



# **AGENDA**

## **Cromwell Community Board Meeting Tuesday, 15 June 2021**

**Date: Tuesday, 15 June 2021**

**Time: 2.00 pm**

**Location: Cromwell Service Centre,  
42 The Mall, Cromwell**

(Unless Central Government changes COVID-19 meeting restrictions before then,  
in which case it will be held electronically using Microsoft Teams and livestreamed)

**Sanchia Jacobs  
Chief Executive Officer**



Notice is hereby given that a meeting of the Cromwell Community Board will be held in Cromwell Service Centre, 42 The Mall, Cromwell on Tuesday, 15 June 2021 at 2.00 pm

## Order Of Business

<b>1</b>	<b>Apologies .....</b>	<b>5</b>
<b>2</b>	<b>Public Forum.....</b>	<b>5</b>
<b>3</b>	<b>Confirmation of Minutes.....</b>	<b>5</b>
	Cromwell Community Board meeting Meeting - 18 May 2021 .....	7
<b>4</b>	<b>Declaration of Interest .....</b>	<b>14</b>
	21.5.1 Declarations of Interest Register.....	14
<b>5</b>	<b>Reports for Decisions.....</b>	<b>17</b>
	21.5.2 Road Name Approval Report - off Cemetery Road, Cromwell .....	17
	21.5.3 Cromwell Bike Park Shelter Construction .....	24
	21.5.4 Cromwell Big Fruit sculpture painting budget request .....	28
	21.5.5 Cromwell Football Club Application to Site a Container .....	32
	21.5.6 Revocation of Part of Greenway Reserve off Waenga Drive.....	40
<b>6</b>	<b>Reports for Information.....</b>	<b>62</b>
	21.5.7 Roundabout Construction - Intersection State Highway 8B and Barry Avenue .....	62
	21.5.8 Cromwell Financial Report for the Period Ending 31 March 2021 .....	68
<b>7</b>	<b>Mayor's Report.....</b>	<b>73</b>
	21.5.9 Mayor's Report .....	73
<b>8</b>	<b>Chair's Report .....</b>	<b>74</b>
	21.5.10 Chair's Report.....	74
<b>9</b>	<b>Members' Reports.....</b>	<b>75</b>
	21.5.11 Members' Reports .....	75
<b>10</b>	<b>Status Reports .....</b>	<b>76</b>
	21.5.12 June 2021 Governance Report.....	76
<b>11</b>	<b>Date of the Next Meeting .....</b>	<b>94</b>
<b>12</b>	<b>Resolution to Exclude the Public .....</b>	<b>95</b>
	21.5.13 Confirmation of Non-Public Minutes from Ordinary Board Meeting .....	95
	21.5.14 June 2021 Confidential Governance Report .....	95



- Members** Ms A Harrison (Chair), Mr W Murray (Deputy Chair), Mr T Buchanan, Cr N Gillespie, Cr C Laws, Cr N McKinlay
- In Attendance** T Cadogan (Mayor), S Jacobs (Chief Executive Officer), L Macdonald (Executive Manager - Corporate Services), J Muir (Executive Manager - Infrastructure Services), L van der Voort (Executive Manager - Planning and Environment), S Righarts (Chief Advisor), R Williams (Governance Manager), W McEnteer (Governance Support Officer)

**1 APOLOGIES**

**2 PUBLIC FORUM**

**3 CONFIRMATION OF MINUTES**

Cromwell Community Board meeting - 18 May 2021



**MINUTES OF A MEETING OF THE CROMWELL COMMUNITY BOARD  
HELD AT THE CROMWELL PRESBYTERIAN CHURCH, 10 ELSPETH STREET, CROMWELL  
ON TUESDAY, 18 MAY 2021 COMMENCING AT 9.00 AM**

**PRESENT:** Ms A Harrison (Chair), Mr W Murray (Deputy Chair), Mr T Buchanan, Cr N Gillespie, Cr C Laws, Cr N McKinlay

**IN ATTENDANCE:** T Cadogan (Mayor), S Jacobs (Chief Executive Officer), L Macdonald (Executive Manager - Corporate Services), L van der Voort (Executive Manager - Planning and Environment), S Righarts (Chief Advisor), G Bailey (Parks and Recreation Manager), G Robinson (Property and Facilities Manager), P Penno (Community and Engagement Manager), M De Cort (Communications Coordinator), E Auchterlonie (Project Manager), R Williams (Governance Manager) and W McEnteer (Governance Support Officer)

## **1 APOLOGIES**

There were no apologies.

## **2 CONFIRMATION OF MINUTES**

### **COMMITTEE RESOLUTION**

**Moved:** Buchanan  
**Seconded:** Laws

That the public minutes of the Cromwell Community Board Meeting held on 20 April 2021 be confirmed as a true and correct record.

**CARRIED**

## **3 DECLARATION OF INTEREST**

Members were reminded of their obligations in respect of declaring any interests. There were no further declarations of interest.

## **4 REPORTS FOR DECISIONS**

### **21.4.2 HEARING SUBMITTERS THAT WISH TO BE HEARD**

Individual submitters spoke to their Long-term Plan submission.

Wendy Martin and Sarah Brown spoke to the Board about their submissions to the draft Long-term Plan.

Ali Ballentine spoke to the Board about her submission to the draft Long-term Plan and tabled a document in support of her submission.

Jess Sutherland spoke to the Board about her submission to the draft Long-term Plan and responded to questions from the Board.

James Dicey spoke to the Board about his submission to the draft Long-term Plan and responded to questions from the Board.

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Paul Johnstone spoke to the Board about his submission to the draft Long-term Plan and responded to questions from the Board.

David George spoke to the Board about his submission to the draft Long-term Plan and tabled a document in support of his submission.

Note: Mr Buchanan left the meeting at 9.47 am and returned at 9.58 am.

Tom Pinckney spoke to the Board about his submission to the draft Long-term Plan.

Janeen Wood spoke to the Board about her submissions to the draft Long-term Plan.

Note: The meeting was adjourned at 10.07 am and resumed at 10.30 am.

Caroline Murray spoke to the Board about her submissions to the draft Long-term Plan.

Katie Lindsay spoke to the Board via Microsoft Teams about her submission to the draft Long-term Plan.

Jess Anderson spoke to the Board via Microsoft Teams about her submission to the draft Long-term Plan.

Karen Palmer spoke to the Board about her submission to the draft Long-term Plan and responded to questions from the Board.

Kylie Hodgkinson spoke to the Board about her submission to the draft Long-term Plan and responded to questions from the Board.

Patricia Copeland spoke to the Board about her submission to the draft Long-term Plan.

Note: The meeting was adjourned at 11.21 am and resumed at 11.27 am.

Lisa Clough spoke to the Board about her submission to the draft Long-term Plan.

Pam Greene spoke to the Board about her submission to the draft Long-term Plan.

Andrew Burton spoke to the Board about his submission to the draft Long-term Plan and tabled a document in support of his submission. He then responded to questions from the Board.

Megan Huffadine spoke to the Board about her submission to the draft Long-term Plan.

Anthony and Carol Young spoke to the Board about their submission to the draft Long-term Plan.

Gwylfa Moore spoke to the Board about her submission to the draft Long-term Plan.

Sandy Brown spoke to the Board about her submission to the draft Long-term Plan.

Joselyn Johnstone spoke to the Board on behalf of Jude Kagan about her submission to the draft Long-term Plan.

Simon Giles spoke to the Board about his submission to the draft Long-term Plan.

Joyce Jubb spoke to the Board about her submission to the draft Long-term Plan.

Neil Jubb spoke to the Board about his submission to the draft Long-term Plan.

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Ruth Stilwell spoke to the Board about her submission to the draft Long-term Plan.

Barbara Armstrong spoke to the Board about her submission to the draft Long-term Plan.

Note: The meeting was adjourned at 12.13 pm and resumed at 12.45 pm.

Gordon Stewart spoke to the Board about his submission to the draft Long-term Plan.

Richard Peebles spoke to the Board about his submission to the draft Long-term Plan.

Tim Muller spoke to the Board about his submission to the draft Long-term Plan.

Naomi Petersohn spoke to the Board about her submission to the draft Long-term Plan.

Deborah Turpen spoke to the Board about her submission to the draft Long-term Plan.

Bob Scott spoke to the Board about his submission to the draft Long-term Plan.

David Barton spoke to the Board about his submission to the draft Long-term Plan.

Wally Sandford spoke to the Board about his submission to the draft Long-term Plan.

John Kemna spoke to the Board about his submission to the draft Long-term Plan.

Note: Councillor Gillespie left the meeting at 1.40 pm.

William White spoke to the Board about his submission to the draft Long-term Plan and tabled a document in support of his submission.

Susan Stark spoke to the Board about her submission to the draft Long-term Plan.

Kate Borrie spoke to the Board about her submission to the draft Long-term Plan.

Note: The meeting was adjourned at 1.53 pm and resumed at 2.00 pm.

Alex Offen spoke to the Board via Microsoft Teams about her submission to the draft Long-term Plan and responded to questions from the Board.

Jackie Hamilton spoke to the Board about her submission to the draft Long-term Plan.

Gary Anderson spoke to the Board about his submission to the draft Long-term Plan.

Ian Begg spoke to the Board about his submission to the draft Long-term Plan.

Alistair Stuart spoke to the Board about his submission to the draft Long-term Plan.

David Stark spoke to the Board about his submission to the draft Long-term Plan.

Alan Anderson spoke to the Board about his submission to the draft Long-term Plan.

Note: Councillor Gillespie returned to the meeting at 2.42 pm.

Shona Rae spoke to the Board about her submissions to the draft Long-term Plan.

Beverley Fraser spoke to the Board about her submission to the draft Long-term Plan.

Note: The meeting was adjourned at 2.53 pm and resumed at 3.06 pm.

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Rhys Smith spoke to the Board about his submission to the draft Long-term Plan.

Martin Anderson and Jennifer Hay spoke to the Board about their submission to the draft Long-term Plan and responded to questions from the Board.

Megan Ireland spoke to the Board about her submission to the draft Long-term Plan.

Glennys Logan and Leigh-Anne Fox spoke to the Board about their submission to the draft Long-term Plan.

Greg Delaney spoke to the Board about his submission to the draft Long-term Plan.

Fred Black spoke to the Board about his submission to the draft Long-term Plan.

Nita Smith spoke to the Board about her submissions to the draft Long-term Plan and responded to questions from the Board.

Tania Partridge spoke to the Board about her submission to the draft Long-term Plan.

Mary Ann Baxter spoke to the Board about her submission to the draft Long-term Plan and tabled a document in support of her submission.

Maurice Watson spoke to the Board about his submission to the draft Long-term Plan and on behalf of Glenda Weston.

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## MOTION

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## COMMITTEE RESOLUTION

**Moved:** Harrison  
**Seconded:** Gillespie

That the meeting be adjourned until Wednesday 19 May 2021 at 5.00 pm.

**CARRIED**

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Note: The meeting was adjourned at 4.57 pm.

Note: The meeting resumed on Wednesday 19 May 2021 at 5.00 pm at the Cromwell Presbyterian Church, 10 Elspeth Street, Cromwell.

**PRESENT:** Ms A Harrison (Chair), Mr W Murray (Deputy Chair), Cr N Gillespie, Cr C Laws, Cr N McKinlay

**IN ATTENDANCE:** T Cadogan (Mayor), S Jacobs (Chief Executive Officer), L Macdonald (Executive Manager - Corporate Services), L van der Voort (Executive Manager - Planning and Environment), S Righarts (Chief Advisor), G Bailey (Parks and Recreation Manager), P Penno (Community and Engagement Manager), M De Cort (Communications Coordinator), K McCulloch (Corporate Accountant), E Auchterlonie (Project Manager) and R Williams (Governance Manager)

**APOLOGY**

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**COMMITTEE RESOLUTION**

**Moved:** Murray  
**Seconded:** Laws

That the apology received from Mr Buchanan be accepted.

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**CARRIED**

Note: Councillor McKinlay left the meeting at 5.58 pm and returned at 5.59 pm.

**21.4.3 SUBMISSIONS ON THE LONG-TERM PLAN 2021-31 CONSULTATION DOCUMENT**

To consider the submissions to the 2021-31 Long-term Plan Consultation Document on matters relating to the Cromwell ward.

The Board considered all submissions and noted the staff comments. Following discussion a number of resolutions were agreed as set out below.

In addition to the formal resolutions, the Board noted the following:

Crematorium - that the Alexandra crematorium is a commercial operation on land leased from the Council and that the Board would consider an application or formal proposal should one be forthcoming.

Mountain Bike Club - that some thought was taking place about Council's open spaces and this request could be part of that.

Big Fruit - that repainting of the Big Fruit was included in existing budgets and would be carried forward, also noted that the anticipated cost had increased and the Board would be considering a report on this.

Multipurpose Sports Centre – the Board would keep a watching brief and would work with other organisations on broader discussions about the needs of the community into the future.

Skatepark Upgrade – that scoping work was included in the Long-term Plan into the future and that there would be consultation prior to that. The Board also discussed safety improvements in the area.

Carparking - that a number of submissions had been received about carparking and that a parking survey had identified some pinch points. It was recognised that parking was important, and that appropriate provision needed to be allowed for in the town centre as part of any upgrade or development.

Traffic Lights – the reference in the draft Long-term Plan about traffic lights was a principal alternative rather than options under consideration.

The Board noted that it wished to work directly with both the Cromwell Cultural Centre Trust and the Cromwell Town and Country Club as plan progressed.

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In regard to the Cromwell Youth Trust the Board noted that they considered the Trust to be part of its thinking in terms of the resource centre proposal in the town centre project of the Cromwell Masterplan.

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#### COMMITTEE RESOLUTION

**Moved:** Harrison  
**Seconded:** Murray

That the Cromwell Community Board

- A. Receives the report and accepts the level of significance.
- B. Considers and receives all submissions.

**CARRIED**

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#### COMMITTEE RESOLUTION

**Moved:** Gillespie  
**Seconded:** Murray

That the Cromwell Community Board recommends to Council to amend the fees and charges schedule so that the fees charged at the Cromwell Pool to be \$30 per hour for lane hire for private swim schools as well as a concession card charging \$1.00 for pool entry for all swim school students.

**CARRIED**

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#### COMMITTEE RESOLUTION

**Moved:** Gillespie  
**Seconded:** Murray

That the Cromwell Community Board recommends to the Council that funding for the Cromwell museum be increased by \$4,000 to take the proposed funding from \$36,000 to \$40,000 per annum.

**CARRIED**

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#### COMMITTEE RESOLUTION

**Moved:** Laws  
**Seconded:** Murray

That the Cromwell Community Board recommends to the Council that staff are requested to investigate the request for a toilet from the Cromwell Bike park further and provide a report for consideration in a future annual or long-term plan.

**CARRIED**

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**COMMITTEE RESOLUTION**

**Moved:**            **Laws**  
**Seconded:**      **Murray**

That the Cromwell Community Board recommends to the Council that that it proceeds with the preferred option in the consultation document for the Arts, Culture and Heritage Precinct projects being the town hall / events centre and the museum. The Board notes that the size of the hall/event centre can change as necessary once further planning and detailed design work has been undertaken to understand needs, growth and future opportunities. This work would also explore options for construction, operation and ownership of the facility.

**CARRIED**

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**COMMITTEE RESOLUTION**

**Moved:**            **McKinlay**  
**Seconded:**      **Gillespie**

That the Cromwell Community Board recommends to the Council that the funding for the town centre projects progress, and that the library and service centre building will not be demolished and that further urban design work will be undertaken.

**CARRIED**

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**COMMITTEE RESOLUTION**

**Moved:**            **Murray**  
**Seconded:**      **Gillespie**

That the Cromwell Community Board recommends to the Council that it proceeds with the preferred timing option as outlined in the consultation document, being the hybrid option.

**CARRIED**

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**21.4.4      ADDENDUM - ADDITIONAL SUBMISSIONS FOR CROMWELL COMMUNITY BOARD**

Submissions that have not been attached to the original agenda.

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All Submissions were received.

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**5            DATE OF THE NEXT MEETING**

The date of the next scheduled meeting is 15 June 2021.

**The Meeting closed at 7.32 pm.**

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**CHAIR      /      /**

## **4 DECLARATION OF INTEREST**

### **21.5.1 DECLARATIONS OF INTEREST REGISTER**

**Doc ID: 539791**

#### **1. Purpose**

Members are 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.

#### **2. Attachments**

**Appendix 1 - CCB Declarations of Interest** [↓](#)

<b>Name</b>	<b>Member's Declared Interests</b>	<b>Spouse/Partner's Declared Interests</b>	<b>Council Appointments</b>
Buck Buchanan	Central Speedway Club Cromwell Incorporated (life member) Collie Dog Club (member)	Collie Dog Club (Treasurer) Carrick Irrigation Company (Secretary)	Bannockburn Recreation Reserve Management Committee Inc. Pisa District Community Group
Neil Gillespie	Contact Energy (Project Manager) Clyde & Districts Emergency Rescue Trust (Secretary and Trustee) Cromwell Volunteer Fire Brigade (Deputy Chief Fire Officer) Cromwell Bowling Club (patron) Otago Local Advisory Committee - Fire Emergency New Zealand		Lowburn Hall Committee Tarras Community Plan Group Tarras Hall Committee
Anna Harrison	Principal Goldfields Primary School Runs the Dunstan Zone swimming championships Cromwell Swim Club past president and club group coach Central Otago Primary School Sport Association (member) Dunstan Zone Sports Group (member) Principal of Goldfields Primary School	Mojo Modern Joinery Cromwell (Owner / Director)	Cromwell District Museum Cromwell Youth Trust
Cheryl Laws	The Message (Director) Wishart Family Trust (Trustee) Wooing Tree (part-time, occasional employee) Daffodil Day Cromwell Coordinator	Otago Regional Council (Councillor) The Message (Director)	Cromwell Resource Centre Cromwell Historical Precinct
Nigel McKinlay	Transition To Work Trust (Board member) Gate 22 Vineyard Ltd (Director) Everyday Gourmet (Director)		

	Central Otago Wine Association (member) Long Gully Irrigation Scheme (member)		
Werner Murray	The Property Group (Employee) Connect Cromwell (member) Guardians of Lake Dunstan (Trustee)	Sole Trader Space at the Base at Allan Scott Wineries Tasting Room, Scott Base Winery (Carolyn Murray) Cromwell Promotions Group (Chair) Central Otago Winegrowers Association (Board member) Schooner Development Ltd (Director)	Cromwell and Districts Community Trust Cromwell District Museum



## 5 REPORTS FOR DECISIONS

### 21.5.2 ROAD NAME APPROVAL REPORT - OFF CEMETERY ROAD, CROMWELL

Doc ID: 533713

#### 1. Purpose of Report

To consider a request to name four public roads in a new development off Cemetery Road, Cromwell.

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#### Recommendations

That the Cromwell Community Board

- A. Receives the report and accepts the level of significance.
  - B. Approves four new road names as recommended.
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#### 2. Background

The four-stage development off Cemetery Road is a Central Otago District Council development project. Road names for the first three stages are required to be selected.

#### 3. Discussion

The attached plan (appendix 1) shows the four roads to be named. The first name for consideration is Dunn Road after Fred Dunn, a former Cromwell Mayor from 1951-1956. Mr Dunn was also a local accountant. This road is identified as Road 1 on the plan in appendix 1.

As the development is off Cemetery Road and sitting alongside a cemetery the other names have been selected with this theme in mind. Pastor Way is Road 2 on the attached plan. Sexton Crescent is Road 3 and Restin Place is Road 4.

Alternative names could be selected from the Cromwell Community Board's approved names list (appendix 2).

#### 4. Options

##### Option 1 – (Recommended)

Name the four roads Dunn Road, Pastor Way, Sexton Crescent and Restin Place.

Advantages:

- Names are the first choice of the developer.
- Names meet Council policy.

Disadvantages:

- None.

Option 2

Select alternative names off the Cromwell Community Board's approved names list.

Advantages:

- Names meet Council policy.

Disadvantages:

- Names are not the choice of the developer.

## 5. Compliance

<b>Local Government Act 2002 Purpose Provisions</b>	This decision promotes the environmental wellbeing of communities by providing clear direction to access points for emergency services.
<b>Financial implications – Is this decision consistent with proposed activities and budgets in long term plan/annual plan?</b>	Costs for the road signs will be met by the developer.
<b>Decision consistent with other Council plans and policies? Such as the District Plan, Economic Development Strategy etc.</b>	Yes the decision is consistent with other policies.
<b>Considerations as to sustainability, the environment and climate change impacts</b>	Managing change while protecting and enhancing our culture, heritage and landscape is one of council's sustainability goals. Road naming has the ability to celebrate cultural and heritage aspects of the area. Road naming has no climate change impacts or benefits.
<b>Risks Analysis</b>	Approval of these road names presents no discernible risk.
<b>Significance, Consultation and Engagement (internal and external)</b>	This decision does not trigger engagement under the significance and engagement policy.

## 6. Next Steps

- 1) Council confirms the road names.
- 2) Council sends a copy of the resolution to the Registrar-General of Land and the Surveyor-General.

## 7. Attachments

**Appendix 1 - Map - off Cemetery Road.pdf** [↓](#)

**Appendix 2 - Cromwell Community Board list of approved road names.docx** [↓](#)

Report author:



Faye Somerville  
Roading Administration Assistant

11/05/2021

Reviewed and authorised by:



Julie Muir  
Executive Manager - Infrastructure  
Services  
2/06/2021

## Appendix 1



## Cromwell Area Road Name Options

### Bannockburn

Name	Definition or Place of Origin
Cowan	Farm manager of Kawarau Station for a long period.
Craig Roy	A potential name for the access way to Craig Roy farm. <i>Note: Council Roading Policies do not encourage road names of more than one word.</i>
*Bilton	John Bilton – Operated Cromwell's first radio station, 4CZ (private lane named "Bilton Lane" but no formal process).
Dicey	Robin Dicey – local resident and well known winegrowing identity.
Dow	Fallen soldier in World War I (from the Nevis).
Go By	A former gold mine at Carrick.
Heart of Gold	A former gold mine at Carrick.
John Bull	A former gold mine at Carrick.
Lucknow	A former gold mine at Carrick.
Matheson	Fallen soldier in the World Wars (from the Nevis).
McElroy	Farming family – Hawksburn Station (Ron McElroy). Mr A McElroy was an elected member on the Vincent County Council in the 1940's.
Menzies	John Menzies and David Stewart built the dam at Stewart Town that supplied the miners with water; William Menzies owned the Nevis Hotel; his descendants still live in the area.
Nil Desperandum	A former gold mine at Carrick.
Point d'Or	A former gold mine at Carrick.
Royal Standard	A former gold mine at Carrick.
Struthers	Fallen soldier in World War II (from the Nevis).
Williamson	Fallen soldier in World War II (from the Nevis).

### Northburn

Name	Definition or Place of Origin
Lake	Former farmers at Northburn Station for a short period of time.
Pinckney	Farmers at Northburn Station.

### Tarras

Name	Definition or Place of Origin
Aurora	A former gold mine at Bendigo.
Beverley	Fallen soldier in the World Wars (from the Lindis Pass).
Brennan	Fallen soldier in the World Wars.
Cowie	A long term farming family in the area ('Willie Wong') was part of this family). Colin Cowie – A well known school teacher.
Davidson	A local farming family; Ron Davidson was a Vincent County Council Chairperson.
Emmerson	Russell Emmerson – Local farmer (Forest Range Station).
Gaudin	Fallen soldier in the World Wars.
Goodman	Fallen soldier in the World Wars.
Helm	Fallen soldier in the World Wars.
Hyde	Fallen soldier in the World Wars.
Jenkins	A local farming family (Morven Hills & Malvern Downs Stations).
Lucas	A local farming family (former owners of Bendigo Station).
MacGibbon	Fallen soldier in the World Wars.
McAughtrie	Fallen soldier in the World Wars.
Purvis	A local farming family (Cluden Station); son was an All Black.
Snow	Max & Madge Snow – local farmers (Morven Hills Station).
Waide	Fallen soldier in the World Wars.

Wong	Willie Wong – local identity.
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*Pisa*

Name	Definition or Place of Origin
McCall	Fallen soldier in the World Wars
Mt Koinga	A 'bump' in the Dunstan Mountains, near Bendigo that is viewed from Gilmore Road (across the lake in the Pisa area).

*Lowburn*

Joblin	Fallen soldier in the World Wars
Stene	Nordelle Stene - local identity; wife was ardently against the Dam

*Cromwell*

Bella	Bella McElligott (nee Hansen) – a local identity who was a staunch Labour supporter; she lived in the mouth of the Kawarau Gorge.
Behrens	M Behrens – Former Mayor of Cromwell (1881-1883). (N.B. A barn in Old Cromwell Town is named after Mr Behrens)
Brodrick	A M Brodrick – A former local lawyer and Mayor of Cromwell (1915-1921); Brodrick Parcell was the local law firm for 50 years.
Colclough	C Colclough – Former Mayor of Cromwell (1878-1881).
Corse	Local doctor
Cox	Two generations of local chemists
Dunn	Fred Dunn – Local accountant and former Mayor of Cromwell (1951-1956).
Escort	Reference unknown – from the Community Board's existing "unused road/street name list"; potentially a reference to the 'police escort' of gold from the area.
Ewart	Reference unknown – from the Community Board's existing "unused road/street name list"
Ewing	Fallen soldier in the World Wars
Girvan	Fallen soldier in the World Wars
Hitchcock	Isabella Hitchcock was the first teacher in Queensbury
Holmes	Unsure of origin
Horn	James Horn – Local entrepreneur and member of Parliament; was a shareholder in the 'Lady Ranfurly' gold dredge (N.B. There is a mountain peak on the Dunstan Range called Horn)
How-Johns	A long-standing local family
Kilgour	Established the Bell-Kilgour goldmine; The Kilgour family has been involved in mining for four generations.
Kloog	Fallen soldier in the World Wars
Love	Fallen soldier in the World Wars
Mangos	Leo Mangos – Local carpet layer and business owner; Borough Councillor and CCB 2007.
McBride	Ron McBride – Former transport operator.
McCracken	T McCracken – Former Mayor of Cromwell (1889-1891).
McKechie	Fallen soldier in the World Wars
McMahon	Doctor served in Vietnam.
McNamara	Well known local family; Community Board member 2007.
Mills	Fallen soldier in the World Wars
Mooney	Fallen soldier in the World Wars
Morris	Local doctor.

Munro	James Munro – Former Mayor of Cromwell (1950-1951). <i>This name currently is used in Tarras.</i>
Murrell	E Murrell – Former Mayor of Cromwell (1905-1913)
Orr	Former dredge master.
Pretsch	K Pretsch – Former Mayor of Cromwell (1897-1899).
Pryde	A former local identity involved in a number of mining venture.
Quinn	Tony Quinn – Founder of Highland Motorsport Park.
Rooney	T Rooney – Former Mayor of Cromwell (1895-1897).
Skinner	L R Skinner – Former Mayor of Cromwell (1956-1958).
Stumbles	Well known family; grocers shop on the main street.
Tidey	Fallen soldier in the World Wars.
Turton	S H Turton – Former Mayor of Cromwell (1885-1889).
Ussher	Ron Ussher – Local wool and skin buyer; Borough Councillor and CCB 2007; philanthropist.
Walsh	Fallen soldier in the World Wars.
Whetter	W Whetter – Former Mayor of Cromwell (1868-1869).
Wrightson	Fallen soldier in the World Wars.

#### *Generic Names and Terms:*

Beech	Trees originally found in district.
Bracken	Shrubs originally found in district.
Manuka	Trees originally found in district.
Marram	Native grass
Norfolk	Trees originally found in district.
Redwood	Trees originally found in district.
Totara	Trees originally found in district.
Alpine	Landscape reference
Plantation	Landscape reference
Tirau	Place name: The pre-European name for Cromwell, meaning “place of many cabbage trees.” Allegedly groves of cabbage trees were planted as markers for travelling routes. As they did not grow naturally in the area, they stood out in the landscape (and provided an additional source of food).
Herringbone	Type of alluvial mining – This name was selected (but not used) in the 1978 Cromwell street naming competition.
Kells	Place name – A town in County Meath, Southern Ireland.
Omega	Place name – Alpha and Omega were also gold mining towns in California (est. in the 1850’s) - both towns were mostly engulfed by hydraulic diggings; Last letter of the Greek alphabet. Omega is also a variety of plum.
Pontoon	Part of a mining dredge – The name was selected (but not used) in the 1978 Cromwell street naming competition.
Roscommon	A place name – A county in Northern Ireland.
Mica	Geological term – A shiny silicate mineral used as a thermal or electric insulator; is readily found in schist rock.
Anvil	From gold mining/pioneering era – a hard metal block used by farriers, etc.
Buggy	From gold mining/pioneering era – A horse drawn buggy.
Bullion	From gold mining/pioneering era – bullion traditionally stands for gold bars.
Ingot	From gold mining era – a gold ingot is refined metallic gold.
Shaft	From gold mining era – gold mine shaft

### 21.5.3 CROMWELL BIKE PARK SHELTER CONSTRUCTION

Doc ID: 532026

#### 1. Purpose of Report

To consider a request from the Cromwell Bike Park Incorporated to the construct a shelter over the existing starting ramps at the facility on the Neplusultra Recreation Reserve.

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#### Recommendations

That the Cromwell Community Board

- A. Receives the report and accepts the level of significance.
- B. Approves the Cromwell Bike Park erecting a shelter over the existing starting ramps subject to necessary consents being sought and approved, and subject to the Minister of Conservation's consent as per Clause 7.2 of the lease.
- C. Authorises the Chief Executive to do all that is necessary to give effect to the resolution.

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#### 2. Background

The Cromwell Bike Park lease covers an area of about 1.0 ha of the Neplusultra Recreation Reserve. It is described as being part of Lots 1 and 2 Deposited Plan 19357.

The lease approves the use of the area as a bike park, incorporating a BMX track, learn to ride track, pump track and jump park.

An overview of the lease terms are as follows:

Commencement Date:	1 July 2013
Term:	Five (5) years
Rights of Renewal:	One further term of five (5) years
Final Expiry Date:	30 June 2023
Annual Rent:	One (1) dollar per annum if demanded

#### 3. Discussion

Cromwell Bike Park Incorporated are seeking Board approval to erect a shelter over the existing starting block position. The cost of this is being sponsored by James Dodd, of Wide Span Sheds.

Erecting the shelter is consistent with the Neplusultra Recreation Reserve Management Plan in that it encourages the facilitation of the reserve for recreation and sporting purposes for the welfare and enjoyment of the public.

The addition of a shelter to the Cromwell Bike Park will enhance the site's usage amenity. The shelter would provide protection to event participants in inclement weather, and as a result



Neighbours have been consulted and are not opposed to the shelter's construction.



## 7.2

## 11.1

As such, the Cromwell Community Board's permission is being requested to erect the proposed shelter. The Minister of Conservation's consent can then be sought.

### Option 1 – (Recommended)

Approve the Cromwell Bike Park erecting a shelter over the existing starting ramps subject to necessary consents being sought and approved, and subject to the Minister of Conservation's consent as per Clause 7.2 of the lease.

## Advantages:

- It is consistent with the current usage of the site and enhances its amenity.
- The Cromwell Bike Park could be looked upon more favourably as a venue for holding national or other major events.
- Provides an all-weather shelter.

## Disadvantages:

- There may be some minor visual impacts.

Option 2

To not grant permission for the Cromwell Bike Park to erect the shelter over the starting blocks.

## Advantages:

- None.

## Disadvantages:

- Does not enhance the amenity of this site.
- The Cromwell Bike Park would be unable to provide an all-weather track for national or other major events.

**5. Compliance**

<b>Local Government Act 2002 Purpose Provisions</b>	This decision promotes the social wellbeing of communities, in the present and for the future by providing an upgrade of a sporting facility for the physical welfare and enjoyment of the public.
<b>Financial implications – Is this decision consistent with proposed activities and budgets in long term plan/annual plan?</b>	There are no financial implications to the Board as all costs are being covered by the applicant.
<b>Decision consistent with other Council plans and policies? Such as the District Plan, Economic Development Strategy etc.</b>	Yes, consistent with the Neplusultra Recreation Reserve Management Plan by encouraging the facilitation of the reserve for recreation and sporting purposes for the welfare and enjoyment of the public.
<b>Considerations as to sustainability, the environment and climate change impacts</b>	None
<b>Risks Analysis</b>	The necessary building consent to erect the shelter could be declined. In this case, however, the shelter design could be modified to meet consenting requirements.
<b>Significance, Consultation and Engagement (internal and external)</b>	The decision is not considered significant with regard to the Significance and Engagement Policy. Firstly, it fits within the existing Neplusultra Street Reserve Management Plan. Secondly, a good understanding of the views of the persons

	likely to be affected by the matter has been gained through consulting with the site's neighbours, who are not opposed to the shelter's construction.
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## 6. Next Steps

Advise Cromwell Bike Park Incorporated of the Board's Resolution  
Seek the Minister of Conservation's consent  
Advise Cromwell Bike Park Incorporated of outcome

## 7. Attachments

Nil

Report author:

Reviewed and authorised by:



Debbie Shaw  
Property and Facilities Officer (Cromwell)  
31/05/2021

Louise van der Voort  
Executive Manager - Planning and Environment  
8/06/2021

## 21.5.4 CROMWELL BIG FRUIT SCULPTURE PAINTING BUDGET REQUEST

Doc ID: 533068

### 1. Purpose of Report

To consider providing funding from Cromwell General Reserves to repaint the Big Fruit sculpture.

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### Recommendations

That the Cromwell Community Board

- A. Receives the report and accepts the level of significance.
  - B. Approves allocating \$50,000 from Cromwell General Reserves, for the repainting of the Big Fruit sculpture in the 2021/2022 financial year.
- 

### 2. Background

A budget of \$50,000 was provided in the 2020/2021 Annual Plan to repaint the Big Fruit sculpture in Cromwell.

The sculpture was last repainted in 2016. This was a significant undertaking due to the artwork then not having been painted since 2004. According to the specification for the 2016 work, the fruit structures were coated with suitable products that had been developed for fibreglass application. The cost of repainting in 2016 was approximately \$37,000.

In preparing the 2018–2028 Long-Term Plan more regular painting was intended, with funding (\$50,000) approved for the works every five years.

A further project proposed for the 2018–2028 Long-Term Plan, to apply a clear coat lacquer in 2019/2020 to help reduce fade, was not included in the final plan. Funding to clean the sculpture was also not included.

In 2021, preparations began to repaint the sculpture as planned. Sourcing a suitable and willing supplier for the work has been challenging, and the contractor who completed a full repaint in 2016 is no longer operating.

Due to the nature of the work, direct enquiries were made to four other painting contractors to cost the work. However, those contacted declined the opportunity.

A coating specialist, who is considered competent to complete the works and was working on another Council project at the time, was eventually identified, and they agreed to provide a proposal.

The proposal received, which provides for specialist coatings and significant scaffold, is quoted at \$94,500, exceeding the budget by almost 100%. Scaffolding constitutes almost half the cost.

With a limited market to select a contractor from, and the asset having faded considerably since the last repaint in 2016, the Board's approval is sought to fund the received proposal and complete the work in the 2021/2022 financial year.

### 3. Discussion

Despite the sound methodology and use of appropriate materials to repaint the sculpture in 2016, the freshness of the paint scheme has since faded as the appearance and integrity of the coating is at the mercy of the climate.

Although an application of clear coat lacquer and annual cleaning is recommended by the manufacturer of the products that were applied, neither of these has been carried out in the intervening years.

Council received a quote for the work at \$94,500. Therefore, in addition to the \$50,000 already committed, a further \$50,000 is requested to repaint the sculpture in summer 2021/2022. This includes application of a clear coat lacquer.

The funding source for this request is the Cromwell General Reserves account, which currently has a forecast balance on 30 June 2021 of \$4,804,266.

The funding already committed to the project is also funded from the Cromwell General Reserves and will require carrying forward to provide the full budget required.

The sculpture will be depreciated, which is rate funded, over four years to replenish the Cromwell General Reserves.

To reduce this impact further it is recommended that funding also be set aside to clean the sculpture annually and apply a clear coat lacquer every second year. This aligns with the recommendation of the product manufacturer and will extend the period between full repaints, maintaining the bright colour of the structure for longer and therefore deferring expense.

It is difficult to say precisely how long the period between full repaints will be extended by. The exact timeframe will be greatly affected environmental conditions, and as this is a new method for the Cromwell Big Fruit sculpture, there is no prior reference. Therefore, it is proposed to continue the current budgeting for repainting (i.e. every five years) until a better understanding of the required repainting timeframe is established.

If the immediate budget request is approved, the funding of depreciation will be addressed in subsequent annual plans. The preventative maintenance works will be considered through the 2022–2023 Annual Plan.

#### **By comparison: Gore Trout**

To better understand the method and cost for this work, comparison was sought with public sculptures in other places.

The nearest, although subject to a different environment, is the slightly smaller Gore trout. Manufactured from similar materials, Gore District Council budget \$16,000 every second year to lacquer the structure, and \$2,000 every other year to wash the structure down.

This method maintains the freshness of the sculpture's appearance and means the trout rarely requires fully repainting.

Over a ten-year plan period, this approach requires an \$88,000 investment by the Gore District Council.

#### 4. Options

##### Option 1 – (Recommended)

That \$50,000, is funded from Cromwell General Reserves, for the repainting of the Big Fruit sculpture in the 2021/2022 financial year.

Advantages:

- The asset is preserved and protected.
- Benefits the community and visitors by providing an attractive entrance to Cromwell.

Disadvantages:

- Increases the financial commitment in the 2021/2022 financial year.

##### Option 2

Defer the painting to a future year.

Advantages:

- Defers discussion of expenditure to a future annual or long-term plan.

Disadvantages:

- Further fading of the sculpture's appearance over time.
- May generate complaints about the appearance of the structure.

#### 5. Compliance

<b>Local Government Act 2002 Purpose Provisions</b>	This decision enables democratic local decision making and action by, and on behalf of communities through considering the financial impact of asset management implications such as the routine cost of maintaining artworks.
<b>Financial implications – Is this decision consistent with proposed activities and budgets in long term plan/annual plan?</b>	This decision has an expenditure of \$50,000 in the 2021/2022 financial year. This project will be funded from Cromwell General Reserves which has a forecast balance 30 June 2020 of \$4,804,266.
<b>Decision consistent with other Council plans and policies? Such as the District Plan, Economic Development Strategy etc.</b>	Through regular maintenance, the life of the asset is extended, effectively deferring significant investment in renewing it.  Periodic cleaning and lacquering the asset would further extend the renewal period.
<b>Considerations as to sustainability, the environment and climate change impacts</b>	Maintaining this asset does not detrimentally affect the local environment or climate.
<b>Risks Analysis</b>	There are no perceived key risks identified.

<b>Significance, Consultation and Engagement (internal and external)</b>	The decision is not considered significant under Council's significance and engagement policy.
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## 6. Next Steps

Secure the contractor to complete the works in summer 2021/2022.

## 7. Attachments

Nil

Report author:



Marie Gordon  
Parks Officer - Projects  
10/05/2021

Reviewed and authorised by:



Louise van der Voort  
Executive Manager - Planning and Environment  
8/06/2021

## 21.5.5 CROMWELL FOOTBALL CLUB APPLICATION TO SITE A CONTAINER

Doc ID: 535454

### 1. Purpose of Report

To consider a request from the Cromwell Football Club to temporarily site a 6-metre storage container adjacent to the Alpha Street Reserve clubrooms.

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### Recommendations

That the Cromwell Community Board

- A. Receives the report and accepts the level of significance.
  - B. Authorises the Cromwell Football Club to temporarily locate a 6-metre container adjacent to the Alpha Street Clubrooms.
  - C. Authorises that a licence to occupy for the container is issued in terms of the Reserves Act 1977 and in accordance with Council's Community Leasing and Licensing Policy for a period of two years at \$1.00 per annum (if demanded).
  - D. Authorise the Chief Executive to do everything necessary to give effect to the resolution.
- 

### 2. Background

Increasing membership in the Cromwell Football Club (the Club) in recent years, has resulted in the Club having to utilise space within the clubrooms for changing rooms. This area was previously used as storage space. The Club seasonally rent the Alpha Street Clubrooms from Council.

### 3. Discussion

The Club propose that a 6-metre container would be adequate for their storage needs, and could be located adjacent to the existing clubrooms. The Club's request is outlined in more detail in **Appendix 1**. A plan indicating the preferred site is shown in **Appendix 2**.

The Cromwell Sports Park Reserve Management Plan 2015 provides the following guidance regarding buildings on Alpha Street Reserve:

***Buildings and Other Structures*** This policy seeks to ensure that buildings and structures do not dominate the Cromwell sports parks and that it remains predominantly an area for recreation and organised sport.

#### ***Objectives***

***1*** To ensure the provision and maintenance of buildings and other structures of a design and scale suited to the environment and appropriate to facilitate public recreational use and enjoyment of outdoor spaces.

***2*** To ensure all buildings managed and owned by clubs on reserve land have a current lease agreement.



**POLICIES**

*1 Buildings on Anderson Park and/or Alpha Street Reserve shall be provided for the specific proven needs of the users where this provision does not detrimentally affect the appearance or utilisation of the park.*

*2 A new building will only be erected where it is not suitable to use a modified existing building, or possible to share facilities with other users.*

*3 New buildings on the park shall be located only where:*

*3.1 Neither they, nor associated car parking, unduly restrict the area useable for outdoor recreation.*

*3.2 They do not obstruct the entrances to the park, either physically or visually.*

*3.3 They do not detract from the open nature of the park, especially as seen from surrounding roads.*

*4 The design of all buildings and structures proposed to be erected shall be referred to Council or its delegated representative for approval.*

*5 All new buildings and structures shall be of a size and design that:*

*5.1 Is such that they provide no more than a service ancillary to the use of the area for sport.*

*5.2 Is to acceptable architectural standards*

*5.3 Is in scale with, and suited to, the character of the park.*

*5.4 If possible, they shall be sited so that they can be extended to provide such further facilities as may be required at a later date.*

*6 Buildings shall be designed or modified for multi-purpose use where practicable*

The requirement for increased storage has been demonstrated through the Club's growth in numbers and necessity for ad-hoc solutions for changing room facilities.

The Club's request for the siting of the container is of a temporary nature, until they can secure more permanent storage options. The siting of a container on the reserve will require Council to issue a licence to occupy for the container to comply with the Reserves Act 1977. It is proposed that the container would be issued a licence to occupy for two years. Before any renewal was contemplated Council and the Club would undertake a review as to whether the container was still required.

Containers are functional and robust. To reduce the impact that the container may have on visual amenity, the Club have indicated that they will paint the container to blend in with the surroundings. Siting of the container adjacent to the clubrooms would help minimise the visual impact of the container and would not restrict parking or use of the park.

The request received also asks for the installation of a shower within the clubrooms. The possibility for Council to lease the clubrooms to the Club on a longer-term basis (rather than the current seasonal arrangement) is also requested. These matters will be addressed in a separate report that will be presented to the Board for consideration at its July 2021 meeting.

#### 4. Options

##### Option 1 – (Recommended)

That the Board:

- Authorises Cromwell Football Club to temporarily locate a 6-metre container adjacent to the Alpha Street clubrooms.
- Authorises that a licence to occupy for the container is issued in terms of the Reserves Act 1977 and in accordance with Council's Community Leasing and Licensing Policy for a period of two years at \$1.00 per annum (if demanded).

Advantages:

- The Club's storage issues would be solved in the short term, allowing them to fully utilise the clubrooms they lease.
- The container would be licenced for two years, during which time Council and the Club would undertake a review as to whether the container was still required.
- There is no cost to Council.

Disadvantages:

- A container would be sited on the reserve, which may have a negative impact on visual amenity.

##### Option 2

That the Board does not authorise the Cromwell Football Club to temporarily locate a 6-metre container adjacent to the Alpha Street Clubrooms.

Advantages:

- There would be no additional structures sited on the reserve.

Disadvantages:

- The Club would still have issues with storing their equipment and could not fully utilise the clubrooms they lease.

#### 5. Compliance

<b>Local Government Act 2002 Purpose Provisions</b>	This decision promotes the social and cultural wellbeing of communities, in the present and for the future by providing much needed storage space for a growing sports club.
<b>Financial implications – Is this decision consistent with proposed activities and budgets in long term plan/annual plan?</b>	There is no cost to Council in this proposal. The Club pay \$573 per year for rental of the Alpha Street clubrooms. It is proposed that the licence to occupy that is needed for the container is levied at \$1 per annum (if demanded).
<b>Decision consistent with other Council plans and policies? Such</b>	This decision is consistent with the Cromwell Sports Park Reserve Management Plan 2015,

<b>as the District Plan, Economic Development Strategy etc.</b>	and any licence to occupy would be consistent with Council's Community Leasing and Licensing Policy.
<b>Considerations as to sustainability, the environment and climate change impacts</b>	There are no environmental impacts related to this decision.
<b>Risks Analysis</b>	There are no risks identified with this decision.
<b>Significance, Consultation and Engagement (internal and external)</b>	Regarding Council's Significance and Engagement policy, no consultation is required.

## 6. Next Steps

The Club will be advised of the Board's decision.

## 7. Attachments

**Appendix 1 - Cromwell Football Club request.** [↓](#)

**Appendix 2 - Proposed container location.** [↓](#)

Report author:



Gordon Bailey  
Parks and Recreation Manager  
26/05/2021

Reviewed and authorised by:



Louise van der Voort  
Executive Manager - Planning and Environment  
8/06/2021

25 May 2021

### **Cromwell Football Club: Application to site 6m container adjacent to clubrooms**

On 24 May 2021, representatives of the Cromwell and Alexandra football clubs met with CODC staff to review progress relating to the temporary siting of containers on council-owned land, for the purpose of club storage.

Both clubs are growing, and existing storage provided by their landlords (the Cromwell community board and the Cromwell netball club respectively) is insufficient for the purpose of storing football kit, balls, training aides, flag poles, football nets and associated equipment.

There is no available alternative accommodation to meet either clubs' storage requirements.

### **Precedents**

There are clear precedents in the ward, district and region where clubs have been allowed to site containers for the purpose of club storage. They are at the Cromwell Rugby Club (ward), the Alexandra Netball Club (district) and the Wanaka Recreation Centre (region) – the latter which accommodates three containers for different sporting clubs utilising the facility.

All have been granted board/council consent. None have been graffitied. All are adjacent to the recreational area utilised by the clubs.

### **Reason for urgency**

The junior community football season is relatively brief. It concludes at the end of July. Rep and senior football continue after that time.

The Cromwell Football Club hosts teams from other areas and regions including a monthly hosting of all junior teams from Wanaka, Queenstown and Alexandra in competitions ranging from the under 6s grade to under 17 teams. Approximately 750 junior players and their families come to Cromwell on those Sundays.

The club's facilities are currently inadequate to properly host these tournaments.

In addition, the Cromwell senior and under 17 teams regularly host visiting football teams in their respective grades but no showers nor hot water is available to the club players or their visitors.

## **Physical Siting**

The Cromwell football club is proposing to site the container out of the direct sightlines from the street and parallel to the river side wall of the clubrooms.

The dimensions of a 20-foot container are: Exterior Dimensions (in feet): 20' long x 8' wide x 8' 6" high. Exterior Dimensions (in meters): 6.10m long x 2.44m wide x 2.59m high. Interior Dimensions (in feet): 19' 4" long x 7' 9" wide x 7' 10" high.

The container will be painted to blend in with the adjacent surrounds.

## **Showers for the Clubrooms**

The Cromwell Football club has only just been made aware, by CODC staff, that there is no provision in the CODC or Cromwell Community Board annual or ten-year plans, for the installation of hot showers in the clubrooms.

Proposed minor capital works were not listed in any consultation documents that accompanied the above draft plans, and the club's assumption, that the current situation of no hot water/showers being soon rectified, has proven incorrect.

We understand the approximate cost of installing hot showers is \$10,000. They previously existed but the heating units have since been removed by the board/council and no showers are possible. This has senior/youth hosting and tournament implications for the club, but also for the wider community.

The Cromwell Football club is seeking the installation of hot showers within the coming financial year.

## **Future of Football Pavilion/Clubrooms**

Currently the CCB/CODC own the football clubrooms. The Alpha Street grounds are a recreational reserve but, apart from the yearly classic car show and the occasional circus, the grounds are almost exclusively used for football in winter, and summer/twilight soccer over the warmer months.

In the next twelve months, and after the container and showers issues are resolved, the club would like to engage in consultations with the CODC about potentially owning the clubrooms. This would have the potential effect of creating an appropriate football reserve and allowing the club to develop the facilities without the need to continually seek formal approval for every minor issue.

### **In the short-term, the club seeks to;**

- a) Locate a 20-foot container on-site for storage purposes.
- b) Have hot water and working showers installed at the clubrooms.

### **Alternative options**

- a) Container storage – the nearest storage facility is that associated with the Cromwell Bowling Club, but it is too distant for playing and practical purposes.
- b) Showers – the alternative is to delay the installation of showers/hot water and engage with the Cromwell Football club about transferring ownership of the current building to the club for a nominal sum.

**Michael Laws**  
**Cromwell Football Club**

**Alpha Street Pavilion.**

Created Date: 26/05/2021  
Created Time: 8:24 AM  
Created By: grb



Scale: 1:414  
Original Sheet Size A4  
Projection: NZTM2000  
Bounds: 1301886.08876709,5005331.11506617  
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The information displayed in the Geographic Information System (GIS) has been taken from Central Otago District Council's (CODC) databases and maps.  
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## 21.5.6 REVOCATION OF PART OF GREENWAY RESERVE OFF WAENGA DRIVE

Doc ID: 535485

### 1. Purpose of Report

Consider recommending to Council to revoke the Local Purpose (Amenity) Reserve classification for 619m<sup>2</sup> (subject to survey) from Lot 201 DP 359519 which is part of Waenga Drive Greenway Reserve.

---

### Recommendations

That the Cromwell Community Board

- A. Receives the report and accepts the level of significance.
- B. Recommends Council agrees to progressing the revocation of the Local Purpose (Amenity) Reserve classification from the specified 619m<sup>2</sup> (subject to survey) area from Lot 201 DP 359519 for the reasons set out in the report.
- C. Recommends Council publicly notify the proposed revocation in accordance with section 24(2)(b) of the Reserve Act 1977.
- D. Recommends (following the successful completion of the public notification process, and decision) that the Minister of Conservation is notified in writing of the Council decision and request that the specified part of Waenga Drive Greenway Reserve be approved for revocation and notified in the Gazette.
- E. Recommends that if reserve status of the specified Part of Waenga Drive Greenway Reserve is successfully revoked via *Gazette* notice, that all affected parties are notified and the underlying land is disposed of, subject to subdivision, to the adjoining landowner being Foodstuffs South Island Properties Limited on behalf of Cromwell New World.
- F. Recommends that the remainder of Lot 201 DP 359519 of the Waenga Drive Greenway Reserve (excluding the relevant part of Waenga Drive Greenway Reserve in recommendation B above) remain as Local Purpose (Amenity) Reserve.

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### 2. Background

A report detailing a request from Foodstuffs South Island Properties Ltd (Foodstuffs) to purchase this 619m<sup>2</sup> of greenway adjacent to the New World site in Waenga drive was considered by the Cromwell Community Board (the Board) at its meetings of 5 February 2019 and 30 June 2020.

The Community Board recommended that Council agree to sell the specified Part of the Waenga Drive Greenway Reserve on terms and conditions which included the requirement for public notification of the revocation of the reserve status and the Minister of Conservation



consenting to the revocation of the reserve status. Foodstuffs are to meet the costs of this process.

The part of the reserve sought to be revoked is 619m<sup>2</sup> more or less (subject to survey) and part of Lot 201 DP 359519, which was vested in the Central Otago District Council (Council), as a Local Purpose (Amenity) Reserve in 2006. It forms part of the Waenga Drive Greenway Reserve which is an open space system with pathways linking residences and the town centre. It provides a safe route for members of the community for running, walking and cycling while staying off the roads.

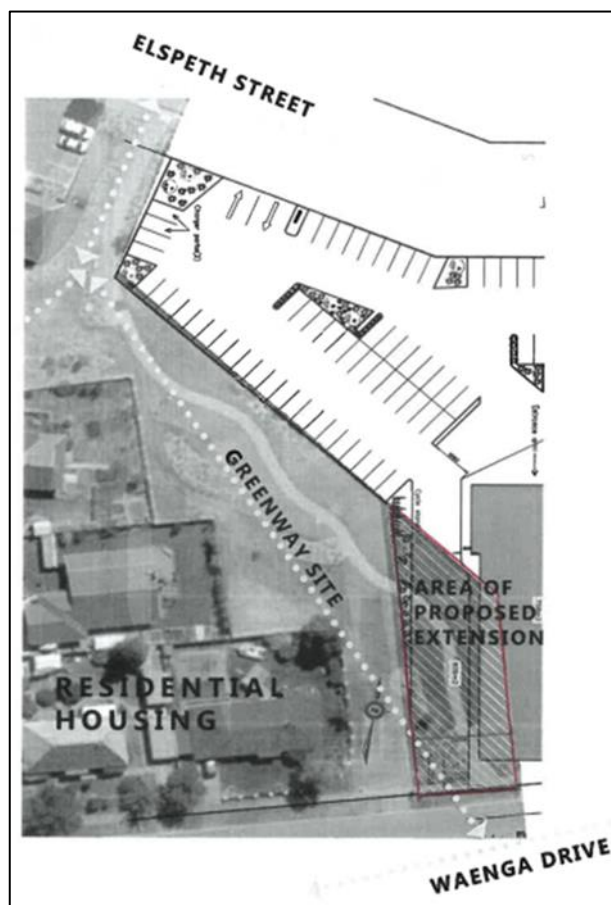
A conditional agreement for sale and purchase was subsequently entered into with Foodstuffs. This report seeks to advance the revocation of that Part of the Greenway Reserve off Waenga Drive. If the revocation process is approved the land can then be disposed of by sale to the adjoining landowner, Foodstuffs.

The Board's resolution from June 2020 is below:

*That the Board:*

- A. **Receives** the report and accepts the level of significance.
- B. **Recommends** to Council to agree to sell 609m<sup>2</sup> (subject to survey) from Lot 201 D P 359519, known as Waenga Drive Greenway Reserve, to the adjoining landowner Foodstuffs South Island Properties Ltd, on terms and conditions to be agreed by the Chief Executive Officer and at a price based on valuation advice.
- C. **Recommends** Council include the following minimum terms and conditions:
  - The land being developed in line with the landscape concept plan provided by the purchaser.
  - The Chief Executive determining the sale price based on valuation advice.
  - The Chief Executive agreeing to the final detail of the redevelopment of the reserve immediately adjoining Cromwell New World and that work is arranged and funded by the purchaser. The final sign off of practical completion is to be by the Parks and Recreation Manager.
  - The purchaser obtaining resource consent for the boundary adjustment and all necessary land use consents.
  - The purchaser meeting all survey and legal costs.
  - Public advertising under Section 24(2) of the Reserves Act of revocation of the reserve status. Costs to be covered by the applicant.
  - The Minister of Conservation consenting to revocation of the reserve status over the 609 m<sup>2</sup> of reserve land.
- D. **Recommends** that all submissions received will be considered by Council's Hearings Panel.
- E. **Resolves** that the Chief Executive Officer be delegated the authority to determine the final terms of sale

The relevant part of the Waenga Drive Greenway Reserve is outlined in red on the below plan:



#### Reserve status and relevant statutory provisions

The reserve is subject to section 23 of the Reserves Act 1977 (the Act). Council is the administering body of the reserve.

The reserve is classified as a Local Purpose (Amenity) Reserve. The purpose of a Local Purpose reserve is for providing and retaining areas for such local purpose or purposes as are specified in any classification of the reserve.

Pursuant to section 24 and 24A of the Reserves Act 1977, the Council (as administering body) should:

- Resolve that the reservation of the reserve should be revoked and provide reasons.
- Publicly notify the proposal and specify the reasons for the proposal.
- Council's Hearings Panel will hear any submissions received and make recommendations to Council.
- Council makes a resolution on the recommendations received from the Hearings Panel.
- If the recommendation is to revoke the reserve status, notify the Minister of Conservation in writing of the resolution and request the revocation be approved and notified by *Gazette* notice; and
- Receive the decision of the Minister of Conservation, and notify the affected parties.
- On receipt of the *Gazette* notice record the revocation and arrange disposal.

If revocation of the reserve status is confirmed then it will remain Council land prior to being subdivided then disposed of.

It is Council's statutory duty to consult with the community in its decision making under the Reserves Act 1977. The proposal to revoke the reserve status and dispose of the Part of the Waenga Drive Greenway Reserve will be publicly notified, giving the opportunity for the public to make submissions.

The proposed Public Notice is attached as **Appendix 1**, and the Statement of Proposal is attached as **Appendix 2**.

Council's Hearings Panel is delegated to hear submissions that relate to section 24(2)(b) and 24(2)(c) of the Reserves Act 1977. This process falls under these sections of the Act.

### 3. Discussion

#### Benefits from renewal of residual reserve

Alternative expanded store layouts/designs and feasible relocation options within the town centre have been investigated by Foodstuffs and were found to be unviable. The existing supermarket is surrounded by three road frontages (Waenga Drive, Murray Terrace and Elspeth Street). This means expansion options are limited. Foodstuffs preferred option is to purchase part of the Waenga Drive Greenway Reserve adjacent to New World.

The existing greenway was developed 38 years ago, and at some time in the future the concrete path, lighting, irrigation, and plants will need to be renewed.

Foodstuffs' proposal will result in the remaining part of the greenway being redeveloped at no cost to Council. The Greenway Development Landscape Proposal (previously approved by the Board) is attached as **Appendix 3**.

To summarise:

- The remaining adjacent local purpose reserve will be developed to ensure a safe, inviting and improved landscaped and amenity space (at Foodstuffs' cost)
- Its function will not be lost. An open space pathway will continue to link Waenga Drive into the Cromwell Western Greenway network providing a safe and attractive route for the community; and
- As part of this upgrade, improved connectivity will be provided to the Cromwell Town Centre.
- The redevelopment extends the timeframe of when renewal works would be required. This represents a saving to ratepayers.

These associated improvements will ensure that the residual reserve is not adversely affected by the revocation of the reserve status from part of the Greenway Reserve.

#### Other community benefits

The community will benefit financially from the sale of the specified Part of Waenga Drive Greenway Reserve. As well as the benefit from an upgraded reserve, there will be a financial sum to reinvest in other reserve areas.

Proceeds received from the sale are to be used for the future development and enhancement of other reserve areas within the Cromwell Ward. This is consistent with sections 78-80 of the Act.

Council will hold proceeds from the sale of the specified Part of Waenga Drive Greenway Reserve in its Cromwell Reserves account to use when required for future development, purchase or enhancement of reserves and reserves assets within the Cromwell ward.

Furthermore, the longevity and viability of a key business within the Cromwell community will be maintained. Foodstuffs are a co-operative company, owned by local store operators, and the wholesale supplier to New World supermarkets, including Cromwell New World. Grocery provision is an essential service to meet food and household needs for the community. An improved retail offering strengthens the Cromwell community to shop and support local (with flow-on employment benefits).

Finally, the upgrade will provide significant investment in the town centre and the community. The estimated build cost is \$7 million and construction time 12 months. Local contractors and sub-contractors will be used where possible.

Giving effect to the upgrade of the greenway adjacent to the supermarket

Should the reserve status be revoked, Foodstuffs will need to apply for subdivision consent to create a section for disposal. Foodstuffs will then develop the residual land (at their own cost) in accordance with the approved landscape plan for this area.

#### **4. Options**

Option 1 – (Recommended)

Proceed to revoke the Local Purpose (Amenity) Reserve classification of the specified 609m<sup>2</sup> (subject to survey) from Lot 201 DP 359519, known as Waenga Drive Greenway Reserve, for disposal as recommended in this report.

Advantages:

- The community receives an upgraded greenway reserve.
- The community gains funding that can be used to redevelop other reserves within the ward.
- A business providing community benefit within Cromwell is able to expand to provide increased benefit.

Disadvantages:

- Reserve land can be an emotive matter, and revocation of its status could be viewed negatively by some in the community. However, fair consideration of community views is the reason for public notification and hearings processes being undertaken.

Option 2

Do not proceed to revoke the Local Purpose (Amenity) Reserve classification of the specified 609m<sup>2</sup> (subject to survey) from Lot 201 DP 359519, known as Waenga Drive Greenway Reserve.

## Advantages:

- Reserve land is not reduced by revocation.

## Disadvantages:

- This would have legal implications, as the Community Board has already resolved to agree to sell the specified part of the reserve on terms which include proceeding with the public notification process for revocation of reserve and disposal.

## 5. Compliance

<b>Local Government Act 2002 Purpose Provisions</b>	This decision promotes the social, economic, and environmental wellbeing of the community, in the present and for the future, by enabling a business providing community benefit to reconfigure its options for growth; as well as through renewal of the residual reserve.
<b>Financial implications – Is this decision consistent with proposed activities and budgets in long term plan/annual plan?</b>	<p>All costs of the revocation process will be borne by Foodstuffs.</p> <p>Proceeds received from the future sale are to be used for the future development and enhancement of other reserves areas within the Cromwell Ward.</p>
<b>Decision consistent with other Council plans and policies? Such as the District Plan, Economic Development Strategy etc.</b>	<p>Foodstuffs is responsible for all costs.</p> <p>Resource consent and written permission from the Council is required to undertake any subdivision and development of the specified Part of Waenga Drive Greenway Reserve. The proposed landscape plan for the residual reserve has already been approved by the Community Board.</p> <p>The revocation of the reserve status will not affect compliance with any conditions of existing resource consents or existing Council infrastructure (which can be considered and protected via easement as part of any future subdivision from the wider reserve).</p> <p>The Proposal is consistent with the proposed Cromwell Masterplan and its strategic objectives including by revitalising the town centre and associated improved access (Objective 6) and enhancing the greenways of Cromwell (part of Objective 5, residential development and amenity).</p>

<b>Considerations as to sustainability, the environment and climate change impacts</b>	There will be a small loss of greenspace of 619m <sup>2</sup> which is not anticipated to have an impact on sustainability or climate change matters.
<b>Risks Analysis</b>	<p>The loss of 619m<sup>2</sup> from the local purpose reserve is not considered to materially affect the purpose for which the reserve is held, particularly as Foodstuffs' proposal will result in the remaining greenway being redeveloped.</p> <p>A potential precedent for selling off reserve land may be set; however, this will be mitigated by all future applications or proposals being assessed on their own merits on a case-by-case basis.</p>
<b>Significance, Consultation and Engagement (internal and external)</b>	The public will have the opportunity to formally submit on the revocation proposal.

## 6. Next Steps

Advertise proposal to revoke reserve.	25 June 2021
Board Hearings Panel considers submissions.	10 August 2021
Hearing Panel recommendation presented to Council.	22 September 2020
Council adopts or rejects Hearings Panel recommendation.	22 September 2020
Request the Minister of Conservation's consent to revoke the reserve status.	22 September 2020
Foodstuffs apply for resource consent if Minister of Conservation consent is approved.	TBC
Upon Foodstuffs providing survey plan, request Department of Conservation to publish Gazette Notice to revoke reserve.	TBC
Settlement of the sale contract 10 working days after all consents and title issued.	TBC

## 7. Attachments

**Appendix 1 - Proposed Public Notice** [↓](#)

**Appendix 2 - Proposed Statement of Proposal** [↓](#)

**Appendix 3 - Greenway Development Landscape Proposal** [↓](#)

Report author:



Gordon Bailey  
Parks and Recreation Manager  
26/05/2021

Reviewed and authorised by:



Louise van der Voort  
Executive Manager - Planning and Environment  
8/06/2021

- **Proposed Revocation of Part of Waenga Drive Greenway Reserve**

- The Central Otago District Council and the Cromwell Community Board are proposing to revoke the Local Purpose (Amenity) Reserve classification of approximately 619m<sup>2</sup> of the Waenga Drive Greenway Reserve in Cromwell (the **Land**).

- 

- The Land has been identified as necessary to provide for the expansion and upgrade of an existing supermarket which is surrounded by three road frontages (Waenga Drive, Murray Terrace and Elspeth Street) with the ability only to expand to the Land. To achieve the necessary expansion, the reserve status applying to the Land needs to be revoked.

- 

- The Waenga Drive Greenway Reserve will continue to be able to be used, and to achieve its amenity purpose. It is proposed that part of the Waenga Drive Greenway Reserve (excluding the Land) be redeveloped and an improved landscaping and amenity space provided.

- 

- It is intended to dispose of the Land by sale to adjoining landowner Foodstuffs South Island Properties Ltd. The proceeds from the sale will be used for the future development and enhancement of other reserve areas within the Cromwell Ward.

- 

- A statement of proposal outlining the proposed revocation in more detail (including a map and landscape plan), and implications for neighbouring landowners and reserve users is available on Council's website. Hard copies are also available [insert].

- 

- You can make a submission on the proposed reclassification online at [ww.codc.govt.nz/consultation](http://ww.codc.govt.nz/consultation) or email it to [submissions@codc.govt.nz](mailto:submissions@codc.govt.nz). Written submissions can be posted to: Revocation of Part of Waenga Drive Greenway Reserve, Central Otago District Council, PO Box 122, Alexandra 9340. Submissions must be received by 5.00pm **Monday 26 July 2021**

- 

For general enquiries please contact [insert].



# Proposed revocation of part of Lot 201 DP 359519 (Waenga Drive Greenway Reserve)



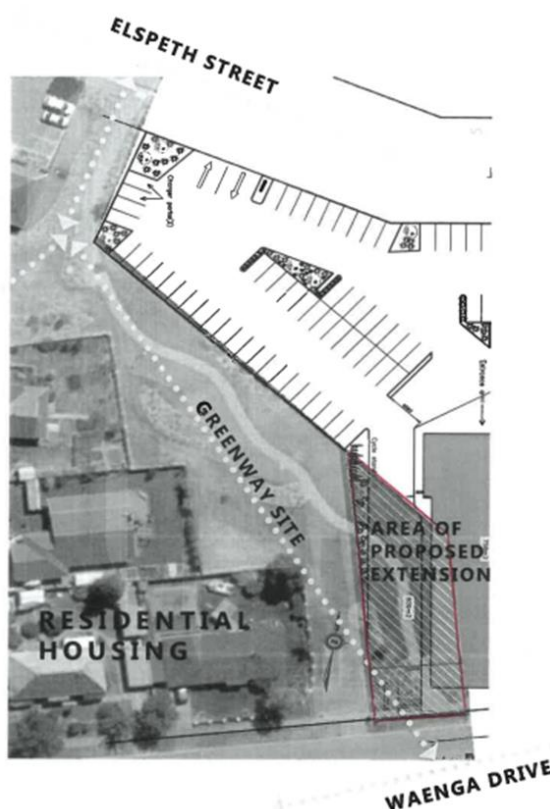
Public notice date: 25 June 2021

## Statement of Proposal:

The Central Otago District Council and the Cromwell Community Board are proposing to revoke the Local Purpose (Amenity) Reserve classification of approximately 619m<sup>2</sup> of the Waenga Drive Greenway Reserve, and dispose of it by sale to adjoining landowner Foodstuffs South Island Properties Ltd.

### Schedule of land:

The land proposed to be revoked is part of Lot 201 DP 359519 in Cromwell, and is outlined in red on the plan below.



### Why is the revocation of the land needed?

The revocation of the reserve status of the land is necessary to provide for the expansion and upgrade of an existing supermarket which is surrounded by three road frontages (Waenga Drive, Murray Terrace and Elspeth Street) with the ability only to expand to the land which is part of the Waenga Drive Greenway Reserve. The expansion and upgrade is necessary to ensure the existing

supermarket is safe, attractive and viable. It will provide an improved and viable retail offering for the community and strengthen the Cromwell town centre.

### **How is the area used now?**

The Waenga Drive Greenway Reserve is an open space system with pathways which links residences and the town centre. It provides a safe route while staying off the roads for members of the community running and walking.

### **How will the revocation affect users of the reserve?**

The revocation will have little adverse effects on the users of the reserve. An open space pathway will continue to link Waenga Drive into the Cromwell Western Greenway network providing a safe and attractive route for the community. The remaining adjacent local purpose reserve will not have its reserve classification revoked and will be redeveloped to provide improved amenity and a safer, inviting and landscaped space (at Foodstuffs cost). Privacy and amenity concerns of potentially affected neighbours and reserve users will be mitigated through landscape design. A Landscape Plan approved by the Community Board for the reserve is **attached**.

The community will further benefit from proceeds received from the disposal and sale which will be used for the future development and enhancement of other reserves areas within the Cromwell Ward.

### **How will the expansion of retail activity affect the reserve?**

The redevelopment of the existing supermarket will create a beautified area for the enjoyment of the community. Additional planting and landscaping is proposed, and better amenity and connectivity will be provided to the Cromwell Town Centre. Any expansion of retail activity on the land will still require resource consent under the Resource Management Act 199. Through this process the Council will consider any adverse effects of the proposed upgrade and expansion and how these can be avoided, remedied and managed.

### **What is the process and how long will the process take?**

Section 24 of the Reserves Act 1977 provides the mechanism for revoking part of a classification of a reserve. The proposal is to revoke the Local Purpose (Amenity) Reserve classification of approximately 619m<sup>2</sup> of the Waenga Drive Greenway Reserve and dispose of it by sale to adjoining landowner Foodstuffs South Island Properties Ltd. This will enable the existing Cromwell New World to expand onto the site identified above.

The revocation process usually takes between 6 – 12 months.

### **What opportunities are there for involvement?**

You can make a written submission by 5.00pm **Monday 26 July 2021** on the proposed revocation of part of a reserve. Your submission may address any aspect of the proposal. Your submission will be considered before proceeding with the revocation process as set out in the Reserves Act 1977.

You may also have the opportunity to attend a hearing of submissions if such a hearing is held.

Submissions can be made online via Council's website [www.codc.govt.nz/consultation](http://www.codc.govt.nz/consultation) or by completing the attached form. Your form can be dropped into the Council office at **1 Dunorling Street, Alexandra, or posted to:**

Revocation of Part of Waenga Drive Greenway Reserve  
Central Otago District Council  
PO Box 122  
Alexandra 9340

For general enquiries please contact [insert]

## PROPOSED GREENWAY DEVELOPMENT ELSPETH STREET - WAENGA DRIVE, CROMWELL | LANDSCAPE PROPOSAL



15 MAY 2020

rough & milne landscape architects

# CONTENTS

<b>Project</b>
Proposed Greenway Development
<b>Address</b>
Elspeth Street to Waenga Drive, Cromwell
<b>Date</b>
27 March 2019
<b>Revision</b>
A
<b>Status</b>
FOR REVIEW
<b>Reference</b>
19033
<b>Prepared for</b>
Foodstuffs South Island Ltd
<b>Prepared by</b>
Rough and Milne Landscape Architects Ltd

<b>DESIGN STATEMENT</b>	<b>3</b>
<b>DESIGN INSPIRATION</b>	<b>4</b>
<b>CONCEPT 1:600</b>	<b>5</b>
<b>CONCEPT 1:300</b>	<b>6</b>
<b>ARTISTS IMPRESSION</b>	<b>7</b>
<b>MATERIALS PALETTE</b>	<b>8</b>
<b>PLANTING PALETTE</b>	<b>9</b>



## DESIGN STATEMENT

The site of the proposed greenway development is located within the town centre of Cromwell, between Waenga Drive and Elspeth Street, and provides a key accessway to the town centre from surrounding residential properties. Cromwell is a town situated at the confluence of the Clutha and Kawarau Rivers, referred to simply as 'The Junction' during the gold rush. Construction of the Clyde dam transformed the township into a 'Hydro Town'. Orchards and vineyards now make up the patterns within the surrounding landscape.

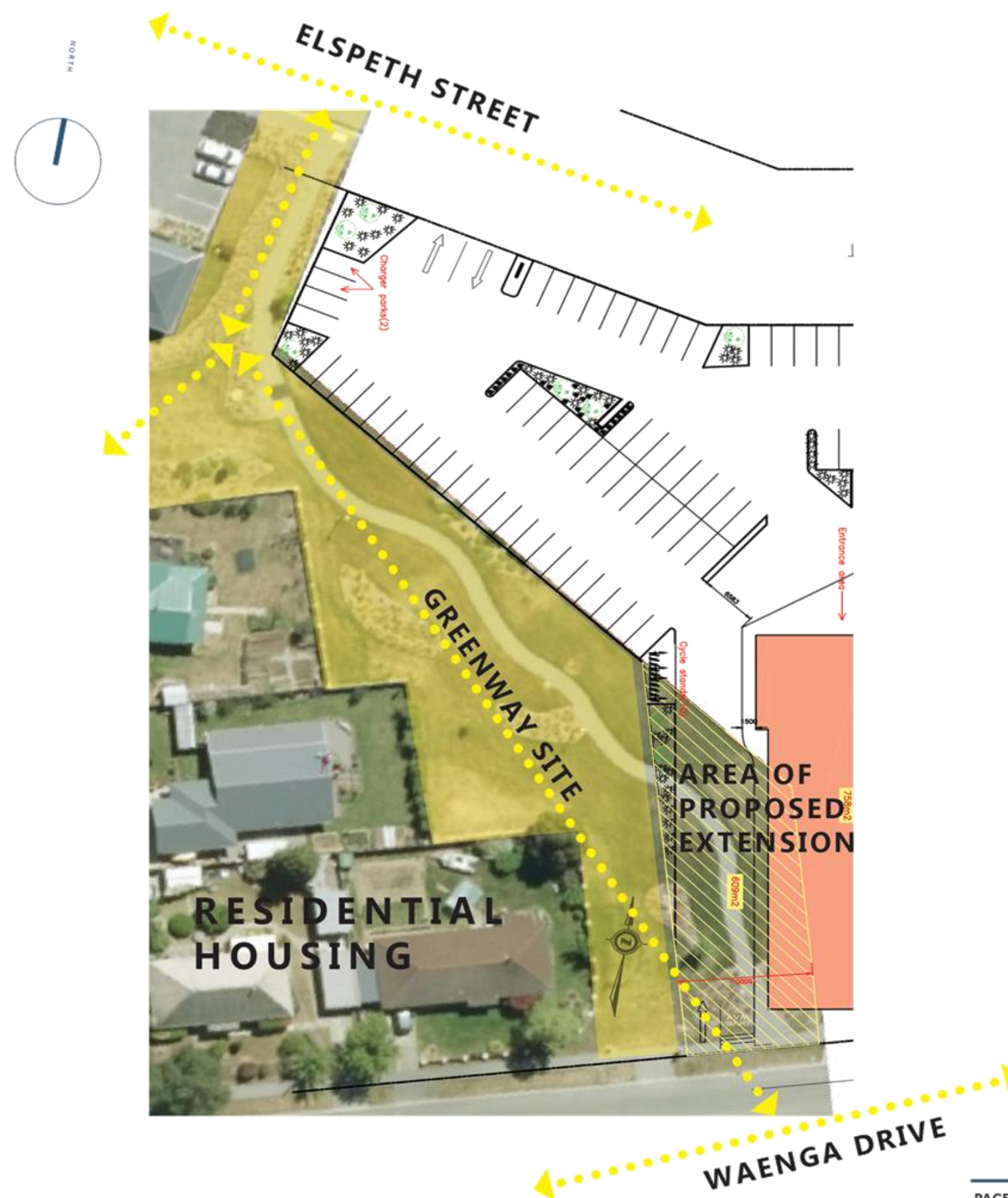
The design narrative is a nod to the people of the area, historic stories and patterns created in the landscape by these different groups of people.

Proposed hard materials will reflect the simple materials of the town - timber, gravel, concrete, metal and steel. These materials were used by prospectors during the gold mining era and construction of the Clyde Dam, and remain in context with the township of today.

Use of local stone and gravel, timber, concrete and corten steel - with corten colour providing a visual warmth and softness in contrast to concrete and gravel.

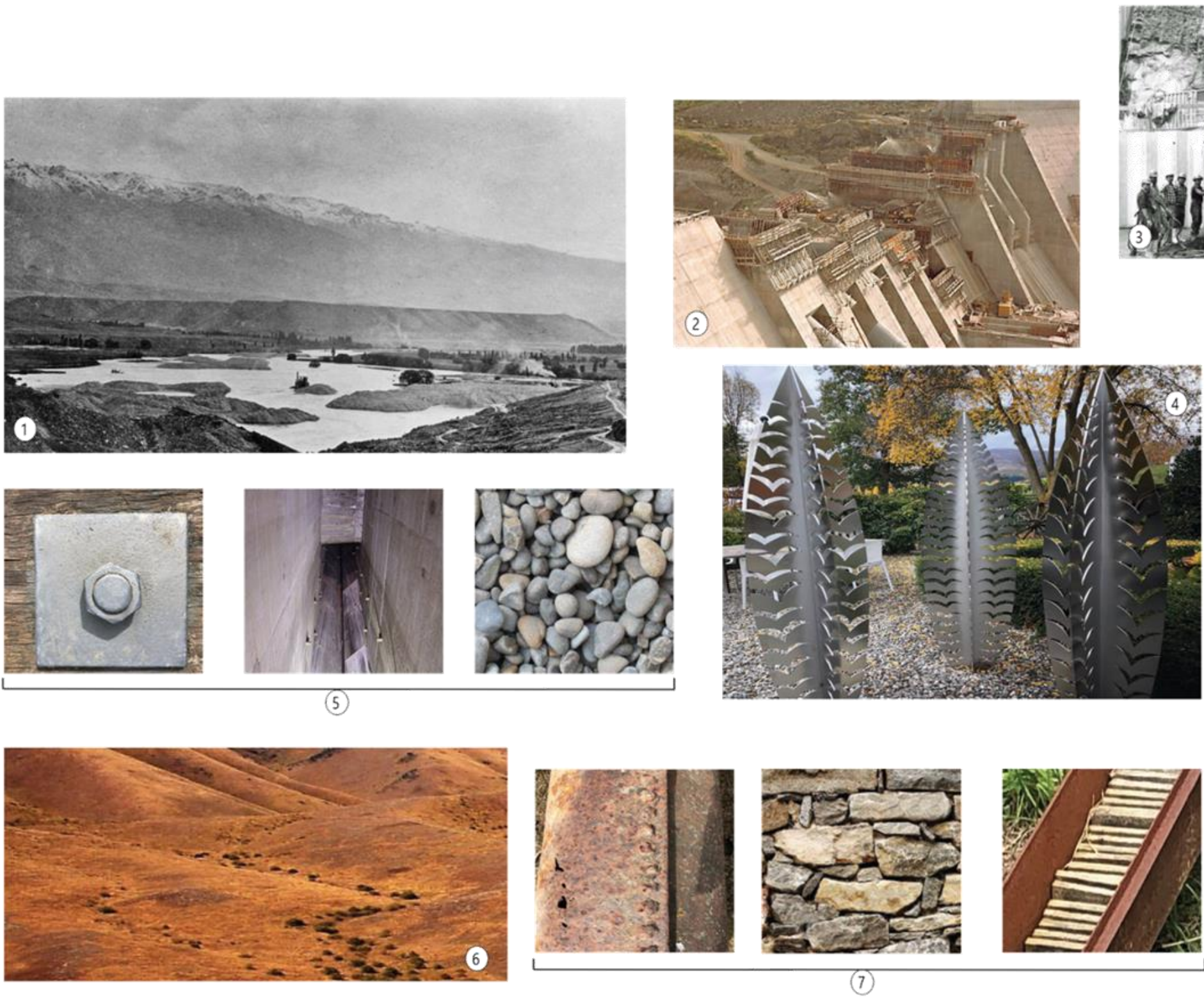
Planting will comprise a simple and restrained palette of both native and exotic species typical to area, used en masse to emphasise colour, texture and contrast. Tree species will reflect the surrounding area - including Ornamental Pear and Freeman's Maple to provide seasonal interest. Although there will be a defined zone for direct access through the Greenway, the design also incorporates a number of intimate spaces which to allow for quite contemplation and views out and beyond.

The landscape interface with the surrounding street network is a simplified arrangement using repeated materiality and patterning to visually connect this greenway to the surrounding area, creating a physical and visual cohesion within Cromwell township for people to live, meet, take pause and enjoy.





DESIGN INSPIRATION



KEY / DESIGN DRIVERS

- 1 **The Junction** Cromwell was known as 'The Junction' during the early goldmining days. The township is situated at the confluence of the Clutha and Kawarau Rivers.
- 2 **The Clyde Dam** The Clyde Dam was constructed between 1982 and 1993. The dam harnesses the Clutha River for the generation of Hydroelectric power. The township of Cromwell was known as a 'Hydro Village' providing housing for those working on the Clyde Dam.
- 3 **Cultural Elements** to retain and retell stories and memoirs from past settlers - goldminers and those working on the Clyde Dam.
- 4 **Design inspiration from art** this stainless steel sculpture portrays a delicate elegance which belies its strength as a material. Steel is required to provide strength and reinforcing to concrete.
- 5 **Construction materials** Steel, timber gravel and concrete. Vast amounts of concrete was used in the construction of the Clyde Dam.
- 6 **Landscape** inspiration from local vegetation and patterns within the surrounding landscape.
- 7 **Historic Relics** equipment used by the early gold diggers and prospectors - inspiration from the shapes, patterns and forms of equipment used.



CONCEPT 1:600

LEGEND

- Extent of Greenway site
- - - Existing NW property boundary
- ▣ Proposed building extension
- ▨ Extent of intrusion into greenway
- Existing to be removed
- Lawn
- Red Tussock:  
*Chionochloa rubra*
- Low shrub Planting eg:  
Hebe:  
*Hebe 'Buchananii'*  
*Hebe 'Sutherlandii'*  
Coprosma:  
*Coprosma acerosa 'Dunstan Blue'*  
Red Tussock:  
*Chionochloa rubra*  
Marlborough Rock Daisy:  
*Pachystegia insignis*
- Medium shrub Planting eg:  
Coprosma:  
*Coprosma 'Lawrie Metcalf'*  
*Coprosma propinqua x robusta 'Green'*  
*Coprosma propinqua*  
Muehlenbeckia:  
*Muehlenbeckia astonii*  
Flax:  
*Phormium cookianum 'Greensleeves'*
- Ornamental Hedge  
*Corokia 'Genty's Green'*
- Ornamental Pear  
*Pyrus calleryana 'Candelabra'*
- Freeman's Maple  
*Acer freemanii 'Autumn Blaze'*





CONCEPT 1:300

LEGEND

- Extent of Greenway site
- Existing NW property boundary
- Proposed building extension
- Extent of intrusion into greenway
- Existing to be removed
- Lawn
- Red Tussock:  
*Chionochloa rubra*
- Low shrub Planting eg:  
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*Coprosma acerosa 'Dunstan Blue'*  
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Marlborough Rock Daisy:  
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*Corokia 'Genty's Green'*
- Ornamental Pear  
*Pyrus calleryana 'Candelabra'*
- Freeman's Maple  
*Acer freemanii 'Autumn Blaze'*

Proposed Harris 'Liffiton' seatsHardwood bollardGold claim postsExposed aggregate walkway entranceAsphalt path





**ARTISTS IMPRESSION - WAENGA DRIVE ENTRANCE**

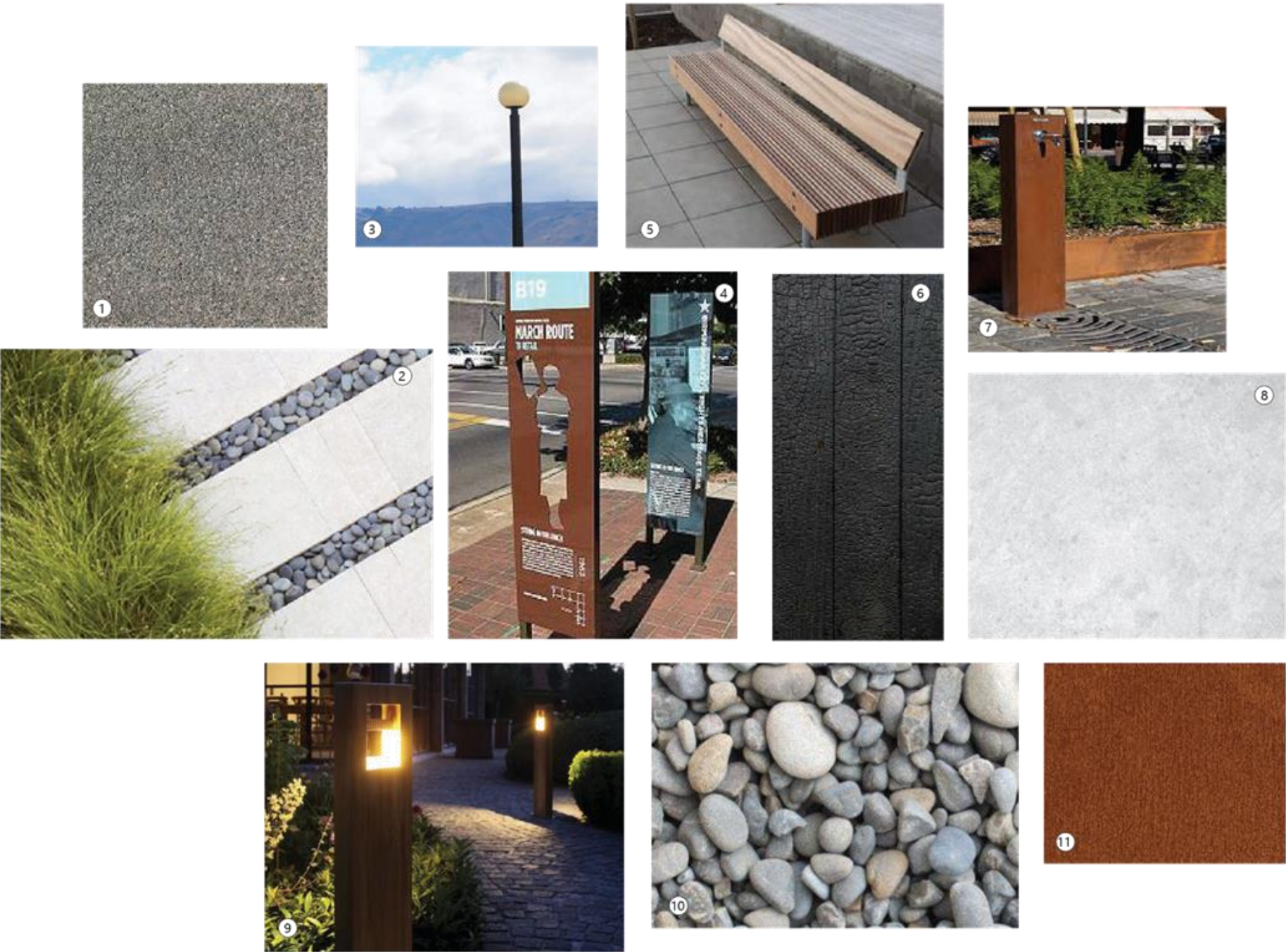




**ARTISTS IMPRESSION - INTERNAL VIEW**



MATERIALS PALETTE



- KEY
- ① Asphalt
  - ② Contemporary entrance
  - ③ Street Lighting
  - ④ Greenway way-finding signage
  - ⑤ Seating
  - ⑥ Black stained timber
  - ⑦ Drinking fountain
  - ⑧ Concrete
  - ⑨ Bollard lighting
  - ⑩ Local river gravel
  - ⑪ Corten steel



PLANTING PALETTE



- KEY
- ① *Coprosma propinqua* x *robusta* 'Green' Coprosma
  - ② *Coprosma* 'Lawrie Metcalf' Coprosma
  - ③ *Coprosma rugosa* 'Lobster' Coprosma
  - ④ *Hebe* 'Sutherlandii' Hebe
  - ⑤ *Muehlenbeckia astonii* Shrubby Tororaro
  - ⑥ *Acer freemanii* 'Autumn Blaze' Freeman's Maple
  - ⑦ *Gaura lindheimeri* 'Sparkle White' Beeblossom
  - ⑧ *Pyrus calleryana* 'Candelabra' Ornamental Pear
  - ⑨ *Agapanthus* 'Snowdrop' Eco-Friendly Agapanthus
  - ⑩ *Hebe* 'Buchananii' Hebe
  - ⑪ *Phormium cookianum* 'Greensleeves' Dwarf Flax
  - ⑫ *Chionochloa rubra* Red Tussock
  - ⑬ *Coprosma acerosa* 'Dunstan Blue' Coprosma
  - ⑭ *Lavandula* 'Grosso' Lavender



## 6 REPORTS FOR INFORMATION

### 21.5.7 ROUNDABOUT CONSTRUCTION - INTERSECTION STATE HIGHWAY 8B AND BARRY AVENUE

Doc ID: 535287

#### 1. Purpose

To inform the Board of the Crown's intention to acquire Council land for the purpose of constructing of a roundabout at the intersection of State Highways 8B and Barry Avenue.

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#### Recommendations

That the report be received.

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#### 2. Discussion

##### Background

State Highway 8B is located on the northern edge of the Cromwell township. It is a short 2.6-kilometre highway which links State Highway 6 with State Highway 8.

State Highways 6 and 8B are major New Zealand state highways.

State Highway 6 extends from the north eastern corner of the South Island across the top of the island, then down the length of the island. It is also the main road from Cromwell to Wanaka and Cromwell to Queenstown.

State Highway 8 forms an anticlockwise loop through the southern scenic regions of the Mackenzie Basin and Central Otago.

An overview of each of these State Highways is shown below in figures 1, 2, and 3.



Figure 1 – Overview of State Highway 8B



Figure 2 – Overview of State Highway 6



Figure 3 – Overview of State Highway 8

The Cromwell township can be accessed from three roads adjoining State Highway 8B. They are Alpha Street, Sargood Road, and Barry Avenue.

The intersection of State Highway 8B and Barry Avenue is shown below in figure 4.

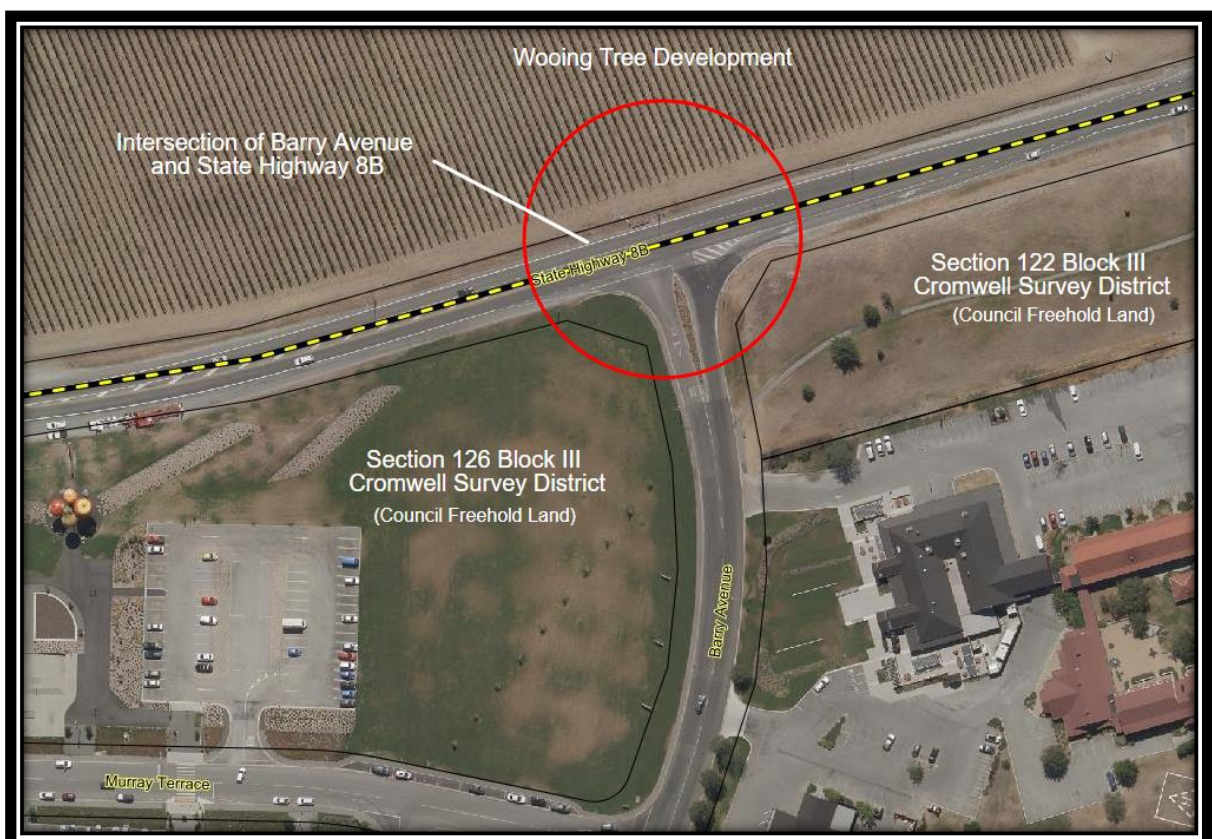


Figure 4 – Intersection of State Highway 8B and Barry Avenue



The land to the north of the intersection of State Highway 8B and Barry Avenue is Section 3 Survey Office Plan (SO) 461514 (Section 3). Section 3 has an area of 25.4579 hectares. Historically Section 3 has contained a vineyard development with a cellar door tasting room known as the Wooing Tree.

In December 2019 the owners of Section 3 applied to have the land rezoned. The purpose of the rezoning was to allow the land to be developed as large-scale residential subdivision. The application to rezone the land was successful with an amendment being made to Council's Operational District Plan. The amendment is known as Plan Change 12.

Plan Change 12 outlines access requirements for the development on Section 3. Stage one will be accessed from Shortcut Road via recently constructed Vintage Street. Access to subsequent stages will be gained via a new roundabout at the intersection of State Highway 8B and Barry Avenue.

A preliminary plan of the proposed roundabout, which will be constructed by Waka Kotahi New Zealand Transport Agency as manager of the national highways network, is shown below in figure 5.

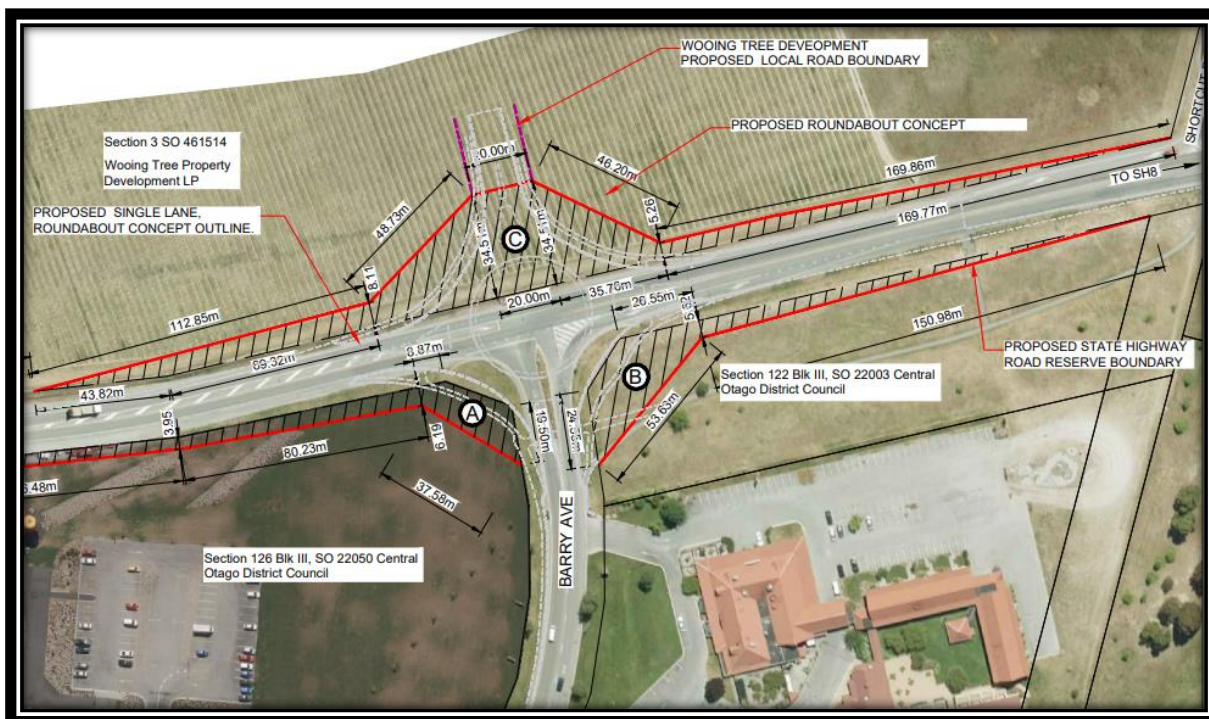


Figure 5 – Preliminary Plan: Wooing Tree Roundabout

#### Proposed Roundabout

As the radius of the proposed roundabout is larger than the existing legal road width, Waka Kotahi New Zealand Transport Agency will acquire three parcels of land from the adjacent landowners. The three parcels of land to be taken are labelled A, B, and C in figure 5.

Parcel A has an area of approximately 1740 square metres. It will be taken from Section 126 Block III Cromwell Survey District (Section 126). Parcel B has an area of approximately 1220 square metres. It will be taken from Section 122 Block III Cromwell Survey District (Section 122). Section 122 is also owned by Council.

Parcel C has an area of approximately 3460 square metres. It will be taken from Section 3 which is owned by the developers of the Wooing Tree residential subdivision.

Sections 122 and 126 are Council land. Section 126 It is widely known, and referred to, as the 'Big Fruit' Reserve. However, both Sections are fee simple (freehold) land, not reserve.



All three parcels of land will be acquired by Waka Kotahi New Zealand Transport Agency, as agents of the Crown, in accordance with the Public Works Act 1981. Formal notice of the Crown's intention to acquire the land is expected to be received shortly.

A full-size copy of the preliminary plan showing the land to be taken is attached as **Appendix 1**.

#### Public Works Act 1981

The Public Works Act 1981 (the Act) outlines the process whereby the Crown may acquire land for public works. The Act also outlines:

- how the land will be valued and compensation assessed;
- what costs will be paid to the landowner;
- the rights of the landowner; and,
- the legal process for having the land declared legal road.

When land is acquired under the Public Works Act 1981 for a public purpose it is referred to as a 'taking'.

#### Compensation and Costs

The land to be taken will be valued on a 'before and after' basis in accordance with the provisions of the Public Works Act 1981. This means the land will be valued in its current state and again at the reduced area. Compensation is assessed and paid as the difference between the two values.

An independent valuer will undertake the valuation on behalf of both parties. As the land to be taken is reserve, compensation will be paid into the Cromwell Reserves Contribution Account.

Once the land is valued, it will be resurveyed with new titles then issued. The land taken for road will then be gazetted as legal road and will become State Highway.

All costs associated with the acquisition including the valuation, payment of compensation, survey, gazettal, and legal fees are payable by Waka Kotahi New Zealand Transport Agency.

#### Effect on the Land and Mitigation

In general terms the taking will have a limited effect on the land. Simply put, the northern boundaries of the two reserve parcels will move inward slightly.

While Waka Kotahi New Zealand Transport Agency will fund the initial landscaping and modifications to the irrigation system in Section 126, it is expected that ongoing maintenance of any plantings inside the roundabout will become a function of Council's Parks and Reserves contractors on completion of the project.

The final landscaping plan and the transfer of responsibilities will be discussed once the plan of the roundabout is finalised.

Section 122 does not contain any plantings or irrigation that will be affected by the taking.

#### Timeline for Works

Waka Kotahi New Zealand Transport Agency plan to take possession of the land in September 2021. The works are expected to take approximately four to six months and to be completed in mid-2022. The project has an estimated value of \$7 million.

### 3. Attachments

#### Appendix 1 - Preliminary Plan [↓](#)

Report author:



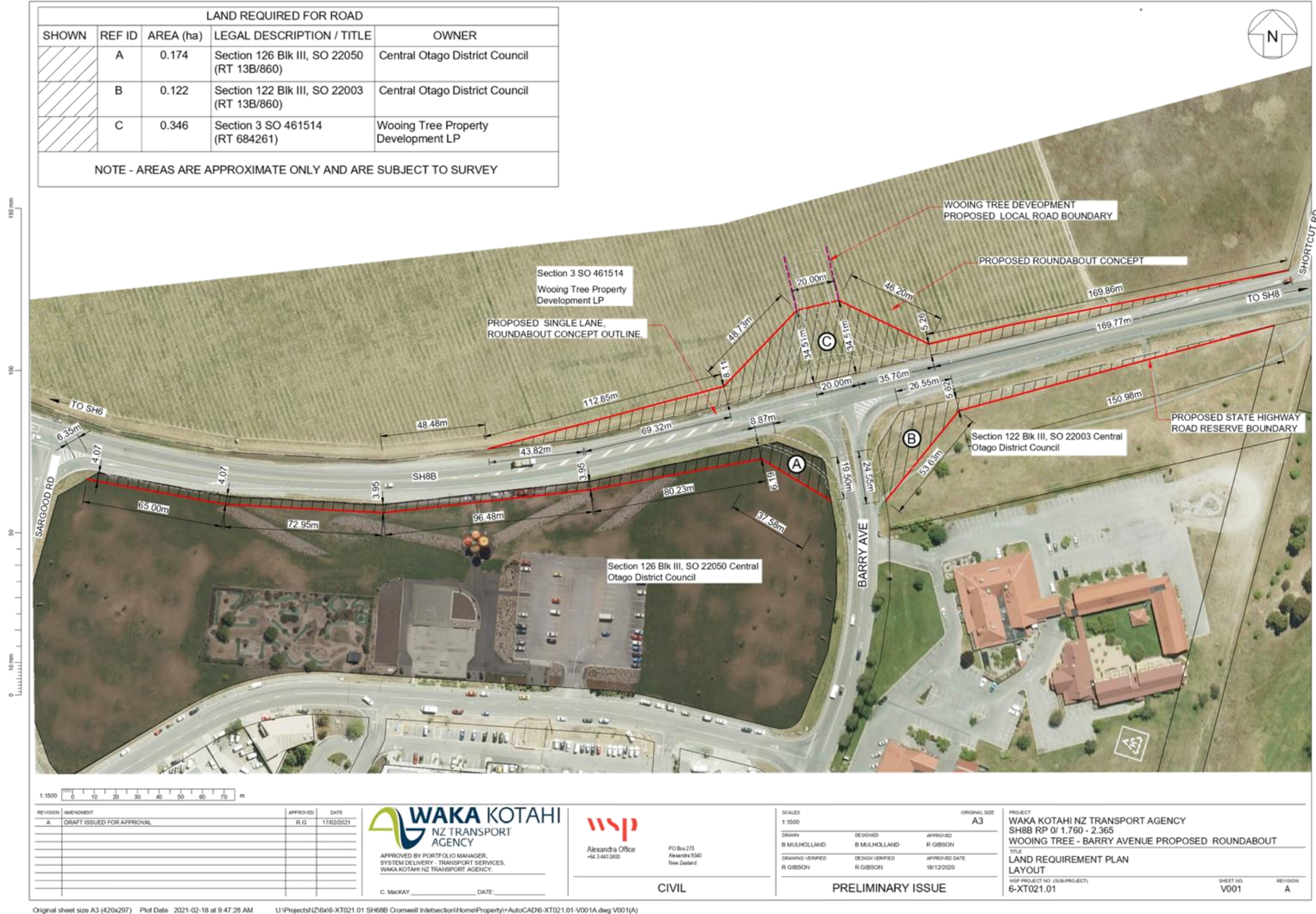
Linda Stronach  
Property Officer - Statutory  
25/05/2021

Reviewed and authorised by:



Louise van der Voort  
Executive Manager - Planning and Environment  
2/06/2021







## 21.5.8 CROMWELL FINANCIAL REPORT FOR THE PERIOD ENDING 31 MARCH 2021

Doc ID: 531528

### 1. Purpose

To consider the financial performance overview as at 31 March 2021.

### Recommendations

That the report be received.

### 2. Background

The operating statement for the nine months ending 31 March 2021 shows a favourable variance of \$646k against the revised budget.

	AS AT 31 MARCH 2021				2020/21	2020/21
	YTD Actual	YTD Revised Budget	YTD Variance		Annual Plan	Full Year Revised Budget
	\$000	\$000	\$000		\$000	\$000
<b>Income:</b>						
Internal Interest Revenue	286	465	(179)	●	686	686
Land Sale Proceeds	6,236	4,016	2,220	●	-	4,016
User Fees & Other	439	395	44	●	481	504
Reserves Contributions	89	-	89	●	-	-
External Interest & Dividends	258	-	258	●	-	-
Development Contributions	-	-	-	●	-	-
Rates	2,081	2,082	(1)	●	2,733	2,733
Other Capital Contributions	25	17	8	●	-	17
<b>Total Income</b>	<b>9,414</b>	<b>6,975</b>	<b>2,439</b>	●	<b>3,900</b>	<b>7,956</b>
<b>Expenditure</b>						
Rates Expense	101	104	3	●	120	104
Cost of Sale of Land	3,691	1,788	(1,903)	●	-	1,788
Professional Fees	114	125	11	●	47	207
Cost Allocations	588	585	(3)	●	791	793
Fuel & Energy	202	203	1	●	255	258
Grants	163	157	(6)	●	162	201
Other Costs	219	211	(8)	●	330	320
Contracts	312	329	17	●	396	441
Internal Interest Expense	(5)	61	66	●	120	120
Building Repairs and Mtce.	114	112	(2)	●	213	154
Staff	503	530	27	●	735	733
Members Remuneration	26	30	4	●	43	43
Depreciation	460	460	-	●	613	613
Loss on sale of assets	0	0	0	●	0	0
<b>Total Expenses</b>	<b>6,488</b>	<b>4,695</b>	<b>(1,793)</b>	●	<b>3,825</b>	<b>5,775</b>
<b>Operating Surplus / (Deficit)</b>	<b>2,926</b>	<b>2,280</b>	<b>646</b>	●	<b>75</b>	<b>2,181</b>

**Income for period ending 31 March 2021:**

Operating income reflects a favourable variance to the budget of \$2.439M. This is primarily due to land sales.

- Internal interest revenue has an unfavourable variance of (\$179k). This is predominately due to low market interest rates.
- Land sale proceeds has a favourable variance of \$2.22M. This is due to the settlement of land sold on Cemetery Road. Gair Avenue subdivision sales have been reflected in the revised budget, as part of forecasting in February.
- User fees and other has a favourable variance of \$44k. A breakdown of this is provided in the table below. Rentals and hires income is higher than budget. Rental income is being received from land purchased on Murray Terrace, this income was not included in the annual plan or revised budgets.
- Reserve contributions has a favourable variance of \$89k. These are difficult to gauge when setting budgets and are dependent on developers' timeframe.
- External interest and dividends have a favourable variance of \$258k. The late settlement on land sold on Cemetery Road activated the penalty clause and penalty interest has been received at the time of settlement.

	User Fees and Other Income				2020/21	2020/21
	YTD	YTD	YTD		Annual	Full Yr
	Actual	Revised Budget	Variance		Plan	Revised Budget
	\$000	\$000	\$000		\$000	\$000
Other Misc. Income	97	92	5	●	115	119
Rentals & Hires	127	91	36	●	100	108
Cromwell Pool / Swim School	203	200	3	●	250	261
Cemeteries	12	12	-	●	16	16
<b>Total User Fees Income</b>	<b>439</b>	<b>395</b>	<b>44</b>		<b>481</b>	<b>504</b>

**Expenditure for period ending 31 March 2021:**

Expenditure has an unfavourable variance of (\$1.79M). These variances are detailed below:

- Cost of sale of land has an unfavourable variance of (\$1.90M). This is predominately due to recognising the cost of land from the sale at Cemetery Road and is offset by the land sales revenue.
- Contracts are favourable to budget by \$17k. This is due to the timing of maintenance being carried out.
- Internal interest expense has a favourable variance of \$66k. Low market interest rates are driving this variance. This is also reflected above with reduced interest revenue.
- Staff costs have a favourable variance of \$27k. This is due to the timing of staff recruitment and associated costs.

**Capital Expenditure:**

Capital expenditure for the period ending 31 March 2021 has a year-to-date unfavourable variance of (\$1.1M). The actual CAPEX spend ended with 68% of the total revised budget being spent.

**Parks and Reserves:**

- Cromwell cemetery has a favourable variance of \$13k. This is due to the timing of beams construction, landscaping and planting work planned for the cemetery.

Contracts have been awarded in April 2021, with completion expected towards the end of the financial year.

#### Property:

- This includes the purchase of Murray Terrace land and the recognition of the land swap approved by the Cromwell Ward in December 2020, which Council authorised as per resolution 20.4.3 in July 2020. The revised budget did not include the non-cash property exchange.
- Development costs have a favourable variance of \$130k. Development costs are now being monitored through the balance sheet until land sales have been made. The development costs budget links to the Stage 1 Cemetery Road subdivision.

	AS AT 31 MARCH 2021				2020/21 Annual Plan \$'000	2020/21 Full Year Revised Budget \$'000
	YTD	YTD	YTD			
	Actual \$'000	Revised Budget \$'000	Variance \$'000			
<b>Parks and Reserves:</b>						
Cromwell Reserves - Playground equipment	-	-	-	●	9	9
Cromwell Reserves - Irrigation	75	79	4	●	50	168
Cromwell Reserves - Landscaping	14	9	(5)	●	24	28
Cromwell Reserves - Recreation Equipment	-	-	-	●	40	40
Cromwell Reserves - Fencing & Bins	6	9	3	●	69	69
Cromwell - Fencing	24	24	-	●	-	25
Cromwell Lighting	7	9	2	●	12	12
Cromwell Cemetery	2	16	14	●	19	28
Anderson Park - Landscaping	17	17	-	●	148	150
Anderson Park - Irrigation & Bins	26	21	(5)	●	97	97
Cromwell - Other	32	32	-	●	44	55
<b>Total Parks &amp; Reserves</b>	<b>203</b>	<b>216</b>	<b>13</b>		<b>512</b>	<b>681</b>
<b>Cromwell Swimming Pool:</b>						
Building upgrades	2	2	-	●	8	73
Machinery & Plant	46	37	(9)	●	375	953
Recreation equipment / furniture & fittings	-	-	-	●	2	13
<b>Total Cromwell Swimming Pool</b>	<b>48</b>	<b>39</b>	<b>(9)</b>		<b>385</b>	<b>1,039</b>
<b>Property:</b>						
Cromwell Front Reserve	-	-	-	●	500	1,800
Cromwell - Land	5,068	3,825	(1,243)	●	-	3,825
Development costs	-	130	130	●	-	580
Cromwell - Building Improvements	7	1	(6)	●	-	1
Endowment Land	84	90	6	●	-	90
<b>Total Property</b>	<b>5,159</b>	<b>4,046</b>	<b>(1,113)</b>		<b>500</b>	<b>6,296</b>
<b>Total Capital Expenditure</b>	<b>5,410</b>	<b>4,301</b>	<b>(1,109)</b>	●	<b>1,397</b>	<b>8,016</b>

#### Reserve Funds table for Cromwell Ward

- As at 30 June 2020 the Cromwell Ward had an audited closing reserve funds balance of \$20M. This is the ward specific reserves and does not factor in the districtwide reserves which are in deficit at (\$17.7M). Refer to Appendix 1.
- Taking the 2019-2020 audited Annual Report closing balance and adding 2020-21 income and expenditure, carry forwards and resolutions, the Cromwell Ward is projected to end the 2020-21 financial year with a closing balance of \$14.8M.

### 3. Attachments

#### Appendix 1 - 202103 Cromwell Ward Reserve Funds table [↓](#)

Report author:



Donna McKewen  
Accountant  
5/05/2021

Reviewed and authorised by:



Leanne Macdonald  
Executive Manager - Corporate Services  
6/05/2021

AUDITED - 2019/20 Annual Report					2020/21 AP	2020/21 Forecast	Approved By Council		2020/21 Revised
CROMWELL RESERVES	Opening Balance	Transfers In	Transfers Out	Closing Balance	Net Transfers In and Out	Forecast Closing Balance	2020/21 Carry/Fwd	2020/21 Forecast	Closing Balance
	A	B	C	D = A + B - C	E	F = D + E	G	H	I = F + G + H
<b>Cromwell Recreation and Culture Charge</b>									
3412 - Bannockburn Community Centre	(269,902)	-	(7,614)	(277,516)	-	(277,516)	-	-	(277,516)
3414 - Cromwell Memorial Hall	(209,373)	38,254	-	(171,120)	5,650	(165,470)	-	(214)	(165,684)
3416 - Cromwell Sports Pavilions	47,602	5,485	-	53,087	1,796	54,883	-	7,077	61,960
3417 - Tarras Community Centre	54,065	1,622	(25,138)	30,548	(53,103)	(22,555)	-	12,713	(9,842)
3419 - Cromwell Resource Centre Building	(54,617)	9,614	-	(45,003)	703	(44,300)	-	(34)	(44,334)
3463 - Cromwell Reserves	-	-	-	-	-	-	-	(124,704)	(124,704)
3491 - Cromwell Pool	(470,565)	47,032	-	(423,533)	(289,554)	(713,087)	-	(666,170)	(1,379,256)
3418 - Cromwell Museum	-	-	-	-	-	-	-	(1,219)	(1,219)
3461 - Anderson Park	-	48,501	-	48,501	(232,606)	(184,105)	-	(2,347)	(186,452)
	(902,791)	150,507	(32,752)	(785,036)	(567,114)	(1,352,150)	-	(774,899)	(2,127,048)
<b>Cromwell Ward Services Rate</b>									
3111 - Cromwell General Revenues	4,804,266	270,172	(92,216)	4,982,222	58,033	5,040,255	-	-	5,040,255
3341 - Forestry Cromwell	-	-	-	-	-	-	-	(335)	(335)
3351 - Property General Cromwell	4,965,956	3,768,128	-	8,734,084	68,474	8,802,558	-	(2,345,704)	6,456,854
3352 - Endowment Land Cromwell	803,144	23,776	(26,838)	800,082	10,581	810,663	-	(81,821)	728,842
3353 - Medical Centre Cromwell	(125)	2	-	(123)	-	(123)	-	-	(123)
3361 - Industrial Estate Cromwell	6,681,545	189,248	(146,557)	6,724,236	73,436	6,797,672	-	18,184	6,815,855
3431 - Cromwell Community Grants	-	-	-	-	100	13,195	-	(5,000)	(5,000)
3451 - Bannockburn Recreation Reserve Committ	12,723	372	-	13,095	100	13,195	-	122	13,317
3757 - Cromwell Town Centre	(1,851,616)	194,894	-	(1,656,722)	(377,150)	(2,033,872)	-	(1,286,437)	(3,320,309)
	15,415,893	4,446,591	(265,611)	19,596,874	(166,526)	19,430,348	-	(3,700,991)	15,729,357
<b>Cromwell Promotion Charge</b>									
3033 - Crom Promotions	-	-	-	-	-	-	-	(13,819)	(13,819)
	-	-	-	-	-	-	-	(13,819)	(13,819)
<b>Cromwell Ward Services Charge</b>									
3831 - Cromwell Cemetery	-	-	-	-	-	-	-	(12,743)	(12,743)
3832 - Nevis Cemetery	1,995	56	(151)	1,899	60	1,959	-	-	1,959
3211 - Elected Members - Cromwell	-	-	-	-	-	-	-	5,255	5,255
	1,995	56	(151)	1,899	60	1,959	-	(7,488)	(5,529)
<b>Cromwell Ward Specific Reserves</b>									
3120 - Cromwell Athenaeum Trust	82,380	2,438	-	84,818	2,605	87,423	-	-	87,423
3122 - CO Sports Turf Trust	19,657	2,598	-	22,255	620	22,875	-	-	22,875
3125 - Cromwell Bowling Club fund	9,339	923	-	10,262	295	10,556	-	-	10,556
3135 - Cromwell Golf Club fund	10,639	4,360	-	14,999	346	15,345	-	-	15,345
3139 - Cromwell Land Endowment fund	221,680	6,561	-	228,242	7,009	235,251	-	-	235,251
3150 - Cromwell Speedway Club Fund	4,791	142	-	4,933	151	5,084	-	-	5,084
3151 - Cromwell Sports Club Fund	63,134	1,869	-	65,003	1,995	66,998	-	-	66,998
3153 - Cromwell Squash Club Fund	4,327	128	-	4,455	136	4,591	-	-	4,591
3157 - Cromwell Vintage Car Club Fund	4,661	138	-	4,799	147	4,946	-	-	4,946
3760 - Cromwell Master Plan	(696,406)	-	(39,769)	(736,175)	-	(736,175)	-	(14,344)	(750,518)
	(275,797)	19,157	(39,769)	(296,409)	13,304	(283,105)	-	(14,344)	(297,449)
<b>Cromwell Ward Development Fund</b>									
3146 - Cromwell Reserves Contribution	1,319,516	236,170	-	1,555,686	44,338	1,600,024	-	-	1,600,024
	1,319,516	236,170	-	1,555,686	44,338	1,600,024	-	-	1,600,024
<b>Grand Total</b>	<b>15,558,816</b>	<b>4,852,481</b>	<b>(338,283)</b>	<b>20,073,014</b>	<b>(675,939)</b>	<b>19,397,075</b>	<b>-</b>	<b>(4,511,540)</b>	<b>14,885,535</b>

\*2020/21 Revised Closing Balance does not factor in the district-wide reserves of \$17.7M



## **7 MAYOR'S REPORT**

### **21.5.9 MAYOR'S REPORT**

**Doc ID: 540027**

#### **1. Purpose**

To consider an update from His Worship the Mayor.

---

#### **Recommendations**

That the Cromwell Community Board receives the report.

---

His Worship the Mayor will give a verbal update.

#### **2. Attachments**

**Nil**

Report author:



Tim Cadogan  
Mayor  
8/06/2021

## **8 CHAIR'S REPORT**

### **21.5.10 CHAIR'S REPORT**

**Doc ID: 539792**

#### **1. Purpose**

The Chair will give an update on activities and issues since the last meeting.

---

#### **Recommendations**

That the report be received.

---

#### **2. Attachments**

**Nil**

## **9 MEMBERS' REPORTS**

### **21.5.11 MEMBERS' REPORTS**

**Doc ID: 539793**

#### **1. Purpose**

Members will give an update on activities and issues since the last meeting.

-----

#### **Recommendations**

That the report be received.

-----

#### **2. Attachments**

Nil

## 10 STATUS REPORTS

### 21.5.12 JUNE 2021 GOVERNANCE REPORT

Doc ID: 532144

#### 1. Purpose

To report on items of general interest, receive minutes and updates from key organisations and consider the legacy and current status report updates.

---

#### Recommendations

That the report be received.

---

#### 2. Discussion

##### Minutes from Cromwell Museum Trust meeting.

Unconfirmed Minutes from the Cromwell Museum Trust meeting held 12 April 2021 (see appendix 1).

##### Status Reports

The status reports have been updated with any actions since the previous meeting (see appendix 2).

##### Legacy Status Reports

The status reports have been updated with any actions since the previous meeting (see appendix 3).

#### 3. Attachments

**Appendix 1 - Cromwell Museum Trust meeting** [↓](#)

**Appendix 2 - CCB Status Reports** [↓](#)

**Appendix 3 - CCB Legacy Status Report** [↓](#)

Report author:

Reviewed and authorised by:



Wayne McEnteer  
Governance Support Officer  
8/06/2021



Sanchia Jacobs  
Chief Executive Officer  
9/06/2021

**Cromwell Museum Trust**

Minutes of meeting held on 12 April 2021 at 5.30pm  
held at the Museum – 47 The Mall, Cromwell

**Present** Martin Anderson (Chairperson), Joan Lawrence, Jim Walton, Wayman Roughan, Peter Mead.

**Apologies** Anna Harrison, Werner Murray  
**Resolved that** the apologies be received.

P Mead  
**Carried**

**Minutes**

**Resolved that** the minutes of the meeting held on 8 March 2021 be approved.

P Mead/J Walton  
**Carried**

**Matters arising from Minutes**

Jennifer is experimenting with Curio software and will have a demonstration for trustees at our May Meeting.

**Director's Report**

New Volunteers – Donna Hipkins is Joining the Education Team. She has already had a meeting with the Principal of Cromwell College. Donna is keen to align information the museum provides with the college curriculum.

Cromwell Primary's entire school visiting next term.

New volunteer, Jill Lawson, is looking at setting up an activity for children featuring Anzac in the second week of the school holidays.

**Winter Series**

Speakers so far are as follows:

Tom McLean – In search of Cromwell

Tim Hawkins – Top to bottom of NZ

Richard Querel – NIWA

Jo Wakelin – Low on H2O

Brian Patrick – Butterflies of Central Cromwell

Alan Brady

It was decided to start advertising for the Winter Series on 22 June and finish at the end of August.

Now that I-Site information is not obvious to visitors Jennifer advised that there were an Increasing number of travellers asking about things of interest in Cromwell. Trustees agreed to have a display of info in the front of the Museum.

**Resolved that** the Director's Report be received.

W Roughan /J Lawrence  
**Carried**

**Finance**

Bank Balance 00 \$21301.20  
97 2503.56

Name	Amount
Cromwell Self Storage - March	291.20
Cromwell Self Storage – April	291.20
Heartland Design and Print – Chinese Display	207.00
Heartland Technology – Photocopier x 2 months	419.76
Initial – Hygiene services	21.18
Phoenix IT Ltd – new computers and security system	16254.10
Phoenix IT Ltd – Annual Subscription for website hosting fee	240.61
Pioneer Energy – electricity	313.17
Quantum Print – A2 panel with text	73.83
Quantum Print – A4 information panels	239.20
University of Otago – Images from Hocken Collection	125.00
Voyager – ISP provider	103.21
<b>Total</b>	<b>\$18579.46</b>

**Resolved that** the financial report be received and approved and the accounts, as listed, be passed for payment.

P Mead/J Lawrence

**Carried**

### Agenda Items

*Revised Museums Strategy Document and Long Term Plan Consultation document*

**Resolved that** the favoured option for a new museum is a location down by the lake – Heritage Precinct Option 3 – key provisos are good parking, good street visibility and high foot traffic. Town Centre Option 3 is also favoured.

M Anderson/J Lawrence

**Carried**

A discussion on the Council's Long Term Plan was held – Trustees did not favour any of the options and reserve the right to come up with their own proposal.

*Future donation from Paul Crump*

Joan and Jennifer met with Paul Crump. He has donated to the museum a number of Maori taonga and is looking at a future donation of gold samples collected from the region.

Jim and Jennifer to attend the next Community Board meeting to present the Museum's Annual Report.

Meeting closed 6.39pm.

**Next Meeting Monday 10 May 2021**

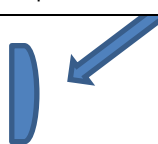

\_\_\_\_\_ Chairperson

\_\_\_\_\_ Date

Meeting	Report Title	Resolution No	Resolution	Officer	Status
18/01/2021	Cromwell Bowling Club Inc - Request for funding to assist with the cost of upgrading the Bowling Clubrooms	21.1.4	That the Cromwell Community Board A. Receives the report and accepts the level of significance. B. Approves the request for funding from the Cromwell Bowling Club Fund Account to assist with the cost of upgrading the serving facility in the Clubrooms. C. Approves funding amounting to \$10,000 from the Cromwell Bowling Club fund be provided to assist with the cost of upgrading the serving facility, subject to a copy of the invoice being provided at the conclusion of the project.	Property and Facilities Officer (Cromwell)	<b>28 Jan 2021</b> Action memo sent to the Property and Facilities Officer - Cromwell <b>23 Feb 2021</b> Cromwell Bowling Club updated on Resolution. An account will be forthcoming for monies to be paid when work completed <b>08 Apr 2021</b> Works are being started 25 April 2021 to follow end of bowling season. An invoice will be received from the Cromwell Bowling Club once works complete. <b>30 Apr 2021</b> Works are underway - invoice will be provided when works complete
8/03/2021	Cromwell Pool Heating Upgrade	21.2.6	That the Cromwell Community Board A. Receives the report and accepts the level of significance. B. Approves additional funding of up to \$162,000 for the Cromwell Pool water sourced heating project from the Cromwell Reserves Contribution cost centre.	Parks and Recreation Manager	<b>12 Mar 2021</b> Action memo sent to the Parks and Recreation Manager <b>09 Apr 2021</b> The procurement plan is currently being prepared. <b>30 Apr 2021</b> Request for proposal to engage a suitable contractor was sent out late April with evaluation of tenders received scheduled for late May. <b>02 Jun 2021</b> The evaluation process for selecting a preferred contractor for undertaking the heat pump upgrade has taken place. Work is continuing on background checks before appointing a preferred contractor. This is expected to occur in early June.
20/04/2021	Request for Easement Over Anderson Park Recreation Reserve (PRO: 62-3090-00)	21.3.2	That the Cromwell Community Board A. Receives the report and accepts the level of significance. B. Agrees to grant an easement (right to drain sewage) over Section 8 Block XCII Town of Cromwell being	Property Officer - Statutory	<b>22 Apr 2021</b> Action memo sent to the Property Officer - Statutory <b>28 Apr 2021</b>

			<p>part of the Anderson Park Recreation Reserve, in favour of new Lot 2 Deposited Plan 553564, subject to:</p> <ul style="list-style-type: none"> <li><input type="checkbox"/> the Minister of Conservation's consent.</li> <li><input type="checkbox"/> the Applicants paying all costs associated with preparing and registering the easement.</li> </ul> <p>C. Authorises the Chief Executive to do all that is necessary to give effect to the resolution.</p>		Applicant advised easement granted subject to consent of Minister of Conservation which will be requested at the 05 May 2021 Council meeting. CLOSED.
20/04/2021	Request for a new Lease: Cromwell Youth Centre Trust	21.3.3	<p>That the Cromwell Community Board</p> <p>A. Receives the report and accepts the level of significance.</p> <p>B. Agrees to issue a new lease to the Cromwell Youth Centre Trust over Part Lot 47 Deposited Plan 18370 OT15A/567 including a variation adding Part Lot 3 Deposited Plan 421855, being part of the land</p>	Property and Facilities Officer (Cromwell)	<p><b>22 Apr 2021</b> Action memo sent to the Property and Facilities Officer - Cromwell</p> <p><b>30 Apr 2021</b> Preparation of new lease under way. Current lease does not expire until 30 June 21</p>



			<p>comprised in Computer Freehold Register 483838 as per plan below:</p> <div style="text-align: center;"> <div style="border: 1px solid black; padding: 5px; margin-bottom: 10px;"> (5) part of previous lease Area in blue additional area requested </div>  </div>  <p>C. Authorises the Chief Executive to do all that is necessary to give effect to this resolution.</p>		
20/04/2021	Request for new Lease: Cromwell Menz Shed	21.3.4	<p>That the Cromwell Community Board</p> <p>A. Receives the report and accepts the level of significance.</p> <p>B. Agrees to lease the proposed area to the Cromwell Menz Shed.</p> <p>C. Recommends to Council to approve a lease for Cromwell Menz Shed over 1000m<sup>2</sup> (more or less) of</p>	Property and Facilities Officer (Cromwell)	<p><b>22 Apr 2021</b> Action memo sent to the Property and Facilities Officer - Cromwell</p> <p><b>30 Apr 2021</b> Report being prepared for Council Meeting of 30 June 21 for approval of new lease to Cromwell Menz Shed</p>

			land (shown in Figure 1) located on the Cromwell Transfer Station/Closed Landfill site, being part of Lot 3 DP 526140.  D. Authorise the Chief Executive to do all that is necessary to give effect to this resolution.		
20/04/2021	Hardship Grant Application Cromwell and Districts Promotion Group	21.3.5	That the Cromwell Community Board  A. Receives the report and accepts the level of significance.  B. Approves a promotion grant to Cromwell and Districts Promotion Group for the period of 1 July to 30 September 2021. The amount of the grant to be funded from the 2021-2022 Cromwell Promotions Grant budget and used for the Light Up Winter Event July 2021 only.  Requested \$35,000 Approved \$15,000	Media and Marketing Manager	<b>22 Apr 2021</b> Action memo sent to the Media and Marketing Manager  <b>20 May 2021</b> Applicant advised of board decision with details on when and how to uplift grant.
18/05/2021	Submissions on the Long-term Plan 2021-31 Consultation Document	21.4.3	That the Cromwell Community Board  A. Receives the report and accepts the level of significance.  B. Considers and receives all submissions.  That the Cromwell Community Board recommends to Council to amend the fees and charges schedule so that the fees charged at the Cromwell Pool to be \$30 per hour for lane hire for private swim schools as well as a concession card charging \$1.00 for pool entry for all swim school students.  That the Cromwell Community Board recommends to the Council that funding for the Cromwell museum be increased by \$4,000 to take the	Chief Advisor	<b>25 May 2021</b> Action memo sent to the Chief Advisor.  <b>27 May 2021</b> Recommendations to Council were discussed at the 1 June meeting.

			<p>proposed funding from \$36,000 to \$40,000 per annum.</p> <p>That the Cromwell Community Board recommends to the Council that staff are requested to investigate the request for a toilet from the Cromwell Bike park further and provide a report for consideration in a future annual or long-term plan.</p> <p>That the Cromwell Community Board recommends to the Council that that it proceeds with the preferred option in the consultation document for the Arts, Culture and Heritage Precinct projects being the town hall / events centre and the museum. The Board notes that the size of the hall/event centre can change as necessary once further planning and detailed design work has been undertaken to understand needs, growth and future opportunities. This work would also explore options for construction, operation and ownership of the facility.</p> <p>That the Cromwell Community Board recommends to the Council that the funding for the town centre projects progress, and that the library and service centre building will not be demolished and that further urban design work will be undertaken.</p> <p>That the Cromwell Community Board recommends to the Council that it proceeds with the preferred timing option as outlined in the consultation document, being the hybrid option.</p>		
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## Cromwell Community Board Status Report on Resolutions

### Chief Executive Officer

#### Resolution 20.3.8 – June 2020

#### Cromwell Community Grant Applications 2019-20 Financial Year (Doc ID 448257)

That the Board:

- A. **Receives** the report and accepts the level of significance.
- B. **Declines** a grant request of \$3,056 to Cromwell Community House to subsidise the cost of venue hire for Alcoholics and Narcotics Anonymous meetings.
- Requested: \$3,056                  Declined
- C. **Approves** a grant of up to \$1300 to Mokihi Trust to assist with the cost of water connection and water meter, dependent on approval from LINZ.
- Requested: \$5,568                  Approved \$1,300
- D. **Approves** a grant request of \$1,200 for the Cromwell Community House Volunteer Driver Scheme
- Requested: \$1,200                  Approved \$1,200
- E. **Approves** a grant request of \$2,500 to the Otago Goldfields Heritage Trust for a review of local heritage sites in the Cromwell ward
- Requested: \$2,500                  Approved \$2,500

#### STATUS

**CLOSED**

*February 2021 – All grants have been uplifted. Completed.*

*December 2020 – Final applicant has made contact. Awaiting invoice to come through.*

*October 2020 – One applicant has still not uplifted their grant (Mokihi Trust). No communication has been received since the September follow up was sent.*

*September 2020 – Two applicants have uplifted their grant. A follow up email has been sent to the third applicant.*

*July 2020 – All applicants have been contacted with the decision of their application and sent a purchase order number to uplift their grant where relevant.*

*June 2020 – Action memo sent to Community Development Officer.*

#### Resolution 19.10.7 – December 2019

#### Cromwell Promotions Grant Applications 2020-21 Financial Year (Doc ID 433487)

That the Board:

A. **Receives** the report and accepts the level of significance.

**Approves** a grant from the 2020-21 financial year Cromwell Promotions cost centre 3033 2460 to Cromwell and District Promotions Group 2020-21 year projects:

a. Media and Communications Manager

Requested \$23,100

Approved **\$23,100**

b. Community Relationships Manager

Requested \$23,100

Approved **\$23,100**

c. Marketing and Advertising

Requested \$25,500

Approved **\$15,000**

d. Operating Expenses

Requested \$12,500

Approved **\$12,000**

e. Light Up Winter

Requested \$10,000

Approved **\$9,000**

f. Cherry Festival

Requested \$4,000

Approved **\$2,000**

g. Fireworks Street Party

Requested \$10,000

Approved **\$2,000**

h. Spring Market

Requested \$2,000

**Declined**

**Declines** a grant of \$10,000 from the 2020-21 financial year Cromwell Promotions cost centre 3033 to WoolOn Creative Fashion Society Incorporated. for costs associated with Marketing and Promotion, event Master of Ceremonies and a proportion of venue hire for WoolOn Creative Fashion Event to be held in Cromwell 14 – 16 August 2020.

Requested: \$34,121.50

**Declined**

**Notes** that Promotions grants are approved subject to meeting the requirements of the Central Otago District Council grants policy dated August 2019 and recipients should ensure that:

- All necessary legal requirements associated with the event or project are the responsibility of and must be met by the grant recipient.
- The event or project adheres to other relevant Council policies e.g. sustainability, smoke-free policy.
- Information on the event is provided in a timely manner to Central Otago Visitor Centres and Tourism Central Otago for promotional and information purposes.
- Grant recipients should acknowledge Council and the relevant Community Board as a funding provider in promotional material as and when appropriate.

Motion carried

## STATUS

*June 2021 – no update final quarter grant invoiced and approved for payment.*

*April 2021 – no update*

*February 2021 – Third Quarter grant invoiced and approved for payment.*

*December 2020 – no further update*

*November 2020 – second quarter grant invoiced and approved for payment*

*September 2020 – no further update*

*August 2020 – First Quarter Cromwell Promotions Grant invoiced and approved for payment.*

*June 2020 – As per May update*

*May 2020 – No update – grant will not be accessed until financial year beginning 1 July 2020.*

*February 2020 – no update available*

*December 2019 – Action memo sent to Media and Marketing Manager*

## Resolution 19.7.17 – August 2019

### Grant Applications to 2019-2020 Cromwell Promotions Grant (COM 14-05-004)

- A. RESOLVED that the report be received and the level of significance accepted.

Murray / Harrison

- B. APPROVED a grant from the 2018-19 financial year Cromwell Promotions cost centre 3033 2460 to Cromwell and Districts Community Arts Council Inc for projects. It was noted that \$300 had been requested for funding towards prizes, and the board agreed that this money could be used for other appropriate purposes.

- (i) Across the Bridge in Bannockburn venue hire, advertising and promotion, administration

Requested \$1,500

**Approved \$1,500**

(ii) Chamber Music Series venue hire, advertising and promotion

Requested \$1,375

**Approved \$1,375**

C. Promotions grants are approved subject to the following conditions:

1. Grant recipients must report back to the Board in accordance with the accountability requirements as detailed in section 5 of Central Otago District Council Grant Policy 2016.
2. It is the Grant recipient's responsibility to obtain and/or have in place the appropriate consents, plans and licences (including Resource Consent, Health and Safety plans, Traffic Management plans etc) as required by legislation, agencies, property owners, and/or individuals to undertake the project.
3. That grant recipients provide Council with a copy of their Health and Safety plan for the project / event when requested.
4. Funding is approved for the purpose outlined in the funding application – should funds not be used for said purpose the Board shall request funds be returned in full.
5. That information on events is provided in a timely manner to Central Otago Visitor Centres and Tourism Central Otago for promotional and information purposes.
6. That grant recipients acknowledge Council as a funding provider in promotional material as and when appropriate.
7. Grant recipients should provide information as to the outcomes of the individual project when reporting back to the Board on the approved grant.

## STATUS

*June 2021 – no update – new contact tried – referred back to original. Staff continue to follow up.*

*April 2021 – no update – staff to try a new contact within the group.*

*February 2021 – no further update received regarding report back. Staff to make further follow up approach.*

*December 2020 – Staff followed up about the outstanding report back.*

*November 2020 – Staff have been in contact with group treasurer and reminder given regarding requirement to complete report back. Further follow up will be made.*

*September 2020 Cromwell Community Arts \$550 refund paid by direct credit to CODC for events not held. Staff to follow up seeking report back for full grant.*

*August 2020 – no further update. Staff to follow up.*

*June – As per May update. Refund to be repaid direct to CODC.*

*May 2020 – Group contacted staff regarding process for refunding portion of grant that will not be used due to COVID 19 and cancellation of some events. Information supplied.*

*February 2020 – No update available.*

*December 2019 – No update available.*

*September – applicant advised of Board decision with information on how to uplift the grant.*

*August 2019 – Action memo sent to the Media and Marketing Manager.*

#### **Resolution 18.13.8 – December 2018**

#### **Cromwell Promotions Grant Applications to 2019-20 Financial Year (COM 14-05-004)**

- A. RESOLVED that the report be received and the level of significance accepted.
- B. RESOLVED that the Board evaluates each project and determines the grant amount it will allocate to some or all of the projects.
- C. APPROVED a grant from the 2019-2020 financial year Cromwell Promotions Cost Centre 3033 2460 to Cromwell and Districts Promotion Group for projects:

Contractor – Media and Communications  
Requested \$23,100

**Approved \$23,100**

Contractor – Community Relationship  
Requested \$23,100

**Approved \$23,100**

Promotions Activity – Brochure and Photography  
Requested \$24,500

**Approved \$18,000**

On the basis that the group work closely with Tourism Central Otago to ensure projects in this space are in line with the Central Otago Tourism Strategy, visitor persona research and brand. Design elements should be aligned with Tourism Central Otago's collateral.

Operating Expenses  
Requested \$ 12,500

**Approved \$12,500**

Light Up Winter  
Requested \$9,000

**Approved \$9,000**

Commercial sponsorship opportunities should be sought.

Cherry Festival  
Requested \$2,000

**Approved \$2,000**

Commercial sponsorship opportunities should be sought.

Fireworks Street Party  
Requested \$5,000

**Approved \$5,000**

Commercial sponsorship opportunities should be sought.

Community Project Support  
Requested \$10,000

**Declined**



**D. Promotions grants are approved subject to the following conditions:**

1. Grant recipients must report back to the Board in accordance with the accountability requirements as detailed in section 5 of Central Otago District Council Grant Policy 2016.
2. It is the Grant recipient's responsibility to obtain and/or have in place the appropriate consents, plans and licences (including Resource Consent, Health and Safety plans etc) as required by legislation, agencies, property owners, and/or individuals to undertake the project.
3. That grant recipients provide Council with a copy of their Health and Safety plan for the project / event when requested.
4. Funding is approved for the purpose outlined in the funding application – should funds not be used for said purpose the Board may request funds be returned in full.
5. That information on events is provided in a timely manner to Central Otago Visitor Centres and Tourism Central Otago for promotional and information purposes.
6. That grant recipients acknowledge Council as a funding provider in promotional material as and when appropriate.
7. Future grant applications for funded events will require information on how ongoing costs will be managed and a plan for becoming self-funding to be provided to the Board.
8. Grant recipients should provide information as to the outcomes of the individual project when reporting back to the Board on the approved grant.

**STATUS****CLOSED**

*April 2021 – report back received. Cover report to go Board April meeting. Completed*

*February 2021 – Staff have made a further follow up confirming report back is overdue – group to report back as soon as possible. Group has been awaiting outcome of new process for application for grants in new LTP process.*

*December 2020 – further reminder given to group that report back is overdue.*

*November 2020 – reminder given to promotions group regarding need to complete report back.*

*September 2020 – promotions group AGM held 8 September. Report back to be provided asap.*

*August 2020 – report back will be received after group AGM – date TBC.*

*June 2020 – Staff have assisted group with content / layout advice and CODC graphic designer has completed new Cromwell Brochure artwork ready for supply to printer post level 2 COVID.*

*May 2020 – Final quarter grant authorised for payment.*

*February 2020 – No update available.*

*December 2019 – Second quarter invoiced authorised for payment.*

*September 2019 – no further update. Awaiting second quarter invoice.*

*August 2019 – Group's 2019-20 activities under way with successful light up winter event held.*

*July 2019 – First quarter invoice received from the Promotions Group and payment authorised.*

*February 2019 – Applicant advised of the Board's decision with details on when and how to uplift the approved grant after 1 July 2019, when the new financial year begins. No further update expected until after that date.*

*December 2018 – Action memo sent to Media and Marketing Manager.*

## Planning and Environment

### **Resolution 20.3.4 – June 2020**

#### **Application to Purchase Part of Greenway off Waenga Drive (PRO 62-3134-00)**

That the Board:

- A. **Receives** the report and accepts the level of significance.
- B. **Recommends** to Council to agree to sell 609m<sup>2</sup> (subject to survey) from Lot 201 D P 359519, known as Waenga Drive Greenway Reserve, to the adjoining landowner Foodstuffs South Island Properties Ltd, on terms and conditions to be agreed by the Chief Executive Officer and at a price based on valuation advice.
- C. **Recommends** Council include the following minimum terms and conditions:
  - The land being developed in line with the landscape concept plan provided by the purchaser.
  - The Chief Executive determining the sale price based on valuation advice.
  - The Chief Executive agreeing to the final detail of the redevelopment of the reserve immediately adjoining Cromwell New World and that work is arranged and funded by the purchaser. The final sign off of practical completion is to be by the Parks and Recreation Manager.
  - The purchaser obtaining resource consent for the boundary adjustment and all necessary land use consents.
  - The purchaser meeting all survey and legal costs.
  - Public advertising under Section 24(2) of the Reserves Act of revocation of the reserve status. Costs to be covered by the applicant.
  - The Minister of Conservation consenting to revocation of the reserve status over the 609 m<sup>2</sup> of reserve land.
- D. **Recommends** that all submissions received will be considered by Council's Hearings Panel.

- E. **Resolves** that the Chief Executive Officer be delegated the authority to determine the final terms of sale.

### STATUS

*June 2021 – Report regarding reserve revocation to be received at the Board's June 2021 meeting.*

*April 2021 – As applicants are still progressing the revocation of reserve status, a report is unable to be provided at this time. When further update is received from applicants, a report can be provided.*

*February 2021 – Work is progressing on the reserve status uplifting procedure with a report expected for the Board's consideration in April 2021.*

*December 2020 – Sale and purchase agreement signed by Council and applicant. Process to uplift reserve status will commence.*

*November 2020 – A sale and purchase agreement is with the applicant for their consideration.*

*September 2020 – Negotiations are ongoing regarding the sale price.*

*July 2020 – Parks and Recreation Manager presented the Board with a report at the June meeting referring to the previous resolution, 19.1.8. A valuation is being obtained for the land area proposed for sale. This will form the basis of negotiations between Council and Foodstuffs South Island Ltd.*

*June 2020 – Action memo sent to the Parks and Recreation Manager.*

### **Resolution 20.3.10 – June 2020 Central Lakes Equestrian Club Licence to Occupy (PRO 62-3012-L1)**

That the Board:

- A. **Receives** the report and accepts the level of significance.
- B. **Agree** to grant a new licence to occupy to the Central Lakes Equestrian Club over a reduced area of 7.3 hectares on the Cromwell Aerodrome Reserve for a period of five (5) years commencing from 1 July 2020.
- C. **Agree** that the licence will be under the same terms and conditions as the previous licence with the following amendments and additional conditions:
  - a. The rent to be reviewed on adoption of Council's proposed Community Occupation Policy.
  - b. Allowance for either party to terminate the licence to occupy with 6 months written notice.

### STATUS

*April – May 2021 – Central Lakes Equestrian Club have not accepted the terms and conditions of the new Licence to Occupy as they disagree with the condition to mow the runway in lieu of rent. However, on further investigation it has also been identified that the*

*Cromwell Community Board do not have delegation to issue the Licence to Occupy on the Cromwell Aerodrome under the Airport Authorities Act 1966. Therefore a report will go to Council to consider the Board's recommendation.*

*February 2021 – Workshop with the Board to be held 8 March 2021.*

*December 2020 – The club made changes to the Licence to Occupy which has been returned to them with a letter advising that they cannot amend this document. They have been asked to write in indicating the issues they have with the licence.*

*November 2020 – Licence to Occupy has been prepared and is with club for signing as per the original resolution.*

*September 2020 – A valuation to let land as grazing land has been received, to ascertain the best way of moving forwards.*

*July 2020 – Followed up with Equestrian Club in relation to determining the reason that mowing stopped, as stopping mowing is contrary to their licence to occupy. A valuation is being sought on the 7.3ha of land as grazing, which will enable further discussion to be had (if required) in relation to the cost of mowing as opposed to a lease value before any licence to occupy is formally drawn up.*

*June 2020 – Action memo sent to the Property and Facilities Officer – Cromwell*

#### **Resolution 20.2.12 – May 2020**

#### **Request to Renew the Cromwell Golf Club Lease (PRO 62-3048-L1)**

That the Board:

- A. **Receives** the report and accepts the level of significance.
- B. **Declines** the request for early renewal of the lease held by the Cromwell Golf Club Incorporated over Section 4 Block XCII Town of Cromwell for a term of 21 years.
- C. **Agrees** to the development of a consultation document for the purposes of consulting with the Cromwell Golf Club about the future of the Cromwell Golf Course.

#### **STATUS**

*June 2021 – Awaiting further response from Golf NZ.*

*April 2021 – Discussions continue with Golf NZ.*

*February 2021 – Awaiting further response from Golf NZ.*

*September – December 2020 – NZ Golf working with Golf Club to progress.*

*July 2020 – Chair of Cromwell Community Board and Executive Manager – Planning & Environment attended a meeting with the Golf Club on 21 July to discuss a way forward.*

*June 2020 – Golf Club advised of the decision. Chair of CCB and staff will attend a meeting of the Golf Club.*

*May 2020 – Action memo sent to the Property Officer – Statutory.*

**11            DATE OF THE NEXT MEETING**

The date of the next scheduled meeting is 27 July 2021.

## 12 RESOLUTION TO EXCLUDE THE PUBLIC

### Recommendations

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	Ground(s) under section 48 for the passing of this resolution
<b>21.5.13 - Confirmation of Non-Public Minutes from Ordinary Board Meeting</b>	<p>s7(2)(c)(ii) - the withholding of the information is necessary to protect information which is subject to an obligation of confidence or which any person has been or could be compelled to provide under the authority of any enactment, where the making available of the information would be likely otherwise to damage the public interest</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>	s48(1)(a)(i) - 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 would exist under section 6 or section 7
<b>21.5.14 - June 2021 Confidential Governance Report</b>	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)	s48(1)(a)(i) - 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 would exist under section 6 or section 7