

**Northland Regional Council  
Property Subcommittee**

**Thursday, 9 November 2017 at 9.00 am  
Committee Room, Northland Regional Council  
36 Water Street, Whangārei**

**NORTHLAND REGIONAL COUNCIL**

**Property Subcommittee Agenda**

For meeting to be held in the Committee Room,  
36 Water Street, Whangārei, on Thursday, 9 November 2017,  
commencing at 9.00 am.

**MEMBERSHIP OF THE SUBCOMMITTEE**

Cr Penny Smart      Cr David Sinclair      Cr John Bain      Cr Bill Shepherd  
(ex officio)

**Recommendations contained in the agenda are NOT subcommittee decisions.  
Please refer to subcommittee minutes for resolutions.**

**OPEN MEETING**

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<b>4.5</b>	Update: Property Subcommittee 2017 Action Notes	

**TITLE:** Confirmation of Property Subcommittee Minutes  
4 October 2017

**ID:** A998696

**To:** Property Subcommittee, 9 November 2017

**From:** Maxine Bailey, Property Officer

**Date:** 1 November 2017

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### **Executive summary**

The purpose of this report is to present for confirmation the minutes of the property subcommittee meeting held on 4 October 2017.

Councils are required to keep minutes of proceedings in accordance with the Local Government Act 2002.

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### **Recommendation**

1. That the minutes of the property subcommittee meeting held on 4 October 2017 be confirmed as a true and correct record.

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### **Attachments:**

- Ordinary Property Subcommittee Minutes – 4 October 2017

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### **Authorised by Group Manager:**

**Name:** Phil Heatley

**Title:** Manager, Strategic Projects

**Date:** 1 November 2017

## NORTHLAND REGIONAL COUNCIL PROPERTY SUBCOMMITTEE

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Minutes of meeting of the Property Subcommittee  
held in the Kaipara Room, Northland Regional Council, 36 Water Street, Whangārei,  
on Wednesday, 4 October 2017 commencing at 1.00 pm

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**Present:** Cr Penny Smart (Chair)  
Cr John Bain  
Cr David Sinclair  
Cr Bill Shepherd (ex officio)

**In Attendance:** **Full Meeting**  
Strategic Projects Manager  
Property Officer

**Secretarial Note:**

- Cr John Bain left the meeting at 3 pm.
- Strategic Projects Manager left the meeting at 3.20 pm.

The Chair declared the meeting open at 1.00 pm.

**Secretarial Note:**

- The meeting addressed Item 4.0 'Business with the Public Excluded' as the first item of business and then proceeded with all confidential items to allow for guest attendance and Cr Bain to be present for the presentation of Item 4.1.

**Apologies (Item 1.0)**  
**Moved (Smart/Shepherd)**

That the apology for non-attendance from the Chief Executive Officer be received.

Carried

**Declarations of Conflict of Interest (Item 2.0)**

It was advised that councillors should make declarations item-by-item as the meeting progressed.

**Confirmation of Property Subcommittee Minutes – 5 September 2017 (Item 3.1)**

ID: A987885

Report from Property Officer, Maxine Bailey

**Moved (Smart/Shepherd)**

That the minutes of the open section of the Property Subcommittee meeting, held on 5 September 2017, be confirmed as a true and correct record.

Carried

**Mount Tiger Forest Quarterly Reporting July to September 2017 (Item 3.2)**

ID: A991713

Property Subcommittee Meeting  
4 October 2017

**ID: A987340**  
**Report from Property Officer, Maxine Bailey**  
**Moved (Smart/Sinclair)**

That the report 'Mount Tiger Forest Quarterly Reporting July to September 2017' by Phil Heatley, Strategic Projects Manager, and dated 25 September 2017, be received.

**Carried**

**Secretarial Note:**

- *Item 4.0 was addressed ahead of Items 3.1 and 3.2.*

**Business with the Public Excluded (Item 4.0)**  
**ID: A987887**  
**Report from Strategic Projects Manager, Phil Heatley**

**Moved (Shepherd/Bain)**

1. That the public be excluded from the proceedings of this meeting to consider confidential matters.
2. That the general subject of the matters to be considered whilst the public is excluded, the reasons for passing this resolution in relation to this matter, and the specific grounds under the Local Government Official Information and Meetings Act 1987 for the passing of this resolution, are as follows:

<b>Item No.</b>	<b>Item Issue</b>	<b>Reason\Grounds</b>
4.1	Confirmation of Confidential Minutes of the Council Meeting – 12 July 2017	The reasons for excluding the public are as stated in the minutes of the open section of the meeting.
4.2	Council's Dargaville Office	The public conduct of the proceedings would be likely to result in disclosure of information, the withholding of which is necessary to carry on, without prejudice or disadvantage, commercial activities 7(2)(h).
4.3	Report on Joint Venture Annual Meeting	The public conduct of the proceedings would be likely to result in disclosure of information, the withholding of which is necessary to carry on, without prejudice or disadvantage, commercial activities 7(2)(h).

**ID: A991713**  
Property Subcommittee Meeting  
4 October 2017

4.4	Property Subcommittee 2017 Action Noted	The public conduct of the proceedings would be likely to result in disclosure of information, the withholding of which is necessary to carry on, without prejudice or disadvantage, commercial activities 7(2)(h).
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**Carried**

## **Open Meeting**

**Moved (Sinclair/Shepherd)**

That the committee resumes in open meeting.

**Carried**

## **CONCLUSION**

The meeting concluded at 3.25 pm.

**TITLE: Confirmation of Property Subcommittee Minutes  
13 February 2017**

**ID:** A998701

**To:** Property Subcommittee, 9 November 2017

**From:** Maxine Bailey, Property Officer

**Date:** 1 November 2017

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**Executive summary**

The purpose of this report is to present for confirmation the minutes of the property subcommittee meeting held on 13 February 2017.

Following the 13 February 2017 Property Subcommittee meeting, the next Property Subcommittee meeting was not held until 12 June 2017. The minutes of the meeting held 13 February 2017 were not included for confirmation in that agenda.

Councils are required to keep minutes of proceedings in accordance with the Local Government Act 2002.

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**Recommendation**

1. That the minutes of the property subcommittee meeting held on 13 February 2017 be confirmed as a true and correct record.

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**Attachments:**

- Ordinary Property Subcommittee Minutes – 13 February 2017

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**Authorised by Group Manager:**

**Name:** Phil Heatley

**Title:** Manager, Strategic Projects

**Date:** 1 November 2017

## NORTHLAND REGIONAL COUNCIL PROPERTY SUBCOMMITTEE

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Minutes of meeting of the Property Subcommittee  
held in the Committee Room, Northland Regional Council, 36 Water Street, Whangārei,  
on Monday 13 February 2017 commencing at 1.00 pm

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**Present:**

- Cr Penny Smart (Chair)
- Cr David Sinclair
- Cr John Bain
- Cr Bill Shepherd (ex officio)

**In Attendance:**

**Full Meeting**  
Malcolm Nicolson, Chief Executive Officer  
Phil Heatley, Strategic Projects Manager  
Alicia Jurisich, Property Officer  
Maxine Bailey, Property Officer

**Part Meeting**  
Bruce Howse, Lands & Rivers Senior Programme  
Manager

### Apologies (Item 1.0)

There were no apologies.

### Declarations of Conflict of Interest (Item 2.0)

It was advised that councillors should make declarations item-by-item as the meeting progressed.

### Business with the Public Excluded (Item3.0)

ID: A918259

#### Report from Strategic Projects Manager, Phil Heatley

#### Moved (Smart/Bain)

1. That the public be excluded from the proceedings of this meeting to consider confidential matters.
2. That the general subject of the matters to be considered whilst the public is excluded, the reasons for passing this resolution in relation to this matter, and the specific grounds under the Local Government Official Information and Meetings Act 1987 for the passing of this resolution, are as follows:

Item No.	Item Issue	Reason\Grounds
3.1	Confirmation of the Confidential Minutes - Property Subcommittee	The reasons for excluding the public are as stated in the



	Workshop 20 December 2016	minutes of the open section of the meeting.
3.2	Kotuku Street Farm Proposal	The public conduct of the proceedings would be likely to result in disclosure of information, the withholding of which is necessary to allow the council to carry on, without prejudice or disadvantage, commercial activities 7(2)(h).
3.3	Hihiaua Precinct Discussion	The public conduct of the proceedings would be likely to result in disclosure of information, the withholding of which is necessary to protect information where the making available of the information would be likely unreasonably to prejudice the commercial position of the person who supplied or who is the subject of the information 7(2)(b)(ii).
3.4	Acquiring Lessee Interest in Hihiaua Precinct CBD #1	The public conduct of the proceedings would be likely to result in disclosure of information, the withholding of which is necessary to allow the council to carry on, without prejudice or disadvantage, commercial activities 7(2)(h).
3.5	Acquiring Lessee Interest in Hihiaua Precinct CBD #2	The public conduct of the proceedings would be likely to result in disclosure of information, the withholding of which is necessary to carry on, without prejudice or disadvantage, commercial activities 7(2)(h).
3.6	Acquisition of Rail Designation Land	The public conduct of the proceedings would be likely to result in disclosure of information, the withholding of which is necessary to carry on, without prejudice or disadvantage, commercial activities 7(2)(h).
3.7	Tutukākā Slipway	The public conduct of the proceedings would be likely to result in disclosure of information, the withholding of which is necessary to carry on, without prejudice or disadvantage, commercial activities 7(2)(h).

**Carried**

## **Open Meeting**

### **Moved (Smart/Bain)**

That the council resumes in open meeting

**Carried**

## **CONCLUSION**

The meeting concluded at 3.00 pm.

**TITLE: Business with the Public Excluded**

**ID:** A998718

**To:** Property Subcommittee, 9 November 2017

**From:** Phil Heatley, Strategic Projects Manager

**Date:** 1 November 2017

### Executive summary

The purpose of this report is to recommend that the public be excluded from the proceedings of this meeting to consider the confidential matters detailed below for the reasons given.

### Recommendations

1. That the public be excluded from the proceedings of this meeting to consider confidential matters.
2. That the general subject of the matters to be considered whilst the public is excluded, the reasons for passing this resolution in relation to this matter, and the specific grounds under the Local Government Official Information and Meetings Act 1987 for the passing of this resolution, are as follows:

Item No.	Item Issue	Reason\Grounds
4.1	Confirmation of Confidential Minutes of the Council Meeting – 4 September 2017	The reasons for excluding the public are as stated in the minutes of the open section of the meeting.
4.2	Confirmation of Confidential Minutes of the Council Meeting – 13 February 2017	The reasons for excluding the public are as stated in the minutes of the open section of the meeting.
4.3	Update on a CBD Investment Opportunity	The public conduct of the proceedings would be likely to result in disclosure of information, the withholding of which is necessary to carry on, without prejudice or disadvantage, commercial activities 7(2)(h).

4.4	Update on a Commercial Property Sale	The public conduct of the proceedings would be likely to result in disclosure of information, the withholding of which is necessary to carry on, without prejudice or disadvantage, commercial activities 7(2)(h).
4.5	Update: Property Subcommittee 2017 Action Notes	The public conduct of the proceedings would be likely to result in disclosure of information, the withholding of which is necessary to carry on, without prejudice or disadvantage, commercial activities 7(2)(h).

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**Considerations:****1. Options**

Not applicable. This is an administrative procedure.

**2. Significance and Engagement**

This is a procedural matter required by law. Hence when assessed against council policy is deemed to be of low significance.

**3. Policy and Legislative Compliance**

The report complies with the provisions to exclude the public from the whole or any part of the proceedings of any meeting as detailed in sections 47 and 48 of the Local Government Official Information Act 1987.

**4. Other Considerations**

Being a purely administrative matter; Community Views, Māori Impact Statement, Financial Implications, and Implementation Issues are not applicable.

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**Authorised by:**

**Name:** Malcolm Nicolson  
**Title:** Chief Executive Officer  
**Date:** 1 November 2017