

**MINUTES OF A COUNCIL MEETING OF THE CENTRAL OTAGO DISTRICT COUNCIL
HELD AT NGĀ HAU E WHĀ, WILLIAM FRASER BUILDING, 1 DUNORLING STREET,
ALEXANDRA
AND LIVE STREAMED VIA MICROSOFT TEAMS ON TUESDAY, 24 SEPTEMBER 2024
COMMENCING AT 6.00 PM**

PRESENT: His Worship the Mayor T Cadogan (Chairperson), Cr N Gillespie (via Microsoft Teams), Cr T Alley, Cr S Browne (via Microsoft Teams), Cr L Claridge, Cr I Cooney, Cr S Duncan (via Microsoft Teams), Cr S Feinerman, Cr C Laws, Cr N McKinlay, Cr T Paterson

IN ATTENDANCE: P Kelly (Chief Executive Officer), S Righarts (Group Manager - Business Support) (via Microsoft Teams), W McEnteer (Governance Manager)

1 KARAKIA

Cr Alley gave a karakia to begin the meeting.

2 APOLOGIES

APOLOGY

RESOLUTION

Moved: Cadogan

Seconded: Alley

That the apology for lateness received from Cr McPherson be accepted.

CARRIED

Note: Cr Browne joined the meeting at 6.02 pm.

3 SUBMITTERS THAT WISH TO BE HEARD

24.11.1 SUBMITTERS THAT WISH TO BE HEARD

Individual submitters will speak to their districtisation submission.

Alister Stuart

Mr Stuart spoke in support of his submission noting that districtisation would leave Council with too much control. He was also concerned about what it would mean for Cromwell endowment land. He advocated for a return to the Word of God in decision making. He then responded to questions.

Gurpreet Singh

Mr Singh spoke in support of his submission and noted the conditions of footpaths in the district. He noted the absence of mobility ramps on a number of footpaths which disadvantaged a number of the community. He advocated for a hierarchy system for assessing connectivity issues. He then responded to questions.

Kristy Rusher

Ms Rusher spoke in support of her submission and noted that the Gazette notice from the formation of the Central Otago District Council in 1989 was an agreement between the Crown and Council and that the Cromwell Community Board was not involved in that. She then responded to questions.

James Dicey

Mr Dicey spoke in support of his submission noting that he believed that this was an attempt to strip Cromwell of its assets and that details of the Long-term Plan were unknown at this time. He was also concerned about the delegations discussion and an attempt to strip the community boards of their powers. He then responded to questions.

Tom Pinckney

Mr Pinckney spoke in support of his submission noting that Cromwell is the fastest growing ward and will require investment in infrastructure to facilitate that growth. He then responded to questions.

Cam Withington

Mr Withington spoke in support of his submission noting that he did not think Alexandra should pay for Cromwell's hall. He noted that each ward was different and had different need. He then responded to questions.

Note: The meeting adjourned at 6.44 pm

Note: Cr Duncan left the meeting at 6.44 pm and did not return before the meeting adjourned.

Note: The meeting resumed at 6.50 pm.

Trevor Goudie

Mr Goudie spoke in support of his submission and noted that costs given in the consultation document and recent discussions did not match. He then responded to questions.

Jane Lancaster, Central Otago Museum Trust

Ms Lancaster gave an overview of the museum trust in its current form and noted that there was a large sense of ownership among volunteers in the museum sector and that it would be a shame if that was lost. She then responded to questions.

George Collier

Mr Collier spoke in support of this submission. He noted that councillors represented the district, not just their ward. He also noted the current challenges in the three waters space. He then responded to questions.

Trevor Tinworth

Mr Tinworth spoke in support of his submission noting that he believed assets would be stripped from Cromwell. He then responded to questions.

Stephen Carruth

Mr Carruth spoke in support of his submission and noted that he believed that districtisation was driven by the control of assets. He believed that council was doing things beyond its core services and that it should also look at its workforce to find efficiencies. He then responded to questions.

MOTION TO ADJOURN
-----**RESOLUTION**

Moved: Cadogan
Seconded: Gillespie

That the meeting be adjourned until 10.30am on Wednesday 25 September 2024.

CARRIED

Note: The meeting was adjourned at 7.46 pm.

Note: The meeting resumed on Wednesday 25 September 2024 at 10.30 am in Ngā Hau e Whā, William Fraser Building, 1 Dunorling Street, Alexandra

PRESENT: His Worship the Mayor T Cadogan (Chairperson), Cr N Gillespie, Cr T Alley, Cr S Browne, Cr L Claridge, Cr I Cooney, Cr S Duncan, Cr S Feinerman, Cr C Laws, Cr N McKinlay, Cr M McPherson, Cr T Paterson

IN ATTENDANCE: P Kelly (Chief Executive Officer), L Fleck (General Manager - People and Culture), J Muir (Three Waters Director) (via Microsoft Teams), S Righarts (Group Manager - Business Support), D Rushbrook (Group Manager - Community Vision), D Scoones (Group Manager - Community Experience), L van der Voort (Group Manager - Planning and Infrastructure), G Robinson (Property and Facilities Manager), L Webster (Planning and Regulatory Services Manager), A Crosbie (Senior Policy Advisor), A Longman (Head of Destination), Q Penniall (Infrastructure Manager), P Bain (Water Services Customer and Compliance Team Leader), J Thomas (Water Services Sampling & Monitoring Team Leader), D Kirkman (Senior Land Development Engineer), M Hardman (Roading Asset Manager), W McEnteer (Governance Manager)

4 PUBLIC FORUM

Peter Dymock – (Paterson Pitts) and Matt Tipa and Sean Aldrich (applicants) – Road Stopping in Ophir

Mr Dymock, Mr Tipa and Mr Aldrich spoke to the application made for a road stopping in Ophir. They noted that the issue was a historical one and based on that costs should be waived for the land. It was noted by Mr Dymock that the cost of the land to purchase would make fixing the boundary issue untenable. They then responded to questions.

5 CONFIRMATION OF MINUTES
-----**RESOLUTION**

Moved: Alley
Seconded: Claridge

That the public minutes of the Ordinary Council Meeting held on 28 August 2024 be confirmed as a true and correct record.

CARRIED

6 DECLARATIONS OF INTEREST

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

Note: With the permission of the meeting, item 24.11.4 was moved forward.

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

24.11.4 ROAD STOPPING - SWINDON STREET, OPHIR

To consider a proposal to stop and sell part of Swindon Street.

After discussion it was agreed that Council could not make a decision on the road stopping until the land valuation was known, to understand the cost that the applicants may incur in the stopping.

RESOLUTION

Moved: Cadogan

Seconded: Paterson

That the item be left to lie on the table until a valuation can be obtained for the land at councils cost.

CARRIED

Note: His Worship the Mayor resumed the Chair.

7 COMMUNITY BOARD CHAIR UPDATE

24.11.3 COMMUNITY BOARD CHAIR UPDATE

Anna Harrison, Chair of the Cromwell Community Board, Norman Dalley, Chair of the Teviot Valley Community Board and Jayden Crompt, Deputy Chair of the Vincent Community Board joined the meeting to discuss item 24.11.5.

Ms Harrison discussed the districtisation and the delegations discussion that will follow it. She noted that the Board's position was that they wanted to ensure that their voice was equitable and part of the decision making process. She also stressed that the lines of communication must stay open to ensure that their voice is heard.

Mr Dalley noted his agreement with the Cromwell Community Board's position, but also noted should districtisation go ahead their preference would be for option two. He also noted that the Board was concerned with allowing growth and capital investment in the Valley and that the ward needed growth.

Note: Cr McKinlay left the meeting at 11.35 am and returned at 11.39 am.

Mr Crompt noted that while the Vincent Community Board supported districtisation there was concern that the community board voice should still be heard in decision making. He also noted that there was some distrust of council among younger members of the community and that a more formal structure of a youth council may help bridge that gap.

8 REPORTS

Note: Cr McPherson left the meeting at 11.50 am and returned at 11.52 am.

Note: Cr Gillespie left the meeting at 11.51 am and returned at 11.54 am.

Note: Cr Duncan left the meeting at 11.54 am and returned at 11.55 am.

24.11.5 ONE DISTRICT: CENTRAL OTAGO CONSULTATION RESULTS

To consider the results of the consultation and decide whether or not to further districtise council services.

Each councillor was invited to speak on their position regarding districtisation. Following the roundtable discussion, preferences for options one or two were explored further.

RESOLUTION

Moved: Cadogan
Seconded: Gillespie

That the Council

- A. Receives the report and accepts the level of significance.
- B. Notes and considers the submissions made on the districtisation proposal.

CARRIED

After discussion it was agreed that option two of the consultation was the preference of the majority of councillors.

In addition, Council agreed that workshops with itself and each of the community boards should occur before the delegations report returned for a formal decision.

RESOLUTION

Moved: Cadogan
Seconded: Gillespie

- C. Agrees to the district-wide rating of all council activities including museums, excluding current community board grants, but including a rating adjustment for the Teviot Valley ward to offset pool costs.
- D. Notes that prior to the December Council meeting, a workshop on the delegations with Council and Community Boards will occur.

CARRIED 9/3 on a show of hands

24.11.6 MAYOR'S REPORT

His Worship the Mayor gave an update on his activities since the last meeting.

RESOLUTION

Moved: Cadogan
Seconded: Alley

That the Council receives the report.

CARRIED

Note: The meeting adjourned at 1.22 pm.

Note: His Worship the Mayor and Cr McPherson left the meeting at 1.22 pm and did not return.

Note: The meeting resumed at 1.52 pm.

Note: Cr Gillespie assumed the Chair.

Note: With the permission of the meeting, items 24.11.9 and 24.11.10 were moved forward.

24.11.9 PRIVATE PLAN CHANGE 21 (FULTON HOGAN - PARKBURN) DECISION RATIFICATION

To consider the recommendation by an appointed independent hearings panel to approve proposed private Plan Change 21 to the Central Otago District Plan.

RESOLUTION

Moved: Browne
Seconded: Laws

That the Council

- A. Receives the report and accepts the level of significance.
- B. Accepts the recommendation pursuant to clause 29 (4) (a) of the First Schedule of the Resource Management Act 1991 to approve Plan Change 21 to the Central Otago District Plan.
- C. Serve a copy of its decision on the person who made the request and every person who made a submission/further submission along with a statement of the time within which an appeal may be lodged.
- D. Publicly notify that it has approved the plan change.

CARRIED

24.11.10 PLAN CHANGE 20 (HERITAGE) HEARINGS PANEL DECISION RATIFICATION

To adopt the decision of the Hearings Panel on Plan Change 20.

RESOLUTION

Moved: Duncan

Seconded: Alley

That the Council

- A. Receives the report and accepts the level of significance.
- B. Adopts the decision on Plan Change 20.
- C. Approves the notification of the decision in accordance with Clause 11 of the First Schedule to the Resource Management Act 1991.
- D. That the Heritage Guidelines be included in Councils Policy Register.
- E. That Councils Roading Policies be amended to include a requirement to seek heritage expertise input at the design phase of any upgrades undertaken in a Heritage Precinct that involve street furniture, paving or lighting upgrades.

CARRIED

24.11.7 PSYCHOACTIVE SUBSTANCES POLICY RENEWAL

To consider the draft Psychoactive Substances Policy for consultation under the Psychoactive Substances Act 2013.

RESOLUTION

Moved: Paterson

Seconded: Browne

That the Council

- A. Receives the report and accepts the level of significance.
- B. Approves the draft Psychoactive Substances Policy for consultation.

CARRIED

24.11.8 ALCOHOL RESTRICTIONS IN PUBLIC PLACES BYLAW

To consider approving the draft Alcohol Restrictions in Public Places Bylaw and Statement of Proposal for public consultation.

After discussion it was agreed to leave the item to lie on the table in order for staff to investigate adding the Teviot Valley into the bylaw.

RESOLUTION

Moved: Feinerman

Seconded: Alley

That the Council

Leave to lie on the table in order for staff to investigate adding the Teviot Valley to the bylaw.

CARRIED

Note: Cr Alley assumed the Chair as the Community Vision and Experience portfolio lead.

Note: Mark Frood and Chris Roberts from the Destination Advisory Board joined the meeting for item 24.11.11.

24.11.11 DESTINATION MANAGEMENT UPDATE

To consider an update on destination management.

RESOLUTION

Moved: Paterson

Seconded: Duncan

That the report be received.

CARRIED

Note: Crs Duncan and Feinerman declared an interest in item 24.11.12. They left the table and did not participate in the discussion or vote on the item.

24.11.12 VISITOR LEVY AND SHORT TERM ACCOMMODATION

To consider Council's position on localised visitors levies and give direction to staff whether they should progress a workstream on the rating of short-term rentals in preparation for consultation through the long-term plan.

RESOLUTION

Moved: McPherson

Seconded: Paterson

That the Council

- A. Receives the report and accepts the level of significance.
- B. Adopts a formal supportive position of Queenstown Lakes District Council's proposal to introduce a localised visitor levy.
- C. Adopts a supportive position on the investigation of a localised visitor levy within Central Otago in the absence of a national visitor levy.
- D. Instructs staff to provide a cost/benefit analysis on the introduction of a commercial or targeted rate on short-term rental properties within Central Otago.

CARRIED

Attachments

- 1 Visitor Levy Presentation
-

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

24.11.13 PROCUREMENT PANELS - 3 WATERS STRATEGIC PLANNING, TECHNICAL DESIGN AND OPERATIONAL SUPPORT SERVICES

To consider implementing a Professional Services Panel to support three waters strategic planning, technical design and operational support services.

RESOLUTION

Moved: **Laws**
Seconded: **Feinerman**

That the Council

- A. Receives the report and accepts the level of significance.
- B. Approves procurement of a panel for strategic planning, technical design and operational support services for three waters activities.
- C. Approves a three-year term for the panel for strategic planning, technical design and operational support services for three waters activities.

CARRIED

24.11.14 PROCUREMENT PANELS: PROFESSIONAL SERVICES

To consider implementation of a Professional Services Panel to support 3-Waters capital programme delivery.

RESOLUTION

Moved: **Alley**
Seconded: **Feinerman**

That the Council

- A. Receives the report and accepts the level of significance.
- B. Approves procurement of a panel for professional services panel for legal, planning and survey expertise for three waters activities.
- C. Approves a three-year term for the professional services panel for legal, planning and survey expertise for three waters activities.

CARRIED

24.11.15 STATUS REPORTS FOR CROMWELL RISING MAIN AND CROMWELL DRINKING WATER UPGRADE

To consider status reports for the Cromwell Rising Main and Cromwell Drinking Water Upgrade projects.

RESOLUTION

Moved: **Duncan**
Seconded: **Paterson**

That the reports be received.

CARRIED

24.11.16 SEPTEMBER WASTEWATER COMPLIANCE STATUS UPDATE

To consider progress on achieving Otago Regional Council Consent (ORC) compliance for Central Otago District Council (CODC) wastewater activities.

RESOLUTION

Moved: **Laws**

Seconded: **Alley**

That the report be received.

CARRIED

Note: Cr Cooney left the meeting at 3.30 pm and returned at 3.32 pm.

24.11.17 STATUS UPDATE FOR CLYDE STREET AND WATER UPGRADE

To consider an update on the Clyde Street and Water Upgrade.

RESOLUTION

Moved: **Paterson**

Seconded: **Duncan**

That the reports be received.

CARRIED

Note: Cr Gillespie resumed the Chair.

9 STATUS REPORTS**24.11.18 SEPTEMBER 2024 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 status report updates.

Staff gave an update on NZTA funding for the 2024-27 period before responding to questions.

RESOLUTION

Moved: **Alley**

Seconded: **McKinlay**

A. That the report be received.

B. That Council approves 24.6.2 from the Teviot Valley Community Board meeting dated 12 September 2024.

CARRIED

Attachments

1 2024-27 Confirmation of NZTA Funding and Implications for 2024-25

10 COMMUNITY BOARD MINUTES**24.11.19 MINUTES OF THE VINCENT COMMUNITY BOARD MEETING HELD ON 9 SEPTEMBER 2024**
-----**RESOLUTION**

Moved: Alley
Seconded: Feinerman

That the unconfirmed Minutes of the Vincent Community Board Meeting held on 9 September 2024 be noted.

CARRIED

-----**24.11.20 MINUTES OF THE TEVIOT VALLEY COMMUNITY BOARD MEETING HELD ON 12 SEPTEMBER 2024**
-----**RESOLUTION**

Moved: Alley
Seconded: Feinerman

That the unconfirmed Minutes of the Teviot Valley Community Board Meeting held on 12 September 2024 be noted.

CARRIED

-----**11 DATE OF NEXT MEETING**

The date of the next scheduled meeting is 23 October 2024.

12 RESOLUTION TO EXCLUDE THE PUBLIC
-----**RESOLUTION**

Moved: Duncan
Seconded: Paterson

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	Plain English Reason
Confidential Minutes of Ordinary Council Meeting	s7(2)(g) - the withholding of the information is necessary to maintain legal professional privilege	Legal professional privilege

	<p>s7(2)(h) - the withholding of the information is necessary to enable Council to carry out, without prejudice or disadvantage, commercial activities</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>s7(2)(j) - the withholding of the information is necessary to prevent the disclosure or use of official information for improper gain or improper advantage</p>	<p>To enable commercial activities</p> <p>To enable commercial or industrial negotiations</p> <p>To prevent use of the information for improper gain or advantage</p>
24.11.21 - Cromwell Town Centre	<p>s7(2)(h) - the withholding of the information is necessary to enable Council to carry out, without prejudice or disadvantage, commercial activities</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>To enable commercial activities</p> <p>To enable commercial or industrial negotiations</p>
24.11.22 - Improving Digital Connectivity in Central Otago	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	Commercial sensitivity
24.11.23 - September 2024 Confidential Governance Report	<p>s7(2)(g) - the withholding of the information is necessary to maintain legal professional privilege</p> <p>s7(2)(h) - the withholding of the information is necessary to enable Council to carry out, without prejudice or disadvantage, commercial activities</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>Legal professional privilege</p> <p>To enable commercial activities</p> <p>To enable commercial or industrial negotiations</p>

	s7(2)(j) - the withholding of the information is necessary to prevent the disclosure or use of official information for improper gain or improper advantage	To prevent use of the information for improper gain or advantage
24.11.24 - Confidential Minutes of the Vincent Community Board Meeting held on 9 September 2024	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	Commercial sensitivity

CARRIED

The public were excluded at 3.55 pm and the meeting closed at 4.52 pm.