



SOUTH WAIRARAPA DISTRICT COUNCIL EXTRAORDINARY MEETING MINUTES

18 January 2017

- Present:** Mayor Viv Napier (Chair), Councillors Paora Ammunson, Lee Carter, Pam Colenso, Margaret Craig, Dayle Harwood, Brian Jephson, Pip Maynard, Colin Olds and Colin Wright
- In Attendance:** Paul Crimp (Chief Executive Officer), Reuben Tipoki (Maori Standing Committee Chair) and Suzanne Clark (Committee Secretary).
- Conduct of Business:** The meeting was held in the South Wairarapa District Council Chambers at 19 Kitchener Street, Martinborough and was conducted in public between 9:35am and 11:45am except where expressly noted.
- Forum Presenters:** Christine Webley, Trish Higginson, Ro Griffiths, Max Stevens, Pete Roberts and Adrienne Staples.

A. Open Section

A1. Karakia Timitanga

Cr Ammunson opened with a karakia.

A2. Apologies

There were no apologies.

A3. Conflicts of Interest

There were no conflicts of interest declared.

A4. Public Participation

Christine Webley asked councillors to satisfy themselves that the information provided was robust and accurate enough to make a decision and referred to the press release which stated a projected increase of \$90k whereas the Council officer's report stated an increase of \$172k. The longest loan available from the Local Government Funding Agency was for a 10-year period, whereas the table in paragraph 3.1.1 showed examples with a locked rate at 15 and 25 years. The table in Appendix 1 showed incorrect title descriptions. Ms Webley noted the earthquake strengthening requirement change and asked councillors if they were confident there would be no other surprises.

Trish Higginson requested councillors take time to gather more information and to communicate with the community before making a decision. Ms Higginson queried where the extra money would be coming from, how interest rates could remain so

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low for an extended period of time, what other projects would be impacted should the funding be approved, whether the Mayor had confidence in the safety of the proposed building and whether ratepayers would be impacted by the increase. Ms Higginson was concerned for the community.

Mr Max Stevens submitted an attendance apology from Pat Hill, Chair of Martinborough Plunket, who was the intended presenter and was looking forward to being housed in the Waihinga Centre. Mr Stevens acknowledged the good reputation of the project contractors for delivering projects on time and budget, and thanked supporters for their donations. Mr Stevens noted that the Town Hall was listed in the Wairarapa District Combined Plan as a heritage building.

Mayor Napier clarified that the Martinborough Town Hall was listed as a heritage building in the District Plan but that it did not have Heritage NZ registration.

Mr Ro Griffiths congratulated Council for discovering the final cost as \$5.2M, only \$100k more than originally approved, following a lengthy process working with a large team of specialists. Given the figure of \$900k was approved in 2011 and construction costs have gone up yearly, Mr Griffiths believed the outcome was good. Mr Griffiths recommended Council approve the increase of \$172k.

Mr Pete Roberts, speaking on behalf of the Featherston Ratepayers Association, submitted an attendance apology from Sue Fox. Mr Roberts was concerned that the increase was now larger than the contingency originally provided for and that figures used for decision making were now over a year old. Mr Roberts reminded councillors of a previous Council resolution that stated 'if the community doesn't support a targeted rate the project wouldn't proceed in its current form' and noted that the Featherston Town Square Project was completed late and was only on budget due to alternate material use and omission of features.

Mrs Adrienne Staples presented as a Featherston ratepayer and agreed that the project was large but not exorbitant for a project of this scale - it was expensive to build. All projects had their supporters and opponents and the majority of the 10,000 people living in the South Wairarapa were not opposed to the project. Mrs Staples noted that 99% of sitting councillors were voted back into office and that the Greytown Town Centre project had many opponents, of which the biggest protester now accepts that he was wrong. Mrs Staples encouraged councillors to have courage to make the right decision.

B Decision Reports from Chief Executive and Staff

B1. Martinborough Town Hall Earthquake Strengthening

Mayor Napier advised that the meeting was being held as the cost of the Martinborough Town Hall Project was projected to exceed the approved \$5.1M.

Mr Crimp noted corrections to the report; 1.6m should be replaced with 1.2m in sections 2 and 3 where foundation depth was referenced and advised that there was an assumption in the geotechnical work that had proved incorrect resulting in additional strengthening requirements. The revenue amounts shown in Appendix 1 were correct but a naming error had been carried forward. The correct descriptions of table line item four and five was:

- Pt Lot 97 DP592 (3.4292 ha) old holding paddock corner White Rock and Te Muna Road; and

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- DP5026 Waipawa SD (1.2140 ha) holding paddock cnr White Rock and Ruakokoputuna Road’

Councillors noted:

- That the project was a fixed price contract to build and strengthen as described in the plans.
- That Martinborough Plunket had sold their Martinborough building and that their contribution would be 70% of the realised sale amount capped at \$140k.
- Interest rates could not be fixed for the required borrowing term resulting in a risk that the rate would increase after a fixed 10-year term, but that there was no risk for rolling over the loan with the Local Government Funding Agency when the first loan term expired.
- That Council officers and advisers recommended an increased contingency amount above the existing \$68k level.
- That the holding paddock described as Cape Palliser Road 1726 was not being sold as it may be needed for roading.
- That projects identified in the 15/25 Long Term Plan (LTP) had funding allocated and that there would be no financial impact on planned projects.
- That the Waihinga Centre would be strengthened to 100% of the seismic requirements of the Building Code.
- Mr Tipoki was opposed to the Waihinga Centre Project as Maraes' needed refurbishment, were available for use by non Maori, and the local Maori community were struggling economically.

COUNCIL RESOLVED (DC2017/01):

1. To receive the information.
(Moved Cr Olds/Seconded Cr Jephson) Carried
2. To note resolution DC2016/15 approved a total project cost of \$5.1M, and that the scope of the project has remained unchanged since that resolution, and that this decision was noted as “significant”.
(Moved Cr Jephson/Seconded Cr Colenso) Carried
3. To approve the addition of \$172,000 to the strengthening aspect of the project.
(Moved Cr Wright/Seconded Cr Harwood) Carried

Cr Carter voted against this motion
4. To agree that the total project budget be changed to \$5.332M including a \$200k contingency item.
(Moved Cr Wright/Seconded Cr Harwood) Carried

Cr Carter voted against this motion
5. To approve that any additional costs over \$5.132M will not be funded from rates, and that funds will need to be generated through cost savings and/or additional fundraising.
(Moved Cr Harwood/Seconded Cr Wright) Carried

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6. To note that cost risk has been mitigated as far as is practicable using the early contractor involvement process.
(Moved Cr Jephson/Seconded Cr Colenso) Carried
7. To note that there are opportunities to further reduce the cost of materials through sponsorship.
(Moved Cr Jephson/Seconded Cr Colenso) Carried
8. Action 1: Update the Martinborough Town Hall history on Council’s website;
P Crimp

Confirmed as a true and correct record

..... **(Mayor)**

..... **(Date)**

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