

**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, 27 AUGUST 2025
COMMENCING AT 11.30 AM**

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

IN ATTENDANCE: P Kelly (Chief Executive Officer), L Fleck (Group Manager - People and Culture, Acting Group Manager - Community Vision), F Garrett (Acting Group Manager - Planning, Infrastructure and Regulatory), S Righarts (Group Manager - Governance and Business Services), D Scoones (Group Manager - Community Experience), K Zeelie (Acting Group Manager - Three Waters), D Rushbrook (Regional Deals Lead), P Morris (Chief Financial Officer), C Lipinski (Aquatics Manager), G Bailey (Parks and Recreation Manager), P Keenan (Capital Projects Programme Manager), J Thomas (Sampling & Monitoring Team Leader), J Wight (Project Manager), A Lines (Risk and Procurement Manager), Z Zeelie (Statutory Property Team Leader), R Williams (Community Development Lead), W McEnteer (Governance Manager)

1 KARAKIA

Cr Gillespie gave a karakia to begin the meeting.

2 APOLOGIES

APOLOGY

RESOLUTION

Moved: Feinerman
Seconded: Browne

That the apology received from Cr Claridge and McPherson and the apology for early departure from Cr Browne be accepted.

CARRIED

3 PUBLIC FORUM

There was no public forum.

4 CONFIRMATION OF MINUTES

RESOLUTION

Moved: Feinerman
Seconded: Cooney

That the public minutes of the Ordinary Council Meeting held on 12 August 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. Cr Gillespie declared an interest in item 25.17.8 and Crs Cooney, Gillespie and Paterson declared an interest in item 25.17.9. They did not discuss or vote on the items.

6 COMMUNITY BOARD CHAIR UPDATE**25.17.2 COMMUNITY BOARD CHAIR UPDATE**

Jayden Cromb, Chair of the Vincent Community Board will join the meeting to discuss matters of interest to the Board.

Mr Cromb spoke to recent activities in the Vincent ward, including the opening of the Riverside Park, which was scheduled for September 2025 and also gave an update on the turf project at Dunstan High School.

7 REPORTS

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

25.17.3 AMENDMENT TO FEES AND CHARGES – 11 CLASS AQUA FIT MEMBERSHIP CONCESSION RATE

To consider Council approval to amend the Fees and Charges schedule for the 11 Class Aqua Fit Membership Concession, applicable to Gold Card holders, Community Services Card holders, and Tertiary students - Incorrectly listed as \$5 instead of \$95.

RESOLUTION

Moved: Feinerman
Seconded: Browne

That the Council

- A. Receives the report and accepts the level of significance.
- B. Agrees to Amendment to Fees and Charges – 11 Class Aqua Fit Membership Concession Rate
- C. Reamends delegated authority to the CEO to implement the suggested changes to the Fees and Charges.

CARRIED

25.17.4 PARKS AND RESERVES BYLAW

To consider the public notification of the proposed Parks and Reserves Bylaw using the Special Consultative Procedure.

RESOLUTION

Moved: Alley
Seconded: Paterson

That the Council

- A. Receives the report and accepts the level of significance.
- B. Authorises the Draft Parks and Reserves Bylaw is consulted on using the Special Consultative Process.
- C. Notes that consultation will take place following local body elections.
- D. Agrees that Council appoints a hearings panel to consider submissions received and make recommendations to Council.

CARRIED

25.17.5 PROPOSED MILLERS FLAT SPORTS AND RECREATION HUB

To approve the proposed redevelopment of the Millers Flat Recreation Reserve.

After discussion it was clarified that Council would be sign a memorandum of understanding with Teviot Prospects as opposed to the steering group in Millers Flat.

RESOLUTION

Moved: Gillespie
Seconded: Browne

That the Council

- A. Receives the report and accepts the level of significance.
- B. Subject to the execution of a Memorandum of Understanding with Teviot Prospects, approves the recommendation of the Teviot Valley Community Board for the redevelopment of the Millers Flat Recreation Reserve in line with the proposed priorities put forward by the Millers Flat Recreation Reserve Steering Group as depicted in plans attached to this report.
- C. Notes that Council funding is not being sought for this project.
- D. Authorises the Chief Executive to do all that is necessary to give effect to the resolution.

CARRIED

25.17.6 CROMWELL JUNIOR AND SENIOR FOOTBALL CLUBS JOINT LEASE OF ALPHA STREET PAVILLION

To consider the ratification of the Cromwell Community Resolution 25.5.2 dated 5 August 2025 relating to the approval of the joint lease agreement with the Cromwell Junior and Senior Football Clubs for the lease of the Alpha Street Pavillion.

RESOLUTION

Moved: Browne
Seconded: Gillespie

That the Council

- A. Receives the report and accepts the level of significance.
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B. Agrees to ratify the Cromwell Community Board Resolution 25.5.2 dated 5 August 2025 that a joint lease agreement with the Cromwell Junior and Senior Football Clubs for the lease of the Alpha Street Pavillion located on land designated for Recreation Purposes being Part of Lot 1 DP 315494 SEC 4 Block XCII Town of Cromwell be granted on the following terms and conditions:

- Commencement 1 July 2025
- Term Five (5) Years
- Right of Renewal Two (2) right of renewals for another Five (5) years
- Rental \$290 per annum plus GST
- Rent review periods Five (5) yearly
- Rent Review Date 1 July 2030 and 1 July 2035
- Final Expiry Date 30 June 2040
- Cancellation Clause Six (6) month cancellation clause included.

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

CARRIED

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

25.17.7 ROAD STOPPING ADJACENT TO 15 ALPHA STREET CROMWELL - WALLIS

To consider ratifying the Cromwell Community Board resolution 25.5.3 dated 5 August 2025 relating to the Road Stopping Adjacent to 15 Alpha Street Cromwell. See Appendix "1" for the full report to the Cromwell Community Board on 5 August 2025.

RESOLUTION

Moved: Alley
Seconded: Gillespie

That the Council

- A. Receives the report and accepts the level of significance.
- B. Agrees to ratify the Cromwell Community Board Resolution 25.5.3 dated 5 August 2025 to stop part of the legal road, as shown in Figure 3, in accordance with the provisions of the Public Works Act 1981, subject to:
- The proposed section marked in red on the Plan as shown in Figure 3 of the report being stopped and amalgamated with Record of Title 1100808.
 - The stopping and legislation being approved by the Minister of Lands.
 - The final survey plan being approved by the Chief Executive.
 - The owner of 15 Alpha Street pays all the cost in relation to the road stopping.
 - The owner of 15 Alpha Street pays the value of the road reserve land to be taken, which is to be determined by an independent registered valuation.
- C. Authorises the Chief Executive to do all that is necessary to give effect to the resolution.

CARRIED

Note: With the permission of the meeting, item 25.17 10 was moved earlier.

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

25.17.10 PLAN STOP LEGISLATION

Update Council on Central Government's proposal to stop the notification of Plan Change processes.

RESOLUTION

Moved: Browne
Seconded: Paterson

That the report be received.

CARRIED

Note: With the permission of the meeting, items 25.17.8 and 25.17.9 were moved later in the meeting.

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

25.17.11 AUGUST WASTEWATER COMPLIANCE STATUS UPDATE

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

After discussion it was noted that the ORC had extended the abatement notices for Roxburgh and Ranfurly.

RESOLUTION

Moved: Alley
Seconded: Feinerman

That the report be received.

CARRIED

25.17.12 BANNOCKBURN WATERMAIN AND RESERVOIR PROCUREMENT

To consider the procurement for tendering of renewal of watermain in Bannockburn and construction of a new water reservoir.

RESOLUTION

Moved: McKinlay
Seconded: Feinerman

That the Council

- A. Receives the report and accepts the level of significance.
- B. Approves the procurement for tendering of renewal of watermain in Bannockburn and construction of a new water reservoir, including the following:

(a.) Tenders to be evaluated using the Weighted Attribute Method with a 50% weighting

- C. Authorises the Chief Executive Officer to award the work to the preferred contractor following the procurement process provided the that the tendered amounts are within the approved budget.

CARRIED

25.17.13 STATUS REPORT - ALEXANDRA WATERMAIN RENEWALS PROJECT

To consider the progress of the Alexandra Watermain Renewals Project. The purpose of the project is to renew existing watermains replacing ageing infrastructure and improving resilience. The scope of work includes two key sites: Bridge Hill and Enterprise Street.

RESOLUTION

Moved: Paterson
Seconded: Cooney

That the report be received.

CARRIED

25.17.14 STATUS REPORT - CROMWELL DRINKING WATER UPGRADE PROJECT

To consider the progress of the Cromwell Water Treatment Upgrade Project. The scope of work includes constructing a new water treatment plant near the McNab Road reservoirs and upgrading the source water take via construction of three bores near the Alpha Street playing fields. The purpose of the project is to meet Drinking Water Quality Assurance Rules and enable growth.

RESOLUTION

Moved: Cooney
Seconded: Alley

That the report be received.

CARRIED

25.17.15 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. The scope of work includes upgrading of water treatment plants at Ranfurly and Patearoa via installation of protozoa barriers (ultraviolet treatment). The purpose of the project is to meet Drinking Water Quality Assurance Rules and improve resilience of the drinking water supplies for the two communities.

RESOLUTION

Moved: Duncan
Seconded: Feinerman

That the report be received.

CARRIED

Note: Cr Browne left the meeting at 12.22 pm and did not return.

25.17.16 CROMWELL WATER SUPPLY TEMPORARY PROTOZOA BARRIER

To consider installing a temporary protozoa barrier on the Cromwell water supply until treatment plant upgrades are completed.

After discussion it was clarified that the cost of the lease of the barrier unit was \$1,300 per month and that once the work in Cromwell was completed that lease would end.

RESOLUTION

Moved: Gillespie

Seconded: Alley

That the Council

- A. Receives the report and accepts the level of significance.
- B. Approves the installation of a temporary protozoa barrier loaned from Queenstown Lakes District Council on the Cromwell water treatment plant.
- C. Agrees that installation of the temporary barrier while the treatment upgrades are completed be funded as a cost to the Cromwell water treatment plant upgrade.

CARRIED

25.17.17 USE OF PRESSURE SEWER SYSTEM AND PROCUREMENT OF DUNSTAN ROAD RETICULATION EXTENSIONS

To consider the parameters required to support consideration of pumped pressure sewers instead of gravity sewers, and procurement of wastewater and water reticulation to service the Dunstan Road Large Lot Residential Zone..

RESOLUTION

Moved: McKinlay

Seconded: Feinerman

That the Council

- A. Receives the report and accepts the level of significance.
 - B. Approves the pumped pressure sewer methodology for servicing the Large Lot Residential Zone (LLRZ) on Dunstan Road, Alexandra.
 - C. Agrees that a Central Otago District Council Guideline be developed to clarify when the use of pressure sewer systems will be considered to service development in Central Otago, and to clarify the point of supply (i.e delineation of responsibility) for ownership and maintenance based on the content in this report.
 - D. Approves the procurement plan for tendering of new water and pressure pumped wastewater reticulation for the enabling of the Large Lot Residential Zone (LLRZ) on Dunstan Road, Alexandra, including the following
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- a.) Tenders to be evaluated using the Weighted Attribute Method with a 50% price weighting.

E. 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

Note: Her Worship the Mayor resumed the Chair.

Note: Cr Gillespie declared an interest in item 25.17.8. He did not discuss or vote on the item.

25.17.8 NOMINATION OF HEARING COMMISSIONER - FAST TRACK CONSENT

To consider appointment of Neil Gillespie as independent commissioner for the Bendigo-Ophir Gold project under the Fast Track Approvals Act post-election.

After discussion it was agreed to add a resolution in the event that any decision was needed in the interregnum period.

RESOLUTION

Moved: **Laws**
Seconded: **Paterson**

That the Council

- A. Receives the report and accepts the level of significance.
- B. Confirms its nomination of Neil Gillespie as independent commissioner for the Bendigo-Ophir Gold project under the Fast Track Approvals Act.
- C. Authorises the Chief Executive during the interregnum period, in conjunction with the incoming mayor, to pick another commissioner should Neil Gillespie not be available.

CARRIED

Note: Crs Cooney, Gillespie and Paterson declared an interest in item 25.17.9. They did not discuss or vote on the item.

25.17.9 APPOINTMENT OF HEARINGS PANEL COMMISSIONERS

To consider the transitional arrangements for the Hearings Panel to enable Council to maintain the resource consenting function in the period following the elections.

RESOLUTION

Moved: **Laws**
Seconded: **McKinlay**

That the Council

- A. Receives the report and accepts the level of significance.
- B. Recommended that independent commissioners be appointed to the Hearings Panel. Neil Gillespie be appointed as the independent Chair of the Hearings Panel, Martin McPherson,
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Ian Cooney and Tracy Paterson be appointed as an independent Commissioners to the Hearings Panel.

- C. Agrees that the appointments for Neil Gillespie, Martin McPherson Ian Cooney and Tracy Paterson will be in place until 20 December 2025 or until such time as the appointment of a new Hearings Panel, whichever is the earlier.
- D. Agrees the appointment of Neil Gillespie as an independent Commissioner to provide alternative Commissioner options as necessary for the Hearings Panel and to review this appointment in six months.

CARRIED

25.17.18 CONSIDERATION FOR REMISSION OF WATER CHARGES

To consider whether to use Council discretion to grant a water remission for a property in Clyde.

RESOLUTION

Moved: Gillespie

Seconded: Duncan

That the Council

- A. Receives the report and accepts the level of significance.
- B. Declines the application to remit \$932.22 in excess water charges.

CARRIED

Note: With the permission of the meeting, item 25.17.20 was moved earlier.

25.17.20 CENTRAL OTAGO HELICOPTER VIEW 2026-2035

To consider the forecast on residential development for Central Otago between 2026-2035 and tools within the Regional Deals proposal to address growth challenges.

RESOLUTION

Moved: Alley

Seconded: Laws

That the report be received.

CARRIED

Attachments

- 1 Central Otago - A Helicopter View to 2035
-

25.17.19 2024/25 ORGANISATIONAL BUSINESS PLAN: FINAL RESULTS

To receive the Final results of the 2024/25 Organisational Business Plan.

RESOLUTION

Moved: Alley
Seconded: Feinerman

That the report be received.

CARRIED

Note: The meeting adjourned at 1.55 pm and resumed at 2.25 pm.

Note: Cr Cooney returned to the meeting at 2.30 pm.

8 MAYOR'S REPORT

25.17.21 MAYOR'S REPORT

Her Worship the Mayor gave an update on activities since the last meeting. It was noted that a submission on the Systems Improvement Bill was circulated to Councillors.

RESOLUTION

Moved: Alley
Seconded: Gillespie

That the Council receives the report.

CARRIED

Attachments

1 CODC Submission on the Systems Improvement Bill

9 STATUS REPORTS

25.17.22 AUGUST 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.

RESOLUTION

Moved: Alley
Seconded: Feinerman

That the report be received.

CARRIED

10 COMMUNITY BOARD MINUTES**25.17.23 MINUTES OF THE VINCENT COMMUNITY BOARD MEETING HELD ON 29 JULY 2025**
-----**RESOLUTION**

Moved: Duncan
Seconded: Paterson

That the unconfirmed Minutes of the Vincent Community Board Meeting held on 29 July 2025 be noted.

CARRIED

-----**25.17.24 MINUTES OF THE CROMWELL COMMUNITY BOARD MEETING HELD ON 5 AUGUST 2025**
-----**RESOLUTION**

Moved: Duncan
Seconded: Paterson

That the unconfirmed Minutes of the Cromwell Community Board Meeting held on 5 August 2025 be noted.

CARRIED

-----**25.17.25 MINUTES OF THE MANIOTOTO COMMUNITY BOARD MEETING HELD ON 7 AUGUST 2025**
-----**RESOLUTION**

Moved: Duncan
Seconded: Paterson

That the unconfirmed Minutes of the Maniototo Community Board Meeting held on 7 August 2025 be noted.

CARRIED

-----**25.17.26 MINUTES OF THE VINCENT COMMUNITY BOARD MEETING HELD ON 29 JULY 2025**
-----**RESOLUTION**

Moved: Duncan
Seconded: Paterson

That the unconfirmed Minutes of the Vincent Community Board Meeting held on 29 July 2025 be noted.

CARRIED

25.17.27 MINUTES OF THE TEVIOT VALLEY COMMUNITY BOARD MEETING HELD ON 31 JULY 2025

RESOLUTION

Moved: Duncan
Seconded: Paterson

That the unconfirmed Minutes of the Teviot Valley Community Board Meeting held on 31 July 2025 be noted.

CARRIED

11 DATE OF NEXT MEETING

The date of the next scheduled meeting is 24 September 2025.

12 RESOLUTION TO EXCLUDE THE PUBLIC

RESOLUTION

Moved: Laws
Seconded: McKinlay

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)(a) - the withholding of the information is necessary to protect the privacy of natural persons, including that of deceased natural persons	To protect a person's privacy
	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
	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
	s7(2)(i) - the withholding of the information is necessary to enable Council to carry on,	To enable commercial or industrial negotiations

	<p>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>	To prevent use of the information for improper gain or advantage
25.17.28 - 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
25.17.29 - Update on the Regional Deals Working Group	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
25.17.30 - August 2025 Confidential Governance Report	<p>s7(2)(a) - the withholding of the information is necessary to protect the privacy of natural persons, including that of deceased natural persons</p> <p>s7(2)(b)(ii) - the withholding of the information is necessary to protect information where the making available of the information would be likely unreasonably to prejudice the commercial position of the person who supplied or who is the subject of the information</p> <p>s7(2)(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 protect a person's privacy</p> <p>Commercial sensitivity</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>

25.17.31 - Confidential Minutes of the Cromwell Community Board Meeting held on 5 August 2025	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
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CARRIED

The public were excluded at 2.35 pm and the meeting closed at 3.05 pm.