



## SOUTH WAIRARAPA DISTRICT COUNCIL Public Excluded Minutes from 7 April 2021

<b>Present:</b>	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.
<b>In Attendance:</b>	Harry Wilson (Chief Executive), Euan Stitt (Group Manager Partnerships and Operations), Russell O'Leary (Group Manager Planning and Environment), Karen Yates (Policy and Governance Manager), Rick Mead (Manager Environmental Services), Bryce Neems (Waste and Amenities Manager), and Suzanne Clark (Committee Advisor).
<b>Conduct of Business:</b>	The meeting was held in the Supper Room, Waihinga Centre, Texas Street, Martinborough and was conducted under public excluded provisions between 11:30pm and 1:03pm except where expressly noted.

### A1. Apologies

There were no apologies for this section of the meeting.

### F. 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
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)

### **DISCLAIMER**

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

This resolution (DC2021/23) 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:

<b>Reason for passing this resolution in relation to the matter</b>	<b>Ground(s) under Section 48(1) for the passing of this Resolution</b>
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)

*(Moved Cr Colenso/Seconded Cr Jephson)*

Carried

#### **F1. Receipt of minutes from Public Excluded Committees**

*COUNCIL RESOLVED (DC2021/24PE):*

1. To receive Minutes of the Public Excluded Committees Report.
2. To receive the public excluded Assets and Services Committee minutes from the 11 March 2021.
3. To receive the tabled public excluded Wairarapa Library Service Joint Committee minutes from the 24 March 2021.

*(Moved Cr Fox/Seconded Cr Maynard)*

Carried

#### **F2. Purchase of Land: Recommendation from Assets and Services Committee**

Members discussed the benefits of purchasing the land, that it was land-locked and that the owner had clear title to sell.

*COUNCIL RESOLVED (DC2021/25PE):*

1. To receive the Purchase of Land: Recommendation from Assets and Services Committee Report.

*(Moved Mayor Beijen/Seconded Cr Jephson)*

Carried

2. To agree to the purchase of 3.94 Ha identified as WN145/25 and legally described at Papawai 17D Block.

*(Moved Cr Hay/Seconded Cr Vickery)*

Carried

3. To agree to the purchase of 4.0469 Ha identified as WN133/273 and legally described as Papawai 17C Block.

#### **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*

4. To agree the Chief Executive has delegation to negotiate a purchase of land at Papawai up to a maximum purchase price of [REDACTED] (as provided for in the professional valuation obtained) and noting that a purchase price above this amount would require a further resolution.
5. To note the benefits of this purchase are to provide additional capacity for the distribution of treated wastewater (if necessary), provide additional strategically positioned land for anticipated Māori Land swaps and address potential reverse sensitivity issues.
6. To note that capital expenditure has been set aside for this purchase in the 2020/21 Annual Plan.
7. To acknowledge the transaction is significant in terms of the Significance and Engagement Policy.
8. That the report, recommendations, and minutes be transferred into the open section of the meeting when the land in question has been purchased or when the reasons for withholding no longer exist.

*(Moved Cr Jephson/Seconded Cr Vickery)*

Carried

**F3. Central Greytown Property: Recommendation from Assets and Services Committee**

Member's discussed officer's assessment of the decision under the significance and engagement policy and the degree that the communities views and references were known.

Cr Maynard left the meeting at 12:31pm.

Cr Maynard returned to the meeting at 12:32pm.

Members requested consultation with the community on options for the long-term use of the land for inclusion within the 2024/2034 Long Term Plan, and for consultation to being at an earlier time if at all possible.

Members resolved recommendations from the Assets and Services Committee. For clarity, these decisions were reversed following debate on the degree of significance and the desired course of action. Minor amendments were made to the recommendations from the Assets and Services Committee to better reflect Council's desired course of action.

*COUNCIL RESOLVED (DC2021/26PE)* to reverse all Central Greytown Property decisions made up to this point in the meeting.

*(Moved Cr Plimmer/Seconded Cr Fox)*

Carried

*Secretary Note:  
Resolution  
DC2021/13PE was  
made after  
DC2021/26PE.  
Numbering is  
inconsistent as the  
decision was released  
to the public before  
the minutes had been  
prepared.*

*COUNCIL RESOLVED (DC2021/13PE):*

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

*(Moved Mayor Beijen/Seconded Cr Plimmer)*

Carried

2. To note that there will be consideration of the future use of the land by Council for the greater benefit of the South Wairarapa district.

*(Moved Mayor Beijen/Seconded Cr Vickery)*

Carried

**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*

3. To note that the Assets and Services Committee indicated two possible future uses of 85 and 87 West Street, Greytown, such as an urban park or a Council owned amenity.  
*(Moved Mayor Beijen/Seconded Cr Hay)* Carried
4. That detailed consideration and consultation for the future use of the land be incorporated into the planning for the 2024/34 Long Term Plan.  
*(Moved Cr Maynard/Seconded Cr Plimmer)* Carried
5. Council has taken into account the communities views and preferences and does not consider further consultation is necessary on these decisions.  
*(Moved Cr Fox/Seconded Cr Plimmer)* Carried  
*Cr Colenso abstained*
6. That the report and associated minutes are released from public excluded following this meeting, and in accordance with the Local Government Official Information and Meetings Act (LGOIMA).  
*(Moved Cr Maynard/Seconded Cr Plimmer)* Carried

Cr Vickery left the meeting at 12:53pm.

**F4. Recommendations from CEO Review Committee**

[REDACTED]

Cr Vickery returned to the meeting at 1:01pm.

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

**Confirmed as a true and correct record**

.....(Mayor)

.....(Date)

**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*