

**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 WEDNESDAY, 25 JUNE 2025
COMMENCING AT 10.31 AM**

PRESENT: Her Worship the Mayor T Alley (Chairperson), Cr N Gillespie, Cr S Browne, Cr L Claridge, Cr I Cooney, Cr S Duncan, Cr S Feinerman, Cr C Laws,

IN ATTENDANCE: P Kelly (Chief Executive Officer), L Fleck (General Manager - People and Culture and Acting General Manager Community Vision), J Muir (Three Waters Director), S Righarts (Group Manager - Business Support), D Rushbrook (Regional Deals Lead), D Scoones (Group Manager - Community Experience), L van der Voort (Group Manager - Planning and Infrastructure), P Morris (Chief Financial Officer), Q Penniall (Infrastructure Manager), G Robinson (Property and Facilities Manager), Z Zeelie (Statutory Property Team Leader), R Williams (Community Development Lead), N Lanham (Economic Development Lead), G Bailey (Parks and Recreation Manager), M Burnett (Parks Officer – Strategy and Planning), J Remnant (Asset Management Team Leader), P Fleet (Roading Manager), P Keenan (Capital Projects Programme Manager), J Thomas (Water Services Sampling and Monitoring Team Lead), S Reynolds (Acting Governance Manager)

1 KARAKIA

Cr Claridge gave a karakia to begin the meeting.

2 APOLOGIES

RESOLUTION

Moved: Alley
Seconded: Browne

That apologies from Cr N McKinlay, Cr M McPherson and Cr T Paterson be received and accepted.

CARRIED

Note: Cr Feinerman joined the meeting at 10.33 am

3 PUBLIC FORUM

Hayley Anderson and Richard Thomson - Central Otago Health Service Limited

Ms Anderson outlined the challenges of providing healthcare in rural areas and listed the services currently offered at Dunstan Hospital.

Mr Thomson urged councillors to strengthen the case for Central Otago under the Regional Deal proposal, noting that a base hospital in Queenstown would mean that many Central Otago residents would have to travel further for care.

They then responded to questions.

Carole Gillions – Abbeyfields

Ms Gillions spoke to the Abbeyfield's proposal, noting the acute need for the facility in the district and the proven track record of the housing provider. She outlined the various benefits that this type of accommodation could offer to the community.

Ms Gillions then responded to questions.

Rob van der Mark – Sustainable Tarras

Mr van der Mark spoke about the proposed mine and raised concerns on behalf of the Bendigo and Tarras communities. He stated that he believed Santana Minerals were already in breach of the district plan operating an industrial site in a rural resource area and that he considered their plans grossly underestimate the detrimental effects to the valley and the locally affected community.

Mr van der Mark asked that the council remain vigilant to the effects of the mine in the district and that they communicate fully and rapidly with the community through the fast track application process.

4 CONFIRMATION OF MINUTES**RESOLUTION**

Moved: Cooney
Seconded: Browne

That the public minutes of the Ordinary Council Meeting held on 28 May 2025 be confirmed as a true and correct record.

CARRIED

5 DECLARATIONS OF INTEREST

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

6 COMMUNITY BOARD CHAIR UPDATE**25.12.2 COMMUNITY BOARD CHAIR UPDATE**

Robert Hazlett, Chair of the Maniototo Community Board joined the meeting to discuss matters of interest to the Board.

Mr Hazlett listed roads in the area where roadside spraying had been inadequate and noted some other road maintenance issues.

He also noted the problem with low water storage in Naseby and hoped this issue could be rectified soon.

He raised concerns about the unfixed sprinklers in Maniototo Park and asked that the new water services contractor be required to follow the same call-out response deadlines as previously.

25.12.3 COMMUNITY BOARD CHAIR UPDATE

Jayden Cromb, Chair of the Vincent Community Board had recorded a video that was played at the meeting.

Mr Cromb outlined the reports on today's agenda that related to the Vincent ward, specifically the Abbeyfield's report and noted the Vincent Community Boards full support of this project. He emphasized that the facility would help to reduce the town's housing shortage and free up single-occupied family homes.

7 REPORTS

25.12.4 ABBEYFIELD DEVELOPMENT - CLUTHA STREET - REQUEST TO GIFT PART OF SECTION 13 BLK XXXIV TN OF ALEXANDRA

To consider the request from Abbeyfield Alexandra for Council to gift part of Section 13 BLK XXXIV TN of Alexandra as shown in site plan, Appendix "1" to Abbeyfield Alexandra to be amalgamated with the adjoining land described as proposed Lot 2 for the purpose of the development of affordable housing.

Discussion followed on the potential for this decision to set a precedent for other developments. Consideration was also given to whether this resolution was consistent with the policy 'Provision for different housing typologies in developments on Council owned land'.

RESOLUTION

Moved: Claridge
Seconded: Feinerman

That the Council

- A. Receives the report and accepts the level of significance.
- B. Approves the proposal to gift the land indicated on site plan, Appendix "1" of the report, being part of Section 13 BLK XXXIV TN of Alexandra to Abbeyfield New Zealand (Alexandra) for amalgamation to proposed Lot 2 provided that:
 - (a) All legal and survey costs associated with the boundary adjustment, amalgamation and uplifting of designation be paid by Abbeyfield (Alexandra).
 - (b) A survey of the land be done at the cost of Abbeyfield Alexandra.
 - (c) The gifted land is utilised for the development of affordable housing.
 - (d) Should the development not proceed the land be returned to Council.
- C. Authorises the Chief Executive to do all that is necessary to give effect to the resolution.

CARRIED

Note: Rebekah De Jong, Brian Budd and Jan Bean, from Central Otago District Arts Trust and Russell Garbutt and Ann Cowie from the Central Otago Heritage Trust joined the meeting for item 25.12.5

Note: Her Worship the Mayor left the meeting at 11.32 am and returned at 11.34 am.
Cr Duncan left the meeting at 11.32 am and returned at 11.33 am.

Cr Claridge left the meeting at 11.47 am and returned at 11.48 am.

25.12.5 COUNCIL'S COMMUNITY GRANT ACCOUNTABILITY REPORTS 2024/25 FINANCIAL YEAR

To provide the accountability reports for the 2024/2025 financial year community grants to the Central Otago District Arts Trust and the Central Otago Heritage Trust.

Mr. Budd highlighted some recent projects that the District Arts Trust's had completed and cited research that showed engagement in the arts boosted community resilience and enhanced growth in business sectors. Ms Bean also outlined some recent projects that the group had been working on, notably their involvement in Henderson House.

Mr Garbutt discussed the work of the Central Otago Heritage Trust, noting the strong attendance at heritage talks, engagement with the oral history project, and the groups plans to expand to podcasts. He mentioned their intention to co-operate with the department of conservation and develop a strategic plan for the trust.

Both groups were asked about the benefit their organisations provide to ratepayers and Councillors urged them to consider this in future funding applications.

RESOLUTION

Moved: Duncan
Seconded: Gillespie

That the report be received.

CARRIED

Note: Cr Claridge left the meeting at 1154 am and retuned at 11.56 am.
Cr Gillespie left the meeting at 11.59 am and returned at 12.01 pm

25.12.6 RESERVE FUNDING A TEVIOT VALLEY FUTURE PLAN

To consider allocating up to \$50,000 of Teviot Valley Community Board general reserves to fund the development of a future strategy for the Teviot Valley.

Discussion followed noting that as there was already a Teviot Valley Community Plan underway there should be consideration to the future strategy as part of this work and therefore any additional funding should be delayed until this work was completed.

RESOLUTION

Moved: Duncan
Seconded: Laws

That the Council

- A. Receives the report and accepts the level of significance.
- B. Notes that work on the Teviot Valley Community Plan is underway and the outcomes should be considered by the Teviot Valley Community Board before Council considers any funding from the Teviot Valley reserves.

CARRIED

25.12.7 USE OF ECONOMIC DEVELOPMENT RESERVES

To consider a recommendation for Economic Development reserves to fund temporary support for councils Economic Development function in 2025-26.

RESOLUTION

Moved: Duncan
Seconded: Claridge

That the Council

- A. Receives the report and accepts the level of significance.
- B. Approves the use of \$10,000 from the Economic Development reserves to fund short term support for Economic Development in the 2025-26 financial year.

CARRIED

25.12.8 MANORBURN DAM RECREATION RESERVE MANAGEMENT PLAN 2025

To approve the Manorburn Dam Recreation Reserve Management Plan 2025.

It was noted that any leasing of sections of the reserve would be evaluated separately from this plan. It was also noted that appropriate signage would be utilised to help enforce the regulations outlined in the management plan.

RESOLUTION

Moved: Feinerman
Seconded: Browne

That the Council

- A. Receives the report and accepts the level of significance.
- B. Approves the Manorburn Dam Recreation Reserve Management Plan 2025 under delegated authority from the Minister of Conservation.

CARRIED

25.12.9 REVIEW OF OPEN SPACES NAMING POLICY 2024

To approve the revised Open Spaces Naming Policy 2024.

RESOLUTION

Moved: Alley
Seconded: Browne

That the Council

- A. Receives the report and accepts the level of significance.
 - B. Approves and adopts the revised Open Spaces Naming Policy 2024.
 - C. Notes that the Open Spaces Naming Policy 2024 will be reviewed in July 2027.
-

CARRIED

25.12.10 CENTRAL OTAGO DISTRICT COUNCIL TREE POLICY RENEWAL

To consider adoption of the updated Tree Policy.

Staff were advised to create a long-term plan for arboriculture work because of the significant community interest in tree removal.

RESOLUTION

Moved: Duncan
Seconded: Laws

That the Council

- A. Receives the report and accepts the level of significance.
- B. Adopts the Central Otago District Council Tree Policy 2025.

CARRIED

25.12.11 KĀMOANAHAEHAE - RIVERSIDE PARK STAGE 2 RAMP

To consider allocating funding to complete stage 2 the Ramp of the Kāmoanahaehae - Riverside Park project following the recommendation from the Vincent Community Board.

RESOLUTION

Moved: Claridge
Seconded: Cooney

That the Council

- A. Receives the report and accepts the level of significance.
- B. Approves that Stage 2 the Ramp of the Kāmoanahaehae - Riverside Park project will be funded through account 2137 - Reserves Contribution Fund Vincent up to the value of \$400,000.

CARRIED

Note: the meeting adjourned at 12.32 pm and returned at 1.05 pm

25.12.12 ELDERLY PERSONS HOUSING RENT REVIEW

To advise of the impact of the rent review for Council's Elderly Persons Units for 2025/2026.

It was observed that residents expressed a high level of satisfaction with the accommodation, and that there was a waiting list for the units.

RESOLUTION

Moved: Feinerman
Seconded: Gillespie

That the report be received.

CARRIED

25.12.13 PROPOSAL TO CONSIDER THE REQUIREMENT FOR AN ESPLANADE STRIP/RESERVE - HINDON STREET ROAD STOPPING

To consider the determination as to whether the Council wish to impose the requirement of an Esplanade Strip/Reserve for the previously approved road stopping of an unformed legal road adjacent to the intersection of River and Hindon Streets, Omakau.

RESOLUTION

Moved: Gillespie
Seconded: Alley

That the Council

- A. Receives the report and accepts the level of significance.
- B. Agrees to determine that an esplanade strip/reserve is not required in terms of section 118 of the Public Works Act, 1981 in the case of the approved road stopping of the unformed legal road adjacent to the intersection of River Street and Hindon Street, Omakau.
- C. Authorises the Chief Executive to do all that is necessary to give effect to the resolution.

CARRIED

25.12.14 RATIFICATION OF VINCENT COMMUNITY BOARD RESOLUTION 25.4.6 (PROPOSAL TO APPROVE THE LICENCE TO OCCUPY TO UPCYCLES CHARITABLE TRUST ON PART OF 60 BOUNDARY ROAD, ALEXANDRA)

To consider ratifying the proposal to approve a Licence to Occupy to Upcycle Charitable Trust being approximately 125 square metres more or less on Part Lot 3 DP 355061 held on Record of Title 224692 for the purpose of Local Purpose (Transfer/Landfill) Reserve.

RESOLUTION

Moved: Feinerman
Seconded: Laws

That the Council

- A. Receives the report and accepts the level of significance.
 - B. Agrees to ratify Resolution 25.4.6 of the Vincent Community Board to approve the granting of a Licence to Occupy to Upcycles Charitable Trust of approximately 125 square metres more or less on Part 3 DP 355061 held on Record of Title 224692 for the purpose of Local Purpose (Transfer/Landfill) Reserve, on the following terms and conditions:
 - Term: Five (5) years
 - Right of renewal: None
 - Commencement Date: 1 July 2025
 - Licence Fee: \$1 per annum plus GST (if demanded)
 - Rent Review: None
-

-
- Permitted Use: For the establishment and use as a bicycle repair and restoration facility.

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

CARRIED

25.12.15 BRIDGE RENEWAL PROCUREMENT - BRIDGE 191 LITTLE VALLEY ROAD

To consider procurement plan for tendering of Bridge 191 timber component renewal.

Discussion addressed the need to deliver projects with a focus on price weighting, while also acknowledging the health and safety requirements of the project. Consideration of future pipe infrastructure requirements was also requested during the planning stage of the project.

RESOLUTION

Moved: Browne
Seconded: Claridge

That the Council

- A. Receives the report and accepts the level of significance.
- B. Approves the procurement plan for tendering of the renewal of all timber components of Bridge 191 Little Valley Road, including the following
 - (a) Tenders to be evaluated using the Weighted Attribute Method with a 50% price weighting.
- C. Authorises the Chief Executive Officer to award the work to the preferred contractor following the procurement process provided that the tendered amounts are within the approved budget.

CARRIED

25.12.16 PROPOSED SPEED LIMIT CHANGES 2025

To consider approving the proposed speed limit proposals for consultation.

Discussion followed on the potential for disengagement in the consultation process as these speed limits had been previously considered. It was observed that the engagement efforts would be directed towards particular users as well as individuals who had previously participated.

RESOLUTION

Moved: Browne
Seconded: Laws

That the Council

- A. Receives the report and accepts the level of significance.
- B. Approves the speed limit proposals for consultation.

CARRIED

25.12.17 STATUS REPORT - ALEXANDRA WATERMAIN RENEWALS PROJECT

To consider the progress of the Alexandra Watermain Renewals Project.

RESOLUTION

Moved: Claridge
Seconded: Feinerman

That the report be received.

CARRIED

25.12.18 STATUS REPORT - RANFURLY AND PATEAROA WATER TREATMENT PLANTS: PROTOZOA BARRIER INSTALLATION PROJECT

To consider the progress of the Ranfurly and Patearoa Water Treatment Plants: Protozoa Barrier Installation Project.

It was requested to increase communications to raise awareness of the regulator's requirements.

It was observed that although the water quality had remained consistent, the new regulatory authority were strictly enforcing requirements, and that testing had become more rigorous than previously.

RESOLUTION

Moved: Gillespie
Seconded: Duncan

That the report be received.

CARRIED

25.12.19 STATUS REPORT - CROMWELL DRINKING WATER UPGRADE PROJECT

To consider the progress of the Cromwell Water Treatment Upgrade Project.

It was noted that the new regulations increased the demand for pumps and components nationwide, causing some supply issues and delays in the project.

RESOLUTION

Moved: Duncan
Seconded: Feinerman

That the report be received.

CARRIED

25.12.20 JUNE 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: Alley
Seconded: Browne

That the report be received.

CARRIED

25.12.21 FAST TRACK ACT APPLICATION

To revoke a previous resolution and delegate the approval of the key issues report for the application from Santana Minerals under the Fast Track Approvals Act 2024, to Council staff.

It was noted that there was an expectation from the community that although the fast track process did not allow for community comment, elected officials should have opportunity to comment, therefore the revocation was declined.

There was consideration given to the potential for the review to be appended with feedback from community groups.

RESOLUTION

Moved: Gillespie
Seconded: Browne

That the Council

A. Receive the report.

CARRIED

Note: By permission of the meeting item 25.12.29 was tabled on the day.

Note: Cr Claridge left the meeting at 2.32 pm and returned at 2.35 pm.

25.12.29 AUDIT ENGAGEMENT LETTER AND AUDIT PLAN FOR YEAR ENDED 30 JUNE 2025 FINANCIAL YEAR

To consider approval of the Audit Engagement Letter for the audit of the Financial Report year ended 30 June 2025 and approval of the Mayor to sign the attached letter. Also to approve the audit plan for the audit of the Financial Report to 30 June 2025.

RESOLUTION

Moved: Gillespie
Seconded: Alley

THAT THE COUNCIL

- A. Receives the report and accepts the level of significance.
- B. Approves the Audit Engagement Letter for the audit 30 June 2025 as presented and authorises the Mayor to sign the Audit Engagement Letter.
- C. Approves the Audit Plan for the audit of the Annual Report for the year ended 30 June 2025.

CARRIED**25.12.22 REGIONAL DEALS**

The purpose of this report is to confirm how Council intends to approach Regional Deals should the Central Otago Lakes proposal be progressed by Central Government.

RESOLUTION

Moved: Gillespie
Seconded: Alley

That the **Error! No document variable supplied.**

- A. Receives the report and accepts the level of significance.
- B. Notes a similar report will be considered by Queenstown Lakes District Council and Otago Regional Council this week.
- C. Approve the establishment of a Joint Committee with limited delegations as set by the full partner Councils.
- D. Notes that the full Councils will retain approval of the final form of the deal.
- E. Delegates the Joint Committee the ability to determine the best form of Negotiating Authority based on government process and preferences.
- F. Approves the negotiating principles outlined in this report.
- G. Delegate to the Joint Committee the power to agree joint priorities for Otago Central Lakes.
- H. Note that Otago Central Lakes priorities will only guide negotiations with government.
- I. Note that to appoint a joint committee a Memorandum of Agreement (MoA) must be agreed by all partner councils
- J. Note that the attached MoA outlines that the joint committee will have two elected members from each partner council and that one of these is the Mayor /Chair, but that each Council will determine how to appoint the other member,
- K. Appoints Councillor Tracy Paterson to the Joint Committee overseeing Regional Deals.
- L. Approve the Memorandum of Agreement (note this will appoint the Joint Committee based on the powers and delegations outlined in the Memorandum of Agreement).

CARRIED

Note: Cr Duncan left the meeting at 2.43 pm and returned at 2.45 pm.

8 MAYOR'S REPORT**25.12.23 MAYOR'S REPORT**
-----**RESOLUTION**

Moved: Alley
Seconded: Duncan

That the Council receives the report.

CARRIED

-----**9 STATUS REPORTS****25.12.24 JUNE 2025 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 the Play Strategy work noting that early engagement had been completed and with 580 people involved in the process. Staff were now in the drafting stage, and the draft strategy would be consulted on in November. An overview was given with a focus on outdoor play, infrastructure, with an appetite for risk and adventure.

-----**RESOLUTION**

Moved: Browne
Seconded: Laws

That the report be received.

CARRIED

-----**10 COMMUNITY BOARD MINUTES**

Nil

11 DATE OF NEXT MEETING

The date of the next scheduled meeting is 30 June 2025.

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

Moved: Alley
Seconded: Browne

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
25.12.25 - Ratification of Resolution 25.4.13 (Legalisation and Sale of part of Mutton Town Road)	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
25.12.25 - Ratification of Resolution 25.4.13 (Legalisation and Sale of part of Mutton Town Road)	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
25.12.26 - Draft Central Otago District Council Performance Profile	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	Due to an obligation of confidence and to protect the public interest
25.12.27 - Risk Register Update	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
25.12.28 - June 2025 Confidential Governance Report	s7(2)(h) - the withholding of the information is necessary to enable Council to carry out, without prejudice or disadvantage, commercial activities	To enable commercial activities

CARRIED

The public were excluded at 2.58 pm and the meeting closed at 3.41 pm