



SOUTH WAIRARAPA DISTRICT COUNCIL MEETING MINUTES Public Excluded

21 February 2018

- Present:** Mayor Viv Napier (Chair), Deputy Mayor Brian Jephson (from 9:07am), Councillors Pam Colenso, Dayle Harwood, Pip Maynard, Colin Olds and Michael Roera (Maori Standing Committee Deputy Chair).
- In Attendance:** Paul Crimp (Chief Executive Officer) and Suzanne Clark (Committee Secretary).
- Conduct of Business:** The meeting was held in the Council Chambers, Martinborough and was conducted under public excluded between 11:00am and 12:05pm.

Open Section

A2. Apologies

Attendance apologies were Cr Wright, Cr Craig, Cr Carter and Mr Tipoki. Councillor Jephson was in attendance.

A3. Conflicts of Interest

There were no conflicts of interest declared.

H1. Land Purchase

COUNCIL RESOLVED (DC2018/14) that the public be excluded from the following part of the meeting.

The general subject of each matter to be considered while the public is excluded, the reason for passing this resolution in relation to each matter, and the specific grounds under section 48(1) of the Local Government Official Information and Meetings Act 1987 for the passing of this resolution are as follows:

Report/General Subject Matter	Reason for passing this resolution in relation to the matter	Ground(s) under Section 48(1) for the passing of this Resolution
Land Purchase	Good reason to withhold exists under section 7(2)(i)	Section 48(1)(a)

This resolution is made in reliance on Section 48(1)(a) of the Local Government Official Information and Meetings Act 1987 and the particular interest or interests protected by section 6 or section 7 of that Act which would be prejudiced by the holding of the whole or relevant part of the proceedings of the meeting in public are as follows:

DISCLAIMER

Until confirmed as a true and correct record, at a subsequent meeting, the minutes of this meeting should not be relied on as to their correctness

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

(Moved Cr Jephson/Seconded Cr Olds)

Carried

Public Excluded

H1. Land Purchase

Mr Crimp noted that recommendation one should read ‘Agree to purchase up to 38.475ha more or less described as Papawai NOS 18B 19 20 ALL DP 9784 Lot 1 DP29001 BLK XIV Tiffin SD and WN436/26’

Mr Crimp tabled an additional map and clarified land ownership questions.

Councillors noted and discussed:

- That land as per recommendation one had been offered to Council for purchase before being placed on the open market.
- The land was for sale due to a debt reduction strategy, however the owner wanted to negotiate a lease arrangement of the land with Council.
- That access to the Waihoine and Ruamahanga Rivers was currently across part of block WN57/163 and that access was negotiated with the owner on a yearly basis.
- That the cost to instate a paper road at the end of Tilson’s Road through to Council owned land so river access could be obtained was approximately \$40k, and that this expense may need to be incurred if access could not be arranged with a new owner.
- That the report recommendations provided for an additional 16ha of land for wastewater irrigation purposes.
- Council would retain 16ha of the 38ha purchased.
- If the land currently owned is found to have insufficient capacity for future growth then more land would need to be purchased by invoking the Public Works Act.
- That Mr Crimp’s recommendations were about future proofing the wastewater site against unknowns.
- That the Gliding Club’s use of land at Papawai had no impact on how much wastewater could be applied to the land and that as a condition of the original land purchase the airstrip was to be retained.
- That the science in the Greytown waster consent was a desk top exercise based on soil types with limited onsite work that had not been proven or disproven.
- That part of block WN57/163 would be landlocked, which could pose a risk for sale, however an immediate neighbour of that block has indicated a strong willingness to purchase.

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- That the Greytown population had grown by 150 since 2013 and in the ten years prior to that by six people.
- That soil types varied between the Martinborough, Carterton and Greytown wastewater sites and that each site could carry different levels per hectare of wastewater irrigation.

COUNCIL RESOLVED (DC2018/15PE):

1. To receive the report in regard to the purchase of land at Papawai.
(*Moved Cr Jephson/Seconded Cr Colenso*) Carried
2. To defer further discussion until Greytown ward councillors and/or a full complement of councillors were available.
(*Moved Cr Olds/Seconded Cr Harwood*) Carried
3. Action 88: Include analysis in the next report showing the number of residential units that the 118ha of Papawai land can service via wastewater irrigation; P Crimp
4. Action 89: Include more science in a subsequent report showing what wastewater irrigation levels the existing 118ha of Papawai land can cope with; P Crimp
5. Action 90: Include comment on whether the potential 22ha offered for sale would fetch the same rate per hectare paid once it was separated from the 16ha to be kept; P Crimp

Confirmed as a true and correct record

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

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

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