



# **MINUTES**

**Ordinary Council Meeting  
Monday, 31 May 2021**

**Order of Business**

<b>1</b>	<b>Opening Karakia</b> .....	<b>3</b>
<b>2</b>	<b>Apologies</b> .....	<b>3</b>
<b>3</b>	<b>Public Forum</b> .....	<b>3</b>
<b>4</b>	<b>Acceptance of late items</b> .....	<b>3</b>
<b>5</b>	<b>Confidential business to be transferred into the open</b> .....	<b>3</b>
<b>6</b>	<b>Change to the order of business</b> .....	<b>3</b>
<b>7</b>	<b>Confirmation of Minutes</b> .....	<b>4</b>
7.1	Minutes, Open and Public Excluded, of the Council meeting held on 10 May 2021 .....	4
<b>8</b>	<b>Declaration of conflicts of interest</b> .....	<b>4</b>
<b>9</b>	<b>Deputations, Presentations, Petitions</b> .....	<b>4</b>
	Nil	
<b>10</b>	<b>Recommendations from Other Committees</b> .....	<b>4</b>
10.1	Recommendation from Ngā Poutiriao ō Mauao .....	4
<b>11</b>	<b>Business</b> .....	<b>4</b>
11.1	Executive Report.....	4
11.2	Revocation of Independent Hearings Commissioners Policy.....	6
11.3	Bay Venues Limited Board Remuneration Review 2021 .....	7
11.4	Traffic & Parking Bylaw 2012 - Amendment No.29.....	8
11.5	Amendment to the Traffic and Parking Bylaw 2012 to prohibit heavy vehicles in Mt Maunganui.....	8
11.6	Harington Street Transport Hub - advice from Office of the Auditor-General .....	9
11.7	Hearing of submissions on the draft Acquisitions and Disposals Policy .....	10
<b>12</b>	<b>Discussion of Late Items</b> .....	<b>14</b>
<b>13</b>	<b>Closing Karakia</b> .....	<b>14</b>

**MINUTES OF TAURANGA CITY COUNCIL  
ORDINARY COUNCIL MEETING  
HELD AT THE TAURANGA CITY COUNCIL, COUNCIL CHAMBERS, 91 WILLOW STREET,  
TAURANGA  
ON MONDAY, 31 MAY 2021 AT 9AM**

**PRESENT:** Commission Chair Anne Tolley, Commissioner Shadrach Rolleston, Commissioner Stephen Selwood and Commissioner Bill Wasley

**IN ATTENDANCE:** Marty Grenfell (Chief Executive), Paul Davidson (General Manager: Corporate Services), Barbara Dempsey (General Manager: Regulatory & Compliance), Nic Johansson (General Manager: Infrastructure), Christine Jones (General Manager: Strategy & Growth), Gareth Wallis (General Manager: Community Services), Daniel Smith (Manager: Environmental Planning), Janine Speedy (Team Leader: City Planning), Nick Swallow (Manager, Legal & Commercial), Ariell King (Team Leader: Policy), Brigid McDonald (Manager: Strategic Investment & Commercial Facilitation), Coral Hair (Manager: Democracy Services), Robyn Garrett (Team Leader: Committee Support), Raj Naidu (Committee Advisor) and Jenny Teeuwen (Committee Advisor)

## **1 OPENING KARAKIA**

Commissioner Shadrach Rolleston opened the meeting with a Karakia.

## **2 APOLOGIES**

Nil

## **3 PUBLIC FORUM**

Nil

## **4 ACCEPTANCE OF LATE ITEMS**

Nil

## **5 CONFIDENTIAL BUSINESS TO BE TRANSFERRED INTO THE OPEN**

Nil

## **6 CHANGE TO THE ORDER OF BUSINESS**

Nil

## 7 CONFIRMATION OF MINUTES

### 7.1 Minutes, Open and Public Excluded, of the Council meeting held on 10 May 2021

#### RESOLUTION CO9/21/1

Moved: Commissioner Bill Wasley

Seconded: Commissioner Stephen Selwood

That the Council:

- (a) Confirms the open minutes of the Council meeting held on 10 May 2021 as a true and correct record.
- (b) Confirms the public excluded minutes of the Council meeting held on 10 May 2021 as a true and correct record.

**CARRIED**

## 8 DECLARATION OF CONFLICTS OF INTEREST

Nil

## 9 DEPUTATIONS, PRESENTATIONS, PETITIONS

Nil

## 10 RECOMMENDATIONS FROM OTHER COMMITTEES

### 10.1 Recommendation from Ngā Poutiriao ō Mauao

#### RESOLUTION CO9/21/2

Moved: Commissioner Bill Wasley

Seconded: Commissioner Stephen Selwood

That the Council accepts the recommendation to Council from Ngā Poutiriao ō Mauao that Commissioner Shadrach Rolleston be appointed to the position of Deputy Chair of Ngā Poutiriao ō Mauao.

**CARRIED**

## 11 BUSINESS

### 11.1 Executive Report

**Staff** Marty Grenfell, Chief Executive  
Barbara Dempsey, General Manager: Regulatory & Compliance  
Christine Jones, General Manager: Strategy & Growth  
Paul Davidson, General Manager Corporate Services  
Nic Johansson, General Manager: Infrastructure Services  
Gareth Wallis, General Manager: Community Services

#### Key points

- Strategy and Growth
  - An update on the Papamoa East Interchange project was provided.
- Infrastructure Services

- Kerbside Collection – the roll out of bins was on track. Communication to the community via a range of media was now focussed on education around how to use the bins.
- Totara Street – as had been previously reported to the Commission at the Strategy, Finance and Risk Committee meeting on 17 May, funding from Waka Kotahi (New Zealand Transport Agency - NZTA) was not available in this financial year and the project was now on hold.
- People and Engagement
  - TCC were back in negotiations with PSA in terms of finalising the collective employment agreement.
  - A successful health and safety site visit had been undertaken of the Waiāri site.
- Regulatory and Compliance
  - The work load for the Building and Environmental Planning teams continued to increase and recruiting, training and retaining staff in these areas continued to be challenging.
  - \$330,000 in grants had been received to support TCC with the management of freedom camping and for three emergency management projects currently underway.
- Community Services
  - Just under 50 applications had been received for directors for Bay Venues Limited (BVL). Applications were now with the appointments panel.
  - Elizabeth Street streetscape project was progressing well.
  - The final design for Kulim Park was now on TCC's website with work starting in August.
- Corporate Services
  - The three external business activities - Airport, Marine Precinct and Beachside Holiday Park – continued to perform strongly.
  - Finance staff were currently extremely busy with the LTP submission process.
  - Cyber security – additional work to ramp up the organisation's cyber security (started prior to the Waikato District Health Board incident) was continuing and would be ongoing.

### **In response to questions**

- Strategy and Growth
  - Engagement with tangata whenua for the Tauriko for Tomorrow project had been strong and was not identified as a risk so had not been highlighted in the report.
  - Once technical work had been completed for the long term transport options for the Tauriko for Tomorrow project, this would be brought back to Council to seek endorsement for a formal Tauranga City Council (TCC) position.
  - The Commissioners looked forward to receiving a comprehensive briefing on options for the strategic route through Tauriko to ensure a solution that worked strategically as well as locally.
- Infrastructure Services
  - Kerbside collection – Staff had worked with multi-unit dwellings to provide the best solution for them. There were bespoke truck options.
  - The Waiāri water supply scheme – the scheme was expected to be switched on by the end of 2022. Only 30% of the consented volume would be used initially so there was capacity for future growth.
  - Totara Street – it was frustrating and concerning that this project was now on hold. Commissioners were scheduled to meet with the regional manager of Waka Kotahi tomorrow and possible alternative options for funding for the Totara Street project would be raised at that meeting.
- Community Services
  - Some funding indicated from partners for the Kāinga Tupu work was for a one year commitment, some for slightly longer. The coordination function would remain with TCC in the short term, the next six to twelve months. The TCC share of funding was contained within the Long Term Plan (LTP).

- Staff were working hard to influence TCC projects regarding accessibility for disabled persons. \$400,000 per annum over the next ten years for Spaces and Places accessibility initiatives was in the LTP, not just for TCC projects but also for projects happening in the community.
- There were strong community views for and against the Kulim Park and Omanawa Falls projects. Engagement with those communities would continue so what was happening and why was clearly understood, and to enable those communities to continue to put forward their views and ideas.
- Corporate Services
  - Thousands of attempts to hack in to TCC systems were happening on a weekly basis and capacity and focus was being increased in this area. An external cyber review had been undertaken around six months ago. The review report and TCC's action plan would be brought back to a future Strategy, Finance and Risk Committee meeting.
  - Modelling of potential Development Contribution (DC) funding for future community infrastructure would be for both growth and existing areas.
  - The Airport had a \$2million per year return; the majority coming through commercial property rather than the airport operation. The Marine Precinct was comparable in the rates it offered; however, the services it offered were not as complete as other facilities and therefore was slightly behind in breaking even.

### Overall comment from Commissioners

The Chief Executive report was a good commentary that provided Commissioners with a clear oversight across each department of where things were at; however, the following suggestions were made for other key data to be included, preferably graphed:

- Regulatory and Compliance - data on meeting consent timeline requirements, consents received that were rejected as not fit for purpose, and trends up and down for these.
- Infrastructure services - On time, on budget data.
- For each department - staff turnover rates, level of staff engagement, sentiment of staff and trends up and down for these.

### RESOLUTION CO9/21/3

Moved: Commissioner Shadrach Rolleston

Seconded: Commissioner Stephen Selwood

That the Council receives the Executive Report.

**CARRIED**

### 11.2 Revocation of Independent Hearings Commissioners Policy

**Staff** Barbara Dempsey, General Manager: Regulatory & Compliance  
Daniel Smith, Manager: Environmental Planning  
Janine Speedy, Team Leader: City Planning

#### In response to questions

- Commissioner performance expectations and how those would be measured would be stipulated as part of the contract agreement. Timeframes had been pushed out in the past mostly due to the availability of commissioners.

### RESOLUTION CO9/21/4

Moved: Commissioner Bill Wasley

Seconded: Commissioner Shadrach Rolleston

That the Council:

- (a) Receives the Revocation of Independent Hearings Commissioners Policy report.

- (b) Revokes the current Independent Hearings Commissioners Policy effective from 31 May 2021, with the exception of clause 5.6 (Costs Associated with Independent Hearings Commissioners) which will continue until the date the Council adopts the Schedule of User Fees and Charges for 2021/22;
- (c) Revokes the current Delegations to Independent Hearings Commissioners;
- (d) Makes the delegations specified in Attachment 1 (titled *Delegations to Independent Hearings Commissioners*) to all persons who are accredited to conduct hearings in terms of sections 39A and 39B of the Resource Management Act 1991 (other than local body elected members), as named on the Ministry for the Environment's list of 'Making Good Decisions' Certificate holders - non-local body elected members or any equivalent list, as amended from time to time ("Independent Hearings Commissioner");
- (e) Delegates to the Chief Executive, General Manager: Regulatory and Compliance and Manager: Environmental Planning ("Delegate/s")<sup>\*</sup> for resource consents:
- (i) the authority to select and appoint one or more Independent Hearings Commissioner(s) to act in respect of any particular matter; and
  - (ii) where there is more than one Independent Hearings Commissioner selected and appointed for the particular matter, the authority to appoint the chair and any deputy chair.
- <sup>\*</sup> For the purposes of this delegation, the Delegate includes any staff member who performs or exercises the same or substantially similar role or function to the Delegate's position named above, whatever the actual name of their position.
- (f) For Schedule One processes Council continues to determine on a case-by-case basis the selection and appointment of persons for hearings on City Plan changes and variations under Schedule 1 of the Resource Management Act 1991;
- (g) Requests that an administrative procedure to guide the selection and appointment of Independent Hearings Commissioners be developed and adopted by the Executive Leadership Team.
- (h) Notes that resolutions (b) to (e) are effective as of 1 June 2021.

**CARRIED**

### **11.3 Bay Venues Limited Board Remuneration Review 2021**

**Staff** Gareth Wallis, General Manager: Community Services

#### **In response to questions**

- The assessment methodology used was TCC developed, but was based on a model that Auckland Council used when they carried out the same exercise for their council controlled organisations.

#### **RESOLUTION CO9/21/5**

Moved: Commissioner Stephen Selwood

Seconded: Commissioner Bill Wasley

That the Council:

- (a) Receives the Bay Venues Limited Board Remuneration Review 2021 report.
- (b) Agrees that the remuneration for the directors of Bay Venues Limited Board should remain the same, being:
  - (i) Base director fee set at \$33,000 per annum; and
  - (ii) Chair fee at \$66,000 per annum.

- (c) Agrees a remuneration review for the Bay Venues Limited Board be included in the remuneration review for all council-controlled organisations, next scheduled for 2023.

**CARRIED**

#### **11.4 Traffic & Parking Bylaw 2012 - Amendment No.29**

**Staff** Nic Johansson, General Manager: Infrastructure Services

##### **RESOLUTION CO9/21/6**

Moved: Commissioner Shadrach Rolleston

Seconded: Commissioner Bill Wasley

That the Council:

- (a) Receives the Traffic and Parking Bylaw 2012 Amendments Report.
- (b) Adopts the proposed amendments to the Traffic and Parking Bylaw 2012 Attachment as per Appendix B, effective from 1 June 2021.

**CARRIED**

#### **11.5 Amendment to the Traffic and Parking Bylaw 2012 to prohibit heavy vehicles in Mt Maunganui**

**Staff** Nic Johansson, General Manager: Infrastructure Services

A copy of the tabled map for this item can be viewed on Tauranga City Council's website in the Minutes Attachments document for this council meeting.

##### **In response to questions**

- Application of the new bylaw and what it meant for the network would be monitored. Results from the monitoring exercise, along with any associated recommendations, would be reported back to council within six months after the bylaw had come into effect.

##### **RESOLUTION CO9/21/7**

Moved: Commission Chair Anne Tolley

Seconded: Commissioner Bill Wasley

That the Council:

- (a) Receives the Amendment to the Traffic and Parking Bylaw 2012 to prohibit heavy vehicles in Mt Maunganui report.
- (b) Specifies that pursuant to clause 8.2 of the Traffic and Parking Bylaw 2012 heavy motor vehicles are prohibited at all times from the following streets:
  - Aintree Place
  - Ascot Place
  - Ascot Road
  - Berescourt Place
  - Berwick Place
  - Carter Street
  - Carysfort Street
  - Compton Place
  - Concord Avenue
  - Crane Street
  - Epsom Road



- Kinross Place
- Harris Street
- Huia Avenue
- Lachlan Avenue
- Leander Street
- Links Avenue
- Paterson Street
- Pukaki Street
- Salt Avenue
- Solway Place
- Spur Avenue
- Stawell Avenue
- Surf Road
- Part of Farm Street between Farm Street and Concord Ave
- Part of Taupo Avenue between Marlin Street and Paterson Street
- Part of Oceanbeach Road between Golf and Girven Roads

**CARRIED**

#### **Attachment**

- 1 Map - Heavy vehicles ban in Mount Maunganui

#### **11.6 Harington Street Transport Hub - advice from Office of the Auditor-General**

**Staff** Nick Swallow, Manager: Legal & Commercial

#### **In response to questions**

- It was suggested that the recommendation in the McHale Group report regarding a regular independent probity auditor review, be included in the recommendations of this report.
- Implementation of the review recommendations, particularly in the project governance management space, would be difficult and would take some time. The report due back to council in September would be an audit of progress made against the recommendations.
- Supplier panels were set up to provide expertise in specific areas and had a good place in the procurement ecosystem; however, it was not ideal to appoint for expertise A, but actually engage for expertise B. The Auditor General had advised that this needed to be reviewed.
- If approved through the LTP process, the recruitment for two additional procurement roles would begin in August.

#### **RESOLUTION CO9/21/8**

Moved: Commissioner Stephen Selwood

Seconded: Commissioner Bill Wasley

That the Council:

- (a) receives the Harington Street Transport Hub - advice from Office of the Auditor-General report.
- (b) Implements a regular (e.g. annual) independent probity auditor review of a sample of Council project governance and a review of procurement processes to provide assurance that the Council's policies and procedures and probity expectations are being complied with and probity-procurement risk exposure is being satisfactorily managed.

**CARRIED**

**11.7 Hearing of submissions on the draft Acquisitions and Disposals Policy**

**Staff** Ariell King, Team Leader: Policy

**RESOLUTION CO9/21/9**

Moved: Commissioner Stephen Selwood  
Seconded: Commissioner Shadrach Rolleston

That the Council:

- (a) Receives the Hearing of submissions on the draft Acquisitions and Disposals Policy report.

**CARRIED**

The following submitters to the draft Acquisitions and Disposals Policy were then heard.

**Barry Scott - Submission 102**

A copy of the additional submission information tabled by Mr Scott can be viewed on Tauranga City Council's website in the Minutes Attachments document for this council meeting.

**Key points**

- Believed proper and fair consultation had not taken place.
- Suggested that council set up a Round Table type of mechanism to go over the ground again and come back to the commissioners with more rounded recommendations. The Round Table could consist of council staff members, selected community representatives and members of tangata whenua.
- Believed that the granting of a right of first refusal (RFR) to Tangata Whenua was a badly thought out idea and could be open to a court challenge.
- Urged council to consider the establishment of community boards in Tauranga, to provide consultation and involvement at a grass roots level.

**In response to questions**

- Rather than making RFR mandatory in the policy it was suggested that council reserve the right, and let circumstances at the time decide whether it was appropriate to offer first right of refusal to iwi.
- The Commission were keen to find ways to bring more community feedback into council and would consider the Round Table idea.

**Puhirake Ihake – Ngati Tapu Hapu - Submission 054****Key points**

- The policy was important for tangata whenua and was a long time coming.
- The whenua that this policy related to went back historically to the way it originally came into council's hands; the large majority having been retained by the Crown who, via legislation, passed the land over to territorial authorities. Very little had been given back to Tangata Whenua and Council still had properties that had come through that original process.
- The Tangata Whenua collective was formed formally with council in 2002, had evolved since then and had grown stronger over the years.
- It had always been the main aspiration of Tangata Whenua to not only get compensation for the land that was lost through the Crown but also to try to get back the whenua.
- RFR gave Tangata Whenua the opportunity of fairly getting the land back, albeit having to purchase it back.
- The policy gave Council the opportunity to clearly spell out that it was honouring the principles of the Treaty of Waitangi, as well as acknowledging the relationship with Tangata Whenua over the past 20 years.
- Ngati Tapu were in absolute support of the policy.

**Whitiora Mcleod - Submission 008****Key points**

- Ngati Kahu believed the policy was nothing but positive and supported the policy as it read today.
- Ngati Kahu fully understood the process and objectives of the policy.
- If no wahi tapu was identified through the property search process, then the market value would be paid.
- Acknowledged Danna Leslie for her contribution to developing and writing the policy alongside tangata whenua.
- Also acknowledged Carlo Ellis for providing key strategy advice which should be used going forward.
- Commended Tenby Powell, Heidi Hughes, Tina Salisbury, Jako Abrie and Bill Grainger for their openness and vision to put the policy forward.
- Thanked past and present Te Rangapū Mana Whenua o Tauranga Moana hapu representatives and the commissioners for their part in the journey.
- Believed the policy was good not only for Tangata Whenua, but also for the city as a whole.

**In response to questions**

- Hapu boundaries were clear within the protocols developed by Te Pou Takawaenga for council processes, however within those boundaries there were historical overlapping interests. When dealing with these pieces of land, generally mana whenua would take the lead, but in discussion with other hapu leads. The main decisions would be made during these discussions and generally before they came to council.
- The way the land that was currently held by council had come to council, either originally through the Crown or other processes, supported the RFR being in the policy.

**Buddy Mikaere – Ngai Tamarawaho - Submission 080 and 104****Key points**

- Spoke in support of the policy.
- The policy provided the means for tangata whenua to acquire the land that council found surplus to its needs.
- Pleased that after many years and with the support of Te Rangapū Mana Whenua o Tauranga Moana and other iwi and hapu in Tauranga, this point had finally been reached.

**Maureen Anderson - Submission 031****Key points**

- Ms Anderson did not support the policy and believed it was only the squeaking minority who were being heard.
- Land had been acquired by council in many different ways. No matter how the land had been acquired, it had previously been owned by someone who had paid rates on it and maintained it at their cost. When the land came in to council ownership, it was the collective ratepayer who paid the cost of maintaining and/or upgrading it. In Ms Anderson's opinion, it was untenable to give any one section of the community a prior right to the purchase of that land. It should be offered back to the prior owner at market value and if the offer was not taken up, the land should go to the open market at market value.
- The Commissioners were the best advocates to promote to government that it was an unfair burden on ratepayers to pay for land that was ultimately given to Māori, or any other section of the community, because it had been maintained and sometimes paid for by the ratepayers of the city generally.

**In response to questions**

- The sale of any land that was not under claim by Tangata Whenua and had been purchased by the public, should go to referenda for the public to decide if the land should be sold.

- Any council land coming up for sale should first be offered back to the previous landowner or the title holder at the time.

### **Jim Sherlock - Submission 026**

#### **Key points**

- If ratepayers assets were to be disposed of, this should be done at market value.
- The method of disposal should be by auction. It was a transparent method that allowed for public participation and the sale price reflected what market was prepared to pay. Most importantly, it allowed ratepayers to know that the price paid on the day reflected what the assets were really worth.
- Suggested that once an asset had gone through the auction process, then a RFR could be given to Tangata Whenua at the auction price, with a 30 days option to buy the land post auction, otherwise the asset would be disposed of to the successful bidder.

#### **In response to questions**

- The need to give due compensation to tangata whenua for land that was confiscated, often without compensation, should be a matter for the government, not a council matter. Ratepayers should not have to keep paying for mistakes that were made 150 years ago.

### **Hayden Henry – Hungahungatoroa 1B2B2 Trust - Submissions 074 and 61**

#### **Key points**

- Spoke in support of the policy.
- The connection to whenua was vital to Tangata Whenua.
- It was about how to bring balance; and balance was about people, not about economic gain.
- Land that had been taken by council had, in cases, been abused e.g. Whareroa and the management of air quality.
- Traditional boundaries were governed by maunga and awa, not boundaries imposed by council.

At 11.33am, the meeting adjourned.

At 1.12pm, the meeting resumed.

### **John Robson - Submission 055**

#### **Key points**

- Spoke in support of the twin outcomes of policy.
- Expressed concern that the report failed to provide the content necessary for people to understand why the report recommendations were being made.
- None of the aspirations of Tangata Whenua spoken about today had been outlined in the report.
- Expressed concern that the policy did not help the community understand why they needed to support the seeking of some process that delivered the desired outcomes of the policy.
- Recommended that the process was paused and more thought be given to how to get informed consent from the community.

#### **In response to questions**

- There was an opportunity to inform the community of the history/background of the issue and the commissioners were urged to take this.

### **Rob Paterson – Citizens Advocacy Tauranga Incorporated (CAT) - Submission 088**

A copy of the additional submission information tabled by Mr Paterson can be viewed on Tauranga

City Council's website in the Minutes Attachments document for this council meeting.

**Key points**

- CAT did not support the merging of the three existing policies – Strategic Acquisitions Fund Policy, Council Land Recognition of Tangata Whenua Interests and Aspirations Policy (MAP) and Property Acquisitions and Divestment Road Stopping Policy.
- Considered that the current draft MAP policy financially disadvantaged Tauranga ratepayers and residents, and believed the current 2014 MAP policy adequately addressed the matter.
- The timeframes set were excessive and unworkable, effectively allowing for an option to purchase for up to a year.
- Requested that the status quo be retained and the three policies remain separate, and that TCC retained the 2014 MAP Policy which was working reasonably well.

**In response to questions**

- The current three policies had all gone through a submissions process.

**Richard Prince - Submission 033**

A copy of the additional submission information tabled by Mr Prince can be viewed on Tauranga City Council's website in the Minutes Attachments document for this council meeting.

**Key points**

- It appeared that the main reason why Tangata Whenua supported the RFR was to make money.
- Provided examples that clearly demonstrated problems with valuations under RFR, including what had occurred at 60 Chapel Street.
- Valuations were an art, not a science, which enabled valuers to tailor a valuation to meet their client's requirements, and for that reason market valuations might have little validation and were likely to short change ratepayers.
- Council land was in essence privately owned and Council was entrusted with the care of these assets on behalf of the community. It was not for Council to gift or sell community assets at a discount, to the disadvantage of ratepayers.
- Recommended that land assets be put to auction or tender so that all could participate and a true market value could be achieved.
- Requested that the RFR be removed from the draft policy.

**Rob Paterson - Submission 101**

A copy of the additional submission information tabled by Mr Paterson can be viewed on Tauranga City Council's website in the Minutes Attachments document for this council meeting.

**Key points**

- Did not support the merging of the three policies as previously stated when speaking to submission number 88.
- Did not support the current Maori Land Acquisitions Policy.
- Supported other submissions in opposition, particularly those of Richard Prince, Barry Scott and Maurice O'Reilly.
- Provided the examples of Dive Crescent, 60 Chapel Street and 11 Mission Street as matters that impinged on the current policy proposals.
- The flowchart indicated a timeline of up to 60 weeks. In Mr Paterson's view, it could be done in 14 days. An option to purchase at an initial offer price that could then be delayed for up to a year looked like a very good deal for the buyer, but not for the vendor; in this case, Tauranga city residents and ratepayers.
- Requested that the Commissioners reject the draft proposal in its entirety and retain the status quo.

**In response to questions**

- It was suggested that buyers were presented with TCC's valuation in the first instance and

then had 30 days to decide on whether to purchase or not.

- If the land was a straight sale, then it was suggested it go out to the public with a very limited timeline to purchase. TCC could always go back to tangata whenua to see if there was any interest to buy if the offers that had been received were below TCC's valuation.

### **RESOLUTION CO9/21/10**

Moved: Commissioner Stephen Selwood

Seconded: Commissioner Shadrach Rolleston

That the Council:

- (b) Receives the verbal and written submissions (**Attachment A**) to the proposed Acquisitions and Disposals Policy.

**CARRIED**

### **Attachments**

- 1 Tabled Item - Barry Scott - Additional information in support of submission #102
- 2 Tabled item - Rob Paterson - Information in support of submission #88
- 3 Tabled item - Richard Prince - Information in support of submission #33
- 4 Tabled item - Rob Paterson - Information in support of submission #101

## **12 DISCUSSION OF LATE ITEMS**

Nil

## **13 CLOSING KARAKIA**

Commissioner Shadrach Rolleston closed the meeting with a Karakia.

**The meeting closed at 1.58pm.**

**The minutes of this meeting were confirmed as a true and correct record at the ordinary Council meeting held on 21 June 2021.**

.....  
**CHAIRPERSON**