

**MINUTES OF A MEETING OF THE CROMWELL COMMUNITY BOARD  
HELD IN THE CROMWELL SERVICE CENTRE, 42 THE MALL, CROMWELL AND LIVE  
STREAMED ON MICROSOFT TEAMS  
ON TUESDAY, 21 JUNE 2022 COMMENCING AT 2.00 PM**

**PRESENT:** Ms A Harrison (Chair), Mr T Buchanan, Cr N Gillespie, Cr C Laws,  
Cr N McKinlay, Mr B Scott

**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), G Bailey (Parks and Recreation  
Manager), R Williams (Community Development Officer), A Mason (Media  
and Marketing Manager), D Rushbrook (General Manager, Tourism Central  
Otago), S Righarts (Chief Advisor), J Harris (Governance Support Officer)

**APOLOGY**

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**COMMITTEE RESOLUTION**

**Moved:** Buchanan  
**Seconded:** Gillespie

That the apology received from Mr Murray be accepted.

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**CARRIED**

**1 PUBLIC FORUM**

Rhys Boswell - Christchurch International Airport Limited

Mr Boswell updated the Board of the proposed airport at Tarras before responding to questions.

Marion Low - Cromwell and Districts Promotions Group

Ms Low spoke in support of the promotions grant for the Cromwell and Districts Promotions Group before responding to questions.

Marilyn Duxson – Sustainable Tarras

Dr Duxson spoke against the proposed airport at Tarras and referred to a recent survey conducted regarding opinions about the proposed airport. She then responded to questions.

Pierre Leyser - Cromwell Bike Park Update and Funding Request

Mr Leyser spoke in support of the funding request for the Cromwell Bike Park before responding to questions.

Paddy Henderson - Maintenance of Cameras in Cromwell Mall

Senior Constable Henderson spoke in regards to the upkeep of cameras in the Cromwell Mall before responding to questions

Jess Sutherland and Kate Barnett - Structural Changes to shed adjacent to McNulty House

Ms Sutherland and Ms Barnett discussed the project to renovate the McNulty shed next to the McNulty House to be a wine tourism venue as a tasting room for Central Otago wines.

Russ Fowler – MENZ Shed

Mr Fowler spoke regarding the lease for the Cromwell Menz Shed, to be situated at the Cromwell Transfer Station. He then responded to questions.

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## 2 CONFIRMATION OF MINUTES

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### COMMITTEE RESOLUTION

**Moved:** McKinlay  
**Seconded:** Laws

That the public minutes of the Cromwell Community Board Meeting held on 9 May 2022 be confirmed as a true and correct record.

**CARRIED**

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## 3 DECLARATION OF INTEREST

Members were reminded of their obligations in respect of declaring any interests. Cr Laws declared an interest in the item 22.4.2.

## 4 REPORTS

### 22.4.2 ROAD NAMING APPROVAL - WOONG TREE DEVELOPMENT

To consider a request to name ten roads in the second stage of the Woong Tree Development.

After discussion it was agreed that the Board needed additional time to consider the names proposed for this development.

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### COMMITTEE RESOLUTION

**Moved:** Harrison  
**Seconded:** Scott

That the item lies of the table until the next meeting to enable more information to come to hand and for the Board to have more time to consider these name options.

**CARRIED**

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### 22.4.3 CLOSING OF THE CROMWELL MEMORIAL HALL

To reconsider the report presented to the Cromwell Community Board on 29 March 2022 regarding closure of the Cromwell Memorial Hall.

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### COMMITTEE RESOLUTION

**Moved:** McKinlay  
**Seconded:** Scott

That the Cromwell Community Board

- A. Receives the report and accepts the level of significance.
- B. Approves the immediate closure of the Cromwell Memorial Hall.
- C. Approves Cromwell Community Board and Project Advisory Group engagement and approval process during the project (Tables 2 and 3).

**CARRIED**

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#### 22.4.4 PROPOSAL TO DISPOSE OF PART OF RECORD OF TITLE 13B/860 TO WAKA KOTAHİ NEW ZEALAND TRANSPORT AGENCY AS AGENTS OF THE CROWN (PRO: 62-3047-00).

To consider disposing of approximately 1,740 square metres of Record of Title OT13B/860, to Waka Kotahi as agents of the Crown, for the purpose of constructing a roundabout at the intersection of State Highway 8B and Barry Avenue, and to consider allowing Waka Kotahi to erect a secure compound around part of Section 126 Block III Cromwell Survey District for the duration of the construction of new footpaths and underpass.

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#### COMMITTEE RESOLUTION

**Moved:** McKinlay

**Seconded:** Laws

That the Cromwell Community Board

- A. Receives the report and accepts the level of significance.
- B. Notes the previous agreement with Waka Kotahi for the compulsory acquisition of this land.
- C. Agrees to:
  1. Dispose of approximately 1,740 square metres of Record of Title OT13B/860, being the parcels marked "A" and "B" as identified in figure 2, to:
    - Waka Kotahi New Zealand Transport Agency as agents of the Crown.
    - In accordance with the provisions of the Public Works Act 1981.
    - For \$118,000 (One Hundred and Eighteen Thousand Dollars) plus GST (if any).

Subject to:

- The income being paid to the Cromwell Property General Account and held for the purpose of for the purpose of purchasing, enhancing, and//or maintaining, land within the Cromwell ward.
2. To agree to allow Waka Kotahi New Zealand Transport Agency to erect a secure compound around the area marked "E" as shown in figure 3 (Footpath Construction Zone), for the duration of the construction of the footpaths and underpass (as required), at no charge.
- D. Authorises the Chief Executive to do all that is necessary to give effect to the resolution.

**CARRIED** with Mr Buchanan recording his vote against

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#### 22.4.5 CLARIFICATION OF THE TERMS OF THE CROMWELL MENZ SHED LEASE

To consider clarifying the terms of the lease granted to the Cromwell Menz Shed Charitable Trust over part of Lot 3 Deposited Plan 526140 being part of the Cromwell Transfer Station site.

After discussion this resolution was amended to provide a 12 month period for the incumbent tenant to vacate.

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#### COMMITTEE RESOLUTION

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**Moved: McKinlay**  
**Seconded: Scott**

That the Cromwell Community Board

- A. Receives the report and accepts the level of significance.
- B. Agrees to clarify the provisions of the lease granted to the Cromwell Menz Shed Charitable Trust by updating the terms and conditions of the lease as follow:

Commencement:	01 July 2023
Area:	1023 square metres more or less as shown in figure 5, being the 'Revised Lease Area'
Term:	Five (5) Years
Rights of renewal:	Two (2) of Five (5) Years each
Expiry:	30 June 2038
Rent:	To be assessed in accordance with Council's Community Leasing and Licensing Policy (as adopted post review).
Rent Review:	On renewal
Rent Review Methodology:	In accordance with the Community Leasing and Licensing Policy
Permitted Use:	The operations of a Menz Shed
Outgoings:	Lessee pays 100% of the outgoings
Termination:	In accordance with Council's Community Leasing and Licensing Policy or as provided for in the Deed of Lease
Other terms/conditions:	In accordance with Council's Community Leasing and Licensing Policy or as provided for in the Deed of Lease

Subject to the Cromwell Menz Shed Charitable Trust:

- Meeting all costs associated with their occupation of the land and the construction of the group's new facility.
- Funding and erecting security (deer) fencing along the boundaries marked 'B2', 'B3', and 'B4', as shown above in figure 5.
- Funding and installing a pair of security (deer) gates in the existing fence identified as B1 below in figure 5.
- The fencing and gates being erected to the satisfaction of Council's Infrastructure Manager.
- Meeting all costs associated with connecting to the utility networks.
- Providing a tap for the sole purpose of supplying an unrestricted quantity of water to the existing structure as shown in figure 2, (if required).
- That the tap referred to above be located inside the existing structure to the satisfaction of Council's Planning and Regulatory Services Manager.
- Vacating their current site on the Cromwell Equestrian Centre within 12 months of the commencement of the lease.

- C. Authorises the Chief Executive to do all that is necessary to give effect to the resolution.

**CARRIED**

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#### **22.4.6 PROPOSAL TO STOP FLORA STREET**

To consider stopping the remaining section of Flora Street in accordance with the provisions of the Local Government Act 1974, then vesting the land in Council as a Local Purpose (Public Amenity) Reserve, in accordance with the provisions of the Reserves Act 1977.

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#### **COMMITTEE RESOLUTION**

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

That the Cromwell Community Board

- A. Receives the report and accepts the level of significance.
- B. Notes the previous agreement with Waka Kotahi for the compulsory acquisition of this land.
- C. Recommends to Council to approve the proposal to stop approximately 0.6447 hectares of unformed legal road (shown as in Section 3 SO 517704 in figure 3) being Flora Street, subject to:
  - The provisions of the Local Government Act 1974.
  - The public notification process as outlined in the same Act.
  - No objections being received within the public notification period.
  - The consent of the Minister of Lands.
  - The stopped road being classified as Local Purpose (Amenity) Reserve, then vested in Council in accordance with the provisions of the Reserves Act 1977.
  - An easement (in gross) in favour of (and as approved by) the Central Otago District Council being registered over all of Section 3 SO 517704.
  - Easements (in gross) in favour of (and as approved by) Aurora Energy Limited, and Chorus New Zealand Limited, being created, and registered on the resulting title.
  - District Plan designation ('D97') being updated to Local Purpose (Amenity) Reserve.
  - The costs being paid from the final stage of the Gair Avenue Development project.
- D. Authorises the Chief Executive to do all that is necessary to give effect to the resolution.

**CARRIED**

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#### **22.4.7 CROMWELL BIKE PARK FUNDING REQUEST**

To consider a funding request from the Cromwell Bike Park.

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#### **COMMITTEE RESOLUTION**

**Moved:** Buchanan  
**Seconded:** Scott

That the Cromwell Community Board

- A. Receives the report and accepts the level of significance.
- B. Agrees that the Cromwell Bike Park request for financial assistance is an exceptional circumstance under the Grants Policy.
- C. Agrees to allocate \$49,330 to the Cromwell Bike Park Inc for stage three of the upgrade to the Cromwell bike park to be funded from the Cromwell Reserve Contribution Account (3146).

**CARRIED**

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**22.4.8 CROMWELL AND DISTRICTS PROMOTIONS GROUP PROMOTIONS GRANT APPLICATION**

To consider the Cromwell Districts Promotions Group's application to the Cromwell Community Board for promotion grant funding 2022-2023.

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**COMMITTEE RESOLUTION**

**Moved:** Gillespie

**Seconded:** Laws

That the Cromwell Community Board

- A. Receives the report and accepts the level of significance.
- B. Allocates the promotion grant of \$90,000 to the Cromwell and Districts Promotions group for delivery of projects as outlined in the funding application for the 2022/2023 financial year.
- C. Notes that staff will discuss the outcomes expected for funding for the 2023/2024 funding year onwards.

**CARRIED**

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**22.4.9 CROMWELL FINANCIAL REPORT FOR THE PERIOD ENDING 31 MARCH 2022**

To consider the financial performance overview as at 31 March 2022.

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**COMMITTEE RESOLUTION**

**Moved:** Gillespie

**Seconded:** McKinlay

That the report be received.

**CARRIED**

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Note: Cr McKinlay left the meeting at 4.55 pm and returned at 5.01 pm.

**5 MAYOR'S REPORT****22.4.10 MAYOR'S REPORT**

His Worship the Mayor gave an update on his recent activities and issues of interest in the ward.

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**COMMITTEE RESOLUTION**

**Moved:** Laws

**Seconded:** McKinlay

That the Cromwell Community Board receives the report.

**CARRIED**

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## 6 CHAIR'S REPORT

### 22.4.11 CHAIR'S REPORT

The Chair gave an update on activities and issues since the last meeting:

- Noted recent absences of staff.
- Attended a Project Advisory Group workshop for the Cromwell Memorial Hall and Cromwell Mall redevelopment.
- Attended art events activities.

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### COMMITTEE RESOLUTION

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

That the report be received.

**CARRIED**

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## 7 MEMBERS' REPORTS

### 22.4.12 MEMBERS' REPORTS

The Chair / Members gave an update on activities and issues since the last meeting:

Cr McKinlay reported on the following:

- Attended meeting of Council.
- Attended meeting on the Mall developments.

Cr Laws reported on the following:

- Attended Cromwell Community House meeting with Russell Fowler.
- Attended the AGM of the Old Cromwell Association.

Cr Gillespie reported on the following:

- Attended the Goldminer memorial service.
- Attended a meeting of the Hearings Panel.

Mr Buchanan reported on the following:

- Attended a meeting at Tarras on tree felling.

Mr Scott reported on the following:

- Attended a Committee meeting at the Cromwell and Districts Promotions Group.
  - Attended a Cromwell Connect meeting.
  - Attended a meeting at the Cromwell community hub.
  - Attended the Cromwell Community board workshop on Town centre upgrade.
  - Attended a Cromwell Business Network meeting.
  - Attended a Piano concert at Coronation Hall in Bannockburn organised by Arts Central.
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- Attended the AGM of Old Cromwell Association.

### COMMITTEE RESOLUTION

**Moved:** Gillespie  
**Seconded:** Scott

That the report be received.

**CARRIED**

## 8 STATUS REPORTS

### 22.4.13 JUNE 2022 GOVERNANCE REPORT

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

### COMMITTEE RESOLUTION

**Moved:** McKinlay  
**Seconded:** Buchanan

That the report be received.

**CARRIED**

## 9 DATE OF THE NEXT MEETING

The date of the next scheduled meeting is 2 August 2022.

## 10 RESOLUTION TO EXCLUDE THE PUBLIC

### COMMITTEE RESOLUTION

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

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>Confidential Minutes of Ordinary Board Meeting</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



<b>22.4.14 - Gair Avenue 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
<b>22.4.15 - June 2022 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

**CARRIED**

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The public were excluded at 5.50 pm and the meeting closed at 6.30pm.