Limited for \$23,500,000 as per the staff recommendation.

The Amendment (Crs Macpherson/Gallagher) was Put.

Those for the Amendment: Councillors Gallagher, Wilson and Macpherson

Those against the Amendment: Mayor Hardaker, Councillors King, Green, Forsyth, Pascoe, Chesterman, Mallett, Tooman and O'Leary

The Amendment was declared lost.

The Amendment Foreshadowed by Councillor King earlier in the Meeting was moved:

Amendment: Crs King/Mallett

That:

- a) The report be received;
- b) Council approves implementation of the deferred 11% rent rise for tenants in the Council's Pensioner Housing units effective from settlement date (7 March 2016), and provides a minimum of 60 days notice of the rent rise in order to comply with the Resident Tenancy Act and the Agreement for Sale and Purchase;
- c) Council sells the Pensioner Housing Portfolio consisting of 344 units physically located

throughout the city and legally described in the Schedule to Accessible Properties New Zealand Limited for \$23,500,000 (**TWENTY THREE MILLION FIVE HUNDRED THOUSAND DOLLARS**) plus GST (if any);

- d) Council accepts a deferred payment with 20% of the sale price (\$4,700,000 plus GST if any) on settlement on 7 March 2016 (noting that 10% will be paid within 5 working days of execution of the sale agreement) and the balance of 80% of the sale price (\$18,800,000 plus GST if any) in full cleared funds on 7 March 2019;
- e) Council approves the assignment and sale of the freehold interest in the land described ninth (a) in the Schedule [13 Graham Street] to the lessee for a price of \$1,069,566 (**ONE MILLION SIXTY NINE THOUSAND FIVE HUNDRED AND SIXTY SIX DOLLARS**) including GST (if any) and that the gross sale proceeds be credited to the Domain Endowment Fund Reserve;
- f) Gross proceeds from the sale of the land described eighth in the Schedule [24 Gibson Street] of \$878,000 (**EIGHT HUNDRED AND SEVENTY EIGHT THOUSAND DOLLARS**) plus GST (if any) be credited to the Domain Endowment Fund Reserve;
- g) Gross proceeds from the sale of the land described seventeenth in the Schedule [30 Yvonne Street] of \$860,000 (**EIGHT HUNDRED AND SIXTY THOUSAND DOLLARS**) plus GST (if any) be credited to the Domain Endowment Fund Reserve;
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The Amendment (Crs King/Mallett) was Put.

Those for the Amendment:

Councillors King, Gallagher, Green,
Wilson, Mallett, Tooman and
Macpherson

Those against the Amendment:

Mayor Hardaker, Councillors Forsyth,
Pascoe, Chesterman and O'Leary

The Amendment was declared carried and became the Substantive Motion which was then put.

Resolved: (Crs King/Mallett)

That:

- a) The report be received;
- b) Council approves implementation of the deferred 11% rent rise for tenants in the Council's Pensioner Housing units effective from settlement date (7 March 2016), and provides a minimum of 60 days notice of the rent rise in order to comply with the Resident Tenancy Act and the Agreement for Sale and Purchase;
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Ninth An estate in fee simple comprising all that land contained in (a) Certificate of Title SA6A/1238 South Auckland Land Registry legally described as Lot 2 Deposited Plan South Auckland 9966 comprising 3,407 square metres more or less and (b) Certificate of Title SA6D/1301 South Auckland Land Registry legally described as Lot 1 Deposited Plan South Auckland 9966 comprising 668 square metres more or less and (c) Certificate of Title SA17D/659 South Auckland Land Registry legally described as Lot 1 Deposited Plan South Auckland comprising 969 square metres more or less and (d) Leasehold Estate – Registered Lease L7289147.2 contained in Identifier 343885 South Auckland Land Registry legally described as Lot 2 Deposited Plan South Auckland 996 comprising 3,407 square metres more or less and physically located at **13 and 19 Graham Street**, Hamilton (40 units).

Tenth An estate in fee simple comprising all that land contained in (a) Certificate of Title SA19C/742 South Auckland Land Registry legally described as Lot 6 Deposited Plan South Auckland 17498 comprising 1,105 square metres more or less and (b) Certificate of Title SA19C/743 South Auckland Land Registry legally described as Lot 7 Deposited Plan South Auckland 17498 comprising 951 square metres more or less and (c) Certificate of Title SA19C/744 South Auckland Land Registry legally described as Lot 8 Deposited Plan South Auckland 17498 comprising 801 square metres more or less and (d) Certificate of Title SA17A/1254 South Auckland Land Registry legally described as Lot 9 Deposited Plan South Auckland 17498 comprising 806 square metres more or less and (e) Certificate of Title SA240/220 South Auckland Land Registry legally described as Lot 10 Deposited Plan 8511 comprising 490 square metres more or less and physically located at **8 Koromiko Road and 222 Killarney Road**, Hamilton (18 units).

Eleventh An estate in fee simple comprising all that land contained in Certificate of Title SA24A/664 South Auckland Land Registry legally described as Lot 1 Deposited Plan South Auckland 21552 and Lot I Deposited Plan South Auckland 24970 comprising 4,844 square metres more or less and physically located at **81 Livingstone Avenue**, Hamilton (34 units).

Twelfth An estate in fee simple comprising all that land contained in Certificate of Title SA46C/760 South Auckland Land Registry legally described as Lot 27 Deposited Plan South Auckland 353 comprising 3,243 square metres more or less and physically located at **46 Matai Street**, Hamilton (12 units).

Thirteenth An estate in fee simple comprising all that land contained in (a) Certificate of Title SA20C/262 South Auckland Land Registry legally described as Lot 1 Deposited Plan South Auckland 9500 comprising 703 square metres more or less and (b) Certificate of Title SA20C/263 South Auckland Land Registry legally described as Lot 2 Deposited Plan South Auckland 9500 comprising 703 square metres more or less and (c) Certificate of Title SA20C/264 South Auckland Land Registry legally described as Lot 3 Deposited Plan South Auckland 9500 comprising 1,069 square metres more or less and physically located at **310 Peachgrove Road**, Hamilton (20 units).

Fourteenth An estate in fee simple comprising all that land contained in Certificate of Title SA7D/727 South Auckland Land Registry legally described as Lot 106 Deposited Plan South Auckland 10747 comprising 1,834 square metres more or less and physically located at **22 Stokes Crescent**, Hamilton (8 units).

Fifteenth An estate in fee simple comprising all that land contained in Certificate of Title 581760 South Auckland Land Registry legally described as Lot 18 Deposited Plan South Auckland 4558 comprising 6,232 square metres more or less and physically located at **1 Sullivan Crescent**, Hamilton (19 units).

Sixteenth An estate in fee simple comprising all that land contained in Certificate of Title 464760 South Auckland Land Registry legally described as Lot 3 Deposited Plan South Auckland 6455 comprising 608 square metres more or less and physically located at **9 Walker Terrace**, Hamilton (4 units).

Seventeenth An estate in fee simple comprising all that land contained in Certificate of Title SA48B/639 South Auckland Land Registry legally described as Lot 12-13 Deposited Plan South Auckland 9589 and Lot 25-26 Deposited Plan South Auckland 8541 comprising 2,775 square metres more or less and physically located at **30 Yvonne Street**, Hamilton (13 units).

Councillors Gallagher and Macpherson dissenting.

Councillors Macpherson and O'Leary retired from the Meeting at 5.40pm.

The Meeting adjourned (5.35pm to 6.15pm).

6. Borman Road Eastern Extension Business Case

The General Manager City Infrastructure introduced this report seeking approval of the \$2.183M Business Case for a 450m extension of Borman Road, required to facilitate further residential development in Rototuna, with the following noted:

- The projects are staged and included in the 10-Year Plan with funding allocated for a particular financial year. Deferrals can be for a part of the project only that might be deferred from that particular year.
- Development contributions would be collected as development commenced.
- Project monitoring reporting to Finance Committee to be included.

Resolved: (Her Worship the Mayor Hardaker/Cr Chesterman)

That:

- a) The report be received;
- b) The Borman Road Eastern Extension project Business Case is approved; and
- c) An update report on progress be reported to the Finance Committee on 19 May 2016.

7. North City Road Urban Upgrade Business Case

The General Manager City Infrastructure introduced this report seeking approval of the \$8.126M Business Case for an urban upgrade of North City Road between Borman Road and Kay Road, required to enable development of the Rototuna Town Centre and provide access and servicing to development land in northern Rototuna:

- The delay related to the comprehensive development plan and needing agreement on how and when things are going to be built. Details regarding the delay will be made clear in 2-3 months.
- Project monitoring reporting to Finance Committee to be included.

Resolved: (Her Worship the Mayors Hardaker/Cr Pascoe)

That:

- a) The report be received;
- b) The North City Road Urban Upgrade project Business Case is approved; and
- c) This project is added to the project monitoring report that is reported to the Finance Committee.

8. Wastewater Treatment Plant Capacity Upgrade Business Case

The General Manager City Infrastructure, supported by the Waters Manager, introduced this report seeking approval of the \$18.356M Business Case for a significant upgrade of the Pukete Wastewater Treatment Plant with the following noted:

- Project monitoring reporting to Finance Committee to be included.
- Briefing material relating to Healthy Rivers to be circulated.

Resolved: (Crs Forsyth/Pascoe)

That:

- a) The report be received;
- b) The Wastewater Treatment Plant Capacity Upgrade project Business Case is approved; and
- c) This project is added to the project monitoring report that is reported to the Finance Committee.

9. Water Treatment Plant Capacity Upgrade Business Case

The General Manager City Infrastructure, supported by the Waters Manager, introduced this report seeking approval of the \$28.746M Business Case for a significant upgrade of the Hamilton Water Treatment Plant with the following noted:

- Project monitoring reporting to Finance Committee to be included.

Resolved: (Her Worship the Mayors Hardaker/King)

That:

- a) The report be received;
- b) The Water Treatment Plant Capacity Upgrade project Business Case is approved; and
- c) This project is added to the project monitoring report that is reported to the Finance Committee.

11. Support Services Review

The Chief Information Officer presented the findings of the Support Services Review initiated by the Chief Executive in November 2014 with the following noted:

- Leasing the vehicle fleet was a cheaper and a common model for fleet management.
- GPS not considered cost effective for low mileage vehicles.
- Programme Management of the legal contract has moved to the Democracy Manager, with the potential for savings and also for Democracy staff to provide legal guidance to the organisation.
- In February 2016 the Local Authority Shared Services (LASS) will be considering legal services provision and the potential for a panel arrangement. A report will be presented to the Finance Committee in February 2016 to determine Hamilton City Council's involvement in this LASS process .
- Website presence is growing with potential for a shared services arrangement for 17 councils operating off a website hosting platform.
- An updated report is to be presented to the Council in June 2016.

Resolved: (Her Worship the Mayor Hardaker/Cr Chesterman)

That:

- a) The report be received; and
- b) An update report on the efficiency work identified in this report is presented to the Council in June 2016.

12. Resolution to Exclude the Public

Resolved: (Her Worship the Mayor Hardaker/Cr Chesterman)

Section 48, Local Government Official Information and Meetings Act 1987

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. Council Minutes - Public Excluded - 26 November 2015) Good reason to withhold information exists under Section 7 Local Government	Section 48(1)(a)
C2. Recommendation to Council - Council Controlled Organisations (CCO) Subcommittee meeting 30 November 2015) Official Information and Meetings Act 1987	
C3. Waterworld Contract Matter		
C4. District Licensing Committee – recommended appointment		
C5. Sale of Hamilton City Council Pensioner Housing Portfolio		

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 protect the privacy of natural persons	Section 7 (2) (a)
Item C2.	to enable Council to carry out commercial activities without disadvantage	Section 7 (2) (h)
Item C3.	to maintain legal professional privilege	Section 7 (2) (g)
Item C4.	to protect the privacy of natural persons	Section 7 (2) (a)
Item C5.	to protect the privacy of natural persons	Section 7 (2) (a)

The Meeting moved into a Public Excluded session (7.55pm to 9.10pm).

The Meeting was declared closed at 9.10pm.