



# **ATTACHMENTS MINUTES**

**Council Meeting**

**Wednesday, 29 January 2025**



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## Table of Contents

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25.1.8	Ranfurly Water Treatment Plant - Protozoa Barrier	
	Appendix 1 Procurement Schedule for Ranfurly and Patearoa Protozoa Barriers .....	4
25.1.9	Patearoa Water Treatment Plant - Protozoa Barrier	
	Appendix 1 Procurement Schedule for Ranfurly and Patearoa Protozoa Barriers .....	6
25.1.24	Draft Consultation Document and Supporting Material for the 2025-34 Long-term Plan for Audit New Zealand	
	Appendix 1 Version 4 of the draft consultation document tabled at meeting. ....	8

### Proposed Timeline for Ranfurly and Patearoa Protozoa Barriers

The proposed timeline for the procurement is as follows.

Steps	Task	Date
1.	Procurement Plan Approved	31 <sup>st</sup> January subject to Council approval on the 29th of January
2.	Tender Documents developed and approved	February 2025
3.	Tender release date	10 March 2025
4.	Supplier site visits/product testing	28 March 2025
5.	Deadline for suppliers' questions (deadline for questions)	04 April 2025
6.	Deadline for Council to answer vendor questions	09 April 2025
7.	<b>Deadline for quote/proposal</b>	16 April 2025
8.	Evaluation Panel meets	05 May 2025
9.	Advise bidders of the outcome	23 May 2025
10.	Unsuccessful Respondents notified of the award of Contract	23 May 2025
11.	Due diligence and contract negotiation	23 May 2025 Onwards
12.	Contract award notice published on GETS	23 May 2025
13.	Respondents debrief – week starting	03 June 2025 Onwards
14.	<b>Anticipated Contract start date:</b>	<b>04 June 2025</b>



### Proposed Timeline for Alexandra Water Mains

The proposed timeline for the procurement is as follows.

Steps	Task	Date
1.	Procurement Plan Approved	31 <sup>st</sup> January subject to Council approval on the 29th of January
2.	Tender Documents developed and approved	December 2024
3.	Tender release date	17 <sup>th</sup> February 2025
4.	Deadline for suppliers' questions (deadline for questions)	Five Working Days before date tenders close
5.	Deadline for Council to answer vendor questions	Three Working Days before date tenders close
6.	<b>Deadline for quote/proposal</b>	17 <sup>th</sup> March 2025
7.	Evaluation Panel meets	24 <sup>th</sup> March 2025
8.	Supplier site visits/product testing	3 <sup>rd</sup> March 2025
9.	Advise bidders of outcome	7 <sup>th</sup> April 2025
10.	Unsuccessful Respondents notified of award of Contract	7 <sup>th</sup> April 2025
11.	Due diligence and contract negotiation	7 <sup>th</sup> April 2025 Onwards
12.	Contract award notice published on GETS	7 <sup>th</sup> April 2025
13.	Respondents debriefs – week starting	14 <sup>th</sup> April 2025
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# What's important Central Otago?

Have your  
**SAY**

on the 2025-34  
**LONG TERM PLAN**



**Central Otago District Council:** Supporting a safe, thriving  
community and environment – now and into the future



## Message from the Mayor and Chief Executive



Central Otago is the best district to live in and we are committed to ensuring the district has the core services needed to continue prospering in a sustainable way. To achieve this, we must make smart decisions on where we best put our efforts, knowing also that some costs cannot be put off for future generations to bear the brunt.

We are facing some big challenges in the years ahead. Central Otago is growing like never before, and while this brings opportunity, we need to ensure we have infrastructure in place to meet future demand. Investing in infrastructure accounts for x proportion of the rates increase in Year One of this Long-term Plan. Development contributions are also increasing slightly to reflect the true cost of providing additional services for our growing population.

Our district covers a large geographic area and we need to further invest in our roading network to ensure resilient connection routes. In this Long-term Plan we will be embarking upon a bridge replacement programme. However, this is not made easy with the pressure on central Government's roading funding pot.

We are facing continued pressure in the delivery of water services, and like the previous government, this Government is requiring higher standards of councils than ever before. With these requirements comes cost. For example, in Year One of this Plan wastewater investment is required, which will impact all residents with a wastewater connection – motels and hotels being most impacted.

We need to decide in this Long-term Plan how to continue providing water services to this district in a sustainable way, and we want your feedback on this. What will be the best operating model for delivering water services to Central Otago households into the future? Tell us your views.

In the meantime, we have worked hard to reduce rate surges for our households and have made the decision to reduce the depreciation we collect on water services assets for the next two years. This will help manage the level of rate increases in the short-term. However, even with that decision, the average increase for Year One of this plan is 11.63%, after allowing for 2.1% growth.

Last year we consulted on a 'district-wide funding' model. We know that it is not economical to keep funding activities at a ward level and we need to start rationalising some of our services across the district. The ratepayer spend is getting stretched and things are not likely to change in the near future. You'll see in this Long-term Plan we want your feedback on whether we divest some community halls and facilities.

We know there is more to our community than roads and pipes and we have a number of community and commercial groups who are seeking your support on funding their projects. While we think there are merits in all of them, we know costs are hitting some of you hard and we really want to hear from you about whether or not we have got the balance right and that it's a good use of your money.

We invite you to read our proposals contained in this document – your input is important to us in helping us make decisions on some important topics.

Consultation is open from **19 March to 16 April 2025**. We look forward to seeing you at one of our community events during this period and receiving your feedback.

**Tamah Alley**  
Her Worship the Mayor

**Peter Kelly**  
CODC Chief Executive

# Contents

What have we achieved?	4
What's our plan – the next nine years at a glance	6
Why nine years not ten?	6
Our Long-term Plan in 12 key points:	6
Focus on water	8
We need your help	9

## KEY PROPOSALS

<b>1</b> Volumetric Water Charges	10
<b>2</b> Community Halls and Facilities	12
<b>3</b> Ida MacDonald Roxburgh Pool Punawai Ora	16
<b>4</b> Alexandra Outdoor Pool	18
<b>5</b> Manuherekia Valley Community Hub	20
<b>6</b> Supercars Championships at Highlands Motorsport Park	22
<b>7</b> Artificial Turf at Maniototo Area School	24
<b>8</b> Artificial Turf at Dunstan High School	26

What else do we want your feedback on?	
Fees and Charges Policy	28
Development Contributions Policy	28
Revenue and Financing Policy	28
Significance and Engagement Policy	28
Financial strategy	29
Infrastructure strategy	34
Have your say	36
Mayor and Councillors	37

# What have we achieved?



Some of the big projects we have completed since the last Long-term Plan include:

**Lake Dunstan Water Supply**  
project went live in 2023, combining and upgrading the town water supply for Clyde and Alexandra residents.

**Cromwell town water supply**  
upgrades to provide increased capacity and meet water compliance standards, were completed in 2024.

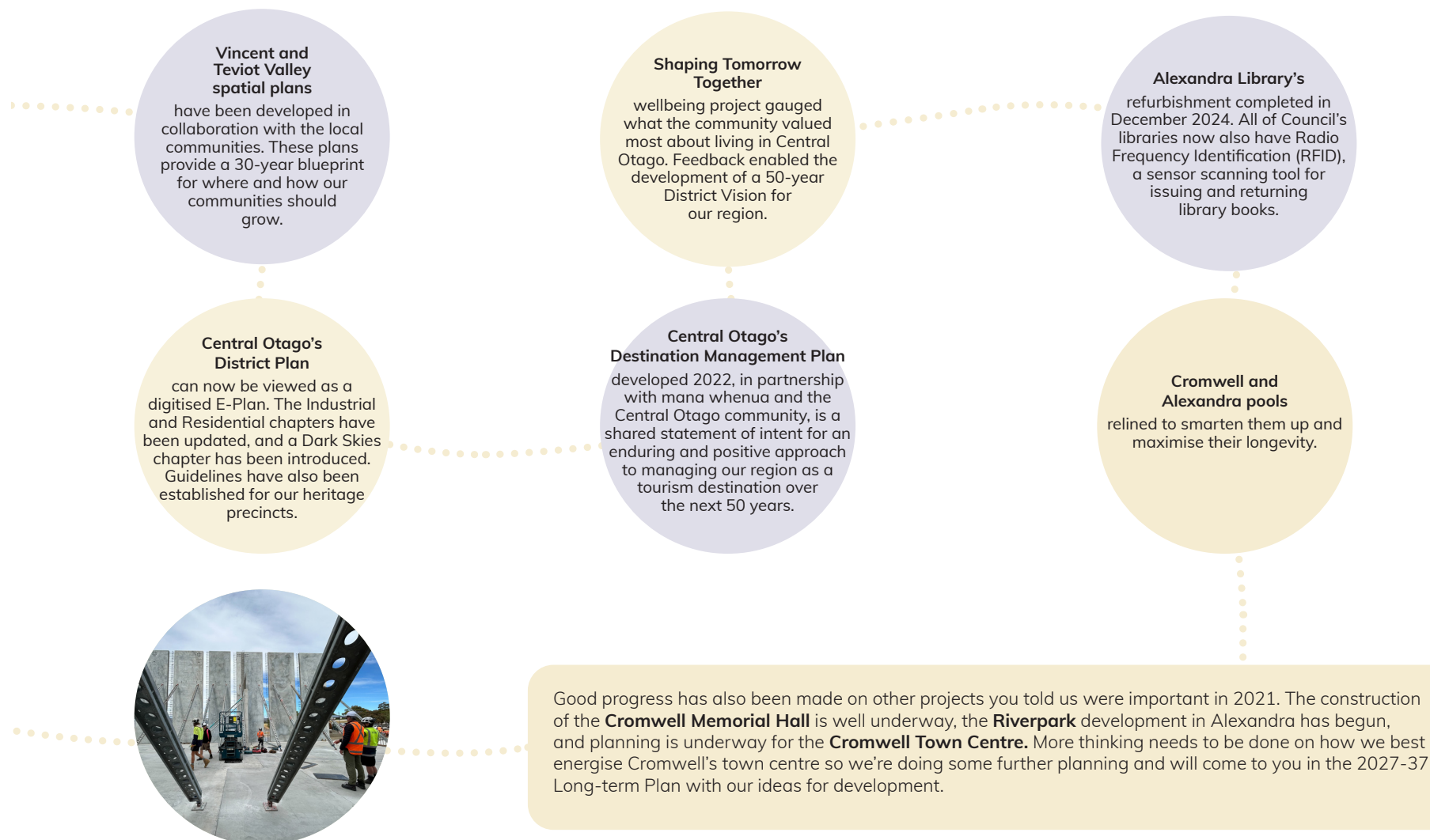


**Clyde Heritage Precinct**  
project to make infrastructure improvements and upgrades to water, stormwater drainage, footpaths and streetscape. A big thanks to the community for working around the public access disturbances.

**Kerbside waste and recycling collection**  
upgraded in 2023 with the introduction of a four-bin system, including an organics service.









# What's our plan? the next

# 9 years at a glance



## Our Long-Term plan in

# 12 KEY points

### Why nine years not ten?

Every three years we must prepare and adopt a Long-term Plan (LTP). Our last LTP was adopted in 2021. Last year the new Government gave councils the option to delay the Long-term Plan by one year and prepare instead an enhanced Annual Plan. We took this option given the uncertainty around the Government's proposed water services delivery. There is now more clarity on expectations from Government and we are developing a plan for how we will deliver water services, which we will want your feedback on.

### 1 Developed in uncertain times

We have developed this Long-term Plan during challenging financial times and global unrest. The current economic recession has created a cost-of-living crisis for some households, though some of the key economic indicators are now heading in the right direction.

### 2 Government changes

We are adapting to changes in regard to how the Government wants local authorities to provide services. Significant national policy and legislation re-writes will mean big changes in how we do things.

### 3 Change in how we propose to deliver water services

In line with Government policy, delivery of water services is set to change. We are looking at different models to deliver these services, and one of the options is creating a council-controlled organisation (CCO), either stand-alone or with other councils involved, to own and deliver these services. We will be seeking your feedback on each step of the process, starting with this LTP consultation. In the meantime, we are continuing our programme of work to replace and improve water service infrastructure across the district.

**4 Changes to how we pay for water**

The ratio of charging households for drinking water (i.e. between the uniform annual charge for infrastructure costs and the volumetric charge for per unit water usage) is under review and we welcome your feedback through this LTP consultation. Over the next two years Council is proposing to reduce its rates funding for asset replacement and borrow to meet the shortfall to help keep significant rates increases down for households.

**7 Long-term focus**

We are constantly looking at how to handle our district's growth, adapt to climate change and future-proof our communities. Spatial planning is helping us map where we can sustainably grow, and discussions continue around future-focussed services and facilities - the Cromwell town centre project being an example of this.

**10 Increasing debt**

Under this LTP, we will be taking on more debt. While debt needs to be managed carefully, its often considered fair to borrow for building things that last for a long time, as it spreads the cost across the generations of people who will benefit.

**5 Infrastructure investment**

Some of our assets are reaching end of life. Investment in infrastructure needs to be able to absorb current and future population growth. This LTP includes significant infrastructure projects, such as the construction of a new hall and event centre in Cromwell, water services upgrades and bridge replacements.

**8 Environmental waste**

Our new waste strategy articulates our commitment to improve recycling and reduce the amount of waste sent to landfills. A key project this LTP will be the construction of a new organic facility so we can more sustainably manage food and green waste.

**11 Land strategy**

This strategy is being developed to ensure smart management of Council's land and assets. It will state how properties – including reserves and endowment land – must be used for the purpose they were acquired, ensure their value is being preserved for future generations, and require any conversion of land to assets to be done through careful investment for current and future generations

**6 Roads and bridges**

We didn't receive all that we asked for from New Zealand Transport Agency Waka Kotahi (NZTA) which means a shift in how we will maintain and improve our road network. This LTP sees us using rates to fund work that would normally be subsidised by NZTA, which has reduced our ability to deliver on some of our bridge replacement programme as well as maintenance of footpaths and cycleways.

**9 Continued service delivery**

From July 2025 we will be shifting to district-wide funding of all Council services and activities. This will mean that the costs of activities will be shared by us all. We are also reviewing the services that we provide to check if they are still 'best fit' for our communities and that we can still afford to deliver them. The community halls and facilities discussion in this LTP consultation document is part of this work.

**12 The cost of delivery**

Running our district doesn't come cheap. Like many households, we are facing big increases to the costs of providing services. These inflationary pressures can be seen in the 12.71% rates increases (on average) over the next two years.

## Focus on water



Councils across the country must provide a Water Services Delivery Plan to Government by September 2025 that will outline how we will deliver financially sustainable water services (water, wastewater, and stormwater) in the future.

In these plans, councils must demonstrate how they will fund the investment required to meet all regulatory requirements for water, wastewater, and stormwater services, and to fund the infrastructure required to service growth. In Central Otago, like most districts, this will require significant increased capital investment.

Government has provided councils with five options for future delivery of water services. These range from keeping the delivery within council (status quo) through to multi-council water service organisations.

Councils such as ours with relatively small ratepayer bases, do not have sufficient equity to access debt for significant water and wastewater upgrades. Moving water services to a separate council-owned organisation would increase our ability to finance these upgrades, as the loan thresholds are 500% of revenue, compared to our current 285%. This would enable new infrastructure to be paid off over a longer period resulting in reduced annual cost to ratepayers. A separate water delivery organisation would however incur additional set-up and overhead charges.

Of the models available, we believe the establishment of a regional independent Water Services organisation owned by all the councils as equal partners (a council-controlled organisation, or CCO) is the financially viable model for Central Otago, due to the limited debt capacity that Council has.

This organisation would be set up to deliver water services to the communities of all the shareholding councils. An alternative would be for Central Otago District Council to establish a single council entity

that would just provide water services to this district.

The scale of this organisation, its structure, and likely future costs to consumers are still being worked through and we will separately consult with you about this in April/May 2025 when additional information is available on the different options to enable you to provide informed feedback on this.

As we need to prepare the budgets for the next nine years now, based on the information currently available, we have assumed that water services will move to a regional CCO from 1 July 2027. For this reason, the water services costs have been removed from Council's budgets for the last seven years of this nine-year plan.

If the outcome of the consultation in April/May is that water services continue to be directly managed by Council, then an amended LTP will be prepared to include these costs in council budgets from 1 July 2027.

We will be talking to you further about this in April/May this year.

# We need your help



We've got some big decisions to make and we need your feedback on a number of topics – these are covered on pages xx to xx of this document:

- The future for investment for halls and facilities
- Our investment in public pools
- Support for community and commercial projects

As you read through this document think about:

- What is most important to you and your family?
- Have we got the balance right?
- Is there anything we are missing?

Tell us what you think.

Go to:

**lets-talk.codc.govt.nz**

Let's  
Talk

to find out how to get involved.

## What's a preferred option?

As part of developing the LTP, Council has considered different choices related to the key topics for consideration in the following pages. The option that Council currently favours is called a '**preferred**' option. This is the option that our LTP budgets have been modelled on.

WHEN

**19 MARCH  
2025**

Consultation  
Opens

**16 APRIL  
2025**

Consultation  
Closes

**14 MAY  
-16 MAY  
2025**

Hearing of Oral  
Submissions

**20 MAY  
2025**

Deliberations

**25 JUNE  
2025**

LTP is adopted

1



## Volumetric water charges

Central Otago properties connected to a Council-run water supply pay for this service through a fixed annual charge (which is part of your rates bill) and a usage or volumetric charge, which is currently billed separately every six months. We currently charge 60 cents per cubic metre of water used and an annual fixed charge of \$756.45 per connection.

The volumetric rate has not been adjusted for many years, whilst the fixed annual charge has continued to increase. In 2024 the fixed annual charge was \$756.45 for every property connected to the water network and, if the status quo remains, this will increase to \$829.60 per property in 2025.

We are a district that has high water use, and 8% of our connections are using 43% of the water. These are properties which use over 700m<sup>3</sup> of water per annum. What this means in practice is those of you who are low or average water users are subsidising those who have high use, through high fixed charges.

By increasing the volumetric charge and lowering the fixed charge it is hoped to change the behaviour of high water users. This will reduce our electricity use, delay the need for replacing pipes that have life left in them and delay further upgrades to our treatment plants. This is also a fairer system where the costs are borne by the heaviest users.

We are proposing to increase the volumetric water rate to \$2.40 per cubic metre. This will be offset with a decrease of \$304.16 in the fixed annual charge from \$756.45 per connection to \$452.29.

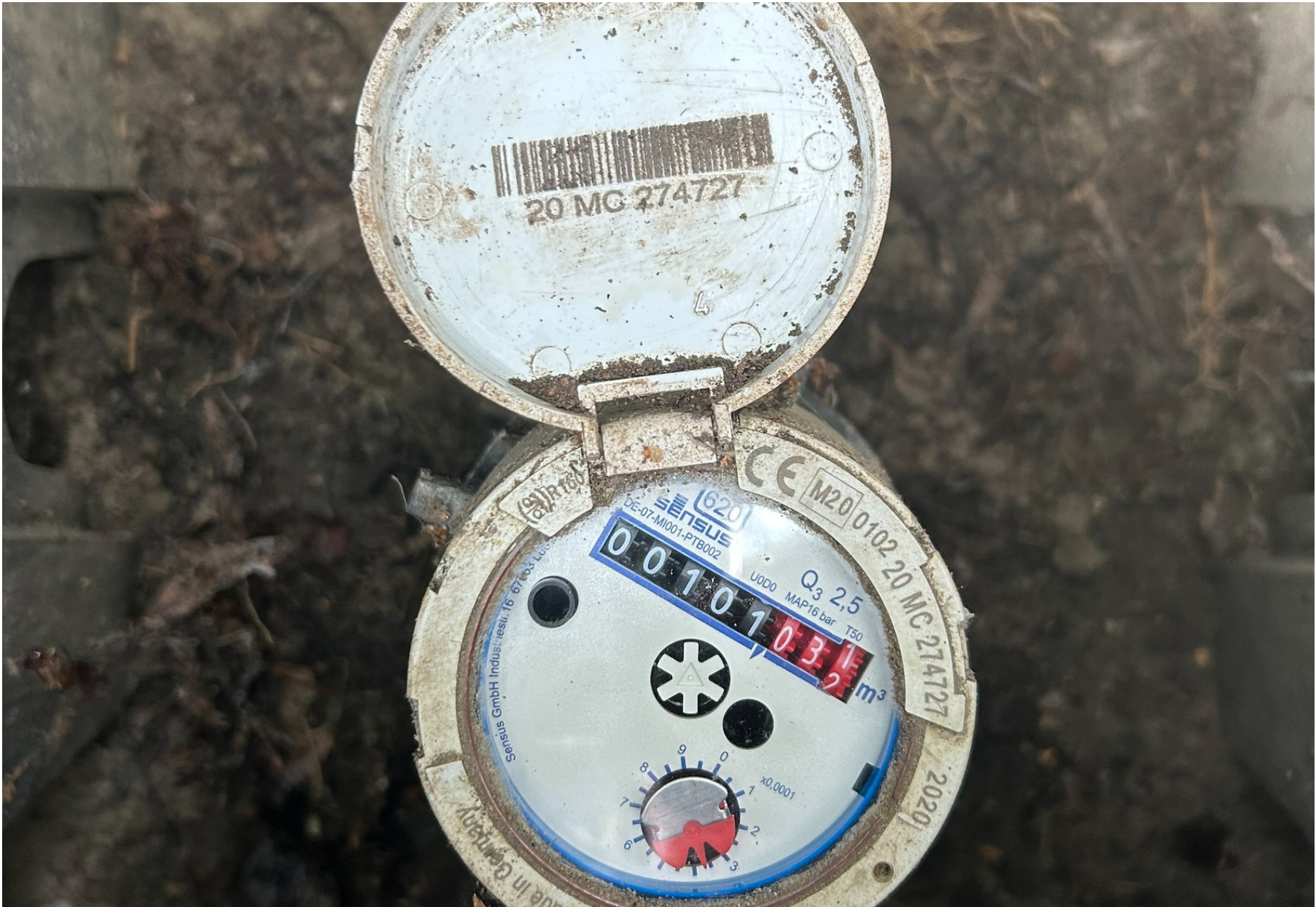
### YOUR OPTIONS ARE:

- A** Increase the volumetric charge to **\$2.40** per cubic metre with the fixed charge of **\$452.29** per connection (**preferred**)
- B** Increase the volumetric charge to **\$1.80** per cubic metre, with the fixed charge at **\$488.90** per connection
- C** Status quo – retain the charge at **60 cents** per cubic metre, with a fixed charge at **\$829.60** per connection.

**i** For further information about volumetric charging, and to see how this change might affect you, please click the link below:

[www.codc.govt.nz](http://www.codc.govt.nz)





# 2



**If you have a great idea about how these could be better utilised to generate revenue and off-set costs for the ratepayer – tell us about it!**

## Community Halls and Facilities

We have a number of community halls and facilities across our district, each of which has a rich history and has served as a focal point for communities over time. Community needs change though, and while these buildings may have once been used frequently for local dances and a range of gatherings, demand has dropped away in some cases. We are also more mobile now, and some of our facilities have very little distance (in today's terms) between them.

Council is facing significant costs in the next few years to earthquake-strengthen several of our facilities. This LTP has created an opportunity to discuss with you which of our facilities we need to continue maintaining and which ones could be divested.

Divestment could mean a range of things, such as transferring ownership to a community group, selling it to a private entity, returning the property to the Crown, or demolishing the building and retaining the site for potential redevelopment.

Divesting facilities will reduce the rates input into operations and capital expenditure (including earthquake strengthening costs), and it also opens up opportunities to possibly repurpose land and buildings. However, some of these facilities may still be valued hubs for communities. Each facility has its own unique needs and conversion possibilities. We will be working with interested parties and the wider community on what the best option is for each building. We would like to hear your thoughts too.

### YOUR OPTIONS ARE:

- A** Divest the community halls listed, which creates an annual reduction of \$284,000 or 0.54% per ratepayer (**preferred**).
- B** Maintain the level of support that Council provides for all halls and facilities listed. This would increase rates by \$284,000 or 0.54% per ratepayer per annum.
- C** Maintain Council support for specific halls/facilities on the list [what facility, and why do you want Council to continue to support it?]

**i** On the next page is a list of the facilities we are investigating this LTP.

For further information about each of these halls and facilities click the link below:

[www.codc.govt.nz](http://www.codc.govt.nz)







## List of the facilities we are investigating this LTP.

VINCENT		MANIATOTO		TEVIOT		CROMWELL	
Ophir Hall EQP Moderate bookings	Clyde Hall Regular bookings	Ranfurly Hall EQP Moderate bookings	Fenton Library EQP Tenanted	Millers Flat Hall EQP Regular bookings	Roxburgh Squash Court Building Nil use	Tarras Hall EQP	Cromwell Museum
Poolburn Hall EQP Moderate bookings	Becks Hall Moderate bookings	Naseby Hall EQP Moderate bookings	Naseby General Store EQP Tenanted	Millers Flat Bowling Club Nil use	Service Centre Roxburgh Hall RSA	Cromwell Service Centre	Cromwell Hall & Event Centre
Clyde Police Lockup Nil use	Vallance Cottage Moderate bookings	Pateroa Hall EQP Moderate bookings	Centennial Milk Bar Tenanted	Roxburgh Entertainment Centre			
Clyde Railway Station Building EQP Tenanted	Rdng for the Disabled Nil use	Waipiata Hall EQP Moderate bookings	Ranfurly Service Centre EQP Council service				
Former Clyde Museum Stables & Goods Shed Nil use	Former Clyde Briar & Herb factory, and cottage Nil use/Tenanted	Wedderburn Hall EQP Low bookings	Ranfurly Railway Station Council service				
Blyth Street Museum, Clyde Tenanted	Molyneux Stadium EQP	Wallace Memorial Rooms Regular bookings	Maniototo Park Stadium & Clubrooms EQP				
Alexandra Community Centre	Central Stories Museum & Art Gallery	Māniatoto Arts Centre					

## KEY



Buildings up for discussion in this LTP



Buildings to be retained

EQP

Earthquake strengthening required

Facility	Operating costs (2025-34)	Capital expenditure (2025-34)	Earthquake strengthening costs	Portion of income from rates (2025-34)	Revenue through bookings/ rent (2025-34)
Ranfurly Hall	500,974	193,385	757,820	508,539	8,167
Fenton Library	77,314	-	113,109	69,812	7,479
Wallace Memorial Building	158,344	63,157	-	79,391	88,659
Centennial Milk Bar	392,300	26,000	-	353,607	36,503
Ranfurly Railway Stn.	363,276	108,000	-	357,497	-
Ranfurly Service Cnt.**	662,155	394,261	683,256	674,000	309
Patearoa Hall	280,449	116,491	905,595	281,698	6,751
Waipiata Hall	302,380	107,843	644,174	325,548	-
Wedderburn Hall	186,115	34,858	427,627	79,391	-
Naseby Hall	397,558	35,342	1,011,396	401,882	8,764
Naseby Gen. Store	131,740	8,458	235,147	81,813	25,900
Rox Squash Courts	10,000	55,000	-	-	-
M/Flat Hall	400,332	126,332	491,720	124,547	-
M/Flat Bowl Club	120,000	-	-	-	-
Clyde Hall	584,250	101,565	-	537,315	49,801
Clyde Museum	349,000	32,450	-	261,200	-
Clyde Railway Stn.	125,000	60,879	92,619	90,100	93,615
Police Lock-up	28,000	28,400	-	21,500	-
B & Herb site (with toilet)	310,000	-	-	216,000	-
B & Herb site (with cottage)	164,400	38,650	-	118,650	155,370
Vallance Cottage	208,292	272,864	-	185,162	2,492
Riding for Disabled	10,000	55,000	-	-	-
Ophir Hall	327,826	39,404	143,799	159,341	4,984
Becks Hall	455,782	198,165	-	174,741	14,940
Poolburn Hall	546,366	88,204	377,420	102,560	8,964

\*\*If the proposal to divest the Ranfurly Service Centre proceeds, Council's Service Centre function could be provided alongside the visitor centre service, at the Ranfurly Railway Station Building.

## 3



## Ida MacDonald Roxburgh Pool Punawai Ora

The Ida MacDonald Roxburgh Pool Punawai Ora committee has approached Council to see if we would take over the running and operation of the pool into the future, and we would like to hear your thoughts.

In 2021 we asked whether you supported providing a \$500,000 grant towards the \$3 million development of a new community-run pool in Roxburgh. You were and thanks to this, and generous donations from the community and other funders, the Ida MacDonald Roxburgh Pool Punawai Ora was completed in 2023.

The state-of-the-art facility – which offers three open-air heated pools with efficient solar panel and heat pump water heating systems – is open during the summer season (December through March) and is currently accessed via a fob-key system.

It has been hard work for the committee to continue running this community facility. They have struggled to hire qualified lifeguards and funds are not yet being put aside for future plant maintenance and replacement. The committee also acknowledges the ongoing risk they carry in operating a public pool.

If the pool was owned and operated by Council, it would run in a similar way to Council's pool in Ranfurly. It would be open twelve hours a day, seven days per week for the summer season (December through March), with the same staffing ratios and management systems. This would come at an annual district-wide cost to ratepayers of \$250,000 per annum, or \$16.85 per ratepayer.

There are some further impacts for Teviot Valley ratepayers. It was agreed through the 'district-wide' funding consultation in 2024 not to charge

the Teviot Valley a district rate for Council-operated pools. However, if Council takes over the Roxburgh Pool, Teviot Valley rates increase by both the annual cost of the Roxburgh Pool (\$16.85) plus their share of the other Council-operated pools in the District, which is \$312 per ratepayer.

On the other hand, the Teviot Valley Community Board has been providing an annual operating grant of up to \$50,000 towards the pool since its opening (\$52.95 per Teviot Valley ratepayer). This grant would cease if Council takes over ownership – the net effect on Teviot Valley rates being \$260 per annum.

If the Pool is not vested in Council, the Teviot Valley Community Board has been requested to increase this annual grant to \$80,000pa from 2025 – this equates to \$70.60 per Teviot Valley ratepayer.

### YOUR OPTIONS ARE:

- A** To take over the ownership and management of the Ida MacDonald Roxburgh Pool Punawai Ora at an annual district-wide cost of **\$250,000**. This equates to an average cost of **\$260** per ratepayer in the Teviot Valley ward, and an average cost of **\$16.85** (0.48%) per ratepayer for the rest of the District (**preferred**).
- B** Do not support taking over the ownership and management of the Pool. This would mean the average rates increase would reduce by **\$260** per annum for Teviot Valley ward ratepayers, and by **\$16.85** (0.48%) for Cromwell, Vincent and Maniototo ward ratepayers.





4



## Alexandra outdoor pool

The current Alexandra Pool opened to the public over 20 years ago. When the facility was built, the community chose to include an outdoor swimming pool due to the affection held for the decommissioned outdoor pool. However, over the years Council staff have noticed a steady decline in the outdoor pool's use, despite admissions increasing year on year at the Alexandra facility. Possible reasons for this include other outdoor swimming options in nearby rivers, the lake, and neighbouring community pools, and the relative water temperature and climate of the outdoor pool compared with indoor pool options. Added to this is the pool's ageing operating system (which is nearing end-of-life), is costly to run and is estimated to cost around \$500,000 to replace.

We thought it timely to ask your views on whether there is still a need for an outdoor pool at the Alexandra Pool.

The cost of running Alexandra's outdoor swimming pool is \$200,000 per annum, plus an additional \$10,000 a month if the water is heated. The pool is open for public use during the summer season (December through March).

The estimated cost of decommissioning the pool is \$50,000. This process would involve dismantling the pool infrastructure and repurposing its components, while the pool itself would be filled in. The would create potential opportunities for repurposing the outdoor area for future activities.

Closing the outdoor pool would reduce ongoing operating costs for the Alexandra Pool. It may also change the way you use the facility. We want to hear your views.

### YOUR OPTIONS ARE:

- A** Close and decommission the outdoor pool at Alexandra. This equates to an average annual reduction of \$200,000, or **\$13.48 (0.38%)** per ratepayer per annum (**preferred**).
- B** Retain the outdoor pool at Alexandra Pool. This would increase rates by **\$200,000** per annum, or **\$13.48 (0.38%)** on rates.





## 5



## Manuherekia Valleys Community Hub

In 2021 we consulted with you on the Manuherekia Valleys' proposal to develop a purpose-built multi-use community facility at the Omakau Recreation Reserve to cater for the town and surrounding communities. Omakau's community hall and rugby clubrooms are both aged and need major renovations or full replacement to bring them up to current-day standards. You supported this idea and \$1m was committed to this project.

The Manuherekia Valleys Charitable Trust and local community worked hard over the past several years to raise funds for this build. To date they have secured \$1,773,000 in grants and sponsorship and continue to seek out new sources. However, as time passes by cost escalations have pushed up the build price significantly.

The revised total build cost is up to \$5.2 million, including landscaping and fitout. The Trust has asked for further support from Council, with up to \$1.6 million still needed. While the Trust continues to fundraise and hopes the full amount is not needed, this commitment to funding will mean that building tenders can go out and contracts can be locked in, which will prevent further price creep over time.

We would like to know if you think Council should commit up to \$1.6 million towards this project and, if so, how should this be funded. One option is to use funds from the Vincent Reserves account, which would mean there would be no additional rates cost.

### YOUR OPTIONS ARE:

- A** Provide additional funding of up to \$1.6 million towards the construction of the Manuherekia Valleys Community Hub, funded from Vincent General Reserves (preferred).
- B** Provide additional funding of up to \$1.6 million, loan funded over a period of 10 years at average annual cost of \$13.50 (0.38%) per ratepayer for 10 years.
- C** Provide additional funding of up to \$1.6 million, rate funded in the 2025/26 financial year at average one-off cost of \$107.87 (3.04%) per ratepayer.
- D** Do not support.







## 6



## Supercars Championships at Highlands Motorsport Park

We are interested in your views on Council supporting a proposal to bring the Supercars Championships to Highlands Motorsport Park for the 2026 or 2027 series. If successful, this would mark the first time the event is held in the South Island.

Supercars is the premier motorsport category in Australasia, and one of Australia's biggest sports. Globally, it is recognised as the leader in the touring car category. The event will have a positive economic impact directly and indirectly through media, broadcast and social media coverage, with estimates of tens of thousands of visitors descending on Cromwell, the wider Central Otago and Queenstown-Lakes Districts. This event will put Central Otago on the map and showcase our region as a tourist destination.

In order to secure the event, Supercars organisers are seeking Council investment of up to \$250,000. If Council was to support bringing this event to Central Otago, funding could be sourced through the tourism reserves account. This would not have an impact on rates.

### YOUR OPTIONS ARE:

- A** Agree to provide a **\$250,000** grant, funded through the tourism reserves (**preferred**)
- B** Agree to provide a **\$250,000** grant funded through a promotions rate. This will mean an average one-off rates increase of **\$16.85** (0.48%). However, as this is a targeted rate with differentials, the cost per ratepayer will vary.
- C** Do not support.







7



## Artificial Turf at Maniototo Area School

The Maniototo Area School has asked Council to help support the replacement of a multi-use artificial turf at their school grounds. The current court surface has seen its best days and is raising safety concerns for users.

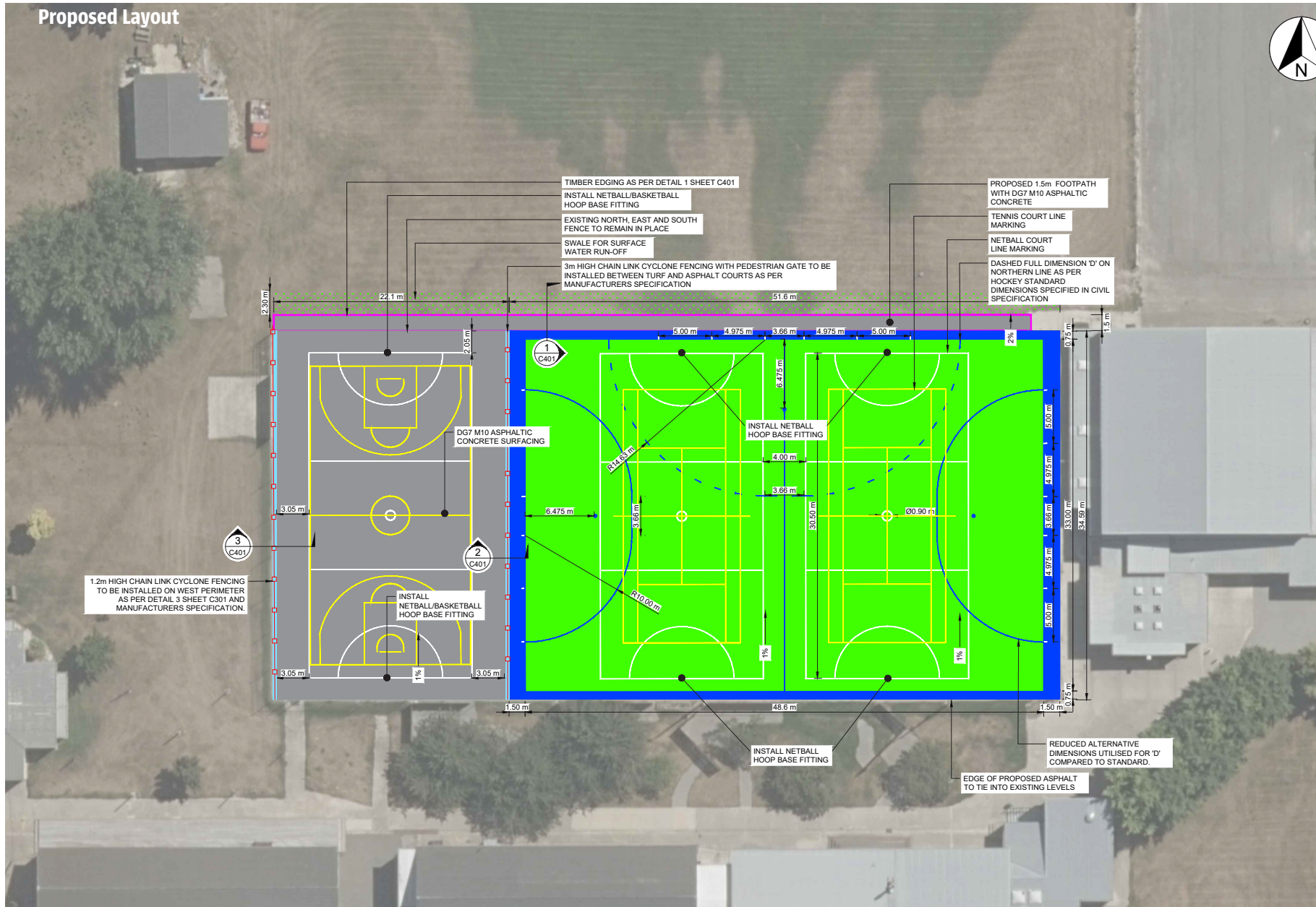
The school is wanting to extend the current turf footprint by 10m and include an asphalt court alongside. The cost of construction of this multi-use sports surface is estimated at \$900,000, and the organising committee is requesting \$200,000 from Council towards the project.

Being situated on school grounds means the sports surface will be used mostly by the school during class times but will be available for community use outside of school hours. The school will lead in maintaining the surface, with community support. The organising committee also intends to establish an investment fund for the maintenance and future replacement of the surface.

The organising committee is currently fundraising for the remaining cost and will begin construction once this funding is secured. All going to plan, the committee hopes to commence construction in the 2026/27 financial year (Year 2 of the LTP).

### YOUR OPTIONS ARE:

- A** Provide a **\$200,000** grant, rate funded in the 2026/27 financial year at a one-off average cost of **\$13.60** per ratepayer (**preferred**).
- B** Provide a **\$200,000** grant loan funded over a period of 10 years at an average annual cost of **\$1.76** per ratepayer for 10 years.
- C** Do not support.



8



## Artificial Turf at Dunstan High School

Molyneux Turf Incorporated (MTI) in conjunction with Dunstan High School has been working towards the development of a full-sized multipurpose artificial turf for Alexandra. The proposed site is on the high school grounds on the old tennis courts, adjacent to Molyneux Stadium. Being situated on school grounds means that the turf will be mostly used by the school during class times and will be available for community use outside of school hours.

The trust has commissioned a feasibility study for the construction and ongoing operation and maintenance of the facility [link?](#). The study proposes that MTI will own the turf, facilitate the construction and maintenance of the surface, and manage community bookings. Operating revenue will be sourced through user charges, sponsorship and grants.

MTI are also progressing various funding opportunities, and subject to this funding, development is expected to start in November 2025. The total cost of construction of a full-sized multipurpose turf is \$1.5 million and MTI has requested \$300,000 from ratepayers to support this project. This grant from Council would go towards construction costs only and there is no commitment for ongoing operational costs.

### YOUR OPTIONS ARE:

- A** Provide a **\$300,000** grant rate funded in the 2025/26 financial year at an average cost of **\$20.40** per ratepayer (**preferred**).
- B** Provide a **\$300,000** grant loan funded over a period of 10 years at average annual cost of **\$2.64** per ratepayer for 10 years.
- C** Do not support



Proposed Layout



# What else do we want your feedback on?

## **Fees and charges:**

Fees and charges are a key component of how we fund things – it enables some of the cost to be borne by those who use particular services. For this Long-term Plan we have made some inflation adjustments to our current fees and charges to ensure these remain aligned with the rising costs.

See the full list of proposed charges in our supporting documents [\[insert link\]](#)

## **Development Contributions Policy:**

A development contribution is a financial charge levied on new developments to ensure that the additional demand on local infrastructure is contributed to by the developer. This policy aims to ensure that a fair share of the cost of new assets and services that are growth related are funded by development. Key changes proposed are:

- Introduction of a new Community Infrastructure contribution
- Transition of the existing reserves financial contribution to a new Reserve Improvements contribution and a new Reserve Land contribution

See the proposed policy at xxxx [\[insert link\]](#)

## **Revenue and Financing Policy:**

The Revenue and Financing Policy shows the revenue sources used to fund each of Council's activities. Key changes proposed are:

- An increase in volumetric water charges with a decrease in fixed charges (refer to consultation item 2)
- A new rate for stormwater services
- A new community facility rate (following the district wide funding decisions last year)

See the proposed policy at xxxx [\[insert link\]](#)

## **Significance and Engagement Policy:**

The Significance and Engagement Policy sets out Council's general approach to working out what projects and decisions are important or significant for our communities, and how we engage on these. Key changes proposed are:

- Expanding information about how decisions are made
- Including a requirement for outcomes of any engagement to be reported
- Including steps Council has taken to increase Māori participation

See the proposed policy at xxxx [\[insert link\]](#)

# Financial strategy



Our Financial Strategy outlines how we plan to handle our finances over the next nine years, addressing financial challenges and their impacts. The desired outcome of this strategy is for Council's assets and operational expenditure to be managed in a cost-effective and sustainable manner, both for Council and our communities.

One of the biggest challenges a council faces is balancing its community's ability to pay with the need to maintain infrastructure and deliver services. We aim to keep rates and charges affordable for current and future generations. At the same time, we need to focus on delivering core infrastructure services, building its community resilience, supporting economic development and promoting opportunities for growth that ensure the community is sustainable into the future. To ensure this, Council will continue with a balanced approach, keeping the two guiding principles of affordability and sustainability at the forefront.

This consultation document has highlighted the pressures on our infrastructure projects due to central Government changes in compliance standards. Heavy investment is required to improve the quality of our services and to meet these higher standards. This is further challenged by the Government's proposed changes to the management of water services, as discussed above in Consultation Item 1 – What's our plan for water. What does this mean for the delivery and funding of water under this LTP? We have taken the approach that water services will be transferring to a council-controlled organisation (CCO). Our preference is to join with councils across the region, but if other councils do not join, then the CCO will be operated by this Council alone. This transfer is reflected in the LTP with the water service activities being transferred at the end of Year 2 and no longer being reflected in the operations of Council from Year 3 onwards.

Going into this LTP we will continue to fund our extensive capital programme through raising debt. We expect the gross level of debt to increase to \$141 million by Year 2 and then reduce significantly as the water services activities and their associated debt are transitioned into a new entity.

Investment in the current asset base will continue. All renewals are generally funded by depreciation reserves. The exception to this is water services, as we have decided instead to only partially fund (up to 50%) their asset replacement cost. This will have the effect of lowering rates in the first two years of this LTP.

When replacing or installing new assets, we will be considering whether we need to be catering for future growth. We have anticipated growth to be 2.1% each year for the first five years of the plan and 1.9% thereafter.

The growth portion of the capital programme is funded through development contribution reserves. In most instances, these reserves typically run as deficits attracting interest that are in turn funded by developers' contributions.

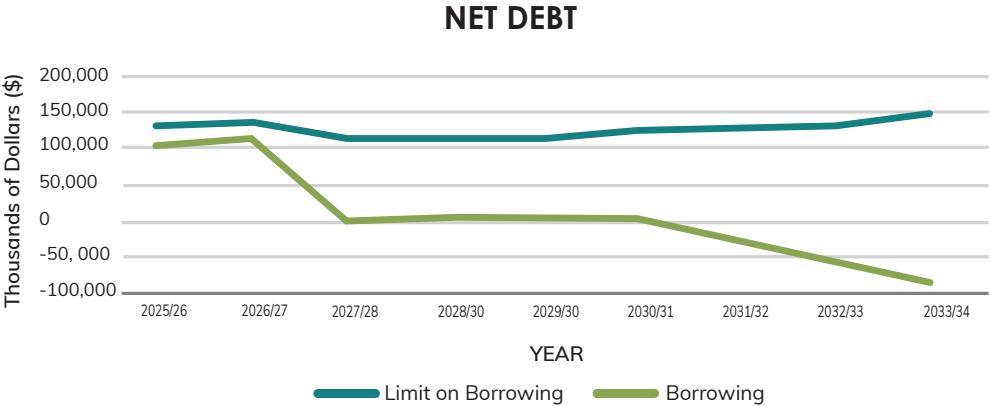


What’s our plan for borrowing?

We are planning to extend our borrowing levels in the first two years of this LTP so that we can continue to progress our capital programme work.

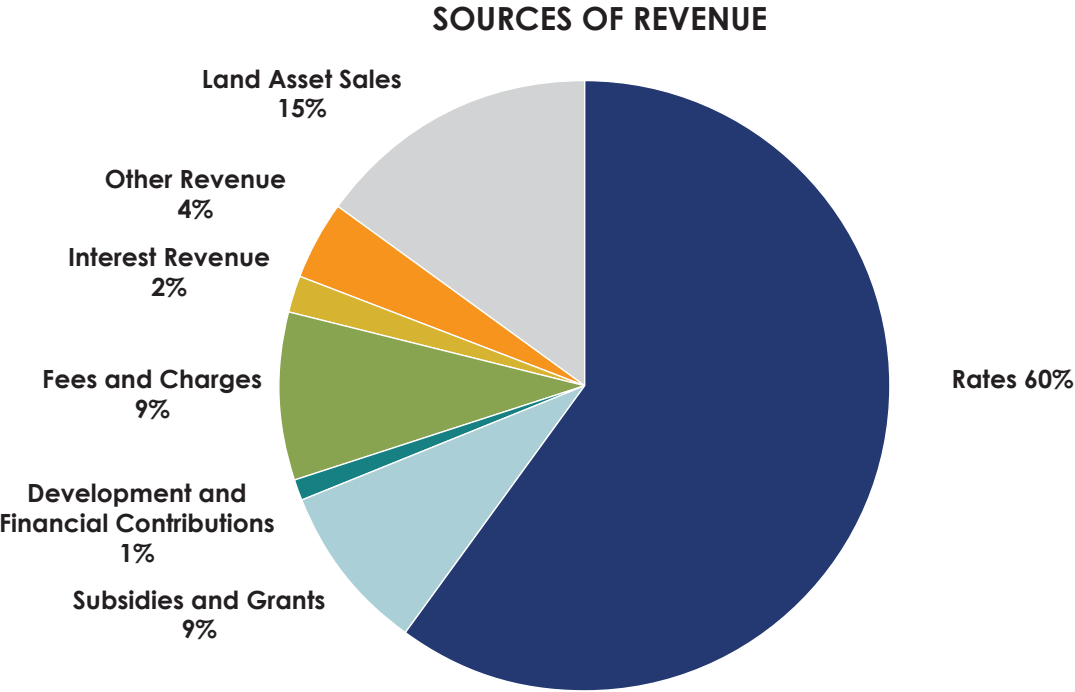
We are maintaining some borrowing headroom to allow us to fund emergency works in the event of natural disasters, and are building up our reserves in this area.

Debt levels will decrease in Year 3 onwards as the water assets and associated debt are transferred to a new CCO for management and service delivery.



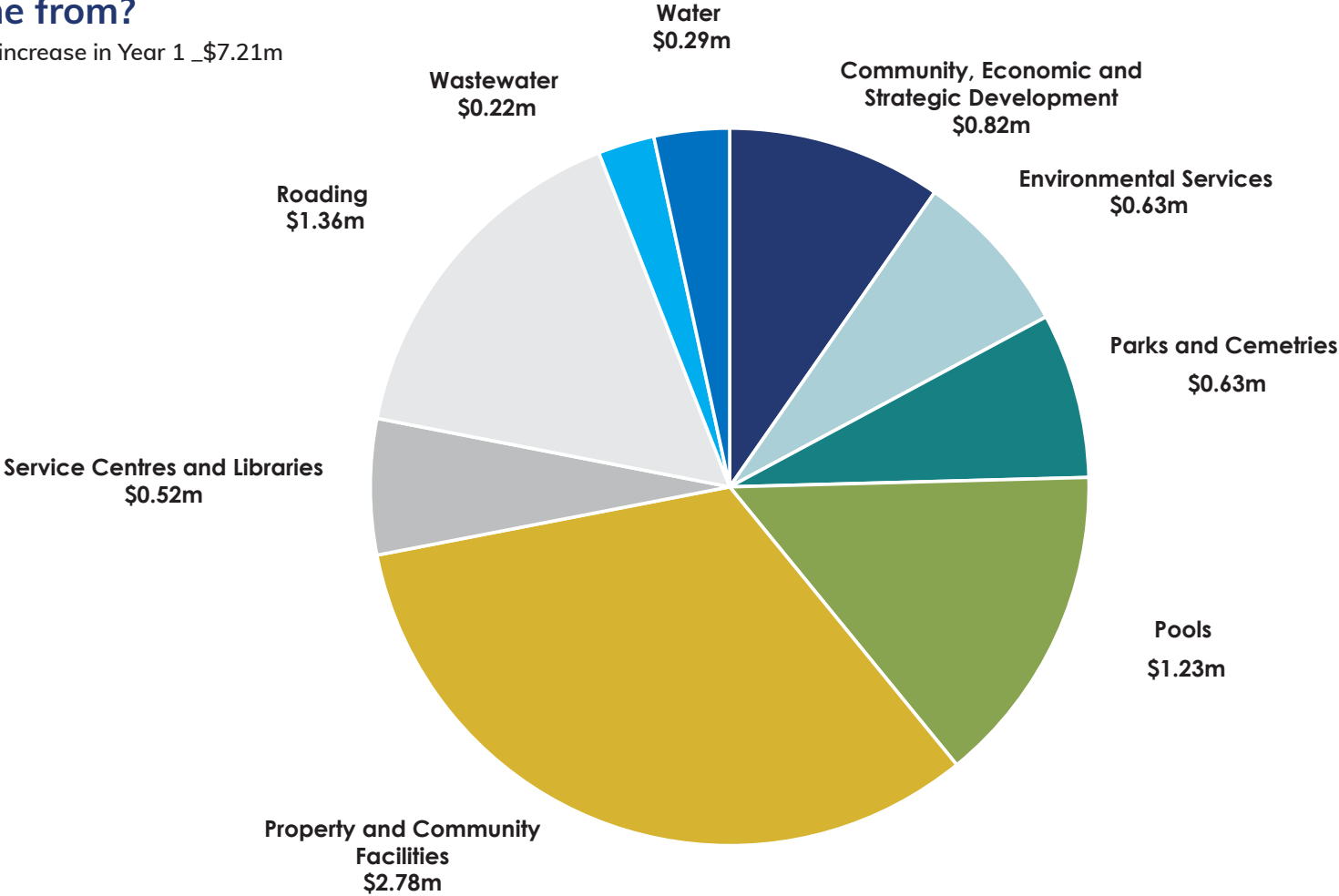
Where does the money come from?

Funding of operational costs come from a number of sources such as rates, user fees, grants and subsidies. The chart below shows our revenue sources over the nine years of this LTP.



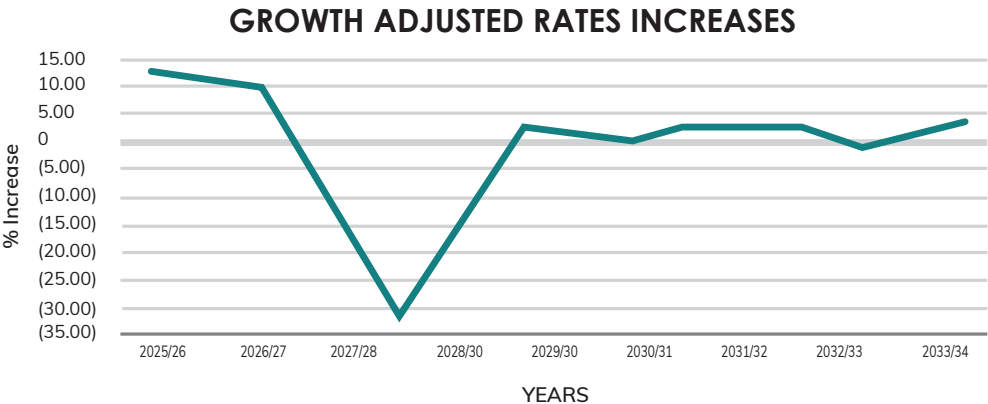
Where have the increases come from?

Rates increase in Year 1 \_\$7.21m



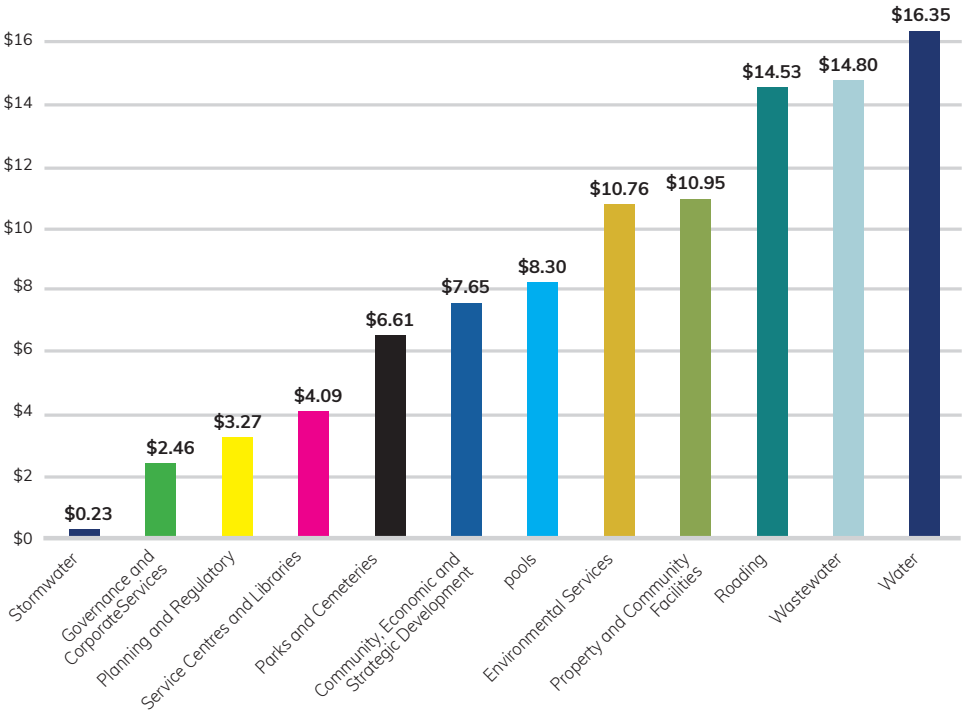
What does this mean for your rates

We face significant cost escalations over the early period of the LTP which has led to the rates increases we are proposing in Year 1 and 2. The removal of the water services activities in Year 3 sees a reduction in rates required. However, it should be noted that while Council will not be charging for water services a new CCO will. Therefore, the total cost to the ratepayer is unlikely to reduce over the remaining period of the LTP.



Where do your rates dollars go?

This table shows how rates are spent, per \$100. For more information see our draft Financial Strategy [insert link]



## Rates Examples

The table below provides real rates examples that demonstrate the “unders and overs” on either side of the average district rates increase figure of 11.63%. This table gives you a feel for what's happening across the district in residential, commercial and rural sectors, but if you head to our consultation platform

[lets-talk.codc.govt.nz](https://lets-talk.codc.govt.nz) you'll find our handy online rates calculator where you can enter your property details and view your proposed rates for the coming year.

Note: This table does not include any metered water charges

Ward	Property Description	Prev Capital Value	Prev Land Value	Current Capital Value	Current Land Value	2024/25 Rates	2024/25 Proposed Rates	Change \$	Sum of Change %
Cromwell	Bannockburn Vineyard	3,240,000	1,660,000	3,240,000	1,660,000	4,017.66	4,516.50	498.84	12%
Cromwell	Cromwell Commercial	1,330,000	990,000	1,330,000	990,000	5,713.13	6,225.77	512.64	9%
Cromwell	Cromwell Farm	4,500,000	3,870,000	4,500,000	3,870,000	6,730.85	8,030.09	1,299.24	19%
Cromwell	Cromwell Large Farm	17,310,000	14,100,000	17,310,000	14,100,000	22,199.04	25,728.11	3,529.07	16%
Cromwell	Cromwell Lifestyle Block	1,600,000	880,000	1,600,000	880,000	2,998.11	3,504.30	506.19	17%
Cromwell	Cromwell Major Hotel	13,750,000	6,720,000	13,750,000	6,720,000	38,525.14	40,908.36	2,383.22	6%
Cromwell	Cromwell Motel	3,200,000	2,260,000	3,200,000	2,260,000	14,102.86	14,866.90	764.04	5%
Cromwell	Cromwell Residential	680,000	520,000	680,000	520,000	4,033.87	4,283.72	249.85	6%
Cromwell	Cromwell Storage	5,340,000	3,400,000	5,340,000	3,400,000	10,801.65	12,010.14	1,208.49	11%
Cromwell	Pisa Moorings Residential	1,140,000	455,000	1,140,000	455,000	3,413.40	3,841.21	427.81	13%
Cromwell	Bannockburn Hotel	1,540,000	1,050,000	1,540,000	1,050,000	5,567.05	6,055.45	488.40	9%
Maniototo	Maniototo Farm	2,200,000	1,830,000	2,200,000	1,830,000	3,921.35	4,540.65	619.30	16%
Maniototo	Maniototo Large Farm	24,320,000	21,150,000	24,320,000	21,150,000	31,767.85	37,412.82	5,644.97	18%
Maniototo	Maniototo Lifestyle Block	540,000	240,000	540,000	240,000	1,692.88	1,867.38	174.50	10%
Maniototo	Naseby Residential	455,000	240,000	455,000	240,000	3,866.45	3,816.40	-50.05	-1%
Maniototo	Patearoa Residential	360,000	170,000	360,000	170,000	2,315.11	2,188.60	-126.51	-5%
Maniototo	Ranfurly Commercial Property	240,000	51,000	240,000	51,000	3,762.58	3,694.40	-68.18	-2%
Maniototo	Ranfurly Residential	430,000	150,000	430,000	150,000	3,767.07	3,678.31	-88.76	-2%
Maniototo	Ranfurly - Hotel	460,000	230,000	460,000	230,000	5,395.59	5,429.45	33.86	1%
Maniototo	Maniototo Rural - Hotel	530,000	300,000	530,000	300,000	1,726.33	2,202.54	476.21	28%
Teviot Valley	Roxburgh - Commercial	275,000	141,000	275,000	141,000	3,636.90	3,881.28	244.38	7%
Teviot Valley	Roxburgh - Hotel	520,000	215,000	520,000	215,000	3,739.41	3,992.44	253.03	7%
Teviot Valley	Roxburgh Orchard	510,000	300,000	510,000	300,000	2,645.18	2,872.71	227.53	9%
Teviot Valley	Roxburgh Farm	4,450,000	3,770,000	4,450,000	3,770,000	6,246.96	7,822.51	1,575.55	25%
Teviot Valley	Roxburgh Large Farm	19,150,000	17,200,000	19,150,000	17,200,000	24,614.16	30,456.26	5,842.10	24%
Teviot Valley	Roxburgh Residential	425,000	155,000	425,000	155,000	3,485.82	3,681.50	195.68	6%
Teviot Valley	Roxburgh Rural Industry	1,900,000	375,000	1,900,000	375,000	3,057.56	3,578.58	521.02	17%
Teviot Valley	Millers Flat Residential	460,000	250,000	460,000	250,000	1,829.43	2,346.51	517.08	28%
Vincent	Alexandra Commercial	850,000	245,000	850,000	245,000	6,749.03	6,776.31	27.28	0%
Vincent	Alexandra Hotel	1,190,000	1,020,000	1,190,000	1,020,000	9,416.01	9,718.18	302.17	3%
Vincent	Alexandra Lifestyle Block	1,300,000	790,000	1,300,000	790,000	2,339.85	2,834.25	494.40	21%
Vincent	Alexandra Major Motel *	4,190,000	1,300,000	4,190,000	1,300,000	21,066.09	20,494.33	-571.76	-3%
Vincent	Alexandra Residential	590,000	335,000	590,000	335,000	3,808.25	3,989.24	180.99	5%
Vincent	Earnsclough Lifestyle Block	970,000	550,000	970,000	550,000	1,966.98	2,413.59	446.61	23%
Vincent	Earnsclough Orchard	1,760,000	730,000	1,760,000	730,000	2,469.00	2,839.58	370.58	15%
Vincent	Manuherikia Farm	5,280,000	4,640,000	5,280,000	4,640,000	7,782.76	9,314.77	1,532.01	20%
Vincent	Manuherikia Large Farm	16,100,000	14,250,000	16,100,000	14,250,000	21,731.77	25,671.18	3,939.41	18%
Vincent	Manuherikia Lifestyle Block	490,000	290,000	490,000	290,000	1,512.83	1,932.93	420.10	28%
Vincent	Omakau Residential	520,000	195,000	520,000	195,000	3,639.71	3,767.17	127.46	4%
Vincent	Omakau Hotel	1,400,000	430,000	1,400,000	430,000	10,245.63	10,597.77	352.14	3%
Vincent	Ophir Residential	580,000	215,000	580,000	215,000	2,678.56	2,780.13	101.57	4%
Vincent	Ophir Commercial	1,930,000	240,000	1,930,000	240,000	5,040.45	5,181.25	140.80	3%
Vincent	Earnsclough Vineyard	3,350,000	1,070,000	3,350,000	1,070,000	3,457.35	3,664.13	206.78	6%
Vincent	Omakau Residential	700,000	280,000	700,000	280,000	5,112.79	5,353.72	240.93	5%
Vincent	Clyde Residential with wastewater connection	760,000	650,000	760,000	650,000	5,469.78	5,768.73	298.95	5%
Vincent	Clyde Commercial with wastewater connection	1,970,000	780,000	1,970,000	780,000	7,954.88	8,014.80	59.92	1%
Vincent	Clyde Motel with wastewater connection	1,960,000	1,330,000	1,960,000	1,330,000	8,826.59	8,813.88	-12.71	0%
Vincent	Clyde Residential without wastewater connection	760,000	525,000	760,000	525,000	3,147.43	3,362.39	214.96	7%
Vincent	Alexandra Motel	740,000	485,000	740,000	485,000	5,525.35	5,859.08	333.73	6%

Rates examples based on Water Meter Charges at \$2.40 per unit. This has decreased the water connection targeted.

\*Reduction in water connection charges. This will be compensated by the water meter charges.

22

# Infrastructure strategy



Infrastructure directly shapes the way we live, travel, recreate and work. Council owned infrastructure includes water supply, wastewater, stormwater and our local transport network, and is essential to delivering the activities that keep our communities connected, healthy and functioning.

Council owns and maintains an infrastructure portfolio worth over \$1.2 billion – this includes 1,926km of roads, 188km of footpaths, 173 bridges, 468km of water supply reticulation, 284km of sewer mains, 81km of stormwater mains, 56 pump stations and 15 treatment plants.

Central Otago covers an area of 9,969 square kilometres and, due to our rural nature, we have one of the lowest population densities in New Zealand. Our relatively small and disperse population means providing and improving infrastructure, while ensuring it remains affordable, can be difficult.

Our district has experienced a prolonged period of population growth, which continues today. Between the 2018 and 2023 censuses, the resident population grew by 3.2% p.a. (from 22,200 to 26,000) and the 2024 projected population was 26,500 people.

Ensuring our communities have access to safe, reliable infrastructure is a core priority for Council. At the same time, we need to provide for growth and fund essential maintenance and improvements across the district. While this can be a challenging mix to get right, the Infrastructure Strategy outlines the key issues and challenges faced, our strategic priorities across the infrastructure networks and how we plan to deliver our goals over a 30 year work programme.

The Infrastructure Strategy addresses significant infrastructure issues that Council will face over the next 30 years, with options and implications for managing these challenges.

**We're facing some real challenges:**

- **Compliance with changing legislation, particularly in relation to water services** - providing financially sustainable water services, ensuring safe and reliable drinking water, and improved management of wastewater services. With transport there is unpredictability in funding priorities due to changes in Government and subsequent changes to the Government Policy Statement on land transport (GPS). Shifting national priorities impacts local budgets, timelines, and strategic planning create ongoing uncertainties for Council budgets.
- **Meeting greater expectations around environmental impacts** - Public expectations regarding how we manage the environmental impacts from infrastructure services have increased over the past decade and this is supported by government freshwater reforms, supporting legislation, changes to regional policies and plans, and increased compliance reporting and monitoring.
- **Population growth and democratic change** - Central Otago district has experienced a period of rapid and prolonged population growth since 2013. This places ever increasing demands on existing infrastructure, and requires us to provide greater capacity for an increasing population.
- **An ageing and deteriorating bridge network** - The district's network comprises 173 bridges, with 58 expected to reach their economic end of life in the next 30 years, many situated on less-travelled roads with alternative routes available. At least 30 of the bridges (representing 17% of the network) across the district will reach the end of their useful lives within the next 10 years. This presents a significant cost and a substantial funding gap.
- **Water source reliability** - Our District has an arid climate and limited sources of water. The demand for water is very high and is closely associated with development. Industrial, agricultural, business and residential development all depend on the availability, quantity and quality of water.
- **A shortage of technically skilled people** - It is likely that a shortage of technically skilled people to design, construct and manage water assets will continue to have an impact on this activity in future years. This is a global issue which is also affecting other local authorities as this is a highly competitive market.
- **Ongoing affordability of infrastructure services** - The industry has seen increased costs as a result of inflation, increasing standards, operations and maintenance requirements, monitoring costs and training and qualification requirements.

**Our priorities are to:**

- 1 Meet the minimum standards for water and wastewater compliance – Council will ensure we comply with the minimum standards set by regulators for both water and wastewater.
- 2 Provide the infrastructure required to service growth – This includes the development and upgrades to water and wastewater treatment plants, and maintaining our transport planning budgets.
- 3 Maintain existing infrastructure in the most cost-effective manner – This will help to retain levels of service and maximise the useful life. Key projects include replacing water and wastewater plant assets as they near the end of their operational life and prioritising and rationalising bridge funding to best retain our bridging network with the funds we have. Currently, 30 bridges (17% of the network), are nearing end of their service, requiring an estimated \$20 million for replacement, against the current budget of \$7.6 million. Council's newly developed Bridge Strategy will guide these tough decisions.



**When you are ready to share your views:**

- Submit your feedback online at **lets-talk.codc.govt.nz** 
- Or pick up a paper copy from any of our service centres or libraries
- Or speak at a Council meeting during the hearing of oral submissions period.

**Do you have questions or want more information?**

- Come along to a community drop-in [see list below]
- Talk to one of your elected members
- Have a read through the supporting information – including financials, policies and strategies – on our website:

**www.codc.govt.nz**

Copies of this consultation document, along with supporting information and submission forms for those without online access are available from Council's main office in Alexandra and our service centres in Cromwell, Ranfurly and Roxburgh.

There will be opportunities throughout the consultation period for you to engage with Elected Members about the Long-Term Plan and ask questions. We will promote these on our website, Council's Facebook page, and the CODC Noticeboard (page 5 of The News). We need your feedback before submissions close on **16 April 2025**.

**Community Meetings**

WARD	LOCATION	DATE	TIME
Maniototo	TBA	Wednesday 26 March	5.30 - 7.30pm
Vincent	TBA	Wednesday 2 April	5.30 - 7.30pm
Cromwell	TBA	Monday 7 April	5.30 - 7.30pm
Teviot Valley	TBA	Tuesday 8 April	5.30 - 7.30pm



# Mayor and Councillors

If you have any Long-term Plan related questions you can address it to your mayor or local councillor.

**Nigel McKinley**  
m: xxx xxx xxxx  
e: Nigel.McKinlay@codc.govt.nz

**Sally Feinerman**  
m: xxx xxx xxxx  
e: Sally.Fienerman@codc.govt.nz

**Tracey Paterson**  
m: xxx xxx xxxx  
e: Tracey.Paterson@codc.govt.nz

**Stuart Duncan**  
m: xxx xxx xxxx  
e: Stuart.Duncan@codc.govt.nz

**Lynley Claridge**  
n: 027 289 1551  
e: Lynley.Claridge@codc.govt.nz



**Cheryl Laws**  
m: xxx xxx xxxx  
e: Cheryl.Laws@codc.govt.

**Ian Cooney**  
m: xxx xxx xxxx  
e: Ian.Cooney@codc.govt.nz

**Sarah Browne**  
m: xxx xxx xxxx  
e: Sarah.Browne@codc.govt.nz

**Tahma Alley - Mayor**  
m: xxx xxx xxxx  
e: Tamah.Alley@codc.govt.nz

**Neil Gillespie**  
m: xxx xxx xxxx  
e: Neil.Gillespie@codc.govt.nz

**Martin McPerson**  
m: xxx xxx xxxx  
e: Martin.McPerson@codc.govt.nz