



MINUTES

**Extraordinary Council meeting
Wednesday, 23 October 2024**

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**MINUTES OF TAURANGA CITY COUNCIL
EXTRAORDINARY COUNCIL MEETING
HELD AT THE GROUND FLOOR MEETING ROOMS, 306 CAMERON ROAD, TAURANGA
ON WEDNESDAY, 23 OCTOBER 2024 AT 2:30PM**

PRESENT: Mayor Mahé Drysdale, Cr Hautapu Baker, Cr Glen Crowther, Cr Rick Curach, Cr Steve Morris, Cr Marten Rozeboom, Cr Rod Taylor

**APOLOGIES AND
LEAVE OF
ABSENCE:** Apologies: Deputy Mayor Jen Scoular and Cr Kevin Schuler
Leave of absence: Cr Mikaere Sydney

IN ATTENDANCE: Marty Grenfell (Chief Executive), Paul Davidson (Chief Financial Officer), Barbara Dempsey (General Manager: Community Services), Nic Johansson (General Manager: Infrastructure), Christine Jones (General Manager: Strategy, Growth & Governance), Alastair McNeill (General Manager: Corporate Services), Gareth Wallis (General Manager: City Development & Partnerships), Simon Collett (Manager: Commercial Advisory), Wally Potts (Director of City Waters), Coral Hair (Manager: Democracy & Governance Services), Anahera Dinsdale (Acting Team Leader: Governance Services), Caroline Irvin (Governance Advisor), Aimee Aranas (Governance Advisor), Janie Storey (Governance Advisor)

EXTERNAL: Nathan Spiers (Legal Counsel)

1 OPENING KARAKA

Cr Hautapu Baker opened the meeting with a karakia.

2 APOLOGIES

RESOLUTION CO21/24/1

Moved: Cr Hautapu Baker
Seconded: Cr Rick Curach

That apologies received from Deputy Mayor Jen Scoular and Cr Kevin Schuler be accepted.

CARRIED

3 PUBLIC FORUM

3.1 Kylie Willison - Approval to change of classification to part of Kopurererua Valley from recreation to historic reserve

Key Points

- Ms Willison introduced herself noting that she was from Huria Marae and Ngāi Tamarāwaho hapū.

- Buddy Mikaere had tendered his apologies and thanked Council for the support to make the land a historical reserve.
- Acknowledged the hapū that had commenced work 20 years ago to restore Kopurererua Valley and the awa from a wasteland dump that had been drained for farming to what had been achieved today.
- There was still a lot of work to be done and with the hapū and Council working together they could complete the realisation of the vision.
- Ngāi Tamarāwaho and the Council had worked on the Puketomiro Pā Heritage Management Plan (Management Plan) which was approved by Council in 2023. Today was the final step in the reclassification of the Pā site to historic reserve.
- Ms Willison attended the meeting to support the reclassification and to ensure that, with Council support, it went ahead.
- Noted a key action from the Management Plan including the clearing of the land around Puketomiro Pā which was being managed and maintained in conjunction with Council.
- It was an important day for all to realise the action and to achieve of the other actions within the management plan.
- Concept for the plan was developed in partnership with Council and other groups to create an ecological and cultural space and offer open spaces for the public to enjoy.
- Acknowledgement of the cultural narratives which had been lost for a long time, noting that these would add to the beauty of the Tauranga moana and it was important to share those narratives with the Tauranga moana whanau.
- Nga Tamarāwaho hapū endorsed the proposal whole heartedly and looked forward to moving forward and ticking off more aspirations and actions for the Kopurererua Valley.

In response to questions

- In response to a query as to what the next step was for Puketomiro Pā, it was noted that they had been working for the past year and would continue to get rid of the weeds and plants which infested the area. A planting plan had been put in place and they were working with Council to add some species and to create a place for the history of the Pā so that everyone could enjoy it together and acknowledge the cultural history that underlaid the wetland restoration.
- One of the reasons that the actions were in place was to prevent any further roading from going through the site.

Discussion points raised

- Mayor Drysdale acknowledged the hapū for creating a better wetland and an area for all to enjoy. He thanked Ms Willison for attending the meeting.

3.2 Erika Harvey and Mark Ngata - Sale of Marine Precinct

Key Points

Ms Harvey

Refer to tabled documents from Ms Harvey.

- Ms Harvey stated that it was not about the marine precinct, it was about transparency, the future of the city and protest by people who call Tauranga home.
- Ms Harvey believed decisions had been made behind closed doors to downgrade the area to a non-strategic asset and sell it for a price below its true value.
- As a non-strategic asset Council had considered that no consultation was required and the acceptance of the low price was hidden behind commercial sensitivity.
- Ms Harvey had spoken to other people who would have offered more money to keep the precinct in public hands, but those people were ignored.
- Ms Harvey stated that she believed the sale at an undervalued price was unconscionable.

- Council had signed ratepayers to make the area a \$30m private venue, who as a private owner, could charge what they liked and then sell it for whatever they wanted. It was a disaster waiting to happen.
- Ms Harvey stated that the maths did not add up to create it into a super yacht area, with contributions being made to the precinct by users of up to \$1m annually and she questioned how Council could be ready to sacrifice this for a luxury yacht industry.
- Ms Harvey considered that there had been a long series of questionable decisions made and she felt that Iwi should have had first right of refusal for the area.
- Ms Harvey noting that she had spoken to four mayors and five governance teams and while Council had faced changes, the decisions still stayed the same.
- The sale was a quick way to fund shortfalls in other projects, however, instead of paying the \$26.3m debt tied to the marine precinct the funds were going to other assets which was not in the interest of the city.
- The group attending were ambassadors for sustainable fishing. There were families like hers that brought fresh fish to the table and contributed to the Tauranga economy.
- Ms Harvey called for an independent investigation, noting that it should not be held behind closed doors.
- A letter had been written on 22 March 2018 by Gary Poole (then Chief Executive of Tauranga City Council) to Shane Jones (then Regional Economic Development Minister) which had made it clear that the aim of the marine precinct was to support the local fishing and marine maintenance industry. (Refer to tabled document for a copy of the letter).
- Ms Harvey stated that it was time to take control of the city which should not be measured in luxury yachts but about those people who lived in it.

Mark Ngata, General Manager of Moana New Zealand

- Mr Ngata advised that Moana New Zealand had operated out of the Tauranga port for 30 years and had invested heavily in the region so wished to put their support behind those questioning the decisions made by Council to sell the marine precinct.
- Mr Ngata believed it was unconscionable to see what was about to happen.
- Mr Ngata stated that the fishing industry did not accept the decision and would work with their shareholders. Moana NZ was owned by 58 iwi which included the Tauranga iwi. Mr Ngata acknowledged kaumatua Puhirake Ihaka and Rā Winata who were present.
- The Māori Fisheries Settlement was part of helping iwi to get into fishing businesses. Moana NZ made a commitment every year to contribute over \$8m into the region from a fish return revenue of \$21m.
- Tauranga was the second biggest port that fish were landed into and to be told there was a new plan for which the industry had no part in was unconscionable. Moana NZ supported local businesses, provided local employment, supplied a product to the regional community and would do what was needed to be done to support the call for the Council to take a step back and follow its own values. Mr Ngata spoke about Whāia te tika, do the right thing, and asked that the Council practiced the values described on its own website of inclusivity and working together to get the best results.
- Mr Ngata asked the Council to take a breath and talk about the precinct as a collective group. Council had taken away their location and displaced them while not knowing where they were going to put the fleets, which would hopefully not be by Bobby's at Fisherman's Wharf as many of the boats could not fit under the bridge.
- Together they needed to find a win/win solution for all to work on together for the precinct.
- Mr Ngata stated that iwi should have been involved in the decisions to date they had not been.

In response to questions

- Mayor Drysdale advised the submitters that he was committed to working with them to find solutions for all as this was something the new Council had inherited.

Puhirake Ihaka - Otamataha Trust and hapū of Ngāti Tapu and Ngāi Tukairangi

- Mr Ihaka advised that there had been a korero on how the precinct could be managed noting that conversations had been held with the previous Council leading to this meeting.
- Scenarios had been put to the Otamataha Trust and discussions held about where the fishing fleet would be located, but there was not a lot of dialogue or mana whenua consultation.
- Mr Ihaka noted that he was speaking off the cuff as he had no time to prepare so was being careful how he recalled the interactions.
- Mr Ihaka stated that if any further follow up or consultation was required it should include mana whenua. He urged the Council to do that in terms of the comments made by the speakers and Mayor Drysdale's desire to continue to consult with all parties.
- The main issue was about where the fishing boats would go and Mr Ihaka recalled telling the Commissioners what would happen and that the boats would not fit under the bridge. This was not resolved so further conversations should carry on in that vein in terms of discussions and consultation around that point.
- Mr Ihaka was told there would be room for the vessels along the strip by Bobby's Fish Shop as changes were planned with suitable space in terms of offering an alternative to be talked about.
- The larger vessels caught more fish and contributed much to the economy. As iwi were shareholders, a lot of their income came from the industry so there should be a continuance of further work to be done.

In response to questions

- It was noted that 10 boats were currently working in and out of Tauranga. Any boat 25m or longer was unable to go under the bridge. There were other commercial boats working with at least 17 regular small boats and a further 10 boats when the tuna were running.
- Sandford's were privately owned so the boats were unable to use that wharf.
- Boats came from all over New Zealand plus there were three working boats and five boats from Whakatāne at times using the slipway and generating a lot of money into the town.
- Council should have the data noting the number of boats there at any one time. There were five at present.
- In response to a query as to whether that was adequate provision, the group replied no it was not.

Sean Kelly

Refer to tabled documents from Mr Kelly.

- Mr Kelly advised that he had been self-employed since 1995 and spent a lot of time since 2006 talking to Council as a user of the harbour. He had systematically seen wharves removed as they went into disrepair and became too expensive to repair.
- At the height of the tuna heyday, 154 boats had been recorded on one day in 1998.
- The expense to do business in the town was far greater than at other places.
- Mr Kelly noted that he had drawn up a set of plans for Fisherman's Wharf at his own cost, which had been used. People were being told that the vessels were happy to go to Fisherman's Wharf. Mr Kelly noted that was not what he had said, noting his intentions had been twisted. He wanted the marine precinct to look the same as other areas and had attended meetings all those years at his own cost to get one last crumb, but now that had been sold.
- Mr Kelly tabled documents noting the loss of facilities, the cost of the harbour bridge, the loss of coronation pier and the barge which Council was still paying for.
- Mr Kelly stated he had attended meetings, giving his own time and money and had been lobbying Council but had now ended up being displaced without consultation in his opinion because of what he described as a pipe dream by Priority One for a place for luxury yachts. He had been involved with two luxury yachts and knows it would not be super yachts that would prop up Tauranga, it was the local industry.
- The revenue from businesses was well in excess of \$100m and he wanted the Council to

grow some teeth and stop the sale.

- Mr Kelly noted that he had a list of questions of Council and gave the Council seven days to answer them. He would be funding an application to the High Court for an injunction to stop the sale, as in his opinion, it was an unconscionable sale which did not go out for consultation. He believed the Property Acquisitions and Disposals Policy had been breached. Everyone was saying that the Council did not consult properly.

Wayne Kusavs

- Mr Kusavs stated he was 73 years old and brought his first boat 50 years ago.
- He wanted to know how someone had walked off the street and offered Council \$13.4m for the precinct, with the repayments spread over a number of years.
- He considered that Council could have got \$50 m as that was what the land was worth and he and others would have purchased it collectively.

Discussion points raised

- Mayor Drysdale thanked the submitters for their time and noted that the Council looked forward to working collaboratively towards a solution.

Attachments

- 1 Tabled document - Erika Harvey - public forum - letter to Shane Jones from TCC Chief Executive - 23 March 2018
- 2 Tabled document - Sean Kelly - Pacific 7 Limited - Council 23 October 2024 - letter Sharp Tudhope requesting answers and documents Sale of Marine Precinct

4 ACCEPTANCE OF LATE ITEMS

RESOLUTION CO21/24/2

Moved: Cr Rod Taylor
Seconded: Cr Rick Curach

That the Council:

- (a) Accepts the following late item/s for consideration at the meeting:

- Te Maunga Bioreactor 2 Ground Improvements - Public Excluded Item

The above item was not included in the original agenda because it was not available at the time the agenda was issued, and discussion cannot be delayed until the next scheduled meeting of the Committee because a decision is required in regard to this item.

CARRIED

5 CONFIDENTIAL BUSINESS TO BE TRANSFERRED INTO THE OPEN

Nil

6 CHANGE TO THE ORDER OF BUSINESS

That a change of order of business include:

- Item 8.4 Sale of Marine Precinct to be considered before Item 8.1

- The Council would move into public excluded to discuss the late item - Te Maunga Bioreactor 2 Ground Improvements

7 DECLARATION OF CONFLICTS OF INTEREST

Nil

8 BUSINESS

8.4 Sale of the Marine Precinct

Staff Simon Collett, Manager: Commercial Advisory
Paul Davidson, Chief Financial Officer

Key Points

- Mayor Drysdale noted that this was an unconditional agreement that had been agreed to under the previous governance structure and it was up to Council to work together towards the best solution. If the vision became a reality it would be fantastic for the industry but he was not comfortable with the risk that was being put on ratepayers for the return offered for the investment.
- Council would work with all parties using the marine precinct to come up with a workable solution.

In response to questions

- The purpose of the marine precinct was to provide services to the marine industry.
- In terms of what was available to provide for the industry and the scope for providing for the fishing fleet as an extended development of the Bridge Wharf area, it was noted that the scope set out in the agreement was that the marine precinct was there to support the marine industry generally. In terms of the wharf infrastructure this was under management and the aim was to predominantly service super yachts. The assumption was that the fishing vessels would be displaced and the purchaser was aware they would need to accommodate those fishing vessels who cannot go under the bridge.
- In response to a query as to whether fishing fleet facilities could be provided in the area for it was noted that while they could be accommodated in the short term, they could not be accommodated in the longer term, which was why other options needed to be considered to accommodate the fishing fleet.
- When asked why accommodating the fishing fleet was not finalised before proceeding with the sale, the meeting was advised that the marine industry included fishing and other vessels and that the Council was trying to work through solutions to accommodate all users, including the fishing fleet. An additional \$8m had been included in the LTP.
- In relation to the \$26.3m debt allocated to the marine precinct not being paid from the proceeds, and the assumption that the proceeds of the sale be used for other Council capital projects, it was noted that the proceeds of the sale were subject to a decision of Council.
- Staff were working through the sale transaction including any loss on book value and this would be reported in this and next years annual reports.
- It was noted that a resolution to use the sale proceeds to reduce debt relating to the marine precinct could be passed at any time. There was an opportunity at the Council meeting on 29 October for reforecasting budgets or any future reports on Te Manawataki o Te Papa to discuss the issue with full information provided which would note the implications of doing that.

Discussion points raised

- It was important that the work of exploring options for developing wharf infrastructure to accommodate the needs of the fishing and other working boats was undertaken collaboratively.
- Add to recommendation (b) *working collaboratively with stakeholders*.

- There was not a lot of space available for wharf infrastructure so Council would need to be inventive with the solution and get it right for the fishing and working boat community who were already in cramped facilities.
- Considered that after hearing from the fishing and working boat community today it was clear that as the main users of the marine precinct area they had not been included in the consultation around the sale process and felt shortchanged.
- As Tauranga was a key place for commercial fishing and would grow if there was more wharf space, providing economic benefits for the region, it was considered that the only explanation for the sale seemed to be to raise funding for Te Manawataki o Te Papa.
- Struggled to understand why the marine precinct was classified as non-strategic.

A motion was proposed

Moved: Mayor Mahé Drysdale

Seconded: Cr Rod Taylor

That the Council:

- (a) Receives the report "Sale of the Marine Precinct".
- (b) Completes fishing and working boat community, including the development of wharf infrastructure further work exploring options for Tauranga's connected to privately owned and/or Council owned land working collaboratively with stakeholders.
- (c) At the earliest opportunity, explore equity, funding and/or financing options to help meet the cost of delivering all wharf infrastructure (but in particular to support Tauranga's fishing and working boat community).
- (d) Requests a further report with the findings of the above work, as soon as is reasonably practicable.
- (e) Attachment 6 (Public Excluded) can be transferred into the open following completion of discussions and negotiations with stakeholders, including private landowners.

Amendment discussion

- The needs of the fishing community were simple, a place to tie up their boat, a wharf to unload the catch, to be able to purchase ice and park their vehicle. It was not about a complex investment plan to fund something else. The Council needed to apologise and find a workable solution for the fishing fleet.
- The point of the marine precinct was to support the marine industry including the fishing fleet.
- Too much had been spent in the last couple of years on what was considered "vanity projects".
- Reference in the report to the disposal being managed transparently was questioned. It was considered that Council may not have met the expectations of its communities in a way that met the Acquisitions and Disposal Policy or the consultation requirements under section 82 of the Local Government Act.
- Discussion noted that the amendment was an opinion and not confirmed facts at this stage and there had been no opportunity to confirm if the amendment was correct or not. The amendment was not definitive using wording such as "may".
- There had been an unconditional agreement entered into under the previous governance structure and it was up to Council to work together with the fishing industry towards the best solution. If the vision of a super yacht facility became a reality it would be fantastic for the industry and the city.
- The Council would work constructively with all parties to find solutions.

An amendment was proposed

Moved: Cr Glen Crowther

Seconded: Cr Steve Morris

That the Council:

- (b) Notes the following:
- i. That the sale process undertaken by the Commission may not have followed Section 4.1 of Council's Acquisitions and Disposals Policy and Section 82 of the Local Government Act.
 - ii. The advice given to Councillors that there were no commercially viable alternatives appears to have been wrong.
 - iii. This disposal writes off approximately \$16 million in the asset value and also requires an additional spend of \$37 million or more on wharf upgrades, without yet securing an optimal solution for Tauranga's fishing community.
- (c) Resolves that the sale proceeds will be used to repay debt on the Marine Precinct activity, and not be used to fund other capital projects.

For: Crs Baker, Crowther, Curach and Morris

Against: Mayor Drysdale, Crs Rozeboom and Taylor

The amendment was Carried 4/3

The amendment was included in the substantive motion:

RESOLUTION CO21/24/3

Moved: Cr Glen Crowther

Seconded: Cr Steve Morris

That the Council:

- (a) Receives the report "Sale of the Marine Precinct".
- (b) Notes the following:
 - i. That the sale process undertaken by the Commission may not have followed Section 4.1 of Council's Acquisitions and Disposals Policy and Section 82 of the Local Government Act.
 - ii. The advice given to Councillors that there were no commercially viable alternatives appears to have been wrong.
 - iii. This disposal writes off approximately \$16 million in the asset value and also requires an additional spend of \$37 million or more on wharf upgrades, without yet securing an optimal solution for Tauranga's fishing community.
- (c) Resolves that the sale proceeds will be used to repay debt on the Marine Precinct activity, and not be used to fund other capital projects.
- (d) Completes further work exploring options for Tauranga's fishing and working boat community, including the development of wharf infrastructure connected to privately owned and/or Council owned land working collaboratively with stakeholders.
- (e) At the earliest opportunity, explore equity, funding and/or financing options to help meet the cost of delivering all wharf infrastructure (but in particular to support Tauranga's fishing and working boat community).
- (f) Requests a further report with the findings of the above work, as soon as is reasonably practicable.
- (g) Attachment 6 (Public Excluded) can be transferred into the open following completion of discussions and negotiations with stakeholders, including private landowners.

CARRIED

10.0 Public Excluded Session

RESOLUTION CO21/24/4

Moved: Cr Hautapu Baker
 Seconded: Cr Rod Taylor

That the public be excluded from the following parts of the proceedings of this meeting.

The general subject matter 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 of the Local Government Official Information and Meetings Act 1987 for the passing of this resolution are as follows:

General subject of each matter to be considered	Reason for passing this resolution in relation to each matter	Ground(s) under section 48 for the passing of this resolution
10.8 - Te Maunga Bioreactor 2	s7(2)(i) - The withholding of the information is necessary to enable Council to carry on, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations)	s48(1)(a) - the public conduct of the relevant part of the proceedings of the meeting would be likely to result in the disclosure of information for which good reason for withholding would exist under section 6 or section 7

CARRIED

At 4.56pm the meeting adjourned.

At 5.07pm the meeting reconvened.

8.1 Chief Executive's Summary Report

Staff Marty Grenfell, Chief Executive

RESOLUTION CO21/24/5

Moved: Mayor Mahé Drysdale
 Seconded: Cr Steve Morris

That the Council:

- (a) Receives the Chief Executive's Summary report

CARRIED**8.2 160 Devonport Road - land purchase and development**

Staff Gareth Wallis, General Manager: City Development & Partnerships

In response to questions

- Mr Collett had removed himself completely from the process to ensure that there was no conflict of interest with the transaction.
- In response to a query as to whether there was any information around the car park verses leasing out the current buildings, it was noted that the conversations had looked at a wide variety of options with the carpark being chosen in response to demand from the community for more carparks.
- Other questions raised were unable to be answered until the appropriate staff were present.

RESOLUTION CO21/24/6

Moved: Cr Glen Crowther

Seconded: Cr Rick Curach

That the Council:

- (a) Agrees that the report lie on the table until the Council meeting on 29 October 2024.

CARRIED

8.3 Tauranga Art Gallery land purchase - chronology and record of decisions

Staff Gareth Wallis, General Manager: City Development & Partnerships

In response to questions

- In response to a query as to whether there was an alternative option to the water sprinkler system that was more appropriate to the Art Gallery due to the risk to the artworks, it was noted that had been taken into consideration, but had to be installed to meet the building requirements.
- In relation to recent additional costs being required recently it was noted that there was an appropriate contingency in place to cover those. The agreement was that the risk sat with Council and would be managed within the broader Te Manawataki o Te Papa budget.
- The valuation process was negotiated between the two different valuations received, with the purchase price of \$3.8m for the land being settled on with Council owning the land. It was noted that the Council had settled on the amount needed for the upgrade as part of the Te Manawataki o Te Papa project to bring the facility up to a level comparable with other facilities in the precinct.
- In response to what the \$600,000 balance paid to the Art Gallery was being used for, it was noted that information would be sought from the Tauranga Art Gallery Trust.

Discussion points raised

- The information was made publicly available and people could make their own minds up on the matter.

RESOLUTION CO21/24/7

Moved: Cr Hautapu Baker

Seconded: Cr Rod Taylor

That the Council:

- (a) Receives the report "Tauranga Art Gallery land purchase - chronology and record of decisions".
- (b) Transfers into the open section the report titled 'Tauranga Art Gallery land purchase and capital project update' and its three attachments, originally considered by Council on 11 December 2023 in the public-excluded section of the meeting (the report and its three attachments are currently included as Confidential Attachment 1 to this report).

CARRIED

8.5 Approval to change the classification for part of Kopurererua Valley (Puketoromiro Pā) from recreation reserve to historic reserve

Staff Barbara Dempsey, General Manager: Community Services

Discussion points raised:

- Ms Willison had eloquently set out the support for the project and the appropriateness of the Pā becoming a historic reserve.
- It was important that further destruction of the Puketoromiro Pā be prevented through the change of status.

RESOLUTION CO21/24/8

Moved: Cr Steve Morris

Seconded: Cr Rick Curach

That the Council:

- (a) Receives the report "Approval to change the classification for part of Kopurererua Valley (Puketoromiro Pā) from recreation reserve to historic reserve".
- (b) Notes that there were no objections to the proposal to the proposed change of classification for that part of Kopurererua Valley recreation reserve known as Puketoromiro Pā.
- (c) Approves, subject to section 24 of Reserves Act 1977, a change of classification for that part of the Kopurererua Valley recreation reserve known as Puketoromiro Pā to historic reserve and shown on the survey plan as Section 1 SO607864.

CARRIED

8.6 Temporary Road Closures - Events 2024/2025

Staff Nic Johansson, General Manager Infrastructure
Jenna Quay, Event Facilitation Manager

Key Points

- No feedback had been received from the consultation which had closed on 22 October 2024.

In response to questions

- In response to a query as to the level of consultation regarding each of the road closures, it was noted that it depended on the level of impact it would cause, with a letter drop for a lower impact event, and wider consultation with the use of all forms of media if it was an event that would impact a larger area of the community.

RESOLUTION CO21/24/9

Moved: Cr Hautapu Baker

Seconded: Cr Glen Crowther

That the Council:

- (a) Receives the report "Temporary Road Closures - Events 2024/2025".
- (b) Pursuant to Clause 11(e) of the Tenth Schedule of the Local Government Act 1974, grants approval to close the roads listed on Attachment A to ordinary vehicular traffic on the dates and during the hours stated for the purposes of facilitating safe and successful operations during the following events in Tauranga.

CARRIED

9 DISCUSSION OF LATE ITEMS

Nil

10 PUBLIC EXCLUDED SESSION

Resolution to exclude the public

Unconfirmed

RESOLUTION CO21/24/10

Moved: Cr Rod Taylor

Seconded: Cr Marten Rozeboom

That the public be excluded from the following parts of the proceedings of this meeting.

The general subject matter 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 of the Local Government Official Information and Meetings Act 1987 for the passing of this resolution are as follows:

General subject of each matter to be considered	Reason for passing this resolution in relation to each matter	Ground(s) under section 48 for the passing of this resolution
10.1 - Approval for Twin Watermains Construction within Takitimu North Link under Waka Kotahi's Joint Venture Contractor	s7(2)(i) - The withholding of the information is necessary to enable Council to carry on, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations)	s48(1)(a) - the public conduct of the relevant part of the proceedings of the meeting would be likely to result in the disclosure of information for which good reason for withholding would exist under section 6 or section 7
10.2 - Tauriko West Funding Agreement - Variation of Feasibility Condition	s7(2)(h) - The withholding of the information is necessary to enable Council to carry out, without prejudice or disadvantage, commercial activities s7(2)(i) - The withholding of the information is necessary to enable Council to carry on, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations)	s48(1)(a) - the public conduct of the relevant part of the proceedings of the meeting would be likely to result in the disclosure of information for which good reason for withholding would exist under section 6 or section 7
10.3 - Confidential Major Event Opportunity	s7(2)(h) - The withholding of the information is necessary to enable Council to carry out, without prejudice or disadvantage, commercial activities s7(2)(i) - The withholding of the information is necessary to enable Council to carry on, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations)	s48(1)(a) - the public conduct of the relevant part of the proceedings of the meeting would be likely to result in the disclosure of information for which good reason for withholding would exist under section 6 or section 7
Confidential Attachment 1 - 7.3 - Tauranga Art Gallery land purchase - chronology and record of decisions	s7(2)(i) - The withholding of the information is necessary to enable Council to carry on, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations)	s48(1)(a) the public conduct of the relevant part of the proceedings of the meeting would be likely to result in the disclosure of information for which good reason for withholding would exist under section 6 or section 7
Confidential Attachment 6 - 7.4 - Sale of the Marine Precinct	s7(2)(i) - The withholding of the information is necessary to enable Council to carry on, without prejudice or disadvantage, negotiations (including commercial	s48(1)(a) the public conduct of the relevant part of the proceedings of the meeting would be likely to result in the disclosure of information for which good reason for withholding would exist under section 6 or

	and industrial negotiations)	section 7
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CARRIED

11 CLOSING KARAKIA

Cr Hautapu Baker closed the meeting with a karakia.

The meeting closed at 6.37 pm.

The minutes of this meeting were confirmed at the Ordinary meeting of the Tauranga City Council held on 12 November 2024.

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Mayor Mahé Drysdale
CHAIRPERSON