
Council

OPEN MINUTES

Minutes of a meeting of the Council held in Council Chamber, Municipal Building, Garden Place, Hamilton on Tuesday 27 March 2018 at 9.43am.

PRESENT

| | |
|--------------------|--------------------------|
| Chairperson | Mayor A King |
| Deputy Chairperson | Deputy Mayor M Gallagher |
| Members | Cr M Bunting |
| | Cr J Casson |
| | Cr D Macpherson |
| | Cr G Mallett |
| | Cr A O’Leary |
| | Cr R Pascoe |
| | Cr P Southgate |
| | Cr G Taylor |
| | Cr L Tooman |
| | Cr R Hamilton |

In Attendance:

- Richard Briggs – Chief Executive
- Sean Hickey – General Manager Strategy and Communications
- Jen Baird – General Manager City Growth
- Chris Allen – General Manager City Infrastructure
- David Bryant – General Manager Corporate
- Lance Vervoort – General Manager Community
- Blair Bowcott – Executive Director Special Projects
- Nigel Ward – Communications Team Leader
- Greg Carstens – Team Leader Growth Funding and Analytics
- Stafford Hodges – Senior Strategic Policy Analyst
- Nicola Walsh – Communications Advisor
- Paul Gower – Programme Manager Growth and Assets
- Sarah Ward – Programme Manager Corporate Planning
- Julie Clausen – Programme Manager Strategy
- Luke O’Dwyer – Economic Growth and Planning Unit Manager
- Stephen Halliwell – Accounting Manager
- Chelsey Stewart – Project Manager
- Leah Parvitt – Development Contributions Officer
- Nathan Dalgety – Data Analyst
- Sarah Wilson – Accountant
- Andrew Parsons – City Development Manager

Lachlan Muldowney - City Solicitor

Governance Staff: Lee-Ann Jordan – Governance Manager
Becca Brooke – Governance Team Leader
Amy Viggers – Committee Advisor

Tame Pokaia carried out a blessing and the Venerable Paul Weeding carried out a Bible reading to open the Council Meeting.

1. Apologies

Resolved: (Crs Mallett/Bunting)

That the apologies from Cr Henry are accepted.

2. Confirmation of Agenda

Resolved: (Cr Bunting/Mayor King)

That the agenda is confirmed noting the following;

- a) the debate will be 2 minutes with an extension of 1 minute if required;
- b) the late item 8 (Chair's Report – verbal update on Affordable Housing discussions with the Minister of Housing) be accepted. This item is being brought as a late report as the Minister of Housing indicated on Friday that this is a priority matter and subsequent discussions are to occur with MBIE on Wednesday; and
- c) the late item 9 (Release of Public Excluded Resolution, Report and Minutes regarding Victoria on the River (VOTR) from the Council meetings on 21 September 2017 and 16 November 2017) be accepted. This item has been brought as a late report to accommodate a request from media for the public excluded minutes to be released in relation to Victoria on the River.

3. Declarations of Interest

No members of the Council declared a Conflict of Interest.

4. Public Forum

As per Hamilton City Council's Standing Orders, a period of up to 30 minutes has been set aside for a public forum.

The General Manager Strategy and Communications outlined the process to be followed and the purpose of today's meeting was primarily to approve the 10 Year Plan consultation document to go out for public engagement.

5. Proposed Development Contributions Policy 2018-19

The Team Leader Growth Funding and Analytics introduced the report, noting there was a correction to be made on page 33 of the agenda in relation to the first formula. He also noted that the main change to the policy was that Development Contributions revenue would be increased. Staff and the City Solicitor responded to questions from Elected Members concerning the following:

- The concept of growth paying for growth.
- Community Amenities and the effect of a possible Community Amenities Development Contributions Policy.

- The link between definitions in the draft policy and the operative District Plan that determined the charge for developments.
- Vested Assets identification.
- Consultation process and how members of public could access relevant information.

Action: Staff undertook to provide Elected Members a breakdown comparison of development contributions that were paid through land swaps versus the number that were monetary exchanges.

Resolved: (Mayor King/Cr Bunting)

That the Council:

- a) approves the adoption of the proposed Development Contributions Policy 2018/19 for public consultation alongside the 2018-28 10-Year Plan; and
- b) directs staff to commence formal consultation on the proposed Development Contributions Policy 2018/19 on Thursday 29 March 2018 for four weeks ending 30 April.

6. Rating Review Statement of Proposal

The General Manager Corporate and the Accounting Manager took the report as read and responded to questions from Elected Members concerning:

- Timeline for consultation with the public.
- Impact on rates with the move to 100% capital value.
- The purpose of the Uniform Annual General Charge (UAGC), and how it would affect different ratepayers.

Elected Members provided feedback on the consultation document which was to be updated into the Rating Review Statement of Proposal prior to beginning consultation.

Resolved: (Mayor King/Deputy Mayor Gallagher)

That the Council adopts the Rating Review Statement of Proposal (including the Revenue and Financing Policy, Funding Needs Analysis, Rates remissions and Postponements Policy and Rating Policy) for consultation alongside the draft 2018-28 10-Year Plan, subject to minor changes as identified in the meeting.

The meeting was adjourned from 11.35am to 12.30pm.

7. Adoption of the 10-Year Plan Consultation Document and supporting information.

The General Manager Strategy and Communications introduced the report, noting some amendments to be made to the waste proposal in the consultation document. Staff responded to questions from Elected Members concerning:

- Rates configuration.
- Audit New Zealand 's findings.
- Fuel tax.
- The Housing Infrastructure Fund.
- The 'balancing the books' measurement that was adopted in August 2017.
- The 10 Year Plan consultation process.

The Elected Members provided feedback on the consultation document and thanked staff for their hard work on the document. Staff undertook to update the 10-Year Plan Consultation Document and supporting information prior to beginning of the consultation process.

Resolved: (Mayor King/Deputy Mayor Gallagher)

That the Council:

- a) receives the report;
- b) adopts for public consultation the following supporting information relied on by the content of the 2018-28 10-Year Plan Consultation Document with the minor changes as noted at this meeting:
 - i. Draft 2018-48 Infrastructure Strategy;
 - ii. Draft 2018-28 Financial Strategy;
 - iii. Draft 2018-28 10-Year Plan Prospective Financial Statements;
 - iv. Draft 2018-28 10-Year Plan Disclosure Statement;
 - v. Draft 2018-28 10-Year Plan Significant Forecasting Assumptions;
 - vi. Draft 2018-28 10-Year Plan Capital Projects List;
 - vii. Draft 2018-28 Council Controlled Organisations Statement; and
 - viii. Draft 2018-28 10-Year Plan Performance Measures.
- c) receives the Audit NZ audit opinion on the 2018-28 10-Year Plan Consultation Document;
- d) adopts the 2018-28 10-Year Plan Consultation Document and submission form with consultation questions for formal public consultation from 29 March to 30 April 2018;
- e) notes verbal submissions on the draft 2018-28 10-Year Plan will be heard by the Council on 14, 15,16 May 2018 with 17 May 2018 reserved as a back-up day if required;
- f) notes deliberations on the feedback from formal public consultation on the 2018-28 draft 10-Year Plan will begin on 31 May 2018 and that 1 and 5 June 2018 will be reserved as back-up days for further deliberations should this be required.
- g) approves the Chief Executive and the Mayor to sign the letter of representation to Audit NZ dated 27 March 2018.

Cr O'Leary Dissenting.

8. Late Item - Chair's Report (Verbal Update) – Affordable Housing Discussions Update

Mayor King gave a verbal report updating Elected Members on discussions with the Minister of Housing regarding affordable housing. He and staff responded to questions from Elected Members concerning how housing affordability could be addressed, which included infill and possible changes to Special Housing Agreements. It was confirmed that Council would not carry all of the financial implications of addressing housing affordability.

Resolved: (Mayor King/Cr Bunting)

That the Council receives the report.

9. Release of Public Excluded Resolution, Report and Minutes regarding Victoria on the River (VOTR).

The Chief Executive took the report as read. He responded to questions from Elected Members concerning the process to release information to the public on public excluded discussions on this matter. It was noted that that Chair of the Audit and Risk Committee and Audit NZ had been asked to undertake an audit of the Victoria on the River Precinct process.

Resolved: (Mayor King/Deputy Mayor Gallagher)

That the Council:

- a) approves the release of the Minutes regarding Item C1 (Chair's Report - Public Excluded) of the Public Excluded Meeting of the Council held 21 September 2017 to the public; and
- b) approves the release of the resolution and report regarding Item C3 (Victoria on the River Precinct Update) from the Public Excluded Council meeting held on 16 November 2017 to the public.

The above mentioned documents will be available as appendices to these minutes.

The meeting was declared closed at 2.58pm.

Council Report

Committee: Council **Date:** 21 September 2017
Author: Becca Brooke **Authoriser:** Lee-Ann Jordan
Position: Governance Team Leader **Position:** Governance Manager
Report Name: Chair's Report - Public Excluded

| | |
|----------------------|------------------------------------------------------------------------------------------------------------------------------------|
| Report Status | <i>This report is taken as a publicly excluded item to enable Council to carry out commercial activities without disadvantage.</i> |
|----------------------|------------------------------------------------------------------------------------------------------------------------------------|

The Chair will present a verbal report concerning Victoria on the River (VOTR) Precinct.

Attachments

There are no attachments for this report.

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

C1. Chair's Report – Victoria on the River (VOTR) Precinct Update

Mayor King gave a verbal report on his vision for the Victoria on the River Precinct and the opportunity to turn the city towards the river. He responded to questions from Elected Members about potential building purchases, timing, and funding. The Chief Executive confirmed staff resource was available to investigate this further.

Resolved: (Mayor King/Cr Taylor)

That the Council:

- a) receives the verbal report;
- b) notes that the Chief Executive will report back to the 16 November 2017 Council meeting on the potential purchase of 266 through to 220 (inclusive) Victoria Street, including market valuations and an indication on the vendors willingness to sell; and
- c) notes that the Chief Executive will report back to the 16 November 2017 Council meeting on a draft design for a park in this area and an estimated cost.

Cr O'Leary Dissenting.

Cr Southgate retired from the meeting(4.19pm) during the discussion of the above Item. She was not present when the matter was voted on.

The meeting was declared closed at 4.44pm.

Council Report

Item C3

Committee: Council **Date:** 16 November 2017
Author: Richard Briggs **Authoriser:** Lance Vervoort
Position: Chief Executive **Position:** General Manager Community
Report Name: Victoria on the River Precinct Update

| | |
|----------------------|------------------------------------------------------------------------------------------------------|
| Report Status | <i>This report is taken as a publicly excluded item to enable Council to carry out negotiations.</i> |
|----------------------|------------------------------------------------------------------------------------------------------|

Purpose

1. To inform the Council on progress of concept and costings for an extended Victoria on the River (VOTR) precinct proposal for consideration in the 10-Year Plan.

Staff Recommendation

2. That the Council:
 - a) receives the report; and
 - b) notes that concept designs and cost estimates for an extended Victoria on the River precinct will be included in a project proposal to be considered at the 6 December 10-Year Plan Council Meeting.

Background

3. A verbal proposal to extend the current Victoria on the River site was provided to Council in the public excluded section of the 18 October 2017 Council meeting.
4. The proposal is to extend the current VOTR site through to Embassy Park by establishing a grassed park connecting the two sites. The park design is proposed to be simple with a focus on river views and connection. There would be provision of basic amenity suitable for informal community use and providing linkages from the current VOTR site through to the proposed new Regional Theatre.
5. The intent of the proposal is to enhance the central city experience through provision of attractive public amenity and improved connection to the river – a place where people want to work, play and visit.
6. Park development would require purchasing a number of properties on Victoria Street located between VOTR and Embassy Park (266 – 220 Victoria Street), demolishing the properties and establishing a grassed park setting.

7. At the 18 October 2017 Council meeting, Council resolved the following:
 - that the Chief Executive will report back to the 16 November 2017 Council meeting on the potential purchase of 266 through to 220 (inclusive) Victoria Street, including market valuations and an indication on the vendors willingness to sell; and
 - that the Chief Executive will report back to the 16 November 2017 Council meeting on a draft design for a park in this area and an estimated cost.
8. It is proposed that this project would be implemented in partnership with the central business community.

Discussion

9. A schedule of ownership and estimated property value is attached. It should be noted that the values are likely to differ for a future purchase date. A purchase methodology would need to be developed once there is intent to progress this project.
10. Concept design and cost estimates are currently being developed and will be included in a project proposal to the 6 December 10-Year Plan Meeting for funding consideration.
11. In addition to design and costings, the proposal will acknowledge key matters such as the heritage status of some buildings, impact on business owners and anticipated benefits to the central city.

Attachments

Attachment 1 - Victoria on the River to Embassy Park - Estimated Values including Maps.

Memo

Growth Group – Strategic Property Unit

To: Chief Executive

From: Strategic Property Unit Manager

Subject: Victoria on the River to Embassy Park – Estimated Values

Date: 9 October 2017 File: _____

Purpose

To provide an high-level estimate of the value of the properties bounded by Victoria on the River (west), Embassy Park (east), Victoria Street (south) and the Waikato River (north). The properties comprise a total area of 5,256 m2 and are shown on the aerial photograph attached.

Properties

There are 12 properties within the subject area. Three of the properties comprise unit titles. There are 25 principal interests held individually or jointly by 36 owners. The properties, interests, owners and values are detailed on the schedule attached.

Valuation Estimate

No specific market valuation has been undertaken at this stage. A desk-top analysis of market value of the properties (detailed on the schedule attached) indicates values of :

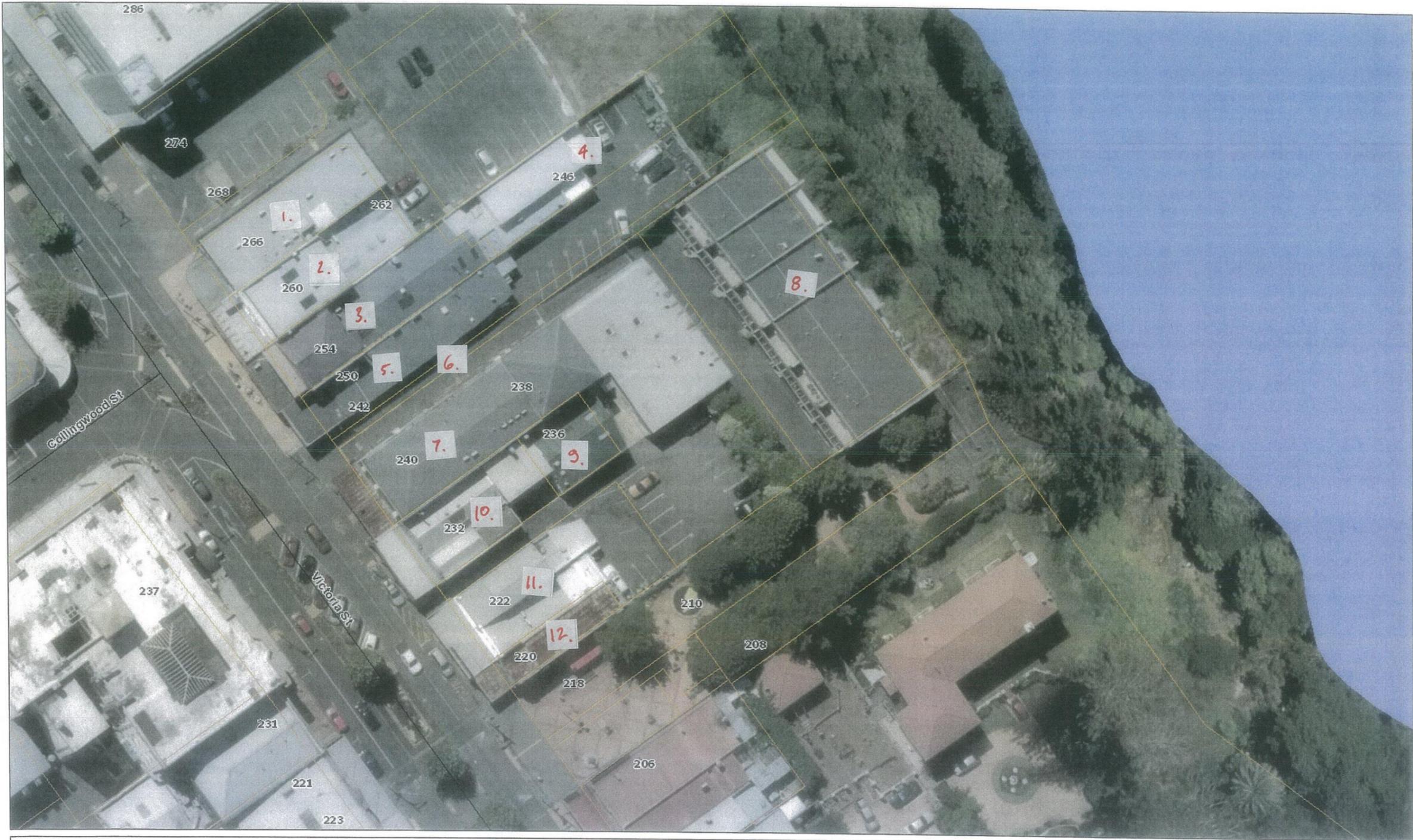
| | |
|---------------------------------------|---------------|
| Land Value (LV) | \$ 5,022,000 |
| Capital Value (CV) | \$ 10,725,000 |
| Estimated Current Market Value (ECMV) | \$ 13,406,250 |

LV and CV are taken from the Current Rating Database – with values based on the 1 September 2015 QV valuation. The ECMV is based on CV plus 25% - the percentage is the average difference between the current CV and actual sales prices achieved within the CBD over the past year. The values do not take into account revenue generated by leases or other commercial activity.

Please advise if further detail is required.

Nicolas Wells
Strategic Property Unit

Attachments 1. Aerial Photograph
 2. Schedule



Hamilton City Council
Te kaunihera o Kirikiriroa

Disclaimer: Hamilton City Council does not guarantee that the data shown on this map is 100% correct.

Cadastral Information is from Land Information New Zealand, Crown Copyright Reserved

Scale :- 1 : 508

Date :- 05/10/2017



VICTORIA ON THE RIVER TO EMBASSY PARK - ESTIMATED VALUES

09.10.2017

| Plan No. | Address | Legal Description | Area (m2) | Rates No. | Building or Tenant Name | Owner | LV (\$) | CV (\$) | ECMV (\$) |
|----------|---------------------|---------------------------------------------|--------------|-----------|-------------------------|------------------------------------------------------------------------|--------------------------|-------------------|-------------------|
| 1 | 266 Victoria Street | Lot 3 DP 19882 | 240 | 47 | Victoria Dentists | 266 Limited (Gareth John Munro & Mathew David Stark) | 250,000 | 820,000 | 1,025,000 |
| 2 | 260 Victoria Street | Lot 2 DP 19882 | 240 | 46 | Victoria Building | Golden Pagoda Limited (Chong Kiat Ng) | 250,000 | 560,000 | 700,000 |
| 3 | 254 Victoria Street | Lot 1 DP 19882 | 301 | 45 | Mexico | Donald Eon Fraser & Peter Stewart Morton | 270,000 | 1,070,000 | 1,337,500 |
| 4 | 246 Victoria Street | Lot 9 DP 19882 | 465 | 48 | | Donald Eon Fraser & Peter Stewart Morton | 165,000 | 345,000 | 431,250 |
| 5 | 250 Victoria Street | DP 21270 and Lot 1 DPS 4128 | 645 | 44 | Dough Bros | Donald Eon Fraser & Peter Stewart Morton | 415,000 | 660,000 | 825,000 |
| 6 | 242 Victoria Street | DP 21270 and Lot 1 DPS 4129 | 126 | | | Donald Eon Fraser & Peter Stewart Morton | Included in rates no. 44 | | |
| 7 | 240 Victoria Street | Lot 1 DPS 71126 (Unit 1 DPS 83326) | 1,517 | 47425 | Victoria Legal Chambers | Weidong Luo & Aiqun Chen | 111,000 | 220,000 | 275,000 |
| | | Lot 1 DPS 71126 (Unit 2 DPS 83326) | | 47426 | | Weidong Luo & Aiqun Chen | 93,000 | 195,000 | 243,750 |
| | | Lot 1 DPS 71126 (Unit 3 & FDU 9 DPS 83326) | | 47427 | | Christopher Murray Earl & Lynden Ann Earl | 93,000 | 250,000 | 312,500 |
| | | Lot 1 DPS 71126 (Unit 4 DPS 83326) | | 47422 | | Somnath Basu & Deepa Rao | 130,000 | 260,000 | 325,000 |
| | | Lot 1 DPS 71126 (Unit 5 DPS 83326) | | 47423 | | Kalel Trustees Limited (Mayuri Haribhai & Ryash Mahat Vather) | 130,000 | 250,000 | 312,500 |
| | | Lot 1 DPS 71126 (Unit 6 DPS 83326) | | 52650 | | Carl Peter de Leeuw | 160,000 | 290,000 | 362,500 |
| | | Lot 1 DPS 71126 (Unit 7 & FDU 23 DPS 83326) | | 52651 | | Michael Bruce Joseph Curran | 160,000 | 325,000 | 406,250 |
| | | Lot 1 DPS 71126 (Unit 8 & FDU 22 DPS 83326) | | 47428 | | Christopher Murray Earl & Lynden Ann Earl | 520,000 | 630,000 | 787,500 |
| 8 | 238 Victoria Street | Lot 2 DPS 71126 (Unit 1 & 7 DPS 74169) | 897 | 37 | The Terrace | Core Family Trustee Limited (Tony Raoul Morgan & Helen Mary Jarman) | 230,000 | 565,000 | 706,250 |
| | | Lot 2 DPS 71126 (Unit 2 & 8 DPS 74169) | | 58823 | | Thomas Scott-Simmonds, Jacob Scott-Simmonds & Alexander Scott-Simmonds | 230,000 | 460,000 | 575,000 |
| | | Lot 2 DPS 71126 (Unit 3 & 9 DPS 74169) | | 39 | | Murray John Vereker Bindon & Ellice Taner Trustees Limited | 230,000 | 565,000 | 706,250 |
| | | Lot 2 DPS 71126 (Unit 4 & 10 DPS 74169) | | 40 | | Joanne Michele Bailey & Murray James Barker & Gary & Sheryl Dawson | 230,000 | 460,000 | 575,000 |
| | | Lot 2 DPS 71126 (Unit 5 & 11 DPS 74169) | | 41 | | Martinus Cornelius Maria De Leeuw & Pieternella Frederika De Leeuw | 230,000 | 460,000 | 575,000 |
| | | Lot 2 DPS 71126 (Unit 6 & 12 DPS 74169) | | 42 | | E G Clark Family Trust Limited (Eric Gerald Clark) | 230,000 | 460,000 | 575,000 |
| | | Lot 2 DPS 71126 (Unit 7 & 13 DPS 74169) | | | | | | | |
| 9 | 236 Victoria Street | Lot 2 DPS 78928 | 120 | 28 | Wonderhorse | Mohammed Orabi Dahroug | 108,000 | 315,000 | 393,750 |
| 10 | 232 Victoria Street | Lot 1 DPS 78928 | 238 | 29 | Three Leg Frog | Tang Developments Limited (Zhongjie Tang) | 300,000 | 600,000 | 750,000 |
| 11 | 226 Victoria Street | Lot 1 DPS 5322 | 374 | 27 | Snapshot | Snapshot Limited (Phiona Baskett) | 335,000 | 550,000 | 687,500 |
| 12 | 220 Victoria Street | Lot 1 DPS 11296 (Unit 3 DPS 76681) | 93 | 26 | Victoria Street Dairy | Max David Dawson, John Stuart Dawson & Andrew Max Dawson | 77,000 | 190,000 | 237,500 |
| | | Lot 1 DPS 11296 (Unit 4 DPS 76681) | | 25 | | Debbie Marie Futter & James Paul Puati | 75,000 | 225,000 | 281,250 |
| | | | 5,256 | | | | 5,022,000 | 10,725,000 | 13,406,250 |



Council

PUBLIC EXCLUDED MINUTES

Minutes of a meeting of the Council held in Council Chamber, Municipal Building, Garden Place, Hamilton on Thursday 16 November 2017 at 3.44pm.

PRESENT

| | |
|--------------------|--------------------------|
| Chairperson | Mayor A King |
| Deputy Chairperson | Deputy Mayor M Gallagher |
| Members | Cr J R Casson |
| | Cr S Henry |
| | Cr D Macpherson |
| | Cr G Mallett |
| | Cr A O’Leary |
| | Cr R Pascoe |
| | Cr P Southgate |
| | Cr L Tooman |

Richard Briggs – Chief Executive
Lance Vervoort – General Manager Community
David Bryant – General Manager Corporate
Justine Allen – Civic Events Manager

Lee-Ann Jordan – Governance Manager
Becca Brooke – Governance Team Leader
Rebecca Watson – Committee Advisor

Crs Bunting and Taylor were noted as apologies (on Council Business) in the open session of the meeting.

█ [REDACTED]

[REDACTED] [REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

C3. Victoria on the River Precinct Update

The Chief Executive introduced the item, noting this report was as a result of a request from a previous Council meeting. He outlined the work staff had undertaken since the request and explained the vision and intention behind the proposal. He responded to questions from Elected Members concerning costs associated with scoping and providing some design options for the vision.

Resolved: (Mayor King/Cr Casson)

That the Council:

- a) receives the report;
- b) approves \$50,000 for the development of concept designs by Edwards White Architects for an extended Victoria on the River precinct; and
- c) notes that a project proposal for an extended Victoria on the River precinct will be considered at the 6 December 2017 10-Year Plan Council Meeting

Crs Henry and O’Leary Dissenting.

Cr Southgate retired from the meeting (4.25pm) during the discussion of the above Item. She was not present when the matter was voted on.

Cr Mallett retired from the meeting (5.00pm) during the discussion of the above Item. He was not present when the matter was voted on.

The meeting was declared closed at 5.15pm.