
Economic Development Committee

Komiti Oohanga Whakatupu

OPEN MINUTES

Minutes of a meeting of the Economic Development Committee held in Council Chamber, Municipal Building, Garden Place, Hamilton on Tuesday 9 September 2025 at 9:30 am.

PRESENT

Chairperson Cr Ewan Wilson
Heamana

Deputy Chairperson Cr Maria Huata
Heamana Tuarua

Members

- Mayor Paula Southgate
- Deputy Mayor Angela O’Leary
- Cr Anna Casey-Cox (via Audio-Visual)
- Cr Maxine van Oosten
- Cr Louise Hutt
- Cr Kesh Naidoo-Rauf
- Cr Andrew Bydder
- Cr Geoff Taylor
- Cr Sarah Thomson (via Audio-Visual)
- Cr Emma Pike
- Cr Tim Macindoe

In Attendance Vanessa Williams – Hamilton Central Business Association
Mike Neale – NAI Harcourts

The meeting was opened with a karakia.

1. Apologies – *Tono aroha*

Resolved: (Cr Wilson/Cr Taylor)

That the Economic Development Committee accepts the apologies for partial attendance from Deputy Mayor O’Leary and Cr Casey-Cox (both for Council Business) and for early departure from Cr Hutt, Cr Thomson and Cr van Oosten.

2. Confirmation of Agenda – *Whakatau raarangi take*

Resolved: (Cr Wilson/Cr Taylor)

That the Economic Development Committee confirms the agenda.

3. Declarations of Interest – *Tauaakii whaipanga*

No members of the Committee declared a Conflict of Interest.

4. Public Forum – Aatea koorero

No members of the public wished to speak in the public forum.

5. Confirmation of the Economic Development Committee Open Minutes - 29 July 2025

Resolved: (Cr Wilson/Cr Huata)

That the Economic Development Committee confirms the Open Minutes of the Economic Development Committee Meeting held on 29 July 2025 as a true and correct record.

6. Chair's Report

The Chair took the report as read.

Resolved: (Cr Wilson/Cr Huata)

That the Economic Development Committee receives the report.

Mayor Southgate left the meeting (9.42am) during the discussion of the above item. She was not present when the matter was voted on.

7. General Manager's Report

The General Manager Strategy, Growth and Planning provided a verbal update on the key outcomes of the Committee, the prevalent sectors, fostering relationships and the future of Economic Development.

Resolved: (Cr Wilson/Cr Huata)

That the Economic Development Committee receives the report.

Mayor Southgate re-joined the meeting (9.44am) during the above item. She was present when the matter was voted on.

8. External Agencies and CCO Reporting

The Central City Transformation Manager took the report as read. Representatives from Hamilton Central Business Association provided a presentation highlighting current Central Business District developments, office vacancies, retail vacancy, promoting businesses, relationships with developers and the increased use of their website. They responded to questions from Members concerning commercial risk, different sectors, residential development, emissions, hospitality, A-grade office space, partnership opportunities, perspective tenants, streetscape, managing disruption and communication.

Resolved: (Cr Pike/Cr Macindoe)

That the Economic Development Committee receives the report.

Deputy Mayor O'Leary joined the meeting (10.27am) during the discussion of the above item. She was present when the matter was voted on.

9. Strategic and General Update

The Economic Development Programme Manager and the Business Relationship Advisor spoke to the report highlighting building deeper relationships with businesses, the economic sector and the Hamilton prospectus. The Programme Manager – Economics & Policy spoke to the report highlighting the economic struggles for the community and the economic forecasts. The General Manager Destinations spoke to the report noting revenue for the last year across all destinations, competition, capital revenue and the tourism industry. Staff responded to question from Members concerning incorporating cultural economic views, inflation, unemployment, collaboration opportunities, communication with education providers, the economic uplift/benefit and capital treatment.

Resolved: (Cr Wilson/Mayor Southgate)

That the Economic Development Committee receives the report.

Cr Casey-Cox left the meeting (10.56am) during the discussion of the above item. She was not present when the matter was voted on.

10. Strategic Property Update - September 2025

The Strategic Property Manager provided an update on 340 Tristram Street and Area Q developments.

Resolved: (Cr Wilson/Cr van Oosten)

That the Economic Development Committee receives the report.

11. Resolution to Exclude the Public

Section 48, Local Government Official Information and Meetings Act 1987

Resolved: (Cr Wilson/Cr Hutt)

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

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

General subject of each matter to be considered	Reasons for passing this resolution in relation to each matter	Ground(s) under section 48(1) for the passing of this resolution
C1. Confirmation of the Economic and Development Committee Public Excluded Minutes - 29 July 2025) Good reason to withhold) information exists under) Section 7 Local Government) Official Information and) Meetings Act 1987	Section 48(1)(a)
C2. Strategic Issues Update (Public Excluded Matters)		
C3. Strategic Property Update - September 2025		
C4. Appointment to Waikato Regional Airport Limited		

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 avoid the unreasonably, likely prejudice to the commercial position of a person who supplied or is the subject of the information	Section 7 (2) (b) (ii)
Item C3.	to enable Council to carry out commercial activities without disadvantage	Section 7 (2) (h) Section 7 (2) (i)
Item C4.	to enable Council to carry out negotiations to protect the privacy of natural persons to enable Council to carry out negotiations	Section 7 (2) (a) Section 7 (2) (i)

The meeting moved into Public Excluded at 11.17am.

The meeting was declared closed at 12.57pm.

Appendix 1: Hamilton Central Business District Market Overview 2025



Development in the CBD



500 Victoria Street



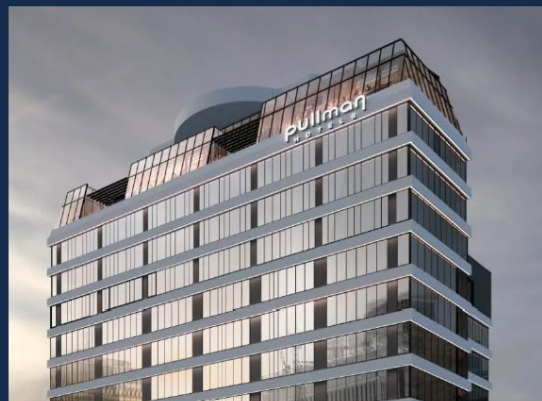
18 London Street



Fonterra North Block

Developer Refurbishments

Development in the CBD



Pullman Hotel

Developer Refurbishments

Development in the CBD



19 Knox St



856 Victoria St



121 Anglesea St

Healthcare Developments

Development in the CBD



McDonalds, 950 Victoria St



City Fitness, 308 Barton St

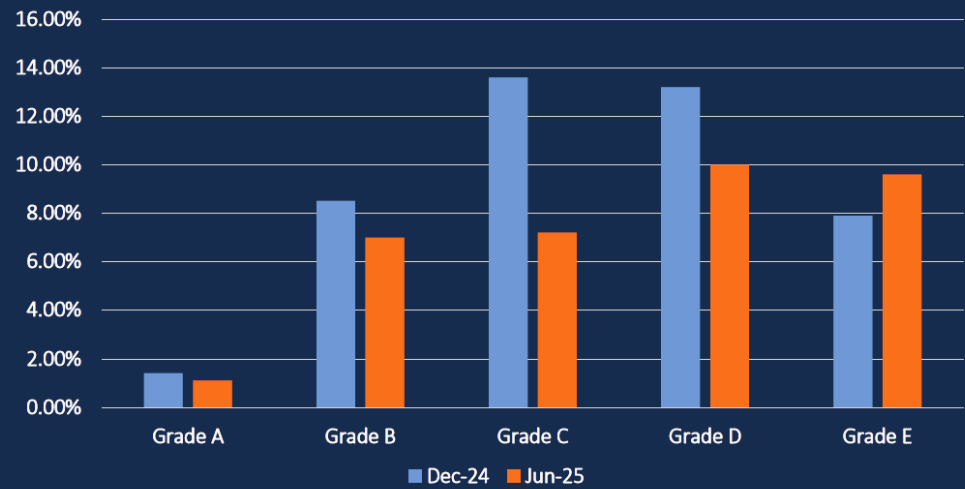


BP Software, 520 Anglesea St

Tenant Moves

Hot off the Press...

Hamilton CBD Office Vacancy by Grade



Hot off the Press...

Hamilton CBD Retail Vacancy 2015-2025

