

Owner	Address	Legal Description	Post Public Notification Consultation
Western Bay of Plenty District Council	452 Ōmokoroa Road	Lot 1 DP 506806	N/A Requiring Authority
Jace Orchards Limited	454 Ōmokoroa Road	Lot 1 DPS 67533	<p>29/03/23 Obtained Valuation Report.</p> <p>2 May 2023 Discussed with Landowner, not opposed to Council acquiring land in principle, forward Valuation Report to Landowner for review.</p> <p>12 May 2023 – Tried to arrange meeting with Landowner to discuss valuation report, landowner not currently available.</p>

A.M Drayson, A.D. Giles, L.M. Drayson, M.S.	468 Ōmokoroa Road	Lot 2 DPS 41630	Council representatives met with the landowners (March 2023). They are considering selling the land to Council (sooner rather than later) and then
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Drayson			<p>leasing the land from Council for the next 5-10 years – until the Council is ready to develop the land as an active reserve. Actively looking for alternative sites in the interim</p> <p>Awaiting valuation report</p> <p>29 March 2023 – Received valuation report.</p> <p>26 May 2023 – Sent valuation Report to Landowner.</p>
TDD Limited	474 Ōmokoroa Road	Lot 1 DPS 61801	<p>Council representatives met with the landowners (March 2023).</p> <p>Options discussed:</p> <ol style="list-style-type: none"> 1. Council acquires the land under the Public Works Act (PWA) now and the landowners have the option of leasing the land from Council for at least the next 5 years (works on the land for reserve not expected to occur within the next 5 years). 2. Council acquires the land now and the landowners move out with no further lease or land swap for an alternative property.

			<p>3. Possibility of shifting the business to the “Priest Block”, which Council already owns, which would effectively be a land swap under the PWA.</p> <p>Awaiting Valuation Report.</p> <p>29 March – obtained valuation report, but value of business only estimated.</p> <p>April/May 2023 – Awaiting financials from the landowner to enable valuer to give a more accurate valuation, followed up on several occasions.</p> <p>4 May 2023 – Received financials and forward to valuer to update valuation report.</p> <p>12 May 2023 – Received updated valuation report.</p> <p>19 May 2023 – Review updated valuation report.</p> <p>24 May 2023 – Discuss disclosing valuation report to the Landowners with the Valuer.</p>
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			<p>24 May 2023 – Phone and email agent for the landowner – explaining we have received the valuation report. Landowner indicates that they will be obtaining their own valuation report, where after we will exchange valuation reports and valuers to meet if not in agreement on valuations.</p> <p>26 May 2023 – Correspondence with landowners’ solicitors regarding the above process and what can be expected from the Public Works Act process, awaiting reply.</p>
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M.A. Kehoe	476 Ōmokoroa Road	Part Lot 1 DPS 16684	Wider discussion with landowner in April 2024 regarding land required for road and advice to landowner that Council we will be negotiating re the balance of the land in due course.
Rascal Holdings Limited	7 Prole	Lot 2 DP	Council representatives met with the

	Road	506806	<p>landowners (March 2023). Their first preference is to stay where they are and let the reserve develop around the childcare facility.</p> <p>Not opposed to relocating as an alternative.</p> <p>Council has purchased land in area and potentially purchasing more land. Discussing with Rascal Holdings Limited possibility of relocating and arranging site visits.</p> <p>29 March 2023 – Receive valuation report.</p> <p>April 2023 – landowners have advised that land subject to lease agreement which has been entered into for 10 year period with another 10 year extension option.</p>
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			<p>April 2023 – Council identifies another potential property for land swap @ 29 Prole road.</p> <p>April 2023 – Engage with landowner at 29 Prole Road (developer who will be subdividing the site) confirms is open to selling the site.</p> <p>18 April 2023 – Obtain valuation report.</p> <p>27 April 2023 – Discuss valuation report for 29 Prole Road and 7 Prole Road internally – to ascertain values of both properties if land swap is a possibility.</p> <p>22 May 2023 – Attend site visit at 29 Prole Road with owners and tenants of 7 Prole Road. 7 Prole Road not satisfied with property – too small for their</p>
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			<p>license requirements with Ministry of Education. Indicates that 75 Prole Road which is currently for sale on the open market may be more suitable. Inform landowners that Council will investigate and revert.</p> <p>Landowners indicate that will look at option whereby Council either buys land now and leases it out for at least 5 years or Council buys property and business now if suitable alternative land in Omokoroa cannot be acquired.</p> <p>24 May 2023 – Council undertaking investigation of property at 75 Prole Road.</p>
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