



**SOUTH WAIRARAPA DISTRICT COUNCIL
PUBLIC EXCLUDED
Minutes from 28 October 2020**

Present: Mayor Alex Beijen (Chair), Deputy Mayor Garrick Emms, Councillors Leigh Hay, Brian Jephson, Alistair Plimmer, Ross Vickery and Brenda West.
Attendance via audio-visual link: Councillor Pam Colenso and Rebecca Fox.

In Attendance: Harry Wilson (Chief Executive), Karen Yates (Policy and Governance Manager), Katrina Neems (Chief Financial Officer), Godwell Mahowa (Planning Manager), Amy Wharram (Communications Manager), Sarah Pearson-Coats (Council Property Portfolio Adviser) and Suzanne Clark (Committee Advisor).

Conduct of Business: The meeting was held in the Supper Room, Waihinga Centre, Texas Street, Martinborough and was conducted under public excluded provisions between 1:00pm and 1:33pm.

Open Section

A1. Apologies

COUNCIL RESOLVED (DC2020/123) to accept apologies from Cr Pip Maynard and lateness apologies from Cr Rebecca Fox.

(Moved Cr Emms/Seconded Cr Plimmer)

Carried

D Public Excluded Business

D1. Central Greytown Property Options Analysis

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
Central Greytown Property Options Analysis	Good reason to withhold exists under section 7(2)(b)(ii), 7(2)(h), 7(2)(i)	Section 48(1)(a)

This resolution (DC2020/127) 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
The withholding of the information is necessary to protect information where the making available of the information would disclose a trade secret	7(2)(b)(i)
The withholding of the information is necessary to enable the Council to carry out, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations)	7(2)(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	7(2)(h)

(Moved Cr Jephson/Seconded Cr Emms)

Carried

Mr Wilson advised that Council officers were seeking a decision from Council in order to start discussions with affected parties on options for the Council owned land. Consultation with affected parties and further due diligence needed to be undertaken so that a decision report on the lands future could be prepared.

Members discussed the expected timeframe for receiving a further report, ensuring a good return on Council's leased or sold assets, the need for Council confidentiality in the short-term, that an agreement to sell to the interested party had not been considered by Council and that a decision had not been reached, forming a subcommittee, and the appropriateness of making decisions on town development prior to finalisation of a spatial plan.

Members agreed that the Menzshed was not the only affected party and that the recommendations should be altered to reflect this.

COUNCIL RESOLVED (DC2020/128PE):

1. Receive the 'Central Greytown Property, Options Analysis' Report.

(Moved Cr Jephson/Seconded Cr Emms)

Carried

2. Agree to officers scoping the options for the future of 85 and 87 West Street more fully by:

- a. Ascertaining the impact of the right of way present on the properties.
- b. Considering whether the exemptions to tender in the Leasing Policy and the Acquisitions and Disposals Policy are made out.
- c. Obtaining a market assessment on the current rental and market value for 85 and 87 West Street.

(Moved Cr Plimmer/Seconded Cr Jephson)

Carried

Cr Colenso abstained

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3. Agree to officers consulting with the affected parties in confidence including:
 - a. Engaging with the affected parties to ascertain whether a suitable agreement for locations can be reached.
 - b. Identifying a suitable alternative location for affected parties if applicable.
 - c. Quantifying relocation costs and determining, if applicable, how these costs will be met.

(Moved Cr Jephson/Seconded Cr Hay) Carried

4. Agree to officers reporting on progress of the project to the Assets and Services Committee as appropriate.

(Moved Cr Plimmer/Seconded Cr Emms) Carried

5. Agree to officers returning to Council for a substantive decision on the future of 85 and 87 West Street once recommendations 2 and 3 are complete.

(Moved Cr Plimmer/Seconded Cr Emms) Carried

6. Note that when the Chief Executive considers that the reasons for withholding the information from the public no longer apply, the information in this report and the associated minutes will be released.

(Moved Cr Hay/Seconded Cr Vickery) Carried

Confirmed as a true and correct record

.....(Mayor)

.....(Date)

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