



SOUTH WAIRARAPA DISTRICT COUNCIL

Kia Reretahi Tātau

Agenda

**ORDER PAPER FOR AN ORDINARY MEETING
TO BE HELD IN
Supper Room, Waihinga Centre, Texas Street
Martinborough
ON
7 April 2021**

**MEMBERSHIP OF COUNCIL
HIS WORSHIP THE MAYOR
Mr Alex Beijen**

Deputy Mayor Garrick Emms

Cr P Colenso
Cr R Fox
Cr L Hay
Cr B Jephson

Cr P Maynard
Cr A Plimmer
Cr R Vickery
Cr B West

**RECOMMENDATIONS IN REPORTS ARE NOT TO BE CONSTRUED AS
COUNCIL POLICY UNTIL ADOPTED BY COUNCIL**



SOUTH WAIRARAPA DISTRICT COUNCIL MEETING

Agenda 7 April 2021

NOTICE OF MEETING

A meeting will be held in the Supper Room, Waihinga Centre, 62 Texas Street, Martinborough and will commence at 10.00am. The meeting will be held in public (except for any items specifically noted in the agenda as being for public exclusion).

SWDC Affirmation

We pledge that we will faithfully and impartially use our skill, wisdom and judgement throughout discussions and deliberations ahead of us today in order to make responsible and appropriate decisions for the benefit of the South Wairarapa district at large.

We commit individually and as a Council to the principles of integrity and respect, and to upholding the vision and values we have adopted in our Long Term Plan strategic document in order to energise, unify and enrich our district.

Open Section

- A1.** Apologies
- A2.** Conflicts of interest
- A3.** Acknowledgements and tributes
- A4.** Public participation
As per standing order 14.17 no debate or decisions will be made at the meeting on issues raised during the forum unless related to items already on the agenda.
- A5.** Actions from public participation
- A6.** Community Board/Māori Standing Committee Report from Meetings
- A7.** Extraordinary business
- A8.** Confirmation of Minutes
Proposed Resolution: *That the minutes of the Council meeting held on 10 February 2021 are a true and correct record.*
- A9.** Notices of Motion

| | | |
|------------|--|-----------------|
| B. | Recommendations from Committees and Community Boards | |
| B1. | Minutes of Council Committees and Community Boards | Pages 8-44 |
| B2. | Report from Planning and Regulatory Committee | Pages 45-47 |
| C. | Decision Reports from Chief Executive and Staff | |
| C1. | Māori Standing Committee Nominations | Pages 48-51 |
| D. | Information Reports | |
| D1. | Action Items Report | Pages 52-55 |
| E. | Chairperson's Report | |
| E1. | Report from His Worship the Mayor | Pages 56-64 |
| F. | Public Excluded Business | |
| F1. | Receipt of minutes from Public Excluded Committees | Pages 1-5PE |
| F2. | Purchase of Land: Recommendation from Assets and Services Committee | Pages 6-38PE |
| F3. | Central Greytown Property: Recommendation from Assets and Services Committee | Pages 39-142PE |
| F4. | Recommendation from CEO Review Committee | Pages 143-160PE |

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 |
|--|---|---|
| Receipt of minutes from Public Excluded Committee (A&S 11 March 2021, WLS 24 March 2021) | 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: Recommendation from Assets and Services Committee | Good reason to withhold exists under section 7(2)(b)(ii), 7(2)(h) and 7(2)(i) | Section 48(1)(a) |
| Central Greytown Property: Recommendation from Assets and Services Committee | Good reason to withhold exists under section 7(2)(b)(ii), 7(2)(h) and 7(2)(i) | Section 48(1)(a) |
| Recommendation from CEO Review Committee | Good reason to withhold exists under section 7(2)(a) | 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:

| 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) |
| The withholding of the information is necessary to protect the privacy of natural persons, including that of deceased natural persons | Section 7(2)(a) |



SOUTH WAIRARAPA DISTRICT COUNCIL
Minutes from 10 February 2021

| | |
|------------------------------|---|
| Present: | Mayor Alex Beijen (Chair), Deputy Mayor Garrick Emms, Councillors Pam Colenso, Rebecca Fox, Leigh Hay, Brian Jephson, Pip Maynard, Alistair Plimmer, Ross Vickery and Brenda West (from 10:02am). |
| In Attendance: | Karen Yates (Policy and Governance Manager), Katrina Neems (Chief Financial Officer), and Suzanne Clark (Committee Advisor). Attendance via audio-visual link: Kim Kelly (Project Director – Wellington Regional Growth Strategy). |
| Conduct of Business: | The meeting was held in the Supper Room, Waihinga Centre, Texas Street, Martinborough and was conducted in public between 10:00am and 12:15pm except where expressly noted. |
| Public Participation: | Mike Gray and Warren Woodgyer. |

Open Section

Cr Emms read the Council affirmation.

A1. Apologies

*COUNCIL RESOLVED (DC2021/01) to accept apologies from Mr Harry Wilson.
(Moved Cr Emms/Seconded Cr Fox)*

Carried

A2. Conflicts of Interest

No conflicts of interest were declared.

A3. Acknowledgements and Tributes

Mayor Beijen acknowledged the passing and loss of Council officer Godwell Mahowa.

Cr Plimmer acknowledged the passing of John Hayes son in respect of Mr Hayes former position as the Wairarapa member of parliament.

Cr Fox acknowledged the passing of Helen Smith who was an active member of the Inner Wheels Club and the wider community.

Cr Maynard acknowledged the passing of George Aporo who was local mana whenua.

Mayor Beijen acknowledged Mr Nathan Maynard for representing Hau Arika Marae on the Māori Standing Committee, and Council on the Destination Wairarapa Board. Mr Maynard was pursuing a new job opportunity outside the Wairarapa.

A4. Public Participation

Mr Gray and Mr Woodgyer presented questions on the proposed 'Establishment of a Wellington Region Joint Committee' report as to value for money and ongoing costs, effects on local democracy due to centralisation, and the need for community engagement before agreeing to enter into a joint committee agreement.

A5. Actions from public participation

Discussion on the item from Mr Gray and Mr Woodgyer was deferred to agenda item C1 Establishment of Wellington Region Joint Committee.

A6. Extraordinary Business

There was no extraordinary business.

A7. Community Board/Māori Standing Committee Report from Meetings

There was no community board or Māori Standing Committee participation.

A8. Minutes for Confirmation

*COUNCIL RESOLVED (DC2021/02) that the minutes of the Council meeting held on 25 November 2020 are a true and correct record subject to the correction of the Public Participation section; specifically altering the name 'Kim Kelly' to 'Kim Hayes'.
(Moved Cr Colenso/Seconded Cr Plimmer)* Carried

*COUNCIL RESOLVED (DC2021/03) that the minutes of the Council meeting held on 17 December 2020 are a true and correct record.
(Moved Cr Plimmer/Seconded Cr Emms)* Carried

*COUNCIL RESOLVED (DC2021/04) that the minutes of the public excluded Council meeting held on 25 November 2020 can be received in public.
(Moved Cr Hay/Seconded Cr Jephson)* Carried

*COUNCIL RESOLVED (DC2021/05) that the public excluded minutes of the Council meeting held on 25 November 2020 are a true and correct record.
(Moved Cr Hay/Seconded Cr Fox)* Carried

A9. Notices of Motion

There were no notices of motion.

B Recommendations from Committees and Community Boards

B1. Minutes of Council Committees and Community Boards

Cr Plimmer outlined the rational leading to the Greytown Community Board recommendation to Council.

Members discussed the community board public participation proposal to plant trees on road reserve between the South Wairarapa towns and would await Council officer advice.

COUNCIL RESOLVED (DC2021/06):

1. To receive the Report.
(Moved Cr Fox/Seconded Cr Jephson) Carried
2. Receive the minutes of the Māori Standing Committee meeting 8 December 2020.
3. Receive the minutes of the Greytown Community Board meeting 9 December 2020.
4. Note the recommendation from the Greytown Community Board to review the funding criteria of the Grants Policy.
5. Receive the minutes of the Featherston Community Board meeting 15 December 2020.
6. Receive the minutes of the Assets and Services Committee meeting 16 December 2020.
7. Receive the minutes of the Planning and Regulatory Committee meeting 16 December 2020.
8. Receive the minutes of the Martinborough Community Board meeting 17 December 2020.
(Moved Cr Colenso/Seconded Cr Maynard) Carried

B2. Recommendations from Planning and Regulatory Committee

Mayor Beijen read amended recommendations for Council to consider. The recommendations had been revised to ensure clarity that an agreement to sell, the sale value, and the authority to stop the section of unformed road.

COUNCIL RESOLVED (DC2021/07):

1. To receive the Recommendations from Planning and Regulatory Committee Report.
(Moved Cr Fox/Seconded Cr Hay) Carried
2. To endorse the methodology used to establish the value of a 7000m² section of legal, unformed road reserve (part of Hickson Street) contained within the property at 185 Boundary Road, Featherston.
3. To agree to sell and transfer that section of road to the owner of 185 Boundary Road, Featherston for the price of \$53,550 and all other costs relating to the stopping of the road, sale and transfer to be met by the purchaser.

4. To stop that section of road in accordance with Section 342 and Schedule 10 of the Local Government Act 1974.

(Moved Cr West/Seconded Cr Vickery)

Carried

C Decision Reports from Chief Executive and Staff

C1. Establishment of a Wellington Region Joint Committee

Ms Kelly outlined the background to the proposal for Council to establish a joint regional committee, and emphasised the need for one formal regional voice. Members discussed the potential consequences of not establishing the committee, Wairarapa representation, engagement with iwi on the initiative, committee and project funding, inclusion of Horowhenua and funding share arrangements, commitment from other councils, discharging the Wellington Regional Strategy Committee, and public consultation of the Wellington Regional Growth Framework. Members agreed to appoint an alternate to the Committee at a later date.

COUNCIL RESOLVED (DC2021/08):

1. To receive the Establishment of a Wellington Region Joint Committee Report.
(Moved Cr Fox/Seconded Cr Jephson) Carried
2. To approve the Wellington Regional Leadership Committee Joint Committee Agreement (referred to in, and attached to, the Report) and the Council's entry into it.
3. To authorise the Mayor to sign, on behalf of the Council, the Joint Committee Agreement.
4. To note that the Joint Committee will adopt a memorandum of understanding which will set out the principles that guide the Joint Committee's work and the approach that the Joint Committee will take.
5. To appoint and establish the Wellington Regional Leadership Committee as a joint committee under clause 30(1)(b) of Schedule 7 of the Local Government Act 2002 on the terms set out in the Joint Committee Agreement and with effect from the date that the Joint Committee Agreement is signed by all local authority parties.
(Moved Cr Jephson/Seconded Cr Hay) Carried
6. To appoint the Mayor to the Joint Committee, with effect from the date that the Joint Committee is established.
7. To appoint a councillor as an alternate to be a member of the Joint Committee and attend meetings in exceptional circumstances where the Mayor is unable to attend.
(Moved Cr Vickery/Seconded Cr Maynard) Carried
8. To note that the Joint Committee is a joint committee of all of the local authorities that are parties to the Wellington Regional Leadership Committee Joint Committee Agreement and includes members representing iwi and the Crown.
9. To make the following delegations to the Joint Committee:

- a. Approval of all plans and implementation programmes necessary to fulfil the specific responsibilities of the Joint Committee, including:
 - i. Wellington Regional Growth Framework and the Wellington Regional Growth Framework Implementation Plan
 - ii. Regional Economic Development Plan
 - iii. Regional Economic Recovery Implementation Plan
 - b. Approval of all submissions and advocacy statements necessary to fulfil the specific responsibilities of the Joint Committee.
- 10. Note that the Wellington Regional Strategy Committee is likely to be disestablished in the future, with the disestablishment process to be confirmed.

(Moved Cr Maynard/Seconded Cr Fox)

Carried

The meeting adjourned at 11:15am.

The meeting reconvened at 11:30am.

C2. Adoption of the Wairarapa Solid Waste Management and Minimisation Bylaw 2021

Councillors Colenso, Emms and Plimmer updated Council on the Bylaw hearings and deliberations, noting general support from the community. Members discussed making resources available for event managers to simplify compliance and encourage event recycling and a future review of control 2.9 in order to reduce the estimated value of building work in order to trigger the requirement for a construction site and demolition waste management plan more widely.

COUNCIL RESOLVED (DC2021/09):

- 1. To receive the Adoption of the Wairarapa Solid Waste Management and Minimisation Bylaw 2021 Report.
- 2. To receive Report 002/21 of the Wairarapa Policy Working Group Proposed Wairarapa Solid Waste Management and Minimisation Bylaw Deliberations held at the Carterton Events Centre on Wednesday, 20 January 2021;

(Moved Cr Plimmer/Seconded Cr Maynard)

Carried

- 3. To adopt the final Wairarapa Solid Waste Management and Minimisation Bylaw and Bylaw Controls 2021 (Attachments 1 and 2) as recommended by the Wairarapa Policy Working Group, with the following amendment, and subject to adoption by the Carterton and Masterton District Councils:

Clause 6 Interpretation

- a. Add the following waste hierarchy definition as an additional reference: “a list of waste management options with decreasing priority – usually shown as reduce, reuse, recycle, reprocess, treat, dispose.”

(Moved Cr Plimmer/Seconded Cr Colenso)

Carried

4. To agree to the following recommendations made by the Wairarapa Policy Working Group, and subject to agreement by the Carterton and Masterton District Councils:
- a. Council will ensure that the compliance, monitoring and enforcement of the Wairarapa Solid Waste Management and Minimisation Bylaw and Bylaw Controls 2021 are sufficiently resourced;
 - b. Council will consider possible incentives and support for diversion when developing the regional licensing fee structure;
 - c. The diversion of resources from landfill operations will be considered when developing the waste operator licensing framework;
 - d. Council will ensure that there is information available and communicated to operators clarifying that the waste operator licensing in the Wairarapa Solid Waste Management and Minimisation Bylaw 2021 is additional licensing to the offensive trade licensing;
 - e. Council will continue to encourage all event managers to consider waste minimisation and will provide advice and assistance with recycling and waste bin hire;
 - f. Council will continue to better promote and educate on the benefits of waste minimisation plans for events of all sizes;
 - g. Council will look at ways in which better waste management and minimisation education and promotion can be targeted at the building/construction sector;
 - h. Council will look at ways to better provide waste management and minimisation education and promotion for businesses and the wider community;
 - i. Council will look at ways to better promote and provide education about recyclable materials for hardcopy advertising/mail;
 - j. Council will encourage residents to use signage on their letterboxes to reduce the receipt of unaddressed mail or advertising mail.

(Moved Cr Plimmer/Seconded Cr Fox)

Carried

5. To agree to the following recommendations made by the Wairarapa Policy Working Group, and subject to agreement by the Carterton and Masterton District Councils, regarding the scheduled Wellington Region Waste Management and Minimisation Plan 2017-23 Review:
- a. That the issue of banning unaddressed mail and advertising material (including inserts in community newspapers) is considered as part of the scheduled Wellington Region Waste Management and Minimisation Plan 2017-23 review;
 - b. that the event definition in Clause 6 Interpretation and Clause 12 Events of the Wairarapa Solid Waste Management and Minimisation Bylaw 2021 be considered as part of the scheduled Wellington Region Waste Management and Minimisation Plan 2017-23 Review, with a view to reducing the number of event attendees required to trigger an event waste minimisation plan and waste analysis report;

- c. that Clause 2.9 Construction Site and Demolition Waste Management Plans of the Wairarapa Solid Waste Management and Minimisation Bylaw Controls 2021 be considered as part of the scheduled Wellington Region Waste Management and Minimisation Plan 2017-23 Review, with a view to reducing the value required to submit a Construction Site and Demolition Waste Management Plan.

(Moved Cr Plimmer/Seconded Cr Maynard)

Carried

D Information Reports

D1. Action Items

COUNCIL RESOLVED (DC2021/10) to receive the Action Items Report.

(Moved Cr Vickery/Seconded Cr Fox)

Carried

E Chairpersons Report

E1. Chairpersons Report

Mayor Beijen discussed meetings held with Cobblestones Museum, Uber Urban Ltd, the Wairarapa Mayors and Lee Malneek with councillors. Councillors agreed that officers should investigate solid waste contract implications with regards to recycled glass diversion to a local crushing facility.

Members discussed the Local Electoral Amendment Bill and attendance at the Local Government Conference.

The Destination Wairarapa appointment recommendation was altered to allow an appointment to be made outside the previously agreed list, and to provide for consultation with councillors before the appointment was made.

COUNCIL RESOLVED (DC2021/11):

1. To receive the Mayor's Report.
2. To delegate to the Mayor the authority to appoint a SWDC representative to the Destination Wairarapa Board following consultation with councillors.

(Moved Cr Emms/Seconded Cr Hay)

Carried

COUNCIL RESOLVED (DC2021/12) that Council officers consider the feasibility of a South Wairarapa operated glass crushing facility.

(Moved Cr Hay/Seconded Cr Jephson)

Carried

Confirmed as a true and correct record

.....(Mayor)

.....(Date)

SOUTH WAIRARAPA DISTRICT COUNCIL

7 APRIL 2021

AGENDA ITEM B1

MINUTES OF COUNCIL COMMITTEES AND COMMUNITY BOARDS

Purpose of Report

To present Council with reports and minutes of Council committees and community boards.

Recommendations

Officers recommend that the Council:

1. *Receive the information.*
2. *Receive the minutes of the Māori Standing Committee meeting 16 February 2021.*
3. *Receive the minutes of the Greytown Community Board meeting 17 February 2021.*
4. *Receive the minutes of the Featherston Community Board meeting 23 February 2021.*
5. *Receive the minutes of the Finance, Audit and Risk Committee meeting 24 February 2021.*
6. *Receive the minutes of the Wairarapa Combined District Plan Joint Committee meeting 25 February 2021*
7. *Receive the minutes of the Martinborough Community Board meeting 25 February 2021.*
8. *Receive the minutes of the Assets and Services Committee meeting 11 March 2021.*
9. *Receive the minutes of the Planning and Regulatory Committee meeting 17 March 2021.*
10. *Receive the minutes of the Wairarapa Library Service Joint Committee meeting 24 March 2021 (to be tabled).*

1. Executive Summary

Minutes of recent meetings are presented to Council for information. The Chair may ask for comment on the content, but no comment can be received in this forum with regards to the accuracy of the minutes.

2. Appendices

Appendix 1 - Māori Standing Committee meeting 16 February 2021
 Greytown Community Board meeting 17 February 2021
 Featherston Community Board meeting 23 February 2021
 Finance, Audit and Risk Committee meeting 24 February 2021
 Wairarapa Combined District Plan Joint Committee meeting 25
 February 2021
 Martinborough Community Board meeting 25 February 2021
 Assets and Services Committee meeting 11 March 2021
 Planning and Regulatory Committee meeting 17 March 2021

Contact Officer: Suzanne Clark, Committee Advisor
Reviewed By: Harry Wilson, Chief Executive Officer

Appendix 1

- Māori Standing Committee meeting 16 February 2021
- Greytown Community Board meeting 17 February 2021
- Featherston Community Board meeting 23 February 2021
- Finance, Audit and Risk Committee meeting 24 February 2021
- Wairarapa Combined District Plan Joint Committee meeting 25 February 2021
- Martinborough Community Board meeting 25 February 2021
- Assets and Services Committee meeting 11 March 2021
- Planning and Regulatory Committee meeting 17 March 2021



MĀORI STANDING COMMITTEE Minutes from 16 February 2021

| | |
|-----------------------------|---|
| Present: | Narida Hooper (Chair), Karen Mikaera (via audio-visual conference), Teresa Aporo, Suzanne Murphy, Toni Kerr (from 6.34pm) Andrea Rutene, Gilles Baker (from 6.20pm; membership pending) Mayor Alex Beijen, Councillor Garrick Emms, Councillor Pip Maynard. |
| In Attendance: | Harry Wilson (Chief Executive) and Karen Yates (Policy and Governance Manager) |
| Also in Attendance: | Marc Van de Loo via audio-visual conference (Featherston Sports Hub) |
| Conduct of Business: | The meeting was held in the Supper Room, Waihinga Centre, Texas Street, Martinborough. The meeting was conducted in public between 6:00pm and 7.59pm. |

PUBLIC BUSINESS

Members opened with a karakia.

EXTRAORDINARY BUSINESS

Ms Hooper explained that a late application for financial assistance had been received and asked the Committee to consider the application as an additional agenda item.

MSC RESOLVED (MSC 2021/01) to consider the Extraordinary Financial Assistance Report directly after agenda item 7.5, the Financial Assistance Report. The report is late as the grant application was submitted to Council after the closing date and the applicant had stated that consideration cannot wait until the next meeting because they are short of essential equipment due to increased junior team numbers.

(Moved Cr Maynard/Seconded Murphy)

Carried

1. APOLOGIES

MSC RESOLVED (MSC 2020/02) to receive apologies from Councillor Jephson and lateness apologies from Toni Kerr.

(Moved Hooper/Seconded Murphy)

Carried

Carlene Te Tau tendered her apologies for the meeting but they were not presented for acceptance at the meeting.

2. CONFLICTS OF INTEREST

There were no conflicts of interest declared.

3. ACKNOWLEDGMENTS AND TRIBUTES

Ms Hooper paid tribute to Godwell Mahowa, an SWDC staff member, who had recently passed away and members honoured Godwell through a minute's silence.

4. PUBLIC PARTICIPATION

4.1 Marc Van de Loo – Application for Financial Assistance

Mr Van de Loo spoke in support of application for financial assistance from Featherston Sports Hub to contribute towards the costs of new uniforms and equipment for Featherston junior netball and rugby players.

5. ACTIONS FROM PUBLIC PARTICIPATION

5.1 Marc Van de Loo – Application for Financial Assistance

The application for financial assistance would be considered under agenda item 7.5, the Extraordinary Financial Assistance Report.

6. MINUTES FOR CONFIRMATION

6.1 Māori Standing Committee – 8 December 2020

MSC RESOLVED (MSC 2021/03) that the minutes of the Māori Standing Committee meeting held on 8 December 2020 be confirmed as a true and correct record.

(Moved Cr Emms/Seconded Aporo)

Carried

7. OPERATIONAL REPORTS – COUNCIL OFFICERS

7.1 Election of Māori Standing Committee Deputy Chairperson Report

Members discussed the role of the deputy chair and opted to defer electing a deputy chair to allow further time to consider putting forth nominations.

MSC RESOLVED (MSC 2021/04) to:

1. Receive the Election of Māori Standing Committee Deputy Chairperson Report.
2. Defer consideration of the Election of Māori Standing Committee Deputy Chairperson Report until the next Māori Standing Committee meeting.

(Moved Murphy/Seconded Rutene)

Carried

MSC NOTED:

Action 34: Draft a letter to Māori Standing Committee representatives on behalf of the Chair for consideration of nominations for a Deputy Chairperson, K Yates.

Gillies Baker of Papawai Marae joined the meeting at 6.20pm and members did a round table of introductions.

7.2 Officers' Report

Mr Wilson responded to questions on consultation of the spatial plan; a workshop would be held with the committee and community boards ahead of the public consultation process.

Mr Wilson spoke to matters as outlined in the report and updated members on the spatial and long-term plans, work occurring to ensure compliance with water drinking standards, plans to repair leaks in the network, SWDC's involvement in the Kuranui Gym project and the Water Reform Request for Information, and provided an overview of the three waters and resource management reforms.

Mr Wilson updated members that the Manganese Reduction Plant was now live, responded to questions on the Waihinga Centre lessons learned and undertook to provide an update of when replanting would occur at Lake Ferry.

MSC RESOLVED (MSC 2021/05) to receive the Officer's Report.

(Moved Mayor Beijen/Seconded Cr Maynard)

Carried

7.3 Action Items Report

Members discussed the process for appointing new committee members and electing a Chair, progress made on drafting the Terms of Reference, timing of undertaking a cultural audit, input into the treatment of Featherston's wastewater, the [draft consent application for the Wakamoekau Community Water Storage Scheme](#), and the carving of a pou at the Tauherenikau River crossing.

MSC NOTED:

Action 35: Arrange a workshop for the committee to review the draft Māori Standing Committee Terms of Reference, K Yates and N Hooper.

Action 36: Secure Engaging Well to undertake a cultural audit, K Yates.

MSC RESOLVED (MSC 2021/06) to receive the Action Items Report.

(Moved Cr Maynard/Seconded Murphy)

Carried

7.4 Income and Expenditure Report

Members discussed potential training opportunities; decisions on specific training for members would be held over until the Terms of Reference are finalised.

Members also discussed the allocation of grants as set out in the budget and remaining funds available for distribution. Ms Yates would confirm whether the format of the Income and Expenditure Statement could be amended.

MSC RESOLVED (MSC 2021/07) to receive the Income and Expenditure Statement for the period 1 July 2020 – 31 December 2020.

(Moved Rutene/Seconded Aporo)

Carried

7.5 Financial Assistance Report

Members assessed the grant applications against the criteria and the application from Greytown Junior Football Club was declined on the basis of not aligning strongly enough to the community outcomes.

Ms Hooper noted the grant criteria is new and there would be an opportunity to refine the criteria at the scheduled 12-month review period.

MSC RESOLVED (MSC 2021/08):

1. To receive Application for Financial Assistance Report.
(Moved Mayor Beijen/Seconded Cr Maynard) Carried
2. To decline funding Greytown Junior Football Club \$1,000 to contribute to the costs of upgrading its football goals and write a letter to the club to explain the reasons for declining the application.
(Moved Mikaera/Seconded Murphy) Carried

MSC RESOLVED (MSC 2021/09):

1. To receive Application for Financial Assistance Report.
(Moved Cr Maynard/Seconded Aporo) Carried
2. To approve funding Featherston Sports Hub \$1,000 to contribute to the costs of new uniforms and equipment for Featherston junior netball and rugby players.
(Moved Rutene/Seconded Aporo) Carried

8. CHAIRPERSON REPORT

8.1 Chairperson Report

MSC RESOLVED (MSC 2021/10):

1. To receive the Chairperson Report.
(Moved Cr Maynard/Seconded Mikaera) Carried
2. To reimburse Narida Hooper, Chair of the Māori Standing Committee, \$200 for koha on behalf of the committee to the family for the bereavement of Godwell Mahowa, a SWDC staff member; to be funded from Awhinahia pou of the operating budget.
(Moved Cr Emms/Seconded Aporo) Carried

9. MEMBER REPORT

9.1 Member Report from Karen Mikaera

Ms Mikaera spoke to matters as outlined in her report and requested the creeks and riverbeds at bridges on route to Matakītaki be sign posted. The names would be reconciled to ensure correctness and consideration of sign posting would be held over until the correctness of names had been confirmed.

MSC RESOLVED (MSC 2021/11) to receive the Member Report.

(Moved Murphy/Seconded Rutene)

Carried

MSC NOTED:

Action 37:

1. Provide council with the list of names of creeks and rivers at bridges on route to Matakītaki as far as the lighthouse for the purpose of cross-checking against council records, K Mikaera.

2. Advise of the process to correct names of creeks and rivers should any corrections be required, E Stitt.

Members closed with a karakia.

The meeting closed at 7.59pm.

Confirmed as a true and correct record

.....Chairperson

.....Date



- Present:** Ann Rainford (Chair), Shelley Symes, Simone Baker, Graeme Gray, Councillor Alistair Plimmer, Aimee Clouston (youth representative) and Mayor Alex Beijen (until 8:10pm).
- In Attendance:** Euan Stitt (Group Manager Partnerships and Operations) and Suzanne Clark (Committee Advisor).
- Conduct of Business:** The meeting was conducted in public in the WBS Room, Greytown Town Centre on 17 February 2021 between 6:00pm and 8:55pm.
- Public Participants:** Lee Carter

1. EXTRAORDINARY BUSINESS

GCB RESOLVED (GCB 2021/01) to consider moving funds from the beautification fund to the grants fund; and to consider expenditure on Anzac Day flags as extraordinary items of business under the Chair's Report.

(Moved Symes/Seconded Baker)

Carried

Members agreed to discuss how to increase public participation at meetings under the Chair's Report.

2. APOLOGIES

GCB RESOLVED (GCB 2021/02) to receive apologies from Councillor Fox.

(Moved Cr Plimmer/Seconded Gray)

Carried

3. CONFLICTS OF INTEREST

There were no conflicts of interest declared.

4. ACKNOWLEDGMENTS AND TRIBUTES

Cr Plimmer acknowledged the passing of John Hayes son in respect of Mr Hayes former position as the Wairarapa member of parliament.

Mrs Rainford acknowledged the passing of Helen Smith who was an active member of the Inner Wheels Club and the wider community.

5. PUBLIC PARTICIPATION

Mrs Carter thanked members for advocating on behalf of Moiki road residents for a meaningful road name within the new Moiki Road subdivision. Mrs Carter acknowledged Murray Cole, the developer, for agreeing to property owners' preferred name and Ms Yates for the Council officer's report to the Board. Mrs Carter asked when the road name would be confirmed and requested the Community Board preapprove more road names to cover all areas of the Greytown ward.

6. ACTIONS FROM PUBLIC PARTICIPATION

Officers undertook to advise Mrs Carter the process and timing for 'Manukawiri Way' to move through official processes. Mrs Rainford undertook to seek suggestions for further road names that met Council policy via the Grapevine.

9.7 Naming of a New Road at Moiki Road, in Greytown (item moved)

GCB RESOLVED (GCB 2021/03):

1. To receive the proposed naming of the proposed private road at Moiki Road Greytown Report.
(Moved Symes/Seconded Baker) Carried
2. To approve the name 'Manukawiri Way' for the proposed private road at Moiki Road Greytown.
(Moved Symes/Seconded Cr Plimmer) Carried

7. COMMUNITY BOARD MINUTES

7.1 Greytown Community Board Minutes – 9 December 2020

GCB RESOLVED (GCB 2021/04) that the minutes of the Greytown Community Board meeting held on 9 December 2020 be confirmed as a true and correct record.

(Moved Gray/Seconded Baker) Carried

8. REPORT FROM COMMITTEES

8.1 Tree Advisory Group

There was no report from the Tree Advisory Group.

9. CHIEF EXECUTIVE AND STAFF REPORTS

9.1 Officers' Report

GCB RESOLVED (GCB 2021/05) to receive the Officers' Report.

(Moved Rainford/Seconded Cr Plimmer) Carried

9.2 **Action Items Report**

Members requested a progress report on renaming Underhill Road and discussed Greytown Main Street safety and beautification and linkages with the Spatial Plan, NZTA feedback on a tree avenue proposed at a recent meeting, welcome to Greytown signs, attendance at the Board by the Community Development Coordinator and potential funding sources for museums.

GCB RESOLVED (GCB 2021/06) to receive the Action Items Report.

(Moved Symes/Seconded Cr Plimmer)

Carried

9.3 **Income and Expenditure Report**

GCB RESOLVED (GCB 2021/07) to receive the Income and Expenditure Statement for the period 1 July 2020 – 31 December 2020.

(Moved Gray/Seconded Shelley)

Carried

9.4 **Applications for Financial Assistance**

GCB RESOLVED (GCB 2021/08):

1. To receive the Application for Financial Assistance Report.

(Moved Symes/Seconded Plimmer)

Carried

2. To decline the grant application from Digital Seniors as Greytown have their own seniors programme through Kuranui College and Council have already funded the Digital Seniors programme.

(Moved Cr Plimmer/Seconded Baker)

Carried

3. To approve granting Greytown Junior Football Club funding of \$1,000 to contribute to the cost of replacing its football goals.

(Moved Symes/Seconded Gray)

Carried

4. To note that South Wairarapa Rotary Club has withdrawn its application for funding of \$1,000 to contribute to the costs of the 2020 Greytown Christmas Parade.

(Moved Symes/Seconded Baker)

Carried

5. To agree its dates for consideration of Greytown Community Board grants in 2021 be 14 April, 4 August, and 24 November.

(Moved Cr Plimmer/Seconded Symes)

Carried

6. To delegate to the Chief Executive the ability to update the Greytown Community Board grant application form with funding round dates for 2021.

(Moved Symes/Seconded Cr Plimmer)

Carried

9.5 **Financial Assistance Accountability Report**

GCB RESOLVED (GCB 2021/09) to receive the Financial Assistance Accountability Report.

(Moved Cr Plimmer/Seconded Symes)

Carried

9.6 **Community Board Conference Report**

Members noted that Council conference funding was at capacity and delegate attendance would need to be funded from the Community Board budget. As none of the members were available and Mrs Rainford had been previously, the Board elected not to send a delegate.

GCB RESOLVED (GCB 2021/10):

1. To receive the Community Board Conference Report.

(Moved Symes/Seconded Baker)

Carried

2. That the Community Board would not send a delegate to the 2021 Community Board Conference.

(Moved Baker/Seconded Symes)

Carried

10. **CHAIRPERSON REPORT**

10.1 **Chairperson Report**

Members discussed the Anzac flag proposal from Cr Fox and moving money across cost centres. The Community Board budget linking priority spend areas to the Community Board Strategic Plan was discussed.

Members agreed to financially support the Menz Shed for erecting and removing Main Street flags, an appropriate koha for Papawai Marae for the upcoming community meeting, the Gina Jones flag design, and an upcoming wheels park meeting.

Mr Stitt advised that Council were awaiting a safety report from NZTA, but that Council would be to actively consult with local business before Greytown town centre parking spaces were removed. Water leaks across the district were down to 17%.

Members discussed ways to make the Community Board meetings more relevant by engaging the community. Council officers undertook to review Greytown green space funding and maintenance.

Cr Plimmer advised that Council officers had been asked to review landholdings; there was potential for low cost housing to be developed.

Members discussed the proposal from Greytown Heritage Trust and noted the Community Board would be progressing safety proposals with Council officers,

but supported the seating proposal in principle subject to a sketch of proposed seat locations being provided.

GCB RESOLVED (GCB 2021/11):

1. To put aside \$2,000 plus GST from the Beautification Fund for flags for Anzac Day.
2. To request that Cr Fox put forward some flag designs with a final decision on the design to be agreed outside the meeting.

(Moved Rainford/Seconded Symes)

Carried

GCB RESOLVED (GCB 2021/12) that \$4,000 from the Beautification Fund is moved to the Grants Fund.

(Moved Rainford/Seconded Gray)

Carried

GCB RESOLVED (GCB 2021/13):

1. To receive the Chair's Report.
2. To agree to pay a \$100 koha to Papawai Marae for a meeting to be held with the Marae, to be funded from the Operating Budget.
(Moved Cr Plimmer/Seconded Gray) Carried
3. To approve \$1,920 plus GST to commission Gina Jones to provide artwork for a third set of flags for Greytown's Main Street, to be funded from the Beautification Fund.
(Moved Cr Plimmer/Seconded Symes) Carried
4. To agree to donate \$300, funded from the Beautification Fund, to the Greytown Menz Shed for their continued support throughout the 2021 year to erect and take down flags on Greytown's Main Street.
(Moved Cr Plimmer/Seconded Symes) Carried
5. Action 1: Provide a report on potential changes to the public forum and standing orders to make public participation more accessible; K Yates
6. Action 2: Provide assurances that the Greytown maintenance schedule and budget for parks and reserves is the same as the other towns; E Stitt
7. Action 3: Provide a report on what actions can be taken to improve the safety of residents on the Greytown Main Street (i.e. removal of parking spaces to increase visibility exiting side streets, closing the top of McMaster Street, moving pedestrian crossings; E Stitt

11. NOTICES OF MOTION

There were no notices of motion.

12. MEMBER REPORTS (INFORMATION)

Councillor reports were given under the Chair's Report.

13. CORRESPONDENCE

There was no correspondence.

The meeting closed at 8:55pm.

Confirmed as a true and correct record

.....Chairperson

.....Date



Minutes – 23 February 2021

- Present:** Mark Shepherd (Chair), Claire Bleakley, Jayson Tahinurua, Councillor Garrick Emms (to 8.39pm) and youth representatives Ana Souto and Isla Richardson.
- In Attendance:** Mayor Alex Beijen (to 8.35pm), Russell O’Leary (Group Manager Planning and Environment) and Steph Dorne (Committee Advisor).
- Conduct of Business:** The meeting was conducted in public in Kiwi Hall, 62 Bell Street, Featherston between 7:02pm and 8.58pm.
- Also in Attendance:** Perry Cameron and Mike Gray.

1. EXTRAORDINARY BUSINESS

There was no extraordinary business.

2. APOLOGIES

FCB RESOLVED (FCB 2021/01) to receive apologies from Sophronia Smith.

(Moved Shepherd/Seconded Bleakley)

Carried

3. CONFLICTS OF INTEREST

There were no conflicts of interest declared.

4. ACKNOWLEDGMENTS AND TRIBUTES

Mr Shepherd paid tribute to Godwell Mahowa, a SWDC staff member, who had recently passed away.

5. PUBLIC PARTICIPATION

5.1 Perry Cameron – Submission to NZTA regarding speed limits and a heavy traffic bypass

Mr Cameron informed members of a submission he made to NZTA advocating for a common speed limit through the Wairarapa towns connected by State Highway 2 and a heavy traffic bypass for Featherston’s Main Street. Mr Cameron requested the Board support these proposals or an alternative solution to reduce heavy traffic through Featherston.

5.2 Mike Gray – Community Board Futures

Mr Gray spoke of the recommendations pertaining to community boards from the report ‘Serving New Zealand?’ - a 2018 survey conducted by Callum and David Hammond. Mr Gray expressed the view that it is important that community boards be familiar with the recommendations

of the report and be able to respond to questions on the role of community boards in local democracy and the opportunities for the future role of community boards in case of a local government restructure.

6. ACTIONS FROM PUBLIC PARTICIPATION

FCB NOTED:

Action 21: Hold a Featherston Community Board workshop with Mike Gray to discuss the role of and opportunities for the future role of community boards, FCB.

7. COMMUNITY BOARD MINUTES

7.1 Featherston Community Board Minutes – 15 December 2020

FCB RESOLVED (FCB 2021/02) that the minutes of the Featherston Community Board meeting held on 15 December 2020 be confirmed as a true and correct record subject to the correction of the minutes to record Claire Bleakley's vote against the motion under item 8.9 to adopt an eight-weekly cycle of meetings for the Featherston Community Board.

(Moved Tahinurua /Seconded Bleakley)

Carried

8. CHIEF EXECUTIVE AND STAFF REPORTS

8.1 Officers' Report

Mr O'Leary responded to questions on the Featherston Tiny Homes/Brookside recourse consent in relation to the number of dwellings permitted. Members discussed dwelling density in respect to pressures on infrastructure and Mr O'Leary advised of growth planning considerations.

FCB RESOLVED (FCB 2021/03) to receive the Officers' Report.

(Moved Bleakley/Seconded Shepherd)

Carried

8.2 Action Items Report

Members reviewed the actions items and Mr Shepherd updated members on progress made with the 'Welcome to Featherston' sign as outlined in the Chairperson Report.

FCB RESOLVED (FCB 2021/04) to receive the Action Items Report.

(Moved Shepherd/Seconded Tahinurua)

Carried

8.3 Income and Expenditure Report

Members discussed the printing of flag designs for FlagTrax. There were some issues with printing to required specifications that were being worked through.

FCB RESOLVED (FCB 2021/05) to:

1. Receive the Income and Expenditure Statement for the period 1 July 2020 – 31 January 2021.

(Moved Tahinurua/Seconded Bleakley)

Carried

2. Approve an additional \$92.39, in addition to the \$600 already approved, for the Featherston Christmas Parade Traffic Safety Plan.

(Moved Cr Emms/Seconded Shepherd)

Carried

8.4 Financial Assistance Report

FCB RESOLVED (FCB 2021/06):

1. To receive the Financial Assistance Report.
(Moved Shepherd/Seconded Tahinurua) Carried
2. To approve funding Wairarapa Gateway Business Group \$480 for the cost of webhosting for the Featherston community website.
(Moved Bleakley/Seconded Tahinurua) Carried
3. To approve funding Featherston Information Centre \$400 for running expenses of the Centre on the condition that the Centre discusses with the Board its future funding plans beyond the six-month period covered by this grant.
(Moved Cr Emms/Seconded Bleakley) Carried
4. To decline funding Greytown Junior Football Club \$500 to contribute to the costs of football goals due to the limited involvement of the Featherston community.
(Moved Bleakley/Seconded Tahinurua) Carried

8.5 Financial Assistance Accountability Report

FCB RESOLVED (FCB 2021/07) to receive the Financial Assistance Accountability Report.

(Moved Tahinurua/Seconded Bleakley) Carried

8.6 Community Boards Conference 2021 Report

Mr Shepherd advised that Council conference funding was at capacity and attendance would need to be funded from the Community Board budget. The Board elected to send one delegate and as members present had either been before or recently attended training members undertook to confirm if Sophronia Smith would like to attend. Alternatively one of the youth representatives would be offered the opportunity.

FCB RESOLVED (FCB 2021/08):

1. To receive the Community Boards Conference 2021 Report.
(Moved Shepherd/Seconded Tahinurua) Carried
2. To agree to fund one community board member to attend the 2021 Community Boards Conference with an associated commitment of up to \$2,155, to be funded from the operating budget.
(Moved Bleakley/Seconded Shepherd) Carried

9. NOTICES OF MOTION

There were no notices of motion.

10. CHAIRPERSONS REPORT

10.1 Chairperson Report

Mr Shepherd updated members on discussions had surrounding the feasibility and cost of WiFi and security cameras along Fitzherbert Street. Members discussed costs, number of cameras, privacy considerations,

access and monitoring. Further discussions were needed with involved parties if it were to go ahead.

Members discussed the safety of the proposed wind break blinds, the potential to reuse the blinds in an alternative location should the land not remain vacant in the future, and costs of alternative designs.

FCB RESOLVED (FCB 2021/09):

1. To receive the Chairperson Report.
(Moved Tahinurua/Seconded Bleakley) Carried
2. To agree to contribute up to \$2,225, funded from the Beautification Fund, towards the cost of manufacturing roll down blinds for the Featherston Town Square.
(Moved Shepherd/Seconded Tahinurua) Carried

Claire Bleakley abstained

11. MEMBER REPORTS (INFORMATION)

11.1 Member Report

Mrs Bleakley requested early planning of the traffic management plan for the next Christmas parade and members discussed seeking a generic plan for future years.

Mrs Bleakley updated members of a meeting she attended to discuss effective local democracy and a workshop would be held.

Members discussed performance of Wellington Water Ltd and impacts associated with the quarry activity occurring as permitted under the Greater Wellington Regional Council resource consent.

Mayor Beijen left the meeting at 8.35pm.

Councillor Emms left the meeting at 8.39pm.

Members discussed putting their concerns surrounding the Quarry consent in writing and wanted to work with officers to address these. Mr O'Leary advised of the process for reviewing consents through judicial review.

Mrs Bleakley requested the Board accept the offer to meet with Bruce Hore to discuss the potential use of a recently approved herbicide.

Members agreed and Mrs Bleakley undertook to make arrangements.

FCB RESOLVED (FCB 2021/10) to receive the Member Report.

(Moved Shepherd/Seconded Tahinurua) Carried

12. CORRESPONDENCE

There was no correspondence.

The meeting closed at 8.58pm.

Confirmed as a true and correct record

.....**Chairperson**

.....**Date**



FINANCE, AUDIT AND RISK COMMITTEE
Minutes from 24 February 2021

| | |
|-----------------------------|---|
| Present: | Councillors Leigh Hay (Chair), Garrick Emms, Brian Jephson, Brenda West, Mayor Alex Beijen and independent member Kit Nixon. |
| In Attendance: | Katrina Neems (Chief Financial Officer), Suzanne Clark (Committee Advisor) and Russell O’Leary (for part only). |
| Conduct of Business: | The meeting was held in the Supper Room, Waihinga Centre, Texas Street, Martinborough and was conducted in public between 10:00am and 11:45am except where expressly noted. |

Open Section

A1. Apologies

Attendance apologies were received from Karen Yates (Policy and Governance Manager) and Anna Nielson (Destination Wairarapa).

A2. Conflicts of Interest

There were no conflicts of interest declared.

A3. Public Participation

There was no public participation.

A4. Actions from Public Participation

There were no actions from public participation.

A5. Extraordinary Business

The Chair advised that a verbal update from officers on the Strategic Risk Register would be added to the agenda as item B4.

A6. Minutes for Confirmation

FINANCE, AUDIT AND RISK RESOLVED (FAR2021/01) to confirm that the Finance, Audit and Risk Committee minutes from the meeting held 21 October 2020 are a true and correct record.

(Moved Cr Hay/Seconded Cr West)

Carried

FINANCE, AUDIT AND RISK RESOLVED (FAR2021/02) that the public excluded minutes of the Finance, Audit and Risk Committee meeting held on 21 October 2020 be received in public.

(Moved Cr Hay/Seconded Cr Jephson)

Carried

FINANCE, AUDIT AND RISK RESOLVED (FAR2021/03) to confirm that the public excluded Finance, Audit and Risk Committee minutes from the meeting held 21 October 2020 are a true and correct record.

(Moved Cr West/Seconded Cr Colenso)

Carried

A7. Notices of Motion

There were no notices of motion.

B Information and Verbal Reports from Chief Executive and Staff

B1. Corporate Services Report

Members discussed investing in NZ owned banks and investment exceedance levels. Officers' challenges to meet Investment Policy requirements while still managing cash flow and investment returns and minimising risk was considered.

Cr Emms left the meeting at 10:14am.

Cr Emms returned to the meeting at 10:16am.

Cr Vickery left the meeting at 10:17am.

Cr Vickery returned to the meeting at 10:19am.

Members discussed the rates arrears, the average cost of borrowing and debt cap, LGOIMA requests and the cost to respond, the financial reports, the Provincial Growth Fund Featherston Community Centre project, collection of rates on behalf of Greater Wellington Regional Council (GWRC), and depletion of infrastructure reserves.

FINANCE AUDIT AND RISK COMMITTEE RESOLVED (FAR2021/04):

1. To receive the Corporate Services Report.

(Moved Cr West/Seconded Mayor Beijen)

Carried

2. Action 9: Review LGOIMA data to determine if there are requester or topic trends; K Yates
3. Action 10: Advise the FAR Committee how the Featherston Community Centre overspend will be funded; K Neems

The meeting adjourned at 11:15am.
The meeting reconvened at 11:20am.

B2. Action Items Report

Cr Hay requested that progressing the strategic risk register was given a higher level of importance and that it was provided to members at every meeting.

FINANCE AUDIT AND RISK COMMITTEE RESOLVED (FAR2021/05):

1. To receive the Action Items Report.
(*Moved Cr Colenso/Seconded Cr Vickery*) Carried
2. Action 11: Provide the FAR Committee with a catalogue of Council policies alongside their review date; K Yates
3. Action 12: Revise action 248 to read “Assess the risk to Council of central government mandated increases to solid waste levies and the ability of Council to change processes to manage landfill contracts, expenditure and revenue alongside promotion of waste minimisation; K Neems

B3. Customer Satisfaction Report

Mrs Neems advised that the customer satisfaction survey was dependent on finalising the new performance measures and that officers were conscious of progressing the survey.

B4. Strategic Risk Register

Discussion held under item B2.

C Report from Financially Support Organisations

C1. Destination Wairarapa Report

In Ms Nielson’s absence Mayor Beijen reported that the South Wairarapa was the only area in the Wellington region experiencing tourism growth. Destination Wairarapa was funded by the Wairarapa councils and business memberships. Members discussed how services and funding could be changed moving forward given the focus on domestic tourism into the foreseeable future.

Confirmed as a true and correct record

.....(Chair)

.....(Date)

WAIRARAPA COMBINED DISTRICT PLAN JOINT COMMITTEE MEETING
HELD AT THE GREYTOWN TOWN HALL AND LIBRARY, 89 MAIN STREET, GREYTOWN, ON
TUESDAY 10 NOVEMBER 2020 AT 9.00AM

PRESENT

Councillor Frazer Mailman (Interim Chair, MDC), Councillors Tina Nixon (MDC), Rob Stockley (CDC), Robyn Cherry-Campbell (CDC), Brian Jepson (SWDC), and Alistair Plimmer (SWDC), Jason Kerehi (Rangitāne o Wairarapa), Hera Edwards and Robin Potangaroa (Ngāti Kahungunu).

IN ATTENDANCE

Angela Jane, Sue Southey and Alan Flynn (MDC), Tony Pritchard, Dave Gittings and Solitaire Robertson (CDC), Godwell Mahowa and Russell O’Leary (SWDC), Hamish Wesney and Charles Horrell (Boffa Miskell) and Ruth McEwen (notetaker).

INTRODUCTION

The members introduced themselves and noted it was the initial meeting for the Wairarapa Combined District Plan Joint Committee.

CONFIRMATION OF CHAIR FOR THE MEETING

A chairperson was required for the initial meeting only, as future meetings would be chaired by the independent chairperson.

Moved by Councillor R Stockley –

That Frazer Mailman be nominated Chair for the initial meeting of the Wairarapa Combined District Plan Joint Committee.

Seconded by Councillor T Nixon and CARRIED.

APOLOGIES

Moved by Councillor B Jepson –

That the apology from Tirau Te Tau be received.

Seconded by Councillor R Cherry-Campbell and CARRIED.

CONFIRMATION OF AGENDA

Moved by Councillor R Cherry-Campbell –

That the agenda as circulated be confirmed.

Seconded by Councillor T Nixon and CARRIED.

CONFLICT OF INTEREST

No conflicts were declared.

APPOINTMENT OF INDEPENDENT COMMISSIONER CHAIRPERSON

The report was taken as read.

Moved by Councillor B Jepson -

That David McMahon be appointed the Independent Chair for the Joint Wairarapa Combined District Plan Committee.

Seconded by Councillor R Stockley and CARRIED.

SCOPE OF DISTRICT PLAN REVIEW

The report was taken as read.

Hamish Wesney highlighted the four options being put to the committee, which are: Option 1 – Pause and wait; Option 2 – Simple/discrete plan changes; Option 3 – Partial review; and Option 4 – Full review. Option 3 was recommended, as there could be a delay in the legislation coming into effect, which would delay addressing the current issues.

Members discussed the options, querying whether it was best to wait until the government made announcements on their Resource Management Act (RMA) reform package and what the possible timeframe for any changes were.

Moved by Councillor R Cherry-Campbell –

That the Wairarapa Combined District Plan Joint Committee proceed with Option 3, partial review of the Wairarapa Combined District Plan.

Seconded by Councillor B Jepson and CARRIED.

DISTRICT PLAN OVERVIEW

Hamish Wesney spoke to the District Plan Review presentation, which had been circulated. It included an overview of the RMA, District Plans and the District Plan review process.

The hierarchy of documents from central government down to resource consents was highlighted, noting the need to ‘give effect to’ National and Regional Policy Statements and ‘not be inconsistent’ with any Regional Plans or National Environmental Standards and District Plan terminology. A proposed timeline was given for the review process, noting that it was only indicative at this stage. The four steps in the review are – Scoping, reviewing, research and engagement in 2021; “Draft” District Plan/Plan Changes in 2022; Proposed District Plan (notification, submissions and hearings) in 2023; and Appeals in 2024.

Having a Draft District Plan is not a requirement, but it is highly recommended, as it previously cut down the time spent on the proposed plan phase. It also increased the submissions in support of the Proposed Plan because earlier feedback had been considered, and changes had been made through the Draft District Plan phase.

The function of the committee was to set the District Plan performance standards, including on heritage buildings.

The starting point was to review the current provisions and then look to advise on any other provisions. There would likely be areas of the plan that needed to be tweaked because the underlying definitions and assumptions had changed.

The possibility of being involved in the government’s RMA reform process was raised and Members noted their opinions on timing and possible outcomes.

It was advised that a prioritisation exercise would be undertaken at the next meeting.

ASPIRATIONS AND IDEAS FOR DISTRICT PLAN REVIEW

It was noted that there would be different hot topics this time, e.g. coastal areas, natural hazards and subdivisions.

Concern was expressed about decisions being made in Wellington that could impact on the Wairarapa. It was suggested that a local spatial plan would provide an opportunity to better influence the region.

Another suggestion was by giving people the power to make their own decisions, after Council has advised them of the risks, it may help them to feel less constrained in their lives. The risk to public assets versus the risk to private assets needed to be looked at, with liability discussed. Coastal issues were likely to have more national directives.

It was noted that getting information from the right sources, prior to decision making, will help inform the process better.

NEXT STEPS

Priorities will be discussed at the next meeting, then Council officers will commence engagement with stakeholder groups i.e. Wairarapa Chamber of Commerce. The programme for the next year, including the topics to focus on, would then be decided.

A six-weekly cycle of meetings would be booked for 2021, with a schedule to be circulated to Members.

The meeting concluded at 10.28am



Minutes – 25 February 2021

- Present:** Mel Maynard (Chair), Michael Honey, Nathan Fenwick, Councillor Pam Colenso and Alex Mason (youth representative).
- In Attendance:** Mayor Alex Beijen, Bryce Neems (Amenities Manager) and Steph Frischknecht (Committee Advisor).
- Conduct of Business:** The meeting was conducted in public in the Supper Room, Martinborough Town Hall, Texas Street, Martinborough between 6.30pm and 8.46pm.

1. EXTRAORDINARY BUSINESS

MCB RESOLVED (MCB 2021/01) to discuss an update on the users of Considine Park as agenda item 13.2.

(Moved Cr Colenso/Seconded Maynard)

Carried

2. APOLOGIES

MCB RESOLVED (MCB 2021/02) to receive apologies from Aidan Ellims and Councillor Pip Maynard.

(Moved Fenwick/Seconded Cr Colenso)

Carried

3. CONFLICTS OF INTEREST

There were no conflicts of interest.

4. ACKNOWLEDGMENTS AND TRIBUTES

Ms Maynard paid tribute to Charmaine Alpe, a longstanding member of the Martinborough community, who had recently passed away.

5. PUBLIC PARTICIPATION

There was no public participation.

6. ACTIONS FROM PUBLIC PARTICIPATION

There were no actions from public participation.

7. COMMUNITY BOARD MINUTES

7.1 Martinborough Community Board Minutes – 17 December 2020

MCB RESOLVED (MCB 2021/03) that the minutes of the Martinborough Community Board meeting held on 17 December 2020 be confirmed as a true and correct record subject to a spelling correction in the acknowledgments and tributes to Ann Rawhiti.

(Moved Fenwick/Seconded Honey)

Carried

8. CHIEF EXECUTIVE AND STAFF REPORTS

8.1 Adoption of the 2021 Schedule Of Ordinary Meetings Report

Ms Maynard asked members to consider an alternative date for the proposed meeting on 15 April due to a clash with a Long Term Plan meeting; the Board would meet on 19 April.

Members debated moving from a six to an eight weekly cycle of meetings. Members discussed the ability to hold extraordinary meetings if required, alignment to council, committee and other community board meetings, impacts to the reporting cycle, impacts of lengthening the cycle on decision-making, public participation at meetings and the use of meetings as a mechanism to advocate on behalf of the community.

MCB RESOLVED (MCB 2021/04):

1. To receive the Adoption of the 2021 Schedule of Ordinary Meetings Report.

(Moved Fenwick/Seconded Cr Colenso)

Carried

2. To adopt a six weekly meeting cycle for Martinborough Community Board and the accompanying 2021 schedule of ordinary meetings with the amendment that the meeting on 15 April 2021 be moved to 19 April 2021.

(Moved Fenwick/Seconded Honey)

Carried

Cr Colenso voted against the motion

3. To delegate to the Chief Executive the ability to alter the schedule of ordinary meetings in consultation with the Community Board Chair as required.

(Moved Fenwick/Seconded Honey)

Carried

8.2 Officers' Report

Mayor Beijen responded to questions on the water reform Request for Information (RFI) and the water contamination risk identified at the Martinborough Manganese Reduction Plant. The plant was now operational and there would be an official opening.

Members discussed liability for the damage to the Lake Ferry Waste Water Treatment Plant (WWTP) driplines, the nature of Wellington Waters' three waters decision making committee (3WDMC), the installation of a valve at Martinborough WWTP, and senior housing.

Mr Neems responded to questions on inspections at Pain Farm and updated members of improvements to the Martinborough playground

and Waihinga cemetery. Ms Maynard acknowledged the lych gate being installed for 150 years of the Waihinga cemetery.

MCB RESOLVED (MCB 2021/05) to receive the Officers' Report.

(Moved Fenwick/Seconded Cr Colenso)

Carried

8.3 Action Items Report

Members discussed repairs to the Martinborough Dog Park fencing and Mr Neems advised home owners are responsible for repairs on reserve boundaries. Members agree to release the funds set aside for repairs and discussed signage at the park.

Members discussed increasing seating for the public in Martinborough and Ms Maynard updated members of a recent visit to Wai Waste and Martinborough Foodbank.

Mr Neems updated members on negotiations to increase the frequency of fire hydrant servicing, public engagement on the Innovating Streets programme, the Manganese Extraction Plant becoming operational and the Waihinga Centre lessons learned.

MCB RESOLVED (MCB 2021/06):

1. To receive the Action Items Report.

(Moved Cr Colenso/Seconded Fenwick)

Carried

2. To agree to release the \$200 commitment for fencing repairs at the Martinborough dog park back to the beautification fund as home owners are responsible for repairs to fences on reserve boundaries.

(Moved Cr Colenso/Seconded Fenwick)

Carried

8.4 Income and Expenditure Report

Members discussed the Christmas decorations around Martinborough and the offer of \$1,000 for a water tank and potential relocation options for Martinborough Community Garden.

MCB RESOLVED (MCB 2021/07) to receive the Income and Expenditure Report.

(Moved Cr Colenso/Seconded N Fenwick)

Carried

8.5 Financial Assistance Report

Members discussed the lack of available grant funding and declined all applications on that basis. Members discussed holding a workshop to plan the allocation of future funding and to ensure a balance of grant funding and community board projects.

MCB RESOLVED (MCB 2021/08):

1. To receive the Financial Assistance Report.

(Moved Fenwick /Seconded Cr Colenso)

Carried

2. To decline the grant applications from Martinborough Netball Club, Martinborough Mens Shed and Dress for Success due to a lack of available funds and direct them to the Community or Youth Grant Funds as applicable.

3. To decline the grant application from Greytown Junior Football Club due to a lack of available funds.

(Moved Fenwick/Seconded Honey)

Carried

MCB NOTED:

Action 51: Hold a workshop to discuss the approach to the allocation of the Martinborough Community Board's funding in future years, Cr Colenso.

8.6 Financial Assistance Accountability Report

MCB RESOLVED (MCB 2021/09) to receive the Financial Assistance Accountability Report.

(Moved Maynard/Seconded Cr Colenso)

Carried

8.7 Community Boards Conference 2021 Report

Mayor Beijen advised that Council conference funding was at capacity and attendance would need to be funded from the Community Board budget.

Councillor Colenso had attended previously and considered it a good networking opportunity. Members discussed available operating funds and elected to send up to two delegates.

MCB RESOLVED (MCB 2021/10):

1. To receive the Community Boards Conference 2021 Report.

(Moved Fenwick/Seconded Cr Colenso)

Carried

2. To agree to fund the attendance of Mel Maynard and Aidan Ellims, subject to his acceptance of the nomination, at the 2021 Community Boards Conference with an associated commitment of up to \$2,155 per attendee, to be funded from the operating budget.

(Moved Fenwick/Seconded Honey)

Carried

9. NOTICES OF MOTION

There were no notices of motion.

10. CHAIRPERSONS REPORT

10.1 Chairperson Report

Ms Maynard spoke to matters as outlined in her Chairperson Report. Work on the promotional sign board for the Community Board's community drop-in sessions would proceed through Lamb Peters Print. Mr Neems updated members of the need for a new swing chair and change table at the Martinborough swimming pool and the Board's approval of funding would be sought in due course. Ms Maynard offered to put Mr Neems in touch with Joanne Te Kani to discuss funding. Further officer updates requested through the Chairperson Report were provided under agenda item 8.3, the Action Items Report.

Ms Maynard updated members of her involvement in planning 2021 Matariki celebrations.

MCB RESOLVED (MCB 2021/11) to receive the Chairperson Report

(Moved Fenwick/Seconded Cr Colenso)

Carried

11. MEMBER REPORTS

There were no member reports.

12. CORRESPONDENCE

There was no correspondence.

13. CONSIDERATION OF PUBLIC EXCLUDED BUSINESS

MCB RESOLVED (MCB 2021/12) that the public be excluded from the following part of the meeting, namely:

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 |
|--------------------------------------|---|---|
| 13.1 Pain Farm Income Sources | Good reason to withhold exists under section 7(2)(a) | Section 48(1)(a) |
| 13.2 Update on Considine Park users | Good reason to withhold exists under section 7(2)(b)(ii) | 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:

| Reason for passing this resolution in relation to the matter | |
|--|---------------------|
| a) The withholding of the information is necessary to protect the privacy of natural persons, including that of deceased natural persons | Section 7(2)(a) |
| a) The withholding of the information is necessary to protect information where the making available of the information would be likely to unreasonably prejudice the commercial position of the person who supplied or who is the subject of the information. | Section 7(2)(b)(ii) |

(Moved Maynard/Seconded Cr Colenso)

Carried

The reasons for excluding the public for agenda item 13.2 and information withheld have been reviewed and it has been determined that the information can move to the open section of the minutes, as follows:

13.2 Update on Considine Park users

Mr Neems informed members that the Wairarapa Pony Club lease at Considine Park had been terminated effective from 1 July and outlined the reasons for the termination. Members discussed potential relocation options for the club.

The meeting closed at 8.46pm.

Confirmed as a true and correct record

.....Chairperson

.....Date



ASSETS AND SERVICES COMMITTEE

Minutes from 11 March 2021

- Present:** Councillors Brian Jephson (Chair), Garrick Emms, Rebecca Fox, Pip Maynard (from 10:11am), 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), and Suzanne Clark (Committee Advisor).
Wellington Water: Jeremy McKibbin, Colin Crampton, Ian McSherry.
- Conduct of Business:** The meeting was held in the Supper Room, Waihinga Centre, Texas Street, Martinborough and was conducted in public between 10:00am and 1:15pm except where expressly noted.
- 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

A2. Conflicts of Interest

There were no conflicts of interest declared.

A3. Public Participation

There was no public participation.

A4. Actions from Public Participation

There were no actions from public participation.

A5. Extraordinary Business

There was no extraordinary business.

A6. Minutes for Confirmation

ASSETS AND SERVICES COMMITTEE RESOLVED (A&S2021/02) that the minutes of the Assets and Services Committee meeting held on 16 December 2020 are a true and correct record.

(Moved Cr Emms/Seconded Cr Fox)

Carried

C Information and Verbal Reports from Chief Executive and Staff

C1. Partnerships and Operations Report

Wellington Water staff discussed expenditure of government water stimulus, upcoming water and wastewater regulations and new standards, the delay to commissioning a fourth Greytown bore, performance indicators and measures, staff resource allocation and availability across the region, Long Term Plan input preparation and decarbonisation with members.

Mr McSherry tabled a presentation on building South Wairarapa capability.

The meeting adjourned at 11:15am.

The meeting reconvened at 11:30am.

Members discussed gravel build-up in Donalds Creek, drain clearing, and project updates with Council officers.

ASSETS AND SERVICES COMMITTEE RESOLVED (A&S2021/03) to receive the Partnerships and Operations Report.

(Moved Cr Jephson/Seconded Cr Vickery)

Carried

C2. Wellington Water Ltd – Verbal Reports

Water updates were provided under the previous agenda item.

C3. Action items

ASSETS AND SERVICES COMMITTEE RESOLVED (A&S2021/04) to receive the Action Items Report.

(Moved Cr Fox/Seconded Cr Vickery)

Carried

C4. Cape Palliser Residents and Ratepayers Association

Mr Stitt advised that some of the work outlined was subject to funding being secured in the Long Term Plan so timeframes were not yet available. Cr Jephson undertook to share the report with the Association at their next meeting.

ASSETS AND SERVICES COMMITTEE RESOLVED (A&S2021/05):

1. To receive the Cape Palliser Residents and Ratepayers Association (CPRRA) – Submission to Council
2. To note the actions being taken for the issues identified in the submission.

(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 this 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) |

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) |

Confirmed as a true and correct record

.....(Chair)

.....(Date)

PLANNING AND REGULATORY COMMITTEE
Minutes from 17 March 2021

| | |
|-----------------------------|---|
| Present: | Councillors Ross Vickery (Chair), Pam Colenso, Rebecca Fox, Leigh Hay, Alistair Plimmer, Brenda West, and Mayor Alex Beijen. |
| In Attendance: | Russell O’Leary (Group Manager Planning and Environment), Harry Wilson (Chief Executive Officer), Karen Yates (Policy and Planning Manager), Melanie Barthe (Climate Change Advisor), Rick Mead (Environmental Services 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 in public between 11:30am and 1:00pm. |

Open Section

A1. Apologies

There were no apologies.

A2. Conflicts of Interest

There were no conflicts of interest.

A3. Public Participation

There was no public participation.

A4. Actions from Public Participation

There were no actions from public participation.

A5. Extraordinary Business

There was no extraordinary business.

A6. Minutes for Confirmation

PLANNING AND REGULATORY COMMITTEE RESOLVED (P&R2021/02) that the minutes of the Planning and Regulatory Committee meeting held on 16 December 2020 are a true and correct record.

(Moved Cr West/Seconded Mayor Beijen)

Carried

B. Decision Reports

B1. Dog Control Fees 2021/22

Mr Mead answered members questions on the proposed dog fee increases, the new fees, the new microchipping service and dog registration.

Consideration for classification of pig dogs as working dogs in the next Control of Dogs Bylaw review and review of the funding makeup as part of the rating review was discussed.

PLANNING AND REGULATORY RESOLVED (P&R2021/03):

1. To receive the Dog Control Report 2021/22.

(Moved Cr Fox/Seconded Cr Hay)

Carried

2. To recommend to Council to adopt the proposed Dog Control Fees for 2021/22 and authorise Council officers to give public notice of fees.

(Moved Cr Plimmer/Seconded Cr Fox)

Carried

B2. Climate Change Commission Draft Advice

Ms Barthe noted that the submission expressed concerns of a rural district. Due to deadlines the submission would be adopted by Council in retrospect of lodging with the Climate Change Commission.

PLANNING AND REGULATORY RESOLVED (P&R2021/04):

1. To receive the Wellington Region Climate Change Working Group Report.

(Moved Cr West/Seconded Mayor Beijen)

Carried

2. To endorse the submission to the He Pou a Rangi Climate Change Commission.

3. To recommend to Council that the submission be approved.

(Moved Mayor Beijen/Seconded Cr Fox)

Carried

C. Information Reports

C1. Planning and Environment Group Report

Members discussed progress on the District Plan review and a mechanism to ensure councillor input, the dog pound tender, progress on planning projects, and key performance indicator measures.

PLANNING AND REGULATORY RESOLVED (P&R2021/05):

1. To receive the Planning and Environment Report.
(Moved Cr Hay/Seconded Cr Colenso) Carried
2. Action 66: Present a solution that will bring a resolution to the dog pound situation at the earliest opportunity; R O’Leary
3. Action 67: Provide a regular report to Council meetings on the Wairarapa Combined District Plan development; Cr Plimmer/Cr Jephson

C2. Action Items Report

PLANNING AND REGULATORY RESOLVED (P&R2021/06) to receive the Action Items Report.

(Moved Cr West/Seconded Cr Fox) Carried

C3. Alcohol Control Bylaw Review Report

PLANNING AND REGULATORY RESOLVED (P&R2021/07):

1. To receive the Alcohol Control Bylaw Review Report.
(Moved Cr Plimmer/Seconded Cr Hay) Carried
2. To note that officers will commence a review of the Featherston Liquor Control Bylaw 2010 and the South Wairarapa Liquor Control bylaw 2011 and will report back to the Committee on the outcome of the review and any recommendations regarding a replacement alcohol control bylaw.
(Moved Cr Colenso/Seconded Cr Plimmer) Carried

Confirmed as a true and correct record

.....(Chair)

.....(Date)

SOUTH WAIRARAPA DISTRICT COUNCIL

7 APRIL 2021

AGENDA ITEM B2

RECOMMENDATIONS FROM PLANNING AND REGULATORY COMMITTEE

Purpose of Report

To provide an opportunity for members to consider recommendations received from the Planning and Regulatory Committee.

Recommendations

Officers recommend that the Council:

1. *Receive the Recommendations from Planning and Regulatory Committee Report.*
2. *That the following recommendation from the Planning and Regulatory Committee be considered:*

| Recommendations from Planning and Regulatory Committee | Resolution Number |
|---|-------------------|
| 1. To adopt the proposed Dog Control Fees for 2021/22 and authorise Council officers to give public notice of fees. | P&R2021/03 |
| 2. To approve the submission to the He Pou a Rangi Climate Change Commission. | P&R2021/04 |

1. Background

1.1 Dog Control Fees 2021/22

The report relating to recommendation P&R2021/03, was considered by the Planning and Regulatory Committee at their meeting on the 17 March 2021.

The original report to the Committee meeting can be found here: : [Planning and Regulatory Committee agenda.](#) For convenience, the proposed Dog Control Fees 2021/22 are attached in Appendix 1.

1.2 Climate Change Commission Draft Advice

The report relating to recommendation P&R2021/04, was considered by the Planning and Regulatory Committee at their meeting on the 17 March 2021.

The original report to the Committee, including the submission, can be found here: [Planning and Regulatory Committee agenda](#).

Due to deadlines the submission was lodged with the Climate Change Commission following endorsement by the Committee and adoption by Council is being done in retrospect.

2. Appendices

Appendix 1 – Proposed Dog Control Fees 2021/22

Contact Officer: Suzanne Clark, Committee Advisor

Reviewed By: Harry Wilson, Chief Executive Officer

Appendix 1 – Proposed Dog Control Fees 2021/22

| LATE FEES | | | |
|---|-------|----------|----------|
| Desexed | Urban | \$115.00 | \$115.00 |
| | Rural | \$64.50 | \$64.50 |
| Entire | Urban | \$160.00 | \$165.00 |
| | Rural | \$98.00 | \$105.00 |
| Late flat fee for up to 10 rural dogs plus \$33.00 per additional dog | | \$308.00 | \$330.00 |
| Additional rural dogs over 10 (per additional dog) | | \$32.00 | \$33.00 |

| IMPOUNDING | | | |
|-------------------|--|----------|----------|
| First | | \$80.00 | \$80.00 |
| Second | | \$170.00 | \$170.00 |
| Third | | \$270.00 | \$270.00 |
| HOUSING (per day) | | \$25.00 | \$25.00 |

| OTHER FEES | | | |
|---|--|----------------------|----------------------|
| Seizure Fee | | | \$80.00 |
| Costs and Expenses relating to seizing a dog | | Actual cost-plus 10% | Actual cost-plus 10% |
| Surrender a dog for euthanasia | | Actual cost-plus 10% | Actual cost-plus 10% |
| Permit application to keep more than two dogs in an urban area, including breeder | | \$144.00 | \$150.00 |
| Replacement registration tag (if tag is lost or damaged) | | \$8.00 | \$8.00 |
| Bark control collars | | Actual cost-plus 10% | Actual cost-plus 10% |
| Microchipping | | | \$20.00 |

AGENDA ITEM C1

MĀORI STANDING COMMITTEE APPOINTMENTS

Purpose of Report

To seek Māori Standing Committee (MSC) external member appointments from Council.

Recommendations

Officers recommend that the Council:

1. *Receives the Māori Standing Committee Appointments Report.*
2. *Appoints Gillies Baker and Michele Elliott as members on the Māori Standing Committee to represent Pāpāwai Marae.*

1. Background

Schedule 7 of the Local Government Act 2002 provides for local authorities to hold the meetings that are necessary for the good government of the region or district (clause 19); to appoint the committees, subcommittees and other subordinate decision-making bodies that it considers appropriate, including joint committees with other local authorities (clause 30); and to appoint or discharge any member of a committee or subcommittee (clause 31).

Council are being asked to make two appointments to the Māori Standing Committee.

2. Discussion

2.1 Māori Standing Committee

Schedule 7 cl 31 (3) of the LGA 2002 allows for the appointment of external members to a committee or subcommittee *‘a person who is not a member of the local authority or committee if, in the opinion of the local authority, that person has the skills, attributes, or knowledge that will assist the work of the committee or subcommittee.’*

Members are required to advise on tangata whenua and Māori interests in the Council’s major areas of activity and therefore recommended membership of the committee should be representatives from the district’s marae, iwi and Pae tū Mōkai o Tairā. This is in line with the Terms of Reference.

The process for appointment is for the Marae to make a nomination to Council and for Council to consider appointing the nominated person as a member of the Committee.

Council is asked to endorse Pāpāwai Marae's nomination of Gillies Baker and Michele Elliott through formal appointment.

The Committee has one vacancy for a representative from Hau Ariki Marae.

3. Appendices

Appendix 1 – Pāpāwai Marae Correspondence

Prepared by: Suzanne Clark, Committee Advisor

Reviewed by: Karen Yates, Policy and Governance Manager

Appendix 1 – Pāpāwai Marae Correspondence

From: [Papawai Pa Trust](#)
To: [Gillies Baker](#); [Michele Elliott](#); [Steph Frischknecht- Committee Advisor](#)
Subject: Re: FW: Papawai Marae representative on SWDC Maori Standing Committee
Date: Monday, 8 March 2021 9:17:13 PM
Attachments: [image001.png](#)

Kia Ora Steph,

Thank you for your patience.

We have two trustees that are looking forward to contributing as part of the Maori Standing Committee, Gillies Baker and Michelle Elliott (who have been included into this correspondence so you have their contact details).

I can also confirm that both of them are current trustees of the Papawai Pa.

The collective Pa trustees are seeking to be copied into any correspondence regarding the Maori standing committee please, you are more than welcome to use this email address to forward that on to.

Feel free to contact me if you need anything further. Gillies and Michelle are looking forward to hearing from you.

Nga mihi,

Emma Matthews
Secretary

SOUTH WAIRARAPA DISTRICT COUNCIL

7 APRIL 2021

AGENDA ITEM D1

ACTION ITEMS REPORT

Purpose of Report

To present the Council with updates on actions and resolutions.

Recommendations

Officers recommend that the Council:

1. *Receive the District Council Action Items Report.*

1. Executive Summary

Action items from recent meetings are presented to Council for information. The Chair may ask the Chief Executive for comment and all members may ask the Chief Executive for clarification and information through the Chair.

If the action has been completed between meetings it will be shown as 'actioned' for one meeting and then will remain in a master register but no longer reported on. Procedural resolutions are not reported on.

2. Appendices

Appendix 1 - Action Items to 7 April 2021

Contact Officer: Suzanne Clark, Committee Advisor

Reviewed By: Harry Wilson, Chief Executive

Appendix 1 – Action Items to 7 April 2021

| Number | Meeting | Raised Date | Action Type | Responsible Manager | Action or Task details | Open | Notes |
|--------|---------|-------------|-------------|---------------------|---|----------|--|
| 203 | Council | 4-Dec-19 | Action | Russell | Review all public excluded minutes and agenda documents relating to the sale of Tararua Junction and release them to the public provided there are no longer conditions under which they need to remain under public exclusion | Open | 6/10/20: The papers still contain sensitive information, timeframe for forwarding to council still TBC. 13/11/20: A road gazetting application (relating to Tararua Junction) is now being considered by the Ministry of Transport and we are awaiting an outcome. Once this has been determined the papers can be released |
| 20 | Council | 5-Feb-20 | Action | Karen | Develop a policy for the purposes of tracking and reporting LGOIMA requests | Open | 27/5/20: Work is underway 18/11/20: Still in progress 1/2/21: Draft internal policy has been developed and will be released shortly with staff training. The external information and request form will be included in the refreshed website. |
| 625 | Council | 25-Nov-20 | Resolution | Euan | COUNCIL RESOLVED (DC2020/133): 1. To receive the Report from the Wairarapa Library Services Joint Committee. (Moved Cr West/Seconded Cr Colenso) Carried 2. That the existing seventeen Wairarapa Library Services policies are retired and replaced by the adoption of the Collection Development and Management Policy, the Donations Policy, and the Customer Service Policy 3. That the review date for the Collection Development and Management Policy, the Donations Policy and the Customer Service Policy be three years from the adoption date of these policies. (Moved Cr Colenso/Seconded Cr Hay) Carried | Actioned | |
| 636 | Council | 25-Nov-20 | Action | Euan | Consider how cash donations should be handled and if they need to be considered within the Wairarapa Library Services policies or council finance policies and report back to the WLS on any action needed | Open | 31/3/21: Recommendation is that a Council-level policy statement be developed for managing cash donations or bequests being gifted to specific business units within Council |
| 637 | Council | 25-Nov-20 | Action | Euan | Advise Council how much funding Eastern and Central Community Trust provides for the Wairarapa Library Services Summer Reading Programme, whether applications to other grant funders will be prepared to cover the shortfall, and what additional amount is being budgeted for within LTP budgets | Actioned | 31/3/21: ECCT provided approximately \$4,000 for the 2020/21 Summer Reading Programme. WLS is currently looking into alternative approaches for encouraging school age children to continue reading during school holidays, preferably within existing operational budgets. Applications for external funding will be progressed if appropriate. |
| 705 | Council | 17-Dec-20 | Resolution | Euan | COUNCIL RESOLVED (DC2020/144): 1. To receive the Externally Funded Projects – Approval to | Open | |

| Number | Meeting | Raised Date | Action Type | Responsible Manager | Action or Task details | Open | Notes |
|--------|---------|-------------|-------------|---------------------|--|----------|---|
| | | | | | <p>Proceed Report. (Moved Cr Colenso/Seconded Cr Emms) Carried</p> <p>2. To note the potential financial risk for Council with the Tauherenikau Cycle Bridge and Hau Ariki Marae projects.</p> <p>3. To delegate authority to the Chief Executive to enter into the contracts for the projects. (Moved Cr Jephson/Seconded Cr Colenso) Carried</p> | | |
| 739 | Council | 10-Feb-21 | Resolution | Russell | <p>COUNCIL RESOLVED (DC2021/07):</p> <p>1. To receive the Recommendations from Planning and Regulatory Committee Report. (Moved Cr Fox/Seconded Cr Hay) Carried</p> <p>2. To endorse the methodology used to establish the value of a 7000m2 section of legal, unformed road reserve (part of Hickson Street) contained within the property at 185 Boundary Road, Featherston.</p> <p>3. To agree to sell and transfer that section of road to the owner of 185 Boundary Road, Featherston for the price of \$53,550 and all other costs relating to the stopping of the road, sale and transfer to be met by the purchaser.</p> <p>4. To stop that section of road in accordance with Section 342 and Schedule 10 of the Local Government Act 1974. (Moved Cr West/Seconded Cr Vickery) Carried</p> | Open | 31/3/21: Council decision presented to owner for consideration. |
| 744 | Council | 10-Feb-21 | Resolution | Euan | <p>COUNCIL RESOLVED (DC2021/12) that Council officers consider the feasibility of a South Wairarapa operated glass crushing facility. (Moved Cr Hay/Seconded Cr Jephson) Carried</p> | Actioned | We're currently contracted to recycle our glass through the region-wide contract with Earthcare. Given this would require a fundamental change to the contract (which is unlikely to be acceptable to the contractor), the set up and maintenance costs of the plant, and relatively low volumes, having a local plant is not considered feasible at this time. |

SOUTH WAIRARAPA DISTRICT COUNCIL

7 APRIL 2021

AGENDA ITEM E1

REPORT FROM HIS WORSHIP THE MAYOR

Purpose of Report

To update Council on activities and issues which have arisen since my last report to Council.

Recommendations

His Worship the Mayor recommends that Council:

1. *Receives the Report from His Worship the Mayor.*

1. Cobblestones

| | |
|--------------|--|
| Date & Venue | Cobblestones 14/12/20 |
| General | Require new representative for Cobblestones Trust following the resignation of Alan Percy. |

2. Uber Urban Ltd

| | |
|---|---|
| Date & Venue | Uber Urban Ltd Paul Hendry and Bruce Weir |
| Key issues from meeting | Discussion on pro bono work on ideas regarding leasehold land options to provide affordable housing |
| Specific item/s for Council consideration | Refer Appendix 3 - For Information |

3. MTFJ Progress

| | |
|-------------------------|---|
| Date & Venue | MTFJ Progress – (various) |
| Key issues from meeting | Recalibration of capability within Whanau Trust following Alan Maxwells departure |
| General | Verbal update |

4. Banking Meetings

| | |
|--|---|
| Date & Venue | Banking meetings - various |
| Key issues from meeting | Extent of desire for involvement in pressuring Govt to ensure reestablishment of banking services in SWDC |
| Specific item/s for Council consideration | Comment on continued pressure |

5. Other Meetings and Engagements

| Date | Meeting | Date | Meeting |
|-------------|---|-------------|--|
| 6 February | Waitangi Day Reception, Government House | 25 February | Martinborough Community Board Meeting |
| 9 February | Featherston Meet the Mayor Drop-in | 26 February | Brigitte Marulli de Barletta WEDS |
| 9 February | Regional Transport Committee meeting and workshop | 1 March | SWDC Senior Leadership briefing |
| 9 February | Featherston Commemorates Meeting | 1 March | SWDC/Audit NZ Meeting |
| 10 February | Greytown Meet the Mayor Drop-in | 1 March | TUIA 2021 - Catch before 1st Wananga |
| 10 February | Council Meeting | 1 March | Shared Services Working Group |
| 10 February | LTP Workshop | 2 March | Featherston Meet the Mayor Drop-in |
| 10 February | Address Martinborough Lions Club | 2 March | John Allen Wellington NZ |
| 11 February | Martinborough Meet the Mayor Drop-in | 2 March | Call on Deputy Prime Minister – to discuss rural banking |
| 6 February | Luncheon to meet new Media Works CEO | 3 March | Greytown Meet the Mayor Drop-in |
| 6 February | Wairarapa Vocational Skills Leadership Group | 3 March | Zoom - Tuia Mayoral Training workshop |
| 12 February | Transmission Gully Site Visit | 3 March | LTP Workshop |
| 13 February | Water Race Public Meeting, Greytown | 3 March | Update Wellington Regional Leadership Joint Committee |
| 13 February | Featherston Sports Hub Annual Open Day | 5 March | Rural & Provincial Sector meeting - Zoom |
| 14 February | Mayors Taskforce for Jobs Meeting | 5 March | Wellington Water Committee meeting. Upper Hutt |
| 14 February | SWDC Senior Leadership briefing | 5 March | Menzshed |
| 14 February | Spatial Plan on-site visit | 8 March | SWDC Senior Leadership briefing |
| 14 February | Water Race Public Meeting, Featherston | 9 March | Featherston Meet the Mayor Drop-in |
| 16 February | Featherston Meet the Mayor Drop-in | 9 March | Jo Hayes re Iwi issues |
| 16 February | On-Site Meeting Potential Growth Areas | 9 March | Andrew Wright & Vicki Lee - Housing |
| 16 February | Maori Standing Committee | 9 March | 121 Festival |
| 17 February | Greytown Meet the Mayor Drop-in | 9 March | Featherston Commemorates Meeting |
| 17 February | Regional Water Reform Meeting | 10 March | Greytown Meet the Mayor Drop-in |
| 17 February | Greytown Community Board Meeting | 10 March | Wairarapa Combined Council Forum |
| 18 February | Martinborough Meet the Mayor Drop-in | 11 March | Martinborough Meet the Mayor Drop-in |

| Date | Meeting | Date | Meeting |
|-------------|--|----------|--|
| 18 February | Spatial Plan Meeting | 11 March | Manganese Reduction Plant Opening |
| 22 February | Youth 2 Work – Wairarapa Mayors | 11 March | Assets and Services Committee |
| 22 February | Visit to Aratoi | 11 March | Featherston Wastewater Workshop |
| 23 February | Featherston Meet the Mayor Drop-in | 12 March | Pop up engagement Innovation Street Martinborough |
| 23 February | Toast Martinborough Meet with management | 15 March | Sharon Pearce and Paul Bywater, WBS - to discuss banking options |
| 23 February | Featherston Community Board | 16 March | Featherston Meet the Mayor Drop-in |
| 24 February | Anna Nielson, Tourism Development | 16 March | The Sport Wellington team launch new ID |
| 24 February | Finance, Audit and Risk Committee | 17 March | Greytown Meet the Mayor Drop-in |
| 25 February | Joy Cooper Wharekaka . | 17 March | Planning and Regulatory Meeting |
| 25 February | Martinborough Meet the Mayor Drop-in | 17 March | LTP / Spatial Plan workshop with CBs/MS |
| 25 February | WEDS Augmented Governance Group Meeting | 18 March | Martinborough Meet the Mayor Drop-in |
| 25 February | Featherston Incident Wreath Laying | 18 March | CEO Review Workshop |
| 19 March | 3 Waters Workshop Wellington | 24 March | Greytown Meet the Mayor Drop-in |
| 19 March | Rotary Annual Conference opening | 24 March | Mayor Beijen/Mayor Barry discussion re Wellington Water |
| 20 March | Ageing with Attitude Expo | 24 March | The Wellington Regional Growth Framework Presentation |
| 21 March | Whakarongo ki te taiao - Feeling the land's rhythms | 25 March | Martinborough Meet the Mayor Drop-in |
| 22 March | Nick Young, Anglican Mission re WWT, housing and other potential opportunities | 25 March | Closed Loop South Wairarapa Banking Proposal |
| 22 March | Wairarapa Mayors Catchup | 26 March | Lorraine Hall re Style Guide Greytown |
| 23 March | Featherston Meet the Mayor Drop-in | 26 March | Civil Defence Emergency Management Committee meeting |
| 23 March | JP Education Session | 26 March | Mayoral Forum |

6. Appendices

Appendix 1 – Inwards Correspondence

Appendix 2 – Uber Urban Ltd

Prepared By: His Worship the Mayor, Alex Beijen

Appendix 1 – Inwards Correspondence

NEWS FROM THE MARTINBOROUGH FOOD BANK

MARCH 2021

It seems a long time since our last Newsletter and the business of Christmas.

Our Food Bank clients were well supported at Christmas with generous Christmas hampers from the Martinborough Lions Club along with Christmas presents in Santa sacks from both Craggy Range Vineyard and under the tree at Mitre 10. We were all quite overwhelmed at the community generosity and several of our clients were moved to tears.



Sadly, this year has seen an increase in the number of households using the Food Bank. We now have 32 households registered; but not all receive a food box every week. The largest contributing factor to the increase in numbers is the skyrocketing housing market that has driven up the cost of rents. Since December six of our clients, who had been renting the same house for many years, have been given notice. Just on Friday I met with a young mum with two school aged children, who was lucky enough to find a new place to live, told me that the rent is \$200 a week more than what she was paying before. She is paying \$500 a week for a small two bedroomed cottage. Of course she can't afford this but there is no option.

Once the rent, power and petrol are paid there is little money for food and no amount of budgeting will put that right. The gap is just too big! The food box will help bridge that gap for her.

On a brighter side it is always encouraging to receive a txt like the following: "I won't need a food box anymore as I have found work. Thank you so much."

We are always wanting to encourage the positive, giving back to the community and healthy eating are part of that.

Last week Sonya and Hydee began the first venture of the "Food Bank Kitchen" making hummus from the hundred or so cans of chick peas we have in stock. It is delicious! But here's something you might not know: you can make meringues from canned chick pea liquid. We've done this as well. They taste just like egg white meringues and will make a lovely surprise when food rescue cream is distributed.

Ant North from "Ant North Catering" has produced a series of recipe cards accompanied by youtube clips on producing simple cost effective and delicious meals. Ant will be our guest presenter at a cooking demonstration and tasting evening for our Food Bank clients on 23rd March.



Nothing goes to waste at the Food Bank. Each year we take delivery of another little piglet who eats a diet supplemented by excess food rescue salad, bread and milk until it's time to harvest for sausages and pork roasts for the Food Bank. We are told "Patricia", the host pig, has a liking of P&K date scones and when her food is served she will nose through and find those to eat first!



Our biggest concern is always sustainability. At the time we successfully applied for funding from the Ministry of Social Development we had no idea where the COVID crisis would lead. That funding is for two years. Six months in we are very aware that if things continue as they are it will not be enough.

Food rescue from other parts of NZ is slow in getting underway in the Wairarapa and in order to be able to accommodate a volume of chilled goods we need a very large fridge and are exploring funding options for that at the moment.

We really appreciated the recent visit from members of the Community Board to see the Food Bank in action.

Community support for the Food Bank is, as always, fantastic in both donations of money & food and we do rely on that to fill in the gaps. A huge thank you for your ongoing support.

May

for the Volunteer Team at The Lodge
The Home of the Martinborough Food Bank

Appendix 2 – Uber Urban Ltd

The überURBAN Village

Synopsis

Challenges Ahead – Demand Side

- Recent successive governments have pursued GDP growth by pulling the immigration lever. This is a change from traditional historical GDP growth strategies which focused on GDP growth through the productive sector (manufacturing, farming etc). As a result, the average population increase over past decade has been around 74,000 per annum.
- Even before this GDP growth, local government had been struggling to maintain the existing infrastructure – let alone plan for future growth. With population growth running unchecked, local government has been forced to defer maintenance and deliver suboptimal infrastructure investment programs.
- As is widely known and accepted, with population growth comes increased housing demand. The price point is accelerating and home ownership in NZ is dwindling dramatically as a result. Middle class New Zealanders such as nurses, teachers, firefighters, police officers, social workers along with other middle-class professionals are increasingly unable to buy homes in the cities and towns where they work. Every housing market in the country is now rated "severely unaffordable". This has now spread into the provinces. Cost structures have blasted through the roof as witnessed by land, construction, food, and general costs.
- The South Wairarapa district has become known over time as a microcosm of provincial NZ that offers modern sophisticated living, intertwined with the old-world charms of traditional NZ. Often described as "state-highway-2 charm", the district continues to attract tourists from all around NZ. Even in the Covid-induced environment. It is highly likely that growth pressures will exacerbate further once international border reopen in the near future.
- For the district to retain its unique identity, character (including heritage values) and vibrancy while continuing to grow, it will need to ensure that workers have access to affordable housing. Failure to achieve this will result in the same crisis situation the likes of Queenstown continue to face where workers struggle to access affordable housing.
- Pre-Covid this was a substantive problem and now post-Covid it is starting to reach breaking point. Rental properties in Greytown and Martinborough that previously were available as service workers rental accommodation, are no longer available as landlords place them into the Airbnb and other markets.

Housing Affordability – Supply Side

- Demand continues to outstrip supply. REINZ¹ reports that housing inventory is 50% of what it was in December 2018. This is continuing to put pressure on house prices, with the country seeing a new record median house price for the fourth month in a row.
- Statistics NZ states that the proportion of households that own the house they live in (64.5%) is the lowest rate since 1951. Younger people are disproportionately affected. Since 1990, the rate of homeowners in their late 20s plummeted from 61% to 44% and those in their late 30s from 79% to 59%.

¹ Real Estate Institute of New Zealand January 2021

- Over the past three years the South Wairarapa District land prices have risen alarmingly. For example, Martinborough's land values have increased a staggering 76 per cent over this period. Featherston has seen land value increases of 69% while Greytown has experienced a 45% gain. The average across the South Wairarapa has been 58%.
- The critical issue here is that when a developer has paid a substantive price for land they are forced to place a substantial house onto the property to justify the high land price. It makes no economic sense to build a two-bedroom house on an expensive piece of dirt. Rather, there is every incentive to build a 4–5-bedroom houses to maximise their position.
- The lack of 1-2-bedroom houses affects two specific markets. The first home buyer who gets indebted through purchasing a 3brm house in order to get into the market and, the empty-nester who no longer has the requirement for a large family home and wishes to downsize. When the empty-nester sells down, it increases the inventory of larger homes.

Recalibrating the Paradigm

- The Government has introduced substantive legislative changes that enables local government to profoundly reshape the nature of urban development in New Zealand. It is a shift from regulating, to enabling local government to be more proactively involved in development.
- While much of the recent legislation is focussed on climate change responses and resilience, it is the

Infrastructure Funding and Finance Act 2020 ('IFFA') that is a particularly powerful piece of new legislation. It provides for the provision of public infrastructure under a user pays model. Currently local government bears all the downside of development and none of the upside. This recent legislation provides the ability to change this.

- Under the IFFA, the council could form a Special Purpose Vehicle ('SPV') to fund and install infrastructure for a development that will be recouped through a levy. As an off-balance sheet transaction, this reduces the impact of local authority financing and funding constraints. It could also offer the potential to start reducing LA's debt thereby improving liquidity. All this supports the provision of infrastructure for housing and urban development and actively supports functioning urban land markets.

- By way of example a similar model was used as the enabler for a development (4,000 houses) in Auckland called the Milldale Development. While the structure for SWDC would vary slightly from this, the principles are worth noting. It involves the developer (Fulton Hogan Land Development), Auckland Council, Auckland Transport, Watercare; and funding that come through the ACC plus CIP (Crown Infrastructure Partners). CIP was formally the Crown Fibre Holdings which has been repurposed to be an enabler for projects such as this.

The überURBAN Village – The Solution

- The core attributes to the überURBAN village are as follows:
 - o Containment of the urban area to circa 40% of the total land:
 - This ensures that the rural landscape and amenity values are maintained and enhanced. Development is always performed on the land that has the least productive value.
 - o Affordability of housing:
 - Construction economics are driven through smart design. The Masterplan is designed around a leasehold concept with rights for the lessor to acquire the leasee interests at given time periods. Refer below.
 - o Sustainable use of resources: Largely self-contained for 3 waters and energy.
 - The objective is to place minimal pressure on existing infrastructure. Where possible the überURBAN village would be self-sufficient.
 - o Smart design allows the ability to minimise the roading and services connections to existing urban areas.
 - o The urban area is in a single contained and contiguous area.
 - Edges of neighbourhoods can be defined and protected – a green belt. This creates a substantial area of amenity (and by association, highly quality frontage) than in turn supports more compact, affordable-by-design village outcomes
 - On-site package infrastructure can easily be accommodated
 - External connections (roads, infrastructure) routes can be minimised and managed more effectively. Helps in the provision of a range of housing types from single unit worker housing and two-bedroom houses through to larger family houses.
 - o Have a heart (a central focus) and distinct identity (managed design response)
 - The überURBAN village is managed by a single non-council entity. All ongoing management and maintenance are managed through this entity.
 - It is marketed as a lifestyle village and could incorporate leisure activities such as a swimming pool, tennis courts and other recreational activities.
 - Being a managed facility (whereby the lawns and gardens etc are taken care of):
 - o More work-lifestyle balance can be achieved
 - o A higher level of security can be ensured
 - o Household costs can be reduced through bulk-supply agreements

The Financial Model

- For the South Wairarapa District to maintain its economic growth trajectory, it is critical that it does not end in the same position that Queenstown has arrived at. Through osmosis, Queenstown has ended up in the position whereby housing prices have outstripped the ability for service workers to find suitable accommodation.
- The proposal is to create an überURBAN village model that can be replicated within the South Wairarapa District. The financial model would be constructed around providing a minimum of 250 homes per village development through the sale of a perpetual lessor interests in the land title. The leasee interests would be held by the South Wairarapa District Council and a joint-venture partner.
- All houses would have to meet strict Design Guides so as to ensure the highest quality is maintained

within the village. Covenants would be placed on the lessor to ensure standards of care are upheld.

- With the land component in residential sales reaching as high as 50% of the total cost, the ability to eliminate this cost will introduce a new layer of housing affordability for allowing for people that would otherwise dismiss the dream of homeownership.

- A critical element of making the überURBAN development model work within a lessor/leasee structure is to make sure the initial valuations of the land is not inflated. The other critical elements are the tenure and, the renewal period. With ground leases rent reviews are typically 5, 7 or 21 years.

- Ground rents are often calculated at 5-7% of the unimproved value of the (bare) land at the renewal date. This rent continues until the following rent review date. The rent may seem very cheap towards the end of a lease term simply because the market has moved ahead of the last rent review. But new rents can be valued (especially in times of inflation) much higher than the old rent and tenants can be financially unprepared by such high increases. It is this inherent commercial tension that causes so much anxiety when rents are reviewed.

- So, in the case of the überURBAN model an alternative structure could be based on a 99-year lease, rent reviews marked to CPI and an option to purchase the land at set intervals of say 5, 10, 15 years and so on. If a leasee wanted to exercise the buy-out option the value would be assessed as bare land value.

Bruce Weir Paul Hendry

Weir & Associates überURBAN Ltd