

**MINUTES OF AN ORDINARY MEETING OF THE
SELWYN DISTRICT COUNCIL
HELD IN THE COUNCIL CHAMBERS
ON WEDNESDAY 24 MARCH 2021 COMMENCING AT 1PM**

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), K Mason (Group Manager Organisational Performance), S Hill (Group Manager Communication and Customers), M Washington (Group Manager Infrastructure), D Marshall (Group Manager Property), T Harris (Group Manager Environmental and Regulatory Services), G Morgan (Service Delivery Manager), R Allen (Acquisitions Disposals and Leasing Manager), A Mazey (Asset Manager, Transportation), M Chamberlain (Team Leader, Transportation), A Boyd (Solid Waste Manager), R Raymond (Communications Advisor) and S Tully (Mayor's Advisor), Mesdames S Shea (Group Manager People, Capability and Culture), R Carruthers (Strategy & Policy Planner), B White (Acquisitions, Disposals and Leasing Officer), N Smith (Executive Assistant) and Ms K Hunt (PA to Group Manager, Environmental and Regulatory Services)

The meeting was livestreamed.

Mayor Broughton opened the meeting with the karakia and Councillor Affirmation. Mayor Broughton noted the addition of the Treaty of Waitangi print on the wall. Attendees then sung the Council waiata.

APOLOGIES

None

IDENTIFICATION OF ANY EXTRAORDINARY BUSINESS

None identified.

CONFLICTS OF INTEREST

Standard conflicts were applied to this meeting.

PUBLIC FORUM

No public forum at the Council meeting.

CONFIRMATION OF MINUTES

1. **Minutes of an Ordinary meeting of the Selwyn District Council held in the Council Chambers on Wednesday 10 March 2021**

Moved – Councillor Alexander / **Seconded** – Councillor Epiha

‘That the Council confirms the minutes of the ordinary meeting of the Selwyn District Council held on Wednesday 10 March 2021’

CARRIED

2. **Minutes of an Extraordinary meeting of the Selwyn District Council held in the Council Chambers on Wednesday 17 March 2021**

Mayor Broughton referred to the 2021-2031 Draft Long Term Plan Flyer that will be sent to households around the district as part of the consultation process.

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

‘That the Council confirms the minutes of the Extraordinary meeting of the Selwyn District Council held on Wednesday 17 March 2021’

CARRIED

CURRENT MATTERS REQUIRING ATTENTION

Reduction of speed limits – interim review	Council 24 February 2021	Staff to report back on possible interim review on speed limit reductions	26 May 2021
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REPORTS

1. Chief Executive

Chief Executive's Report

The Chief Executive referred to the recent LGNZ Zone 5/6 meeting which was held in Wanaka. He referred to the Councils' discussion on current issues facing them in their respective districts, including LTP rating increases. The Chief Executive then spoke to other presentations including the three waters presentation at the Zone meeting, and site visits attended.

The Chief Executive noted that the key take away from the meeting was that Councils are under significant pressure as they deal with legislative proposals coming out of central government, and the strain that this is going to put on Council's resources.

Mayor Broughton also gave some feedback on the presentations and site visits, noting the Wanaka centric-projects which were highlighted during the meeting. Mayor Broughton also referred to Queenstown's approach to housing which was a key presentation at the meeting.

Councillor Mugford spoke briefly to his key highlights, particularly around the Queenstown Housing presentation.

The Chief Executive then spoke to the LGNZ Remit process. He noted in particular the onerous number of remits from last year. Mayor Broughton noted that at the Zone 5/6 meeting, Councils were asked to not consider putting forward any remits this year, but rather use different channels to raise matters of importance.

The Chief Executive then spoke to the Selwyn Business Opinion Survey, noting that confidence is high amongst businesses with 28% expecting their profits to increase, and a high number also expecting to employ staff over the coming months.

The Chief Executive spoke to other items in his report.

Mayor Broughton referred to the three waters workshop with the DIA the day prior to the Council meeting. He noted that some information received was new, and stated that it was good to be together in the same room as other Councils and industry leaders. He then referred to the upcoming challenges around three waters. He spoke to areas of Maori / iwi interest, noting that it was good to have representatives from Te Taumutu Rūnanga in attendance at the workshop.

Mayor Broughton noted that based on the discussions, he did not believe that there is a compelling view on how the future of three waters looks at this point.

Councils have from September until December this year to consult with our communities to decide if they wish to stay in or opt out. The Chief Executive concurred with Mayor Broughton's comments and noted the importance of keeping our communities informed.

Councillor Alexander referred to the delegations under Delegation RS 201 with regards to internal and external commissioners. The Group Manager Environmental and Regulatory Services spoke to this. He cited that he needed to seek legal advice, but Council is looking at getting away from listing our Commissioners individually. It was noted by the meeting

that a delegation be given to the Group Manager Environmental and Regulatory Services to make any appropriate changes to the Section RS 201 based on further advice received.

Moved – Councillor Alexander / **Seconded** – Councillor Mugford

‘That Council:

- a) receives the Chief Executive’s report, for information; and*
- b) approves the additions / changes to the Delegations Manual as presented and delegates to the Group Manager Environmental and Regulatory Services to amend the title section of RS 201.’*

CARRIED

2. Acquisitions, Disposals & Leasing Officer; and Transportation Project Engineer
Approval to grant easement under Section 48 of the Reserves Act 1977 – Corner of Lowes Road & Tennyson Street, Rolleston

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

‘That the Council, in accordance with delegation powers dated 27 June 2013 conferred on it by the Minister of Conservation in relation to section 48 of the Reserves Act 1977, agrees to the granting of an easement in favour of Orion New Zealand Limited over an area of land less than 1 square metre (more or less) of the Recreation Reserve at Lot 1500 Deposited Plan 74453, corner of Lowes Road and Tennyson Street, Rolleston.’

CARRIED

3. Strategy and Policy Planner

Private Plan Change 62 – Rezoning of Land in Leeston

Councillor Lemon declared an interest and stepped away from the table.

Councillor Hasson queried the National Policy Statement (NPS) on Urban Development (UD) specifically the interpretation from the Commissioner on population numbers, asking how this is applied within and outside UD boundaries. Staff noted the Specific definition around urban environment talks about a threshold of 10,000 but only relates to certain aspects of the NPS.

Councillor Hasson asked if the plan change was made available to the Commissioner to consider to which staff confirmed that it was considered as part of the process.

Councillor Epiha noted that he had received some feedback from the community. He asked staff if they thought there were there any areas could have improved upon in relation to the role of the Commissioner. The Group Manager Environmental and Regulatory Services stated that the Council delegates the Commissioners to carry out this Council function. The Commissioner was is qualified and took all of the evidence into

consideration and come to this recommendation. Councils' role is to accept or reject the Commissioner's recommendation.

Councillor Epiha then asked if staff were confident in the process for those who submitted, to which staff confirmed they had no issue with the process.

Moved – Councillor Alexander / **Seconded** – Councillor Hasson

'That the Council:

- a) accepts the recommendation of the independent Commissioner in regards to Plan Change 62 from D Marshall, L Martin and A Formosa, M and T Saunders, B Hammett, and J and S Howson to rezone land in Leeston;*
- b) pursuant to Clause 29(4) of the First Schedule of the Resource Management Act 1991, approves Plan Change 62 subject to the modifications described and for the reasons given in the Commissioner's recommendation dated 3 March 2021;*
- c) approves the public notification of Council's decision that establishes that the Operative Selwyn District Plan is deemed to have been amended in accordance with the decision in (b) above from the date of the public notice in accordance with Clause 11 of the Resource Management Act;*
- d) delegates the Team Leader Strategy and Policy to take any steps necessary to give effect to recommendation (b) and (c) above; and*
- e) delegates the Team Leader Strategy and Policy to take any steps necessary to give effect to make Plan Change 62 operative at the conclusion of the appeal period where no appeals are filed.'*

CARRIED

Councillor Lemon came back to the table

4. Strategy and Policy Planner

Private Plan Change 69 Lincoln – Decision on how to consider the Private Plan Change Request received from Rolleston Industrial Developments Limited

Councillor Hasson stated that this plan change has generated a lot of community interest. She then asked about the notification process, and ask what the normal process is to inform the public they can participate in the process. Staff confirmed this would be notified in the local newspapers and as part of statutory requirement those people within a certain distance will also be notified.

Councillor Miller said he has had substantial feedback from ratepayers of new and older subdivisions raising concerns about the suitability of the site. He said he was not against developing Lincoln, but concerned about the quality of the site as it is a source of groundwater for the L2.

Councillor Miller stated that ratepayers are concerned about what the future may hold, and said as a Councillor, he must raise the views of his community. He then referred to

the environmental management of this site, and that it must be done well to ensure it is compliant.

Councillor Epiha said he had received calls from his community about suitability of the site and the extra strain on infrastructure. He said he would like to hear of Mana Whenua's stance. Staff noted that their views will be captured through the submission process and then heard in a RMA hearing.

Councillor McInnes asked what sort of support Council could provide to help people make submissions. The Group Manager Environmental and Regulatory Services said that staff are available to assist submitters if required. He referred to the Friend of Submitter appointed for the previous quarry process noting it may be an idea to appoint another going forward to help with many plan changes coming through. He said that the cost could be in the order of \$10,000-\$15,000, but reiterated that staff are willing to meet with submitters to offer support.

Councillor Lemon asked what weight is given to the Commissioner on proposed wāhi tapu sites. Staff stated they could not give a definitive answer, but it would be taken into account. Policy and objectives have weighting, but not the rules until the process is completed.

Staff also referred to objectives and policies having weighting to varying degrees based on subject to challenges. Provision around heritage have some weight now as do provisions around water.

Mayor Broughton confirmed that for the councillors sitting on those hearings, there is no concern about them sitting at table for these discussions.

Councillor Reid stated that Council needs to be wary of the Little River Trail which runs through the area. She said that when this plan becomes more formalised, this trail needs to be taken into consideration.

Councillor McInnes asked what would happen if the NPS on Land comes out, to which staff noted that it would need to be taken into account and would have full weight.

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

'That in respect to Plan Change 69 to the Selwyn District Plan lodged by Rolleston Industrial Development Limited, Council resolves to accept the request for notification pursuant to Clause 25 (2)(b) of the Resource Management Act 1991.'

CARRIED

5. Strategy and Policy Planner

Private Plan Change 75 Rolleston – Decision on how to consider the Private Plan Change Request from Yoursection Limited

Councillor Hasson referred to the issue of the NPS on Versatile Soils referring to the site in question. Staff noted that this NPS hasn't been released yet, but were able to provide

further information on the quality of soils of the area. It was noted that any decision will depend on which Statues are in place at the time the decision is made.

Councillor Miller stated that this fits logically into the growth patterns, as well-managed growth is good for the District. He noted that this brings home the urgency to develop a transport hub, referring to Mr Carters' previous proposal on this. Councillor Miller referred to the need to place higher density housing around greenspace and spoke of District-wide Park and that Council should perhaps look at what the land around this could look like in the future. He said he would like to signal the opportunity now before it is missed. Councillor Miller stated that some further urgent work on growth patterns is required.

Mayor Broughton noted his agreement that we need to look bigger, and raised this at the Greater Christchurch Partnership meeting on Monday, speaking to the discussion held.

Moved – Councillor Alexander / **Seconded** – Councillor Bland

'That in respect to Plan Change 75 to the Selwyn District Plan lodged by Yoursection Limited, Council resolves to accept the request for notification pursuant to Clause 25 (2)(b) of the Resource Management Act 1991.'

CARRIED

6. Group Manager Property

Te Ara Ātea Sustainability Report

Councillor Alexander asked how this information contained within the report will be shared with our community. The Chief Executive referred to regular communications channels such as the Council Call, and website. He further noted that Councillors and staff will be spending a bit of time out in the community over the next few weeks as part of the Draft Long Term Plan consultation activities.

Mayor Broughton noted that these features can be highlighted once Te Ara Ātea opens to the public.

Moved – Councillor Lyall / **Seconded** – Councillor Gallagher

'That Council receives the Summary Sustainability Report for Te Ara Ātea for information.'

CARRIED

7. Solid Waste Manager

Solid Waste Monthly Update

Mayor Broughton said that it was good to see that no truckloads were rejected in February and congratulated the Solid Waste team for the information they have put out into the community. Staff too noted this was an outstanding result.

Councillor McInnes said there had been a lot of information put out but there will always be complaints about why more can't be recycled, referring to the cost implications of increasing the recycled material pool.

Councillor Epiha asked for an update on the educational aspect of bringing schools through the Pines Plant. The Solid Waste Manager confirmed that staff are working with the architects around on this and that the plan is to use a relocatable classroom book and refurbish to strengthen the theme of re-using materials. He confirmed this is still some time off, but when requested, staff do take school groups through, but are not in a position to be able to proactively offer this at the moment.

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

'That the Council receives the report Solid Waste Monthly Update, for information.'

CARRIED

8. Asset Manager Transportation and Team Leader Transportation Transportation Monthly Update

Staff spoke to the key highlights on the report.

Good news was noted about the Coalgate Road legalisation process which did not receive any objectives. Staff are stepping through the rest of the process which should conclude in April and May and is a testament to following good process.

Mayor Broughton said that he and staff are working with NZTA to consider plans for a soft opening of the Southern Motorway project to acknowledge the work of NZTA on their investment. He said it would also be good to have an MRT conversation with Councillors. The Asset Transportation Manager concurred, stating that it needs to go through the process and then staff can get a steer on where they want to take things and allow them to communicate back to all the stakeholders. He would then expect the consultant to Council and speak to elected members.

Mayor Broughton then spoke to work being undertaken on district signage at major entry and exit points saying it is at the design/location discussion stage.

Councillor Lyall noted that he was pleased that signage is being discussed noting a lack of road signage into Prebbleton stating that present signage is very Christchurch-centric.

Councillor Alexander asked if there is timeframe regarding the West Melton traffic lights. Staff confirmed they have met with Project Manager around what they need to achieve implementation this project. Following discussions it was determined that it is likely that work will commence in mid 2022 with signals built in 22/23. Difficulties were noted with regards to construction timeframes, weather-related issues and public works acquisitions.

Councillor Miller said he would like to give a bouquet for the work undertaken on the Southern Motorway saying it is a great piece of infrastructure and has made a significant difference. He said he would like to thank the previous governors for this. Councillor Miller then said that he would like to give a second bouquet to the asset Manager Transportation on his network approach to subdivisions which is great.

Councillor Miller then spoke to growth, asking if there is an opportunity to say to NZTA that Springs Road is now a highway, not an arterial road, asking if we can advocate for this. He also asked staff if they support free buses.

Mayor Broughton asked if a transfer of roads to NZTA could be covered in a future report.

The Asset Manager Transportation spoke to his view on free buses, saying it is good if you want to travel on a bus, but even if something is free, if it does not provide the right service, people will still not use it. He said it is better to have a flat zone structure over all of greater Christchurch.

Mayor Broughton thanked staff for the work undertaken on Hoskyns Road which has made the road a lot safer.

Councillor Gallagher also noted her congratulations for the work done on Hoskyns Road as well saying it is appreciated by those who use it.

Councillor Epiha left the room at 2.29pm

Staff spoke to an upcoming workshop on speed changes. It was noted that Walkers Road widening has been completed with road sealing is pending.

Councillor Epiha returned to the room at 2.30pm

Staff referred to driver mentor programme for learners in which they were able to recruit more mentors than required – noting this is a good news story.

Mayor Broughton referred to Telegraph Road and that parts of it had deteriorated quickly, asking where the responsibilities for remedial work lie. Staff spoke about the condition, noting that 25% of heavy traffic use that road stating that it is not about the work that has been done, but more to do with loading on the road.

Mayor Broughton spoke about the recent work on Wards Road. Staff confirmed that a holding seal has been put on, but it is not the final product, further noting that the work has not been signed off yet.

A discussion was held around road audit. With staff noting they are auditing more sites than required, but we will keep working on this. Staff react to road user requests, as well as doing random audits.

Councillor Hasson asked if Council has a policy around not undertaking reseals in wet weather. Staff confirmed that reseal work is traditionally undertaken between October and March each year as work needs to be done at 15 degrees or higher.

Councillor Hasson asked for an update on the speed vehicle indicator in Springston. Staff confirmed that this is currently sitting with Connetics who are investigation an appropriate location to ensure it doesn't interfere with overhead powerlines.

Councillor Lemon referred to the usual concerns around the deterioration of road condition stating that wet weather exacerbates the issue, so we need to be ready to get some brickbats from our community. He said it would be good to have a costs analysis

brought to Councillors to enable them to make timely decisions. Councillor Lemon then congratulated staff on the two turning bays on Leeston Road. He said this was a fantastic addition removing the previous issues.

Councillor Lemon asked about remedial work on noted cycleway and what is the outcome of poor work, relating to the warranty. Staff referred to the actual issue being the base course and the subgrade. Whilst it was not a quality issue, the liability sits with the contractor. If the works is required to be redone following the conclusion of the maintenance period, contractor is still liable.

Councillor Mugford asked after the Harper Bridge project to which staff confirmed it was in design stage, and would take a fairly typical design.

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

‘That the Council receives the report Transportation Monthly Update, for information.’

CARRIED

Councillor Lemon left the room at 2.46pm

9. Group Manager Property

Property Transaction Update – 28 February 2021

Staff spoke to the highlights of the report.

Comments were made about the damage caused to the beams which related to internal and external exposure to elements. The Group Manager Property confirmed that there was no structural damage - only superficial. He confirmed there is cost to Council, but it has led to slight issue with the programme, which they are working on tightening up.

Councillor Lemon returned to the room at 2.48pm

The Group Manager Property then spoke to the Selwyn Aquatic Centre change rooms noting that effort is being made by contractors to get them ready as soon as possible.

The Group Manager Property referred to a problem overnight at Te Ara Ātea where taggers had accessed the site. There were not structural issues, but contractor is looking at the site again regarding how people were able to get in. It was confirmed that Police have attended the site.

Councillor Miller raised issues of the complexity of the design of Te Ara Ātea referring to unique buildings having expensive issues. He said that in future when projects are built, perhaps the word iconic should not be used. Staff noted that his point is not lost. Councillor Miller then said that with unique buildings, it is not the build cost that is the project, but rather the ongoing operational expenditure and what this will mean going forward. Staff confirmed that there is now the ability to pull the façade back and clean it eliminating expensive cleaning issues.

Mayor Broughton noted that Council is getting what they asked for which is a unique building that would set the scene for the town centre. Councillor Bland also said that the

building is going to set the standard for the new Town centre, and that you need an iconic building in the centre of town.

With regards to the Selwyn Sports Centre staff have now moved in with the building just about complete.

Moved - Councillor Alexander / **Seconded** - Councillor Lyall

'That an extension of time beyond two hours be allowed to enable the rest of the Property report to be read.'

Councillor Miller asked questions about the Rhodes Park campground stating there is a divergence of opinion with the community believing they have done all they can to get camping reinstated. He referred to waste dumping facility onsite and how it is logical to also have camping there. Councillor Miller also referred to the size of the memorial arch and potential damage to this saying that staff need to ensure some work is done there to ensure oversized vehicles coming in to use the dump station do not damage the arch.

The Group Manager Property spoke to this stating the challenge being that when it was a camping spot, it did not attract large numbers. He said they tried to encourage the golf club to manage the ground which would attract some commission for them, but that this was not agreed to. It was noted that there are four very good sites locally which meet Council's camping objectives.

Councillor Bland spoke to the lines of funding including the Camping Fund and the Tourism Infrastructure Fund, asking if it can be accessed for projects at – for example – the Selwyn Heritage Centre and Soldiers' Museum, or parking for the walking track near the Summit Road. The Group Manager Property spoke to the funding channels, noting that both are in their last year and that both streams come from different government pockets. He confirmed that if the funds are continuing, he would inform Councillor Bland.

A conversation was held around Reids Pit and when it may become accessible to the public, which may be earlier than next spring once a preferred access point is determined.

The Group Manager Property spoke to the 93% achieved mark attained in the recent Playground audit, saying it is an extraordinary results. The work of Council staff and a number of staff within SICON was acknowledged. The Group Manager Property referred to a comment made by the auditor who said that if she could bottle up the SICON team's passion for playground safety and spread it around New Zealand that would be great.

Moved – Councillor Alexander / **Seconded** – Councillor Hasson

'That the Council receives the update report on property projects as at 28 February 2021, for information.'

CARRIED

GENERAL BUSINESS

None

RESOLUTION TO EXCLUDE THE PUBLIC

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

‘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.	Lease of Bealey Pit to Southern Screenworks Limited			With effect from commencement date of the lease
3.	Purchase of Property in Leeston			
4.	Evaluation of non priced attributes – road Network Maintenance Contract			
5.	Property Transaction Update – 28 February 2021			

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, 5	Enable the local authority holding the information to carry out, without prejudice or disadvantage, commercial activities; or	Section 7(2)(h)
1,2,3,4,5	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.'*

CARRIED

The public meeting ended at 3.11pm for a brief break before moving into Public Excluded at 3.30pm.

The meeting resumed in open meeting at 5.18pm.

The meeting ended at 5.18pm.

DATED this 14 day of April 2021



MAYOR