



Wyee West Paper Subdivision Reference Group Minutes: Meeting #16

DATE: Thursday 6 May, 2021

TIME: 6:30pm – 8:00pm

VENUE: Wyee Seventh Day Adventist Church, 20 Gorokan Road, Wyee

CHAIR: Kirsty Hammer, Special Project Officer – Wyee West

ATTENDEES: Landowners – Lyndie Menken, Judex, Tracey Jones, Martin Foster, Kathryn Kacperek; LMCC Representatives - Kirsty Hammer; Jack Nicholas; Louise Bustin (minute taker)

Item #	Agenda item
1	Apologies
	Landowner - Joanne Cho; LMCC Representatives - Dwight Graham, Cr Nick Jones, Cr David Belcher, Cr John Gilbert
2	Acceptance of Minutes 4 March 2021
	Minutes accepted
3	Acceptance of Agenda
	Group accepted agenda
4.	Review Action Items
5	Updates on progress - all
	Action item log reviewed. No new items to report on this meeting – all items were previously completed. Discussion of item 1 – Rates. Council's Chief Financial Officer investigated this question – this information is not collected by Council. Rates are not tracked by suburb or area. Rates revenue is pooled and spent across the City. Fact sheet available on Shape Lake Mac page explains this further. Discussion around increasing costs and past funding requests.
	Discussion items
6	Landowner Information session: Update on feedback received from landowners - All
	Kirsty presented feedback from landowners. Survey still open, to date 32/140 landowners have responded. Landowners' payment preferences:

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	<ul style="list-style-type: none"> • 12/32 pay on transfer of property (long term) • 8/32 payment plan (like mortgage) • 2/32 upfront • 10/32 would like some combination. <ul style="list-style-type: none"> - Combine payment plan with transfer (sale of land). <p>First step is for Council to resolve they will officially offer the payment options.</p> <p>Reference Group advised we should physically take copies of information to landowners who are known not to have access to internet, so they feel more involved.</p> <p>Landowner feedback on how costs should be allocated:</p> <ul style="list-style-type: none"> • No one chose uplift model – requires further explanation. Once Council resolve that they will forward fund the project, this option will be presented again to ensure all landowners understand. • Square metre was the most popular model. With this option, whoever has the most land, pays the most. <p>Comments:</p> <p>Agree that concept is complicated. To help progress, suggest that Council simplify options of development.</p> <p>Council has the infrastructure plans for development – They can be changed, but changes would take possibly months to be approved. This would cause a delay to progress. Quantity Surveyor has estimated a cost of \$18.6 million to do what is currently on the plans. Council is at the point of adding up extra costs that are not known yet. Once additional costs known, staff will go to Council to ask for a resolution they will forward fund the project.</p> <p>When answer from Council is known, we will present total cost (quantity surveyor costs plus legal costs) to landowners to vote on method of payment. When 60% vote is achieved, Council goes ahead and carries out development. Everything on the plans is accounted for in the budget. Trees are included as the Biodiversity offset needs to be addressed.</p> <p>Council wants range (\$20-\$30 million) reduced before they will consider forward funding.</p>
7	<p>Reference Group tenure: Consideration of renewing membership of Reference Group - All</p>
	<p>Questions to reference group: Should we limit terms of Reference Group members to four years? Is it time for a change of membership?</p> <p>Feedback Kirsty has received from other owners is:</p> <ul style="list-style-type: none"> • Why is Reference Group a closed meeting? • Who is on the reference group? • Can more landowners join? <p>Reminder of Reference Group Terms of Reference and Code of Conduct: Part of the role of reference group is to help spread information to the community.</p>

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	<p data-bbox="371 275 1214 304">Should we extend the Reference Group to invite more landowners?</p> <p data-bbox="371 322 523 351">Consensus:</p> <ul data-bbox="421 371 1362 1070" style="list-style-type: none"> <li data-bbox="421 371 1278 439">• Having a Landowner Reference Group is a good idea - a smaller landowner body to represent the larger group. <li data-bbox="421 456 1362 524">• More landowners involved would be great (one to two more only), but too many would be a problem. Keep the size of the group manageable. <li data-bbox="421 542 1321 663">• A complete change to Reference Group would be a disruption to progress. It would slow the process as a new group came on board. Good to keep existing group as they have the history and are well informed. <li data-bbox="421 680 1294 748">• Representation should be split 50% resident landowners and 50% absent landowners. <li data-bbox="421 766 1318 833">• All landowners present, except one, confirmed they were willing and able to stay on Reference Group. <li data-bbox="421 851 1362 918">• Lyndie Menkin advised she is stepping down from the Reference Group as from this meeting. Thanked the group for their time. <li data-bbox="421 936 1326 1034">• Would like larger Landowners Group Meeting more regularly – these are more fruitful – more landowners feel like they are being heard. Important that owners feel represented. <li data-bbox="421 1052 1145 1081">• Landowners need printed information to feel informed. <p data-bbox="371 1142 1310 1205">Kirsty thanked Lyndie for her time and input while serving on the Reference Group.</p> <p data-bbox="371 1267 485 1296">Actions:</p> <ol data-bbox="421 1317 1362 1749" style="list-style-type: none"> <li data-bbox="421 1317 1337 1384">1. Reference Group Members – the role will involve talking to landowner community and relay their responses/concerns/ideas back to Council. <li data-bbox="421 1402 1337 1523">2. Council will call for expressions of interest for new Reference Group members. Five members are willing to stay– Add two new members and a replacement for one member stepping down (3 in total). Ensure transparency in the selection process. <li data-bbox="421 1541 1362 1639">3. The landowner community will be informed of who reference group members are, and how to contact them. Name Reference Group members – add a picture and the way to contact members on webpage. <li data-bbox="421 1657 1353 1756">4. Set up a Facebook page for landowners to post ideas/concerns WITHOUT Council involvement. Relevant information can be provided back to Kirsty. <p data-bbox="1027 1767 1370 1796" style="text-align: right;">Action: Judex and Tracey</p>
9	Draft Development Plan: Matters of concern to landowners - All

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	<p>Reference Group members to review the Development Plan and provide feedback as to how this complicated document can be explained easily so that all can understand it and feel comfortable to vote in ballot.</p> <p style="text-align: right;">Action: All members</p> <p>Discuss feedback at next Reference group meeting</p> <p>Next Reference Group Meeting: 3 June 2021.</p> <p>The next Landowners' information session will be held after Council have voted on options and decided whether to forward fund the project. Then we can present new information to the whole landowner group. Likely to be July.</p>
	<p>Any other business - All</p>
	<p>Question: New estate (Radcliffe) has an access road through Waropara Road – has this been taken into account when our costing done?</p> <p>Response: At the moment building all of Waropara Road is included in our costs. If those developers build first, our costs will decrease slightly. They are only likely to be building a narrow connection without kerb and gutter. We will still have to upgrade it and add kerb and gutter.</p>
	<p>Close meeting</p>

ACTION ITEM LOG:

Item number	Details	Responsibility	Due	Progress
1	Confirm how much has been paid in rates and how much has been spent by Council on the paper subdivision area. Report back to LRG.	Dwight Graham/ Jack Nicholas	March	Completed
2	Research Riverstone payment options and report back to LRG.	Kirsty Hammer	March	Completed
3	Research if local government has authority to obtain investor information or administer a scheme.	Dwight Graham	March	Completed
4	Prepare an in-person information day at Wyee Seventh Day Adventist Church in first quarter of 2021.	Kirsty Hammer/ Karena Thomas	March/April date TBC	Completed
6	Set up Expressions of Interest process and advertise among landowners for three new Reference Group members	Kirsty Hammer	June	Listed
8	Set up a Facebook page for landowners to post ideas/concerns WITHOUT Council involvement.	Judex and Tracey	June	Listed
9	Reference Group members to review the Development Plan and provide feedback on how to simplify document so it is easily understood and landowners feel comfortable to vote in ballot	All members	June	Listed