



SOUTH WAIRARAPA DISTRICT COUNCIL MEETING MINUTES Public Excluded

21 March 2018

- Present:** Mayor Viv Napier (Chair), Deputy Mayor Brian Jephson, Councillors Paora Ammunson, Lee Carter, Margaret Craig, Pam Colenso, Dayle Harwood, Pip Maynard, Colin Olds, Colin Wright and Reuben Tipoki (Maori Standing Committee Chair).
- In Attendance:** Paul Crimp (Chief Executive Officer) and Suzanne Clark (Committee Secretary).
- Conduct of Business:** The meeting was held in the Council Chambers, Martinborough and was conducted in public between 10:45am and 11:37am except where expressly noted.

Open Section

A2. Apologies

There were no apologies.

H Public Excluded

H1. Land Purchase

COUNCIL RESOLVED (DC2018/20) 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
Land Purchase	Good reason to withhold exists under section 7(2)(i)	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 which would be prejudiced by the holding of the whole or relevant part of the proceedings of the meeting in public are as follows:

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

Reason for passing this resolution in relation to the matter	Ground(s) under Section 48(1) for the passing of this Resolution
i) enable any local authority holding the information to carry on, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations)	Section 7(2)(i)

(Moved Cr Colenso/Seconded Cr Harwood)

Carried

Councillors discussed the report with Mr Crimp and noted:

- That the recommendation was an ‘up to’ amount due to expert opinion that the vendor’s price was higher than its value.
- Mr Crimp believed that with the projected increase of the Greytown population some of the land proposed for purchase would be required in the future; however there were many unknown variables and an absolute argument for purchase could not be made.
- That the Gliding Club impacted the above ground direct irrigable land by up to 1ha, however Mr Crimp was of the opinion that the Club would not impact the level of treated waste that could be applied to the land if other methods of disbursement were used.
- That the 4mm of wastewater able to be applied to the land, and pivot irrigator requirements under consent conditions, would prevent wastewater from being leached into waterways.
- That official land valuations had been obtained before previous land purchases.
- That the Gliding Club lease arrangements were \$2,500 per year and that after 10-years their lease would be based on lost baleage revenue. Mr Crimp did not believe there was a direct revenue loss as a result of Gliding Club operations.
- There was some councillor concern that the land was over and above what would be required in the foreseeable future.
- That the three waters reserve fund diverted depreciation funding accumulated at \$600k per year; \$300k of which was required for renewals.
- That there were sufficient funds in the three waters reserve fund to fund the land purchase.

COUNCIL RESOLVED (DC2018/21PE):

1. To receive the report in regard to the purchase of land at Papawai.
(Moved Cr Jephson/Seconded Cr Harwood) Carried
2. To agree to the purchase of 16.5ha more or less, described as WN436/26, WN288/212, WN5C1049 and part WN57/163.
(Moved Cr Ammunson/Seconded Cr Olds) Carried
3. That a registered valuation be obtained for the land and the maximum offered be this valuation plus 10%; above this amount will require a further Council resolution.
(Moved Cr Wright/Seconded Cr Craig) Carried

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4. To note the benefits of this purchase are to provide additional capacity for the distribution of treated wastewater (if necessary), to accommodate growth in Greytown, to maintain public access to the Waiohine and Ruamahanga Rivers, and to address potential reverse sensitivity issues at the proposed purchase site, and also the issues raised by neighbours at the southern end of the main block.
(*Moved Cr Ammunson/Seconded Cr Colenso*) Carried
5. That this purchase be funded from the 'three waters reserve' so that there is no increase in rates.
(*Moved Cr Wright/Seconded Cr Craig*) Carried
6. To note that this purchase is unbudgeted, it was not known this land would become available at the time of preparation of the 2015/25 Long Term Plan or the 2017/18 Annual Plan.
(*Moved Cr Jephson/Seconded Cr Wright*) Carried
7. To acknowledge the transaction is significant in terms of Council Policy.
(*Moved Cr Colenso/Seconded Cr Olds*) Carried
8. That officers are requested to sell any land at Papawai that over time is found to be of little or no benefit to Council's objectives.
(*Moved Cr Wright/Seconded Cr Craig*) Carried

Confirmed as a true and correct record

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

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

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