

**MINUTES OF PUBLIC EXCLUDED STRATEGY WORKING COMMITTEE MEETING
HELD AT THE SUPPER ROOM, WAIHINGA CENTRE, TEXAS STREET, MARTINBOROUGH
ON WEDNESDAY, 16 APRIL 2025 AT 3:15 PM**

PRESENT: Deputy Mayor Melissa Sadler-Futter (Chair) Cr Alistair Plimmer, Cr Aaron Woodcock, Cr Aidan Ellims (via Teams/phone from 2:46pm), Cr Martin Bosley, Cr Colin Olds, Mayor Martin Connelly, Cr Pip Maynard, Cr Rebecca Gray, Ms Violet Edwards, Cr Kaye McAulay.

APOLOGIES: Cr Bosley.

IN ATTENDANCE: Janice Smith (Chief Executive Officer), Stefan Corbett (Group Manager, Infrastructure and Community Operations), [REDACTED]
[REDACTED]
[REDACTED]

CONDUCT OF BUSINESS: This meeting was held in the Supper Room, Waihinga Centre, Texas Street, Martinborough and via audio-visual conferencing commencing at 2:45pm. The meeting was held under public excluded provisions from 2:48pm to 3:31pm except where expressly noted.

OPEN SECTION

1 KARAKIA TIMATANGA – OPENING

All in attendance opened the meeting.

2 APOLOGIES

2.1 APOLOGIES

COMMITTEE RESOLUTION SWC2025/37

Moved: Cr A Plimmer

Seconded: Cr C Olds

To accept apologies from Cr Bosley.

CARRIED

3 CONFLICTS OF INTEREST

No interests were disclosed relating to items on the agenda or interests not already recorded on a relevant register.

6 PUBLIC EXCLUDED BUSINESS

6.1 MARTINBOROUGH WASTEWATER DISPOSAL TO LAND

Cr Ellims left the meeting at 2:49pm.

Mr Corbett spoke to the report and the process undertaken, including costings and the timeframes in order to achieve outcomes (refer to page 9 of the report for details relating to variation of consent). Mr Corbett noted that the Committee would need to give the CE permission to purchase the land, variation to the consent and [REDACTED] would administer that process for Council. This would solve legal issues relating to Pain Estate.

[REDACTED] spoke about the current consent and the process of changing the area waste water is being disposed to. Members queried the existing consent and the variation.

Members discussed the highlighted risks and determining the best option moving forward.

Mr Corbett and [REDACTED] highlighted the work undertaken to date, noting the benefits of purchasing the land.

Cr Ellims returned to the meeting via phone at 3:09pm.

Ms Smith spoke to the possible financial impact on overall budget for the year and noted that the Chief Financial Officer will do a round up as part of the deliberations paper on 14 May.

Members queried when the report / information would be presented to the Martinborough Community Board (MCB). Ms Smith responded that officers would have to complete negotiations and a subdivision process before a release of information completed, but it would go to MCB first.

Members queried the make-up of the land (flooding/liquefaction), neighbouring properties and any alternative options (e.g Hodder Farm – an options paper is coming to a meeting in the near future).

Members queried the level of significance and whether consultation was required; the repayment of debt; potential archaeological finds or sites of significance relating to excavation of the land; any potential for fast-tracking the consent;

Members noted the benefits of the purchase to the community and the solution Mr Herrick has offered.

Members thanked officers for the quality of the report and their due diligence in this matter, which was seen as a win-win for Council and the community.

COMMITTEE RESOLUTION SWC2025/39

Moved: Mayor M Connelly

Seconded: Cr K McAulay

The Strategy Working Committee resolved to:

1. Receive this report and attached property valuation report from BakerAg and attached land assessment report for wastewater discharge from Lowe Environmental Impact.
2. Approve bringing forward CAPEX funding of up to \$ [REDACTED] from FY27 to FY25 to negotiate terms of purchase of 73.88ha of Mahaki Farm from the current owners.

- 3. Approve bringing forward further CAPEX funding of up to \$ [REDACTED] from FY27 to FY26 to obtain new or updated resource conditions to allow discharge of wastewater to land on the newly purchased Mahaki land block.
 - 4. Note that bringing forward \$ [REDACTED] of capital spend will have impacts on the timing of borrowing, and related interest payments, but does not increase the overall project budget.
 - 5. Approve that the CE be authorised to complete negotiations and purchase 76ha, more or less of land within a maximum approved budget of \$ [REDACTED].
 - 6. Agree that this report and any associated minutes are withheld until the Chief Executive authorises their release under the LGOIMA.
 - 7. Note that the information is being withheld under the following sections of the LGOIMA:
 s7(2)(b)(ii) - 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; and
 s7(2)(i) - the withholding of the information is necessary to enable Council to carry on, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations).
- [Items 1-7 read together]
- CARRIED**

4 KARAKIA WHAKAMUTUNGA – CLOSING

All in attendance closed the meeting with a karakia.

The meeting closed at 3:31pm.

Confirmed as a true and correct record.

..... (Chair)

..... (Date)

..... (Chief Executive)

..... (Date)