

**MINUTES OF AN ORDINARY MEETING OF THE  
SELWYN DISTRICT COUNCIL  
HELD IN THE COUNCIL CHAMBER  
ON WEDNESDAY 23 JULY 2025 COMMENCING AT 1PM**

**PRESENT**

Mayor S T Broughton, Councillors S N O H Epiha (joined online), L L Gliddon, M B Lyall, G S F Miller, R H Mugford, E S Mundt & N C Reid and Ms M McKay

**IN ATTENDANCE**

Mrs S Mason (Chief Executive); Messrs. S Gibling (Executive Director, Strategy, Engagement and Capability); T Mason (Executive Director Infrastructure and Property), M McGrath (Chief Digital Officer), R Love (Executive Director Development and Growth), J Knight (Head of Health, Safety and Wellbeing), G Morgan (Head of Operational Delivery), G Deavoll (Policy Team Leader), W Stack (Health and Safety Lead), L L Roux (Surface Water Environmental Engineer), M Johnston (Chief Alcohol Licensing Inspector); Mesdames A Sneddon (Chief Financial Officer), D Kidd (Executive Director Community Services & Facilities), J Hands (Head of Legal and Risk), E Larsen (Head of Planning), V Mitchell (Head of Building), A Wilson (Principal Compliance Officer), D Mitchell (Senior Counsel), S Carnoutsos (Communications Manager); Ms P Swift (Senior Communications Advisor), Ms H Tate (Communications Advisor), Ms T Davel (Governance Lead) and Mr B Adhikari (Governance Coordinator)

*The meeting was livestreamed.*

**APOLOGIES**

Apologies were received in respect of Councillor Hasson.

**Moved** – Councillor Mugford / **Seconded** – Councillor Gliddon

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

**CARRIED**

**IDENTIFICATION OF ANY EXTRAORDINARY BUSINESS**

None.

**CONFLICTS OF INTEREST**

None.

## **PUBLIC FORUM**

### **Mr P Snell**

Mr Snell expressed his dissatisfaction with the Council regarding a pit matter, which he said had been an ongoing issue for 100 years. He stated that his father and him tried to resolve this matter for the last 50 years and that the Council had offered him a compensation package of \$13,000. He further added that he was turning down the Council's offer, as he had already spent \$15,000 on lawyers and had been denied meeting with the Council. He went on to say that the pit has left a \$20,000 to \$30,000 clean-up cost and the land would end up being unproductive. He demanded that the Council have a realistic conversation with him or pay his account. He emphasised that there is a legal reserve on his property and claimed he had been promised the titles would be moved. He insisted on receiving an answer that day and said he would remain seated until he got one or was forcibly removed by police.

Mayor Broughton clarified that public forum was intended for raising the issues publicly and the Council would not be able to provide an immediate answer. He further stated that the Council would discuss the matter Mr Snell had raised at the end of the meeting.

*Mayor Broughton paused the meeting between 1:08pm to 1:10pm due to disruption.*

## **DEPUTATION**

### **ECan Councillor Joe Davies – Christchurch Heavy Rail Transit**

Councillor Davies said that his presentation was not just about the rail but the sub-region and the development case on which the work was based. He outlined the critical infrastructure issues and challenges standing in the way of the feasibility of a passenger rail line connecting Rolleston, Christchurch, and Rangiora.

Councillors asked if he was willing to engage with people who have extensive experience in the field of rail. In response, Councillor Davies said that he was happy to do so and mentioned the upcoming rail forum in August.

Mr Davies was thanked for his presentation.

### **ECan Councillor Peter J Scott – Public Transport**

Councillor Scott said that he is following up on a notice of motion that he had put before the ECan in their June meeting.

Councillors asked the rationale behind having a CCO versus in-house especially given a recent experience with water reform and handing over transport responsibilities would leave Council's focus only on water. In response, Councillor Scott said there are opportunities outside CCO, but he thinks that those opportunities are not taken strongly. He further said that there are two key components, namely service delivery done through bus routes and similar services but constrained by public transport operating model, and other one being infrastructure, where a road-controlling authority handles everything.

Councillors asked if they were aiming for something like Auckland Transport, noting that although the journey has been difficult, the integrated rail-bus network has been working well.

In response, Councillor Scott said that he had spoken with ministers about this and had shared the Greater Christchurch Spatial Plan with them, which he believes is solution for people of Canterbury and for the Greater Christchurch Partnership. They noted that there is a need for a comprehensive public transport system so that there is no future regret over missed opportunity. In response, Councillor Scott said that they have been receiving a number of feedback from people who note that some social services are available only in Christchurch, and that reliable public transport is essential for them to access those services.

Councillors asked if the recent proposal from Bentley's bus service could be implemented, where the service could be cancelled if not profitable, whereas if ECan were involved, it would require a full route review and other procedures. In response, Councillor Scott said that new public transport models, community, health and general, introduced by the government allows more flexibility. He further added that the ministers have stated that if a model is more efficient and flexible, it should be pursued.

Councillor Scott was thanked for his presentation.

## **PRESENTATION**

### **Darfield High School – Xavier Rangi and Levi Nicolson**

Mr Rangi and Mr Nicolson presented their findings on environmental issue facing Darfield and their ideas to fix them. They spoke about lack of native birds in Darfield but commonly found in surrounding areas like Glentunnel and Christchurch.

Councillors appreciated the presentation from the students and asked if they have spoken with any local groups for sourcing plants and pest groups. In response, the students said that since the primary school had a planting day at the forest, the schools could come together for a day of planting native plants. Councillors encouraged the students to contact Te Ara kakariki, an organization which closely matches the students' initiative.

Councillors said that there are issues like land ownership to consider as it might relate to state highway or Kiwi Rail or other complexities and informed them that the staff will be in touch with them.

Mr Rangi and Mr Nicolson were thanked for the presentation.

## **CONFIRMATION OF MINUTES**

### **1. Minutes of the ordinary meeting of the Selwyn District Council held in the Council Chamber on Wednesday 18 June 2025.**

Councillor Gliddon asked for an amendment to the minutes prior to the last meeting, which had not been rectified. The amendment from 3 to 6 months was moved by her, whereas the minutes currently do not reflect this.

**Moved** – Councillor Lyall / **Seconded** – Councillor Mugford

*'That the Council confirms the minutes of the ordinary meeting of the Selwyn District Council held on Wednesday 18 June 2025.'*

**CARRIED**

**2. Minutes of the Dangerous, Affected and Insanitary Buildings Policy Review Hearings held in the Council Chamber on Thursday 5 June 2025.**

*Deputy Mayor Lyall presided over the meeting between 1:51pm to 1:53pm while the Mayor was not in the Chambers.*

**Moved** – Councillor Mugford / **Seconded** – Councillor Mundt

*‘That the Council confirms the minutes of the Dangerous, Affected and Insanitary Buildings Policy Review hearings held on Thursday 5 June 2025.’*

**CARRIED**

**3. Minutes of Dangerous, Affected and Insanitary Buildings Policy Review Deliberation held in the Council Chamber on Friday 6 June 2025.**

**Moved** – Councillor Mugford / **Seconded** – Councillor Mundt

*‘That the Council confirms the minutes of the Dangerous, Affected and Insanitary Buildings Policy Review deliberation held on Friday 6 June 2025.’*

**CARRIED**

**MATTERS REQUIRING ATTENTION**

None

**REPORTS**

**1. Mayor**

*Mayor’s Report*

Mayor Broughton spoke about his report. He said that he attended the SuperLocal Government conference and received a letter from Minister Louise Upston which will be presented in his upcoming report.

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

*‘That Council receives the Mayor’s Report June 2025 for information’*

**CARRIED**

**2. REPORT BACK FROM SUBCOMMITTEES**

**2.1 Malvern Community Board**

*Malvern Community Board Chair*

Mr Russell shared updates from the Malvern Community Board, including matters related to strengthening international ties, rates, involvement in community halls and reserves, connections with residents, groups and local transport.

Councillors asked if the alternative public transport that he referred in his update solely involve the Malvern Vehicle Trust. In response, Mr Russell said that it did not and added that one of the Board members is engaging with ECan Transport Committee and have submitted some ideas to them. He further noted that the Trust is open to running a trial



service, not just for shopping but potentially for broader travel options, if there are enough interests.

## **2.2 Economic Development**

Councillor Epiha shared his experience about the first stakeholders meeting that he recently attended

## **2.3 Housing and Urban Development**

Councillor McInnes informed Council that the August meeting has been shifted, and the team are currently working on a revised timeline.

## **2.4 Climate Change and Sustainability**

Councillor Reid shared the updates of the last meeting which included development of trees policy, MoU between Manaaki Whenua and the Council and national waste policy changes, among others. She noted that the last meeting would be the final meeting of the subcommittee for this triennium and the tree policy discussed in the meeting will be presented to the Council.

## **2.5 Audit and Risk Subcommittee**

Mayor Broughton said that the Health, Safety and Wellbeing update is included on the Council agenda which should be considered as an improvement.

## **2.6 Finance and Performance Committee**

Councillor Epiha updated Council about the June meeting where the discussions were held around development contributions. He informed Council that the next meeting will be chaired by Councillor Miller.

**Moved** – Councillor Epiha / **Seconded** – Councillor Mugford

*‘That Council receives the feedback from Subcommittee Chairpersons, for information.’*

**CARRIED**

Councillors noted that most of the updates from the committees and subcommittees referred to their meetings as the last for this triennium. Therefore, they requested the timely circulation of the minutes to the current Councillors.

## **3. Chief Executive Report**

*Chief Executive*

The Chief Executive provided updates on her report and informed that she has been receiving several questions from community members who believe that elected members' remuneration is set internally. However, she clarified that it is not the case, and remuneration is determined by an external independent body. She added that the Remuneration Authority has acknowledged Selwyn's growth, which is now considered to be at a metropolitan level. The Chief Executive also informed that Orion New Zealand is

seeking interest from Council regarding potential representation in its customer advisory panel.

Councillors expressed their dissatisfaction that the current structure of Canterbury Water Management Strategy Zone Committee is coming to an end, noting that a new structure has not yet been established. In response, the Chief Executive said that discussions at the recent Canterbury Mayoral Forum acknowledged the variation across the region, which requires flexibility, and it made it difficult to finalize the new structure before the election.

Councillors Lyall and Mundt expressed their interest to be part of the Orion customer advisory panel. The Council agreed to select its representative through a vote. Councillors wrote their preferred candidate, either Councillor Lyall or Councillor Mundt, on a piece of paper and handed over to staff. Councillor Epiha voted via sending a text as he was attending the meeting online. The Councillor with the majority of votes would be declared the Council's representative.

Councillor Lyall was declared the Council's representative for Orion New Zealand's Customer Advisory Panel.

**Moved** – Councillor Epiha (as amended) / **Seconded** – Councillor Mugford

*'That Council:*

- 1) receives the Chief Executive's report for information;*
- 2) appoints Councillor **Lyall** to the Orion New Zealand Limited Customer Advisory Panel.'*

**CARRIED**

#### **4. Submission on RMA National Direction Proposals 2025**

*Policy Team Lead*

Staff provided a brief overview of the resource management reform programme following the ministerial announcement.

Councillors asked about the government ability to modify or remove provision particularly if it opens pathway for the Council to initiate a plan change or government might direct the Council to amend district plan. Staff responded that it could happen either way. Referring to the recent subcommittee meeting where the district plan discussions were held, the Councillors asked if the Council could still pursue those changes or does it require to align with what the government thinks is important. Staff clarified that it needs to be aligned with the government's priorities.

*Councillor Reid was not present in the meeting between 2:49pm and 2:51pm.*

Staff said that they had previously requested feedback from the Councillors and only Councillor McInnes had provided the feedback. Councillor McInness clarified that her feedback was not substantive disagreement with the draft but minor tweaks to words and examples.

Major Broughton proposed an amended motion seconded by Councillor Mugford.

**Moved (as amended)–** Mayor Broughton / **Seconded-** Councillor Mugford

*'That Council:*

*a) receives this report and;*

*b) endorses the attached submission **by incorporating feedback from Councillor McInnes and delegates the policy team leader to make changes on RMA National Direction Proposals 2025.***

**CARRIED**

*Afternoon break 3:02pm-3:22pm*

The Chief Executive said that she has some clarifications on the matters raised earlier in her report. Referring to Canterbury Museum Annual Plan, she said the Council does not need to approve the annual plan and the Board can do it independently. The Council's resolution on 16 April 2025 meeting was to endorse the objection to the proposed levies and Deputy Mayor Lyall presented that to the meeting.

Referring to Canterbury Water Management Strategy Zone Committee Review, the Chief Executive said that there are some provisional dates awaiting confirmation and ECan is expected to return for a briefing with Councillors in August and September. These briefings are intended to seek further feedback from Council to help them shape the final outcome of what the new strategy may look like going forward.

## **5. NZ Transport Agency Waka Kotahi – State Highway Speed Limits within the Selwyn District**

*Head of Operational Delivery*

Councillor Gliddon had prepared a letter to submit to NZTA, mostly focusing on feedback received from the Malvern community, and it was circulated to other Councillors for further feedback. Councillors discussed that the letter could be used as a basis for the submission and that district-wide feedback could be incorporated to make a submission to NZTA on behalf of the Council.

Mayor Broughton put forward an amendment which was seconded by Councillor Gliddon.

**Moved –** Mayor Broughton (as amended) / **Seconded –** Councillor Gliddon

*'That Council:*

*a. supports the reduction of speed at Township locations on State Highways within the Selwyn District and for submissions to the NZ Transport Agency Waka Kotahi advocating for a speed review(s); and*

*b. **write to Waka Kotahi on the matters raised.***

**CARRIED**

## 6. Dangerous, Affected and Insanitary Buildings Policy Deliberations

*Head of Building*

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

*'That Council:*

- 1. Revoke the existing Selwyn District Council Dangerous, Affected, and Insanitary Buildings Policy 2018;*
- 2. Notes the amendments from the draft Dangerous, Affected, and Insanitary (DAI) Buildings Policy approved for consultation pursuant to Council resolution on the 19 February 2025, and the final version as recommended by the DAI Panel as set out in Attachment B the deliberation minutes dated 6 June 2025 of this report;*
- 3. Adopts the Selwyn District Council Dangerous, Affected, and Insanitary Buildings Policy 2025, as set out in Appendix A of this report with effect from 30 June 2025; and*
- 4. Authorises staff to make minor amendments to the Dangerous, Affected, and Insanitary Buildings Policy to correct typographical or formatting errors.'*

**CARRIED**

## 7. Health, Safety and Wellbeing Update

*Executive Director Strategy, Engagement and Capability*

Councillors requested clarity on the definition of 'critical risks' as 66 incidents were noted under that category in the last three months, and some of the incidents do not meet the threshold of the definition. In response, staff clarified that the critical risks listed in the report were incidents that could cause serious harm, not only physical injury but also psychological and well-being harm, which if not managed could lead to serious consequences for the person.

Councillors emphasised concerns about workplace culture, particularly the apparent increase in public aggression toward staff, and asked whether staff had observed any patterns, such as specific locations. Staff responded that they do record the unpleasant public interactions, which often occur in frontline roles, including at headquarters or building site inspections or in other public-facing positions. They further noted that such incidents appear to be rising rapidly as the election time approaches.

Staff also stated that hostility on social media platforms has increased and noted that elected members may be experiencing similar challenges. They emphasised that this is not unique to Selwyn but part of a nationwide and global trend. They added that additional resources have been put in place, and external experts have been providing valuable assistance not only to staff but also to the broader community.

Councillors asked about the lone working policy, the types of roles that fall under that category, and whether there were any rostering issues or physical capacity constraints. Staff responded that lone working is inherent to certain roles, such as building inspectors and compliance officers, and is not usually the result of rostering or staffing gaps.

**Moved** – Councillor Reid / **Seconded** – Councillor Gliddon

*'That Council receives the 'Health, Safety and Wellbeing Update' Report.'*

**CARRIED**



## 8. Waste Management and Minimisation Plan Review

*Resource Recovery and Waste Manager*

*Councillor Miller noted a conflict of interest in relation to this item.*

Councillors emphasised concerns about kerbside bin collection and accessibility issues, noting that footpaths are often obstructed once a week. They added that there has been little progress on this issue, despite footpaths being essential for many people to get around safely.

Councillors also asked about the progress of the maker spaces that were previously planned as part of the Resource Recovery Park development. In response, staff noted that the plan has not progressed further at this stage. Councillors suggested to have a consistent approach across the halls, community centres, cemeteries and similar facilities as some places have bins and some don't. Staff responded that they are planning to involve Parks and Reserve team, about transferring the responsibility to them as they have larger bins and more flexible servicing capabilities.

Staff clarified that the plan will be presented to the Council for feedback and go out for public consultation.

**Moved** – Councillor Reid / **Seconded** – Councillor McInnes

*'That Council resolves to direct staff to prepare a new Waste Management and Minimisation Plan, and to bring the new draft plan back to Council for approval, prior to public consultation in accordance with the Waste Minimisation Act (2008).'*

**CARRIED**

## 9. Public Water Race Closures

*Surface Waters Environmental Engineer*

Councillors noted that they had received community feedback stating that residents do not want the race closed and asked how much is currently rated for these services. In response, staff clarified that the process is outlined in the bylaw, which recommends that even when a race is closed, the channel remains open.

*Councillor Mundt moved a procedural motion to let the report lie on the table. Due to a lack of seconder, the motion lapsed.*

Councillors said that the Department of Conservation has written to the Council outlining how this process works and that it needs to be incorporated. They further added that the Council is committed to a rating review before the next Long-Term Plan, which will include discussions about costs and who pays. Referring to the disbanding of the Water Race Committee as an error, Councillors noted that more should have been done on this matter and suggested that staff allocate additional resources to drive this work forward.

**Moved** – Councillor Gliddon / **Seconded** – Councillor Lyall

*'That the Council approves the closure of three sections of Water Race, referred to as, 684 Telegraph Road, 987 Telegraph Road, and Highfield Road respectfully, consisting of approximately 11 km in total across the Selwyn District Council Stock Water Race Networks.'*

**CARRIED**

## 10. Local Alcohol Policy Review

*Head of Building, (acting Head of Regulatory)*

Councillors who were involved in the process said that the new policy incorporates several key changes including location restrictions, ski club trading hours, remote sellers, among others.

*Councillor Mundt was not present in the meeting between 4:29pm and 4:32pm.*

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

*'That the Council:*

- 1. ~~Endorses~~ **Adopts** the revised Selwyn District council Local Alcohol Policy (LAP)*
- 2. Authorises staff to make minor amendments to the LAP to correct typographical or formatting errors.'*

**CARRIED**

## 11. Decision on request from Foodstuffs Properties Limited to rezone land

*Senior Policy Planner*

Councillors asked if the concerns raised by the Commissioner on walking and biking connectivity were addressed. In response, staff clarified that the Council's urban design, transport and noise expert found a connection desirable but potentially problematic. Councillors also said that Ngai Tahu and Taumutu have submitted in support but requested environmental design considerations. Staff confirmed the submissions were regarding the future development conflict and the commissioner recommended to amend the access points so that there would be flexibility for future road improvements.

**Moved** – Councillor Lyall / **Seconded** – Councillor McInnes

*'That Council:*

*a. receives the report and recommendation of the independent Commissioner dated 15 July 2025 in regard to the private plan change request from Foodstuffs (South Island) Properties Limited to rezone land at 157 Levi Road, Rolleston (Variation 2);*

*b. adopt the recommendation of the Commissioner and, pursuant to Clause 29(4) of the First Schedule of the Resource Management Act 1991, approves Variation 2, as modified, for the reasons given in the Commissioner's recommendation dated 15 July 2025;*

*c. approves the public notification of Council's decision that establishes that the Partially 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 First Schedule of the Resource Management Act;*

*d. delegates the Policy Team Leader to take any steps necessary to give effect to recommendations (c) above;*

*e. delegates the Policy Team Leader, at the conclusion of the appeal period where no appeals against the decision have been filed, to takes all steps necessary to incorporate Variation 2 into the Partially Operative Selwyn District; and*

*f. notes that Variation 2 cannot be made operative until such time as the underlying chapters of the Partially Operative District Plan are made fully operative.'*

**CARRIED**

## **GENERAL BUSINESS**

None.

## **MATTERS RAISED IN PUBLIC FORUM**

None

## **RESOLUTION TO EXCLUDE THE PUBLIC**

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

### **Recommended**

'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:

<b>General subject of each matter to be considered</b>		<b>Reasons for passing this resolution in relation to each matter</b>	<b>Ground(s) under Section 48(1) for the passing of this resolution</b>	<b>Date information can be released</b>
1.	Minutes	Good reason to withhold exists under Section 7	Section 48(1)(a)	
2.	Lincoln Town Centre Upgrade			agrees to the release of this award, resolution (b) into the public environment after the contract has been awarded.
3.	Selwyn Water Limited – Director Remuneration and Appointment			

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	(i) would disclose a trade secret; or  (ii) would be likely unreasonably to prejudice the commercial position of the person who supplied or who is the subject of this information	Section 7(2)(b)(i)  Section 7(2)(b)(ii)
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 4:50pm and back into public at 5:41pm.

With no further business being discussed, the meeting closed at 5:42pm.

**DATED this** 20 **day of** August **2025**

  
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**CHAIRPERSON**