

**CONFIRMED MINUTES  
OF THE LONG TERM PLAN DELIBERATIONS  
HELD IN THE COUNCIL CHAMBER, THIRD FLOOR,  
OFFICE OF THE WAITAKI DISTRICT COUNCIL, 20 THAMES STREET, ŌAMARU  
ON MONDAY, 31 MARCH 2025 AT 11:15 AM AND TUESDAY, 1 APRIL 2025 AT 10:15AM**

**PRESENT:** Mayor Gary Kircher (Chair), Cr Tim Blackler, Cr Brent Cowles, Cr Jeremy Holding, Cr Jim Hopkins, Cr Courtney Linwood, Cr John McCone, Cr Guy Percival, Cr Rebecca Ryan, Cr Jim Thomson

**IN ATTENDANCE:** Alex Parmley (Chief Executive)  
Lisa Baillie (Deputy Chief Executive / Director, Community Engagement & Experience)  
Paul Hope (Director, Support Services)  
Joanne O'Neill (Director, Strategy, Performance & Design)

**IN ATTENDANCE FOR SPECIFIC AGENDA ITEMS:**

Mandy McIntosh (Strategy & Commissioning Lead)  
Amanda Nicholls (Chief Financial Officer)  
Mark Renalson (Project Management Office Manager)

**Meeting Livestream Recording**

This meeting was livestreamed on Council's YouTube page. A direct link to that livestream location is provided below

[2025-2034 Long Term Plan Deliberations Part 1 - 31 March 2025](#)

[2025-2034 Long Term Plan Deliberations Part 2 - 1 April 2025](#)

The Chair declared the meeting open at 11.15am and welcomed everyone present.

**1 APOLOGIES**

**RESOLVED WDC 2025/036**

Moved: Cr Jim Thomson  
Seconded: Cr Rebecca Ryan

That the apology received from Cr Hana Halalele be accepted.

**CARRIED**

**2 DECLARATIONS OF INTEREST**

There were no declarations of interest.

**3 PUBLIC FORUM**

There were no registrations from the public therefore no Public Forum was held.

## 4 DECISION REPORTS

### 4.1 DELIBERATIONS ON THE DRAFT 2025-34 LONG TERM PLAN AND THE DRAFT 2025 POLICY ON DEVELOPMENT CONTRIBUTIONS AND FINANCIAL CONTRIBUTIONS

Mr Parmley introduced the report, acknowledging the great response to the LTP consultation and noting the findings will inform the deliberations. Purpose of the next two days is to provide direction for future decisions.

Mr Parmley noted the financial reality and the constraints of balancing the budget while reducing forecast rate increases.

Ms McIntosh provided an overview of the deliberations process to be undertaken today and tomorrow.

General discussion and questions relating to operational costs, balanced budget, depreciation, reducing debt, carry forward projects, prioritising and deferring projects, other options for revenue and cost reduction (e.g. investment through borrowing, reducing overheads through partnerships), next Long Term Plan (LTP) in 2027.

#### **Draft 2025 Policy on Development Contributions and Financial Contributions**

- **Summary of Engagement (Attachment 1)**

Engagement on the draft policy was undertaken in parallel with the Long Term Plan. The documents were downloaded 30 times and 5 submissions were received.

- **Matters Arising from the 17 and 18 March Submission Hearings (Attachment 2)**

Council reviewed all issues raised by submitters and the associated officer response and recommendation.

Council requested information from Business South regarding how other Councils are applying Development Contributions.

#### **Draft 2025-34 Long Term Plan**

- **Summary of Engagement (Attachment 3)**

Ms McIntosh spoke to the attachment. Officers were pleased with promotional activities and the key outcomes achieved through various channels.

650 submissions were received during 4 February to 4 March 2025. In addition to the hard copies (full and summary), the documents were downloaded 1407 times.

In response to a question regarding the use of radio, it was noted that Council didn't pay for any radio space.

- **Submission Analysis Part A (Attachment 4)**

Ms McIntosh spoke to the attachment and noted the analysis of submitter demographics by ward; suburb; age; ethnicity (self-identified); Council Housing tenants and Community Hall Committees/Boards.

Questions related to the demographic of respondents and the public forum speaker on 25 March 2025 assertions regarding the number of submissions.

It was noted that n=650 as the sample size was applied consistently to all questions.

- **Submission Analysis Part B (Attachment 5)**

Ms McIntosh spoke to the attachment highlighting the analysis of submissions provided by topic, as presented in the 2025-34 Long Term Plan Consultation Document. Each topic was discussed. Comments included weighing convergent responses on a topic; balancing priorities; rate increases/debt levels; affordability.

Council noted the extraordinary meeting to be held on Friday 4 April on the Water Services Delivery topic and the further community consultation to be held.

Prior to consideration of Attachments 6 and 7, general discussion was held.

Mayor Kircher provided some remarks on the overall process noting there will be some items we will need to say no to, there will be some things we may want to include but need further information, and some that we will definitely want included.

Mr Parmley acknowledged that we are not at the point of final decisions, but do need direction to enable further work to be done. Anything that is ruled out at this point will be captured so that if necessary, we can add it back in at a later date.

Matters discussed included: balancing the budget; proposed rate increase; additional projects; identifying carry forward projects that were deferred at 17 December 2024 meeting; the recommendations for consideration today; principles, process and threshold for business cases; water projects and associated standards (Taumata Arowai alternative and less expensive solutions; identifying what projects are approved and actioned under delegation vs what projects will need to come back to Council with a business case.

Council acknowledged it would be beneficial to have policy that clearly defines parameters that enables future decision making about projects and which projects would be actioned under LTP/Annual Plan approval / delegation and which would be required to come back for approval by Council.

- **Matters Arising from the 17 and 18 March Submission Hearings (Attachment 6)**

Ms Nicholls spoke to the attachment noting the officer response and estimated financial impact.

Council reviewed, page-by-page, all submitter requests made via the LTP consultation process. Discussion on the following matters:

- Equity & Inclusion policy
- Awamoa St Toilet block accessibility
- Booking community halls
- Beach Road alternative options
- MSD assistance with housing
- Cost of the Kakanui bridge
- Dust Suppression Policy
- Service levels on Rural Roads
- Unitary Authority
- Weston Rural Scheme
- North Otago Tennis
- Work and Income disability car park
- BNZ entrance gradient
- Fees/Charges
- Whitestone Geopark funding
- Waitaki Valley Health Hub
- Nicol's Blacksmith Historic Trust
- Tutu Hill Road (Council/Roading Committee discussion on policy)
- Ōmarama footpath near community hall and on the northside of SH83
- Palmerston Cemetery entrance

- Whalan Lodge Trust
- Ōamaru Whitestone Civic Trust (OWCT)
- Mill Domain as a Park Over for motor homes
- Waitaki Rec Centre Trust
- Living wage
- Master Plans for Kurow, Duntroon and Ōtematata
- Historic Kurow School
- Kurow Island car park and track
- Cycle Trail – identified for prioritisation with Mackenzie District Council
- Ōhau fire prevention
- Bride Street Moeraki
- Public toilets
- Citizens Awardees
- Dog parks and equipment
- Parking
- OPG Bird Aviary
- Lighting in the park between Waihemo Lodge and council flats
- Road sealing
- Reinstatement of swales (eastern sections of Magdala St, Kakanui)
- Rubbish bins
- Balance of Corriedale Services Account and Corriedale and Kakanui Amenity Fund
- Ōmarama rural residential sewer to land and stormwater proposal – Test Street to Waterfront Road
- Power to Holmes Wharf
- Bike track in Ōamaru
- Library Bus
- Allocations from RMA reserves.

Following the discussion, officers will assess and categorise the projects; more information required, matters for Community Boards etc. They will be re-presented at a future LTP financial workshop.

Council requested additional information from officers on the following matters:

- Rural Roads; service levels and potential Dust Suppression Policy
- North Otago Tennis; add as a line to the project list
- Fees/Charges; Payment arrangements, parking
- Whitestone Geopark funding as part of all tourism/economic development funding
- Waitaki Valley Health Hub; Investigate options for property and contribution with Waimate
- Nicol's Blacksmith Historic Trust
- Whalan Lodge Trust; business plan and debt to income ratio requested
- Living wage
- Public toilets; review of strategy to confirm priorities, needs addressed, locations, and ongoing costs
- Citizens' Awardees free parking for a year; Grants Committee to consider what else could be offered to awardees
- Allocations from RMA reserves
- Rubbish bins; seek information from contractor regarding utilisation to enable rationalisation
- Balance of Corriedale Services Account and Corriedale & Kakanui amenity fund.

It was noted that where projects that Community Boards have identified, they have delegation and budget for, will be put forward. The Community Boards were commended for submitting projects for the later part of the Long Term Plan.

It was confirmed that all submitters will be responded to individually at the end of the Long Term Plan process to acknowledge the suggestions and contributions that have been made.

The meeting was adjourned at 4.17pm, to reconvene at 10.15am on Tuesday 1 April 2025.

## **TUESDAY, 1 APRIL 2025 AT 10:15AM**

The Chair declared the meeting reconvened at 10.20am and welcomed everyone present, noting Deputy Mayor Halalele is an apology for the day.

### **4.1 DELIBERATIONS ON THE DRAFT 2025-34 LONG TERM PLAN AND THE DRAFT 2025 POLICY ON DEVELOPMENT CONTRIBUTIONS AND FINANCIAL CONTRIBUTIONS**

Mr Parmley made introductory remarks and provided a recap of what was discussed yesterday.

Ms Nicholls provided remarks regarding the financials, noting the following matters:

- We consulted on 10.3% rates increase
- Draft budgets are currently indicating several percentage points higher
- Aiming to balance the budget
- Further financial discussions on 15 April including operating budgets, by department
- Subsequent financial discussions on 28 April
- Debt cap – if 3 waters remains in Council, will reach debt cap in 2028. If it moves to a separate CCO, will likely see increased costs for ratepayers
- On 17 December 2024, Council deferred \$19m in projects.

Officers re-circulated the 'Matters Arising from the 17 and 18 March Submission Hearings (Attachment 6)' with categorisations applied based on yesterday's discussion. Officers will revert on 15 April with further guidance on financial impacts on the matters that have been tagged in orange for debate.

Ms Nicolls provided an overview of the deliberations process to be undertaken today.

- **Updated Initiatives List (Attachment 7)**

Ms Nicholls spoke to the attachment noting that:

- deliberations needed to focus on costs in 26/27 years
- the Senior Management Team had interrogated the entire list; challenged costs; considered delivering in new ways and operationalising costs prior to presenting the initiatives list for deliberation
- The big items for 2025-26 were Kakanui Bridge (\$9.6m), Network Waitaki Events Centre (\$17.5m) plus annual capex expenditure target (~\$30m) which is based on historical performance and the suggestion from Audit
- Of the ~\$30m, the current allocations are: 3 Waters (\$15m+); Roothing (\$9.5m); and Other Projects (discretionary) needs to be reduced by ~half (\$8m needs to be \$4m)
- Broadly, Opex is rates funded. Capex is debt funded

Council reviewed, page-by-page, the listing of the proposed projects and budgets consulted on, combined with carry-forward projects that were approved at the 17 December 2024 Council Meeting.

There was extensive discussion and questions on the proposed 3 Waters, Roothing and Other Projects.

Council requested a specific discussion at a future workshop, with additional information, on the following matters:

- Roothing – concerned we haven't been spending enough on roads. Requested information/analysis: Specific property examples for rural (non-intensified), rural (intensified) and urban, looking at their contribution to roading over the past 10 years for roading levels of service discussion
- 3 Waters – should be aspirational. Point of entry treatment options should be used, costed accordingly with household responsibility for ongoing inspections. Acknowledged the wait for wastewater standards from Taumata Arowai, and discussions with Corriedale on water treatment. 2026 includes the carry-forwards
- Departmental operational costs
- Provide a list of all memberships e.g. LGNZ
- Digital – requested clarification on costs, closely linked to Transformation, where possible defer and reduce these.

Following the discussion, officers will respond to the direction provided and requests for information. They will re-present the projects list at a future LTP financial workshop.

Council requested information is published as soon as it is available.

Mr Parmley introduced the afternoon session noting that the purpose is to capture direction to enable further analysis and re-present at financial workshop on 15 April 2025.

Council discussed, topic-by-topic, the notes from the morning discussion and agreed on the direction for each.

#	Topic	Notes from morning discussion	Direction
1	Water Services Delivery	Separate consultation on options including a CCO	Leave as is in LTP for now. Indicate a separate water services delivery CCO
2	Water Metering	In year 9 – bring forward?	No change. Leave as is in LTP for now
3	Changing Climate – Infrastructure Investment	Invest more in stormwater/coastal protection In 2030 – bring forward?	Discuss Muddy Creek on 15/4. Look into alternative options
	Changing Climate – Beach Road	Discuss on 15 April 2025	See bare minimum then add options. e.g. walking, cycling, paper road, neighbouring land
4	Boosting Growth	EDA / Penguin Colony Divided opinion	Continue investigating
5	Council Property	Sell Property \$500k-\$1m, handful each year	Add potential revenue into budget and come back with proposed program (list of properties to sell)

6	Community Halls	Approach halls	Provide feedback to community hall committees, include community board chairs in correspondence
7	Council Housing	Should council continue providing housing Await Strategy Sept 26 project 2028-29 – defer?	No change to the approach
8	Holiday Rentals	Look into? Timing?	Investigate. Need proposal for next year's AP with cost/benefit analysis
9	Projects	Better Off Funding	Investigate what parts of these funds can be re-purposed 28/4
		Tourism	Half budget/set cap on spending. Group together and apply prioritisation Provide recommendations 28/4
		Airport	Defer runway, investigate options re lights
		Harbour dredging	Defer as per SMT approach
		Council office accommodation	Defer as per SMT approach – subject to business case
		Recoat 1 Thames St	Defer
		Library feasibility	Defer
		Chelmer St entrance	Remove - Investigate alternatives for lower cost
		Freezer building	Investigate alternatives for lower cost; sell, demolish
		Opera House roof	Remove
		Aquatic centre roof	Defer. Reduce to \$50k in year 3
		Breakwater feasibility	Defer. Reduce to \$50k in years 3-5
10	Fees & Charges	Discuss on 15 April 2025 – department level	
11	Any Other Comments		

### **Next steps**

Ms Nicholls outlined the next steps in the development of the Long Term Plan.

15 April 2025 – Financial Workshop

- Operational budgets
- 3 Waters projects
- Roading projects and levels of service
- Beach Road

28 April 2025 – Financial Workshop

Consider outstanding matters from the project list and from the submissions list

27 May 2025 – Council Meeting

Key Directions for the 2025-34 Long Term Plan

Adoption of the 2025 Policy on Development Contributions and Financial Contributions.

24 June 2025 – Council Meeting

Adoption of the 2025-34 Long Term Plan

**RESOLVED WDC 2025/037**

Moved: Mayor Gary Kircher

Seconded: Cr Jim Hopkins

That Council:

1. Receives the information, including:
  - the summary of engagement and the matters arising from the 17 and 18 March Submission Hearings on the draft 2025 Policy on Development Contributions and Financial Contributions; and
  - the summary of engagement, analysis of submissions received from the community and the matters arising from the 17 and 18 March Submission Hearings on the draft 2025-34 Long Term Plan; and
  - the matters arising from submissions not addressed in the 2025-34 Long Term Plan.
2. Notes all the submissions received, including:
  - submission feedback and officer recommendations on the draft 2025 Policy on Development Contributions and Financial Contributions; and
  - requests for additional funding received as part of the submissions to the Draft 2025-34 Long Term Plan.
3. Requests officers note the feedback through the deliberations on the 2025-34 Long Term Plan, and:
  - updates the draft budgets for the 2025-34 Long Term Plan for further deliberation at finance workshops; and
  - prepares recommendations based on the deliberations for the Key Directions report to be considered at the Council Meeting to be held on Tuesday 27 May 2025.
4. Notes the proposed process for further decision making on the 2025-34 Long Term Plan.

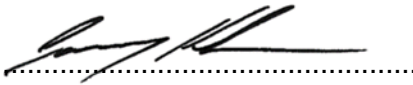
**CARRIED**



**5 MEETING CLOSE**

The Chair acknowledged and thanked officers for all the work that has gone into the Long Term Plan process including preparing for these two days of deliberations. The Chair declared the meeting closed at 4.12pm.

TO BE CONFIRMED at the Council Meeting to be held on Tuesday, 29 April 2025.

A handwritten signature in black ink, appearing to be 'Garry M...', is written over a horizontal dotted line.

CHAIRPERSON