

**MINUTES OF A COUNCIL MEETING OF THE CENTRAL OTAGO DISTRICT COUNCIL
HELD AT MANIOTOTO RUGBY CLUB ROOMS, STADIUM DRIVE, RANFURLY
AND LIVE STREAMED VIA MICROSOFT TEAMS ON WEDNESDAY, 25 MARCH 2026
COMMENCING AT 10:31 AM**

PRESENT: Her Worship the Mayor T Alley (Chairperson), Cr T Paterson, Cr S Browne, Cr A Dowling, Cr S Duncan, Cr C Laws, Cr N McLean, Cr M McPherson, Cr C Pannett, Cr C Sanders, Cr B Scott

IN ATTENDANCE: P Kelly (Chief Executive Officer), L Fleck (Group Manager - People and Culture, Acting Group Manager - Community Vision), J Muir (Group Manager - Three Waters), Q Penniall (Group Manager - Planning, Infrastructure and Regulatory), D Rushbrook (Regional Deals Lead), D Scoones (Group Manager - Community Experience), A Lines (Risk and Procurement Manager), G Bailey (Parks and Recreation Manager), T Bates (Project Manager – Construction /Airports), P Keenan (Capital Projects Programme Manager), A Crosbie (Policy and Strategy Lead), N Lanham (Economic Development Manager), Z Zeelie (Team Leader – Statutory Property), W McEnteer (Governance Manager)

1 KARAKIA

Cr McPherson gave a karakia to begin the meeting.

2 APOLOGIES

There were no apologies.

3 PUBLIC FORUM

Edward Ellison – (Te Rūnanga o Ōtākou) and Sandra McIntyre (Principal Planner – Aukaha) – Proposal to raise Falls Dam

Mr Ellison spoke to the minimum flows in the Manuherekia River. He noted the concern for the depletion of the river and the importance of the waterway for Ngāi Tahu. He was critical of the report and mentioned that there was a focus on economics and not the health of the river and also cited previous work done by the ORC. He also noted that there should be iwi engagement in any setting of minimum flow of the river.

Jeff Grant -Manuhehehia River Ltd

Mr Grant commented that they were initially looking for support in principal and that work on the minimum flow for the Manuherekia River would need to be completed first before any work on raising the Falls Dam could commence.

Note: The meeting adjourned at 10.46 am and resumed at 10.56 am.

Mike Direen – Leased Land in Dunstan Road

Mr Direen spoke to the leased land that was to be discussed in the non-public session. He argued that the valuation was too high and believed that the value was lower. He then responded to questions.

Duncan Ford and Kirsten Adams-Ford – Mining Permit at Patearoa

Mr Ford and Mrs Adams-Ford spoke to the mining permit that had been issued in Patearoa. They believed that the paperwork that was circulated to adjacent landholders was orchestrated to ensure permission was obtained. They had a number of concerns around the potential mining however it was primarily the noise factor that concerned them.

4 CONFIRMATION OF MINUTES

RESOLUTION

Moved: Paterson
Seconded: Browne

That the public minutes of the Ordinary Council Meeting held on 25 February 2026 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 Scott declared an interest in item 26.3.5.
- Cr Paterson declared an interest in item 26.3.15.
- Cr McPherson declared an interest in item 26.3.23.
- Her Worship the Mayor declared an interest in items 26.3.15 and 26.3.23.

Each member left the table and did not discuss or vote on the item.

6 COMMUNITY BOARD CHAIR UPDATE

26.3.2 COMMUNITY BOARD CHAIR UPDATE

Logan Dowling, Deputy Chair of the Maniototo Community Board joined the meeting to discuss matters of interest to the Board.

Mr Dowling noted that the community was doing well but that there was a lot of volunteer burnout and that in many cases it was the same people doing most of the work in multiple groups. He then responded to questions.

7 REPORTS

26.3.3 DECLARATION OF OFFICE

Each member is required to take a declaration of office. Cr Dowling must complete this declaration before assuming his duties.

Cr Dowling read aloud and signed his declaration which was witnessed by Her Worship the Mayor.

Note: Kahli Scott and George Dawes from Film Otago Southland joined the meeting for item 26.3.4.

Note: Cr McPherson left the meeting at 11.17 am and returned at 11.19 am.

26.3.4 UPDATE ON THE ACTIVITIES OF FILM OTAGO SOUTHLAND

To consider an update on the activities of Film Otago Southland (FOS).

RESOLUTION

Moved: Browne
Seconded: Sanders

That the report be received and its contents noted.

CARRIED

Note: Cr Scott declared an interest in item 26.3.5. He left the table and did not discuss or vote on the item.

26.3.5 CROMWELL GOLF CLUB - REQUEST TO AUTHORISE BUILDING ALTERATIONS AND OTHER IMPROVEMENTS ON RESERVE LAND

To consider granting permission to the Cromwell Golf Club Incorporated to:

1. Extend the current club house footprint
2. Erect a new deck outside the club house
3. Construct a new Pro Shop

on Recreation Reserve Section 4 BLK XCII Town of Cromwell, Cromwell Golf Course, 55 Neplusultra Street, Cromwell (pursuant to delegated authority), in accordance with Section 54(1) of the Reserves Act 1977.

After discussion it was noted that the provisions in part c were modern clauses that were not in older clauses.

RESOLUTION

Moved: Duncan
Seconded: Pannett

That the Council

- A. Receives the report and accepts the level of significance.
- B. Approves the granting of the consent of the Minister of Conservation (under delegated authority), to extend the current club house footprint, erect a new club house deck and construct a new pro shop on Recreation Reserve, Cromwell Golf Course, 55 Neplusultra Street, Cromwell, in accordance with Section 54(1) of the Reserves Act 1977.
- C. Agrees that consent is granted on the condition that a variation to the original 1981 Lease agreement with the Cromwell Golf Club is executed by the parties to insert the standard clauses for the removal of improvements at termination of the lease that are currently not provided for in the 1981 lease.
- D. Authorises the Chief Executive to do all that is necessary to give effect to the resolution.

CARRIED

26.3.6 CEMETERIES BYLAW

To adopt the Cemeteries Bylaw 2026 and Cemeteries Handbook 2026. There were no submissions. The bylaw will come back in 2036 and the handbook is reviewed when needed.

RESOLUTION

Moved: Paterson
Seconded: Duncan

That the Council

- A. Receives the report and accepts the level of significance.
- B. Adopts the Cemeteries Bylaw 2026
- C. Adopts the Cemeteries Handbook 2026.

CARRIED

26.3.7 CROMWELL RACECOURSE RESERVE EVENT

To approve the recommendation from the Cromwell Community Board allowing improvements at Cromwell Racecourse Reserve to enable large events to be undertaken within the reserve.

RESOLUTION

Moved: McPherson
Seconded: McLean

That the Council

- A. Receives the report and accepts the level of significance.
- B. That Council provides consent under clause 5 of its lease with the Central Lakes Equestrian Club for the Cromwell Racecourse Reserve to be improved to host the proposed Wheels event as per the attached plan.

CARRIED

26.3.8 ROXBURGH ENTERTAINMENT CENTRE REBUILD PROJECT LOCATION OPTIONS INVESTIGATION

To consider a submission for alternate site options for the Roxburgh Entertainment Centre project.

After discussion it was agreed to endorse the Teviot Valley Community Board's position on the entertainment centre.

RESOLUTION

Moved: Browne
Seconded: Scott

That the Council

- A. Receives the report and accepts the level of significance.
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- B. Confirms approval to proceed with the design and construction of the Roxburgh Entertainment Centre on the existing site as planned.
 - C. Directs that all options for activation of the site are considered as the project progresses.
 - D. Directs that there is continuous feedback loop with the Project Steering Group and Teviot Valley Community Board as the design progresses.

CARRIED

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

Note: Bruce Gemmell and Fiona Smith from Southern Waters and Nichola Williams from Wynn Williams joined the meeting for item 26.3.9.

26.3.9 NOTIFICATION OF WAITAKI DISTRICT COUNCIL'S REQUEST TO JOIN SOUTHERN WATERS

To consider approval for Waitaki District Council to rejoin Southern Waters, approval for documentation to establish the Joint Council Controlled Organisation (CCO) and its incorporation as a company and to confirm the Council's two representatives on the Southern Waters Stakeholders' Representative Group (SRG).

RESOLUTION

Moved: Alley
Seconded: Dowling

That the Council

- A. Receives the report and accepts the level of significance.
 - B. Receives and approves the request from Waitaki District Council to join Southern Waters Attachment 1.
 - C. Notes Morrison Low's financial analysis of Waitaki District Council joining Southern Waters.
 - D. Approves and enters into the Deed of Accession and Amendment to the Commitment Agreement to be entered into between Central Otago District Council, Clutha District Council, Gore District Council and Waitaki District Council in Attachment 2.
 - E. Approves and enters the Deed of Accession to the Deed of Amendment and Cost Sharing to be entered into between Central Otago District Council, Clutha District Council, Gore District Council and Waitaki District Council in Attachment 3.
 - F. Resolves that a council-controlled organisation jointly owned by Central Otago District Council, Clutha District Council, Gore District Council and Waitaki District Council be incorporated under the Companies Act 1993 and registered as Southern Waters Limited for the purposes of delivering water services.
 - G. Subscribes for 100 Class A Shares in Southern Waters Limited.
 - H. Approves and adopts the Constitution for Southern Waters Limited in Attachment 4.
 - I. Approves and enters into the Shareholders' Agreement relating to Southern Waters Limited in the form or substantially the form in Attachment 5.
 - J. Approves Bruce Gemmell as the initial director of Southern Waters Limited, on the terms set out more particularly in the Shareholders' Agreement.
 - K. Establish a Stakeholders' Representative Group as a Joint Committee with Central Otago District Council, Clutha District Council, Gore District Council and Waitaki District Council with
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the Terms of Reference set out in Schedule 4 of the Shareholders' Agreement in Attachment 5.

- L. Appoints two representatives as the Council's members on the Stakeholders' Representative Group, being the mayor and Cr Cheryl Laws, as notified by or on behalf of the Council to Southern Waters Limited in accordance with the Shareholders' Agreement from time to time.
- M. Delegates to its Stakeholders' Representative Group members the powers, functions and duties necessary to participate in the SRG and to carry out the members' responsibilities set out in the Terms of Reference.
- N. Prepare and negotiate a Transfer Agreement with Southern Waters Limited in a substantially similar form and having regard to the principles set out in Schedule 6 of the Shareholders' Agreement in Attachment 5.
- O. Delegates to the Chief Executive the power and authority to, on behalf of the Council:
 - i. give notice to Southern Waters Limited of the Council's nominees to the Stakeholders' Representative Group.
 - ii. approve minor amendments to and execute all documentation referred to above (other than the Transfer Agreement).
 - iii. commence preparation and negotiation of a Transfer Agreement on behalf of and subject to final approval by the Council and
 - iv. do all things and enter all documents that are otherwise necessary to give effect to the above resolutions.

CARRIED

26.3.10 STATUS REPORTS - THREE WATERS CAPITAL PROJECTS PROGRAMME

To consider the progress of key projects in the Three Waters Capital Projects Programme. Smaller projects are going to come as well.

RESOLUTION

Moved: McPherson

Seconded: Scott

That the report be received and its contents noted.

CARRIED

Note: Her Worship the Mayor resumed the Chair.

Note: The meeting adjourned at 12.29 pm and returned at 1.00 pm

26.3.11 LONG-TERM PLAN 2027-37: COMMUNITY BOARD PRIORITIES

To consider incorporation on the community Board's priorities into the 2027-37 Long-term Plan.

After discussion it was agreed that community boards should be sent a follow up showing where they have similar priorities with other boards.

RESOLUTION

Moved: Paterson
Seconded: Laws

That the Council

- A. Receives the report and accepts the level of significance.
- B. Agrees the Cromwell Community Board's priorities be developed for consideration in the 2027-37 Long-term Plan.
- C. Agrees the Maniototo Community Board's priorities be developed for consideration in the 2027-37 Long-term Plan.
- D. Agrees the Teviot Valley Community Board's priorities be developed for consideration in the 2027-37 Long-term Plan.
- E. Agrees the Vincent Community Board's priorities be developed for consideration in the 2027-37 Long-term Plan.

CARRIED

Note: With the permission of the meeting, item 26.3.9 was taken earlier.

Note: Dr Ian Griffin, Director of Tūhura - Otago Museum joined the meeting for item 26.3.29.

26.3.29 TŪHURA - OTAGO MUSEUM'S DRAFT ANNUAL PLAN 2026-27

To present the draft Annual Plan 2026-27 from the Tūhura - Otago Museum Trust Board for review and feedback, and to note the 3% percent increase on the Central Otago District Council annual levy.

Dr Griffin gave an overview of the work being undertaken by Otago Museum at this time and gave an update regarding the moa footprints from Kyeburn. He then responded to questions.

RESOLUTION

Moved: McPherson
Seconded: Duncan

That the Council

- A. Receives the report and accepts the level of significance.
- B. Approves the request to fund a proposed levy increase of 3% percent in 2026/27 for the Tūhura - Otago Museum, noting this is an additional \$1,118, and will increase the payment from \$37,297 to \$38,415, as budgeted.
- C. Notes the projected levy amount for the 2027/28 financial year is \$39,567 and adjusts the budget in the 2027/28 – 2037/38 financial years, to reflect this.

CARRIED

Note: Cr McPherson left the meeting at 1.35 pm and returned at 1.38 pm.

26.3.12 ELECTED MEMBER SECURITY SYSTEM REMUNERATION

To consider operationalising clause 15 of the Local Government Elected Members Determination 2025 by the Remuneration Authority – the allowance for elected member security systems.

After discussion it was agreed that this allowance belonged in the Elected Member Allowances and Reimbursements Policy. However it was noted that there should be some sort of clawback provision for members that were only in office a short time and that the policy would return to Council for its consideration when it was amended.

RESOLUTION

Moved: Paterson
Seconded: Scott

That the Council

- A. Receives the report and accepts the level of significance.
- B. Agrees in principle, subject to further work, to expand the existing Elected Member Allowances and Reimbursements Policy.

CARRIED

26.3.13 APPROVAL OF DRAFT ANNUAL PLAN 2026-27

To consider the Draft Annual Plan 2026-27 for approval.

It was noted that the Annual Plan and Fees and Charges would return to Council to be confirmed in June.

RESOLUTION

Moved: Paterson
Seconded: Pannett

That the Council

- A. Receives the report and accepts the level of significance.
- B. Agrees not to consult on the draft Annual Plan 2026-27.
- C. Approves the draft Annual Plan 2026-27 to enable Long-term Plan 2027-37 budget input.
- D. Approves the draft fees and charges for 2026-27.

CARRIED

26.3.14 KEY RISK REPORT

To consider the Key Risk Register as at February 2026.

RESOLUTION

Moved: Alley
Seconded: McLean

That the report be received and its contents noted.

CARRIED

Note: Her Worship the Mayor and Cr Paterson declared an interest in item 26.4.15. They left the table and did not discuss or vote on the item.

Note: With the agreement of the meeting, Cr Duncan assumed the Chair for item 26.3.15.

26.3.15 PROPOSAL TO PREPARING A LOCAL BILL

This paper seeks approval from the Central Otago District Council (CODC) to begin the process of developing a Local Bill, enabling statutory support for implementing minimum flows on the Manuhereki River and securing land/easements required to replace or rebuild Falls Dam at a higher level.

After discussion it was agreed that there should first be work undertaken to understand the project, its scope and costs. That work should then be brought to Council for its consideration on whether they would like to continue with the process. It was also agreed that the initial costs should come from the money gained from the access agreement with Matakanui Gold Ltd.

RESOLUTION

Moved: McPherson
Seconded: McLean

That the Council

- A. Receives the report and accepts the level of significance.
- B. Approves staff to investigate the process of developing the "Central Otago Manuhereki Minimum Flows and Falls Dam Enabling Bill" (*or other name*) as a Local Bill and to bring back to Council a decision report seeking formal approval to proceed.
- C. Directs staff to engage professional services to support the work programme.
- D. Notes the estimated Local Bill development cost of \$180,000–\$260,000, but staff will bring back a firm costing.
- E. Authorises the Chief Executive to spend up to \$40,000 to fund the initial study to come from the Matakanui Gold Access Agreement Funding.

CARRIED

26.3.16 ADOPTION OF THE LOCAL GOVERNANCE STATEMENT

To consider adoption of the Local Governance Statement for the 2025-28 triennium.

RESOLUTION

Moved: McPherson
Seconded: Duncan

That the Council

- A. Receives the report and accepts the level of significance.
 - B. Adopts the Local Governance Statement for the 2025-28 triennium.
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CARRIED

26.3.17 2026 LOCAL GOVERNMENT NEW ZEALAND CONFERENCE AND ANNUAL GENERAL MEETING

To consider the Central Otago District Council's involvement in the 2026 Local Government New Zealand conference in Rotorua and to register delegates for the Annual General Meeting.

RESOLUTION

Moved: McPherson
Seconded: Scott

That the Council

- A. Receives the report and accepts the level of significance.
- B. Approves the Mayor, Deputy Mayor and Cr Browne to attend the 2026 Local Government New Zealand Conference in Rotorua.
- C. Approves the Mayor as the presiding delegate, and the Deputy Mayor as the alternate delegate for the Annual General Meeting.

CARRIED

8 MAYOR'S REPORT

26.3.18 MAYOR'S REPORT

Her Worship the Mayor spoke to her report.

RESOLUTION

Moved: Alley
Seconded: Paterson

That the Council receives the report and notes its contents.

CARRIED

9 STATUS REPORTS

26.3.19 MARCH 2026 GOVERNANCE REPORT

To report on items of general interest, receive minutes and updates from key organisations, business plans and status report updates.

RESOLUTION

Moved: Paterson
Seconded: Browne

That the report be received and its contents noted.

CARRIED

10 COMMUNITY BOARD MINUTES

26.3.20 MINUTES OF THE MANIOTOTO COMMUNITY BOARD MEETING HELD ON 12 FEBRUARY 2026

RESOLUTION

Moved: McPherson
Seconded: Paterson

That the unconfirmed Minutes of the Maniototo Community Board Meeting held on 12 February 2026 be noted.

CARRIED

26.3.21 MINUTES OF THE CROMWELL COMMUNITY BOARD MEETING HELD ON 3 MARCH 2026

RESOLUTION

Moved: McPherson
Seconded: Paterson

That the unconfirmed Minutes of the Cromwell Community Board Meeting held on 3 March 2026 be noted.

CARRIED

11 COMMITTEE MINUTES

26.3.22 MINUTES OF THE AUDIT AND RISK COMMITTEE MEETING HELD ON 9 FEBRUARY 2026

RESOLUTION

Moved: McPherson
Seconded: Paterson

That the unconfirmed Minutes of the Audit and Risk Committee Meeting held on 9 February 2026 be noted.

CARRIED

12 DATE OF NEXT MEETING

The date of the next scheduled meeting is 29 April 2026.

13 RESOLUTION TO EXCLUDE THE PUBLIC

RESOLUTION

Moved: Laws
Seconded: Pannett

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	<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>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>
26.3.23 - Commercial Private Swim School and Coaching Policy	<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>To enable commercial activities</p>
26.3.24 - Market Valuation and Freehold Ground Lease at Dunstan Road, Alexandra	<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 or industrial negotiations</p>

26.3.25 - Risk Management 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
26.3.26 - March 2026 Confidential Governance Report	<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>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>
26.3.27 - Confidential Minutes of the Cromwell Community Board Meeting held on 3 March 2026	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
26.3.28 - Confidential Minutes of the Audit and Risk Committee Meeting held on 9 February 2026	<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)(g) - the withholding of the information is necessary to</p>	<p>To protect a person's privacy</p> <p>Commercial sensitivity</p> <p>Legal professional privilege</p>

	maintain legal professional privilege 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
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CARRIED

The public were excluded at 2.52 pm and the meeting closed at 4.03 pm.

Unconfirmed