



SOUTH WAIRARAPA DISTRICT COUNCIL MEETING MINUTES Public Excluded

19 November 2014

- Present:** Mayor Adrienne Staples (chair), Councillors Margaret Craig, Brian Jephson, Dean Davies, David Montgomerie, Viv Napier, Colin Olds, Julie Riddell, Solitaire Robertson and Max Stevens.
- In Attendance:** Paul Crimp (Chief Executive Officer) 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 under public excluded between 12:45 and 1:10pm.

A Preliminary Matters

A1. Apologies

There were no apologies.

A2. Conflicts of Interest

No conflicts of interest were declared.

G. Public Excluded

The Lease of Land Report and Economic, Cultural and Community Development Report were withdrawn.

COUNCIL RESOLVED (DC2014/205) 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
Council Public Excluded Minutes of 31 October 2014	Good reason to withhold exists under section 7(2)(b)(h)	Section 48(1)(a)
Waste Water Matters Report	Good reason to withhold exists under section 7(2)(b)(h)	Section 48(1)(a)

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

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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

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
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. h) enable any local authority holding the information to carry on, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations)	Section 7(2)(b)(h)

(Moved Cr Robertson/Seconded Cr Stevens)

Carried

D1. Minutes for Confirmation

COUNCIL RESOLVED (DC2014/207) that the minutes of the public excluded Council meeting held on 31 October 2014 be received and confirmed as a true and correct record.

(Moved Cr Montgomery/Seconded Cr Olds)

Carried

D2. Waste Water Matters Report (Purchase of Land)

Mr Crimp tabled the report and councillors discussed the following.

That Baker and Associates had valued the land at \$23.5k/ha, however the property was being marketed at \$35k/ha as dairy farms outside the region were selling at and above this price point. QV were now valuing dairy farms in the South Wairarapa at approximately \$33k/ha.

That land purchase break-even point for Council’s waste water project was approximately \$63/ha.

That the land could be returned to dairy quality pasture within 1-2 years of stopping irrigation.

That mitigation, as required by GWRC, for the waste water consent applications as lodged would have an unbudgeted rates impact.

COUNCIL RESOLVED (DC2014/208):

1. To receive the information.
2. To agree to lodge two tenders, one under SWDC and one under a blind bidder.
3. That a working group consisting of the Audit and Risk Committee members, Cr Montgomerie and Mayor Staples work with the Chief Executive to ascertain the level of the bids.
4. To note that the blind bid will be “above market”.
5. To agree it is prudent to tender above market as the land is of strategic importance.
6. To note the cost comparisons between the land purchase option and the high rate treatment plant option.
7. To note that the purchase of land is less risky than purchasing a high treatment plant as it can be sold if circumstances allow.

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8. To note that the purchase of land is potentially environmentally more friendly than a HRT plant.
9. To note that this purchase is not consulted on specifically in the LTP, however Council has stated the overall cost of the three schemes will be in to order of \$34M, and that this option is within this cost envelope.
10. To note that there will be a rates impact that was not contemplated in the LTP or Annual Plan.
11. To note that this purchase is not in line with the resource consent application currently lodged.
12. To note that borrowing covenants are not breached following this purchase, however if interest rates rise materially over the next 5 years this may be the case.
(Moved Mayor Staples/Seconded Cr Napier) Carried
13. Action 698: Provide councillors a clear plan of the Featherston land being considered for purchase; P Crimp

COUNCIL RESOLVED (DC2014/206) to move out of the public excluded section of the meeting.

(Moved Cr Olds/Seconded Cr Craig) Carried

Confirmed as a true and correct record

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

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

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