

**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, 10 JUNE 2026
COMMENCING AT 10.02 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 B Scott

IN ATTENDANCE: P Kelly (Chief Executive Officer), L Fleck (Group Manager - People and Culture, Acting Group Manager - Community Vision), Q Penniall (Group Manager - Planning, Infrastructure and Regulatory), S Righarts (Group Manager - Governance and Business Services), D Rushbrook (Regional Deals Lead), D Scoones (Group Manager - Community Experience), P Morris (Chief Financial Officer), D McKewen (Systems and Corporate Accountant), W McEnteer (Governance Manager)

1 KARAKIA

Cr Paterson gave a karakia to begin the meeting.

2 APOLOGIES

APOLOGY

RESOLUTION

Moved: Alley
Seconded: Paterson

That the apology received from Cr Sanders be accepted.

CARRIED

3 PUBLIC FORUM

There was no public forum

4 CONFIRMATION OF MINUTES

RESOLUTION

Moved: Alley
Seconded: Paterson

That the public minutes of the Ordinary Council Meeting held on 27 May 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. There were no further declarations of interest.

6 REPORTS

26.6.2 RATES REVIEW - OPTIONS FOR STATEMENT OF PROPOSAL

To consider and decide which options Council wishes to proceed with when preparing its Statement of Proposal for changes to the rating system.

After discussion it was agreed that there should be a resolution to show where the uniform annual general charge will sit after Southern Waters transition, which can be then used as a basis to inform the options. It was noted that full Statement of Proposal and supporting documents would come back to a future meeting for Council's consideration.

RESOLUTION

Moved: Pannett

Seconded: Scott

That the Council

- A. Receives the report and accepts the level of significance.
- B. Resolves to consult on simplifying the number of rates by removing all targeted rates except for rates to fund solid waste and ward-based grants and promotion rates and fund all other activities from general rates from 1 July 2027.
- C. Notes that from 1 July 2027 the uniform charge will be approximately 40.69 % post Southern Waters transition. Under Section 21 of the Local Government (Rating) Act it should legally be under 30%.
- D. Resolves to consult on three options as follows:

Option 1 – Status Quo (Option AP2026-27B)

- Keep the current rating system unchanged.
- Continue to base the general rate on land value.
- No changes to how rates are currently set.
- Adjusting the Section 21 LG(R)A Uniform Annual General Charge (UAGC) to 30%, effective from 1 July 2027.

Option 2 – Capital Value (Option 2B)

- Change the basis of rating from land value to capital value.
- Remove the existing hydro differentials from the general rate - all ratepayers are assessed on a differential of 1.
- Remove all targeted rates except for:
 - solid waste; and
 - ward-based grants and promotions.
- Fund remaining activities through the general rate.
- Adjusting the Section 21 LG(R)A Uniform Annual General Charge (UAGC) to 30%, effective from 1 July 2027.

Option 3 – Capital Value with Commercial Differential (Option 4Bii)

- Change the basis of rating from land value to capital value.
 - Remove the existing hydro differentials from the general rate.
 - Remove most targeted rates, retaining only:
-

-
- solid waste; and
 - ward-based grants and promotions.
 - Fund remaining activities through the general rate.
 - Introduce a differential on the general rate:
 - Commercial activities as defined by Council pay at a multiplier of 2
 - All other rating categories pay at a multiplier of 1
 - Adjusting the Section 21 LG(R)A Uniform Annual General Charge (UAGC) to 30%, effective from 1 July 2027.

E. Notes that the final Statement of Proposal and supporting documentation will come back to Council for its consideration prior to consultation.

CARRIED

7 DATE OF NEXT MEETING

The date of the next scheduled meeting is 24 June 2026.

The Meeting closed at 10.34 pm.

.....
CHAIR / /