

Draft Property Disposals and Acquisitions Policy

Meeting: Council Briefing
Date of meeting: 1 September 2021
Reporting officer: John Burt, Property, Procurement and Commercial Manager, Shireen Munday Policy Team Leader

Purpose | Ngā whāinga

To present a draft Property Disposals and Acquisitions Policy to replace the current Property Sales and Acquisitions Policy.

Context | Horopaki

Council's Property Sale and Acquisitions Policy (the Policy) was developed and adopted by Council in 2015. This Policy is one of the non-statutory adopted policies of Council, and therefore has no formal review requirements. Best practice is that such policies are reviewed on a regular basis to ensure they remain fit for purpose and reflect Council's strategic direction. Staff sought direction on a review of the Policy at the May 2021 Council Briefing and in accordance with the direction received have now prepared a draft updated Policy for consideration and feedback.

Discussion | Ngā kōrerorero

The Policy was new in 2015. It was developed in response to a request of the Commissioners and staff at the time to support consistent decision-making on matters relating to property disposals and acquisitions. It also intended to support staff in dealing with enquiries from the public regarding property sales both to and from Council.

The recommendations at the May 2021 briefing included that the Policy, while still being appropriate in terms of overall context and approach, should be reviewed and refined to more clearly articulate the wider framework within which it operates.

The draft provided in Attachment A has been developed with this in mind. The 'Principles' section articulates more clearly that any Council acquisition and disposal of land can be subject to legislative requirements and that these must be considered ahead of any of the other principles and policy approaches contained within the Policy. Equally the Council has commitments to Mana Whenua when considering the disposal of any Council owned or controlled property and this has been included.

The Policy now more clearly and succinctly outlines that for the most part the disposal or acquisition of property is through a decision of Council, but also provides that in some instances, Council has provided delegations to staff to act.

Some elements of the existing Policy focus on operational matters, or on the management of Council owned or controlled properties. The focus of the Policy is on disposal and acquisition matters and therefore these have been removed from the Policy.

While a mark up version has not been provided, Attachment B provides a version of the existing Policy with a colour code showing what has been deleted or what has been merely edited. Likewise, the draft Policy in Attachment A shows newly introduced matters and proposed changes.

It is also suggested to rename the Policy to provide for consistency of terminology both in the title and in the language used within the Policy.

Next steps | E whaiake nei

Depending on the feedback provided at this meeting a finalised draft of the revised Policy is scheduled to be presented to the September Council meeting for a resolution.

Attachments | Ngā tapiritanga

	Title
A	Draft Property Disposals and Acquisitions Policy
B	Property Sales and Acquisitions Policy 2015 - with markup proposed changes