



**SOUTH WAIRARAPA
DISTRICT COUNCIL**
Kia Reretahi Tātau

**South Wairarapa District Council
Extraordinary Meeting
Public Excluded Minutes from 10 May 2023**

- Present:** Mayor Martin Connolly (Chair until 12:12pm; left at 12:12pm), Deputy Mayor Melissa Sadler-Futter Councillors (Chair from 12:25pm) Colin Olds, Kaye McAulay, Aidan Ellims, Councillors Pip Maynard, Alistair Plimmer (via Zoom), Rebecca Gray, Martin Bosley (via Zoom) and Aaron Woodcock.
- In Attendance:** For Items A1-3, C1 and D only: Paul Gardner (Interim Chief Executive), Russell O'Leary (Group Manager Planning and Environment), Stefan Corbett (Group Manager Partnerships and Operations), Sheil Priest (General Manager Communications) James O'Connor (Manager Partnerships and Operations) and Sara Pearson-Coats (Property Portfolio Advisor), Charly Clarke (Senior Financial Accountant) and Amy Andersen (Committee Advisor).
- Conduct of Business:** This extraordinary meeting was held in the Supper Room, Waihinga Centre, 62 Texas Street, Martinborough and via audio-visual conference, under public excluded provisions from 11.00am to 1:05pm.

A 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 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
[REDACTED]	Good reason to withhold exists under Section 7(2)(a)	Section 48(1)(a)
Lake Ferry Holiday Park Offer Report	Good reason to withhold exists under section 7(2)(b)(ii), section 7(2)(g), and section 7(2)(i)	Section 48(1)(a)

This resolution (DC2023/54) 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 the privacy of natural persons, including that of deceased natural persons.	Section 7(2)(a)
The withholding of the information is necessary to protect the commercial position of the person who supplied or who is the subject of the information.	Section 7(2)(b)(ii)
The withholding of the information is necessary to maintain legal professional privilege.	section 7(2)(g)
The withholding of the information is necessary to enable the local authority to carry out, without prejudice or disadvantage, commercial negotiations.	section 7(2)(i)

(Moved Cr Ellims/Seconded Cr Maynard)

Carried

- A1. **Karakia**
Mayor Connelly opened the meeting.
- A2. **Apologies**
There were no apologies.
- A3. **Conflicts of Interest**
Mayor Connelly declared a conflict relating to the Lake Ferry Holiday Park Offer Report and Deputy Mayor Sadler-Futter would Chair the meeting for item C1.

Mayor Connelly asked Council Officers to leave the room for the discussion of item B1.

B

[REDACTED]

B1. Appointment of Interim Chief Executive

COUNCIL RESOLVED (DC2023/55PE) to:

1. [REDACTED]

COUNCIL RESOLVED (DC2023/56PE) to:

2. [REDACTED]

3. [REDACTED]

4. [REDACTED]

5. [REDACTED]



The meeting was adjourned at 12:12pm.

Mayor Connelly left the meeting during the adjournment.

The meeting was reconvened at 12:25pm.

Deputy Mayor Sadler-Futter assumed the Chair.

C. Decision Reports from Interim Chief Executive and Council Officers

C1. Lake Ferry Holiday Park Offer Report

Mr Corbett spoke to matters included in the report, supported by Ms Pearson-Coats.

Members queried the level of work required to bring the holiday park up to standard; any recent communications with [REDACTED] about this offer prior to the meeting; the financials included in Appendix 6; revenue and the costs in year one; whether the entity would do the work in order bring the holiday park up to standard; whether there would be termination clauses provided in the draft lease agreement; whether [REDACTED] will be provided with the valuation report; what would happen if [REDACTED] rejects the offer and what the next steps could be as her lease has been terminated, and if any litigation were to ensue, whether the property would sit idle; and the actions that Council took to work through issues with [REDACTED] up until this point.

COUNCIL RESOLVED (DC2023/57PE) to:

1. Receive the 'Lake Ferry Holiday Park Offer' Report.
2. Note that a report by Telfer Young values the above and below ground assets at the Lake Ferry Holiday Park at \$411,524.00 (excluding GST).
3. Note that Officers estimate the cost of returning the Lake Ferry Holiday Park to a state of compliance with the lease at between [REDACTED].
4. Agree to the Interim Chief Executive making an initial offer on behalf of Council for the

purchase of the assets at the Lake Ferry Holiday Park of [REDACTED] (GST inclusive).

5. Agree to the Interim Chief Executive having delegation to negotiate on behalf of Council

for the purchase of the assets at the Lake Ferry Holiday Park up to a maximum purchase price of [REDACTED] (GST inclusive),

6. Note that this expenditure is unbudgeted and agree to the purchase being debt funded, over 20 years. Loan principal repayments and finance costs will be funded from rental income from the campground, not from rates.

7. Note the Interim Chief Executive's intention under delegation of Council to enter a one-year lease with a suitably qualified entity to operate the Lake Ferry Holiday Park and bring the campground into compliance.

8. Agree that this report and associated minutes stay in public excluded until the Interim Chief Executive determines there are no longer any reasons to withhold the information under the Local Government Official Information and Meetings Act 1987 (LGOIMA).

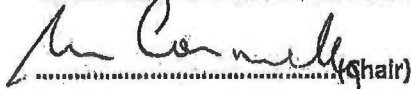
[Items 1-8 Read together]
(Moved Cr Olds /Seconded Cr Plimmer)

Carried


D. Karakia Whakamutunga - Closing
Cr Maynard closed the meeting.

The meeting closed at 1:05pm.

Confirmed as a true and correct record


.....(Chair)

31 July 2023
.....(Date)

 (MELISSA SADLER -
FUTURE DEPUTY
MAYOR)
Chaired 1/2 meeting.