

**MINUTES OF AN ORDINARY MEETING OF THE  
SELWYN DISTRICT COUNCIL  
HELD VIA ZOOM  
ON WEDNESDAY 13 OCTOBER 2021 COMMENCING AT 10AM**

**PRESENT**

Mayor S T Broughton, Councillors, M A Alexander, J B Bland, S N O H Epiha, J A Gallagher, D Hasson, M P Lemon, M B Lyall, S McInnes, G S F Miller, R H Mugford and N C Reid

**IN ATTENDANCE**

Messrs. D Ward (Chief Executive), D Marshall (Group Manager Property), K Mason (Group Manager Organisational Performance), M Washington (Group Manager Infrastructure), T Harris (Group Manager Environmental and Regulatory Services), S Hill (Group Manager Communication and Customer Services), P Millar (Major Projects Project Manager), M Johnston (Chief Licensing Inspector), M Rykers (Manager Open Space and Strategy), D Meehan (Surface Waters Engineer), J Richmond (Manager Active Selwyn), and R Raymond (Communications Advisor); Mesdames D Kidd (Group Manager Community Services and Facilities), S Robinson (Advisor Community and Economic Development), C Quirke (Manager Community and Economic Development), G Bowden (Manager Community Spaces), E Hodgkin (Project Manager) and N Smith (Executive Assistant), and Ms T Davel (Governance Coordinator)

*The meeting was livestreamed.*

The Mayor opened the meeting with the karakia and Councillor Affirmation and welcomed everyone to the meeting via Zoom. He also welcomed everyone online listening to the meeting. He said hopefully the next meeting will be in-person but that it would continue to be livestreamed.

**APOLOGIES**

None.

**IDENTIFICATION OF ANY EXTRAORDINARY BUSINESS**

None in the public portion of the meeting.

**CONFLICTS OF INTEREST**

- 1) Councillor Alexander noted a conflict of interest with the Representation Review item as he had submitted on it. He said he would leave for that portion of the meeting and return afterwards.

- 2) Councillor Lemon noted a conflict in respect to the item on Water Race Closures as it affects a property owned by his family.
- 3) Councillor McInness noted a conflict in respect to the Register of Signed and Sealed Document as two of the properties mentioned are leased by her husband's employer.
- 4) Councillor Hasson in respect to a standing conflict of interest in the District Licensing Committee report.

## **PUBLIC FORUM**

None.

## **CONFIRMATION OF MINUTES**

1. **Minutes of an Ordinary meeting of the Selwyn District Council held in the Council Chambers on Wednesday 22 September 2021**

**Moved** – Councillor McInnes / **Seconded** – Councillor Hasson

*'That the Council confirms the minutes of the ordinary meeting of the Selwyn District Council held on Wednesday 22 September 2021'*

**CARRIED**

## **MATTERS REQUIRING ATTENTION**

See table on last page.

## **REPORTS**

1. **Chief Executive**

*Representation Review Submissions and Hearings*

*Councillor Alexander left the meeting at 10.09am due to his declared conflict in this item.*

The Chief Executive noted that today's purpose is to acknowledge the suite of submissions. At the 25 August meeting Council passed a resolution which was the basis for the consultation which was just completed. At its September 14<sup>th</sup> meeting Council resolved that full Council will hear and deliberate on submission and today Council will do that.

The Chief Executive noted the initial pre-consultation process, which had 106 respondents with the main consultation process running from 3 September to 4 October. There were several drop-in sessions and it also included a livestreaming of the event. After today's

deliberations, Council will receive a final report on 27 October and then notify the Local Government Commission.

He said there were three speakers today who submitted and wanted to be heard. The Chief Executive highlighted key points from the other submissions who opted not to speak, as follows:

**Mike Johnston**

West Melton is largely ignored, and closer to town than Malvern.

**Paul Hamilton**

Supports proposed changes to the boundary and retain the Malvern Community Board.

**Brian Donnelly**

Supports boundary changes, but not the Malvern Community Board.

**Jason Clemens**

Does not support proposed changes, but does support retaining Malvern Community Board.

**Brigitte Caldwell**

Does not support the ward changes, West Melton predominantly does business in Rolleston and does support the Board.

**Chris Archibold**

Does not support the ward changes. West Melton is part of the Rolleston Ward but does support the Board.

**Wayne Stewart**

Supports the changes. Concerned about losing local advisory committees.

**Elisha Young-Ebert, Federated Farmers**

Members accepts and supports Option 1 including 4 wards. Confirm the support to retain the Malvern Community Board.

**Mark and Lynda Alexander**

Detailed submission, agree 10 Councillors will provide representation. Does not support Council's option, but believes Option 2 is a better option. Talks about communities of interest. Talks about effectiveness of the Board and notes the Board will have to cover an extended area. Asks Council to reject the initial proposal and accept option 2.

**Rolleston Resident's Association**

The Association does not support Council's option but approves Option 2. It does support retention of the Board.

The Mayor next welcomed speakers on-line and requested them to speak to their submissions, as follows:

**Michelle Jones**

Mrs Jones said she just wanted to say that she supports the map the Council has chosen. She said it would have been a really difficult decision to make with the numbers as it is. Mrs Jones said it was frustrating that we can't provide for future growth but thinks Council made the best use of what they had in front of them.

In response to a question from Councillor Miller about support to the Community Board, Mrs Jones said one of the problems Council had was a lack of engagement with its communities. The community needed to be more proactive in this space. What she observed from the Malvern Community Board was that they get out in their communities and provided another platform and piece of the web, particularly considering the review of community committees underway at the moment.

The Mayor thanked Mrs Jones for taking the time to speak to Council today, and agreed the feedback was very low but that Council appreciated her support in the matter.

**Sarah Walters**

Mrs Walters said she did not submit on the preliminary consultation but when she saw what was being present she thought it was not sensible and felt compelled to submit.

Mrs Walters said no previous records showed exactly how the view was chosen. The feedback she saw did not provide any strong winners but it clearly did show that option 2 was the preference.

She added that legislation provides clear rules, and one was around effective representation of communities of interest. She would strongly argue that the option Council chose does not reflect community of interest.

In response to questions Mrs Walters noted option 2 also presented with issues and could potentially work with some improvements, otherwise Council should consider going back to the drawing board. She also said that Rolleston Area is not just the township, but spreads wider than that. There are children in Rolleston schools from other areas than Rolleston. Dividing it in two incorporates people coming from the north and the south and still connects it. West Melton was within Rolleston's community of interest to some extent, rather than the Malvern Ward.

Councillor Miller said that he wanted to assure Mrs Walters that her comments about self-interest were not correct and he did not see anything like that in any of the meetings.

Mrs Walters said if the Malvern Community Board were to be retained it would need to work better and appoint good people who can make it work.

The Mayor thanked Mrs Walters for her time to submit and talk to Council.

*(For a full record of Mrs Walters' speaking notes, refer to attachment to these minutes)*

## **Tim Schurr**

Mr Schurr spoke on behalf of the West Melton Resident's Association and said they have not been able to discuss this in person but online. The Association was strongly opposed to the proposal. He said their main concern related to communities of interest. West Melton was very much becoming a satellite town of Rolleston and have a lot in common. Children go to school there, do sports and go to the pool there. West Melton and Rolleston were really closely connected. The Council's proposal is such that it groups West Melton into the Malvern area and associates them more with Darfield and Springfield etc. They feel it's not the right move for them.

In relation to his personal submission, it was closely aligned to what the committee put together. Mr Schurr said he has a young family with teenage children, and they probably do go to Rolleston 5 times a week. If he had to think about going to Darfield, that might be once a year, if that. He added if he thought about anything happening in Rolleston he really cared about it, anything to do with roading, health care etc. When something happened with the roads or water supply in Darfield, whilst interesting it wouldn't be considered critical. That shows who they choose to associate with.

The Mayor thanked Mr Schurr for his submission. Regarding a question from the Mayor about the Malvern Community Board, Mr Schurr said having a Board is a positive, however, their association had 50 representatives already.

*External submitters left the meeting.*

The Chief Executive summarised the process again. The Representation Review Subcommittee considered a wide range of options going back to August 2020. Pre-consultation undertaken related to 4 options through a number of drop-in sessions and 106 submissions were received. He said there were good reasons for Council to adopt the option that it consulted on and which is being considered today. He added there was no ability to reset the clock as Council is governed by a timeframe which states the Local Government Commission must have our proposal by 10 November. The Commission will advertise Council's preferred option and call for objections on that, which have to be received by 20 December 2021.

The Chief Executive said Council reflected on this at length in August and asked was there good reason to deviate from the proposal which was consulted on.

The Mayor noted that even to get down to four maps was not clear cut. There were a number of different views and compromise. These maps don't determine our communities, but rather how people elect representatives onto Council. The Mayor said if this is compared to the three waters discussion, there hasn't been a high level of engagement. It was also difficult to meet in the COVID space and so generally most people were concerned with other things rather than turning up to events Council were running.

All of Selwyn has an interest in Rolleston and the speakers heard at today's meeting made valid points about Rolleston being a key connection space. Those living in Dunsandel probably also travel more to Rolleston than to Rakaia Huts. The key role that Rolleston plays is clear.

The Mayor continued and said, thinking about compromise, it was quite unusual to have the Chair of a Subcommittee submit against Council, and this highlighted the different views around the table. Some of the changes in Rolleston now could be addressed

through a three year review. He said Council needed to think about the future but should not pre-empt changes through private plan changes.

The Board also received enough support to either continue or not and to change anything dramatically from what Council proposed it would mean it would need to go back to the community.

The Mayor asked each Councillor to reflect on any last points.

Councillor Epiha said the option Council landed on was the best for everybody.

Councillor Mugford noted that originally he thought option 2 was best but after speaking to people in his community, option 1 seemed best. Selwyn is a community that moves around a lot.

Councillor Gallagher said this was a difficult decision. She understood the West Melton residents' opinions and said she was in favour of option 2.

Councillor Hasson said she heard a lot about communities of interest and how the boundaries cut through West Melton, but it also cuts through Burnham with an equally very close association with Rolleston. She added as Elected Member you do not necessarily support a community of interest in a particular ward. Your community of interest is not ward-based, it was anyone you supported. She said option 1 is the most coherent.

Councillor Bland said it was hard to get a perfect solution and he didn't think Council managed to put the figures together. Option 2 is the best of a bad deal. He said he didn't think Council got there yet and for him to vote on something which is less than perfect is not what he likes. He wasn't happy with either Option 1 or 2.

Councillor Miller said the choices available shows Council was limited by the population and geography. He said Council need to be reminded they received very poor feedback and very little interest. This shows the challenge. Staff went out of their way to consult. He also acknowledged the Chair and said the option in front of council is a compromise but that is what you get in local government. He added he thought the Chair stepped outside the bounds but that he had the right intent to do so. Councillor Miller also said he thought the process should be done by someone external of Council, for example the Electoral Commission. Councillor Miller said that in three years this option might need to be rebuilt because the growth in the District makes this a challenge. Councillor Miller supported Option 1.

Councillor McInnes said she agreed that there may be another review in three years' time. She added that none of this would change how she as a Councillor does anything and she would still keep doing what she does, including going to the West Melton Resident's Association meetings.

Councillor Lemon reiterated what he said previously – option 2 was his initial preference. He respects the Subcommittee recommendation as they landed on the option which is most palatable. He said there was a lack of engagement and general apathy with virtually no-one coming to the drop-in sessions. He also said potential allegations of self-interest by subcommittee members were deeply unfair.

Councillor Lyall agreed this was a compromise but that this was always the case during any Representation Review. The wards are growing and he believed Malvern would grow in the next three years. He had a very open mind to another review in three years' time. Poor engagement was also clear, even during the elections. He added the map chosen showed an equitable workload for Council, any other would have probably given a huge workload to fewer Councillors. He also said boundaries are fluent, and the people of West Melton who are concerned about their area of representation should note that the Christchurch boundary was actually not very far from them either. Overall Councillor Lyall was happy with where Council landed.

The Chief Executive said he agreed with the comments and the significant growth could potentially see another Representation Review in three years.

For now, a paper will come to Council at its 27 October meeting and that will be presented to the Local Government Commissions.

**Moved** – Councillor Lyall / **Seconded** – Councillor Epiha

*'That Council receives submissions to its Representation Review proposal.'*

**CARRIED**

## **2. Mayor**

### *Mayor's Report*

*Councillor Alexander returned to the meeting at 10.23am*

The Mayor acknowledged the passing of Gavin King and in particular the work that he did in the community. He said the night before he passed away he held a meeting with Council staff and Councillors.

The Mayor went through his report and gave a shout out to Trudi Fraser who did a lot of research to come up with a comfortable mask that stops glasses from fogging up.

In relation to the Future for Local Government it was good to see some progress. He said the steering committee called by Minister Parker of which the Mayor as well as Dr Stefanie Rixeker, Chief Executive Environment Canterbury are members, enabled staff to be aware of what the conversations were. He said his role on the steering committee provides context for the organisation. Minister Parker reinforced the value of the CWMS and the Minister noted he was keen about getting things right and at the right level.

The Mayor also spoke about the Resource Management Steering Committee of which he is a member and said he would help steer RMA reforms in conjunction with others in the sector.

Zone 5 & 6 were due to meet on Thursday and Friday with topics on the agenda including reforms mentioned as well as the LGNZ President and CEO speaking, Infometrics, Cyber Security and others.

Te Taumata Runanga appointed a new Kaihautu, Kia Houpapa. Mayor Broughton accompanied Kia on a tour around the District.

In response to a question from Councillor Hasson, the Mayor said implementation of the Future of Local Government would likely be after the local body elections and then not long before government has its own elections.

Councillor Epiha said the water reform was the most important item now. Council needed to be focusing on filling the gap and it should be proactive in its approach. This was a huge opportunity in the region economically.

The Mayor also added that Councils should be prepared for a water reform decision in the next two weeks. He said he was aware that there was a lot of feedback from our community but that Council shouldn't be the opposition of Government – that's the role of the opposition parties. Councils who do not work for the best interest of their communities end up being replaced by Commissioners. Council needed to remind ourselves as to what our role is and keep putting its best foot forward.

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

*'That Council receives the Mayor's report for September, for information'*

**CARRIED**

### **3. Chief Licensing Inspector**

*Joint District Licensing Committee and Chief Licensing Inspector Monthly Report for the period 1 August 2021 to 31 August 2021*

*Councillor Hasson stepped away from the conversation due to a standing conflict of interest in this regard.*

The Chief Licensing Inspector said 26 objections were received in respect to a bottle store in Prebbleton.

There was a brief discussion about the process around decision-making on bottle stores. He said when people apply for a bottle store, the ability to turn it down is quite limited although each application is decided on its own merit. The local alcohol policy could incorporate proliferation which would give the local DLC more ability to turn a store down. The policy is reviewed once every six years and is an involved process. There is a lot of consultation with the community and submissions and subsequent hearings often result.

Council asked the Inspector to outline the timeframe in his next report and also reflect on whether he thought a review should be brought forward.

**Moved** – Councillor Gallagher / **Seconded** – Councillor Bland

*'That the Council receives the report on the activities of the District Licensing committee and the Chief Licensing Inspector for August 2021.'*

**CARRIED**



#### 4. **Regulatory Manager and Animal Control Team Leader**

*Dog Control Policy and Procedures Report 1 July 2020 – 30 June 2021*

Group Manager Environmental & Regulatory Services noted in response to a question from Councillor Epiha that fines are generally paid. In respect to rushing and aggressive dogs staff would suggest to the owners that the dogs be trained but other than that, the owners remain responsible for the dog's behaviour.

Councillor Hasson asked a question about failure to comply with any authorised bylaw. She asked what this meant, what was any authorised bylaw to which the Group Manager said this could be for example the reserves bylaw or others. He added he would provide further information.

**Moved** – Councillor Alexander / **Seconded** – Councillor McInnes

*'That the Council resolves:*

- (i) The Dog Control Policy and Practices Report for the period 1 July 2020 to 30 June 2021 be adopted;*
- (ii) That the Report is notified in Council Call; and*
- (iii) That the Report is sent to the Secretary for Local Government within one month of adoption.'*

**CARRIED**

#### 5. **Group Manager Community Services and Facilities**

*Community Services and Facilities Group Update*

The Group Manager Community Services and Facilities, Mrs Denise Kidd highlighted key points in the report.

**Moved** – Councillor Reid / **Seconded** – Councillor Alexander

*'That Council extend the meeting beyond two hours in accordance with Standing Orders 4.2.'*

**CARRIED**

Councillor Alexander complemented staff working through lockdown and in particular noted the innovative click and collect system. Also the staff at the Selwyn Aquatic Centre who worked through difficult times, both the lockdown and extension of pools. He said the booking system at the pool worked very well and wanted his thanks and commendation of staff working in these conditions to be recorded.

Mrs Kidd said that the three committees referred to on p 80 have not had specific communication with staff but she would ensure this happened in case there was a lack of clarity. These were Doyleston Community Centre, Greendale pavilion and Killinchy Community Hall and they would continue to have committee operational management until 1 July 2022.

Councillor Epiha spoke of senior ladies who would like to see some involvement from Council staff and Mrs Kidd said the Swell Festival was underway. She would follow up with those seniors and staff to determine how to link them into the programme.

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

*‘That the Council receives the Report “Community Services and Facilities Group Update” for information.’*

**CARRIED**

## **6. Group Manager Community Services and Facilities**

*Accountability Report: Accessibility Charter 2020/2021*

Group Manager Community Services and Facilities, Mrs Denise Kidd told Council that Council signed a charter and that there was some responsibility to adhere to the content.

Councillor Alexander asked how accessibility was being promoted through for example the Environmental Services Team reviewing building consents, encouraging applicants to ensure their buildings were as accessible as possible. Staff said their ability to ensure accessibility was somewhat limited but they would consider modifications and will take advice from the Chief Executive on this.

Councillor Reid noted accessibility was important and the lens needed to be wider than what is currently considered. Sight impaired people need to be included as at least 25% of the population was vision impaired. Staff said this was being considered for example way finding and signage in facilities but would update the report to reflect that.

**Moved** – Councillor Reid / **Seconded** – Councillor Alexander

*‘That Council receives the “Accountability Report: Accessibility Charter 2020/2021” on actions undertaken to support commitment of the Accessibility Charter, Te Arataki Taero Kore, for information.’*

**CARRIED**

## **7. Group Manager Community Services and Facilities**

*Accountability Report: Selwyn Community Grants Fund 2020.2021*

Mrs Kidd continued with this report and noted the Selwyn Community Grants Fund was the largest contestable community grant administered by Council, and specifically directed at Community Wellbeing.

She added the fund was becoming increasingly popular at a time they did not expect it to be happening. Originally the fund was administered twice a year but as a response to COVID Council decided to have it four times a year.

The Mayor said it was good to see a range of community groups being supported. Councillor McInnes asked about the process for particularly larger events having had to cancel due to COVID and whether their funding gets passed on to the following year. Mrs Kidd confirmed if there was no activity then there was no payment made and the

community has been very responsive to this. Further clarity from Councillor Epiha about whether or not the events needed to apply again or be re-approved, Mrs Kidd confirmed if they came up with a counter proposal or wanted to do something different in for example six months' time, the committee would review it again but generally they were responsive to these changes. She added it was good to have that flexibility in the committee so that groups could carry on with their event planning.

**Moved** – Councillor Lyall / **Seconded** – Councillor Epiha

*'That Council receives the Report "Accountability Report: Selwyn Community Grants Fund 2020/2021", for information.'*

**CARRIED**

## **8. Manager Community and Economic Development** *Selwyn Youth Council, Youth Engagement Update*

Mrs Kidd said the report gives Council some insight into the changes within the Youth Council, in particular around their Terms of Reference. They also configured themselves in terms of portfolios and they enjoy working in that way.

Councillor McInnes acknowledged the Youth Council noting they were an awesome bunch of young people who get stuck into their projects. She gave a shout out to Shay Robinson who works with them, doing a very good job of coordinating them and keeping tabs with what young people need.

The Mayor thanked Mrs Kidd for her reports.

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

*'That Council receives the Report "Selwyn Youth Council, Youth Engagement Update", for information.'*

**CARRIED**

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

*'That Council adjourn for lunch between 12.23pm – 1pm.'*

**CARRIED**

## **9. Asset Manager Water Services, and Water Service Delivery Manager** *Water Services Monthly Update*

Staff presented to Council their monthly update and took key points from their report. In particular they noted they had engaged BECA consultants to determine costs for removing nitrates from water supplies.

A highlight was the Burnham military camp now connected to the Pines.

Staff also noted the Water Services bill had achieved royal ascent so was now an Act.

The Act gives Taumata Arowai considerable powers and the entity believe that they would be operational before the end of the year.

Staff confirmed four different crews were currently working on the Darfield pipeline project. The Mayor asked whether Councillors could have a site visit to the pipeline to observe what it looks like.

Councillor Hasson asked about the effect of nitrates on the biodiversity in waterways.

Other comments were made about nitrates as well to which staff responded that it was with some trepidation they add reports to agendas where it does not reflect the full story. Nationally there was a lot of work done around nitrate levels with Council staff also provided information into a University of Otago study, for example with records going back 20 years.

Staff confirmed the pipeline projects will be reported to Audit and Risk in the first instance. Council noted that large infrastructure projects should come before full Council for approval. The Chief Executive said it was a simple process really, the role of Audit and Risk was to oversee financial and project management with decision-making sitting with full Council, in particular acknowledging those projects within the LTP and Annual plan and awarding of contracts.

**Moved** – Councillor Reid / **Seconded** – Councillor Lyall

*‘That the Council receives the report “Water Services Monthly Update”, for information.’*

**CARRIED**

## **10. Surface Water Engineer**

*Potential Stock Water Race closure – Council deliberation and decision*

*Councillor Murray Lemon stepped back from the table for this discussion.*

Council’s Surface Water Engineer, Mr Daniel Meehan noted that Council received applications from private landowners proposing the closure of Stock Water Races in the Malvern, Paparua and Ellesmere Stock Water Race Schemes.

**Moved** – Councillor Alexander / **Seconded** – Councillor McInnes

- 1) ‘That Council approve the closure of 11 lengths of water race totalling approximately 19.1km across the Selwyn District Council Stock Water Race Network.*
- 2) That Council form a hearing panel to hear submissions and consider the proposal to close three sections totalling approximately 15.9km of race that received objections during the public consultation process, with Councillors Bob Mugford and Debra Hasson to form part of this hearing panel.*
- 3) That Council will consider the recommendations of the hearing panel when reported back to Council.*

**CARRIED**

*Councillor Lemon stepped back to the table.*

## **11. Manager Open Space and Strategy**

### *Community Centres, Halls and Libraries Network Plan*

Council's Manager Open Space and Strategy, Mr Mark Rykers told Council this plan had been worked on since 2020 and staff wanted to make sure it aligned with other processes in this space.

He told Council that this is a refresh of the original plan which was done in 2013, and which was more strategic. The 2013 plan also helped with decision-making after the earthquakes.

In the plan and the report it is clear that a lot of the achievements have been reached including rebuilding of facilities for example Selwyn Sports Centre and Te Ara Atea.

Facilities were being managed on a network basis now and the plan also now includes libraries as they are seen to be key community spaces. This is quite different to the previous plan. A draft of the plan came before Council in a briefing session in July 2020 and there had been a number of workshops afterwards with good feedback received. During the process special purpose facilities were identified for example Selwyn Sports Centre and Lakeside Hall which has a niche use attached to it. Rather than having a lot of similar facilities there was a need identified for a diverse range of facilities.

Mr Rykers said that contained in the plan is a series of recommendations and action points and that is was really a vehicle to provide a framework for decision-making going forward.

The Mayor thanked Mr Rykers for the report and said the challenge for Council would be to stick to the decisions. He was pleased to see the LTP decisions in the plan which made it clear any work undertaken so far will not be undone or redone.

The Mayor said he would like the plan to incorporate telling local stories to show why Council builds the facilities it does. He said it would also be good to involve mana whenua. Staff agreed they would do so.

In relation to action Item 7, Councillor Alexander said Council would need to buy some land now. He added it was no good to simply say Council will partner with schools, if Council did not have land there would be no facility. Council need to get alongside the developers and tell them we need land for a facility. Although it was good to partner with schools it provides a limited opportunity as schools could be reluctant in terms of use after hours. This does not always suit the communities. Councillor Alexander urged staff to prepare a report on land banking for future facilities. Staff noted they had already identified land, approximately 2.5 hectare. They would bring a report to a future Council meeting on particularly reserves and facilities on these.

Councillor McInnes said it would be good if staff had conversations with Council's civil defence team as to how some of the actions might impact their ability to respond to emergencies. Staff noted they have considered this in the decision-making.

The Mayor thanked staff for their report and work in this area.

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

*‘That the Council:*

- i. Receives the report on the Community Centres, Halls and Community Libraries Network Plan;*
- ii. Adopts the Community Centres, Halls and Community Libraries Network Plan to provide direction on delivering a cohesive, efficient and sustainable network of facilities.’*

**CARRIED**

## **GENERAL BUSINESS**

### **Register of Documents Signed and Sealed**

*Councillor McInnes moved away from the meeting due to a declared conflict of interest.*

**Moved** – Councillor Lemon / **Seconded** – Councillor Miller

1	Name of other party	SDC
	Transaction type	Grant Easement for Right to convey water
	Transaction description	Devine Drive, Claremont subdivision
2	Name of other party	Morrish Farming Partnership
	Transaction type	Deed of Renewal of Lease – Future District Park Site Weedons Road, Rolleston
	Transaction description	Part Lot 1 DP 75990
3	Name of other party	Ian David Harold Syme
	Transaction type	Deed of Licence
	Transaction description	Part Reserve 1329 corner Tramway and Kimberley Roads 4148m <sup>2</sup>
4	Name of other party	Southern Pastures (Kowhai Farm) Limited Partnership
	Transaction type	Deed of Licence
	Transaction description	Reserve 2314 Ardlui Road 2.0234 hectares
5	Name of other party	Southern Pastures (Kenburn Farm) Limited Partnership
	Transaction type	Deed of Licence
	Transaction description	Section 21 North Rakaia Road 2.0234 hectares
6	Name of other party	McCarthy Contracting Limited
	Transaction type	Deed of Lease
	Transaction description	27 Hamptons Road, Prebbleton 6.7 hectares
7	Name of other party	Connetics Limited
	Transaction type	Deed of Licence
	Transaction description	Hewitts Pit, Darfield – Homebush Road 2.0234 hectares

8	Name of other party	Andrew James Charles Fraser
	Transaction type	Deed of Licence to occupy to 30 June 2020
	Transaction description	Transfer of Deed of Licence from Erin Margaret Coffey to Andrew James Charles Fraser following the sale of Hut 18 Upper Selwyn Huts

**CARRIED**

*Councillor McInnes joined the meeting again after this item.*

## RESOLUTION TO EXCLUDE THE PUBLIC

**Moved** – Councillor Reid / **Seconded** – Councillor Gallagher

*‘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.	Public Excluded Minutes	<i>Good reason to withhold exists under Section 7</i>	<i>Section 48(1)(a)</i>	
2.	Tender Acceptance – Artificial Turf			
3.	Mayor’s Report			

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, 2, 3	Enable the local authority holding the information to carry out, without prejudice or disadvantage, commercial activities; or	Section 7(2)(h)
1, 2, 3	Enable the local authority holding the information to carry on, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations); or	Section 7(2)(i)

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

**Release of portion of public excluded minutes, dated 22 September 2021 into the public.**

**Moved** – Councillor Miller / **Seconded** – Councillor Lyall

*‘That the following portion of the public excluded minutes of 22 September 2021 be released into the public domain:*

*Three Waters Assets (raised by Councillor Miller)*

*The Chief Executive invited key management staff to provide detail to the process of asset valuation, including their alignment with the WICS numbers. It was noted that a lot of Councils value their assets every two or three years, but Council does this annually due to the significant growth that the district continues to undergo, including a number of infrastructure assets being vested in Council each year. Annual review ensures that Council’s assets are always valued at market rate.*

*It was confirmed that the last valuation process was carried out in 2020 by registered valuers WSP. This was followed by an Audit NZ deep-drive ensuring a very thorough process was valued.*

*A conversation was then held about the valuations / numbers put forward by WICS – including sources the company used to come to their conclusions. The report was largely based on the Scotland experience and it is noted that the standards used are not present in New Zealand, where the WICS report has accounted for a higher degree of spend on assets.*

*Staff stated that the key thing in terms of future valuations of what customers will have to pay comes down to whether Councils believe that the cost savings can be achieved through consolidation and efficiency gains.*

*Councillor Miller stated he is asking for some independent clarity around Council’s asset quality, the Asset Management Plan (AMP), and staff’s assessment of the current asset valuation, etc. He is seeking independent confirmation that the data Governors are receiving from internal sources is correct. He said that this is the biggest decision he will ever make, so he would like to ensure rigour placed around the information that he is receiving. He reconfirmed that as a Governor, he needs some independent qualification that Council’s Levels of Service, AMP and the projections contained therein, tally up.*

*An in-depth discussion was then led by staff regarding the independent valuations that the AMPs and Infrastructure management/strategic plans are subject to as part the Long Term Plan process. This is then followed by a deep dive by Audit New Zealand. Staff noted their high levels of comfort with these processes.*

*Councillor Miller asked if the assets and the service delivery align and suggested a desktop study is required to ensure this matches up. He said this information is required in order to assist him with decision-making.*



*Staff also reconfirmed that – under the instructions of the Auditor – all Councils had to proceed with the development of their LTPs based on the assumption that the three water reforms were not happening.*

*The Chief Executive and management staff stated they were unsure as to the information that Councillor Miller is requiring. It was then stated by management that what is being requested is a significant volume of work which will take a long time to compile at great cost. It is unlikely that any information from an independent party will come back to Council before the end of 2021, at which point, Council may have already been asked to consult with their community.*

*The Group Manager Infrastructure referred to the work undertaken by Rob Kerr, PwC and Aurecon which came to the conclusion that the new entity (Takiwā model) would provide some efficiencies – but not as extravagant as the WICS model assumptions.*

*Councillor Lemon supported Councillor Miller's view. He said that the numbers in the LTP are one thing, but what governors need to consider is whether the Council's assets are as good as Council thinks they are. If we have a choice and Council chooses to go it alone then Governors need to know what this means. Governors need assurance that in asking these questions that quality information is being provided. Councillor Lemon said that this is crucial information – and it is not about disproving WICS, but rather around seeking assurance if Council decides to go it alone.*

*Councillor Epiha stated that he would seek to achieve independent information to allow governors to form their position for the sake of constituents. If this model does go ahead, then Council will have done everything that they can to provide its constituents with the facts and figures and that everyone's position has been protected. He said that he supports Councillor Miller's view on using an independent consultant.*

*The Chief Executive said that he understands that Councillor Miller is looking for an independent assessment of asset value and assumptions. He stated that one unknown is whether Council will be better or worse off yet that it is also unknown what the entities are proposing to deliver.*

*The Chief Executive stated that Council agreed to inform its community with the information that is currently in the Selwyn Times. Councils are not being asked to make a decision at this stage, but this may be afforded to them after they have responded to the Government. Consultation with communities is then likely to follow. If Council would like to get an independent assessment done, it will need to be very clear in the brief as to what information it wants, when it is wanted, and what that cost will be.*

*Councillor McInnes said that she is not sure that another report will give the answer Council wants and that any decision is going to be difficult. She stated that staff are giving governors good information. In the timeframe Councils have been given, she said she thinks Council is better off working with staff as they know what they are doing.*

*Councillor Lyall said that he has a feeling that if the Government goes ahead with their proposals, that it will be mandated. He said that he hopes they would wait until after the local government reform. Councillor Lyall stated that he understands where Councillor Miller is coming from, but that he, as a governor, is reasonably ok with where Council is situated and that there does not seem to be a huge amount of support at the moment for Councillor's Miller suggestion to be actioned.*

*Councillor Miller again commented that he is concerned what he is hearing staff say and that he is asking for Tonkin and Taylor to table a proposal, timetable and cost to at least assess values as he needs that in front of him to allow him to make a decision.*

*Councillor Epiha stated that he wants to be sure that Council has created a business case for change, and that staff are comfortable with the course of change – he is seeking reassurance.*

*The Chief Executive stated that the key point at the moment is that Councils are not being asked to make a decision – but to only provide their views. Government will receive responses from all Councils and then determine what happens next. One of those outcomes may well be that Councils are asked to consult. If that is required, then Governors will ask themselves what they need to consult. The Chief Executive commented that it is impossible to accurately predict five years out let alone 30 years out and reinforced that there are a lot of unknowns at present.*

*Councillor Lyall summarised discussions noting that Councillor Miller raised some relevant comments which would be kept in mind as Council moved forward in this process, but that Council will not be taking the matter further at the moment, rather Council will keep a watching brief over on Central Government's position during the next few weeks.'*

**CARRIED**

The public meeting moved into Public Excluded at 2.14pm.

The meeting resumed in open meeting at 4.13pm

The meeting ended at 4.15pm.

DATED this 1 day of November 2021

  
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MAYOR

## MATTERS UNDER INVESTIGATION

<i>Community Centres, Halls and Libraries Network Plan (Council, 13 October 2021)</i>	Report on landbanking - buying land now for future community facilities	2022
<i>Accessibility Report (Council, 13 October 2021): how staff can encourage applicants to ensure buildings were as accessible as possible</i>	Staff report to consider modifications after advice from Chief Executive	2022