

Property Council New Zealand

Submission on

Hamilton City Council's Local Water Done Well

17 April 2025

For more information and further queries, please contact
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Hamilton City Council

By consultation website: <https://haveyoursay.hamilton.govt.nz/whats-next-water>

Hamilton City Council Local Water Done Well

1. Summary

- 1.1 Property Council New Zealand Central Committee (“Property Council”) welcomes the opportunity to submit on [Hamilton City Council’s Local Water Done Well](#).
- 1.2 **Property Council supports the proposal for Hamilton City Council to form a joint waters company with Waikato District Council.** The proposal would see an establishment of a Council-Controlled Organisation (CCO) governed by an independent Board of Directors. We would like to see this option expanded to include Waipa District Council overtime, but understand the historic complexities with this.

2. Introduction

- 2.1 Property Council is the leading not-for-profit advocate for New Zealand’s most significant industry, property. Our organisational purpose is, “Together, shaping cities where communities thrive”.
- 2.2 The property sector shapes New Zealand’s social, economic and environmental fabric. Property Council advocates for the creation and retention of a well-designed, functional and sustainable built environment, in order to contribute to the overall prosperity and well-being of New Zealand.
- 2.3 Property is the second largest industry in the Waikato. There are around \$197.5 billion in property assets across the Waikato, with property providing a direct contribution to GDP of \$2.9 billion and employment for 22,100 Waikato residents.
- 2.4 Property Council is the collective voice of the property industry. We connect property professionals and represent the interests of 74 Waikato based member companies across the private, public, and charitable sectors.

3. Background

- 3.1 In November 2017, Property Council New Zealand submitted in favour of the proposal to form a Shared Waters Management Company for Hamilton City Council and Waipa District Council. In our submission we stated the importance of having Waikato District Council join the Shared Water Management Company in the future. We note that the decision to join was declined by Waipa District Councillors voted the decision down 7-6 votes.¹
- 3.2 Property Council’s position has not changed since 2017, and we continue to favour an option of establishing a joint waters company between Hamilton City Council and Waikato District Council. We would like to see this option expanded to include Waipa District Council overtime, but understand the historic complexities with this.

¹ <https://www.waipadc.govt.nz/our-council/news?item=id:26ziha2fu1cxbyr63uqk>

4. Property Council support for a joint waters company

- 4.1 We support the establishment of a CCO between Hamilton City Council and Waikato Regional Council to allow for improved governance and a more strategic approach to decision-making and asset management.
- 4.2 Councils across New Zealand have historic underinvestment in infrastructure, resulting in today's funding and financing challenges. The establishment of a CCO would allow a separate balance sheet to borrow the money needed for infrastructure upgrades and spread it more fairly over generations. It would not be limited to Council's current balance sheet.
- 4.3 Given the complexity and capital intensity of three waters networks scale, it is important to make best use of technical expertise, help in negotiating better contracts through improved purchasing power, and to control and manage rising costs. A CCO would have access to a wider range of specialised expertise and provide the necessary input required.
- 4.4 A CCO will also help ensure a consistent approach to asset management and asset planning to manage and replace existing assets. A CCO will also enable improved planning and implementation for increased network capacity. This should result in a more resilient and flexible system.

5. Conclusion

- 5.1 Property Council supports the establishment of a CCO between Hamilton City Council and Waikato Regional Council. Efficient and effective water, wastewater and stormwater systems and management are crucial to liveable and prosperous cities and towns.
- 5.2 Property Council members invest, own, and develop property in Hamilton. We thank Hamilton City Council for the opportunity to provide feedback on Local Water Done Well. Any further enquires do not hesitate to contact Katherine Wilson, Head of Advocacy via email: katherine@propertynz.co.nz or cell: 027 8708 150.

Yours Sincerely,



Morgan Jones

Central Committee Chair