

**MINUTES OF AN ORDINARY MEETING OF THE
SELWYN DISTRICT COUNCIL
HELD IN THE COUNCIL CHAMBER
ON WEDNESDAY 19 FEBRUARY 2025 COMMENCING AT 1.00PM**

PRESENT

Mayor S T Broughton; Councillors P M Dean, S N O H Epiha, L L Gliddon, D Hasson (*from 1.08pm*), M B Lyall, S G McInnes, R H Mugford, E S Mundt, N C Reid & Ms McKay

IN ATTENDANCE

Mrs S Mason (Chief Executive); Messrs. S Gibling (Executive Director People, Culture & Capability), M Strong (Local Water Done Well Chair), R Love (Executive Director Development & Growth), T Harris (Executive Director Strategy and Engagement), T Mason (Executive Director Infrastructure and Property), T Harris (Executive Director Strategy and Engagement), M McGrath (Chief Digital Officer), T Heine (Advisor to Mayor), B Baird (Head of Strategy), G Morgan (Head of Operational Delivery), C Lammers (Senior Communications Advisor) and A Coskun (Digital Support Specialist); Mesdames A Sneddon (Chief Financial Officer), D Kidd (Executive Director Community Services & Facilities), J Hands (Head of Legal and Risk), S Meares (Senior Counsel), R Phillips (Commercial Manager Property and Infrastructure), S Carnoutsos (Communications Manager); Ms T Davel (Senior Governance Advisor), and Mrs L Dow (Executive Assistant to the Mayor)

The meeting was livestreamed.

APOLOGIES

Apologies were received in respect of Councillor Miller

Moved – Mayor Broughton / **Seconded** – Councillor Epiha

‘That the Council receives the apologies, as notified.’

CARRIED

IDENTIFICATION OF ANY EXTRAORDINARY BUSINESS

None.

CONFLICTS OF INTEREST

None.

PUBLIC FORUM

Brian & Robyn Patchett – Nitrate Levels in Well Water in Selwyn District

Brian and Robyn Patchett spoke to council noting their major concern was the quality of water specifically in privately owned shallow wells. A pressing concern is the presence of fluoride in the samples taken. Brian said the presence isn't the problem but that the fluoride was an indicator of a source of possible other pollutants. He asked council to urgently help them to resolve it. Delaying action makes the future even more bleak, and he wasn't here to blame anyone, he just wants the problem to be resolved.

Robyn also spoke and said they were speaking for their small community. She said nitrate concentrations rose at an alarming rate over the last decade.

Councillor Hasson arrived 1.08pm

Robyn said they sent a letter of protest signed by their 49 neighbours to both Selwyn District council and Environment Canterbury calling them to action. They want a meeting with the councils followed by ongoing dialogue. She said more sewerage needed more land and more technology to soak it up. She asked how leaking pipes can be fixed and asked whether the council's 10-year plan would help rural owners with high nitrate levels in their water. She asked for provision of filling stations and free low nitrate drinking water.

The Mayor thanked the Patchetts for presenting to council and said the matter will be considered. He also acknowledged the other members of the community who were present. The Chief Executive said council took very seriously, the responsibility of clean drinking water and it was monitored regularly. The Council has allocated \$5m in the Long-term plan for providing low nitrate drinking water.

Staff were tasked with a formal report back to a future meeting.

CONFIRMATION OF MINUTES

- 1. Minutes of the ordinary meeting of the Selwyn District Council held in the Council Chamber on Wednesday 11 December 2024.**

Moved – Councillor McInnes / **Seconded** – Councillor Mugford

'That the Council confirms the minutes of the ordinary meeting of the Selwyn District Council held on Wednesday 11 December 2024.'

CARRIED

MATTERS REQUIRING ATTENTION

None.

REPORTS

1. Mayor

Mayor's Report

The Mayor presented to Council on 'The True Cost of Growth'. He thanked staff for pulling the slides together (see attached for reference).

The Mayor said that Selwyn was growing at a rate of 31% compared to New Zealand growing at a rate of 9%. Health Services were behind with no blood services and fewer pharmacies and medical centres. 32% of Selwyn residents register for medical services outside of the District. Selwyn remained a safe place to be but policing will also be looked at to increase.

The Mayor said he would be asking the Ministry of Education to do a briefing to Council. Councillors asked that aged care, education and tertiary opportunities be included in topics for discussion with the government for funding.

Moved – Mayor Broughton / **Seconded** – Councillor Reid

'That Council receives the Mayor's Report November 2024 for information'

CARRIED

2. REPORT BACK FROM SUBCOMMITTEES

2.1 Economic Development

This subcommittee was meeting monthly now. Councillor Dean briefly spoke about the last subcommittee meeting.

2.2 Housing and Urban Development

The subcommittee has had workshops and drop ins and received updates from the Greater Christchurch Partnership, also Mass Rapid Transport feedback.

2.3 Climate Change and Sustainability

Councillor Reid said the subcommittee has had its 2nd meeting earlier today and have a new staff member on board to lead climate change.

2.4 Local Water Done Well

The Mayor noted Mr Murray Strong was fully on board now and was online in this meeting for a paper coming up on the agenda.

2.5 Finance & Performance

Nothing specific, will report again after the next meeting.

Malvern Community Board and Audit and Risk Chairpersons will be invited to provide feedback as follows: Malvern Community Board every second month and Audit and Risk after its meetings.

3. Chief Executive

Chief Executive's Report

The Chief Executive briefly spoke on some of the items from her report. Councillors asked her what she was currently focussing on, to which Mrs Mason responded Local Water Done Well; the annual plan (although council wasn't consulting on this); the local government elections; and the number of reforms including those around the RMA.

Moved – Councillor Epiha / **Seconded** – Councillor McInnes

'That Council:

- (a) Receives the Chief Executive's report for information.*
- (b) Retrospectively endorses Selwyn District Council's submission on the Principles of the Treaty of Waitangi Bill.'*

CARRIED

4. NZTA Waka Kotahi Canterbury State Highway Speed Management

Chief Executive Officer

Staff noted that SH75 was the only road impacting the district going back to 100km/h. Staff will submit to NZTA Waka Kotahi as per recommendations below.

Moved – Councillor Dean / **Seconded** – Councillor Mugford

'That the Council:

- (a) Receives the report 'NZTA Waka Kotahi Canterbury state highway speed management', and*
- (b) Authorises Staff to submit feedback to NZTA Waka Kotahi to retain the existing 80km/h speed limits to both SH1 North of Rakaia and SH1 South of Templeton.*

CARRIED

5. Chief Executive Officer

Council Local Water Done Well Consultation Document

Staff presented on the consultation document and process. Head of Legal and Risk, Mrs Hands, told Council the consultation was about whether to establish a CCO and not the water issue in its entirety. Only 2 options for consultation are required – an in-house delivery (which was different from the status quo) and a CCO.

Public consultation was to start the day after the council meeting and run for three weeks, after which public hearings and deliberations will be held. Staff will ensure the District is covered and will be meeting people where they are. There would be digital screens in

facilities, advertising in Council Call, Facebook and LinkedIn. Drop-in sessions will also be held. Staff will use Engagement HQ and Consult24 to process submissions.

Councillors were appreciative of the excellent document presented. The Mayor also reminded council that it was a requirement of government to do it this way. It was acknowledged there was a tight timeline in terms of consultation and hearings dates. Selwyn wanted to be a leader in this space and hopefully this will become a blueprint for other councils to use. Mr Strong added that by going first Council was putting itself in a position where the Minister may consider looking to Council for a model.

It was confirmed that the hearings and deliberations will be for full council to participate in.

Moved – Councillor Epiha / **Seconded** – Councillor McInnes

‘That Council:

- I. **Adopt** the draft Consultation Document (**Appendix 1**).*
- II. **Authorise** the Chief Executive Officer to make any necessary minor changes to the Consultation Document prior to its release for consultation.*
- III. **Endorse** the proposed process for public consultation to take place between 20 February 2025 and 12 March 2025, with hearing of submissions on 20 March 2025.*

CARRIED

6. Adoption of draft Council Stormwater, Drainage and Watercourse Bylaw 2025 (Draft Bylaw)

Water Services Asset Manager

Staff noted this consultation will be in accordance with the special consultative procedure with hearings scheduled for 27 & 28 April 2025 – to be in time for the May Council meeting.

Moved - Councillor Lyall / **Seconded** – Councillor Mundt

‘That the Council:

- a) receive the Draft Bylaw attached as Appendix 1 for consideration;*
- b) determine that the Draft Bylaw:*
 - i. is the most appropriate way of addressing the perceived problem;*
 - ii. does not give rise to any implications under the New Zealand Bill of Rights Act 1990 (NZBORA); and*
 - iii. concerns matters identified in the Significance and Engagement Policy as being of significant interest to the public;*
- c) approve the adoption, for the purposes of public consultation, the Draft Bylaw and corresponding Statement of Proposal attached as Appendix 2;*
- d) use the special consultative procedure in respect of the Draft Bylaw in accordance with section 156(1) of the Local Government Act 2002 (LGA); and*
- e) appoint a sub-committee consisting of two Councillors (**Councillors Gliddon / Hasson**) and supported by Council Staff to consider public submissions and report back to Council at the 21 May 2025 Council meeting for adoption of the Draft Bylaw.*

CARRIED

Afternoon tea break 3.02pm – 3.22pm

7. Review of Council's Dangerous, Affected or Insanitary Buildings Policy

Head of Building / Building Services Delivery Manager

Staff presented on the matter noting the last full review was done in 2018. Although revised in 2022 there was no consultation at the time. Consultation dates may be adjusted as other consultations are going on.

Moved (as amended) – Councillor Dean / **Seconded** – Councillor Gliddon

'That the Council resolve to:

- a) Commence the special consultative procedure for the review of the Dangerous, Affected, and Insanitary Buildings Policy 2025 (refer Appendix A).*
- b) Adopt the statement of proposal (refer Appendix B).*
- c) That the Statement of Proposal be made available for public inspection at all Council Service Centres, and on the Council's website.*
- d) **That the period within which written submissions, hearings and deliberations on the draft review of the Dangerous, Affected and Insanitary Buildings Policy 2025 may be made by the end of June 2025.***
- e) That submissions on the Statement of Proposal be heard by a hearing panel comprising of Councillors who shall report to the Council with its recommendations as soon as practicable following the hearing of submissions.*
- f) That **at least two councillors are nominated to the hearing panel being Councillors Mugford and McInnes and Mundt, depending on availability.***

CARRIED

8. Authority to grant leases over Recreation Reserves – Ellesmere Motor Racing Club Incorporated

Head of Acquisitions, Disposals and Leasing

Staff confirmed the rent noted is for the entire year and it was discussed with the event organisers, due to the slight increase. Climate change considerations are being considered as this is a motor event.

Moved – Councillor Epiha / **Seconded** – Councillor Gliddon

'That Council in accordance with the delegation of powers dated 27 June 2013 conferred on it by the Minister of Conservation in relation to Section 54(1) of the Reserves Act 1977, agrees to the granting of leases described within this Report, for the following:

| Reserve | Lessee | Legal Description | Area | Held in record of Title | Purpose | Term | Plan shown in Appendix |
|------------------------------|------------------------|-------------------|-------|-------------------------|---------------------------------|-----------------------------|------------------------|
| Ellesmere Recreation Reserve | Ellesmere Motor Racing | Reserve 1630 | 5.7ha | Gazette Notice 1981 | Activities in relation to Motor | 10 years with two rights of | A |

| | | | | | | | |
|--|-------------------|--|--|------|-------------|--------------------------|--|
| | Club Incorporated | | | p101 | Racing Club | renewal of 10 years each | |
|--|-------------------|--|--|------|-------------|--------------------------|--|

CARRIED

9. Dedication of Local Purpose (Road) Reserve as Legal Road – Guinea Drive, Prebbleton

Head of Acquisitions, Disposals and Leasing

Staff told Council that the land was vested to Council in 2016 and now that further development was planned a road is required. A resolution by Council is required as confirmed by legal advice provided.

Moved – Councillor Mugford / **Seconded** – Councillor Dean

‘That Council:

- a) Receives the report.*
- b) Resolves pursuant to Section 111 of the Reserves Act 1977 to dedicate Lot 205 Deposited Plan 496903 as legal road.’*

CARRIED

10. Consent to grant an easement to Orion NZ Limited – Clement Avenue Rolleston

Senior Acquisitions, Disposals and Leasing Officer

Staff noted a resolution is required by full council as this matter is not delegated elsewhere.

Moved – Councillor McInnes / **Seconded** – Councillor Gliddon

‘That Council:

- (a) Approves the granting of an easement to Orion New Zealand Limited for the conveying of electricity over Lot 1318 DP 544404 being a local purpose reserve on Clement Avenue, Rolleston.*
- (b) Consent to the easement in accordance with Section 48(1) of the Reserves Act 1977, pursuant to a delegation from the Minister of Conservation dated 12 June 2013 under Section 10 of the Reserves Act 1977;*
- (c) Approves that the developer, Wood Grove Limited cover all costs associated with completing this process;*
- (d) Approves that the easement be at a nil consideration.’*

CARRIED

GENERAL BUSINESS

None.

MATTERS RAISED IN PUBLIC FORUM

The Chief Executive told Council that staff connected in with the public forum speakers and the team will have further discussions with them also inviting them to visit Pines. A response will come to Council via the next meeting's Chief Executive report. It could include a paper depending on technical advice given.

RESOLUTION TO EXCLUDE THE PUBLIC

Moved – Councillor Reid / **Seconded** – Councillor Mugford

'That the public be excluded from the following proceedings of this meeting. The general subject matter to be considered while the public is excluded, the reason of passing this resolution in relation to the 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:

| General subject of each matter to be considered | | Reasons for passing this resolution in relation to each matter | Ground(s) under Section 48(1) for the passing of this resolution | Date information can be released |
|---|---|--|--|----------------------------------|
| 1. | Minutes | Good reason to withhold exists under Section 7 | Section 48(1)(a) | |
| 2. | PODP Appeal Mediation | | | |
| 3. | Disposal of former Point Strip Vivaldi Lane | | | Following settlement of any sale |

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 or Section 6 or Section 7 or Section 9 of the Official Information Act 1982, as the case may require, which would be prejudiced by the holding of the whole or the relevant part of the proceedings of the meeting in public are as follows:

| | | |
|------|---|-----------------|
| 1 | protect the privacy of natural persons, including that of deceased natural persons | Section 7(2)(a) |
| 1, 3 | Enable the local authority holding the information to carry out, without prejudice or disadvantage, commercial activities; or | Section 7(2)(h) |
| 2 | To maintain legal professional privilege | Section 7(2)(g) |

| | | |
|---|--|-----------------|
| 3 | Enable any local authority holding the information to carry on, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations) | Section 7(2)(i) |
|---|--|-----------------|

2 *that appropriate officers remain to provide advice to the Committee.'*

CARRIED

The meeting went into public excluded at 3.39pm

With no further business being discussed, the meeting closed at 4.20pm.

DATED this 19 day of March 2025



CHAIRPERSON