

---

**CONFIRMED MINUTES**  
**OF THE INAUGURAL ASSETS COMMITTEE MEETING**  
**HELD AT THE COUNCIL CHAMBER, THIRD FLOOR,**  
**OFFICE OF THE WAITAKI DISTRICT COUNCIL, 20 THAMES STREET, OAMARU**  
**ON TUESDAY, 12 NOVEMBER 2019 AT 9.00AM**

**PRESENT:** Cr Bill Kingan (Chair), Mayor Gary Kircher (Associate Chair), Cr Peter Newton (Associate Chair), Cr Guy Percival, Cr Jeremy Holding, Cr Kelli Milmine, and Cr Colin Wollstein

**IN ATTENDANCE:** Deputy Mayor Melanie Tavendale  
Cr Jim Hopkins  
Cr Ross McRobie  
Fergus Power (Chief Executive)  
Neil Jorgensen (Assets Group Manager /Deputy Chief Executive)  
Paul Hope (Finance and Corporate Development Group Manager)  
Lisa Baillie (People and Culture Group Manager)  
Lichelle Guyan (Heritage, Environment and Regulatory Group Manager)  
Bill Chou (Information Services Group Manager)  
Ainslee Hooper (Governance and Policy Advisor)

**IN ATTENDANCE FOR SPECIFIC AGENDA ITEMS:**

Martin Pacey (Water Services and Waste Manager)  
Mike Harrison (Roading Manager)  
Lindsay Hyde (Acting Recreation Manager)  
Renee Julius (Property Manager)  
Joshua Rendell (Assets Project Manager)  
Andries du Plooy (Assets Business Advisor)

**MEETING OPEN**

The Chair declared the meeting open at 9.00am and welcomed everyone present.

**1 APOLOGIES**

There were no apologies.

**2 DECLARATIONS OF INTEREST**

There were no declarations of interest.

**3 CONFIRMATION OF PREVIOUS MEETING MINUTES**

The Chair signalled his intention to bring forward Public Excluded Agenda Item 7.1 (receipt of the public excluded minutes of the previous meeting confirmed by Council pursuant to Clause 27.4 of the Waitaki District Council Standing Orders), provided no member wished to discuss the content of those minutes. No one said they wished to speak to the minutes.

Accordingly, the Chair declared that Public Excluded Agenda Item 7.1 would now become Public Agenda Item 3.2.

**3.1 RECEIPT OF PUBLIC MINUTES OF PREVIOUS MEETING CONFIRMED BY COUNCIL PURSUANT TO CLAUSE 27.4 OF THE WAITAKI DISTRICT COUNCIL STANDING ORDERS**

**RESOLVED AC 2019/065**

Moved: Cr Jeremy Holding  
Seconded: Cr Colin Wollstein

That the Assets Committee receives and notes the minutes of the previous meeting of the Committee held on 27 August 2019, which were confirmed as a true and correct record of that Committee Meeting by Council at the end of the previous triennium, at the 8 October 2019 Additional Council Meeting, pursuant to Clause 27.4 of the Waitaki District Standing Orders.

**CARRIED**

**3.2 RECEIPT OF PUBLIC EXCLUDED MINUTES OF PREVIOUS MEETING CONFIRMED BY COUNCIL PURSUANT TO CLAUSE 27.4 OF THE WAITAKI DISTRICT COUNCIL STANDING ORDERS**

**RESOLVED AC 2019/066**

Moved: Mayor Gary Kircher  
Seconded: Cr Jeremy Holding

That the Assets Committee receives and notes the public excluded minutes of the previous meeting of the Committee held on 27 August 2019, which were confirmed as a true and correct record of that Committee Meeting by Council at the end of the previous triennium, at the 8 October 2019 Additional Council Meeting, pursuant to Clause 27.4 of the Waitaki District Standing Orders.

**CARRIED**

**4 DECISION REPORTS**

**4.1 SALE OF LAND - MCLEW ROAD**

The report, as circulated, sought a decision from Council to divest land that is surplus to public work requirements, being a long disused gravel pit.

Property Manager Renee Julius introduced the report, and confirmed, when asked, that there was no public access to the river.

Cr Jim Hopkins sought confirmation that the report recommendation was supposed to read "sell" the land rather than "see" it. Mrs Julius gave that confirmation.

**RESOLVED AC 2019/067**

Moved: Cr Colin Wollstein  
Seconded: Cr Peter Newton

That the Assets Committee recommends:

That Council:

1. Approves that the fee simple estate situated on McLew Road, Dunback described as Section 134 Block VII Moeraki SD is made available for sale.
2. Pursuant to the Public Works Act 1981:
  - a) Grants an exemption to having offered the land back to the former owner of the land

- pursuant to Sections 40(2)(a) and (b), and  
b) Offers to sell the land by public tender pursuant to Section 42(1)(d).

3. Authorises the Chief Executive to take relevant action.

**CARRIED**

#### **4.2 SALE OF LAND IN PALMERSTON**

The report, as circulated, sought a decision from Council for sale of land that is surplus to requirements.

Property Manager Renee Julius spoke to the report, and confirmed, when asked, that the intention was to put the three parcels of land on the market.

#### **RESOLVED AC 2019/068**

Moved: Cr Colin Wollstein  
Seconded: Cr Jeremy Holding

That the Assets Committee recommends:

That Council:

1. Approves that the fee simple estate situated at 38 Brough Street, Palmerston, described as Section 1 and 2 Block XVI, Town of Palmerston and 37 Stromness Street, Palmerston described as Section 21 Block XVI, Town of Palmerston is made available for sale.
2. Authorises the Chief Executive to take the relevant action.

**CARRIED**

#### **4.3 3 WATERS - INFRASTRUCTURE FUNDING OPTIONS**

The report, as circulated, highlighted the current Waters Rating Policy and the potential impact this could have on ratepayers in areas with a small ratepayer base. It also sought direction on Council's potential preference of rating structure or whether a further review of the Waters Rating Policy is required.

Group Manager Neil Jorgensen introduced the report and noted that it was the result of a request from the Assets Committee around how the costs of this infrastructure could be funded differently. He noted that other projects were underway at the moment that could also be considered for a similar approach if the Committee required. Mr Jorgensen and Assets Project Manager Joshua Rendell were present to answer questions from Elected Members on the report's contents.

One Councillor felt that more information was needed in order for a comparison of the options to be undertaken and that it was too early to choose one option now. Others wanted project costs to be able to assess the three options. Some specific concerns were raised – that it is too early in the term to be making decisions like this because it was difficult for new councillors to feel fully informed; and that the current policy to have no split between capital and operational expenditure was not a good approach, with capital needing to be spread over a period of time.

Mr Jorgensen clarified that the costs were over different suppliers. For instance, the Moeraki waste cost could be for Moeraki ratepayers to pay, but perhaps as a loan or were there other ways of paying for it. He added that the aim of the report was to seek guidance from Council about whether it wanted officers to investigate one, two, three, or none of the options, or was happy with the status quo that costs are paid by the relevant ratepayers.

Mayor Gary Kircher said he was hearing concerns about the lack of detail, and that it represented a major strategic direction change for Council that required a lot more discussion by Elected

Members. He believed that the strategic planning sessions on 1 and 2 December would be a good time to get new Councillors up to speed on the general principles and philosophies involved.

Mayor Kircher moved that the report lies on the table to allow us to have a better discussion and be able to give officers better direction at this time.

The Chair declined to accept the motion, because he believed that there were other questions still to be asked.

Another Councillor said he did not believe the report needed to lie on the table, because the status quo could be ruled out immediately as communities could not afford the costs shown.

Mayor Kircher raised a point of order, in that the motion had been put forward but the Chair had not accepted it, and yet a Councillor seemed to be talking to it.

After further brief discussion, the Chair agreed to accept a motion from Mayor Kircher.

### **MOVED**

Moved: Mayor Gary Kircher

Seconded: Cr Peter Newton

That the report lies on the table until Councillors have had the opportunity to discuss it further in the strategic planning sessions.

### **Discussion on the motion:**

Mayor Kircher noted that there were four options in the report, but he believed there was also a fifth one which he wanted to discuss with Councillors. It was very much about the strategic direction being asked to be given, but a discussion on it needed to take place first.

Other views included that it made more sense to have more discussion on the matter as a team. There may not be a lot of facts and figures, and Elected Members may not be able to give good direction until those were available. However, a pre-discussion could be helpful. If there are other ideas, then they should be brought to the table.

When asked if the motion would have any implication for the projects going forward, Mr Jorgensen confirmed that they would not, as the physical works would continue. The report was about how that work is to be paid for. The funding effect would not commence until 1 July 2020.

When asked about the timeline for a decision to be made ahead of that 1 July 2020 budget effect, Group Manager Paul Hope said, "by March", so that it could go through the Annual Plan process.

It was noted that, because it was more likely that a new rate would be required, then a special consultative procedure (SCP) could be necessary. Mr Jorgensen suggested it could go through the Long Term Plan process and be retrospective. The report is seeking guidance for that reason; there would not be an obligation to make a decision for the Annual Plan.

### **RESOLVED AC 2019/069**

Moved: Mayor Gary Kircher

Seconded: Cr Peter Newton

That the Assets Committee agrees that the report lie on the table until Councillors have had the opportunity to discuss it further in the strategic planning sessions.

**CARRIED**

Mayor Kircher thanked officers for bringing the report to the meeting and apologised that it had not gained traction at this stage. He noted that Council, as governors, needed to set the direction that it wanted, and believed that that would be more helpful to officers.

## **5 MEMORANDUM REPORTS**

### **5.1 ASSETS GROUP ACTIVITY REPORT**

The group activity report informed the Assets Committee about strategic matters and outcomes.

Group Manager Neil Jorgensen introduced the report, and he and his Group unit managers responded to questions from elected members.

Discussion points for **Water** focused on the Water Safety plan for Tokarahi (no feedback yet from Public Health South); the membranes (still actively working on resolving issues, but additional capacity had been installed in the meantime); resource consents and the regulator role (it was proposed to be set up by mid-2021, and within five years, all major suppliers will need to comply with whatever is in place).

Discussion points for **Roading** focused on stormwater discharges and responsibilities for them; risk mitigations; property retention / detention process; the assets register.

Discussion points for **Property** focused on illegal drones and the rights of property owners; Holmes Wharf; pavement matters; Otago Regional Council warnings for swimming and angling etc in the district and especially the placement of warning signs needing to be closer to the area where people would normally go to swim.

Discussion points for **Recreation** focused on the proposed timing of construction for the Campbell's Bay toilets (February / March) being a busy time for tourists and therefore not ideal; the reference to work on the Bog Roy Station and how it will benefit the trail and create the best amenity, and the need to be mindful of not entering into any agreement that will make things more difficult; murals; the Mill Domain dump station and the need to post some communications about it; the status of the Kurow Rugby Field and the reinstatement of the cricket pitch (which were still under discussion), especially given the seasonal nature of the timelines; and the tender for the Alps 2 Ocean work and the likely impact on pricing (expected to be minor, unless bridges are affected); the start date for the Sailor's Cutting section (probably February / March); and the variation in the tender prices for water main renewals (it was explained that these have previously been done on an annual basis, and this time, had been done for a four-year period which had produced a very pleasing result).

#### **RESOLVED AC 2019/065**

Moved: Cr Jeremy Holding

Seconded: Cr Colin Wollstein

That the Assets Committee receives and notes the information.

**CARRIED**

It was noted, for the record, that the meeting did not need to go into public excluded, which meant agenda items 6, 7 and 8 were no longer required. The meeting moved forward to agenda item 10.

**10 MEETING CLOSE**

There being no further business, the Chair declared the meeting closed, at 9.51am.

CONFIRMED at the Assets Committee Meeting held on Wednesday, 18 March 2020.

*[signed]*

.....

CHAIRPERSON