

**Minutes of a Meeting of the  
Marlborough District Council  
held in the Council Chambers and via Teams, 15 Seymour Street, Blenheim  
on THURSDAY 19 FEBRUARY 2026 commencing at 9.00 am**

**Present**

The Mayor N Taylor (in the Chair), Cllrs S Adams, S Arbuckle, A Burgess, D Croad, D Dalliessi, B Dawson, C Dawson, B Faulls, G A Hope, J Hyndman, R Innes, T Sowman, B Stace and M Taylor.

**In Attendance**

Messrs J Boswell (Chief Executive), Setareh Masoud-Ansari (General Counsel), Claudia Mark (Solicitor), Kim Lawson (Strategic Planner/Solicitor), Jamie Lyall (Group Manager Property & Community Facilities), Jodie Griffiths (Community Partnerships Advisor), Wayne Oldfield (Marlborough Roads) and T Wise (Governance Manager).

*The minutes, reports, and attachments referenced within these meeting minutes are available in the Council Order Paper for the 19 February 2026 meeting (<https://www.marlborough.govt.nz/your-council/meetings>) and saved as CM Reference No: 2629497).*

**Karakia**

The meeting opened with a karakia from Cllr Burgess.

**Apology**

None received

**Cncl-0226-267 Declaration of Interests** -

Members were reminded of the need to be vigilant to stand aside from decision making when a conflict arises between their role as a member and any private or other external interest they might have.

A declaration was noted in the agenda:

- The interests as declared under Minute No. S&CP-0126-248/ (Minute No. S&CP-0126-249).

**Cncl-0226-268 Confirmation of Minutes** -

The Mayor/Cllr Croad:

That the Minutes of the Council Meeting held on 11 December (Minute Nos. Cncl-1225-219 to Cncl-1225-239) be taken as read and confirmed.

Carried

**Committee Reports****Cncl-0226-269 Audit & Risk Sub-Committee** -

The Mayor/Cllr Hope:

That the Committee report contained within Minute Nos. A&R-1225-211 to A&R-1225-218 be received and the recommendations adopted.

Carried

## **Cncl-0226-270    Environment & Planning Committee**

The Mayor/Clr Faulls:

That the Committee report contained within Minute Nos. E&P-0126-240 to E&P-0126-247 be received and the recommendations adopted.

Carried

## **Cncl-0226-271    Road Naming Sub-Committee**

Clr Faulls referred to the Water Addressing item as a positive step forward for Marlborough Sounds residents. Clr Burgess referred to the General Business item of the road sign unveiling (Waikawa Bay Road) as a significant cultural milestone accompanying the blessing of the first whānau papakāinga for Marlborough.

Cls Sowman/B. Dawson:

That the Sub-Committee report contained within be received and the recommendations adopted.

Carried

## **Cncl-0226-272    Strategy & Community Partnerships and Infrastructure & Community Facilities Committees**

Cls Innes/Arbuckle:

That the Committee report contained within Minute Nos. SCP-0126-248 to SCP-0126-262 be received and the recommendations adopted.

Carried

## **Cncl-0226-273    Finance Committee**

Cls Croad/Hope:

That the Committee report contained within Minute Nos. Fin-0226-263 to Fin-0226-266 be received and the recommendations adopted.

Carried

ATTENDANCE: Claudia Mark, Solicitor, spoke to the following item.

## **Cncl-0226-274    Approval for Right of Way Easements – 45 Kendricks Road**

Ms Mark explained Atacama Limited, a company, has been granted a resource consent to establish a right of way over the reserve land Local Purpose (Drainage) Reserve Lot 7 DP 421549 and Local Purpose (Soil Conservation and River Control) Reserve Lot 10 DP 306716 for the purpose of accessing their adjacent parcel of land at 45 Kendricks Road.

As the land is reserve land, the purpose of the report was to seek Council approval for the right of way easement as delegate of the Minister of Conservation under section 48 of the Reserves Act 1977. Ms Mark noted that the granting of the easement will not materially alter or permanently damage the reserves, nor permanently affect public rights, and as such, does not require public notification.

Conditions to protect Council assets and access to assets (such as the Whale Trail, stormwater pond and water main) were considered and included in the proposed conditions outlined in the report. Additional

proposed conditions included safe use of the bridge and ongoing maintenance at the cost of the applicant. Ms Mark noted Atacama Limited is aware of and ready to accept the proposed conditions.

**Cllrs S Adams, B Dawson:**

**That Council:**

- 1. Determines that granting the easement will not materially alter or permanently damage the reserves, nor permanently affect public rights, as required by section 48(3) of the Act.**
- 2. Approves the right of way easement in favour of Atacama Limited over Local Purpose (Drainage) Reserve Lot 7 DP 421549 and Local Purpose (Soil Conservation and River Control) Reserve Lot 10 DP 306716, subject to the conditions in this report.**
- 3. Authorises the Council Solicitor to register the easement instrument on the relevant Records of Title.**

**Carried**

ATTENDANCE: Claudia Mark, Solicitor, spoke to the following item, with Setareh Masoud-Ansari, General Counsel, responding to questions.

## **Cncl-0226-275      Approval of Updated Delegations for 2026      -**

Ms Mark noted the purpose of the report was to seek Council approval to update the Register of Delegations following a recent review identifying revisions required due to changes within legislation, Council bylaws, and regulations. The delegation register is the formal record showing which powers and decision-making authorities Council has legally delegated to the Chief Executive and council officers. This register is essential to maintain lawful, efficient decision-making and ensures council staff hold the necessary legal authority to perform their statutory functions.

The Register of Delegations was last adopted on 2 March 2023 and changes under the Resource Management Act 1991, Building Act 2004, Dog Control Act 1996 and Marlborough District Council Navigation Safety Bylaw 2024 now need to be reflected in the register. The relevant sections for update were included as an attachment with the agenda item.

During discussion, Council noted their preference to assign an additional delegate role to entries where the Building Control Manager was the sole delegate and matters of urgency for risk management purposes was listed in the delegation description purpose. Ms Mark suggested where the Building Control Manager was listed as a singular delegation, the role of "Group Manager Consents & Compliance" could be added.

Upon the question if further singular delegation revision needs to be considered in the full Register of Delegations, Ms Masoud-Ansari provided the reminder that the Chief Executive has overall delegation at any point in time where there is an emergency or urgent action required, and that the Chief Executive can delegate down to cure issues. Ms Masoud-Ansari noted a full register review will occur once the new statutory reform process has concluded and will address any remaining singular delegations in the register at that time.

Based on the discussion, the following amended motion was put to the meeting and carried:

**Cllrs Adams, M Taylor:**

**That the role of Group Manager Consents & Compliance be added to all singular delegations held by the Building Control Manager within the statutory sub-delegations section as contained in Attachment 1.**

**Carried**

The original motion was then put to the meeting and carried.

**Cllrs Croad, Burgess:**

**That Council approve the updated delegations to the Chief Executive, and the sub-delegations from Council to officers as contained in Attachment 1.**

**Carried**

ATTENDANCE: Tiffany Wise, Governance Manager, spoke to the following item.

## **Cncl-0226-276     Easter Sunday Shop Trading Policy Review**

**L150-029-05**

It was explained to Council that in 2016, legislation changes to the Shop Trading Hours Act 1990 (the Act) allowed local authorities to adopt policies providing retail business owners the option to open for trade on Easter Sunday. Marlborough District Council adopted an Easter Sunday Shop Trading Policy in 2017 following public consultation in support of adoption. Ms Wise noted that the policy requires review and replacement in accordance with section 5C of the Act and, due to the nature of the policy, use of the Special Consultative Procedure under section 83 of the Local Government Act 2002. The purpose of the report was to seek Council approval to begin the public review process as set out in the recommendations of the paper.

A copy of the Statement of Proposal going to the public was included as Attachment 1 to the report, and provided further explanation that the policy would provide retailers with the option to open for trade on Easter Sunday should they choose to; would not override the legal protection of employees' right to refuse work on Easter Sunday; and would not apply to the sale or supply of alcohol (as that is regulated separately under the Sale and Supply of Alcohol Act 2012).

**Cllrs B Dawson, Adams:**

**That Council:**

- 1. Approves the Statement of Proposal and draft Policy as attached to this report for public consultation using the Special Consultative Procedure under section 83 of the Local Government Act 2002.**
- 2. Adopts the proposed timeline outlined in this report.**
- 3. Establishes a hearing panel of Cllr. D Croad (Chair), and Cllrs. D Dalliessi and B Stace as members to receive, hear and make recommendations to Council based on written and oral submissions.**
- 4. Delegates authority to the Governance Manager to make any minor grammar or formatting changes to the Statement of Proposal and Draft Policy prior to consultation.**

**Carried**

ATTENDANCE: Jamie Lyall, Group Manager Property & Community Facilities, spoke to the following item.

## **Cncl-0226-277     Hotel Development – Blenheim CBD**

**C600-005-H02-01**

Mr Lyall noted that his report was seeking approval decisions on two matters relating to the Council owned land outside of the Marlborough Events Centre. One matter was to approve a two-year commercial lease for the purposes of providing a construction lay-down area, and the other matter was to approve changing a carpark area from Zone 3A (8-hour limit) to a Zone 2 (4-hour limit). Mr Lyall expressed that both actions would support the economic and tourism development of Marlborough.

Alfred Taylor Developments Ltd have requested a two-year commercial land lease for an area of land linking the Russell Terrace hotel development construction site with the adjacent Council owned carpark. The area would be secured and utilised as a lay-down area for construction supplies and equipment. Mr. Lyall explained that a legal agreement would be drawn up assuring Marlborough Events Centre of load-in/out access as needed (approximately 6 times per year), at no cost to Council, and that there are two alternate carparks (each less than 300 m away) with occupancy room available nearby for any carpark users that would be displaced by the lay-down area. Discussion included consideration for revenue loss from the loss of paid carpark space, and Mr Lyall explained the opportunity for a lease provides Council a better financial position over the current carpark occupancy levels.

Councillors voiced support for such a significant development within Marlborough, and asked Mr Lyall to relay messaging to the developer regarding: providing contractors with direction to utilise the nearby carpark options (Alfred Street Parking Building & Railway Station carpark) over on-street parking to prioritise customer space

for Marlborough Events Centre, other retail tenants, and nearby businesses during construction hours; ensuring site beautification screening and reinvestment provisions were included in the lease arrangement.

Regarding the parking zone change, Mr Lyall noted that local businesses have requested reducing the 8-hour allowance to a 4-hour allowance to better support customer turnover. Staff consider the request to be an appropriate balance for business support, accessibility and operational consistency; and will monitor the change to confirm suitability and effectiveness.

**Cllrs D Croad, D Dalliessi:**  
**That Council**

- 1. Approve a commercial lease for a construction set-down area located in the Council carpark on the west side of Russell Terrace, Blenheim in support of the new Hotel development.**
- 2. Approve the parking zone for the former Clubs of Marlborough carpark be changed from Zone 3A (8-hour parking) to Zone 2 (4-hour parking).**

**Carried**

ATTENDANCE: Kim Lawson, Strategic Planner/Solicitor Resource Management, spoke to the following item.

## **Cncl-0226-278      Submission on the Planning Bill and Natural Environment Bill**

The purpose of the report was to bring Councillors through the final submission prepared in response to the public consultation process of the Planning Bill & Natural Environment Bill. It was noted Council approved the delegation of power to council staff or, relevant chair of Committee/the Mayor in undertaking responses to various central government consultation processes occurring over the Christmas & New Year period (Cncl-1225-238); and that Councillors were provided draft review and opportunity for comment during submission preparation.

Ms Lawson explained the submission drew attention to the significant and collaborative work that Marlborough has undertaken, with good outcomes, through the Proposed Marlborough Environment Plan (PMEP), and as such included the recommendation that the PMEP be deemed as an operative plan under both Bills during the transition proposed to provide certainty for the Marlborough community. She also sought to draw attention to four key changes completed post-draft review. Those were highlighted as:

- Natural hazard management recommendations – incorporated feedback received from Cllr Faulls enabling landowners/occupiers to undertake remedial works following emergency events;
- System efficiency and local workability recommendations – incorporated feedback received from the Mayor to seek removal of the restriction of local authority members being Commissioners on Hearing Panels for planning consents and natural resource permits.
- Wildlife approval – the submission noted that mechanisms required to implement the proposed Clause 128 are lacking and already addressed by the existing Wildlife Act and Department of Conservation delegations. As such, the submission recommended the removal of this clause.
- Aquaculture – this section emphasises the comprehensive policy that has been largely settled as part of the PMEP and the collaborative community-based planning process that went into building the policy for Marlborough and the concern from Council that parts of the Bills would undue the outcomes achieved.

Councillors noted the high quality of the submission and appreciated the incorporation of feedback received including and removing the restriction on local authority members being Commissioners on Hearing Panels.

It was noted that the fulsome submission provided good standing for the Mayor and council officers to explain and defend all recommendations when meeting with the Select Committee. The Mayor commented that the PMEP underpins the whole of the Marlborough economy through sustainable utilisation of the area's natural

resources, with Cllr Hope noting support for the Council submission was evident in Wine Marlborough's own submission, as well as in commentary received from the agriculture and aquaculture industry.

Ms Lawson sought an amendment to the order paper's recommendation to include reference to the Council as receiving and having approved the report under delegation. An amended motion was put and carried.

Motion as amended:

**The Mayor, Cllr Faulks:**

**That Council:**

- 1. Notes that the Council's submission on the Planning Bill and Natural Environment Bill was approved by the Mayor under Delegation Cncl-1225-238 and submitted to the Select Committee on Friday, 13 February 2026.**
- 2. Receives the report.**

**Carried**

## Cncl-0226-279      **Decision to Conduct Business with the Public Excluded**

**The Mayor, Cllr Burgess:**

**That the public be excluded from the following parts of the proceedings of this meeting, namely:**

- Confirmation of Public Excluded Minutes
- Committee Reports Public Excluded Sections
- Recommendations Cor 7 Report
- Arts, Culture & Heritage, and Grants Committee Appointments

The general subject 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(1) of the Local Government Official Information and Meetings Act 1987 for the passing of this resolution are as follows:

| <b>General Subject of each matter to be considered</b>      | <b>Reason for passing this resolution in relation to each matter</b>                                                                                                                                    | <b>Ground(s) under Section 48(1) for the passing of this resolution</b>                                                                                                                                                                                                    |
|-------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Minutes and Committee Reports                               | As set out in the Minutes                                                                                                                                                                               | That the public conduct of the relevant part of the proceedings of the meeting would be likely to result in the disclosure of information for which good reason for withholding exists under Section 7 of the Local Government Official Information and Meetings Act 1987. |
| Arts, Culture & Heritage, and Grants Committee Appointments | To enable the Council, as holder of the information, to carry on, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations) provided for under Section 7(2)(i) | That the public conduct of the relevant part of the proceedings of the meeting would be likely to result in the disclosure of information for which good reason for withholding exists under Section 7 of the Local Government Official Information and Meetings Act 1987. |
| Findings and Recommendations Cor 7 Report                   | In order to protect the privacy of natural persons, as provided for under Section 7(2)(a).                                                                                                              | That the public conduct of the relevant part of the proceedings of the meeting would be likely to result in the disclosure of information for which good reason for withholding exists under Section 7 of the Local Government Official Information and Meetings Act 1987. |

**Carried**

The meeting closed at 11.34 am.

Confirmed this 2<sup>nd</sup> day of April 2026

N P TAYLOR  
**MAYOR**

Record No. 2655535