



ASSETS AND SERVICES COMMITTEE
Public Excluded Minutes from 11 March 2021

Present: Councillors Brian Jephson (Chair), Garrick Emms, Rebecca Fox, Pip Maynard, Ross Vickery and Mayor Alex Beijen.

In Attendance: Euan Stitt (Group Manager Partnerships and Operations), Harry Wilson (Chief Executive), Katrina Neems (Chief Financial Officer), Karen Yates (Policy and Governance Manager), Sarah Pearson-Coats (Project Officer), Bryce Neems (Amenities and Waste Manager) and Suzanne Clark (Committee Advisor).

Conduct of Business: The meeting was held in the Supper Room, Waihinga Centre, Texas Street, Martinborough and was conducted under public excluded provisions between 12:04pm and 1:15pm.

Also in Attendance Cr Pam Colenso and Cr Brenda West.

Open Section

A1. Apologies

ASSETS AND SERVICES COMMITTEE RESOLVED (A&S2021/01) to receive apologies from Cr Alistair Plimmer and lateness apologies from Cr Pip Maynard.

(Moved Cr Fox/Seconded Cr Emms)

Carried

D Public Excluded Business

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 resolution (A&S2021/06) 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
Central Greytown Property Update	Good reason to withhold exists under section 7(2)(b)(ii), 7(2)(h) and 7(2)(i)	Section 48(1)(a)
Purchase of Land	Good reason to withhold exists under section 7(2)(b)(ii), 7(2)(h) and 7(2)(i)	Section 48(1)(a)

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
The withholding of the information is necessary to protect information where the making available of the information would be likely unreasonably to prejudice the commercial position of the person who supplied or who is the subject of the information.	Section 7(2)(b)(i)
The withholding of the information is necessary to enable any local authority holding the information to carry out, without prejudice or disadvantage, commercial activities	Section 7(2)(h)
The withholding of the information is necessary to enable the Council to carry out, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations).	Section 7(2)(i)

A1. Apologies

ASSETS AND SERVICES COMMITTEE RESOLVED (A&S2021/01) to receive apologies from Cr Alistair Plimmer and lateness apologies from Cr Pip Maynard.

(Moved Cr Fox/Seconded Cr Emms)

Carried

C1. Central Greytown Property, Update

The meeting adjourned at 12:04pm.

The meeting reconvened at 12:14pm.

Cr Vickery left the meeting at 12:15pm.

Cr Vickery returned to the meeting at 12:18pm.

Members were in agreement not to sell or lease the land long-term as both options meant that the land would become unavailable for public use. In addition, the economic benefit and income potential for the district was minimal.

The Committee considered that the land was under-utilised and directed officers to investigate future public uses. The Greytown Menz Shed should be informed of the Committee's view.

ASSETS AND SERVICES COMMITTEE RESOLVED (A&S2021/07PE):

1. To receive the 'Central Greytown Property, Update' Report and note that this report should be read in conjunction with the Council report entitled 'Central Greytown Property, Options Analysis' presented to Council in a public excluded meeting on 28 October 2020.

(Moved Mayor Beijen/Seconded Cr Maynard)

Carried

2. To recommend to Council not to sell or enter into a long-term lease at 85 and 87 West Street, Greytown at this time.

(Moved Cr Fox/Seconded Mayor Beijen)

Carried

3. To note that the Assets and Services Committee indicated two possible future uses of 85 and 87 West Street, Greytown, such as an urban park or a Council

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owned amenity, and that detailed consideration of the future use of the land be incorporated into the planning for the 2024/2034 Long Term Plan.

- 4. Note that there will be consideration of the future use of the land by Council for the greater benefit of the South Wairarapa district.
(Moved Cr Jephson/Seconded Cr Vickery) Carried
- 5. That the report and associated minutes are released from public excluded once Council has made a decision on the future of the land.
(Moved Cr Jephson/Seconded Cr Vickery) Carried

C2. Purchase of Land

Ms Pearson-Coats clarified that the parcels of land being considered for purchase are categorised as general land not Māori land.

ASSETS AND SERVICES COMMITTEE RESOLVED (A&S2021/08PE):

- 1. To receive the report regarding the purchase of land at Papawai.
(Moved Cr Fox/Seconded Cr Jephson) Carried
- 2. Recommend to Council to agree to the purchase of 3.94 Ha identified as WN145/25 and legally described at Papawai 17D Block.
- 3. Recommend to Council to agree to the purchase of 4.0469 Ha identified as WN133/273 and legally described as Papawai 17C Block.
- 4. Recommend to Council to agree the Chief Executive has delegation to negotiate a purchase of land at Papawai up to a maximum purchase price of [REDACTED] (as provided for in the professional valuation obtained) and noting that a purchase price above this amount would require a further resolution.
- 5. Recommend that Council note the benefits of this purchase are to provide additional capacity for the distribution of treated wastewater (if necessary), provide additional strategically positioned land for anticipated Māori Land swaps and address potential reverse sensitivity issues.
- 6. Recommend that Council note that capital expenditure has been set aside for this purchase in the 2020/21 Annual Plan.
- 7. Recommend to Council to acknowledge the transaction is significant in terms of the Significance and Engagement Policy.
- 8. Recommend to Council that the Report/Recommendation/Minutes be transferred into the open section of the meeting when the land in question has been purchased or when the reasons for withholding no longer exist.
(Moved Mayor Beijen/Seconded Cr Jephson) Carried

Confirmed as a true and correct record

.....(Chair)

.....(Date)

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