



SOUTH WAIRARAPA DISTRICT COUNCIL EXTRAORDINARY MEETING

Public Excluded Minutes 10 September 2013

- Present:** Mayor Adrienne Staples (Chairperson), Councillors Dean Davies, Mike Gray, Brian Jephson, Viv Napier, Julie Riddell, Solitaire Robertson, Keith Sexton and Max Stevens.
- In Attendance:** Paul Crimp (Chief Executive Officer), Mark Allingham (Group Manager Infrastructure and Services), Murray Buchanan (Group Manager Planning and Environment), Bill Sloan (Asset Manager) and Helen McNaught (Property and Facilities Manager).
- Conduct of Business:** The meeting was held in the South Wairarapa District Council Chambers at 19 Kitchener Street, Martinborough and was conducted in public exclusion between 3:05pm and 4:00pm.

A Preliminary Matters

A1. Apologies

COUNCIL RESOLVED (DC2013/149) to receive apologies from Cr Margaret Craig.
(*Moved Cr Robertson/Seconded Cr Riddell*) Carried

A2. Conflicts of Interest

There were no conflicts of interest to declare.

B. Public Excluded

B1. Greytown Waste Water Land Purchase

COUNCIL RESOLVED (DC2013/150) that the public be excluded from the following part of the 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:

Report/General Subject Matter	Reason for passing this resolution in relation to the matter	Ground(s) under Section 48(1) for the passing of this Resolution
Greytown Waste Water Land Purchase (tabled)	Good reason to withhold exists under section 7(2)(a)(b)(h)	Section 48(1)(a)

(*Moved Cr Napier/Seconded Cr Gray*)

Carried

DISCLAIMER

Until confirmed as a true and correct record, at a subsequent meeting, the minutes of this meeting should not be relied on as to their correctness

This resolution is made in reliance on Section 48(1)(a) of the Local Government Official Information and Meetings Act 1987 and the particular interest or interests protected by section 6 or section 7 of that Act which would be prejudiced by the holding of the whole or relevant part of the proceedings of the meeting in public are as follows:

Reason for passing this resolution in relation to the matter	Ground(s) under Section 48(1) for the passing of this Resolution
<p>a) protect the privacy of natural persons, including that of deceased natural persons.</p> <p>b) protect information where the making available of the information – (i) would disclose a trade secret; or (ii) would be likely unreasonably to prejudice the commercial position of the person who supplied or who is the subject of the information.</p> <p>h) enable any local authority holding the information to carry on, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations)</p>	<p>Section 7(2)(a)(b)(h)</p>

The meeting moved into public exclusion at 3:05pm.

Mr Crimp tabled and spoke to a report recommending the purchase of land suitable for waste water irrigation in Greytown.

Discussion Points:

- Councillors noted that the report recommendations triggered the Policy on Significance. Mr Crimp advised that as \$324,300 capital expenditure had been set aside for waste water land purchase in the 12/22 LTP for this financial year; further statutory requirements will need to be followed through.
- The purchase of irrigable land is ahead of the waste water project schedule and there is a risk that GWRC may push Council to accelerate the programme. Irrigation to land would remain a long term project and it was unaffordable to accelerate the entire schedule.
- District wide cost share, as per the solid waste disposal cost share arrangement, was discussed. Mr Crimp undertook to investigate cost share options and a decision would be made during the 2014/15 annual planning process.
- Flooding, interest rate calculations, the current grazing license, continued public access to gliding facilities, land and river for recreational purposes, and an extension to the Papawai Marae urupa were discussed.

COUNCIL RESOLVED (DC2013/151):

1. To receive the information.
2. To approve purchase 118.3564ha more or less as described in Appendix A and enter into a purchase and sale agreement to affect this purchase.
3. To approve the drawing down a loan of up to \$3M to cover the purchase and attendant costs.

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4. To approve non budgeted expenditure to cover the capital and operational costs associated with this purchase.
5. To enter into a licence to occupy with Jury Hill Gliding Club Inc.
6. To enter into a licence to occupy with James Allan Bicknell.
7. To enter into a grazing licence with Paul and Diana Capes.
8. To note that a desktop analysis of the land prepared by Lowe Environmental Impact indicates of the 118.3564Ha, 84.5 ha (following exclusion for buffer zones) is irrigable which will achieve 121% of the average year wastewater treatment flow (summary report attached as Appendix B).
9. To agree to a land swap of land included in this purchase with PT Papawai 13 WN 72/9 (approximately 8ha).
10. To acknowledge this transaction is significant in terms of Councils "Policy on Significance".
11. To acknowledge this purchase was not able to be flagged in either the 2012/22 LTP of 2013/14 LTP due to the timing this opportunity occurred.
12. To note this purchase is not an open market transaction and is based on a valuation report provided by Baker & Associates.
13. To note that disposal by irrigation to land is a permitted activity under the Wairarapa Combined District Plan.
14. To delegate to the Mayor and Chief Executive authority to execute the requisite documents.

(Moved Cr Napier/Seconded Mayor Staples)

Carried

COUNCIL RESOLVED (DC2013/151) to conclude public excluded business and to move back into the public section of the meeting.

(Moved Mayor Staples/Seconded Cr Riddell)

Carried

The meeting moved back into the public forum at 4:00pm.

Confirmed as a true and correct record

.....(Mayor)

.....(Date)

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