

Extraordinary Whangarei District Council Meeting

Whangarei District Council Meeting

Supplementary Agenda

Date: Thursday, 21 March, 2024

Time: 1:00 pm

Location: Civic Centre, Te Iwitihi, 9 Rust Avenue

Elected Members: His Worship the Mayor Vince Cocurullo
Cr Gavin Benney
Cr Nicholas Connop
Cr Ken Couper
Cr Jayne Golightly
Cr Phil Halse
Cr Deborah Harding
Cr Patrick Holmes
Cr Scott McKenzie
Cr Marie Olsen
Cr Carol Peters
Cr Simon Reid
Cr Phoenix Ruka
Cr Paul Yovich

For any queries regarding this meeting please contact the Whangarei District Council on (09) 430-4200.

4. Decision Reports / Whakataurīpoata

4.3 LTP 2024-34 Adoption of Consultation Document and Source Documents

4.3.1 *2024-34 Long Term Plan - Adoption of the Consultation Document and Supporting Documents replacement page*

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4.3.1 2024-34 Long Term Plan – Adoption of the Consultation Document and Supporting Documents – replacement page

Meeting: Extra ordinary Whangarei District Council
Date of meeting: 21 March 2024
Reporting officer: Aaron Taikato (General Manager, Strategy & Democracy)

1 Purpose / Te Kaupapa

To provide a replacement page to Attachment 1 – Long Term Plan 2024-34 Consultation Document.

2 Background / Horopaki

Text on page 25 (agenda page 149) of the agenda is obscured. A replacement page 25 is attached.

3 Attachment / Ngā Tāpiritanga

Attachment 1 Replacement page 25 Consultation Document (agenda page 149)

Our commercial property portfolio

Council has around \$30m worth of properties in the city centre that could be suitable for development in the short to medium term, with other properties potentially being viable over the longer term. Short-term options include key central city properties held by Council. Forum North (excluding the Forum North Entertainment Centre and the Central Library) could have development potential (see page 37 for further detail).

Properties proposed for short- to medium-term development are currently managed in-house by a number of teams across Council with limited resources. We are responsible for the day-to-day management of these properties, and in some instances, we work towards their sale to achieve financial or urban regeneration outcomes.

The work we do in this space currently relies on the market to deliver outcomes. However, we could be more proactive, with Council or an entity owned by Council actively driving the development of properties to achieve strategic outcomes.

More active development of our property portfolio may also provide better financial outcomes for Council in some instances. It's important to note that our drivers will not always be financial – and it is unlikely that any entity would be self-funding.



CCOs and CCTOs

A council-controlled organisation (CCO) is a council organisation in which one or more local authorities control 50% or more of the votes or have the right to appoint 50% or more of the directors.

Council-controlled trading organisations (CCTO) are council-controlled organisations that operate a trading undertaking for the purpose of making a profit. Our main driver here is achievement of strategic outcomes but we will look at whether a CCTO structure is appropriate to incentivise profit.

RESOLUTION TO EXCLUDE THE PUBLIC

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

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 are as follows:

1.	The making available of information would be likely to unreasonably prejudice the commercial position of persons who are the subject of the information. {Section 7(2)(c)}
2.	To enable the council (the committee) to carry on without prejudice or disadvantage commercial negotiations. {(Section 7(2)(i))}.
3.	To protect the privacy of natural persons. {Section 7(2)(a)}.
4.	Publicity prior to successful prosecution of the individuals named would be contrary to the laws of natural justice and may constitute contempt of court. {Section 48(1)(b)}.
5.	To protect information which is the subject to an obligation of confidence, the publication of such information would be likely to prejudice the supply of information from the same source and it is in the public interest that such information should continue to be supplied. {Section 7(2)(c)(i)}.
6.	In order to maintain legal professional privilege. {Section 2(g)}.
7.	To enable the council to carry on without prejudice or disadvantage, negotiations {Section 7(2)(i)}.

Resolution to allow members of the public to remain

If the council/committee wishes members of the public to remain during discussion of confidential items the following additional recommendation will need to be passed:

Move/Second

"That _____ be permitted to remain at this meeting, after the public has been excluded, because of his/her/their knowledge of Item _____.

This knowledge, which will be of assistance in relation to the matter to be discussed, is relevant to that matter because _____.

Note:

Every resolution to exclude the public shall be put at a time when the meeting is open to the public.