

**MINUTES OF A COUNCIL MEETING OF THE CENTRAL OTAGO DISTRICT COUNCIL  
HELD ON MICROSOFT TEAMS AND LIVE STREAMED  
ON WEDNESDAY, 9 MARCH 2022 COMMENCING AT 10.30 AM**

**PRESENT:** His Worship the Mayor T Cadogan (Chairperson), Cr N Gillespie, Cr T Alley, Cr S Calvert, Cr I Cooney, Cr S Duncan, Cr S Jeffery, Cr C Laws, Cr N McKinlay, Cr M McPherson, Cr T Paterson

**IN ATTENDANCE:** S Jacobs (Chief Executive Officer), L Macdonald (Executive Manager - Corporate Services), L van der Voort (Executive Manager - Planning and Environment), S Righarts (Chief Advisor), A Crosbie (Senior Strategy Advisor), J McCallum (Roading Manager), L Webster (Regulatory Services Manager), L Stronach (Team Leader Statutory Property), C Martin (Property and Facilities Officer - Vincent and Teviot Valley), N Lanham (Economic Development Manager), I Evans (Water Services Manager), Quinton Penniall (Environmental Services Manager), M De Cort (Communications Coordinator), R Williams (Governance Manager) and W McEnteer (Governance Support Officer)

## 1 APOLOGIES

### APOLOGY

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#### RESOLUTION

**Moved:** Paterson  
**Seconded:** Cadogan

That the apology received from Cr Claridge be accepted.

-----**CARRIED**

## 2 PUBLIC FORUM

Glen Christiansen – Chair, Central Otago Community Housing Trust

Mr Christiansen spoke about Council's role in affordable housing, and specifically the paper being considered on the agenda. He discussed the formation of the trust, and the current housing and rental market situation in Central Otago. He advocated for the secure homes model to be initiated in Central Otago. Mr Christiansen then responded to questions.

## 3 CONFIRMATION OF MINUTES

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### RESOLUTION

**Moved:** Duncan  
**Seconded:** McPherson

That the public minutes of the Ordinary Council Meeting held on 26 January 2022 be confirmed as a true and correct record.

-----**CARRIED**

#### 4 DECLARATION OF INTEREST

Members were reminded of their obligations in respect of declaring any interests. There were no further declarations of interest.

#### 5 REPORTS

Note: Cr Duncan assumed the Chair as the Roading portfolio lead.

##### 22.2.2 SAFER SPEEDS BYLAW

To consider approving the Statement of Proposal for the proposed Speed Limits Bylaw 2022 for public consultation.

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#### RESOLUTION

**Moved:** Alley  
**Seconded:** Jeffery

That the Council

- A. Receives the report and accepts the level of significance.
- B. Agrees that a bylaw is the most appropriate way of addressing the perceived problem, and the proposed bylaw is the most appropriate form and does not give rise to any implications under the Bill of Rights Act 1990.
- C. Approves the Statement of Proposal for the proposed Speed Limit Bylaw 2022 for public consultation.
- D. Appoints Crs Alley, Duncan and Paterson to hear submissions, if necessary.

**CARRIED**

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Note: Cr Jeffery assumed the Chair as the Economic Development and Community Facilities portfolio lead.

##### 22.2.3 ECONOMIC DEVELOPMENT WORK PROGRAMME PROGRESS REPORT

To provide an update on the implementation of the Economic Development Work programme for 2021/22.

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#### RESOLUTION

**Moved:** Duncan  
**Seconded:** Alley

That the report be received.

**CARRIED**

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Note: Cr Gillespie assumed the Chair as the Planning and Regulatory portfolio lead.

#### 22.2.4 DANGEROUS AND INSANITARY BUILDINGS POLICY

To consider the adoption of the proposed Dangerous and Insanitary Buildings Policy.

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##### RESOLUTION

**Moved:** Calvert  
**Seconded:** Cadogan

That the Council

- A. Receives the report and accepts the level of significance.
- B. Adopts the proposed Dangerous and Insanitary Buildings Policy.

**CARRIED**

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Note: Cr McKinlay assumed the Chair as the Three Waters and Waste portfolio lead.

#### 22.2.5 TAUMATA AROWAI CONSULTATION JANUARY 2022

To inform elected members of consultation documents recently circulated by Taumata Arowai.

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##### RESOLUTION

**Moved:** Jeffery  
**Seconded:** Laws

That the report be received.

**CARRIED**

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#### 22.2.6 EMISSIONS TRADING SCHEME COSTS

To consider the cost increases associated with the Emissions Trading Scheme for 2021 and 2022. A question was raised if the carbon credits were a district or ward asset.

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##### RESOLUTION

**Moved:** McPherson  
**Seconded:** Cadogan

That the Council

- A. Receives the report and accepts the level of significance.
- B. Approves a budget increase of \$103,000 for 2021, and \$326,000 for 2022, for payment of increased emissions trading scheme costs to be funded from the sale of carbon credits.

**CARRIED**

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Note: The Mayor assumed the Chair.

Note: Cr Duncan left the meeting at 12:07 pm.

## 22.2.7 REVIEW INTO THE FUTURE FOR LOCAL GOVERNMENT

To consider the key questions in the interim report on the Review into the Future for Local Government and the key shifts the Panel believe are required in advance of a discussion with the Panel on 24 March 2022.

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### RESOLUTION

**Moved:** Cadogan  
**Seconded:** McPherson

That the report be received.

**CARRIED**

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Note: Cr Duncan returned to the meeting at 12:38 pm.

## 22.2.8 COUNCIL'S ROLE IN AFFORDABLE HOUSING: POLICY DIRECTION

To agree on the policy direction for Council's role in affordable housing.

After discussion it was agreed that staff would develop options for consultation to gauge the support for an affordable housing model in Central Otago. Staff would present those options to Council at a future meeting. The resolution was amended accordingly.

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### RESOLUTION

**Moved:** Gillespie  
**Seconded:** Cadogan

That the Council

- A. Receives the report and accepts the level of significance.
- B. Notes the updated information on progressive home ownership (secure homes) and urban design innovation (promoting different housing typologies)
- C. Notes that both the progressive home ownership (secure homes) and urban design innovation (promoting different housing typologies) models will likely promote affordable housing in Central Otago.
- D. Agrees that council led developments should consider including provision for different housing typologies using the urban design innovation model, subject to market conditions.
- E. Directs staff to produce a policy document that reflects this position.
- F. Directs staff to apply for external funding to further explore opportunities to deliver affordable housing (such as the progressive home ownership model – secure homes).
- G. Directs staff to work with sector partners in the region to build a full picture of the housing model for Central Otago and look for opportunities to collaborate to achieve better housing outcomes for the district.

The motion was carried on a division 8:3

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**In Favour:** Crs T Cadogan, N Gillespie, T Alley, S Calvert, I Cooney, S Duncan, S Jeffery and C Laws

**Against:** Crs N McKinlay, M McPherson and T Paterson

**CARRIED 8/3**

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**Note:** The meeting adjourned at 1:03 pm and resumed at 1:31 pm.

**Note:** Crs Cooney and McKinlay returned to the meeting at 1:33 pm.

**Note:** Cr Laws returned to the meeting at 1:34 pm.

**Note:** Cr Duncan returned to the meeting at 1:36 pm.

### **22.2.9 WILLIAM FRASER OFFICE RENOVATION PROJECT (STAGE SIX)**

To consider additional funding of the William Fraser Office Renovation Project (stage six) to upgrade the main bathroom facilities of the building.

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#### **RESOLUTION**

**Moved:** Paterson

**Seconded:** Calvert

That the Council

- A. Receives the report and accepts the level of significance.
- B. Approves additional funding of \$177,000 towards the William Fraser Office Renovation Project (stage six) to upgrade the main bathroom facilities. This additional funding is to be drawn from District Reserves.

**CARRIED**

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### **22.2.10 APPLICATION TO LEASE SITE AT THE CROMWELL WASTEWATER TREATMENT PLANT**

To consider granting a lease to Climate Solutions Aotearoa Limited over part of Section 1 Survey Office Plan 20776 being part of the Cromwell Wastewater Treatment Plant land.

After discussion it was clarified that environmental waste was the type of waste to be collected for the purpose of a worm farm and associated activities.

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#### **RESOLUTION**

**Moved:** Calvert

**Seconded:** Cadogan

That the Council

- A. Receives the report and accepts the level of significance.
  - B. Agrees to grant Climate Solutions Aotearoa Limited a lease over approximately one hectare of the Cromwell Wastewater Treatment Plant land, being part of Section 1 Survey Office Plan 20776 (as shown in figure 1), for the purpose of establishing and operating an environmental waste collection (worm farm and associated activities) and material recovery business, on the following terms and conditions:
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- Initial term: Five (5) Years
  - Renewals: Three (3) Rights of Renewal of Five (5) Years each
  - Rental: Market Rental (at valuation by independent valuer)
  - Rent Reviews: On first renewal and two yearly thereafter
  - Rent Review Methodology: Market Rental (at valuation by independent valuer)
  - Area: Approximately 1 hectare

Subject to the Climate Solutions Aotearoa:

- Obtaining all consents and permits associated with the operation of the business.
- Erecting security (deer) fencing along the northern and eastern (internal) boundaries.
- Installing security (deer) gates to provide for access from Richards Beach Road and for exit via the unnamed road to the south of the lease area.
- Paying all costs associated with preparing the lease area for their purposes.
- Paying all costs associated with connecting the services and to utility networks.
- Not impacting on the day to day operation of the wastewater treatment plant.

C. Authorises the Chief Executive to do all that is necessary to give effect to the resolution.

**CARRIED**

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## 22.2.11 FINANCIAL REPORT FOR THE PERIOD ENDING 31 DECEMBER 2021

To consider the financial performance for the period ending 31 December 2021.

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### RESOLUTION

**Moved: Cadogan**  
**Seconded: McKinlay**

That the report be received.

**CARRIED**

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## 22.2.12 APPOINTMENTS TO EXTERNAL BODIES

To consider the Council's appointments to external organisations.

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### RESOLUTION

**Moved: Cadogan**  
**Seconded: McPherson**

That the Council

- A. Receives the report and accepts the level of significance.
- B. Agrees that the delegations register is updated to remove the Alexandra District Museum Inc. from the list of external appointments.
- C. Work with the committees of Central Otago Wilding Conifer Control Group and the Maniototo Curling International to change its representative roles to liaison positions.

**CARRIED**

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**22.2.13 UPDATED 2022 MEETING SCHEDULE**

To approve an updated schedule of meetings for 2022.

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**RESOLUTION**

**Moved:** Cadogan  
**Seconded:** Calvert

That the Council

- A. Receives the report and accepts the level of significance.
- B. Adopts the updated 2022 meeting schedule.

**CARRIED**

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Note: His Worship the Mayor recognised the contribution of the Governance Manager during her tenure and wished her well for her new role.

**6 MAYOR'S REPORT****22.2.14 MARCH 2022 MAYOR'S REPORT**

His Worship the Mayor spoke to his report. In addition he outlined the recommendations of the Three Waters Working Group he had been sitting on, whose recommendations had recently become public. He then responded to questions.

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**RESOLUTION**

**Moved:** Cadogan  
**Seconded:** Gillespie

That the Council receives the report.

**CARRIED**

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**7 STATUS REPORTS****22.2.15 MARCH 2022 GOVERNANCE REPORT**

To report on items of general interest, receive minutes and updates from key organisations, consider Council's forward work programme, business plan and the legacy and current status report updates.

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**RESOLUTION**

**Moved:** Cadogan  
**Seconded:** Laws

That the Council receives the report.

**CARRIED**

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**8 COMMUNITY BOARD MINUTES****22.2.16 MINUTES OF THE VINCENT COMMUNITY BOARD MEETING HELD ON 1 FEBRUARY 2022**  
-----**RESOLUTION**

**Moved:** Cadogan  
**Seconded:** McPherson

That the unconfirmed Minutes of the Vincent Community Board Meeting held on 1 February 2022 be noted.

**CARRIED**

  
-----**22.2.17 MINUTES OF THE TEVIOT VALLEY COMMUNITY BOARD MEETING HELD ON 3 FEBRUARY 2022**  
-----**RESOLUTION**

**Moved:** Cadogan  
**Seconded:** McPherson

That the unconfirmed Minutes of the Teviot Valley Community Board Meeting held on 3 February 2022 be noted.

**CARRIED**

  
-----**22.2.18 MINUTES OF THE CROMWELL COMMUNITY BOARD MEETING HELD ON 15 FEBRUARY 2022**  
-----**RESOLUTION**

**Moved:** Cadogan  
**Seconded:** McPherson

That the unconfirmed Minutes of the Cromwell Community Board Meeting held on 15 February 2022 be noted.

**CARRIED**

  
-----**22.2.19 MINUTES OF THE MANIOTOTO COMMUNITY BOARD MEETING HELD ON 17 FEBRUARY 2022**  
-----**RESOLUTION**

**Moved:** Cadogan  
**Seconded:** McPherson

That the unconfirmed Minutes of the Maniototo Community Board Meeting held on 17 February 2022 be noted.

**CARRIED**

  
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## 9 COMMITTEE MINUTES

### 22.2.20 MINUTES OF THE AUDIT AND RISK COMMITTEE MEETING HELD ON 25 FEBRUARY 2022

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#### RESOLUTION

**Moved:** Cadogan  
**Seconded:** McPherson

That the unconfirmed Minutes of the Audit and Risk Committee Meeting held on 25 February 2022 be noted.

**CARRIED**

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## 10 DATE OF NEXT MEETING

Following item 22.2.13, the date of the next scheduled meeting was changed to 27 April 2022.

## 11 RESOLUTION TO EXCLUDE THE PUBLIC

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#### RESOLUTION

**Moved:** Cadogan  
**Seconded:** Gillespie

That the public be excluded from the following parts of the proceedings of this meeting.

The general subject matter of each matter to be considered while the public is excluded, the reason for passing this resolution in relation to each matter, and the specific grounds under section 48 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	Reason for passing this resolution in relation to each matter	Ground(s) under section 48 for the passing of this resolution
<b>Confidential Minutes of Ordinary Council Meeting</b>	s7(2)(b)(ii) - the withholding of the information is necessary to protect information where the making available of the information would be likely unreasonably to prejudice the commercial position of the person who supplied or who is the subject of the information  s7(2)(h) - the withholding of the information is necessary to enable Council to carry out, without prejudice or disadvantage, commercial activities  s7(2)(i) - the withholding of the information is necessary to enable Council to carry on, without prejudice or	s48(1)(a)(i) - the public conduct of the relevant part of the proceedings of the meeting would be likely to result in the disclosure of information for which good reason for withholding would exist under section 6 or section 7

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	disadvantage, negotiations (including commercial and industrial negotiations)	
<b>22.2.21 - March 2022 Confidential Governance Report</b>	s7(2)(i) - the withholding of the information is necessary to enable Council to carry on, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations)	s48(1)(a)(i) - the public conduct of the relevant part of the proceedings of the meeting would be likely to result in the disclosure of information for which good reason for withholding would exist under section 6 or section 7
<b>22.2.22 - Confidential Minutes of the Vincent Community Board Meeting held on 1 February 2022</b>	s7(2)(i) - the withholding of the information is necessary to enable Council to carry on, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations)	s48(1)(a)(i) - the public conduct of the relevant part of the proceedings of the meeting would be likely to result in the disclosure of information for which good reason for withholding would exist under section 6 or section 7
<b>22.2.23 - Confidential Minutes of the Cromwell Community Board Meeting held on 15 February 2022</b>	s7(2)(a) - the withholding of the information is necessary to protect the privacy of natural persons, including that of deceased natural persons  s7(2)(b)(ii) - the withholding of the information is necessary to protect information where the making available of the information would be likely unreasonably to prejudice the commercial position of the person who supplied or who is the subject of the information  s7(2)(h) - the withholding of the information is necessary to enable Council to carry out, without prejudice or disadvantage, commercial activities  s7(2)(i) - the withholding of the information is necessary to enable Council to carry on, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations)	s48(1)(a)(i) - the public conduct of the relevant part of the proceedings of the meeting would be likely to result in the disclosure of information for which good reason for withholding would exist under section 6 or section 7
<b>22.2.24 - Confidential Minutes of the Maniototo Community Board Meeting held on 17 February 2022</b>	s7(2)(i) - the withholding of the information is necessary to enable Council to carry on, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations)	s48(1)(a)(i) - the public conduct of the relevant part of the proceedings of the meeting would be likely to result in the disclosure of information for which good reason for withholding would exist under section 6 or section 7
<b>22.2.25 - Confidential Minutes of the Audit and Risk</b>	s7(2)(a) - the withholding of the information is necessary to protect the privacy of natural	s48(1)(a)(i) - the public conduct of the relevant part of the proceedings of the meeting would be likely to result in the

<p><b>Committee Meeting held on 25 February 2022</b></p>	<p>persons, including that of deceased natural persons</p> <p>s7(2)(b)(ii) - the withholding of the information is necessary to protect information where the making available of the information would be likely unreasonably to prejudice the commercial position of the person who supplied or who is the subject of the information</p> <p>s7(2)(c)(ii) - the withholding of the information is necessary to protect information which is subject to an obligation of confidence or which any person has been or could be compelled to provide under the authority of any enactment, where the making available of the information would be likely otherwise to damage the public interest</p> <p>s7(2)(d) - the withholding of the information is necessary to avoid prejudice to measures protecting the health or safety of members of the public</p> <p>s7(2)(g) - the withholding of the information is necessary to maintain legal professional privilege</p> <p>s7(2)(i) - the withholding of the information is necessary to enable Council to carry on, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations)</p>	<p>disclosure of information for which good reason for withholding would exist under section 6 or section 7</p>
<p><b>22.2.26 - Chief Executive Officer's Contract</b></p>	<p>s7(2)(a) - the withholding of the information is necessary to protect the privacy of natural persons, including that of deceased natural persons</p>	<p>s48(1)(a)(i) - the public conduct of the relevant part of the proceedings of the meeting would be likely to result in the disclosure of information for which good reason for withholding would exist under section 6 or section 7</p>

**CARRIED**

The public were excluded at 2.32 pm and the meeting closed at 2.53 pm.