
Council Kaunihera OPEN MINUTES

Minutes of a meeting of the Council held in Council Chamber, Municipal Building, Garden Place, Hamilton on Thursday 29 May 2025 at 9:30am.

PRESENT

Chairperson	Mayor Paula Southgate
Heamana	
Deputy Chairperson	Deputy Mayor Angela O’Leary
Heamana Tuarua	
Members	Cr Maxine van Oosten Cr Moko Tauariki Cr Ewan Wilson Cr Tim Macindoe Cr Louise Hutt Cr Andrew Bydder Cr Geoff Taylor Cr Sarah Thomson Cr Emma Pike Cr Maria Huata Cr Anna Casey-Cox Cr Kesh Naidoo-Rauf (Via Audio-Visual)

In Attendance Peter Winder, Consultant

*The meeting was opened with a karakia by kaumatua Tame Pokaia.
Mayor Southgate welcomed Mayor Jacqui Church and colleagues from Waikato District Council.*

1. Apologies – Tono aroha

Resolved: (Mayor Southgate/Cr van Oosten)
That the Council accepts the apologies for partial attendance from Crs Naidoo-Rauf and Tauariki (Council Business).

2. Confirmation of Agenda – Whakatau raarangi take

Resolved: (Mayor Southgate/Cr van Oosten)
That the Council confirms the agenda noting that:

- a) the late attachment to Item C3 (Appointment to the Waikato Regional Airport Limited), which can’t be delayed due to the urgent nature of the matter; and
- b) the debate time for Item 7 (Local Water Done Well: Deliberations Report) will be increased to 3 minutes.

3. Declarations of Interest – *Tauaakii whaipaa*

Prior to the discussion of Item C2 (Waikato Regional Property Trust – Funding Request Approval) Cr Macindoe declared an interest in the item. He noted he was conflicted and did not take part in the discussion or vote on the item.

4. Public Forum – *Aatea koorero*

There were no members of the public present for the Public Forum.

5. Confirmation of the Council Open Minutes 30 April 2025

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

That the Council confirms the Open Minutes of the Council Meetings held on 30 April 2025 as a true and correct record.

6. Confirmation of the Council Open Minutes 6 May 2025

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

That the Council confirms the Open Minutes of the Council Meetings held on 6 May 2025 as a true and correct record.

7. Local Water Done Well: Deliberations Report

The General Manager Infrastructure and Assets and the consultant spoke to the report in particular the partnership between Waikato District Council and Hamilton City Council to date, the Waikato District Council decision to support the Council Controlled Organisation, and the revised estimate of costs. Staff responded to questions from Elected Members concerning early transfer of responsibility, establishment costs, potential savings, effect of assets revaluation on establishment costs, risks to Hamilton City Council, controls over spending of the Council Controlled Organisation, separation of water rates, the Cranleigh Report, requirements from Central Government, determination of value of shares in the Council Controlled Organisation, next steps, and confidence that the Council Controlled Organisation will meet shareholders’ expectations.

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

That the Council:

- a) receives the report;
- b) notes the decisions made by Waikato District Council in relation to the establishment of a joint Council Controlled Organisation at its meeting of 28 May 2025 (appendix 1 of these minutes);
- c) approves the establishment of a joint Council Controlled Organisation between Hamilton City Council and Waikato District Council to own wastewater and drinking water assets, and deliver water services;
- d) approves the transfer of water and wastewater related staff, assets, liabilities, commitments, contracts, development agreements, obligations, consents, designations, and land from the Council to the Council Controlled Organisation by 1 July 2026, subject to an acceptable transfer agreement with Waikato District Council and the Council Controlled Organisation on terms that will be agreed as part of the Shareholders’ Agreement, including an agreed asset valuation and an agreed identification of waters related debt for both councils;
- e) approves the establishment of a contract for service with the Council Controlled Organisation to provide stormwater services to Council from 1 July 2026, and the transfer of stormwater related staff to the Council Controlled Organisation by 1 July 2026, subject to the completion of an acceptable contract for service;

- f) approves the provision of shared services (such as financial functions, digital support and Human Resources) from the Council to the Council Controlled Organisation, subject to the completion of an acceptable contract for service;
- g) approves the Council Controlled Organisation (in conjunction with Waikato District Council) be incorporated from 1 July 2025 with one year to transition to be operational on a minimum viable product basis from 1 July 2026;
- h) notes that the approval to debt fund the establishment costs of \$7.35 million and operating costs of \$3.95 million for the 2025/26 financial year on behalf of both Hamilton City and Waikato District Councils, to be recovered from the Council Controlled Organisation on 1 June 2026, is sought in the Annual Plan Deliberations report to be presented at this meeting;
- i) notes an initial Establishment Board will oversee the transition from Hamilton City Council, Waikato District Council, and Watercare to the Council Controlled Organisation by 1 July 2026;
- j) approves the Establishment Board Appointments Panel to proceed with appointments of three members to the Establishment Board to oversee the setup of the Council Controlled Organisation from 1 July 2025;
- k) notes that the Establishment Board Appointments Panel will recommend to both Councils for adoption, the Shareholders' Agreement and Company Constitution at the respective Council meetings scheduled for Hamilton City Council on 26 June 2025 and Waikato District Council on 30 June 2025;
- l) notes that, consistent with the Record of Agreement, the Establishment Board Appointments Panel will adopt the Statement of Expectations for the Council Controlled Organisation;
- m) requests staff complete a joint Water Services Delivery Plan based on the decision to establish a joint Council Controlled Organisation, for approval at the respective Council meetings scheduled for Hamilton City Council on 26 June 2025 and Waikato District Council on 30 June 2025;
- n) approves, for the purposes of developing the Water Services Delivery Plan, the enhanced capital programme for wastewater, stormwater and drinking water infrastructure (attachment 3), noting that:
 - i) only the programme costs relating to the investigation of waters meters affect Year 2 (2025/26), and these are included in the draft 2025/26 Annual Plan budget being presented at this meeting; and
 - ii) the enhanced capital programme for stormwater for Years 3-10 is reflected in the forecast for those years in the Annual Plan report being considered at this meeting;
- o) approves in principle the early transfer of responsibility to the CCO of the design, consenting and procurement of major water and wastewater capital projects and directs staff to report back in June of the specific mechanism proposed to give effect to the transfer of responsibility;
- p) notes that Council will continue to set, require, and collect Development Contributions relating to waters capital expenditure, until the transfer of waters related assets and responsibilities is completed on 30 June 2026 as it remains responsible for future capital expenditure during the transition.

The meeting was adjourned 11.17am to 11.42am.

8. 2025-26 Annual Plan Deliberations Report

The Corporate Planning and Advocacy Manager spoke to the report highlighting the changes to the budget, fees and charges, establishment of the waters Council Controlled Organisation, targeted rates, asset revaluation and the central city activation fund. Staff responded to questions from Elected Members concerning balancing the books, qualified audit of financial statements, water asset revaluation, depreciation, communication on the delay of asset revaluation, parameters of the asset revaluation process, accounting standards, and comparison of rate increases.

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

That the Council:

- a) receives the report;
- b) approves for the purposes of preparing the final 2025/26 Annual Plan additional changes in the budget in Table 2 of this staff report;
- c) approves that subject to b) above the Community Grants Policy is amended to include the Development Contribution grant and requests that the draft schedule be presented to the Community and Natural Environment Committee for approval on 5 August 2025;
- d) approves that establishment costs for the Council-Controlled Organisation (CCO) (if approved) of \$7.35 million, and operating costs of \$3.95 million be included in Hamilton City Council's net debt on behalf of Hamilton City Council and Waikato District Council, noting this will be recovered from the CCO on 1 July 2026;
- e) approves the adoption of the 2025/26 Fees and Charges schedule (Attachment 1);
- f) approves that the establishment of targeted rates for water, wastewater, and stormwater, from 1 July 2025, set on a differentiated capital value basis and from within the total rates amount, is included in the Funding Impact Statement to be reported to the 26 June 2025 Council meeting and requests staff to update the Revenue and Financing Policy, Funding Needs Analysis and Rating Policy for adoption on 26 June 2025;
- g) requests that staff review Council's rating system, taking account of the 2024 property revaluation once completed and Council's final decisions on water services delivery and funding, including consideration of the appropriate balance between residential, commercial and industrial ratepayers, to inform the development of the 2027-37 Long-Term Plan and that staff discuss the scope, early findings and timescales at the Elected Member induction sessions following the 2025 Local Body Elections;
- h) notes the revised interest rate assumption of 3.72%;
- i) approves deferral of recognition of the water asset revaluation pending completion of additional work to validate correct financial measurement within financial reporting ahead of the potential transfer of assets to the Council Controlled Organisation, noting that:
 - i. non-provision of revaluation as at 30 June 2025 will likely result in a qualified audit opinion in the 2024/25 Annual Report;
 - ii. staff will take forward work alongside the water asset revaluation process to inform the 2026/27 Annual Plan and/or 2027-37 Long-Term Plan considering how the Financial Strategy should allow for the funding of multi-generational assets and associated debt, to ensure for renewals and growth in a fair and proportionate way across generations; and
 - iii. staff will be reporting on this matter to the Strategic Risk and Assurance Committee at its 17 June 2025 meeting;
- j) notes that:
 - i. the capital programme for 2025/26 is \$256.6 million as outlined in Table 3;
 - ii. staff expect to receive certification of the 2024 property revaluations from the Office of the

Valuer General on 23 June 2025;

- iii. during the development of the 2024-34 Long-Term Plan, the Hamilton Central Business Association Central City Activation Fund was reclassified as funds to a service provider, meaning it will be increased each year in line with inflation, starting from 2025/26; and
- iv. if the Council establishes an asset-owning Council Controlled Organisation to deliver water services from 1 July 2026, and based on the current stormwater asset values, staff forecast that Council will balance the books in 2026/27, as projected in the 2024-34 Long-Term Plan; and
- k) notes the following projected financial strategy results for 2025/26, based on the 15.5% average rates increases for Year Two included in the 2024-34 Long-Term Plan:
 - i. debt-to-revenue ratio of 239%;
 - ii. balancing the books deficit of (\$13 million); and
 - iii. net debt of \$1.127 billion.

Those for the Motion:

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

Those against the Motion:

Councillors Bydder, Pike, Taylor, Naidoo-
Rauf, Wilson and Macindoe

9. Resolution to Exclude the Public

Section 48, Local Government Official Information and Meetings Act 1987

Resolved: (Mayor Southgate/Cr van Oosten)

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 Council Public Excluded Minutes 30 April 2025) Good reason to withhold) information exists under) Section 7 Local Government	Section 48(1)(a)
C2. Waikato Regional Property Trust - Funding Request Approval) Official Information and) Meetings Act 1987	

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	Section 7 (2) (h)

activities without disadvantage
to enable Council to carry out negotiations

Section 7 (2) (i)

The meeting moved into Public Excluded at 1.06pm.

During the Public Excluded session the following was resolved to be released to the open via these minutes:

C2. Waikato Regional Property Trust - Funding Request Approval

That the Council:

- a) receives the report;*
- b) approves \$1.310 million in additional funding on the same terms and conditions as set by the Funding Deed (\$25 million) for payment in the current (FY25) financial year;*
- c) notes the funding will be from existing budget that had been released through forecasting due to the council annual PEM funding not commencing until FY26;*
- d) notes that the decision and the report will be released immediately following the meeting via the open minutes.*

The meeting was declared closed at 3.23pm.

APPENDIX 1

WAIKATO DISTRICT COUNCIL RESOLUTIONS

LTP DELIBERATIONS - 27 MAY 2025

Resolved: (Councillor Gibb/Councillor Ngataki)

THAT the Waikato District Council:

- a. notes the summary of submissions received by Hamilton City Council during consultation relating to the proposal to establish a joint Council Controlled Organisation (CCO) to deliver water services; and
- b. notes that Hamilton City Council will make a decision in relation to the establishment of a joint Council Controlled Organisation at its meeting on 29-30 May 2025; and

<u>Carried</u>	WDC255/28
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Resolved: (Her Worship the Mayor, Mrs JA Church/Councillor L Thomson)

THAT the Waikato District Council:

- c. approves the establishment of a joint Council Controlled Organisation between Waikato District Council and Hamilton City Council to own wastewater and drinking water assets, and deliver water services subject to Hamilton City Council's approval of the corresponding resolution at its meeting on 29-30 May; and

<u>Carried</u>	WDC255/29
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Resolved: (Councillor Raumati/Councillor Gibb)

THAT the Waikato District Council:

- d. approves the transfer of water and wastewater related staff, assets, liabilities, commitments, contracts, development agreements, obligations, consents, designations, and land from the Council to the CCO by 1 July 2026, subject to an acceptable transfer agreement with Hamilton City Council and the CCO on terms that will be agreed as part of the Shareholders' Agreement, including an agreed asset valuation and an agreed identification of waters related debt for both councils; and

<u>Carried</u>	WDC255/30
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Resolved: (Councillor L Thomson/Councillor Eyre)

THAT the Waikato District Council:

- e. approves the establishment of a contract for service with the CCO to provide stormwater services to Council from 1 July 2026, subject to the completion of an acceptable contract for service; and
- f. directs staff to undertake a review of stormwater services and associated charges, with any changes to be addressed through the 2026/27 Annual Plan; and

<u>Carried</u>	WDC255/31
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Resolved: (Councillor Raumati/Councillor Gibb)

THAT the Waikato District Council:

- g. directs staff to initiate the process to novate the Watercare Operations and Maintenance Contract to the CCO with effect from 1 July 2026 (noting this includes the planning and delivery of stormwater services to council on behalf of the CCO); and

<u>Carried</u>	WDC255/32
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Resolved: (Councillor P Thomson/Councillor Ngataki)

THAT the Waikato District Council:

- h. approves the provision of shared services from the Council to the CCO subject to the completion of an acceptable contract for service; and

<u>Carried</u>	WDC255/33
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Resolved: (Councillor Beavis/Councillor Reeve)

THAT the Waikato District Council:

- i. approves the CCO (in conjunction with Hamilton City Council) be incorporated from 1 July 2025 with one year to transition to be operational on a minimum viable product basis from 1 July 2026; and

<u>Carried</u>	WDC255/34
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Resolved: (Councillor L Thomson/Councillor Beavis)

THAT the Waikato District Council:

- j. notes estimated establishment costs of \$7.35 million, and operating costs of \$3.95 million for 2025/26 financial year are included in the net debt of the Annual Plan budget for Hamilton City Council, which will be debt funded by Hamilton City Council on behalf of both Councils and recovered from the CCO on 1 July 2026; and

<u>Carried</u>

Resolved: (Councillor L Thomson/Councillor Ngataki)

THAT the Waikato District Council:

- k. notes an initial Establishment Board will oversee the transition from Hamilton City Council, Waikato District Council, and Watercare to the CCO by 1 July 2026; and
- l. approves the Establishment Board Appointments Panel proceed with appointments of three members to the Establishment Board to oversee the setup of the CCO from 1 July 2025 subject to Hamilton City Council's approval of the corresponding resolution at its meeting on 29-30 May; and
- m. notes that the Establishment Board Appointments Panel will recommend to both Councils for adoption, the Shareholder Agreement and Company Constitution at the 26 June 2025 (Hamilton City Council) and 30 June 2025 (Waikato District Council) meetings; and

<u>Carried</u>

WDC255/36

Resolved: (Councillor P Thomson/Councillor Beavis)

THAT the Waikato District Council:

- n. notes that, consistent with the Record of Agreement, the Establishment Board Appointments Panel will adopt the Statement of Expectations for the CCO; and
- o. directs staff to complete the joint Water Services Delivery Plan based on the decision to establish a joint CCO, for approval at the Council meeting on 30 June 2025; and
- p. approves in principle the early transfer of responsibility to the CCO of the design, consenting and procurement of major water and wastewater capital projects and directs staff to report back in June of the specific mechanism proposed to give effect to the transfer of responsibility; and
- q. notes that Council will continue to set, require, and collect development contributions relating to waters capital expenditure, because responsibility for future capital expenditure will not change until the transfer of waters related assets and responsibilities is actually completed on 30 June 2026; and

<u>Carried</u>

WDC255/37

Resolved: (Councillor Gibb/Councillor Eyre)

THAT the Waikato District Council:

- r. supports the need for provision of trunk water and wastewater reticulation and treatment Infrastructure to service growth, and provide adequate capacity, in Tuakau, Pookeno and Te Kowhai, in line with the Future Proof Strategy, by directing staff to finalise investigations about options and funding in year 1 of the LTP. In addition to this, Council through its representatives on the Shareholder Forum, advocates that the CCO be directed to include the above projects in the Water Service Strategy.

<u>Carried</u>	WDC255/38
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Appendix 2 – Revised Deferred 2024/25 Capital Projects

Group of Activity (Programme/Project)	LTP Budget 2024/25	Revised Budget 2024/25 as at 1 July 2024*	Reforecast Yr 1 2024/25	LTP Budget 2025/26	Proposed AP Budget 2025/26	LTP Budget 2026/27	Proposed Budget 2026/27
Community Services	\$7,322,976	\$7,627,976	\$2,978,419	\$7,938,744	\$7,470,240	\$5,794,394	\$10,944,730
CE10001 - Aquatic facilities building renewals	\$417,076	\$417,076	\$347,549	\$4,495,812	\$3,098,790	\$275,207	\$1,941,757
CE10005 - Libraries collection purchases	\$1,575,726	\$1,575,726	\$1,575,726	\$1,459,342	\$1,459,342	\$1,797,381	\$1,797,381
CE10006 - Library operational renewals	\$384,171	\$384,171	\$133,585	\$219,389	\$22,000	\$280,008	\$727,982
CE10007 - Library building renewals	\$1,490,627	\$1,490,627	\$437,569	\$558,620	\$115,820	\$3,218,219	\$4,714,077
CE19017 - Rotorua community facilities	\$0	\$150,000	\$68,322	\$0	\$68,000	\$0	\$13,678
CE21005 - Aquatic facilities renewals	\$3,455,375	\$3,455,375	\$383,393	\$1,205,581	\$2,696,288	\$223,579	\$1,604,854
CE21044 - Libraries development	\$0	\$155,000	\$0	\$0	\$10,000	\$0	\$145,000
CE21046 - Aquatic facilities development	\$0	\$0	\$32,275	\$0	\$0	\$0	\$0
Growth	\$1,225,981	\$1,225,981	\$0	\$12,161,956	\$11,170,000	\$11,377,668	\$13,595,604
CE24008 - Strategic Property Renewals	\$1,225,981	\$1,225,981	\$0	\$1,241,956	\$250,000	\$42,668	\$2,260,604
CE24024 - Strategic Land Acquisition Fund	\$0	\$0	\$0	\$10,920,000	\$10,920,000	\$11,335,000	\$11,335,000
Parks and Recreation	\$28,480,521	\$40,291,858	\$14,188,313	\$20,191,378	\$23,168,376	\$18,543,538	\$41,637,809
CE10021 - Cemetery and crematorium building renewals	\$23,379	\$23,379	\$0	\$21,652	\$0	\$26,667	\$0
CE10030 - Parks and Recreation Building Renewals	\$4,949,930	\$4,949,930	\$1,484,374	\$1,982,453	\$2,442,160	\$3,754,767	\$6,786,357
CE17004 - River Plan	\$4,987,500	\$6,233,836	\$832,004	\$0	\$5,011,833	\$0	\$500,000
CE19007 - Peacocke Parks Development	\$330,330	\$1,193,441	\$324,185	\$0	\$869,255	\$0	\$0
CE19009 - Rotorua Parks Development	\$0	\$2,190,998	\$0	\$0	\$0	\$0	\$2,190,998
CE19070 - Community facilities building renewals	\$2,628,143	\$2,628,143	\$204,049	\$5,193,352	\$2,657,951	\$3,476,572	\$8,436,067
CE21001 - Nursery Renewals	\$672,934	\$672,934	\$662,448	\$229,243	\$6,029	\$82,455	\$362,112
CE21003 - Parks and Recreation Renewals	\$6,793,857	\$6,793,857	\$4,359,703	\$8,454,656	\$4,489,468	\$8,007,680	\$14,766,425
CE21004 - Cemeteries and crematorium renewals	\$89,774	\$89,774	\$0	\$44,343	\$0	\$225,286	\$0
CE21006 - Nature In The City Gully Restoration and Development	\$0	\$176,257	\$2,518	\$0	\$100,000	\$1,632,693	\$1,706,432
CE21007 - Cemeteries and crematorium development	\$1,357,650	\$1,357,650	\$1,858,164	\$1,425,715	\$654,701	\$203,123	\$945,790
CE21008 - Indoor recreation development	\$3,181,815	\$7,175,902	\$1,767,078	\$0	\$3,608,824	\$0	\$1,800,000
CE21010 - Parks and Recreation Development	\$3,465,210	\$6,805,758	\$2,693,790	\$2,839,964	\$3,328,156	\$1,134,293	\$4,143,627
Regulatory and Safety	\$702,854	\$702,854	\$771,603	\$598,146	\$114,840	\$283,527	\$698,085
CE21013 - Animal Control Building Renewals	\$14,027	\$14,027	\$0	\$12,991	\$0	\$16,000	\$43,018
CE21015 - City Safe Renewals	\$234,536	\$234,536	\$149,014	\$232,210	\$67,756	\$267,527	\$517,504
CE21016 - City Safe Upgrades	\$13,650	\$13,650	\$13,650	\$42,588	\$42,588	\$0	\$0
CE24029 - Animal Control Development	\$409,500	\$409,500	\$593,442	\$283,920	\$0	\$0	\$99,978
CE24031 - Animal Control Development	\$31,141	\$31,141	\$15,497	\$26,437	\$4,495	\$0	\$37,585
Rubbish and Recycling	\$1,317,625	\$1,317,625	\$364,671	\$1,070,473	\$876,808	\$1,499,585	\$1,471,314
CE10054 - Closed Landfill Assets Renewals	\$1,317,625	\$1,317,625	\$364,671	\$1,070,473	\$876,808	\$1,499,585	\$1,471,314
Stormwater	\$20,951,936	\$27,246,063	\$12,235,778	\$20,712,017	\$11,738,010	\$30,836,491	\$32,612,751
CE10058 - Stormwater Asset Renewals	\$2,615,611	\$2,615,611	\$401,354	\$2,645,523	\$890,424	\$8,854,898	\$7,837,583
CE15059 - Rotorua Stormwater Infrastructure	\$525,525	\$2,067,171	\$51,033	\$3,045,697	\$847,362	\$2,267,000	\$3,481,472
CE15060 - Rotokauri Stormwater Infrastructure Stage 1	\$4,984,350	\$4,430,811	\$1,896,051	\$348,614	\$2,003,131	\$1,665,337	\$2,545,581
CE15062 - Peacocke Stormwater Infrastructure Stage 1	\$2,088,245	\$3,670,370	\$3,212,821	\$0	\$0	\$0	\$457,548
CE15063 - Peacocke Stormwater Infrastructure Stage 2	\$3,918,254	\$5,916,557	\$2,916,557	\$1,299,102	\$261,122	\$32,786	\$3,032,786
CE15067 - Comprehensive Stormwater Consent Implementation	\$174,873	\$174,873	\$93,137	\$161,957	\$41,863	\$260,118	\$282,320
CE15068 - Stormwater Customer Connections	\$26,250	\$26,250	\$824,954	\$27,300	\$27,300	\$28,338	\$28,338
CE15162 - Integrated Catchment Management Plan	\$2,286,102	\$2,412,117	\$737,066	\$6,594,362	\$2,092,563	\$6,035,487	\$2,212,336
CE19026 - Erosion Control Works	\$2,318,703	\$3,603,018	\$1,214,246	\$2,873,696	\$3,025,866	\$3,714,780	\$5,576,405
CE21031 - Flood Management	\$525,000	\$540,019	\$160,000	\$2,255,250	\$1,500,000	\$6,067,292	\$4,202,560
CE21032 - Stormwater Infrastructure Upgrades	\$890,313	\$1,267,376	\$53,378	\$925,925	\$548,378	\$961,114	\$2,552,659
CE21062 - Stormwater Asset Upgrades	\$0	\$0	\$0	\$0	\$0	\$659,674	\$403,162
CE21066 - Rukia stormwater infrastructure	\$0	\$111,110	\$111,110	\$0	\$0	\$0	\$0
CE23003 - IAF Stormwater	\$598,711	\$510,781	\$664,070	\$534,592	\$500,000	\$291,668	\$0
Support Services	\$13,630,666	\$13,630,666	\$9,602,202	\$17,138,397	\$11,448,230	\$15,774,467	\$15,860,849
CE24001 - Fleet Vehicles Renewals	\$3,912,660	\$3,912,660	\$3,912,660	\$3,337,861	\$3,337,861	\$3,573,432	\$3,573,432
CE24002 - Corporate Building Renewals	\$5,710,019	\$5,710,019	\$1,681,554	\$4,984,280	\$4,525,369	\$4,015,040	\$8,502,416
CE24006 - Information Services Renewals	\$2,407,802	\$2,097,904	\$1,382,939	\$5,254,689	\$1,800,000	\$5,445,172	\$1,800,000
CE24007 - Information Services Upgrades	\$1,600,185	\$1,910,083	\$2,625,048	\$3,561,567	\$1,785,000	\$2,740,823	\$1,985,001
Transport	\$145,901,797	\$155,256,160	\$90,657,418	\$115,941,462	\$88,386,688	\$88,087,404	\$120,383,644
CE10072 - Footpath and street furniture renewals	\$7,712,549	\$7,712,549	\$7,712,549	\$7,119,203	\$7,119,203	\$8,815,646	\$8,815,646
CE10074 - Drainage (kerb and channel) renewals	\$1,031,092	\$1,031,092	\$1,031,092	\$954,935	\$954,935	\$1,257,896	\$1,257,896
CE10075 - Road base Renewals	\$9,654,580	\$10,771,112	\$10,771,112	\$13,884,239	\$13,884,239	\$19,498,994	\$19,498,994
CE10076 - Road resurfacing	\$5,863,309	\$5,863,309	\$5,863,309	\$7,260,325	\$7,260,325	\$8,942,095	\$8,942,095
CE10077 - Bridge and structures renewals	\$215,084	\$215,084	\$215,084	\$199,198	\$199,198	\$245,340	\$245,340
CE10078 - Retaining wall and structures renewals	\$158,208	\$158,208	\$158,208	\$372,678	\$372,678	\$459,005	\$459,005
CE10080 - Street lighting renewals	\$2,362,032	\$2,362,032	\$2,362,032	\$2,498,090	\$2,498,090	\$3,355,685	\$3,355,685
CE10081 - Traffic equipment renewals	\$795,146	\$795,146	\$795,146	\$733,593	\$733,593	\$928,102	\$928,102
CE15087 - Transportation upgrades to allow for development	\$1,189,125	\$1,589,125	\$240,350	\$1,236,690	\$1,002,161	\$4,029,026	\$3,594,327
CE15088 - Peacocke transport upgrades and development stage 1	\$49,553,070	\$33,590,589	\$22,538,365	\$20,370,168	\$8,676,450	\$1,033,752	\$23,098,899
CE15089 - Peacocke transport upgrades and development stage 2	\$16,439,850	\$19,316,095	\$13,205,419	\$19,030,502	\$7,537,856	\$1,501,888	\$3,105,210
CE15090 - Rotokauri transport upgrades and development	\$3,152,275	\$3,123,368	\$1,489,111	\$2,663,238	\$1,512,880	\$2,531,865	\$5,336,481
CE15092 - Rotorua transport upgrades and development	\$5,103,000	\$9,304,642	\$6,937,931	\$65,520	\$296,000	\$4,923,244	\$7,059,474
CE15093 - Rukia transport upgrades and development	\$2,100,420	\$5,160,877	\$1,075,644	\$0	\$2,356,253	\$0	\$1,728,980
CE19036 - Ring Road	\$0	\$654,000	\$219,120	\$0	\$452,880	\$0	\$131,000
CE19037 - Hamilton transport model	\$806,400	\$1,975,509	\$424,939	\$366,912	\$1,880,457	\$0	\$37,025
CE19052 - Intersection upgrades	\$0	\$156,560	\$0	\$0	\$0	\$0	\$0
CE19057 - Biking plan implementation	\$17,850,000	\$18,467,777	\$2,387,777	\$21,840,361	\$2,580,000	\$9,521,400	\$6,150,000
CE19058 - Public Transport Mode Shift	\$4,400,025	\$4,404,602	\$289,602	\$4,519,515	\$3,126,515	\$4,630,999	\$851,999
CE19064 - Transport Centre rejuvenation	\$0	\$3,500,000	\$2,828,714	\$0	\$671,286	\$0	\$0
CE21012 - Transport building renewals	\$37,406	\$37,406	\$37,406	\$1,102,518	\$1,102,518	\$1,296,034	\$1,296,034
CE21052 - Peacocke transportation land	\$0	\$3,651,786	\$1,189,193	\$0	\$1,000,000	\$0	\$1,462,593
CE21053 - Central city transportation improvements	\$945,000	\$959,627	\$150,000	\$0	\$2,294,627	\$1,700,250	\$4,820,250
CE21055 - Te Rapa transportation upgrades and development	\$313,950	\$1,251,948	\$140,700	\$0	\$250,000	\$4,566,531	\$5,427,779
CE21058 - Transportation safety improvements	\$14,825,000	\$15,057,237	\$4,796,635	\$10,298,000	\$14,386,767	\$7,367,750	\$10,410,835
CE21060 - Public transport improvement	\$787,500	\$787,500	\$459,000	\$819,000	\$5,631,000	\$850,125	\$1,770,000
CE23001 - CERF	\$0	\$2,826,518	\$2,826,518	\$0	\$0	\$0	\$0

Group of Activity (Programme/Project)	LTP Budget 2024/25	Revised Budget 2024/25 as at 1 July 2024*	Reforecast Yr 1 2024/25	LTP Budget 2025/26	Proposed AP Budget 2025/26	LTP Budget 2026/27	Proposed Budget 2026/27
CE23005 - IAF Transport	\$606,778	\$532,463	\$532,463	\$606,778	\$606,778	\$631,778	\$600,000
Venues Tourism And Major Events	\$23,569,947	\$30,267,580	\$18,854,792	\$14,797,196	\$15,167,711	\$19,268,564	\$30,310,838
CE24009 - VTME Building Renewals	\$4,317,582	\$4,317,582	\$1,896,684	\$5,071,754	\$4,693,316	\$5,579,882	\$8,379,218
CE24010 - VTME Security And Health And Safety Programmes	\$541,800	\$541,800	\$77,710	\$546,000	\$710,090	\$0	\$300,000
CE24011 - VTME Operational Renewals	\$2,651,988	\$2,651,988	\$940,585	\$3,370,776	\$1,708,199	\$3,609,376	\$6,983,356
CE24012 - Hamilton Garden Renewals	\$691,649	\$691,649	\$516,809	\$320,611	\$484,123	\$312,998	\$324,326
CE24013 - Hamilton Garden Building Renewals	\$947,306	\$947,306	\$429,415	\$254,627	\$572,518	\$2,765,940	\$2,965,940
CE24014 - Hamilton Gardens Development	\$2,058,000	\$3,397,753	\$2,428,360	\$567,840	\$1,337,234	\$294,710	\$494,710
CE24016 - Hamilton Zoo Building Renewals	\$1,402,723	\$1,402,723	\$1,491,792	\$1,732,502	\$1,343,434	\$2,133,817	\$2,433,817
CE24017 - Hamilton Zoo Operational Renewals	\$1,128,070	\$1,128,070	\$608,239	\$1,668,993	\$1,334,929	\$2,549,748	\$3,403,644
CE24018 - Hamilton Zoo And Waiwhakareke Development	\$3,068,405	\$6,265,322	\$2,499,899	\$78,813	\$2,280,219	\$1,401,994	\$2,966,012
CE24019 - Museum Operational Renewals	\$238,073	\$238,073	\$163,980	\$182,711	\$101,805	\$380,908	\$535,908
CE24020 - Museum Building Renewals	\$2,393,981	\$2,393,981	\$4,113,411	\$917,696	\$601,845	\$141,870	\$735,755
CE24021 - Collection Acquisition Fund	\$87,239	\$180,291	\$76,258	\$84,871	\$0	\$97,321	\$286,224
CE24022 - Museum Development	\$4,043,120	\$6,111,041	\$3,611,650	\$0	\$0	\$0	\$501,928
Wastewater	\$75,803,076	\$93,525,122	\$40,320,941	\$72,512,042	\$63,640,722	\$151,821,240	\$69,077,834
CE10100 - Wastewater pump station asset renewals	\$935,149	\$935,149	\$1,172,391	\$692,863	\$783,437	\$1,598,383	\$976,857
CE10101 - Wastewater asset renewals	\$5,769,869	\$5,769,869	\$2,376,974	\$5,117,656	\$8,032,061	\$9,625,382	\$6,175,014
CE10115 - Wastewater Treatment Plant Asset Renewals	\$5,374,301	\$5,374,301	\$3,173,345	\$5,581,008	\$3,845,632	\$11,163,270	\$9,778,856
CE15103 - Wastewater network improvements	\$9,468,575	\$9,468,575	\$5,623,519	\$7,143,980	\$10,829,122	\$14,156,449	\$7,998,458
CE15104 - Wastewater pipe upgrades	\$892,500	\$892,500	\$1,000	\$928,200	\$500,000	\$963,475	\$1,283,175
CE15106 - Wastewater network upgrades to allow development	\$0	\$113,510	\$56,755	\$0	\$56,755	\$0	\$0
CE15107 - Rotokauri wastewater infrastructure	\$0	\$139,732	\$0	\$0	\$0	\$396,725	\$536,457
CE15109 - Peacocke wastewater infrastructure stage 1	\$0	\$0	\$0	\$0	\$0	\$591,256	\$591,256
CE15111 - Increase capacity of wastewater network	\$0	\$1,222,025	\$156,975	\$0	\$990,050	\$1,699,604	\$774,604
CE15117 - Upgrade Wastewater Treatment Plant	\$22,355,713	\$30,290,982	\$2,551,000	\$27,225,350	\$25,130,131	\$59,433,788	\$9,268,988
CE15120 - Wastewater Treatment Plant Compliance	\$2,855,945	\$2,855,945	\$2,557,753	\$1,266,280	\$744,350	\$811,111	\$1,041,010
CE15121 - Wastewater customer connections to network	\$115,500	\$115,500	\$1,891,354	\$119,910	\$119,910	\$124,467	\$124,467
CE15160 - Wastewater model	\$252,490	\$252,490	\$326,994	\$147,233	\$212,240	\$385,591	\$150,393
CE15161 - Wastewater master plan	\$153,731	\$196,547	\$43,817	\$159,880	\$75,000	\$497,867	\$735,477
CE19040 - Peacocke wastewater infrastructure stage 2	\$1,478,138	\$4,743,321	\$4,743,321	\$1,613,183	\$1,613,183	\$2,534,696	\$2,534,696
CE19042 - Peacocke wastewater south network	\$15,449,807	\$9,569,176	\$6,943,853	\$3,459,350	\$66,061	\$106,556	\$4,125,177
CE19043 - Increase capacity wastewater west network	\$5,637,240	\$14,358,862	\$6,276,402	\$7,317,711	\$4,545,140	\$16,076,204	\$10,931,235
CE19044 - Increase capacity wastewater east network	\$1,050,000	\$1,974,489	\$1,074,489	\$6,571,438	\$4,377,652	\$31,255,129	\$4,348,915
CE21073 - Subregional Wastewater Treatment Plant	\$3,150,000	\$4,374,264	\$701,000	\$4,368,000	\$1,000,000	\$0	\$7,041,264
CE23004 - IAF Wastewater	\$864,119	\$877,884	\$650,000	\$800,000	\$720,000	\$401,287	\$661,534
Water Supply	\$25,476,126	\$28,580,547	\$15,949,342	\$33,992,325	\$23,516,127	\$89,416,574	\$74,184,718
CE10123 - Watermain renewals	\$5,470,621	\$5,470,621	\$4,873,937	\$4,979,950	\$5,098,109	\$7,659,466	\$4,973,559
CE10124 - Watermain valves and hydrants renewals	\$802,358	\$802,358	\$505,000	\$735,301	\$882,659	\$1,156,523	\$798,486
CE10138 - Treatment plant and reservoir renewals	\$1,483,146	\$1,483,146	\$1,582,159	\$1,535,556	\$1,090,246	\$3,346,320	\$2,256,755
CE15127 - Water pipe upgrades	\$767,813	\$767,813	\$1,000	\$798,525	\$600,000	\$828,872	\$794,209
CE15128 - Rotokauri upgrade and new watermain stage 1	\$0	\$0	\$0	\$1,190,035	\$0	\$1,283,122	\$2,473,157
CE15130 - Peacocke watermain stage 1	\$0	\$7,141	\$7,141	\$0	\$0	\$0	\$0
CE15132 - Water network upgrades to allow new development	\$210,210	\$910,210	\$145,000	\$1,201,855	\$1,719,618	\$7,746,566	\$3,994,013
CE15133 - Water network improvements	\$230,046	\$230,046	\$46,265	\$351,627	\$535,409	\$2,833,471	\$1,392,822
CE15134 - Water demand management - Pukete reservoir zone	\$0	\$270,900	\$270,900	\$0	\$0	\$0	\$0
CE15135 - Peacocke water distribution mains stage 1	\$0	\$99,227	\$99,227	\$0	\$0	\$0	\$0
CE15139 - Water Treatment Plant Compliance Minor Upgrades	\$1,098,800	\$1,098,800	\$1,821	\$2,813,097	\$1,289,323	\$2,370,086	\$3,094,243
CE15141 - Water Demand Management Hillcrest Reservoir Zone	\$262,500	\$262,500	\$150,000	\$1,092,000	\$1,104,500	\$14,678,825	\$4,778,825
CE15144 - Upgrade water treatment plant	\$4,095,000	\$7,548,924	\$2,587,443	\$1,092,000	\$800,000	\$10,201,500	\$5,454,981
CE15146 - Water customer connections	\$52,500	\$52,500	\$1,283,692	\$54,600	\$54,600	\$56,675	\$56,675
CE15148 - Rukura upgrade and new watermain	\$0	\$412,180	\$0	\$0	\$0	\$0	\$412,180
CE15158 - Water model	\$158,975	\$158,975	\$105,260	\$147,233	\$200,949	\$538,785	\$329,280
CE15159 - Water master plan	\$157,500	\$173,640	\$50,000	\$138,684	\$75,000	\$0	\$187,324
CE19046 - Peacocke watermain stage 2	\$711,900	\$309,573	\$309,573	\$1,013,204	\$25,116	\$78,212	\$78,212
CE21035 - Strategic Water Demand Management	\$0	\$0	\$0	\$0	\$600,600	\$0	\$1,190,175
CE23002 - IAF Water Supply	\$7,634,083	\$6,181,319	\$3,330,924	\$5,195,863	\$7,300,000	\$27,490,984	\$25,919,822
CE24030 - IAF Water Supply	\$2,340,674	\$2,340,674	\$600,000	\$11,652,794	\$2,140,000	\$9,147,168	\$16,000,000
Grand Total	\$344,383,506	\$399,672,433	\$205,923,479	\$317,054,135	\$256,697,753	\$432,705,453	\$410,778,175

Revised Budget 2024/25 as at 1 July 2024 includes net deferrals from 23/24

Council Report

Committee: Council **Date:** 29 May 2025
Author: Sean Murray **Authoriser:** Lance Vervoort
Position: General Manager Destinations **Position:** Chief Executive
Report Name: Waikato Regional Property Trust - Funding Request Approval

Report Status	<i>This report is taken as a publicly excluded item to enable Council to carry out commercial activities without disadvantage; AND to enable Council to carry out negotiations.</i>
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Purpose - *Take*

1. To inform the Council of a current funding challenge being faced by the Waikato Regional Property Trust for the Waikato Regional Theatre, as they near the end of the build programme.
2. To seek approval from the Council to offer additional funding within current operating budget (FY25) for an additional element to the theatre build specification.

Staff Recommendation - *Tuutohu-aa-kaimahi*

3. That the Council:
 - a) receives the report;

Either

 - b) approves \$1.310 million in additional funding on the same terms and conditions as set by the Funding Deed (\$25 million) for payment in the current (FY25) financial year;

notes the funding will be from existing budget that had been released through forecasting due to the council annual PEM funding not commencing until FY26;

Or

 - c) declines the proposal to provide any additional funding towards the build of the Waikato Regional Theatre;

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.

Executive Summary - *Whakaraapopototanga matua*

4. The construction of the new Waikato Regional Theatre by the Waikato Regional Property Trust (WRPT) is nearing its final phase. This has been an ambitious and technically challenging \$80million build and as can be expected, has faced a number of challenges. This includes some funding and cost pressures.

5. Council has received a formal request from the WRPT to seek some additional support from Council to go towards an additional feature in the new theatre - a removable flat floor configuration, designed to add an additional feature to the facility that will extend utilisation and revenue opportunities. The Trust has committed to this new feature but has struggled to raise funds beyond the \$80 plus million already secured.
6. It is proposed that \$1.310million currently held as surplus to budget (FY25) is released to the WRPT as additional funding, by 30 June 2025 under the same terms and conditions of the existing 2021 funding deed.
7. The surplus budget follows the 11 February 2025 resolved decision of Council to vary the annual property, equipment, maintenance (PEMA) payment schedule to commence effective 1 July 2025. This resulted in the surplus budget in FY25.
8. Staff consider the decision in this report to have low significance and that the recommendations comply with the Council's legal requirements.

Background - *Koorero whaimaarama*

9. In 2018 the Council approved \$25 million in funding towards the new Waikato Regional Theatre.
10. The new \$80million build driven by Momentum Waikato (later officially transferred to the WRPT) sought to deliver to the city and region a state of the art performing arts theatre to replace the Founders Theatre, which was no longer a viable facility.
11. Momentum Waikato secured land gifted by a private family on a prime site in the CBD overlooking the river. The balance of the \$55 million required for the build was secured by Momentum from various central government funding sources, the Waikato Regional Council and a number of philanthropic entities and private individuals.
12. The proposal and then delivery for an independent entity to generate funds, build and then establish an operating solution for the Waikato Regional Theatre has removed a substantial challenge for Council to have otherwise resolved within its own resources. This includes the removal of future ownership and operating risk. The new theatre will be owned by the WRPT who have awarded the operating contract to a specialist performing arts theatre operating company, Live Nation New Zealand.
13. In December 2021, the funding deed between Council and WRPT was approved by Council, confirming council's build contribution and annual property, equipment and maintenance (PEMA) payment schedule, payable upon completion of the theatre in 2024-25 and pro-rata for the first year. This meant that PEMA funding was originally budgeted to take place in FY25.
14. On 11 February 2025, Council resolved to vary the funding deed to allow for the PEMA payment schedule to commence effective 1 July 2025 (FY26) and to be paid for full year and ahead of the opening date. This resulted in budgeted (FY25) surplus of PEMA funding of \$1.310million.

Discussion - *Matapaki*

15. Not unsurprisingly the overall theatre build programme has had its challenges softened by ongoing support from several private individuals. However, it has also identified a critical modification to the original build plan. This a flat floor format for the front of the seated area requiring movable seating systems. This has added \$1.9 million in cost to the build project.

16. The flat floor variation is a design decision (**Attachment 1**) that significantly increases the flexibility, commercial viability and community value of the Waikato Regional Theatre. It enables the venue to host a broader range of events. The variation underpinned the venue's partnership with Live Nation and has already unlocked substantial private investment and future revenue opportunities.
17. The WRPT has value engineered the project without compromising quality. This is a high-value, future-proof public investment with clear strategic, reputational, and economic returns for the city. This decision reflects a considered response to the changing needs of both contemporary touring productions and local content providers. Promoters and producers are increasingly seeking venues that can support a wide variety of formats, including standing concerts, immersive performances, gala dinners, and community events, alongside traditional seated shows.
18. Throughout the process, the WRPT has protected critical design elements such as acoustics, sightlines, audience comfort, and back-of-house functionality. These have been treated as essential requirements for a venue of this scale and ambition.
19. The guiding principle has always been to create a theatre that combines commercial viability with artistic quality. At this stage, there are no further opportunities for meaningful cost reduction without directly compromising the building's integrity or future capability.
20. The WRPT has exhausted available funding opportunities and undertaken a comprehensive value engineering process. This involved identifying cost-saving opportunities across all aspects of the project, including materials, build methods, and systems design. At no stage has the WRPT accepted trade-offs that would diminish the theatre's ability to attract high-quality touring productions or to deliver a first-class experience for audiences.

Options

21. The Council can agree to issue further funding to the WRPT, or to not release funding.

Financial Considerations - *Whaiwhakaaro Puutea*

22. There is operational budget of \$1.310million available for this additional funding request in the FY25 budget.

Climate Change Impact Statement

23. Staff have assessed this option against the Climate Change Policy for both emissions and climate change adaptation. Staff have determined no adaptation or emissions assessment is required.

Wellbeing Considerations - *Whaiwhakaaro-aa-oranga tonutanga*

24. The purpose of Local Government changed on the 14 May 2019 to include promotion of the social, economic, environmental and cultural wellbeing of communities in the present and for the future ('the 4 wellbeings').
25. The subject matter of this report has been evaluated in terms of the 4 wellbeings during the process of developing this report as outlined below.
26. The recommendations set out in this report are consistent with that purpose.

Social

27. The project's primary purpose is to deliver a purpose-built performing arts theatre for the city and region that is accessible to the performing arts sector, professional, amateur, and community groups for performance and events. The facility will function as a hub and add vibrancy and social character to the city and central precinct.

Economic

28. The theatre build itself will take place over four years and will employ over one hundred workers (excluding indirect employment generation).
29. Once operational the theatre will have a small permanent staff base and it will deploy a casual pool and generate significant downstream employment opportunities for local performances. design, technical, maintenance contractors and hospitality industries. It will also attract an audience base from outside Hamilton and the Waikato. The WRPT as owner/operator of the Waikato Regional Theatre will operate and be governed by robust fiscal management practices and systems.

Environmental

30. The Waikato Regional Theatre will include design elements with a range of best practice solutions to mitigate any environmental impacts. The facility will function as a hub and add vibrancy and social character to the city and central precinct.
31. The Waikato Regional Theatre is being built and will be operated in a way to ensure the venue is safe, secure and operates within a healthy environment.

Cultural

32. The purpose of the Waikato Regional Theatre is to provide performance space access for a wide range of cultural groups from across the community.

Risks - *Tuuraru*

33. The additional funding does not add any risk to Council through this project.

Significance & Engagement Policy - *Kaupapa here whakahira/anganui*

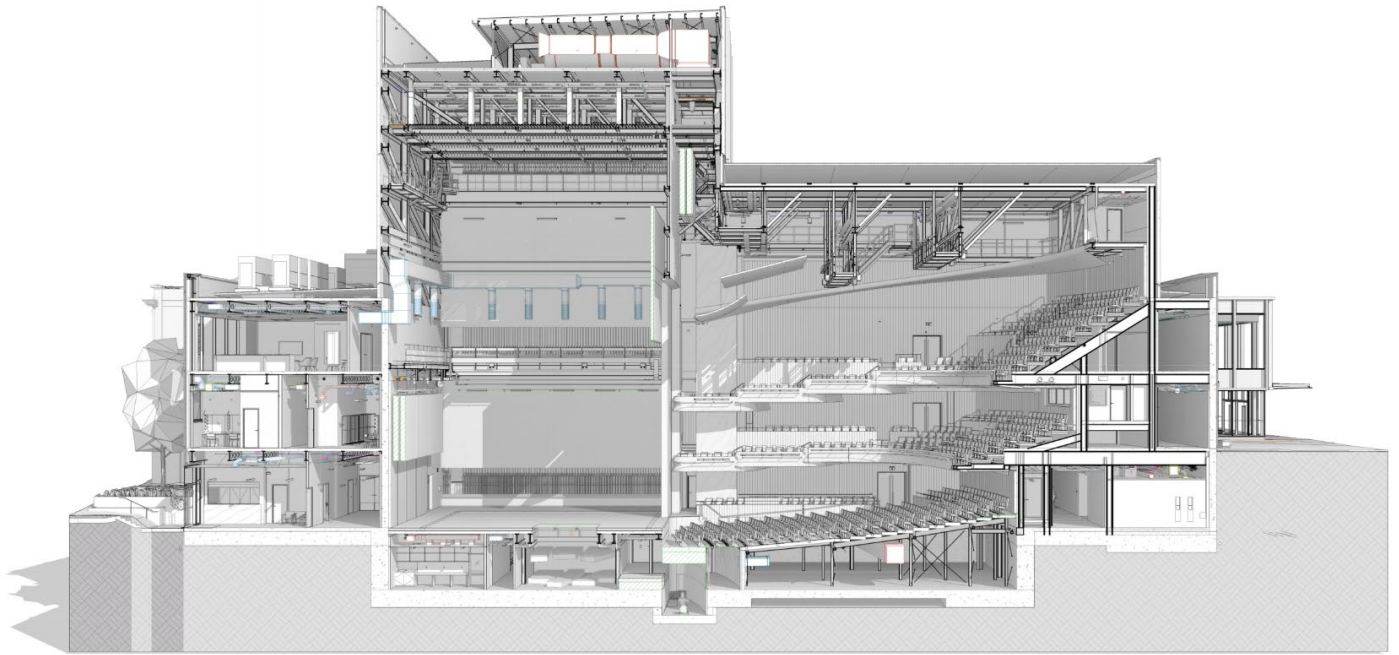
34. Staff have considered the key considerations under the Significance and Engagement Policy and have assessed that the recommendation(s) in this report has/have a low level of significance.
35. Given the low level of significance determined, the engagement level is low. No engagement is required.

Attachments - *Ngaa taapirihanga*

Attachment 1 - WRT flat floor specifications

WAIKATO REGIONAL THEATRE – RAKED FLOOR VS FLAT FLOOR FORMATS





DESIGNED BY
HOLMES CONSULTING LP
STRUCTURAL ENGINEER
JASBRO
MEP ENGINEERS
HOLMES FIRE LP
FIRE ENGINEER

CHARCOALBLUE
TEXTURE & ACCENT COLOUR
HOLMES CONSULTING LP
COLOR ENGINEER

ORIGINAL DRAWING
IN COLOUR
FOSTER JASMAX

Notes

Revised
A. 85% SUPERSTRUCTURE DETAILED DESIGN
B. 95% DETAILED DESIGN
C. FOR PERMITTING
D. BUILDING CONSENT
E. ISSUED FOR CONSTRUCTION

01/03/2022
30/03/2022
30/03/2022
28/03/2022
11/01/2022

ARCHITECTURAL

Project
WAIKATO REGIONAL THEATRE
170 VICTORIA STREET
HAMILTON, 3204

Drawn
AUDITORIUM - SECTIONAL PERSPECTIVE
SCALE @ A1+

FOR CONSTRUCTION

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AND APPROVALS.

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