



# **AGENDA**

## **Cromwell Community Board Meeting Tuesday, 2 August 2022**

**Date: Tuesday, 2 August 2022**

**Time: 2.00 pm**

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

(Unless there is a move from the current Red Alert level, in which case it may be held in

In both cases, due to COVID-19 restrictions and limitations of the physical space, public access will be available through a live stream of the meeting.

The link to the live stream will be available on the Central Otago District Council's website.)

**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, 2 August 2022 at 2.00 pm. The link to the live stream will be available on the Central Otago District Council's website.

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**Members** Ms A Harrison (Chair), Mr W Murray (Deputy 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), J Muir (Executive Manager - Infrastructure Services), L van der Voort (Executive Manager - Planning and Environment), S Righarts (Chief Advisor), W McEnteer (Governance Manager), J Harris (Governance Support Officer)

**1 APOLOGIES**

**2 PUBLIC FORUM**

**3 CONFIRMATION OF MINUTES**

Cromwell Community Board meeting - 21 June 2022



**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.

**CARRIED**

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**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.

## 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**

**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**

#### **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.

#### **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.
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- Attended a Cromwell Business Network meeting.
  - Attended a Piano concert at Coronation Hall in Bannockburn organised by Arts Central.
  - Attended the AGM of Old Cromwell Association.
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**COMMITTEE RESOLUTION**

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

That the report be received.

**CARRIED**

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**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.

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**COMMITTEE RESOLUTION**

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

That the report be received.

**CARRIED**

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**9 DATE OF THE NEXT MEETING**

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

**10 RESOLUTION TO EXCLUDE THE PUBLIC**

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**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	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

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	(including commercial and industrial negotiations)	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**

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

## **4 DECLARATION OF INTEREST**

### **22.5.1 DECLARATIONS OF INTEREST REGISTER**

**Doc ID: 586960**

#### **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 (Specialist - Community Relations and Environment) Clyde & Districts Emergency Rescue Trust (Secretary and Trustee) Cromwell Volunteer Fire Brigade (Chief Fire Officer) Cromwell Bowling Club (patron) Otago Local Advisory Committee - Fire Emergency New Zealand Returned Services Association (Member)		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 (Assistant Manager - Cellar Door) Daffodil Day Cromwell Coordinator	Otago Regional Council (Deputy Chair) 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
Bob Scott	Cromwell Golf Club (vice-president) Central Football Project Trust (Trustee)		Ripponvale Hall Committee Cromwell and Districts Promotions Group

## 5 REPORTS

### 22.5.2 MCNULTY SHED PROPOSAL

Doc ID: 584737

#### 1. Purpose of Report

To consider permitting Old Cromwell Incorporated to change the use of the garage on 42 Inniscort Street, to sublet the garage, and to build a new workshop.

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#### Recommendations

That the Cromwell Community Board

- A. Receives the report and accepts the level of significance.
  - B. Approve as Lessor, the adaptive reuse of the existing McNulty Shed and a new build on the south end of the carpark to be a maintenance shed for Old Cromwell Incorporated.
  - C. Authorises Old Cromwell Incorporated to sub-lease to Pinot Junction Ltd the existing McNulty Shed under terms and conditions that are satisfactory to the Chief Executive Officer.
- 

#### 2. Background

##### 42 Inniscort Street

Council is the registered owner of the property at 42 Inniscort Street. The property is described as Section 28 Block IV Town of Cromwell (Section 28). Section 28 has an area of approximately 1009 square metres and is held by Council in fee simple Record of Title OT11/1424.

Improvements on the property currently include a large garage/workshop with a small compound attached, and car parks. A plan of Section 28, which is leased to Old Cromwell Incorporated, (Old Cromwell), is shown below.

Access to 44B Inniscort Street McNulty House, the carparking and the upper historic precinct can be gained via Section 28.



Figure 1 – Plan of Section 28 Block IV Town of Cromwell (42 Inniscort Street)

#### 44B Inniscort Street

Council is the registered owner of the property at 44B Inniscort Street. The property is described as Lot 2 DP 25574 (Lot 2). Lot 2 has an area of approximately 503 square metres. It is held by Council in fee simple Record of Title OT17C/779.

Improvements on Lot 2 currently include two buildings and some carparking. Lot 2 is also leased the Old Cromwell. In turn, Old Cromwell sublet these two buildings to the Cromwell Arts and Crafts Society. Lot 2 is identified in figure 1 as 44B Inniscort Street.

#### 40 Inniscort Street

40 Inniscort Street contains McNulty House and gardens. Council is the registered owner of the property which is described as Sections 29 – 31 Block IV Town of Cromwell (Sections 29 – 31). Sections 29 – 31 and has an area of approximately 2405 square metres. The property is held in fee simple Record of Title OT11A/1425.

Resource consent was granted to Old Cromwell to utilise McNulty House for public display/museum and visitor centre and to hold functions and activities from time to time.

Condition 1 of the resource consent requires that 8 car parks be provided on Section 28 Block IV Town of Cromwell. The car parks for McNulty house are shown below in figure 2.





Figure 2– Plan of carparking used by McNulty House

Proposal to grant Sublease over 42 Inniscort Street being Part of Section 28

Earlier this year, Pinot Junction Limited (the applicants) contacted Old Cromwell to ask if they would consider sub leasing the garage/workshop on Section 28.

The applicants advised Old Cromwell that they had plans to establish a wine bar that they had identified the garage/workshop as an ideal location for the venture as it has street frontage.

At the request of Old Cromwell, the applicants then engaged an architect and a structural engineer to determine if the garage/workshop was suitable for conversion to a wine bar.

Draft resource consent and licence applications were also prepared and presented to Old Cromwell along with the advice from an architect and structural engineer. The applicant advised that they would proceed with the venture including applying for the necessary resource consent if a sublease were granted.

Garaging/Workshop

The garage/workshop on Section 28, is currently used by Old Cromwell as a workshop for maintenance/repairs and storage of tools. Excess building materials, tools, and rubbish bins are stored in the attached compound.

If a sublease is granted over the garage/workshop on Section 28, Old Cromwell will need to store their excess building materials, tools, and rubbish bins elsewhere.

New Garage/Workshop

Old Cromwell propose to construct a new garage on the southern end of Section 28. The new garage will be owned and used by Old Cromwell for purposes associated with maintaining and operating the historic precinct.

Winiscort Street

Existing garage/workshop

Proposed garage

40

42

40

40

### 3. Discussion

Old Cromwell hold a lease over Sections 28 – 31 Block IV Town of Cromwell, Lot 2 DP 25574, and Section 1 Survey Office Plan (SO) 23762, being Records of Title OT11A/1424, OT11A/1425, OT17A/327 and OT17C/779.

Item 22.5.2 - Report author: Property and Facilities Officer (Cromwell)



Figure 4 – Plan of the Old Cromwell Lease Area

The lease held by Old Cromwell was granted on the following terms and conditions:

- Date of Commencement                      01 March 2013
- Term    Five (5) years
- Further Terms                                  Three (3) terms of five (5) years each
- Renewal Dates                                01 March 2018, 2023, 2028
- Final Expiry Date                            28 February 2033
- Annual Rent                                    One Dollar (\$1.00) plus GST if demanded.

Clauses in the lease which relate to the renovation of existing buildings, the construction of new buildings, and subletting, are outlined below.

*Clause 2: The Lessee shall not erect any buildings upon the premises without the prior consent in writing of the Council.*

*Clause 3: The Lessee will not make any structural alterations to any buildings or other improvements without the prior consent in writing of the Council.*

*Clause 6: The Lessee will not assign this lease and will not without the prior consent of the Council sublet or part with the possession of the premises or any part thereof or mortgage or otherwise encumber this lease. In particular any sublease must be for the purposes of furthering "Old Cromwell" and activities related thereto and in accordance with clause 11 of this lease.*

*Clause 11: The lessee will use the land comprised in the premises solely for the purpose of the operation of a historic precinct in conjunction with and part of*



*“Old Cromwell” and related activities including attraction of visitors to a living history museum and the onsite production of arts and crafts and if at any time the Council is of the opinion that the land leased is not being used or is not being used sufficiently for the purposes specified herein the Council, after making such enquiries as the Council thinks fit and giving the Lessee an opportunity of explaining the usage of the land leased and if satisfied that the land leased is not being used or is not being sufficiently used for the purposes specified in the lease, may terminate the lease on such terms as the Council approves.*

#### Variation to Lease

Old Cromwell have now applied to vary their existing lease. The purpose of the variation is to enable:

- the existing garage/workshop to be renovated, then sublet as a wine bar,
- the construction of a new garage on the southern end of Section 28.

#### Subleasing Implications

The sublease for the purpose of a wine bar is considered consistent with the activities in the heritage precinct and will provide an opportunity to showcase Central Otago wine. The income from the sublease will enable Old Cromwell to further develop the land at the Heritage Precinct.

## **4. Financial Considerations**

There are no financial implications for Council associated with the proposal as Old Cromwell and the Applicants will be required to meet all costs associated with the proposal.

## **5. Options**

### Option 1 – (Recommended)

To agree to vary the lease held by Old Cromwell to:

1. Permit the change of use to the existing garage/workshop to a wine bar.
2. Allow the renovation and subletting of the garage/workshop on Section 28.
3. Agree to the proposal to build a new garage on the southern end of Section 28, subject to Old Cromwell and/or the Applicants
  - obtaining all permits, consents, approvals, and licenses associated with the proposal.
  - paying all costs associated with the proposal.

Advantages:

- Applicants can proceed with further work towards the resource and building consent.
- An opportunity to showcase Central Otago wines.
- A sublease will provide Old Cromwell with a further income to partially offset costs.
- Income from the sublease will provide Old Cromwell with income further develop the Heritage Precinct.

Disadvantages:

- Pressure on parking options.

Option 2

To not agree to vary the lease held by Old Cromwell.

Advantages:

- No extra pressure on parking.
- An alternative storage option would not be required by Old Cromwell.
- Old Cromwell would not need to fund new build storage.

Disadvantages:

- Applicants cannot proceed with further work towards a resource consent and building consent.
- Lost opportunity to develop the Heritage Precinct offering through showcasing the region's wines.

## 6. Compliance

<b>Local Government Act 2002 Purpose Provisions</b>	This decision promotes the economic wellbeing of communities, in the present and for the future by enabling the precinct to promote Central Otago Wines and tourism as Cromwell seeks to become a visitor destination, and not just a town to pass through en route to Queenstown or Wanaka.
<b>Decision consistent with other Council plans and policies? Such as the District Plan, Economic Development Strategy etc.</b>	The activity is consistent with the current operation of the Heritage Precinct. Resource consent is required for the activity
<b>Considerations as to sustainability, the environment and climate change impacts</b>	The upgrade of the existing garage/workshop and build of a new workshop on the existing location will not impact the sustainability of the environment.
<b>Risks Analysis</b>	There are no risks associated with the decision.
<b>Significance, Consultation and Engagement (internal and external)</b>	The decision is not considered significant. No further analysis of impacts or community views is deemed necessary.

## 7. Next Steps

Notify Pinot Junction Ltd of the board decision.

## 8. Attachments

**Appendix 1 - 20220528\_MCNULTY SHED\_PLANS FOR APPROVAL.pdf** [↓](#)

**Appendix 2 - 20220530\_MCNULTY MAINTENANCE SHED\_ FOR CODC.pdf** [↓](#)

**Appendix 3 - 22210 - 220509 - McNulty Shed Structural Markup TS.pdf** [↓](#)

**Appendix 4 - APPLICATION FOR RESOURCE CONSENT\_MCNULTY SHED\_draft.pdf** [↓](#)

**Appendix 5 - Matt Kate Barnett Response 10 June 2022 (002).pdf** [↓](#)

**Appendix 6 - Pinot Central\_ INFO.pdf** [↓](#)

Report author:

Reviewed and authorised by:



Debbie Shaw

Louise van der Voort

Property and Facilities Officer (Cromwell)  
30/06/2022

Executive Manager - Planning and Environment  
19/07/2022

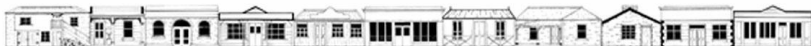


McNULTY SHED

SITE	42 INNISCORT ST CROMWELL
LEGAL DESC.	Section 28 Blk IV
VALUATION #:	2850559000
PROJECT INFORMATION	
Land Area	1009 M2
Slab Area	339 M2
PROJECT INFORMATION	
Water Supply	-
Fire Fighting Supply	-
Wastewater Disposal	-
Stormwater	On site soak pit
Power	At boundary
Telecommunications	At boundary
Access	Road
Climate Zone:	3
Earthquake Zone	2
Rainfall	30-40
Wind Region	A
Wind Zone	High
Exposure Zone	B
Snow Loading Zone	N5
Building Importance	Level 2
Slab:	EXISTING CONCRETE
Framing:	EXISTING 190 MANSONRY
Insulation:	TBC
Cladding:	EXISTING 190 MASONRY - PAINT
Roofing:	NEW ROOF TRUSSES/ PURLINS/UNDERLAY CORRUGATE IRON

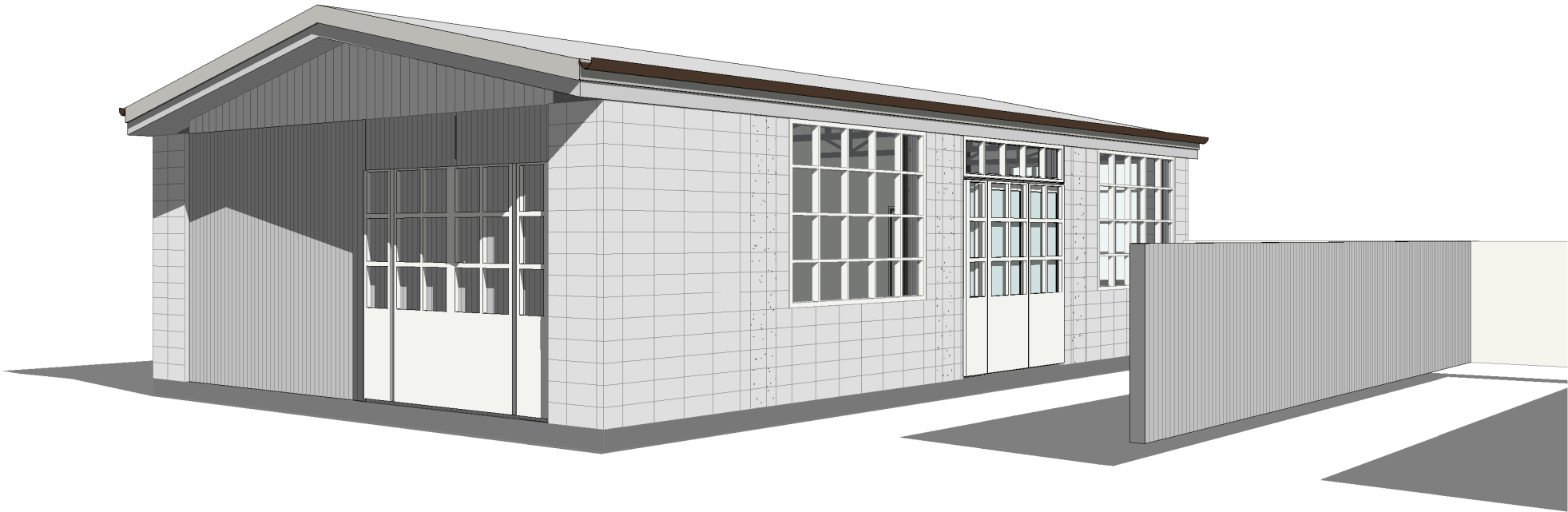


S A STUDIO



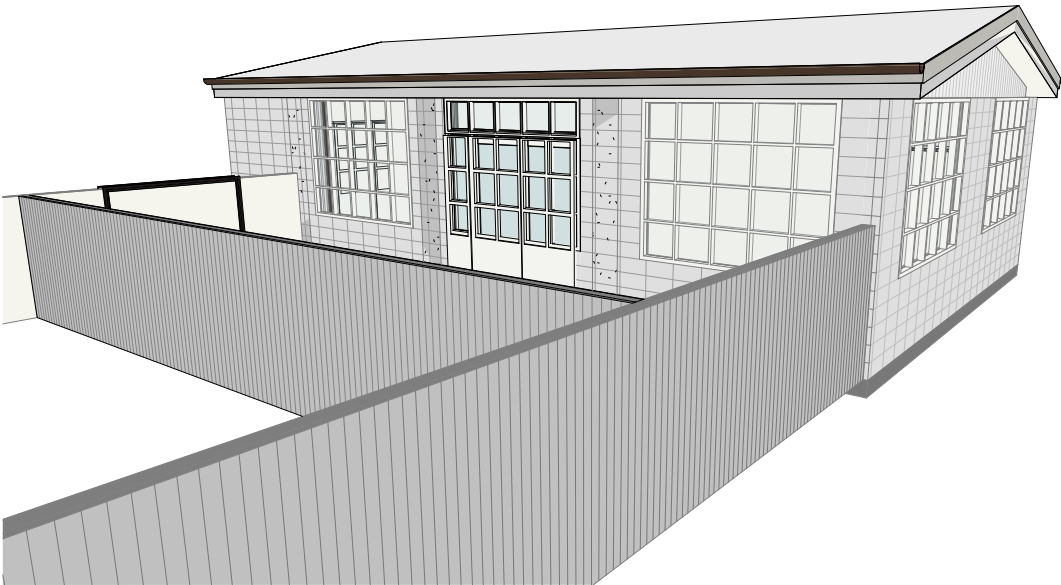
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A	FOR OLD CROMWELL INC APPROVAL	28.05.2022	McNULTY SHED	McNULTY SHED SITE		
				FILE	SHEET	REV
			42 INNISCORT ST, CROMWELL	-	A_001	A





1 PROPOSED SOUTH VIEW

CORRUATE FENCE OMITTED FOR CLARITY

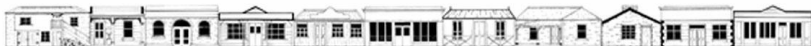


2 PROPOSED EAST VIEW



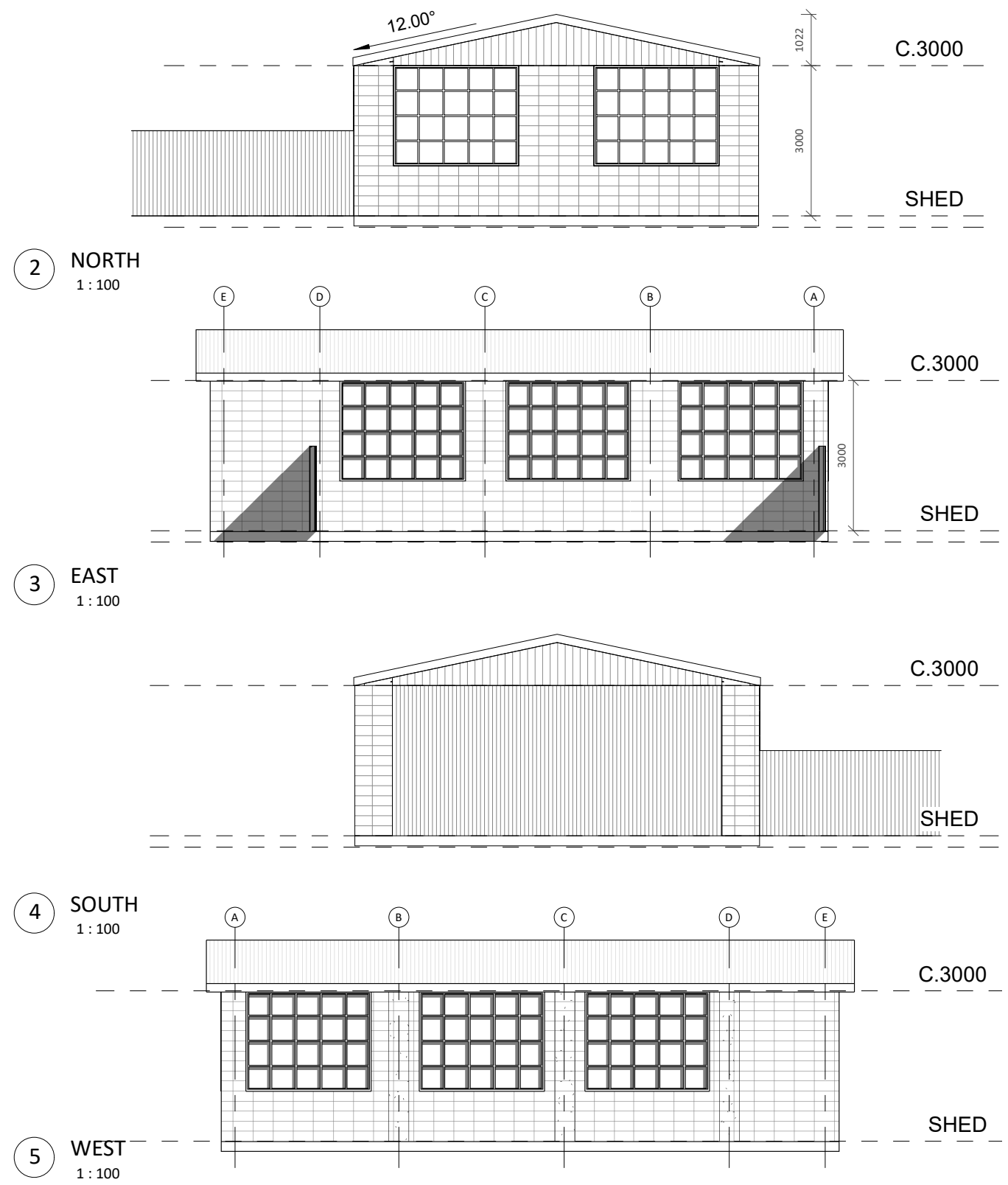
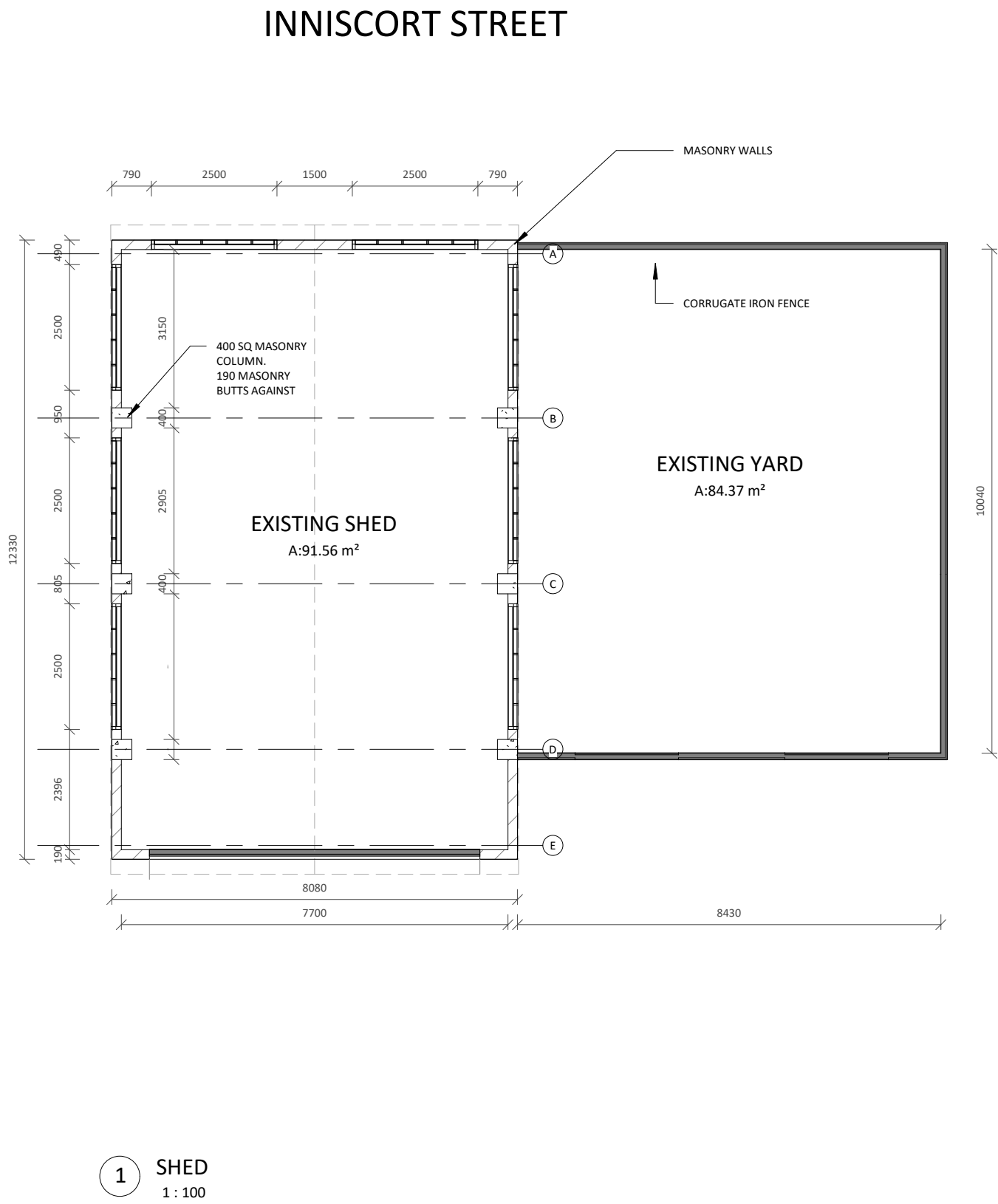
3 PROPOSED INTERNAL VIEW

S A STUDIO

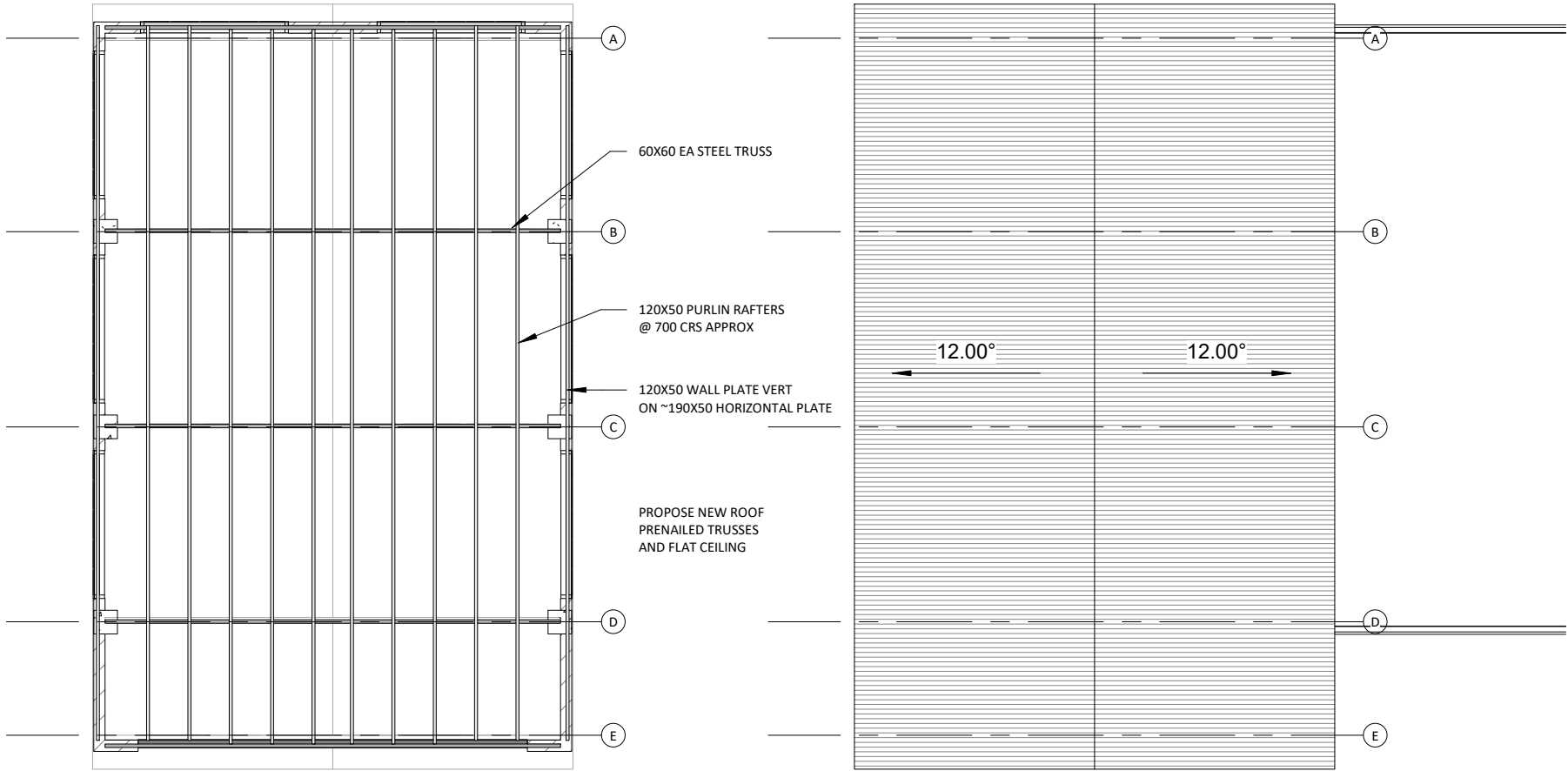


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A	FOR OLD CROMWELL INC APPROVAL	28.05.2022	McNULTY SHED	VIEWS		
			42 INNISCORT ST, CROMWELL	FILE	SHEET	REV
				-	A_002	A





REV	ISSUE	DATE	PROJECT	DRAWING TITLE		SCALE @ A3
A	FOR OLD CROMWELL INC APPROVAL	28.05.2022	McNULTY SHED	McNULTY SHED EXISTING		1 : 100
			42 INNISCORT ST, CROMWELL	FILE	SHEET	REV
				-	A_101	A

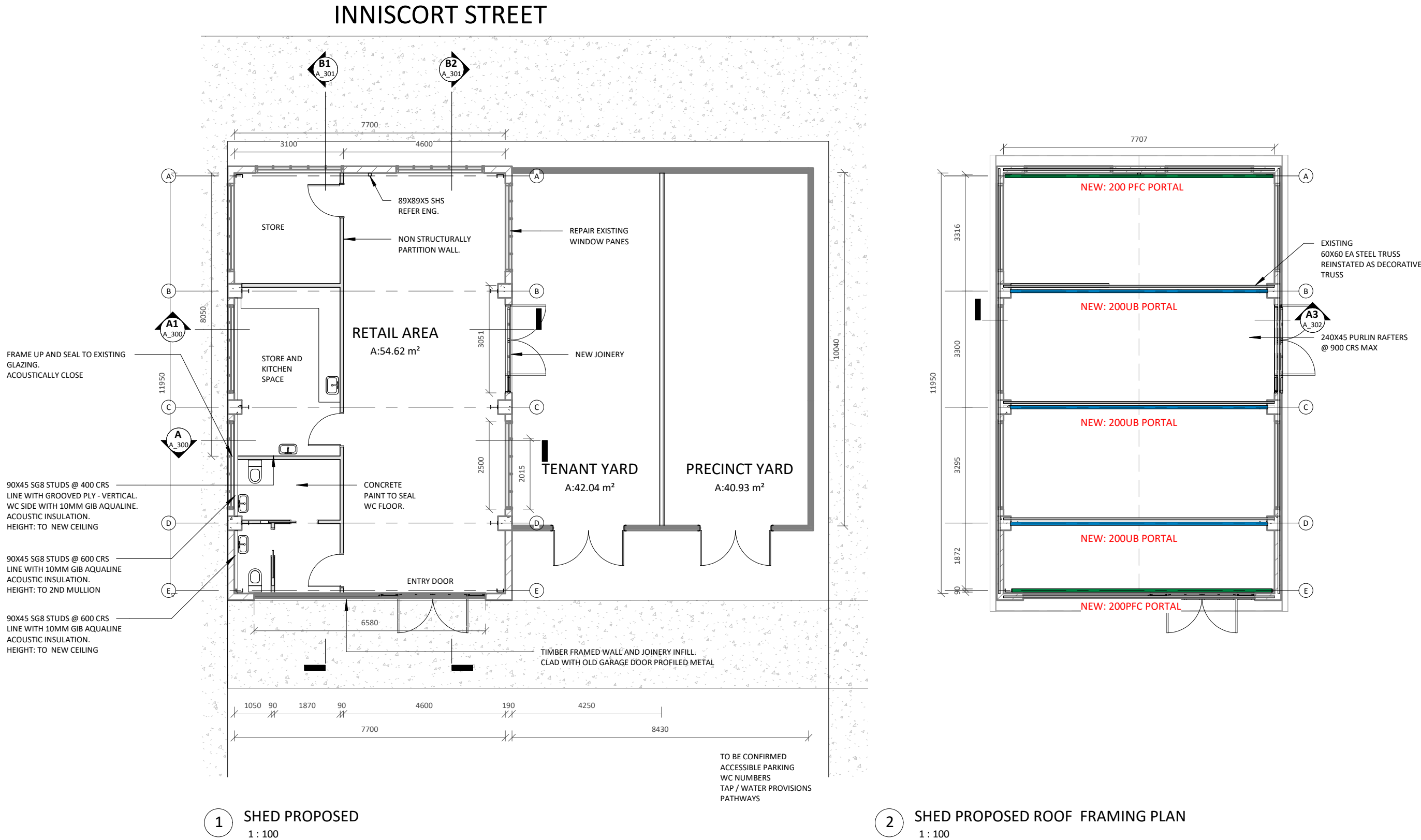


1 SHED ROOF FRAMING PLAN  
1 : 100

2 SHED EXISTNG ROOF PLAN  
1 : 100

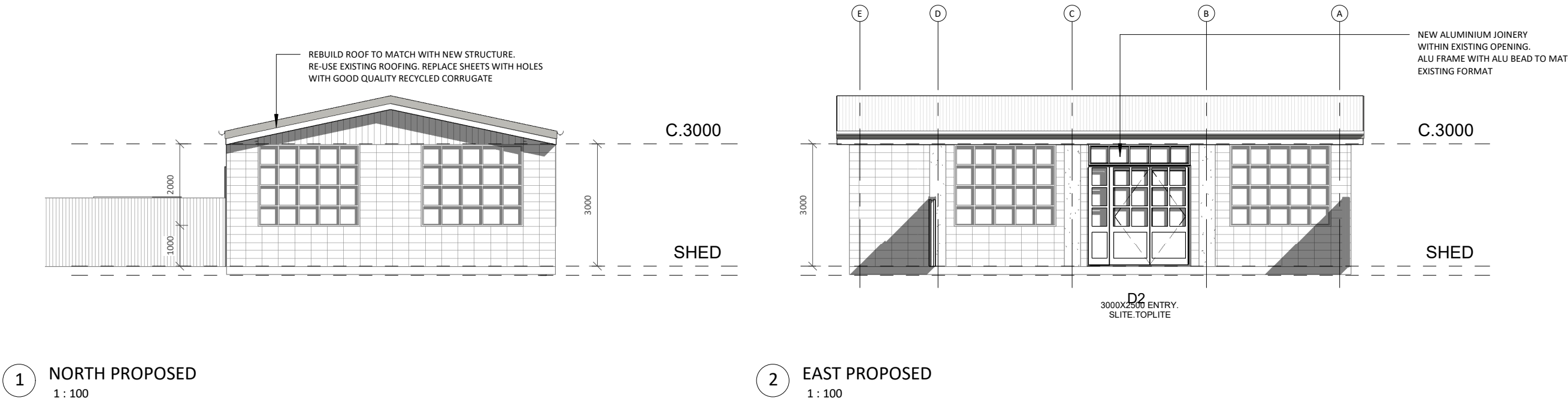


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				- A_102	A



REV	ISSUE	DATE	PROJECT	DRAWING TITLE	SCALE @ A3
A	FOR OLD CROMWELL INC APPROVAL	28.05.2022	McNULTY SHED	PROPOSED PLANS	1 : 100
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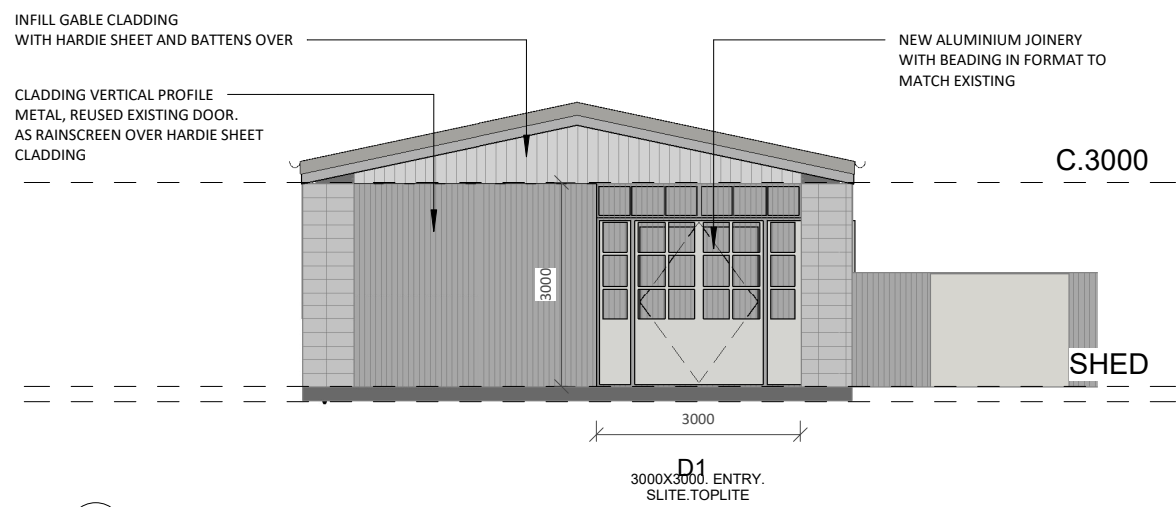




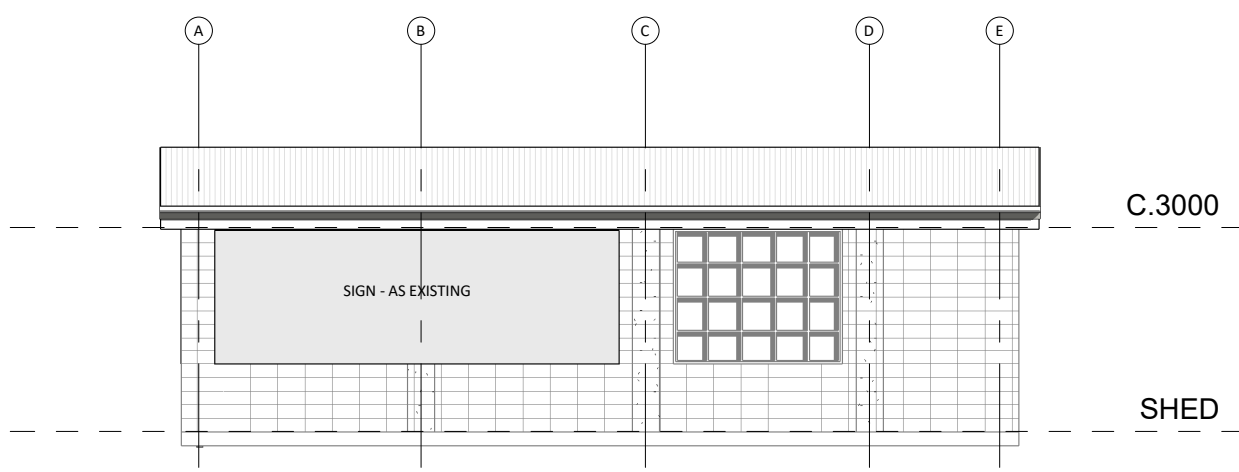
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REV	ISSUE	DATE	PROJECT	DRAWING TITLE	SCALE @ A3
A	FOR OLD CROMWELL INC APPROVAL	28.05.2022	McNULTY SHED	PROPOSED ELEVATIONS	1 : 100
			42 INNISCORT ST, CROMWELL	FILE	SHEET
				-	A_200
					A



1 SOUTH PROPOSED  
1 : 100



2 WEST PROPOSED  
1 : 100

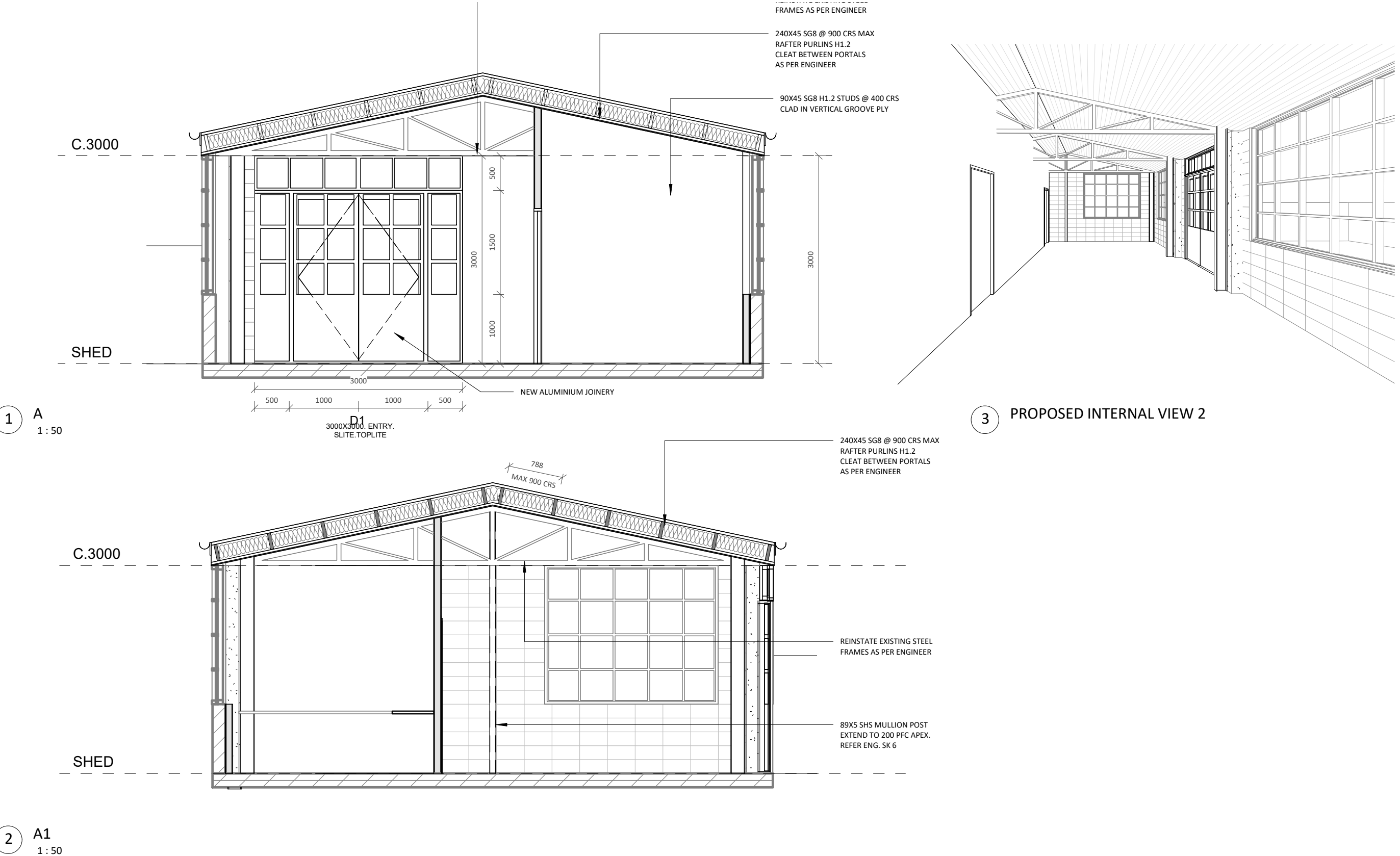


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				- A_201	A

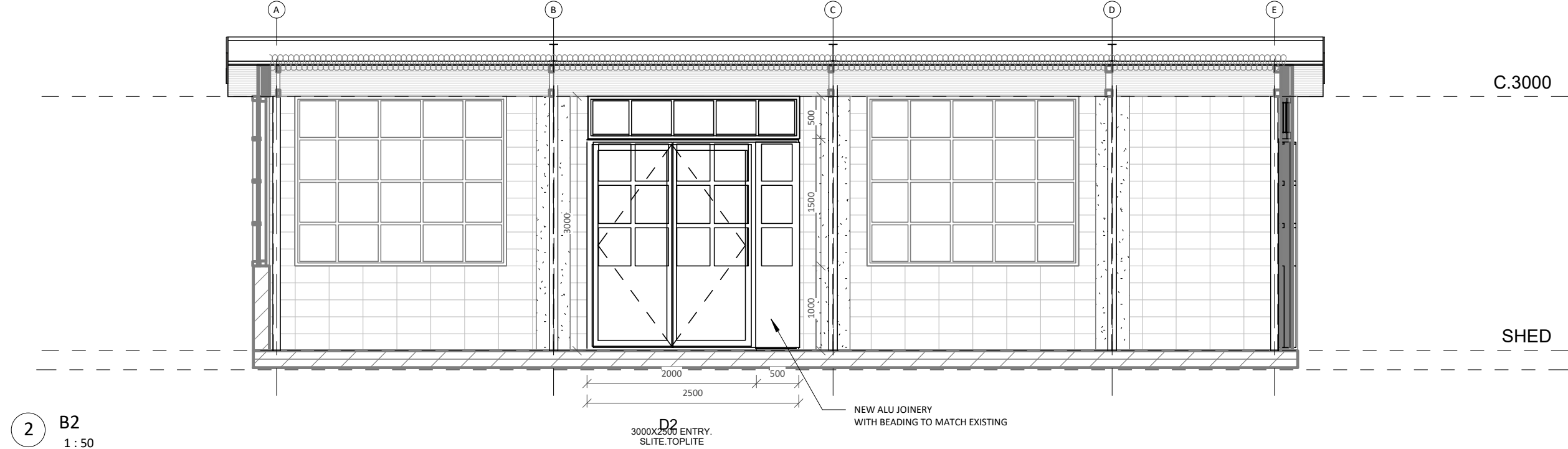
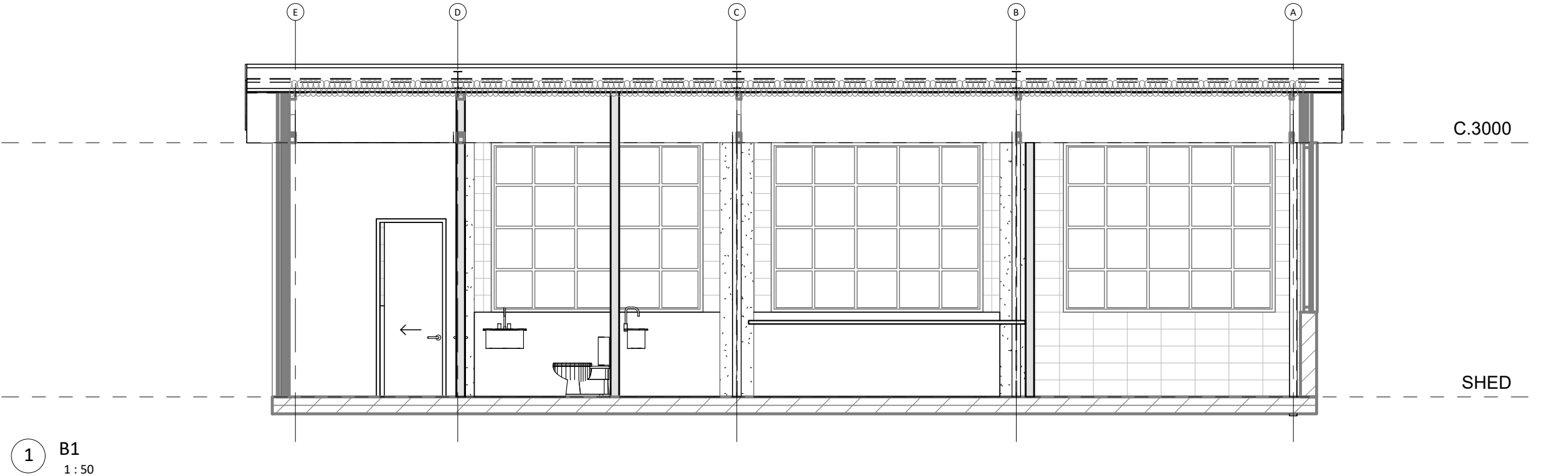




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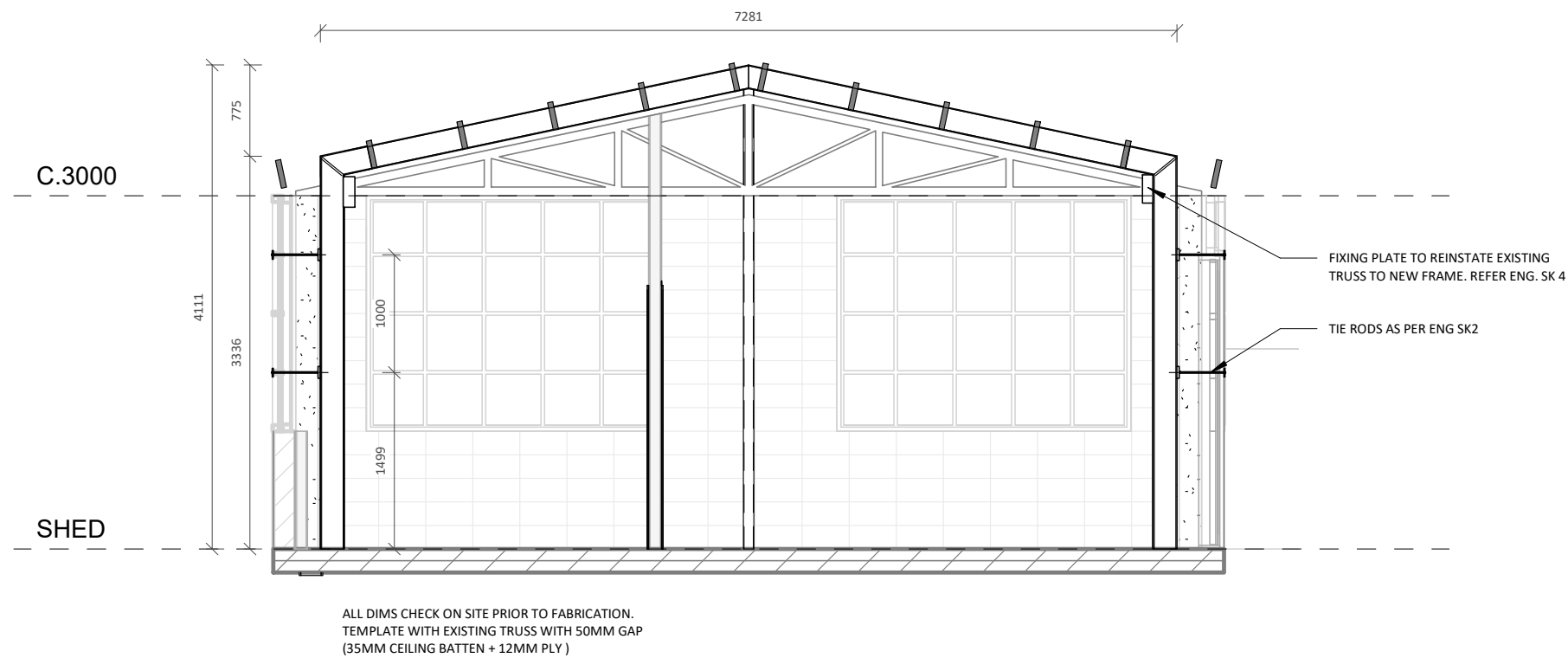
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			42 INNISCORT ST, CROMWELL	FILE SHEET	REV
				A_300	A



S A STUDIO



REV	ISSUE	DATE	PROJECT	DRAWING TITLE	SCALE @ A3
A	FOR OLD CROMWELL INC APPROVAL	28.05.2022	McNULTY SHED	PROPOSED SECTIONS	1 : 50
			42 INNISCORT ST, CROMWELL	FILE SHEET	REV
				A_301	A



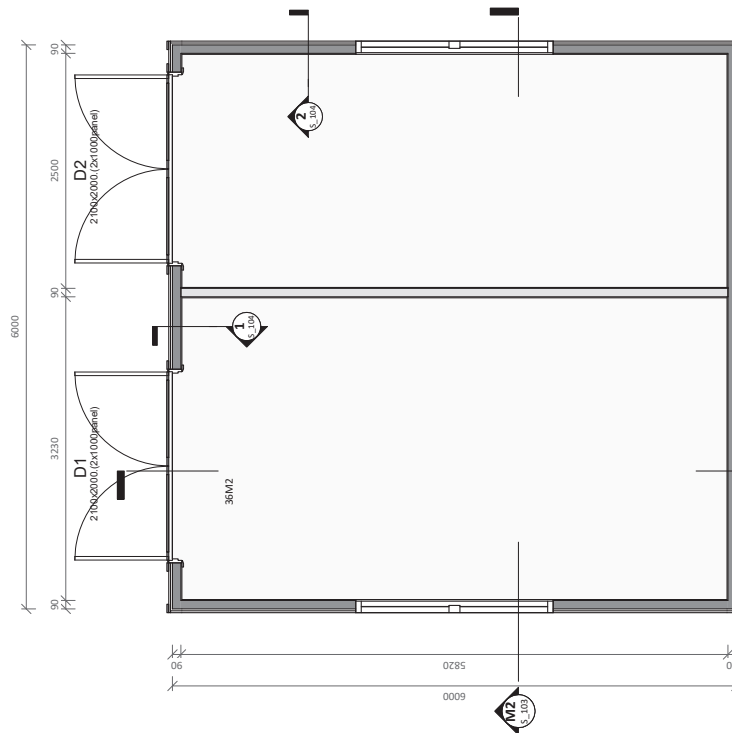
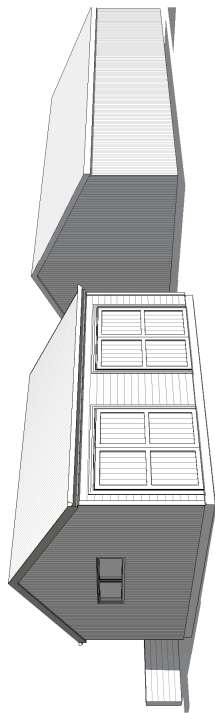
1 STEEL SECTION  
1 : 50

S A STUDIO



REV	ISSUE	DATE	PROJECT	DRAWING TITLE		SCALE @ A3
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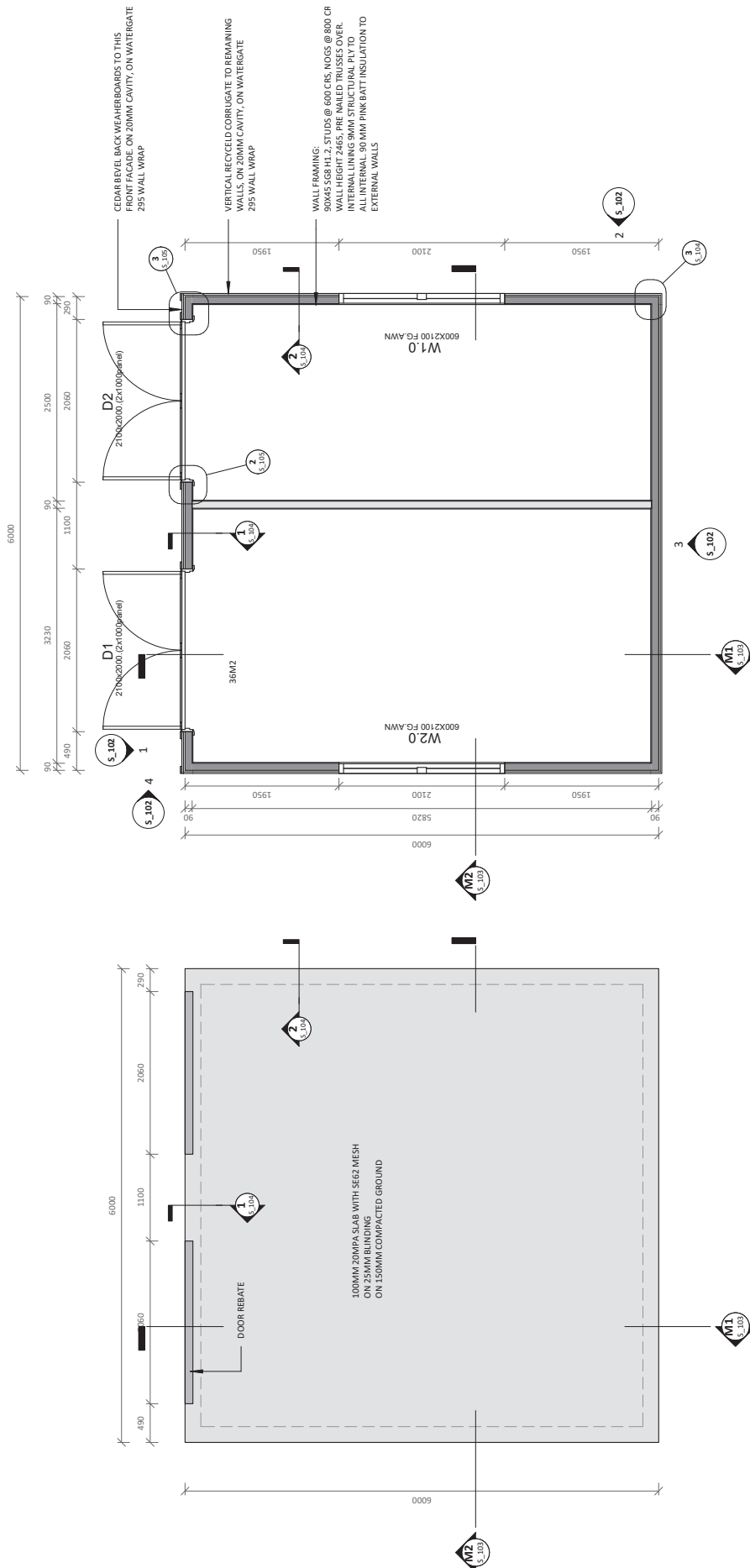
3 MAINTENANCE PLAN 1 : 50



1 MAINTENANCE SHED SITE PLAN  
1:250

REV	ISSUE	DATE	PROJECT	DRAWING TITLE	SCALE
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				FILE	indit
			42 INNISCORT ST, CROMWELL		

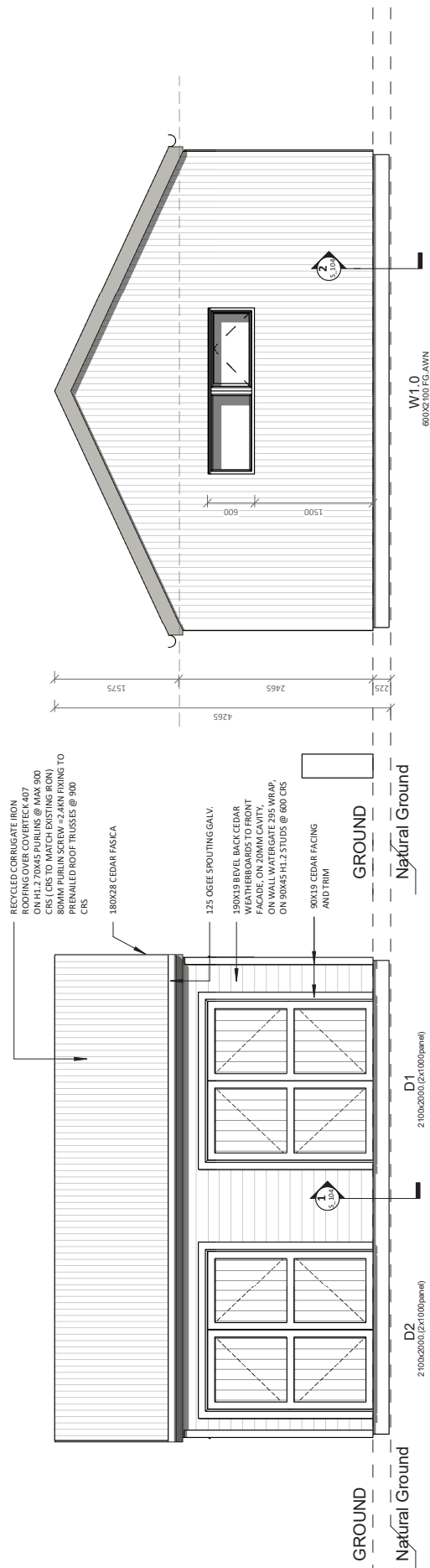




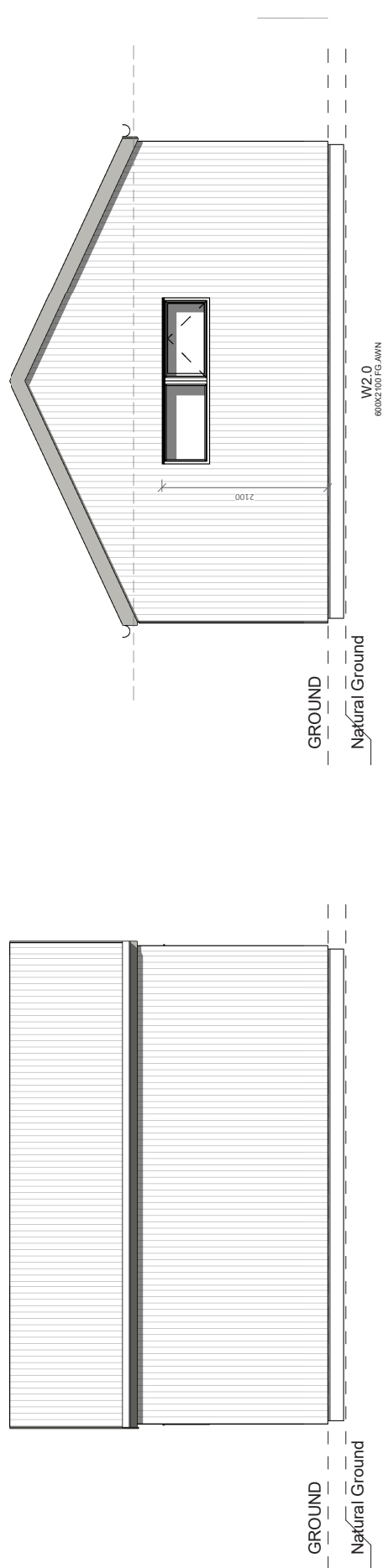
2 MAINTENANCE PLAN DIMENSIONED  
1:50

1 MAINTENANCE SLAB PLAN  
1:50

 <b>S.A. STUDIO</b>	REV		ISSUE	PROJECT	DRAWING TITLE	SCALE
	A		FOR OLD CROMWELL INC APPROVAL	28.05.2022	MCNUITY SHED	1:500
					PLANS	
					FILE	REV
				42 INNISCORT ST, CROMWELL	SHEET	1 of 1



2 MAINTENANCE SHED EAST  
1:50

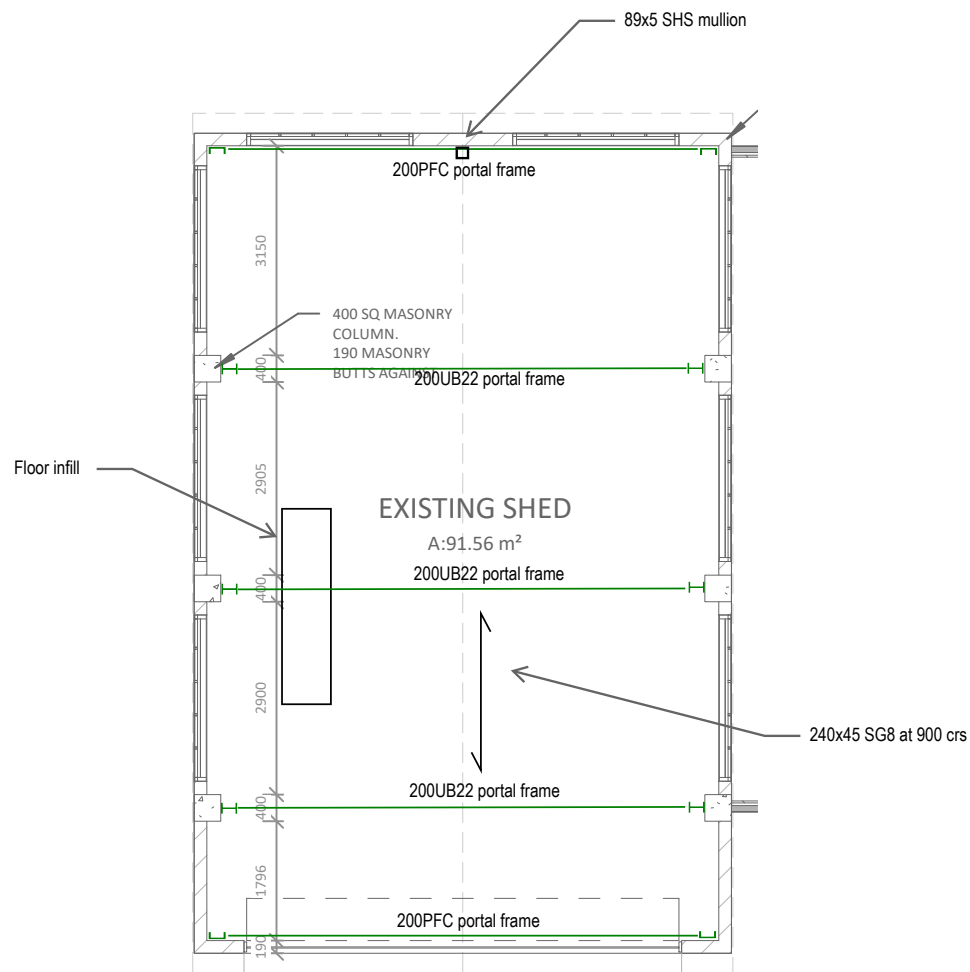


4 MAINTENANCE SHED WEST  
1:50

 <b>S . A . STUDIO</b>	REV		ISSUE	DATE	PROJECT	DRAWING TITLE	SCALE		
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					42 INNISCORT ST, CROMWELL	FILE	SHEET	REV	



S. A. STUDIO	REV	ISSUE	DATE	PROJECT	DRAWING TITLE	SCALE @
	A	FOR OLD CROMWELL INC APPROVAL	28.05.2022	McNULTY SHED	MAINTENANCE SHED SECTIONS + ROOF PLAN	1:50
					FILE	SHEET
				42 INNISCORT ST, CROMWELL		5/102

**9/05/22 McNulty Shed Strengthening  
Scheme TS**

Refer to SK1-SK7 for details



**ENGCO**  
Consulting Engineers

Job No:

Project:

Part:

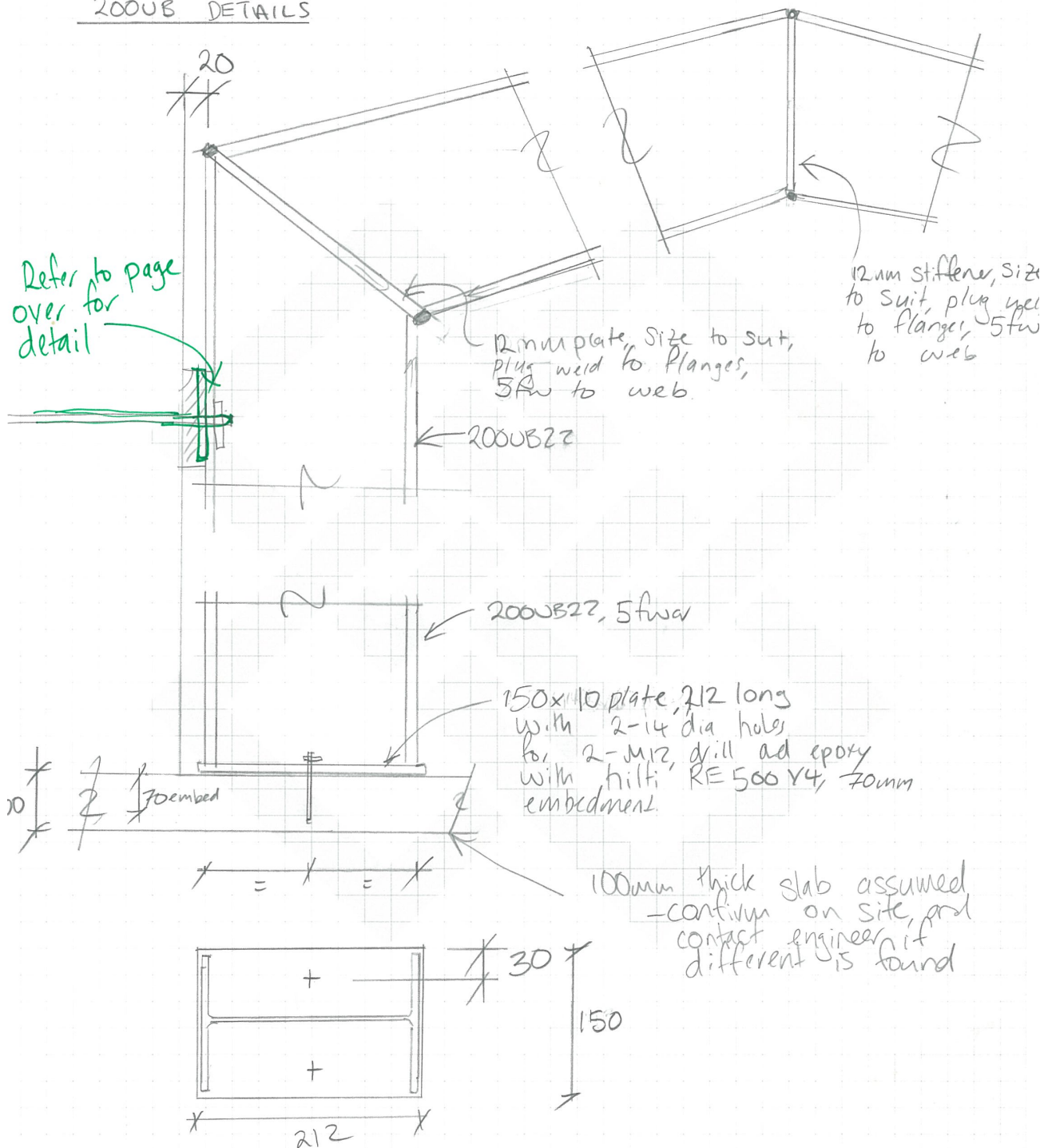
Date:

Page: SK1

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NTS

200UB DETAILS





Job No:

Project:

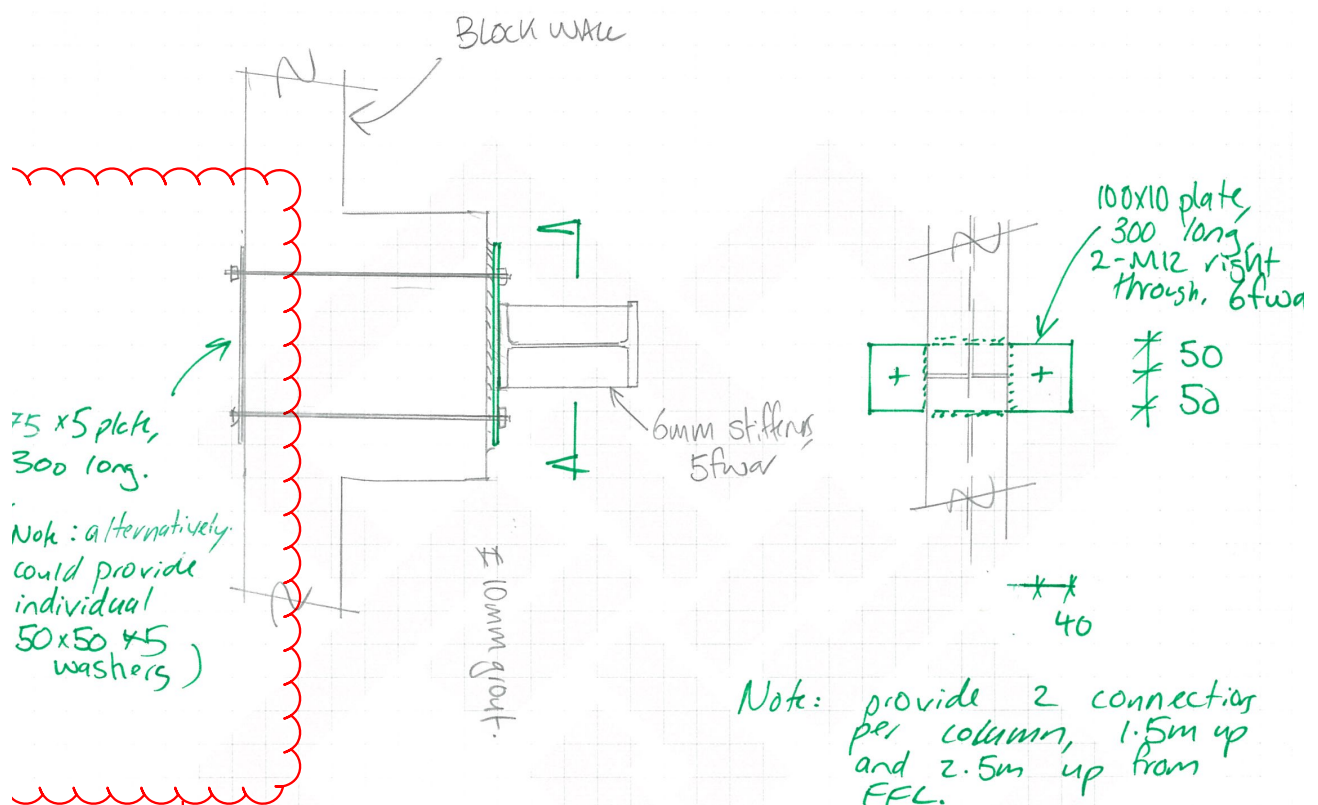
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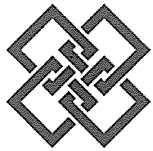
## 200UB COLUMN TO BLOCK WALL



please confirm you are okay with seeing exposed threaded M12 and nut on outside? we can look at alternative option if need be

\* could also review an option where





**ENGCO**  
Consulting Engineers

Job No:

Project:

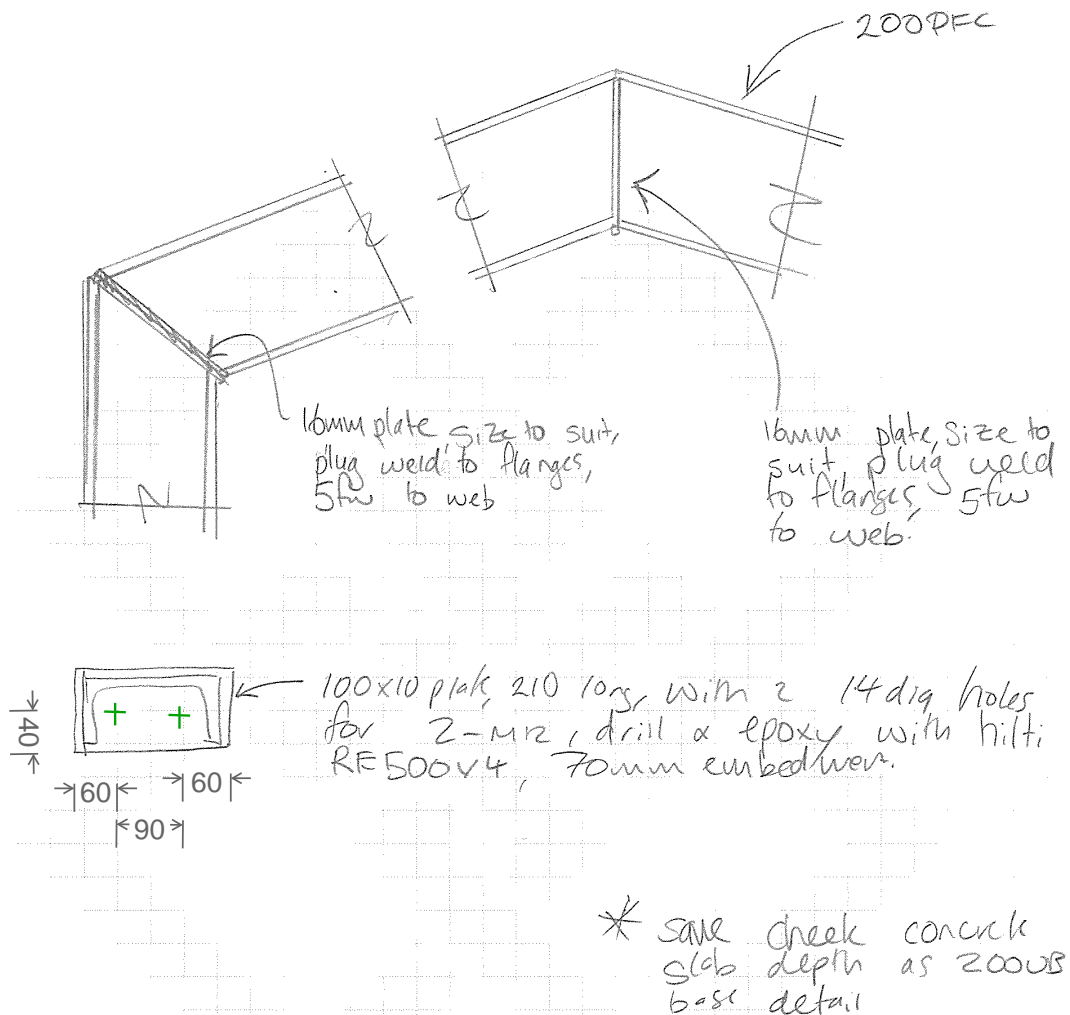
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200PFC DETAILS







**ENGCO**  
Consulting Engineers

Job No:

Project:

Part:

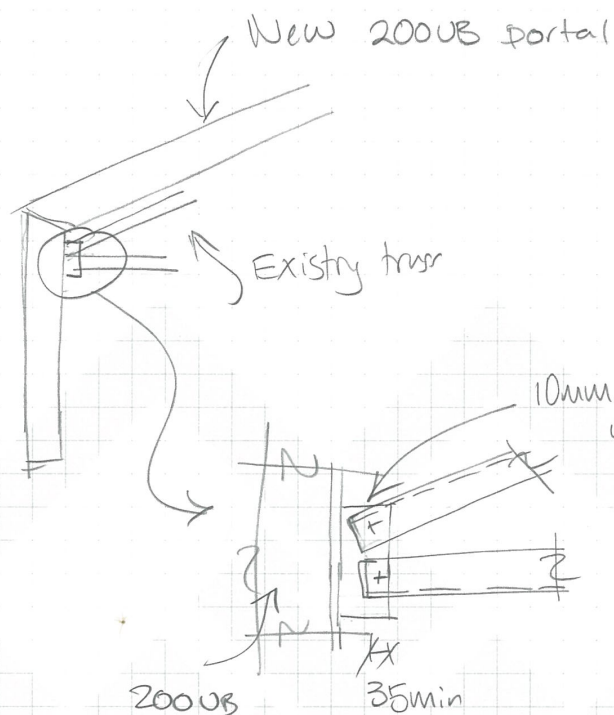
Date:

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EXISTING PORTAL <sup>TRUSS</sup> TO NEW PORTAL

SK 4



10mm plate, Size to suit  
with 2-14 dia hole  
for 2-M12 bolts  
to existing truss,  
6flw, and align to  
UB/PFC web, 35mm  
minimum bolt  
edge distance.



**ENGCO**  
Consulting Engineers

Job No:

Project:

Part:

Date:

Page: SK5

By:

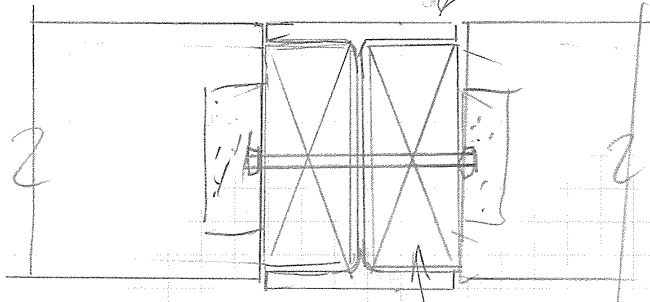
NTS

240x45

200UB22 to

190x45

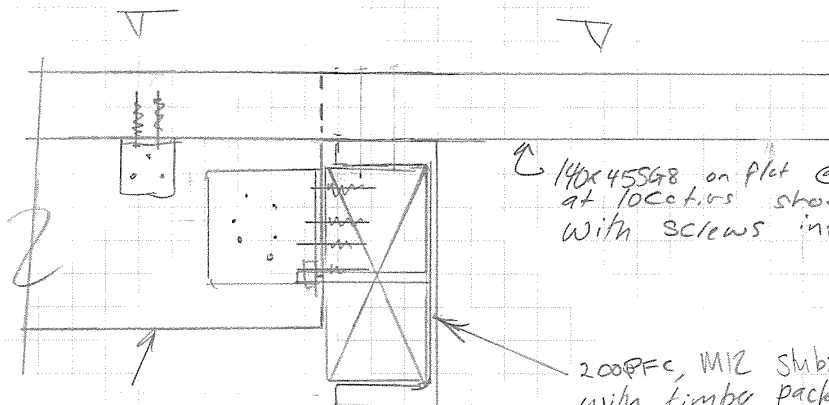
200UB22, 14 dia holes at 900 c/c for M12 bolts with washer



240x45@900, multi-g.  
each face to timber  
packing, fix  
with minimum  
3 - 14G x 35mm  
screws to each  
member

ROOF CANTILEVER OVER 200RFC

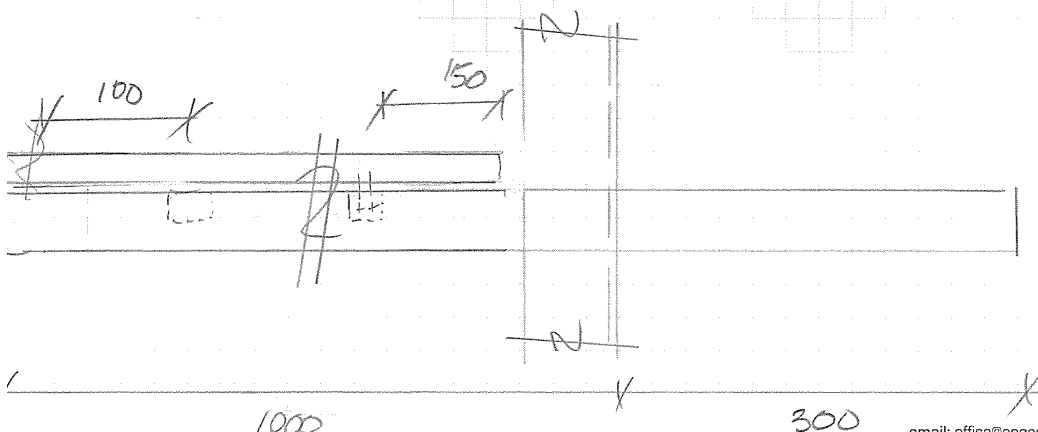
timber packing to suit.



140x45SG8 on flat @900, CPC 40's  
at locations shown in plan,  
with screws into 140 member.

240x45@900 CPC80  
to each side

central  
200RFC, M12 slab @ 900, 6ft,  
with timber packing to suit.





**ENGCO**  
Consulting Engineers

Job No:

Project:

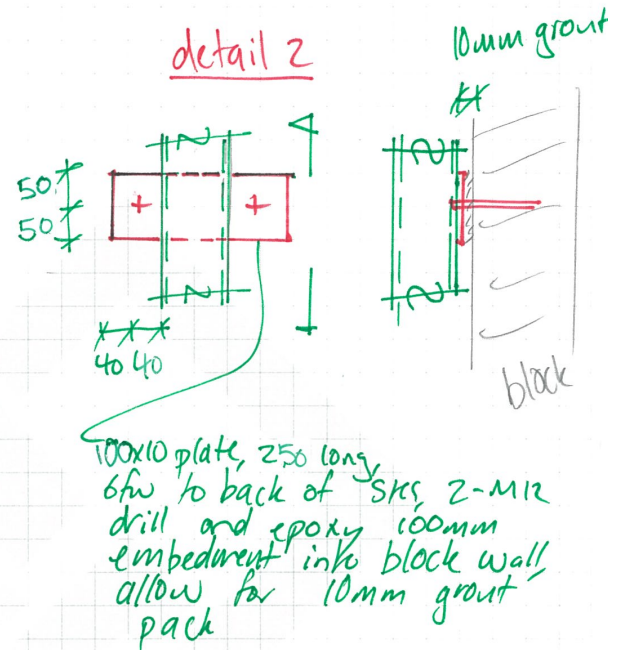
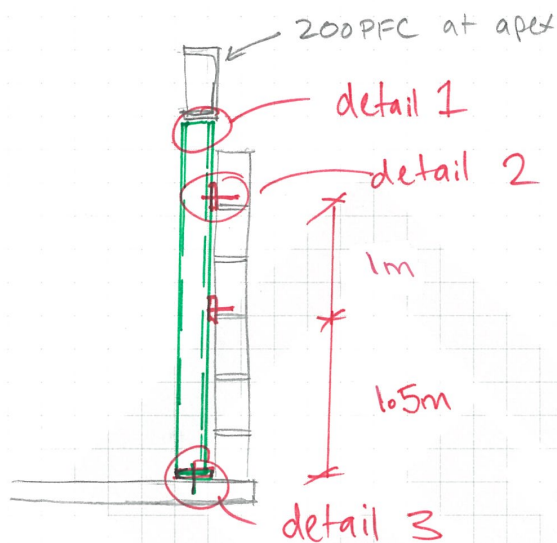
Part:

Date:

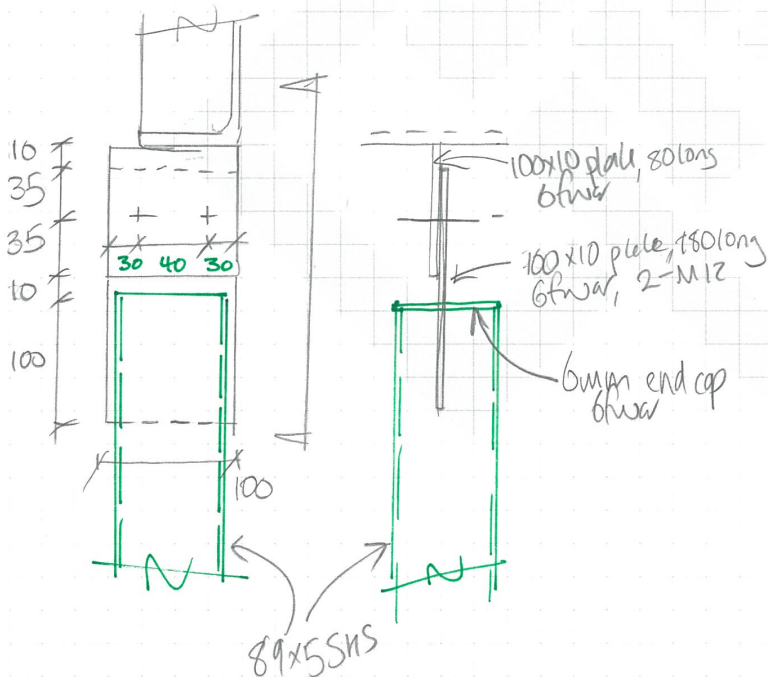
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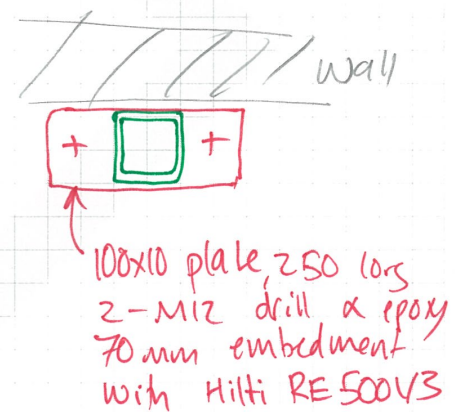
# 89x5 SHS MUCCION DETAILS - NTS



## detail 1



## detail 3





Job No:

Project:

Part:

Date:

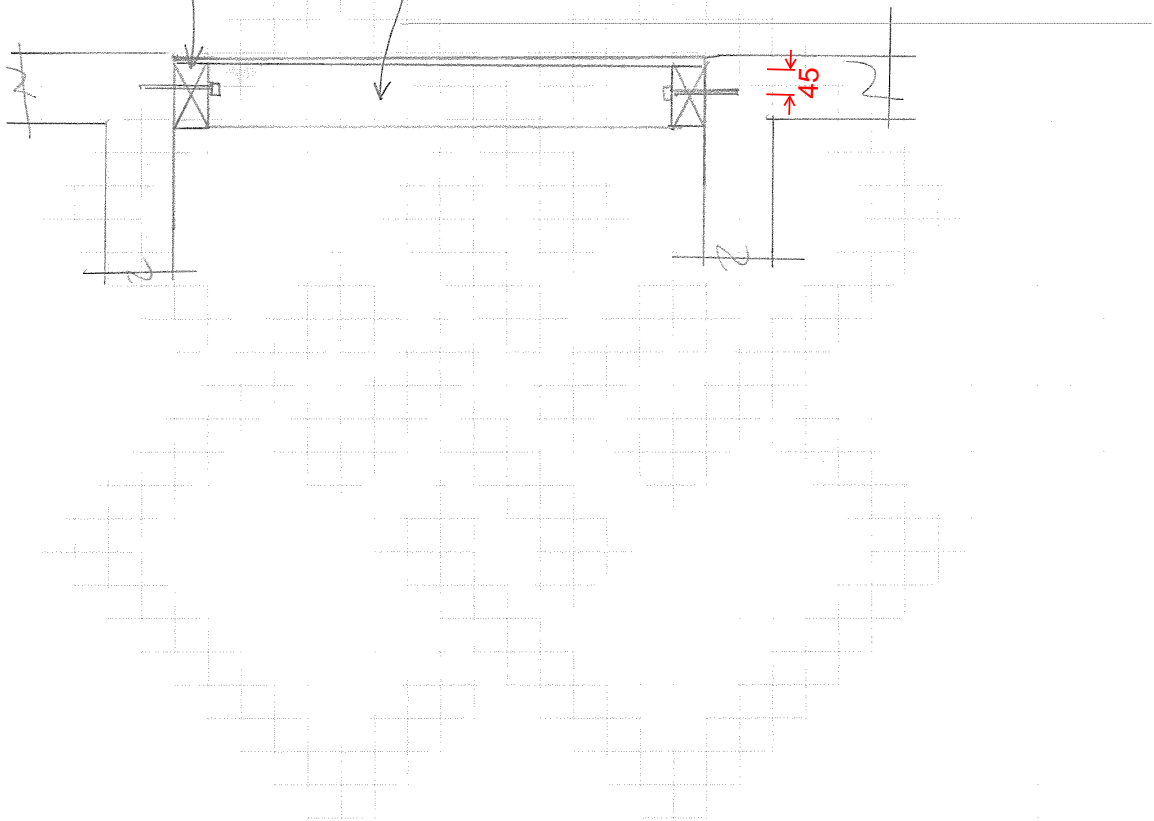
Page: SK7

By:

FLOOR INFILL

90x45 S&B Stripper, fix  
to concrete with  
M10 x100 concrete  
screws @600

90x45 S&B @600, with  
21mm ply over



S A STUDIO

# RESOURCE CONSENT APPLICATION

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42 INNISCORT ST, CROMWELL

May 2022

## Contents

1. INTRODUCTION .....	2
1.1 Overview .....	2
1.2 Location.....	3
2. PROPOSAL .....	4
2.1 Existing Environment .....	4
2.2 Proposal Details .....	5
2.3 Consents Required .....	<b>Error! Bookmark not defined.</b>
3. ASSESSMENT OF ENVIRONMENTAL EFFECTS .....	6
4. STATUTORY CONSIDERATIONS .....	8
District Plan – Section 7 Residential Resource Area Chapter .....	8
5. CONCLUSION.....	9

## 1. INTRODUCTION

### 1.1 Overview

The applicants Old Cromwell Incorporated, with input from the proposed tenants, Pinot Junction Ltd, seek Land Use Consent for the retailing of goods and services in the residential resource area. This is a discretionary activity under Rule 7.3.4(i) of the Plan.

This application is related to the concrete masonry building known as McNulty Shed, it is located on 42 Inniscort St, Cromwell. The proposal seeks to permit a commercial activity for a regional wine shop to enable retail, wine education events, general storage and WC provisions, utilising both in the building and the outdoor yard area.

The site is interlinked with 40-42 Inniscort St, Sections 28,29,30 & 31 Block IV, Town of Cromwell, and the RC 170511 which changes McNulty House from residential to public display/museum and visitor centre with provisions for functions/activities and a small element of retail. The subject site provides access and carparking for use of McNulty House and the Heritage Precinct.

Overall, it is assessed that the proposal will generate minor adverse effects on the wider environment and no person(s) are considered to be negatively impacted by the development.

## 1.2 Location

Address: 42 Inniscort Street, Cromwell  
Legal description: SEC 28 BLK IV TN OF CROMWELL  
Valuation number: 2850559000  
Zone: Residential Resource Area  
Area: 1012m2

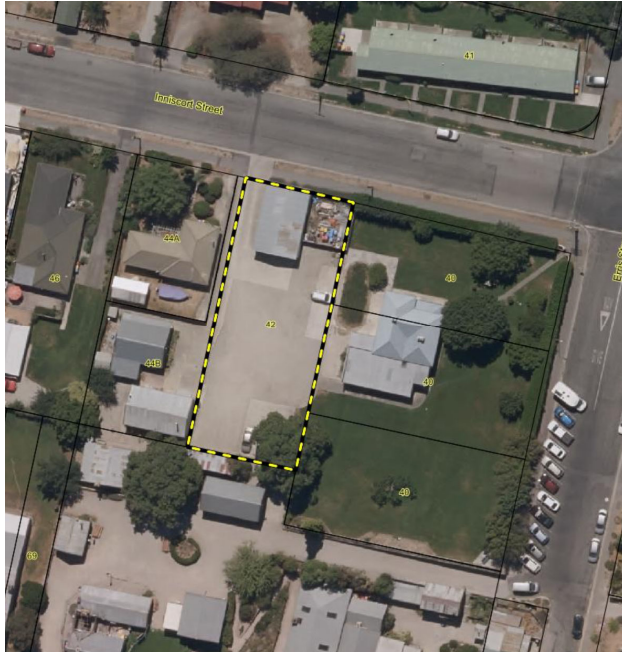


Fig 1: Site Plan Aerial

The site is located to the northern edge of the Cromwell Heritage Precinct and has a street frontage to Inniscort St. Most of the site is occupied by a gravel carpark that serves the Heritage Precinct and other community used buildings such as the Combined Arts Society and Pottery Rooms.

The Heritage Precinct contains a collection of Cromwell's most important heritage buildings and has been identified in the Cromwell Masterplan as a significant area with opportunities to further develop and celebrate Central Otago's 'World Of Difference' values.

*Within this significant area of Cromwell there is the opportunity to create more connected and vibrant spaces to link the Memorial Hall area with existing Old Cromwell, the lakeshore and immediate area. Bringing additional visitors and providing community attractions for local events, and to host arts and cultural events and community gatherings; celebrating a 'World of Difference'.*

REF: Cromwell Spatial Framework, page 054

The sites location adjacent to the Heritage Precinct and the proposed activity supporting authentic tourism of the area is fundamental to this application.

The site is located on land owned by the Central Otago District Council and is under operational management of Old Cromwell Incorporated.



The subject site is located within the Residential Resource Area as zone in Map 16 of the Central Otago District Plan.

The site is located on the edge of the Heritage Precinct Overlay, and is not subject to any other notations or overlays.

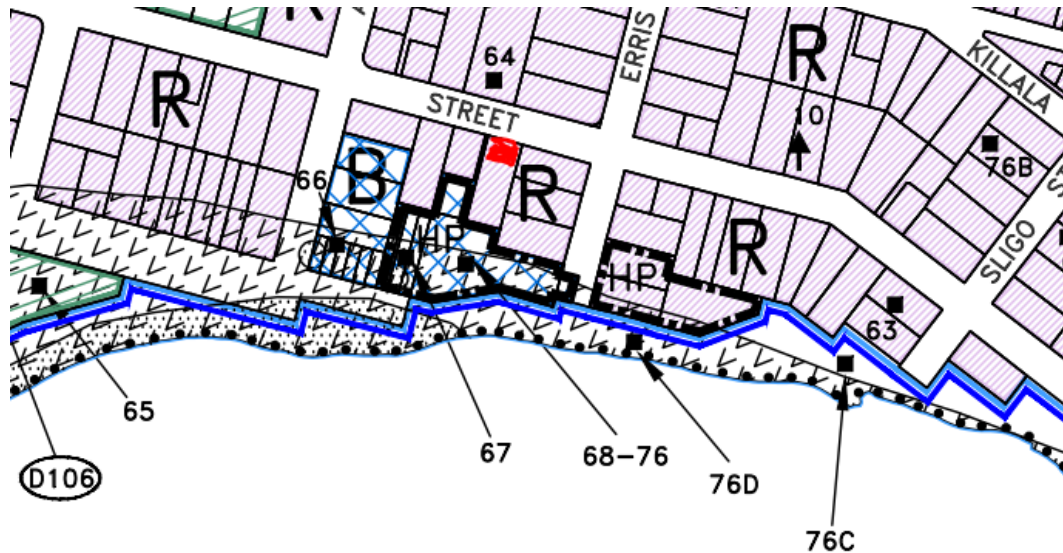


Fig 2: CODC Map 16

## 2. PROPOSAL

### 2.1 Existing Building

42 Inniscort is commonly known as 'The McNulty Shed', it was built around 1965 and its initial purpose was to provide a garage and shed for the McNulty Transport company from which they service their vehicles. The building has been assessed and scanned by Engco Structural Engineers, confirming it is constructed from filled and reinforced concrete masonry blocks. The roof is constructed from steel trussed and timber rafters with corrugate roofing over. The steel window joinery with a square grid pattern is a identifying detail of the semi-industrial building. The character of the building is to be maintained in the proposal and is seen as a perfect fit for the proposed tenants.

Currently the building is occupied by Old Cromwell Incorporated and used as a workshop, yard space and storage.

The use, ownership and consenting of the building has been interlinked with McNulty house throughout the building's history. While this building is not a listed heritage feature or constructed pre 1900, it holds a recent history and demonstrates the starting point of a prominent company within the town. Providing a new use ensures it is viable to be structurally upgraded and retained.



## 2.2 Proposal Details

The applicants seek resource consent from Central Otago District Council (CODC) for retailing of goods and services in the residential resource area with the adaptive reuse of the existing McNulty Shed.

The recent renovation of McNulty house opens both sites for increased public and community use and can create a vibrancy to the northern edge of the Heritage Precinct, attracting increased tourism and community use.

As stated in Origin Consultants RC170511, a heritage conservation-minded change of use for the site is compatible with Origins Conservation Plan (2015), which supports buildings 'serving a useful purpose' and considers that the new use is compatible with the cultural heritage value of the site, as only minor adaptations are made to the exterior.

The application seeks to enhance the cultural heritage values of the site by allowing public to have access to the building and is a compatible use supporting McNulty House and the wider Heritage Precinct.

The proposal is to capture the tourist audience of Cromwell and the Heritage Precinct to give visitors an overview of our beautiful region and industry so they can glean a taste of PinotCentral before hopefully returning to the area and heading out to the amazing cellar doors and wineries.

To achieve this the following is proposed;

1. Structurally upgrade the building for public use by inserting new steel portals within the existing filled, reinforced concrete masonry walls,
2. Construct a new roof with new timber purlins and roof over with the existing corrugate iron.
3. Install new door joinery to provide accessible access,
4. Install new WC provisions,
5. New partition walls for storage and kitchen facilities,
6. Hours of Operation:
  - a. Winter: Monday to Sunday 11am – 5pm
  - b. Summer: Sunday, Monday, Tuesday, Wednesday 11am – 6pm
  - c. Summer: Thursday, Friday Saturday 11am – 8pm
7. Operation to include
  - a. Retail and information relating predominately to wine in the region, (maps, books, merchandise, giftware, wine accompaniments and glasses as well as local quality products, cheeses, olive oil and honey for example).
  - b. Wine tasting,
  - c. On and Off licence wine sales, (off licence registered at Heaney Road, Lowburn),
  - d. Wine bar and bar food menu,
  - e. Non alcoholic drink options,
  - f. No coffee provisions will be proposed due to smell and aromas,
  - g. Opportunities to connect with Wine Tour guides,
  - h. Wine and food matching events and wine evenings.
8. Visitor Numbers: unknown at present, but research indicated current visitor numbers to the Heritage Precinct and The Lake Dunstan Trail will ensure a viable venture.

9. Carparking: There are 8 carparks in the adjacent carpark included one accessible park, these are shared with the Heritage Precinct. Additionally, there is carparking on surrounding streets.
10. Bike Parking, a bike rack is proposed to be installed nearby with Old Cromwell Approval and co-ordination.
11. The existing planting of the grounds and gardens will remain as they are with localised container planting around the building and outdoor court.
12. An accessible concrete path will lead to the level entry main door.
13. The existing yard space formed with the perimeter corrugate iron fencing will remain with alterations to gain access.
14. Signage...to comply with the Heritage Precinct Signage policy.

### 3. ASSESSMENT OF ENVIRONMENTAL EFFECTS

The proposal is a Breach of Standards to Rule 7.3.4(i) 'Breach of Standards', any activity that fails to comply with the Rules stated is a Discretionary Activity and is assessed as follows:

Rule	Comment
Rule 7.3.2(i) Subdivision	NA
Rule 7.3.2(ii) Residential Activities in Residential Resource Area (8) (9) (10)	NA
Rule 7.3.2(vi) Care Centre or Community Facility (limited to a childrens educational facility) in the Residential Resource Area (11) in the Wooing Tree Overlay Area	NA
Rule 7.3.3(i)(a) and (b) Subdivision	NA
Rule 7.3.3(v) Keeping of Bees	NA
Rule 7.3.3(vi)(a) and (c) Multi-Unit Development	NA
Rule 7.3.6(i) Traffic Generation and Characteristics of Activities	The proposed use is not for refuelling, servicing, or maintained vehicles.= NA Breach – the activity shall involve retailing goods and attract public to the site as described above. This is complimentary to the surrounding Heritage Precinct
Rule 7.3.6(ii) Sense of Amenity, Security and Companionship	Breach – the site is located within a Residential Zone and has already been consented for a use other than Residential. This building has never been for residential use and currently is used as a store. The proposed use will enhance the sense of amenity, security and companionship by having activity and purpose.
Rule 7.3.6(vi) Access (a) to (c)	NA
Rule 7.3.6(viii) Keeping of Animals	NA
Rule 7.3.6(ix) Tree Planting – Residential Resource Area (8)	NA
Rule 7.3.6(xiii) Landscaping – Clyde Residential Extension	NA

The breaches are assessed against 7.2 Policies – Residential Character

<b>7.2.2 Policy - Amenity Values</b> To ensure that the amenity values of residential sites, including privacy and ability to access adequate daylight and sunlight, are not significantly compromised by the effects of adjoining development	
<b>Proposal</b>	<b>Effect</b>
Traffic Generation and Characteristics of Activities	Nil
Sense of Amenity, Security and Companionship	Nil

<b>7.2.4 Policy - Recreation Activities</b> To provide for the wellbeing of the District's communities by requiring developments to recognise and provide for the recreational needs of the community.	
<b>Proposal</b>	<b>Effect</b>
Traffic Generation and Characteristics of Activities	Nil
Sense of Amenity, Security and Companionship	<b>Positive</b> The new venture will add new opportunities for connections increasing the amenity, security and companionship. Activity in the McNulty House area will encourage the use of the lawn and open space as it is a commercial venture rather than a residential use.

<b>7.2.5 Policy – Open Space</b> To maintain the amenity value of open space within the District's residential environments.	
<b>Proposal</b>	<b>Effect</b>
Traffic Generation and Characteristics of Activities	Nil Existing footprint
Sense of Amenity, Security and Companionship	Nil Existing footprint

<b>7.2.6 Policy – Safety and Efficiency of Residential Roads</b> To require appropriate access and on-site parking to ensure that the amenity of neighbouring properties and the safe and efficient operation of roads is maintained while acknowledging that these requirements may be relaxed where this will result in retention of a heritage item or site that would otherwise be lost.	
<b>Proposal</b>	<b>Effect</b>
Traffic Generation and Characteristics of Activities	<b>Less than minor</b> No change to roading or access
Sense of Amenity, Security and Companionship	<b>Less than minor</b> No change to roading or access

<b>7.2.8 Policy – Management of Change</b>	
In recognition of the difficulty anticipating the timing and extent of change to the pattern of land use that is necessary to enable the community to provide for its wellbeing and to reconcile with the foregoing policies, it is appropriate that any major change at the interface between the various resource areas be considered within the wider context of the plan as a whole.	
<b>Proposal</b>	<b>Effect</b>
Traffic Generation and Characteristics of Activities	<b>Less than minor</b> No change to roading or access
Sense of Amenity, Security and Companionship	<b>Less than minor</b> Existing building. The outdoor activities are proposed to be located within the fenced yard located on the McNulty house side, rather than the residential side. These factors mitigate the effects on the surrounding area.

7.2.3 Policy – Environmental Quality To preserve the environmental quality found within particular areas of the District's residential environment

## 4. STATUTORY CONSIDERATIONS

### District Plan – Section 7 Residential Resource Area Chapter

*Objective 7.1.1 - Maintenance of Residential Character: To manage urban growth and development to maintain and enhance the built character and amenity values of those parts of the district that have been identified as the Residential Resource Area as well as the social, economic and cultural wellbeing, and health and safety of the residents and communities within those areas.*

*Policy 7.2.1 - Residential Character: To ensure that the character and amenity values of residential areas are protected by ensuring that the adverse effects of:*

- (b) The generation of traffic over and above that normally associated with residential activities and in particular heavy vehicles, and demand for parking,*
- (c) Glare, particularly from building finish, and security lighting,*
- (e) A reduction in privacy, access to daylight and sunlight*

*Policy 7.2.2 - Amenity Values: To ensure that the amenity values of residential sites, including privacy and ability to access adequate daylight and sunlight, are not significantly compromised by the effects of adjoining development.*

The proposed use is an extension of the surrounding McNulty House and Heritage Precinct, and is to be consistent with the existing surroundings.

The proposal does increase the requirements for parking, however is consistent with the surrounding use, and public parking provisions are located on nearby Erris St, and the adjacent car park on a first-come, first served manner.

The proposal does not reduce privacy or access to daylight and sunlight.

Hence, it is considered that the character of environment will be maintained by this proposal.

## 5. CONCLUSION

The applicants Pinot Junction, and Old Cromwell Incorporated, seek Land Use Consent for the retailing of goods and services in the residential resource area. This is a discretionary activity under Rule 7.3.4(i) of the Plan.

Overall, it is assessed that the proposal will generate less than minor adverse effects on the surrounding environment and no persons are considered to be negatively impacted upon by the development.

The proposal offers great opportunities for a new authentic tourist venture within an under-utilised existing building. With adaptive reuse of McNulty Shed, it is another offering within the Heritage Precinct, which encourages both community and visitors to learn about the building, wider precinct and an important industry of the Region, viticulture.

If you have any questions, please contact the agent.

Jessica Sutherland

For and on behalf of  
Sutherland Architecture Studio Ltd



Old Cromwell Incorporated  
PO Box 94  
CROMWELL 9342

10 June 2022

Matthew & Kate Barnett  
Pinot Junction Ltd

### **Pinot Junction Business Proposal**

At a special meeting on 6 June of the Old Cromwell Incorporated Board agreed to permit Arthur Matthew Jeffery Barnett and Kate Elms Barnett t/a Pinot Junction (the Applicants) to proceed with their proposed business plans, as provided to the Board on 28 May 2022 by Sutherland Architecture Studio Ltd and as discussed at a following meeting with Matt & Kate Barnett and Jess Sutherland on 1 June 2022, subject to the following conditions:

1. Appropriate resource consent being granted by Central Otago District Council.
2. Building consent for the alterations to McNulty Shed being granted by Central Otago District Council.
3. Building consent being granted to Old Cromwell Incorporated by Central Otago District Council for the construction of a new workshop/storage shed in the carpark, on terms and conditions acceptable to the Board.
4. An appropriate liquor licence being granted by the Central Otago District Council District Licensing Committee.
5. All correspondence between Central Otago District Council and the Applicants to be copied to Old Cromwell Incorporated at the time of sending.
6. All costs associated with the strengthening of the shed and work compound alterations to be met by the applicants, with these costs to be amortised against rent over an agreed period to be negotiated between the Applicants and Old Cromwell Incorporated.
7. The lease shall commence before construction begins and shall be applicable for the construction period but no rent shall be payable until the business commences trading.
8. Outgoings on the property including rates, insurance and water will be invoiced to the applicants on a monthly basis, once rental under the lease commences.
9. Any damage to the surrounding area from building works will be the responsibility of the Applicants to make good to the satisfaction of the Board.
10. There will be no designated parking in the carpark allocated to the Applicants and their business. This carpark is available for all tenants, Arts & Crafts members and general public to use on a first in, first served basis.
11. The Applicants will abide by the Old Cromwell Signage Policy and Code of Conduct Policy as per attached.

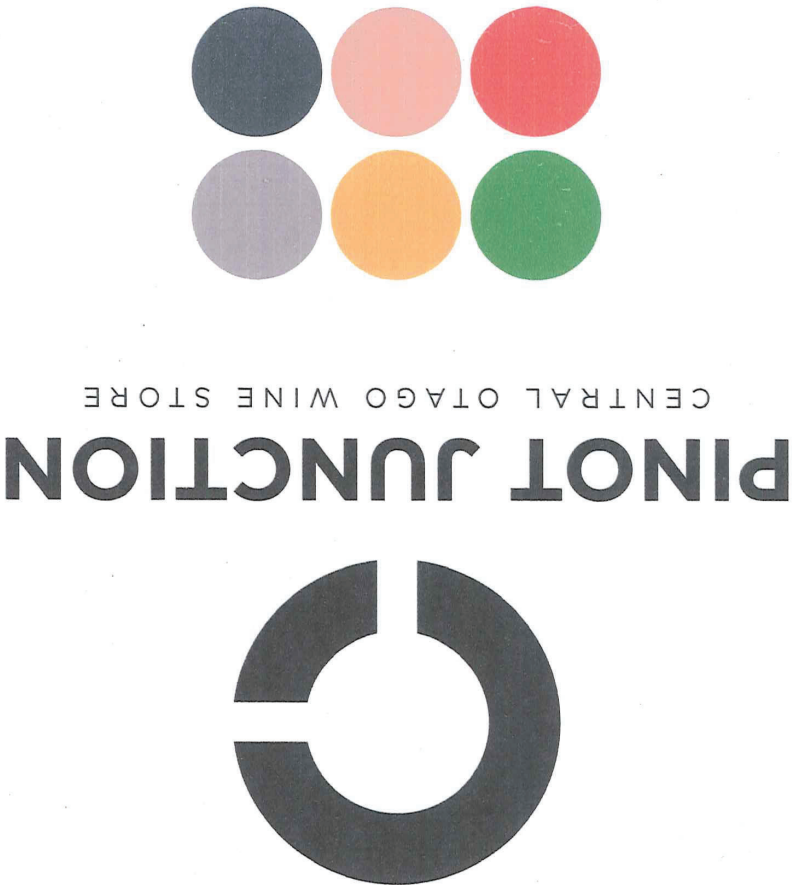
12. The terms of the lease shall be on the Auckland District Law Society form with special conditions as deemed necessary by the Board, if any.
13. For the avoidance of doubt Old Cromwell Incorporated will not be held responsible for the success or failure of the business under any circumstances.
14. Should the business fail before building costs have been fully amortised, ownership of the building renovations will revert to the Central Otago District Council.
15. For the avoidance of doubt should the Applicants wish to operate their business in an entity other than their own names then they must provide full details of the entity and The Board shall have the right to accept or decline that entity under the lease. But in any event the Applicants must personally guarantee the lease and the business entity used to operate the business.

Kind regards

Barbara Emmitt  
Secretary  
Old Cromwell Incorporated

Kate Barnett 0272208441  
pinotjunction@gmail.com  
The Heritage Precinct,  
Old Cromwell.

Your number one stop for all  
things Central Otago Wine,  
located in the heart of of  
the region.







WHERE: Where else but the very heart of the region, Cromwell and where in Cromwell but the very heart of the town, in the Upper Precinct of Old Cromwell. The old concrete storage shed with MASSIVE potential. Please see next page for interiors today.



This retail space (and website) will not only sell a variety of wines from Central Otago but merchandise, maps, books, wine accompaniments and glasses. It will be the information centre for all CO visitors on our wine industry – the first stop / gateway to our wineries and cellar doors. The inventory, tasting stock and information will be arranged physically into the 6 sub-regions: Alexandra, Bannockburn, Bendigo, Cromwell, Gibbston and Wanaka. The coloured dots of our logo reflect the special aspects of each of these regions and their general layout – like a map. Tasting wines would be available through an enomatic machine where visitors purchase a token or card and can draw samples of different wines from an automated dispenser.

WHAT: A wine store with a difference. In our essence, we wish to promote our region, its history, our produce and our stories.

Dylan Rushbrook, General Manager, Tourism Central Otago

"Central Otago has come out on top of the list of 31 regions recording growth in total visitor spend for 2021. The region recorded a 19.3% growth in spend compared to 2020 – with the next closest region being Clutha at 19.1% and is well ahead of the national average of 4%. Spend on retail was the most significant proportion of visitor spend in the region at 65%."



WHY: Call us crazy to start a new business during a pandemic but now is exactly the right time to launch this project. The Central Otago wine industry AND our tourism sector, have come of age:

Why, Where, What, Who and When....





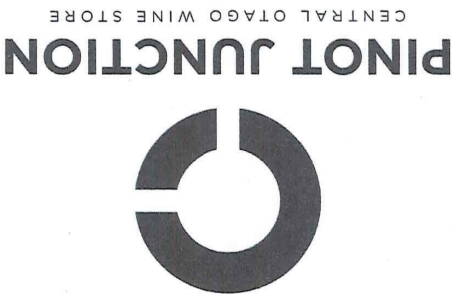
WHO: Founded by lovers of all things Central Otago, Kate and Matt Barnett, are the people behind the model and concept store, Pinot Junction.

Retail runs through Matt's blood with the legendary Arthur Barnett's department store his family's legacy and now runs the Cromwell Bulletin. Central Otago wine and it's pioneering history, certainly runs through Kate's veins, with her family establishing Felton Road Wines in 1992. Her career has gone from strength to strength in the Central Otago Wine industry with positions at Mt Difficulty Wines and more recently, establishing the Cellar Door at Domaine Thomson Wines.

Kate and Matt are delighted to have the support of all the best wineries from CODC, Old Cromwell Inc., the CO Winegrowers Association, Tourism Central, NZ Wine and Old Cromwell / Cromwell community.

With the growth of Cromwell and the visitor numbers to the Central Otago region" says Alan Brady 'Godfather of PINOTCENTRAL' "this is absolutely the right time to bring this concept of a wine hub to the region. And having known Kate and Matt for over 30 years, they are the perfect people to do it – I wish them all the very best and can't wait to see the store in Old Cromwell once it is open"

They are currently refurbishing their store in the Upper Precinct of Old Cromwell where locals, day tourists and bike trail visitors alike, can learn more about the region, taste the wines and sit in the sun with a glass of Central's finest wine and produce.



"The idea is to give short term visitors an overview of our beautiful region and industry" says Kate "they can glean a 'taste' of #pinocentral before hopefully returning to the area and heading out to the amazing Cellar Doors and wineries"

"We are dedicated to giving you the very best wines of our region" Matt confirms "with a focus on quality, variety and your enjoyment. Our wine industry has come of age and this is a reflection of that new era, showcasing our tourism growth, our world class product and unique experiences.

We look forward to seeing you soon" The one stop shop for lovers of wine, Central Otago and history - the gateway to your exploration of one of the world's most beautiful and best wine growing regions.







### 22.5.3 ROAD NAMING APPROVAL - WOONG TREE DEVELOPMENT

Doc ID: 586383

#### 1. Purpose

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

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#### Recommendations

That the report be received.

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#### 2. Discussion

A road name approval report for the second stage of the Woong Tree Development was reviewed at the 9 May 2022 Cromwell Community Board meeting. The Board did not approve the names suggested at that time. The report was left lying on the table and developers were provided the opportunity to attend the meeting on 21 June 2022 and present the stories behind the list of names.

Details on each of the road names were presented at the meeting however the Board requested the report be left lying on the table to consider the new information.

The developers have since provided a report attached as appendix 1 with further explanation regarding the original road names with the addition of several alternative names. Included are images and links to help tell the story of the Woong Tree Estate. Please note in previous correspondence one road was omitted therefore eleven roads require naming. An updated map is attached as appendix 2.

If the names provided by the developers were not accepted by the Board, then the Board should choose off the approved lists. Road naming decisions are required at this meeting in order to meet development 224C requirements. The developers have no preferences of names from council's approved lists (bar the one provided in their additional list – Pouākai Drive or Eagle Drive).

#### 3. Attachments

**Appendix 1 - Developers Report - Woong Tree Estate Street Name Information** [↓](#)

**Appendix 2 - Map Woong Tree Development V2** [↓](#)

**Appendix 3 - Aukaha List of Approved Maori Road Names** [↓](#)

**Appendix 4 - Cromwell Community Board list of approved road names** [↓](#)

Report author:



Faye Somerville  
Roading Administration Assistant  
8/07/2022

Reviewed and authorised by:



Quinton Penniall  
Infrastructure Manager  
20/07/2022

## Wooing Tree Estate - Street Name Supporting Information

This document has been prepared to support the street names proposed at Wooing Tree Estate.



Preferred Names	
Wooing Tree Avenue	<p>Wooing Tree Avenue is named after local landmark “The Wooing Tree” which has pride of place in the Wooing Tree Estate. The Wooing Tree is in the database of New Zealand’s notable trees. It is over 100 years old and has long been a meeting place for local lovers. Many engagements and weddings have taken place under the tree.</p> <p>Supporting photos – Images 1, 2, 3, 4 included at end of document.</p>
Sandstorm Way	<p>Cromwell was founded on the gold rushes of the mid 1800s, becoming a respectable Victorian town by the early 1900s surrounded by orchards, mining, chafer beetles and river dredges. Troubled by floods, sandstorms, rabbits and even typhoid. The roads around Cromwell often had to be graded to remove the windblown sand dunes after the frequent sandstorms.</p> <p>Refer links –  <a href="https://www.cromwellmuseum.co.nz/">Cromwell Museum   Central Otago (centralotago.co.nz)</a>  <a href="https://hocken.recollect.co.nz/nodes/view/3654">https://hocken.recollect.co.nz/nodes/view/3654</a></p> <p>Supporting photo – Image 5 included at end of the document.</p>
Tickled Pink Lane	<p>Wooing Tree is well known as being innovative, in fact Wooing Tree won the NZ Innovation in Winemaking Trophy and Tickled Pink is one of these innovations. Wooing Tree is the first vineyard in NZ to make a Sweet Rose wine.</p> <p>Tickled Pink Lane has been designed to allow for smaller more affordable sections with high quality design outcomes and marketed with this street name. Purchasers within this lane have commented that they are thrilled to have secured a property with this street name that relates to the history of the site and the strong connection to the wine growing industry.</p> <p>Comment from Scott Teviotdale (purchaser) “Desire for consistency and in keeping with the wider ethos of the Estate. From building materials, design style, colours right down to the letter boxes used are consistent. This is the nature of the Estate I and others have brought into. I believe this should be further reflected in the street names themselves. The much-loved Tickled Pink was created and developed into a much-loved drop from this very site. It’s only fitting that the innovative history is celebrated via a street name in the Estate.”</p>
Finla Terrace	<p>Finla Terrace named for Finla Farquharson who was raised in Cromwell and a son of the Wooing Tree Vineyard and Subdivision Developers. Finla has been part of the vineyard since its development and still works in the business helping to host and promote the region to our national and international visitors. Finla represented Cromwell in Otago and Otago Country Cricket, Central Otago and Otago Country Rugby, South Island Māori in Rugby and Central Otago in Swimming. He has won the sports trophies for Cricket, Rugby, Touch, Volleyball and Athletics Champion at Cromwell College.</p>
Hadley Place	<p>Hadley Place is named for Hadley Farquharson who was raised in Cromwell and a son of the Wooing Tree Vineyard and Subdivision Developers. Hadley has been part of the vineyard and still works in the business helping to host and promote the region to our national and international visitors. Represented Cromwell in Otago Athletics.</p>
Sharon Booth Place or Booth Place	<p>Sharon Booth/Booth Place named for Sharon Booth a long serving Tumuaki (principal) of Cromwell’s Goldfields School and local identity, who passed away in 2019. Sharon was instrumental in supporting the Cromwell community both in and out of school and well loved by students, parents and teachers. She was extremely generous giving</p>



## Wooing Tree Estate - Street Name Supporting Information

	<p>her time freely and a big influence in many lives. Sharon was involved in many community groups such as Chairperson of the Central Otago Sports Association, a life member of the Central Otago Kindergarten Association, a member of the Cromwell Youth Trust and a stalwart of the Cromwell Rotary Club.</p> <p>We have discussed this name with the local community who have supported and strongly believe it is appropriate and fitting.</p>
Bragato Way	Bragato Way is named for Romeo Bragato who was hired by the New Zealand Government to survey the country for wine and fruit growing potential. Bragato concluded that it would be economically lucrative and climatically suitable for fruit growing in Central Otago. He was particularly excited about viticulture and quoted in the ODT 27 April 1895 as saying, "There is no country on the face of the earth which produced better Burgundy (Pinot Noir & Chardonnay) grapes than were produced in Central Otago". Cromwell and Central Otago over 100 years after Bragato recognised the potential is now seen as one of the premium wine growing regions of the world.
Bacchus Court	Bacchus Court is named for Bacchus the Greek and Roman God of wine. Bacchus controlled the growth of grape vines and guided viticulturists through the wine making process.
Chafer Court	Named for the critically endangered Chafer Beetle endemic to Cromwell. The beetle is flightless, nocturnal and lives underground. The only place in the world it now lives is the Cromwell Chafer Reserve. Refer link – <a href="https://newzealandecology.org/nzje/1445.pdf">https://newzealandecology.org/nzje/1445.pdf</a>
Pouākai Drive or Eagle Drive	Pouākai/Eagle Drive named after the native Pouākai (Haast Eagle) now extinct that prowled the skies of Central Otago. Local Māori legends speak of the Haast Eagle dominating the Cromwell skies. Refer – Aukaha approved names list
<b>Alternate Names</b>	
Noble Way	Noble Way is named for Noble which is a term used to produce sweet wine in Central Otago. Noble is also a term used to describe the six most well-known international grape varieties. Four of which are grown in Central Otago, Pinot Noir, Chardonnay, Riesling and Sauvignon Blanc.
Laughing Owl Lane	Laughing Owl Lane named for the Laughing Owl now extinct was endemic to New Zealand and Central Otago. It was New Zealand's only native owl and named after its loud call. Refer links – <a href="https://www.wingspan.co.nz/extinct_birds_of_preynewzealand_laughing_owl.html">https://www.wingspan.co.nz/extinct_birds_of_preynewzealand_laughing_owl.html</a> <a href="https://www.odt.co.nz/lifestyle/magazine/centrals-lost-cloak">https://www.odt.co.nz/lifestyle/magazine/centrals-lost-cloak</a>
Vine Terrace	Vine Terrace named for the grape vines grown on the Wooing Tree site and throughout the Central Otago region. Central Otago is the most southern wine growing region in the world and famous for its Pinot Noir vines. The Wooing Tree site will remain a producing vineyard with vines located within the buffer zone. The one-hectare area will surround the subdivision and produce approximately 500 cases of wine annually for the adjacent Wooing Tree Cellar Door.
Oak Terrace	Oak Terrace is named for the Oak Wine Barrels used in the production of Central Otago wines. Oak is used to mature the wine, add structure and tannins to help the wine age. Oak Barrels are a significant cost in the production of winemaking. Central Otago is one of the main users of imported wine barrels into New Zealand because of the Pinot Noir production.
Park Lane	Park Lane named for its locality to the Wooing Tree Park and appropriate for residents living near this iconic tree.

## Wooing Tree Estate - Street Name Supporting Information




Image 1	<p data-bbox="459 309 1252 338">1920's View of Wooing Tree from McNab Road (Supplied by Ainsley Webb)</p> 
Image 2	<p data-bbox="459 913 1369 974">Murray and Jacky MacMillan from Pisa Mooring who were engaged under the Wooing Tree in 1965. They visited the cellar door for their 50<sup>th</sup> wedding anniversary</p> 

## Wooing Tree Estate - Street Name Supporting Information

Image 3	<p>View of Wooing Tree in 1950s. Wooing Tree is on the right flat land as viewed from Webbs Farm</p> 
Image 4	<p>A wedding under the Wooing Tree in 2010</p> 
Image 5	<p>Clearing sand by dray from Cromwell Streets (Supplied by R Murray)</p> 



## Wooing Tree Estate - Street Name Supporting Information

<b>Wooing Tree Videos</b>	
Wooing Tree Winter Fly Over	<a href="https://vimeo.com/725886719">https://vimeo.com/725886719</a>  <b>Wooing Tree - Winter Site Flyover</b>
Why we chose Wooing Tree Estate	<a href="https://vimeo.com/720444055">https://vimeo.com/720444055</a>  <b>Why we chose Wooing Tree Estate</b>
Wooing Tree Vision	<a href="https://vimeo.com/726902427">https://vimeo.com/726902427</a>  <b>A new neighbourhood in a magical place</b>

Approved Names

- .. Blondie Drive
- .. Magnum Drive
- .. Vintage Street

Proposed Names

- .. Wooing Tree Avenue
- .. Tickled Pink Lane
- .. Bragato Way
- .. Sandstorm Way
- .. Sharon Booth Drive
- .. Pouākai Drive
- .. Noble Way
- .. Chafer Court (Private)
- .. Bacchus Court (Private)
- 0. Hadley Place (Private)
- 1. Finla Terrace (Private)

Preferred Alternatives

- .. Laughing Owl Lane
- .. Fine Terrace
- .. Oak Terrace
- .. Ark Lane



<b>Māori names associated with the Central Otago Region</b>	
<b>Common name</b>	<b>Known as</b>
	<b>Geology</b>
Kurupaku	Otago Schist
Mauka	Mountains in Otago
	<b>Lizards</b>
Kawariki	Jewelled gecko
Karara-moko-huruhuru	Green lizard
Karara-mokomoko	Kind of lizard
Karara-papani	Kind of lizard
Mokomoko	Kind of lizard
Mokopapa	Tree lizard, poss. <i>Hoplodactylus</i> spp.
Toropahiki	Grass lizards
	<b>Birds</b>
<del>Pihohi</del>	<del>NZ pipit</del>
Whioi	NZ pipit
Kātaikai	NZ pipit
Manu kahaki	NZ pipit
Hiwaiwaka	Fantail
Pitakataka	Fantail
Titakataka	Fantail
Titaiwaka	Fantail
Riroriro	Grey warbler, <i>Gerygone igata</i>
Tata	Brown duck
Hoho	Duck
Parera	Grey duck, wild duck
Parera-kowhio	Blue mountain duck
Pateke	Teal
<del>Kahu</del>	<del>Harrier hawk</del>
Pouakai	Bush hawk, <i>Falco novaseelandiae</i>
Kaireka	Skylark
Pakeha piopio	Skylark
Pioioi	Lark, ground lark
Kaka	Parrot
Kakariwai	Robin
Kakaruai	Robin
Totoara	Robin
Weka	Weka
Kea	Parrot, <i>Nestor notabilis</i>
Kārearea	Sparrowhawk/Falcon
Kaeaea	Sparrowhawk/Falcon
Karewarewa	Sparrowhawk/Falcon
Kiwi	Kiwi, <i>Apteryx</i> spp.
Koreke	Quail
Miromiro	Tomtit, <i>Petroica macrocephala</i>
Pakura	Swamp hen, swamp turkey

Pukaki	Swamp hen, swamp turkey
Pukeko	Swamp hen, swamp turkey
Peopeo	Morepork, <i>Ninox novaseelandiae</i>
Piopio	Morepork, <i>Ninox novaseelandiae</i>
Putakitaki	Paradise duck
Rerewaka	Pied stilt
Tatariki	Yellowhead, <i>Mohoua ochrocephala</i>
Titiripounamu	Rifleman, <i>Acanthisitta chloris</i>
Tutaki	Thrush, <i>Bowdleria punctata</i>
	<b>Fish</b>
Piharau	Lamprey
Kanakana	Lamprey
Kanakana-wairaki	Young lamprey
Wairiki	Young lamprey
Tuna	Eel, <i>Anguilla</i> spp.
Tunahau	Eel
Tunaheke	Eel
Arokehe	Eel
Hao	Eel
Horepara	Eel
Mairehe	Kind of eel, <i>Anguilla</i> spp.
Kirirua	Big black eel, <i>Anguilla</i> spp.
Kokekehe	Kind of eel, <i>Anguilla</i> spp.
Korakiraki	Kind of eel, <i>Anguilla</i> spp.
Papaaka	Kind of eel, <i>Anguilla</i> spp.
Punuatuna	Young eels
Hiwihiwi	Freshwater fish
Kokopala	Freshwater fish, <i>Galaxias</i> spp.
Panako	Freshwater fish, poss. <i>Galaxias</i> spp.
	<b>Invertebrates</b>
Awheto	Insect
Purehurehu	Insect
Pukawerewere	Spiders, general term for most insects
Kata	Snail
Pāpapa	Tiger beetle/Cockroach/Slater
Hakopa	Ladybird
Kikihiwaru	Dragon fly
Mahitihiti	Grasshopper
Pakau	Kind of grasshopper
Namu	Sandfly
Pongarongaro	Gnats or midges
Rongaronga	Midges
Popokorua	Ants
Upokorua	Ants
Waerau	Centipede
Wairo	Daddy-long-legs



Wairua-takata	Moths
	<b>Mammals</b>
Hea	Hare
Hipi	Sheep
Hoiho (Can)	Horse
Kuri	Dogs
Ruarangi	Maori dog
Naninani	Goat
Poaka	Wild pig
Pouhawaiki	English rat, <i>Rattus spp.</i>
Pohowaiki	English rat, <i>Rattus spp.</i>
Rapiti	Rabbit
	<b>Plants</b>
Apora (Can)	Apple
Hapura (Mur)	Apple
Aruhe	Fernroot, <i>Pteridium spp.</i>
Rarauhe	Fernroot, <i>Pteridium spp.</i>
Rauaruhe	Fernroot, <i>Pteridium spp.</i>
Aruhe-rakau	Fernroot, prob. <i>Pteridium spp.</i>
Haka	Vine, prob. white <i>Clematis spp.</i>
Popohue	Vine, white <i>Clematis</i>
Popuhua	Vine, white <i>Clematis</i>
Hokokuku	Vine, <i>Clematis spp.</i>
Pikiarero	Vine, <i>Clematis spp.</i>
Korokio	Shrub, <i>Corokia cotoneaster</i>
Korokio tāranga	Shrub, <i>Corokia cotoneaster</i>
Hakeke	Tree daisy, <i>Olearia ilicifolia</i>
Haki	Native Holly, <i>Olearia ilicifolia</i>
Pekapeka	Tree daisy
Hakihaki	Tree
Harakeke	Flax, <i>Phormium tenax</i>
Harareke	Flax, <i>Phormium tenax</i>
Pao	Kind of flax, <i>Phormium spp.</i>
Takirikau	Kind of flax, prob <i>Phormium spp.</i>
Kakaha	Bush flax
Wharariki	Mountain flax, <i>Phormium cookianum</i>
Horopito	Pepper tree, prob. <i>Pseudowintera colorata</i>
Inaka	Spider plant tree, <i>Dracophyllum sp.</i>
NeiNei	Spider plant tree, <i>Dracophyllum sp.</i>
Kapuka	Broadleaf tree, prob. <i>Griselinia littoralis</i>
Karamu	Shrub, <i>Coprosma spp.</i>
Mikimiki	<i>Coprosma spp.</i>
Mingimingi	<i>Coprosma spp.</i>
Hūpiro	<i>Coprosma spp.</i>
Kio kio	Fern, prob. <i>Blechnum spp.</i>
Kirimoko	Small manuka, <i>Leptospermum sp.</i>

Kilimoko	Small manuka, <i>Leptospermum</i> sp.
Kohai	Tree, <i>Sophora</i> spp.
Kowhai	Tree, <i>Sophora</i> spp.
Goai	Tree, <i>Sophora</i> spp.
Tōtara	Tree, Totara
Kokomuka	Shrub, <i>Veronica/Hebe</i> spp.
Koromiko	Shrub, <i>Veronica/Hebe</i> spp.
Kuta	Cress, watercress
Mania	Tussock
Pātītī	Silver tussock, <i>Poa</i> sp.
Mauku	Common tussock, <i>Poa</i> spp.
Pupatiti	Kind of tussock
Tarahikoau	Kind of tussock
Toetoe	Toetoe
Mata	Kind of toetoe, poss. <i>Cortaderia</i> spp.
Makomako	Tree, <i>Aristotelia serrata</i>
Taramea	Spaniard grass, <i>Aciphylla</i> sp.
Papaii	Kind of speargrass, <i>Aciphylla</i> spp.
Ti kōuka	Cabbage tree, <i>Cordyline</i> spp.
Ti-whanake	Cabbage tree, <i>Cordyline</i> spp.
Kauru	Cabbage tree, <i>Cordyline</i> spp.
Ti-whanake	Cabbage tree, <i>Cordyline</i> spp.
Tauhinu	Cottonwood, <i>Ozothamnus leptophyllus</i>
Raukaua	Tree, <i>Raukaua simplex</i>
Houhere	Mountain ribbonwood, <i>Hoheria glabrata</i>
Whauwhau	Mountain ribbonwood, <i>Hoheria glabrata</i>
Whauwhi	Mountain ribbonwood, <i>Hoheria glabrata</i>
Tawai	Silver beech, <i>Nothofagus menziesii</i>
Tawhai	Silver beech, <i>Nothofagus menziesii</i>
Tirowhārangi	Silver beech, <i>Nothofagus menziesii</i>
Tawhairauriki	Black beech, <i>Nothofagus solandri</i>
Tawairauriki	Black beech, <i>Nothofagus solandri</i>
Hututawai	Red beech, <i>Nothofagus fusca</i>
Hutu	Red beech, <i>Nothofagus fusca</i>
Tawhairaunui	Red beech, <i>Nothofagus fusca</i>
Tūmatakuru	Wild Irishman, <i>Discaria toumatou</i>
Taunoka	Native broom bush
Pinātoro	NZ Daphne
Wharengāngara	NZ Daphne
Pānako	Thread fern
Tāwiniwini	Snowberry, <i>Gaultheria</i> spp.
Koropuka	Snowberry, <i>Gaultheria</i> spp.
Takapo	Snowberry, <i>Gaultheria</i> spp.
Taupuku	Snowberry, <i>Gaultheria</i> spp.
Mānuka rauriki	Kanuka
Pōpōhue	Wire vine, <i>Muehlenbeckia complexa</i>

Tororaro	Wire vine, <i>Muehlenbeckia complexa</i>
Wackāhu	Wire vine, <i>Muehlenbeckia complexa</i>
Puka	Wire vine, <i>Muehlenbeckia australis</i>
Ninia	Everlasting daisy, <i>Helichrysum lanceolatum</i>
Tātaraheke	Vine Bush lawyer, <i>Rubus</i> sp.
Tātarahika	Lawyer vine, <i>Rubus</i> spp.
Tataramoa	Kind of bramble <i>Rubus</i> spp.
Tarakupenga	Lycopodium/Club moss
Mingi	Shrub, <i>Leucopogon</i> sp.
Kaiwhiria	NZ Jasmine, <i>Parsonsia capsularis</i>
Tōtorowene	NZ Jasmine, <i>Parsonsia capsularis</i>
Tōtoroene	NZ Jasmine, <i>Parsonsia capsularis</i>
Kaikū	NZ Jasmine, <i>Parsonsia capsularis</i>
Tawhiwhi	NZ Jasmine, <i>Parsonsia capsularis</i>
Kohuhu	Tree, <i>Pittosporum tenuifolium</i>
Tarata	Tree lemonwood, <i>Pittosporum eugenoides</i>
Hinahina	Tree, Mahoe
Piripiriwhata	Tree, Marbleleaf
Māpau	Tree, Matipo
Miro	Tree, Miro
Toromiro	Tree, Miro
Rautawhiri	Tree, Rautawhiri
Wīwī	Rush
Mākaka	Saltmarsh
Runa	Saltmarsh
Rautawhiri	Rautawhiri
Pirita	Supplejack
Kōtukutuku	Tree fuchsia
Okaoka	Stinging nettle
Ongaonga	Stinging nettle
Paku	Kind of moss
Piripiri	Plant, kind of <i>Acaena</i> spp.
Hutuwai	Plant, kind of <i>Acaena</i> spp.
Bidibidi	Plant, kind of <i>Acaena</i> spp.
Pitau	Part of raupo or koareare
Poroporo	Maori gooseberries, <i>Solanum</i> spp.
Puha	Sowthistle, ordinary kind, bush thistle
Pukio	Plant/grass, poss. <i>Carex secta</i>
Pukiu	Plant/grass, poss. <i>Carex secta</i>
Purau	Plant, poss. <i>Bulbinella</i> spp.
Tarutaru	Grass
Taru whenua	Ordinary grass of the plains
Tikapu	Mountain lily
Tikumu	Mountain daisy, <i>Celmisia</i> spp.
Wiwi	Rushes, poss. <i>Juncus</i> spp.

**Cromwell Area Road Name Options***Bannockburn*

<b>Name</b>	<b>Definition or Place of Origin</b>
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*

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

*Tarras*

<b>Name</b>	<b>Definition or Place of Origin</b>
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	Nordal Stene - local identity; he and his wife were 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. <i>This is a first name – does not fit criteria.</i>
Behrens	M Behrens – Former Mayor of Cromwell (1881-1883). (N.B. A barn in Old Cromwell Town is named after Mr Behrens)
Colclough	C Colclough – Former Mayor of Cromwell (1878-1881).
Corse	Local doctor
Cox	Two generations of local chemists
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. <i>Hyphen does not fit criteria.</i>
Kilgour	Established the Bell-Kilgour goldmine; The Kilgour family has been involved in mining for four generations.
Kloogh	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.
McCraken	T McCracken – Former Mayor of Cromwell (1889-1891).
McKechnie	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.
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.
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.
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

## 22.5.4 PROPOSED ROAD STOPPING - PART MELMORE TERRACE

Doc ID: 586942

### 1. Purpose of Report

To consider stopping part of Melmore Terrace, Cromwell in accordance with the provisions of the Public Works Act 1981, to maximise the design options and overall development of the new Cromwell Memorial Hall/Events Centre.

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### Recommendations

That the Cromwell Community Board

- A. Receives the report and accepts the level of significance.
  - B. Recommends to Council to approve the proposal to stop an unformed portion of Melmore Terrace, being approximately 1640 square metres as shown in figure 1, subject to:
    - All costs being paid from the Cromwell Memorial Hall/Events Centre Project budgets.
    - The land being amalgamated with Record of Title OT11A/234 at nil consideration.
    - An easement (in gross) in favour of (and as approved by) Aurora Energy Limited being registered on the new Record of Title.
    - The final survey plan being approved by the Chief Executive Officer.
  - C. Authorises the Chief Executive to do all that is necessary to give effect to the resolution.
- 

### 2. Background

At their meeting of 29 March 2022, the Cromwell Community Board considered a proposal to stop approximately 1640 square metres of Melmore Terrace (the Road).

The purpose of the proposed stopping was to maximise the design options and overall development of the new Cromwell Memorial Hall/Events Centre.

Prior to presentation of the report the land was valued (in accordance with the provisions of the Public Works Act) at \$550,000.

A copy of the report to the Board dated 29 March 2022 is attached as **Appendix 1**.

While the Board agreed to the stopping in principle, they also raised a number of concerns regarding the value of the land, and the impact the purchase would have on the Memorial Hall/Events Centre budget.

On consideration, the Board resolved (RES 22.2.4) to leave the report to lie on the table.

Post presentation of the report, the Chair of the Board contacted Council's Chief Executive to discuss the matter and its being left to lie on the table. Specific points raised by the Chair of the Board included:

- The existing [Hall] site being quite limited and challenging,



- The benefits of purchasing the road reserve in front of the hall to increase the size of building platform,
- Why the Board is required to pay for land when they cannot own it, and;
- That the Board would effectively be buying Council land as the Council from the Council.

The Chair of the Board then asked if it were possible for Council to consider transferring the stopped road to the Board for \$1.00 and if the matter could be expedited so as not to cause additional delays to the Cromwell Memorial Hall/Events Centre project.

A report, which is attached as **Appendix 2**, was then put to the Council's meeting of 06 July 2022 to seek clarity on the matter.

On consideration, the Council resolved (RES 22.5.3) as follows:

- B. Agrees that when a road stopping is initiated internally, for the specific benefit of Council, that the matters relating to the costs be considered on a case by case basis, by Council, with the overall purpose of the stopping determining whether payment for the land is required.*

### 3. Discussion

#### Original Proposal

As noted in the report to the Board dated 29 March 2022, the proposed stopping was supported by all relevant stakeholders on the conditions outlined in the report.

All stakeholders continue to support the proposed stopping which is shown below in figure 1.

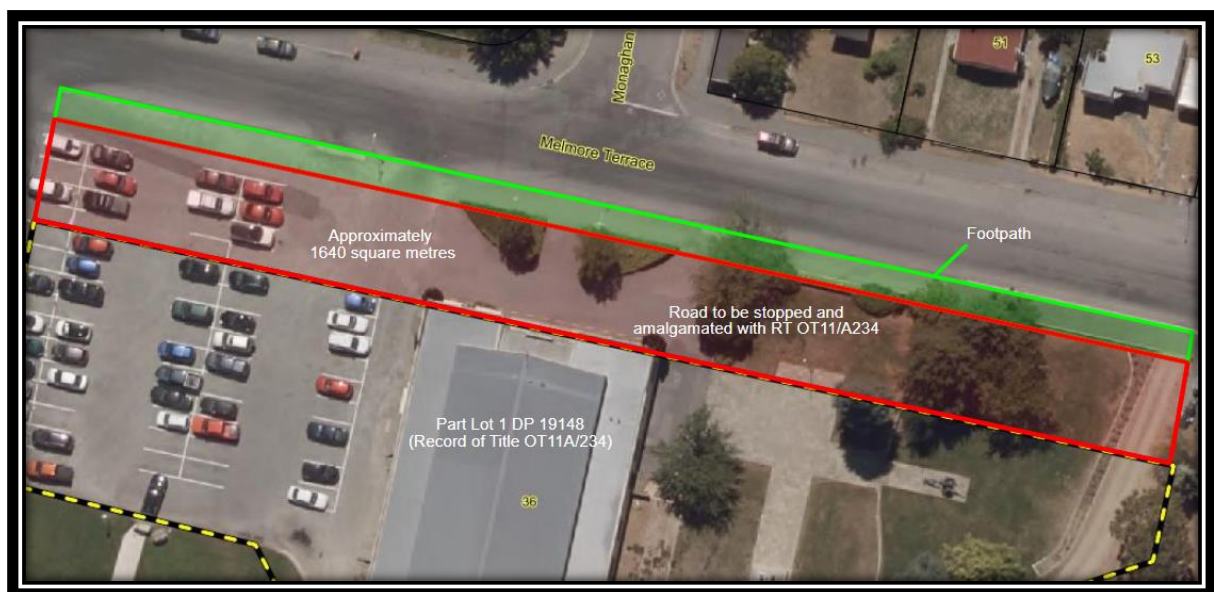


Figure 4 – Overview of Proposed Stopping

#### Public Benefit

As noted in Resolution 22.5.3, when a road stopping is initiated by Council for a public purpose, they will assess each application based on that level of public benefit.

In this instance, stopping the road and amalgamating it with Record of Title OT11A/234 will maximise the design options and overall development of the new Cromwell Memorial Hall/Events Centre. Maximising that design potential will public benefit.

In consideration of Resolution 22.5.3, and given the proposed stopping has a public benefit, the stopping is now being promoted subject to the road being stopped, and the land amalgamated with Record of Title OT11A/234, at nil consideration.

#### 4. Financial Considerations

Council's Roading Policy determines that the applicant is responsible for all costs associated with the road stopping.

A revised summary of the estimated total costs associated with this proposal are outlined below in table 1.

Description	Cost (inc. GST)
Valuation	\$ 500.00
Survey & LINZ Fees	\$ 4,500.00
Gazettal	\$ 4,200.00
Legal Fees	\$ 1,800.00
<b>Total</b>	<b>\$ 11,000.00</b>

Table 1 – Estimate of costs associated with the proposed stopping

The costs outlined in table 1 will be paid from the existing Cromwell Memorial Hall/Events Centre Project budgets.

#### 5. Options

##### Option 1 – (Recommended)

To recommend to Council to approve the proposal to stop an unformed portion of Melmore Terrace, being approximately 1640 square metres as shown in figure 1, subject to:

- All costs being paid from the Cromwell Memorial Hall/Events Centre Project budgets.
- The land being amalgamated with Record of Title OT11A/234 at nil consideration.
- An easement (in gross) in favour of (and as approved by) Aurora Energy Limited being registered on the new Record of Title.
- The final survey plan being approved by the Chief Executive Officer.

##### Advantages:

- The additional area of land will maximise the design options and overall development of the new Cromwell Memorial Hall/Events Centre.
- The stopping will have no impact on the existing formed carriageway or footpaths.
- Aurora's infrastructure will be protected by registration of an easement in their favour.
- Is consistent with Council Resolution 22.5.3.
- The proposal is consistent with the Public Works Act 1981.

##### Disadvantages:

- Will result in a minor increase in the costs associated with the Cromwell Memorial Hall/Events Centre Project.

Option 2

To not recommend to Council to approve the proposal to stop an unformed portion of Melmore Terrace and to amalgamate the land with Record of Title OT11A/234 at nil consideration.

Advantages:

- Costs associated with the Cromwell Memorial Hall/Events Centre will not increase.

Disadvantages:

- Additional land will not be available for use in conjunction with the new Cromwell Memorial Hall/Events Centre.
- Is not consistent with Council Resolution 22.5.3.
- Does not recognise that the proposal is consistent with the Public Works Act 1981.

Option 3

To recommend to Council to approve the proposal to stop an unformed portion of Melmore Terrace and to amalgamate the land with Record of Title OT11A/234 on other terms and conditions.

Advantages:

- The Board may wish to make their own recommendations regarding the terms and conditions of the proposed stopping.

Disadvantages:

- Other terms and conditions may not:
  - Align with the relevant legislation or policy.
  - Be consistent with Council Resolution 22.5.3.
  - Facilitate the construction of the new Cromwell Memorial Hall/Events Centre.

## 6. Compliance

<b>Local Government Act 2002 Purpose Provisions</b>	This decision promotes the economic wellbeing of the community by generating income from the disposal of land that is held (but not required) for roading purposes which has limited other use.
<b>Decision consistent with other Council plans and policies? Such as the District Plan, Economic Development Strategy etc.</b>	All costs associated with the stopping will be paid from the existing Cromwell Memorial Hall/Events Centre Project budget.
<b>Considerations as to sustainability, the environment and climate change impacts</b>	<p>No sustainability, environmental or climate change impacts are related to the decision to stop the portion of unformed road.</p> <p>Increasing the footprint of the land available for the purpose of constructing the new Cromwell Memorial Hall/Events Centre (and possible</p>

	museum) will assist with the future sustainability of the site.
<b>Risks Analysis</b>	No risks to Council are associated with the recommended option.
<b>Significance, Consultation and Engagement (internal and external)</b>	<p>The Significance and Engagement Policy has been considered, with none of the criteria being met or exceeded.</p> <p>Notice of the completed road stopping will be published in the New Zealand Gazette.</p>

## 7. Next Steps

- |  |                   |
|--|-------------------|
| 1. Community Board approval                      | 02 August 2022    |
| 2. Council approval                              | 24 August 2022    |
| 3. Surveyor and LINZ Accredited Supplier engaged | September 2022    |
| 4. Survey Plan approved                          | Late 2022         |
| 5. Gazette notice published (stopping complete)  | Early to mid-2023 |

## 8. Attachments

**Appendix 1 - Copy of Report to the Board dated 29 March 2022.** [↓](#)

**Appendix 2 - Copy of Report to the Council dated 06 July 2022.** [↓](#)

Report author:

Reviewed and authorised by:




Linda Stronach  
Team Leader – Statutory Property  
7/07/2022

Quinton Penniall  
Infrastructure Manager  
15/07/2022

29 March 2022

**22.2.4 PROPOSED ROAD STOPPING - PART MELMORE TERRACE****Doc ID: 566083****1. Purpose of Report**

To consider stopping part of Melmore Terrace, Cromwell in accordance with the provisions of the Public Works Act 1981, to maximise the design options and overall development of the new Cromwell Memorial Hall/Events Centre.

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**Recommendations**

That the Cromwell Community Board

- A. Receives the report and accepts the level of significance.
  - B. Recommends to Council to approve the proposal to stop an unformed portion of Melmore Terrace, being approximately 1640 square metres as shown in figure 4, subject to:
    - All costs, including the land at valuation, being paid from the Cromwell Memorial Hall/Events Centre Project budgets.
    - The land being amalgamated with Record of Title OT11A/234.
    - An easement (in gross) in favour of (and as approved by) Aurora Energy Limited being registered on the new Record of Title.
    - The final survey plan being approved by the Chief Executive Officer.
  - C. Authorises the Chief Executive to do all that is necessary to give effect to the resolution.
- 

**2. Background**Melmore Terrace

Melmore Terrace (the Road) runs south west off Inniscort Street. It terminates at a cul-de-sac at the entry to the historic Old Cromwell Town village precinct.

The Road is formed and sealed with footpaths constructed along the length of the northern boundary. There is a short span of footpath and some parking constructed on the southern boundary between the Cromwell Memorial Hall and the Old Cromwell Town village precinct.

The Road is approximately 845 metres long. Its width varies from about 20 to 30 metres. An overview of the Road is shown below in figure 1.



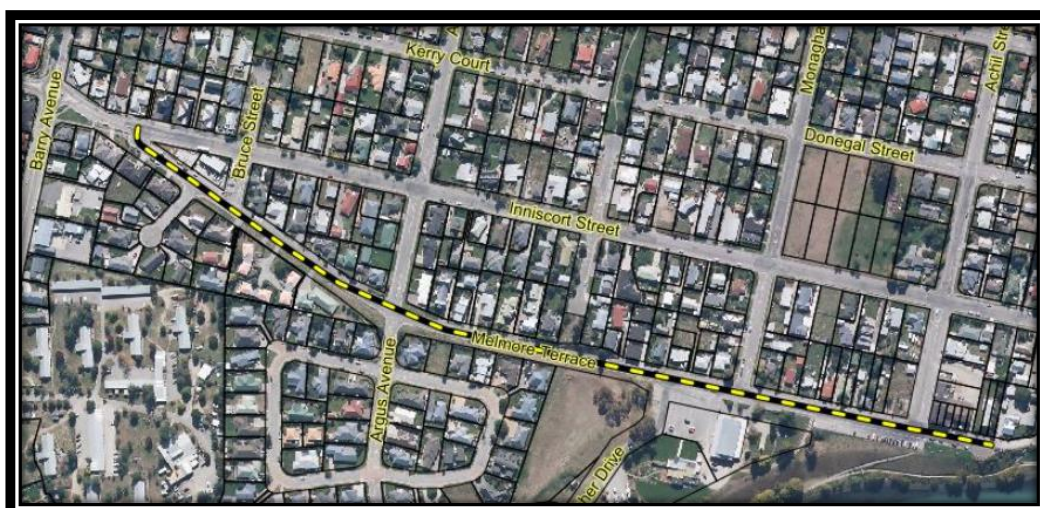


Figure 1 – Overview of Melmore Terrace

The Cromwell Memorial Hall (the Hall) is located at 36 Melmore Terrace. The parcel of land which the Hall sits on is described as Part Lot 1 Deposited Plan (DP) 19148 (Part Lot 1).

Part Lot 1 has an area of approximately 4658 square metres. It is a long irregularly shaped parcel of land. The northern boundary of Part Lot 1 adjoins Melmore Terrace. The length of the mutual boundary is approximately 132 metres as shown below in figure 2.

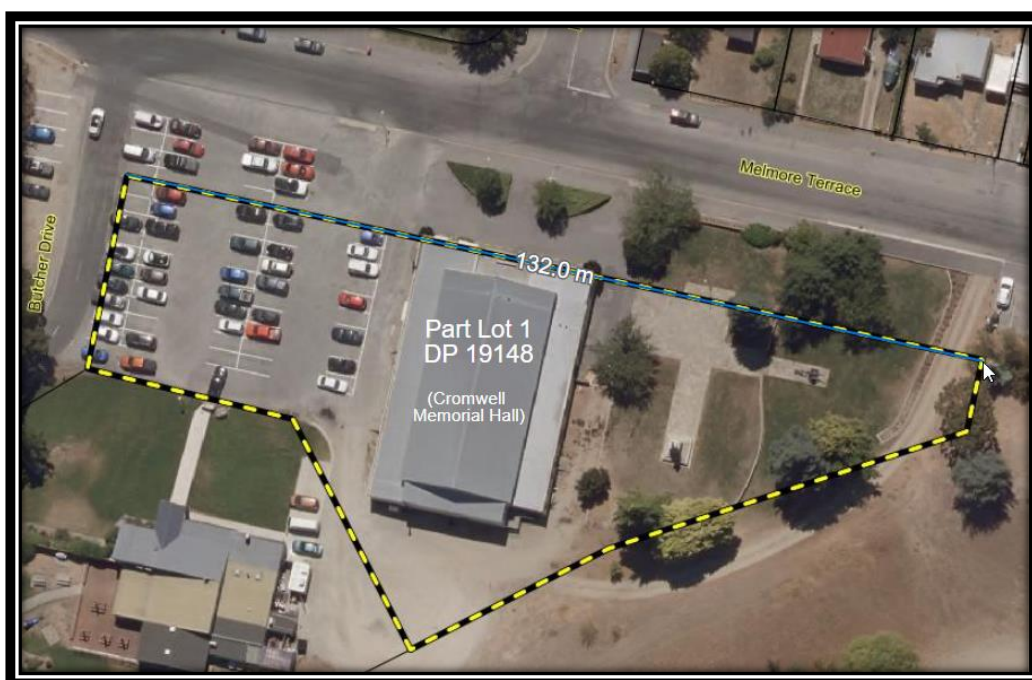


Figure 2 – The 132 Metre Mutual Boundary of Melmore Terrace and Part Lot 1 DP 19148

The legal road immediately to the north of the mutual boundary, between the Hall and the footpath, has been developed in conjunction with the Hall. The development on the legal road includes carparking, the entrance to the Hall, and gardens. The development is an encroachment.

The area of the encroachment, which is shown in red below in figure 3, is approximately 1640 square metres.



Figure 3 – Encroachment/Area of Development in Front of Memorial Hall

In 2021, following consultation under the 2021 – 2031 Long Term Plan, demolition of the Hall and construction of a new Hall/Events Centre in its place was approved.

The new Hall/Events Centre will be approximately double the size of the existing Hall. In addition to the new Hall/Events Centre, a new Museum may be constructed on the same site at a later date.

To maximise the design and development potential of Part Lot 1, it is proposed that the 1640 square metres of legal road immediately to the north of the mutual boundary, be stopped and amalgamated with record of title OT11A/234 (Part Lot 1).

An overview of the proposed stopping is shown below in figure 4.

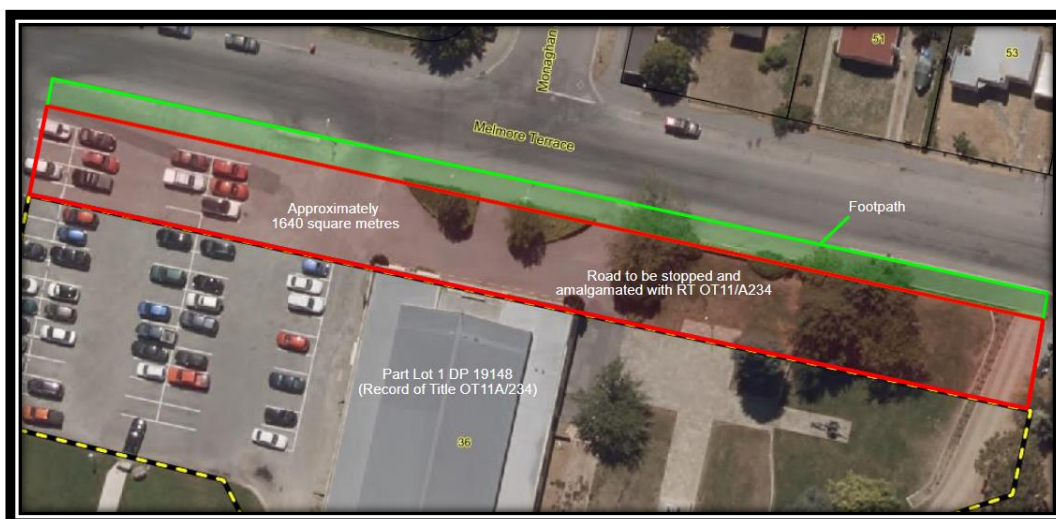


Figure 4 – Overview of Proposed Stopping



### 3. Discussion

#### Roading Network

As shown in figure 5, the legal Road in front of the Hall is approximately 30 metres wide. The formed carriageway covers about 11 metres of that width with the footpaths covering about 7 metres between them.

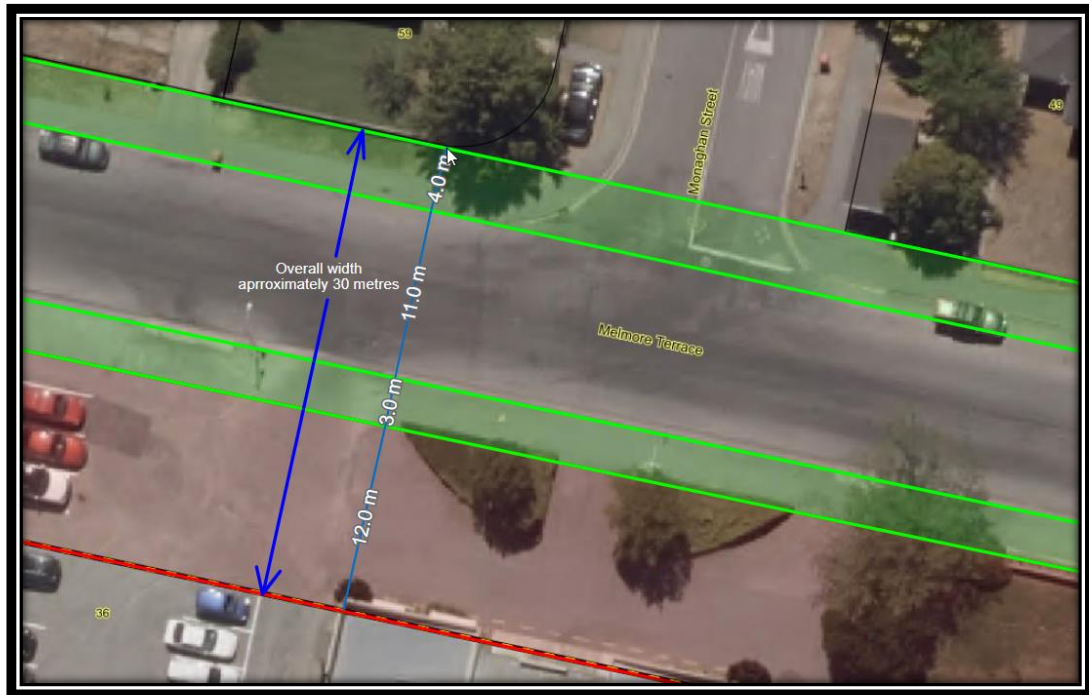


Figure 5 – Overview of the Legal Road Width in Front of the Hall

As the proposed stopping does not include the formed carriageway or the footpaths, the proposal will have no effect on the existing roading network.

#### Utility Networks

Aurora Energy Limited (Aurora) have both low and high voltage underground cables running through Part Lot 1.

The low voltage cable (dashed blue below in figure 6), connects the Hall and a streetlight to the electricity network in Melmore Terrace. Aurora do not require an easement over the low voltage cable as the point of supply will be unaffected by the proposed stopping.

The high voltage cable (dashed red) runs from a transformer on the adjacent Town and Country site to an overhead line in Monaghan Street. Aurora will require an easement to protect the span of the high voltage cable that passes through Part Lot 1.

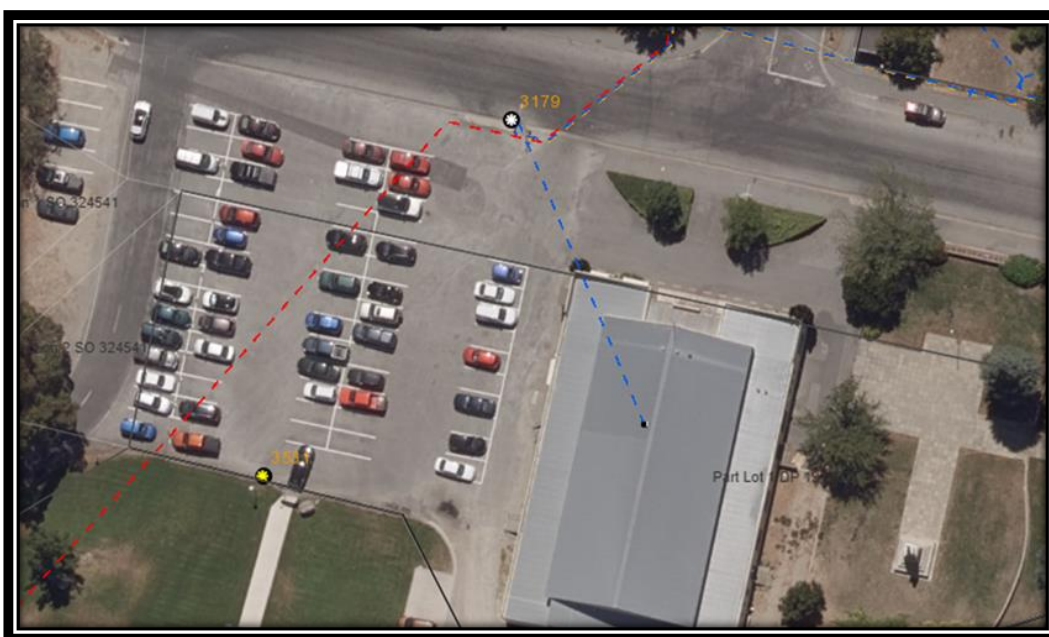


Figure 6 – Overview of Aurora Infrastructure

#### Legislation and Policy

Council's Roading Policy determines the appropriate statutory procedure for stopping a legal road or any part thereof. The policy for selecting the correct statutory process is outlined in section 8.5 of Council's Roading Policy. The options are as follow:

*The Local Government Act 1974 road stopping procedure shall be adopted if one or more of the following circumstances shall apply:*

- a) *Where the full width of road is proposed to be stopped and public access will be removed as a result of the road being stopped; or*
- b) *The road stopping could injuriously affect or have a negative or adverse impact on any other property; or*
- c) *The road stopping has, in the judgment of the Council, the potential to be controversial; or*
- d) *If there is any doubt or uncertainty as to which procedure should be used to stop the road.*

*The Local Government Act process requires public notification of the proposal. This involves erecting signs at each end of the road to be stopped, sending letters to adjoining owners/occupiers and at least two public notices a week apart in the local newspaper. Members of the public have 40 days in which to object.*

*The Public Works Act 1981 road stopping procedure may be adopted when the following circumstances apply:*

- e) *Where the proposal is that a part of the road width be stopped and a width of road which provides public access will remain.*
- f) *Where no other person, including the public generally, are considered by the Council in its judgment to be adversely affected by the proposed road stopping;*
- g) *Where other reasonable access will be provided to replace the access previously provided by the stopped road (i.e. by the construction of a new road).*

## Cromwell Community Board meeting Agenda

29 March 2022

It is proposed that Public Works Act 1981 procedure be adopted for this application for the following reasons:

- The proposal is to stop part of the road width only.
- Public access will not be adversely affected.

The Public Works Act 1981 provides for legal road to be stopped, sold, and amalgamated with an adjacent title. In this instance the stopped road would be amalgamated with Record of Title OT11A/234.

#### 4. Financial Considerations

Council's Roading Policy determines that the applicant is responsible for all costs associated with the road stopping. This includes purchase of the land at valuation as prescribed in the Public Works Act 1981.

In December 2021, Quotable Value Limited (QV) determined the value of the road proposed for stopping to be \$550,000 plus GST (if any).

A summary of the estimated total costs is outlined below in table 1.

Description	Cost (inc GST)
Valuation (since paid)	\$ 500.00
Survey	\$ 3,500.00
Gazettal	\$ 4,200.00
Legal	\$ 1,800.00
Land (at valuation)	\$ 550,000.00
<b>Total</b>	<b>\$ 560,000.00</b>

Table 1 – Estimate of Costs Associated with the Proposed Stopping

All costs associated with the proposed stopping will be paid from the existing Cromwell Memorial Hall/Events Centre Project budgets.

#### 5. Options

##### Option 1 – (Recommended)

To recommend to Council to approve the proposal to stop an unformed portion of Melmore Terrace, being approximately 1640 square metres as shown in figure 4, subject to:

- All costs, including the land at valuation, being paid from the Cromwell Memorial Hall/Events Centre Project budgets.
- The land being amalgamated with Record of Title OT11A/234.
- An easement (in gross) in favour of (and as approved by) Aurora Energy Limited being registered on the new Record of Title.
- The final survey plan being approved by the Chief Executive Officer.

Advantages:

- The additional area of land will maximise the design options and overall development of the new Cromwell Memorial Hall/Events Centre.
- The stopping will have no impact on the existing formed carriageway or footpaths.

## Cromwell Community Board meeting Agenda

29 March 2022

- Aurora's infrastructure will be protected by registration of an easement in their favour.
- Income received will be used to address other public roading issues.
- Recognises the provisions of Council's Roading Policy.
- The proposal is consistent with the Public Works Act 1981.

## Disadvantages:

- Will increase costs associated with the Cromwell Memorial Hall/Events Centre Project.

Option 2

To not recommend to Council to approve the proposal to stop an unformed portion of Melmore Terrace.

## Advantages:

- Costs associated with the Cromwell Memorial Hall/Events Centre will not increase.

## Disadvantages:

- Additional land will not be available for use in conjunction with the new Cromwell Memorial Hall/Events Centre.
- Additional income will not be made available to address other public roading issues.
- Does not recognise the provisions of Council's Roading Policy.
- Does not recognise that the proposal is consistent with the Public Works Act 1981.

## 6. Compliance

<b>Local Government Act 2002 Purpose Provisions</b>	This decision promotes the economic wellbeing of the community by generating income from the disposal of land that is held (but not required) for roading purposes which has limited other use.
<b>Decision consistent with other Council plans and policies? Such as the District Plan, Economic Development Strategy etc.</b>	All costs associated with the stopping will be paid from the existing Cromwell Memorial Hall/Events Centre Project budget.  Funds received from the disposal will then be available to address other public roading issues.
<b>Considerations as to sustainability, the environment and climate change impacts</b>	No sustainability, environmental or climate change impacts are related to the decision to stop the portion of unformed road.  Increasing the footprint of the land available for the purpose of constructing the new Cromwell Memorial Hall/Events Centre (and possible museum) will assist with the future sustainability of the site.
<b>Risks Analysis</b>	No risks to Council are associated with the recommended option.

<b>Significance, Consultation and Engagement (internal and external)</b>	<p>The Significance and Engagement Policy has been considered, with none of the criteria being met or exceeded.</p> <p>Notice of the completed road stopping will be published in the New Zealand Gazette.</p>
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**7. Next Steps**

- |  |                  |
|--|------------------|
| 1. Community Board approval                    | February 2022    |
| 2. Council approval                            | March 2022       |
| 3. Survey and LINZ Accredited Supplier engaged | March/April 2022 |
| 4. Survey Plan approved                        | Mid to late 2022 |
| 5. Gazette notice published                    | Late 2022        |

**8. Attachments****Nil**

Report author:

Reviewed and authorised by:




Linda Stronach  
Team Leader – Statutory Property  
10/02/2022

Quinton Penniall  
Acting Executive Manager – Infrastructure Services  
15/03/2022



6 July 2022

### 22.5.3 INTERNAL ROAD STOPPINGS

Doc ID: 584808

#### 1. Purpose of Report

To consider whether the costs associated with internally initiated road stoppings, which are for the specific benefit of Council, should be considered on a case by case basis.

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#### Recommendations

That the Council

- A. Receives the report and accepts the level of significance.
- B. Agrees that when a road stopping is initiated internally, for the specific benefit of Council, that the matters relating to the costs be considered on a case by case basis, with the overall purpose of the stopping determining whether payment for the land is required.
- C. Authorises the Chief Executive to do all that is necessary to give effect to the resolution.

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#### 2. Background

##### Proposed Stopping of Part Melmore Terrace

At their meeting of 29 March 2022, the Cromwell Community Board (the Board) considered a report proposing the stopping of part of Melmore Terrace.

The purpose of the proposed stopping was to facilitate the transfer of a large block of legal road to Council to maximise the design options and overall development of the new Cromwell Memorial Hall/Events Centre.

The area of the parcel of legal road proposed for stopping was approximately 1640 square metres. Quotable Value have valued the parcel at \$550,000 plus GST (if any). Other costs associated with the stopping, (valuation, survey, and gazettal) were estimated to be approximately \$10,000.

A copy of the report to the Board dated 29 March 2022, is attached as **Appendix 1**.

While the Board agreed to the stopping in principle, they also raised a number of concerns regarding the value of the land, and the impact the purchase would have on the Memorial Hall/Events Centre budget.

On consideration, the Board resolved to leave the report to lie on the table.

##### Request from Board Chair

On 30 May 2022, the Chair of the Board contacted Council's Chief Executive to discuss the matter and its being left to lie on the table. Specific points raised by the Chair of the Board included:

- The existing [Hall] site being quite limited and challenging,
- The benefits of purchasing the road reserve in front of the hall to increase the size of building platform,
- Why the Board is required to pay for land when they cannot own it, and;

## Council meeting Agenda

6 July 2022

- That the Board would effectively be buying Council land as the Council from the Council.

The Chair of the Board then asked if it were possible for Council to consider transferring the stopped road to the Board for \$1.00 and if the matter could be expedited so as not to cause additional delays to the project.

Ward Based and Distritised Activities

Roading is a distritised activity.

Land ownership is a ward based activity, however.

As noted by the Chair of the Board in her email of 30 May 2022, Community Boards have no delegated authority under which they can own land. Instead, all land is held by Council as the owner or on behalf of the various Community Boards.

### 3. Discussion

Legislation and Policy

Road Stoppings can be affected in accordance with the provisions of the Public Works Act 1981 or the Local Government Act 1974.

The procedure for selecting the correct statutory (stopping) process (Act) is outlined in Section 8 of Council's Roding Policy. Council's Roding Policy also stipulates that the applicant is required to pay all costs associated with the stopping, including purchase of the land at market valuation, as shown in the following extract of section 8.5 of the Roding Policy:

***Road Stopping Costs and Fees***

*Where a road stopping is initiated by the Council, the costs and expenses associated with the road stopping (including Council staff time) are to be funded from the Business Unit initiating the road stopping.*

*Where any other person applies to stop a road, then that person shall be responsible for meeting all costs and expenses associated with the road stopping process as determined by the Council (including Council staff time).*

*The Council may, in its discretion, determine that there is an element of public benefit to the proposed road stopping, and may agree that the costs associated with the road stopping should be shared between the applicant and the Council in such proportions as the Council shall determine. This will normally only be considered in the situation where a section of formed road is located on private property, and a road stopping process is being undertaken in tandem with legalising the existing road alignment.*

As noted in the policy extract, the Council may in its discretion determine that there is an element of public benefit associated with the proposed stopping and may agree that the costs associated with the road stopping be shared between the applicant and the Council.

The purpose of Council's Roding Policy as it relates to Road Stoppings, is outlined in section 8.1 of the Policy.

**8.1 Purpose**

*To manage requests from the public to stop sections of legal road.*

*Road stopping is the term given to removing the legal road status road and providing a freehold title for that section of land. This then enables the sale of that section of the land to the adjoining landowner.*

The first sentence of the purpose states that the Policy relates to requests (applications) from the public. On that basis it is suggested that the Policy does not apply to this decision, with Council having the option to exercise the discretion referred to in section 8.5 of the Policy.

In this instance, the application is not from the public, but from one department of Council to another, and as such, special consideration should be given to the last two objectives of the Policy, which are outlined in Section 8.2, and in extract below:

### **8.2 Objective**

*The objective of this policy is to:*

- outline the criteria Council may consider when determining if a road should be stopped or not*
- identify which statutory process should be used for different situations*
- identify the responsibility for costs of road stopping*
- outline the method by which the land will be valued.*

#### **Historic Examples of Discretion being Exercised**

In the past, Council has approved a number of road stoppings in which discretion has been exercised. These include the following examples:

#### **1. Adjacent to 24 Ferris Road**

In this instance, the applicants had had built their house very close to the boundary of the legal road, then later constructed their garage and driveway on the legal road.

As Council had approved and signed off both building consents it was determined that the stopping should be approved with the land being transferred at nil consideration.

#### **2. Off Tarras – Cromwell Road**

The house on the property at 2093 Tarras – Cromwell Road is almost fully constructed on legal road. This was an historic encroachment which had gone unnoticed for some time.

The encroachment was identified by the Central Otago Queenstown Cycle Trail Trust who were negotiating an easement (in favour of the Trust) over the property, to assist with the construction of one of the Trust's trails.

On consideration, the Council resolved to give approximately 430 square metres of stopped road to the property owner, in recognition of his gifting the Trust the easement required to construct the cycle trail.

#### **3. Cheviot Street Roxburgh (adjacent to the Pool)**

In September 2019, Council approved the stopping of approximately 83 square metres of Cheviot Street, adjacent to the Roxburgh Community Pool.

The purpose of the stopping was identified in the report as being to:

*...enable the pool group to demolish the existing facility and rebuild on a single council-owned title,*

The report did not make any recommendation regarding payment for the land (road), which was amalgamated with the existing Council owned pool title.



The other costs associated with the stopping (approximately \$7,000) were paid from the Teviot Valley Community Board's general reserves fund.

A copy of the report dated 25 September 2019 is attached as **Appendix 2**.

#### 4. Financial Considerations

The proceeds of the sale of stopped roads are credited to the Roding Administration Unsubsidised Land Under Road Account. From there it is used to address public roading issues such as the encroachment of (public) roads onto private property.

Quotable Value valued the (Melmore Terrace) road to be stopped at \$550,000 plus GST (if any).

While \$550,000 would be a significant increase to the Roding Administration Unsubsidised Land Under Road Account, the Policy also states that these matters will be addressed as and when funds are available.

This is because resolving public roading issues, such as the encroachment of roads onto private property is not budgeted for.

#### 5. Options

##### Option 1 – (Recommended)

To agree that when a road stopping is initiated internally, for the specific benefit of Council, that the matters relating to the costs be considered on a case by case basis, with the overall purpose of the stopping determining whether payment for the land is required.

Advantages:

- Acknowledges the discretion provided for in Council's Roding Policy.
- Recognises that internal road stoppings often have a greater public benefit.
- Will allow land under roads to be transferred for a sum other than market valuation.
- Will not impact on associated departmental budgets.
- Could eliminate the requirement and cost of having the land valued.
- Provides staff with the direction required to make robust recommendations.

Disadvantages:

- Will allow land under roads to be transferred for a sum other than market valuation.
- May impact Council's ability to resolve other public roading matters.

##### Option 2

To not agree that when a road stopping is initiated internally, for the specific benefit of Council, that the matters relating to the costs be considered on a case by case basis, with the overall purpose of the stopping determining whether payment for the land is required.

Advantages:

- Will allow land under roads to be transferred for a sum other than market valuation.
- May impact Council's ability to resolve other public roading matters.

## Disadvantages:

- Does not acknowledge the discretion provided for in Council's Roding Policy.
- Does not recognise that internal road stoppings often have a greater public benefit.
- Will not impact on associated departmental budgets.
- Will not provide staff with the direction required to make robust recommendations.

## 6. Compliance

<b>Local Government Act 2002 Purpose Provisions</b>	This decision enables democratic local decision making and action by, and on behalf of communities by clarifying how Council's Roding Policy relates to road stoppings which are initiated internally for the specific benefit of Council or a particular department of Council.
<b>Decision consistent with other Council plans and policies? Such as the District Plan, Economic Development Strategy etc.</b>	The recommendation is consistent with the provisions of Section 8 of the Council's 2015 Roding Policy which relates to Road Stoppings.
<b>Considerations as to sustainability, the environment and climate change impacts</b>	There is no sustainability, environmental, or climate change impacts associated with the recommendation.
<b>Risks Analysis</b>	There are no risks to Council associated with the recommendation.
<b>Significance, Consultation and Engagement (internal and external)</b>	The Significance and Engagement Policy has been considered with none of the criteria being met or exceeded.

## 7. Next Steps

Resolution implemented on its release.

## 8. Attachments

**Appendix 1 - Copy of Report to the Board Dated 29 March 2022**

**Appendix 2 - Copy of the Report to Council Dated 25 September 2019**

Report author:

Reviewed and authorised by:



Linda Stronach  
Team Leader - Statutory Property  
20/06/2022



Quinton Penniall  
Infrastructure Manager  
29/06/2022

2 August 2022

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## **6 MAYOR'S REPORT**

### **22.5.5 MAYOR'S REPORT**

**Doc ID: 588678**

#### **1. Purpose**

To consider an update from His Worship the Mayor.

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#### **Recommendations**

That the Cromwell Community Board receives the report.

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His Worship the Mayor will give a verbal update on activities and issues of interest since the last meeting.

#### **2. Attachments**

**Nil**

## **7 CHAIR'S REPORT**

### **22.5.6 CHAIR'S REPORT**

**Doc ID: 586984**

#### **1. Purpose**

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

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#### **Recommendations**

That the report be received.

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#### **2. Attachments**

**Nil**

## **8 MEMBERS' REPORTS**

### **22.5.7 MEMBERS' REPORTS**

**Doc ID: 586987**

#### **1. Purpose**

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

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#### **Recommendations**

That the report be received.

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#### **2. Attachments**

Nil

## 9 STATUS REPORTS

### 22.5.8 AUGUST 2022 GOVERNANCE REPORT

Doc ID: 587089

#### 1. Purpose

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

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#### Recommendations

That the report be received.

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#### 2. Discussion

##### Status Reports

The status reports have been updated with any actions since the previous meeting (appendix 1).

#### 3. Attachments

##### Appendix 1 - CCB Status Report [↓](#)

Report author:

Reviewed and authorised by:



Julie Harris  
Governance Support Officer  
21/07/2022



Sanchia Jacobs  
Chief Executive Officer  
25/07/2022

Status Updates		Committee: Cromwell Community Board			
Meeting	Report Title	Resolution No	Resolution	Officer	Status
11/05/2020	Request to Renew the Cromwell Golf Club Lease (PRO 62-3048-L1)	20.2.12	<p>That the Board:</p> <p>A. <b>Receives</b> the report and accepts the level of significance.</p> <p>B. <b>Declines</b> 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.</p> <p>C. <b>Agrees</b> 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.</p>	Team Leader - Statutory Property	<p>May 2020 – Action memo sent to the Property Officer – Statutory.</p> <p>June 2020 – Golf Club advised of the decision. Chair of CCB and staff will attend a meeting of the Golf Club.</p> <p>July 2020 – Chair of Cromwell Community Board and Executive Manager – Planning &amp; Environment attended a meeting with the Golf Club on 21 July to discuss a way forward.</p> <p>September – December 2020 – NZ Golf working with Golf Club to progress.</p> <p>February 2021 – Awaiting further response from Golf NZ.</p> <p>April 2021 – Discussions continue with Golf NZ.</p> <p>June 2021 – Awaiting further response from Golf NZ.</p> <p>August - October 2021 – Golf NZ working with Cromwell Golf Club.</p> <p>November 2021 – Staff are working with the club and considering options. No further update is available at this stage.</p> <p>December 2021 – Consultation ongoing.</p> <p>February 2022 – Matter not progressing at this point. Will advise Board if conversations reopen. ON HOLD</p>
8/03/2021	Cromwell Pool Heating Upgrade	21.2.6	<p>That the Cromwell Community Board</p> <p>A. <b>Receives</b> the report and accepts the level of significance.</p>	Parks and Recreation Manager	<p><b>12 Mar 2021</b> Action memo sent to the Parks and Recreation Manager</p> <p><b>09 Apr 2021</b></p>



			<p>B. Approves additional funding of up to \$162,000 for the Cromwell Pool water sourced heating project from the Cromwell Reserves Contribution cost centre.</p>	<p>The procurement plan is currently being prepared.</p> <p><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.</p> <p><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.</p> <p><b>19 Jul 2021</b> Preferred contractor has been identified. Work is now progressing to prepare documentation for this contract.</p> <p><b>24 Aug 2021</b> Heat pump ordered, expected to arrive in approximately 6 months' time. In process of preparing detailed design work for pricing by preferred contractor.</p> <p><b>07 Oct 2021</b> Hanlons Plumbing have been appointed as contractor for this work. The heat pump is due around Feb 2022</p> <p><b>10 Nov 2021</b> Final designs have been prepared and are being priced by the contractor Hanlons. Price is expected mid-November.</p> <p><b>21 Jan 2022</b> Formal contract documents are being developed for this work.</p> <p><b>17 Mar 2022</b> The heat pump is expected this week (14 - 18 March 2022). Work on the installation projected to take place after Easter.</p> <p><b>28 Apr 2022</b> Work is currently taking place.</p> <p><b>08 Jun 2022</b> Work is well underway on this project. It is</p>
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					<p>anticipated that the pool will reopen 4 July.</p> <p><b>18 Jul 2022</b></p> <p>The pool is now back operating with final commissioning being undertaken.</p>
18/05/2021	Submissions on the Long-term Plan 2021-31 Consultation Document	21.4.3	<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>	Property and Facilities Officer (Cromwell)	<p><b>24 Aug 2021</b></p> <p>Cromwell Bike Park committee to undertake a usage study of the toilet facilities at the site in summer to reflect peak usage</p> <p><b>24 Nov 2021</b></p> <p>Property and Facilities Officer - Cromwell has emailed Bike Park committee to follow up and remind them of survey requirements. These should be available end of February 2022.</p> <p><b>07 Jan 2022</b></p> <p>this is a double up</p> <p><b>17 Mar 2022</b></p> <p>The survey has been received and a report is being prepared which will be presented to the Cromwell Community Board on 9 May 2022.</p> <p><b>17 May 2022</b></p> <p>A verbal report was presented to CCB at their meeting on 9 May 2022 by Garreth Robinson (on behalf of the report writer) with an update plus to advise that a report is being prepared for the September meeting to go to Council requesting funding from the AP 23/24.</p> <p><b>08 Jun 2022</b></p> <p>A report is being prepared to Council for next financial year</p> <p><b>14 Jul 2022</b></p> <p>Report being prepared and is scheduled for the November Council meeting</p>
15/06/2021	Revocation of Part of Greenway Reserve off Waenga Drive	21.5.6	<p>That the Cromwell Community Board</p> <p>A. Receives the report and accepts the level of significance.</p> <p>B. Recommends Council agrees to progressing the revocation of the Local Purpose (Amenity) Reserve classification from the specified 619m<sup>2</sup> (subject to</p>	Parks and Recreation Manager	<p><b>18 Jun 2021</b></p> <p>Action memo sent to the Parks and Recreation Manager</p> <p><b>19 Jul 2021</b></p> <p>Report considered by Council to confirm the revocation of part of the reserve. This is now progressing through the public submission</p>

			<p>survey) area from Lot 201 DP 359519 for the reasons set out in the report.</p> <p>C. Recommends Council publicly notify the proposed revocation in accordance with section 24(2)(b) of the Reserve Act 1977.</p> <p>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.</p> <p>E. Recommends that if reserve status of the specified Part of Waenga Drive Greenway Reserve is successfully revoked via <i>Gazette</i> 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.</p> <p>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.</p>		<p>stage which closes in August with the Hearing Panel to hear submissions in September..</p> <p><b>24 Aug 2021</b> Submissions have closed. 12 submissions were received. Report prepared for Hearings Panel's September meeting.</p> <p><b>07 Oct 2021</b> The Hearings Panel have met and their recommendation will go to the November Council meeting.</p> <p><b>08 Nov 2021</b> Council considered a recommendation from the Hearing Panel to revoke the reserve status of the land. Council adopted that recommendation and will ask the Minister of Conservation to formally revoke the reserve status over part of the reserve and notify the revocation in the Gazette. The applicant has asked that Council delay this process until they have obtained the resource consents required for the development.</p> <p><b>21 Jan 2022</b> Resource Consent has been lodged.</p> <p><b>17 Mar 2022</b> The New World expansion application RC210493 is currently on hold while the applicant considers additional safety improvements to one of the accesses. The applicant has advised that this information is due soon and once received the processing of the application can recommence.</p> <p><b>28 Apr 2022</b> Awaiting advice from Department of Conservation.</p> <p><b>21 Jul 2022</b> Consultation with Iwi about to begin.</p>
29/07/2021	Cromwell Town Hall/Events Centre Project	21.6.4	<p>That the Cromwell Community Board</p> <p>A. Receives the report and accepts the level of significance.</p> <p>B. Receives the project structure.</p>	Property and Facilities Manager	<p><b>04 Aug 2021</b> Action memo sent to the Property and Facilities Manager and Finance</p> <p><b>24 Aug 2021</b> Advisory group established and initial</p>

			<p>C. Approves the programme of work for the Cromwell Town Hall/Events Centre.</p> <p>D. Approves the establishment of an Advisory Group and appoints Anna Harrison and Nigel McKinlay to that group.</p> <p>E. Approves that the Advisory Group determines if an external stakeholder group is required and if so makes such a recommendation to the Cromwell Community Board.</p> <p>F. Agrees to apply for/confirm external funding for the Cromwell Town Hall/Events Centre.</p>		<p>meetings held. Report to be brought to Cromwell Community Board (CCB) regarding External Stakeholder Group at its September meeting.</p> <p><b>27 Sep 2021</b> Per CCB resolution 21.7.5, invites for an Expression Of Interest (EOI) to join the External Stakeholder Group have been sent to identified groups.</p> <p><b>10 Nov 2021</b> Tenders have gone out for architect. Evaluation is underway.</p> <p><b>06 Dec 2021</b> Architect has been engaged.</p> <p><b>18 Jan 2022</b> Architects to complete stakeholder engagement with advisory group.</p> <p><b>17 Mar 2022</b> In progress.</p> <p><b>28 Apr 2022</b> Investigation stage in progress to develop concepts and high level costs.</p> <p><b>09 Jun 2022</b> No further update.</p> <p><b>18 Jul 2022</b> No further update. Investigations still underway.</p>
7/09/2021	Promotion Grant Applications 2021 - 22 First Round	21.7.2	<p>That the Cromwell Community Board</p> <p>A. Receives the report and accepts the level of significance.</p> <p>B. Approves a promotions grant to Cromwell and Districts Promotions Group and declines a promotions grant to Central Otago District Arts Trust:</p> <p>1. <b>GRA210739436 Cromwell and Districts Promotions Group – Operational, Staff, Marketing and events as outlined in the application</b> Year 1 LTP 2021/22 applied \$87,143 Approved Total \$64,270 as detailed</p>	Media and Marketing Manager	<p><b>13 Sep 2021</b> Action memo sent to the Media and Marketing Manager and to Finance</p> <p><b>27 Sep 2021</b> Correspondence sent to applicants confirming grants decisions - both approve and decline. For approved grant purchase order raised and provided for invoicing.</p> <p><b>08 Nov 2021</b> No further update available.</p> <p><b>01 Feb 2022</b> Group's activities continue to be affected by COVID settings. Fireworks event deferred to March may not proceed until settings are changed. Christmas event and Cherry</p>

			<p>\$17,760 Contractor – Media and Communications</p> <p>\$17,760 Contractor – Community Relations</p> <p>\$11,250 Advertising</p> <p>\$9,000 Operating Expenses (excl bad debts and donations)</p> <p>\$3,000 Christmas Parade traffic management</p> <p>\$2,000 Cherry Festival 2021</p> <p>\$3,500 Street Party and Fireworks 2021</p> <p>Year 2 LTP 2022/23 applied \$104,000 \$0 declined</p> <p>Year 3 LTP 2023/24 applied \$106,000 \$0 declined</p> <p><b>2. GRA210750451 Central Otago District Arts Trust – Cover to Cover events</b></p> <p>Year 1 LTP 2021/22 applied \$1,600 \$0 declined</p> <p>Year 2 LTP 2022/23 applied \$3,200 \$0 declined</p> <p>Year 3 LTP 2023/24 applied \$4,800 \$0 declined</p>		<p>Events did take place.</p> <p><b>11 Mar 2022</b> No further update anticipated until end of financial year when report back will be required.</p> <p><b>27 Apr 2022</b> As per March update - no further update expected until after end of financial year.</p> <p><b>02 Jun 2022</b> Group reminded that report back will be due in July 2022 following end of financial year. Staff will continue to follow up to ensure timelines do not slip</p> <p><b>13 Jul 2022</b> Further reminder regarding reporting back timeframes given to promotion group</p>
7/09/2021	Notice of Intention to Prepare a Reserve	21.7.4	<p>That the Cromwell Community Board</p> <p>A. Receives the report and accepts the level of significance.</p>	Parks and Recreation Manager	<p><b>13 Sep 2021</b> Action memo sent to the Parks and Recreation Manager</p> <p><b>07 Oct 2021</b></p>

	Management Plan		B. Agrees to notify its intention to prepare a Reserve Management Plan for the Bannockburn Recreations Reserve legally described as Section 164 Block 1 Cromwell Survey District, S O Plan 19606 – 3.5365 hectares.		<p>No progress at this stage.</p> <p><b>08 Nov 2021</b> There has been no progress on this at this stage.</p> <p><b>21 Jan 2022</b> Discussions are underway with the Bannockburn Recreation Reserve Committee on the preparation of the Reserve Management Plan and to discuss with them their ideas for the reserve to include in the plan.</p> <p><b>17 Mar 2022</b> Draft plan expected for the next Board meeting.</p> <p><b>28 Apr 2022</b> Draft Reserve Management Plan coming to the 9 May meeting for consideration.</p> <p><b>08 Jun 2022</b> Draft Reserve Management Plan now being consulted on.</p> <p><b>18 Jul 2022</b> Submissions close 25 July. These will be collated and presented to the Board for consideration at a future meeting.</p>
19/10/2021	Cromwell Community Board Community Grant Applications 2021-24 Financial Year	21.8.2	<p>That the Cromwell Community Board</p> <p>A. Receives the report and accepts the level of significance.</p> <p>B. Agrees to withhold any grant funding for years beyond year one until the conclusion of the Grant Policy Review in November 2021</p> <p>C. Approves a community grant for Lake Dunstan Charitable Trust for a community tool shed dependent on permission and consents from LINZ for the cost of the container and the fitout of the container.</p> <p style="text-align: right;">2021/22 Requested: \$20,088.44 Approve: \$8580</p>	Community Development Advisor	<p><b>26 Oct 2021</b> Action memo sent to the Community Development Officer and to Finance.</p> <p><b>08 Nov 2021</b> Applicants have been contacted and notified of the outcome of their applications. No further update at this time.</p> <p><b>10 Jan 2022</b> All applicants have been contacted and notified of the outcome of their applications. Some recipients have not yet uplifted their grant.</p> <p><b>17 Mar 2022</b> Cromwell Lions, Rotary and St Johns House have uplifted their grants. Awaiting invoice from Lake Dunstan Charitable Trust to uplift their grant.</p> <p><b>28 Apr 2022</b></p>

			<p>ith Cr Gillespie abstaining from the vote</p> <p>D. Declines a community grant for Central Otago Motorcycle Club to cover the cost of their lease. The lease payment to be rebated in accordance with conditions of the lease.</p> <p>2021/22 Requested: \$23,000 Decline: \$0</p> <p>E. Declines a community grant for Cromwell Speedway for operational expenses.</p> <p>2021/22 Requested: \$20,000 Decline: \$0</p> <p>F. Declines a community grant for Cromwell Youth Trust salary costs for a youth worker.</p> <p>2021/22 Requested: \$60,000 Decline: \$0</p> <p>2022/23 Requested: \$60,000 Decline: \$0</p> <p>2023/24 Requested: \$60,000 Decline: \$0</p> <p>G. Approves a community grant for Cromwell Rotary and Cromwell Lions for the St John House Build Resource Consent Fees.</p> <p>2021/22 Requested: \$4,937 Approve: \$4,937</p>		<p>Lake Dunstan Charitable Trust have not yet uplifted their grant.</p> <p><b>31 May 2022</b> The Lake Dunstan Charitable Trust have provided an update on their project, advising that resource consent is required prior to positioning the container on site. Staff are working with the Trust to ensure the grant is available when required.</p> <p><b>19 Jul 2022</b> No further update at this time, at the last point of contact, the Trust were waiting for the appropriate permissions to apply for resource consent.</p>
15/02/2022	Cromwell Cemetery Development Plan	22.1.2	<p>That the Cromwell Community Board</p> <p>A. Receives the report and accepts the level of significance.</p> <p>B. Subject to any land currently under contract for disposal, classify the remainder of Lot 3 Deposit Plan 505292 as Local Purpose – (Cemetery) Reserve under the provisions of the Reserves Act</p>	Parks Officer - Projects	<p><b>21 Feb 2022</b> Action memo sent to the Parks Officer - Projects.</p> <p><b>17 Mar 2022</b> The process for the design and classification of the Cemetery Reserve is underway.</p> <p><b>28 Apr 2022</b> Status updates on hold while the</p>



			<p>1977.</p> <p>Subject to</p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Public consultation in accordance with the Reserves Act 1977.</li> <li><input type="checkbox"/> The consent of the Minister of Conservation</li> </ul> <p>C. Extend designation 200 (subject to the process under the Resource Management Act 1991) to include the newly classified area above.</p> <p>D. Approves the proposed Cromwell Cemetery Development Plan 2021.</p> <p>E. That funding be included in future long-term plans to provide for implementation of the plan.</p> <p>F. Authorises the Chief Executive Officer to do all that is necessary to give effect to the resolution.</p>		classification process takes place.
15/02/2022	Appointments to External Bodies	22.1.4	<p>That the Cromwell Community Board</p> <p>A. Receives the report and accepts the level of significance.</p> <p>B. Agrees that the delegations register is updated to:</p> <ul style="list-style-type: none"> <li>(i) reflect that the Cromwell Resource Centre Trust is known as Cromwell Community House,</li> <li>(ii) reflect the increase in the number of liaison positions to the Cromwell District Museum from one to two,</li> <li>(iii) reflect the role of the Board in the facilitation of the appointment of representatives to the Central Otago Sports Trust and the Cromwell Resource Centre Trust.</li> </ul> <p>C. That a liaison position to the Cromwell and Districts Promotions Group is added to the list of external appointments.</p> <p>D. That the Board work with the committee of Old Cromwell Inc to change its representative role to a liaison position.</p>	Governance Manager	<p><b>21 Feb 2022</b> Action memo sent to the Governance Manager.</p> <p><b>16 Mar 2022</b> Currently working with the various group to make the required changes.</p> <p><b>28 Apr 2022</b> Work continues on this.</p> <p><b>09 Jun 2022</b> No change.</p> <p><b>11 Jul 2022</b> Old Cromwell Inc will be considering the letter advising the change at their next meeting.</p>

29/03/2022	Proposal to dispose of part of Record of Title OT13B/860 to Waka Kotahi New Zealand Transport Agency as agents of the Crown.	22.2.3	<div>That the Cromwell Community Board</div> <div>A. Receives the report and accepts the level of significance.</div> <div>B. Agrees to:<div>Dispose of approximately 2720 square metres of Record of Title OT13B/86, being the parcels marked “A” and “B” as identified in figure 2 of the report, to:<div><div><input type="checkbox"/> Waka Kotahi New Zealand Transport Agency as agents of the Crown.</div><div><input type="checkbox"/> In accordance with the provisions of the Public Works Act.</div><div><input type="checkbox"/> For \$184,000 (One Hundred and Eighty Four Thousand Dollars) plus GST (if any).</div></div></div><div>Subject to:<div><div><input type="checkbox"/> 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.</div></div></div><div>C. Authorises the Chief Executive to do all that is necessary to give effect to the resolution.</div></div>	Team Leader - Statutory Property	<div>06 Apr 2022</div> <div>Action memo sent to the Team Leader - Statutory Property and Finance</div> <div>07 Apr 2022</div> <div>Further information requested - new report drafted for presentation to the Board's meeting of 09 May 2022.</div> <div>18 May 2022</div> <div>Further information report delayed - will now go to the Board's meeting of 21 June 2022.</div> <div>18 Jul 2022</div> <div>Further information report presented, resolution obtained, applicants notified of outcome. MATTER CLOSED.</div>									
9/05/2022	March 2022 Promotions Grants Applications	22.3.3	<div>That the Cromwell Community Board</div> <div>A. Receives the report and accepts the level of significance.</div> <div>B. Allocates the grants as follows:<table><tr><td></td><td>Applicant</td><td>Grant Amount</td></tr><tr><td></td><td>Cromwell and Districts Promotions Group for contractors, advertising and operating costs</td><td>\$21,373</td></tr><tr><td></td><td>Cromwell and Districts Community Arts Trust for</td><td>\$2,240</td></tr></table></div>		Applicant	Grant Amount		Cromwell and Districts Promotions Group for contractors, advertising and operating costs	\$21,373		Cromwell and Districts Community Arts Trust for	\$2,240	Media and Marketing Manager	<div>16 May 2022</div> <div>Action memo sent to the Media Marketing Manager and to Finance.</div> <div>02 Jun 2022</div> <div>Promotion Group provided with confirmation of approved grant and details on when and how to uplift the grant. Grant to be uplifted prior to 30 June 2022.</div> <div>13 Jul 2022</div> <div>Approved grants uplifted by both promotion group and community arts group.</div>
	Applicant	Grant Amount												
	Cromwell and Districts Promotions Group for contractors, advertising and operating costs	\$21,373												
	Cromwell and Districts Community Arts Trust for	\$2,240												

			advertising, promotions and sound and light for four chamber music concerts during 2022.		
9/05/2022	Approval of the Draft Bannockburn Domain Reserve Management Plan 2022	22.3.4	<p>That the Cromwell Community Board</p> <p>A. Receives the report and accepts the level of significance.</p> <p>B. Agrees to approve the draft Bannockburn Domain Reserve Management Plan 2022 and notify the plan for public submission.</p> <p>C. Agree that the Cromwell Community Board hear submissions received on the draft plan.</p>	Parks Officer - Planning and Strategy	<p><b>16 May 2022</b> Action memo sent to the Park Officer - Strategy</p> <p><b>26 May 2022</b> Draft Bannockburn Domain Reserve Management Plan is open for submissions.</p> <p><b>15 Jul 2022</b> Submissions are open until 12noon on Monday 25 July 2022.</p>
21/06/2022	Closing of the Cromwell Memorial Hall	22.4.3	<p>That the Cromwell Community Board</p> <p>A. Receives the report and accepts the level of significance.</p> <p>B. Approves the immediate closure of the Cromwell Memorial Hall.</p> <p>C. Approves Cromwell Community Board and Project Advisory Group engagement and approval process during the project (Tables 2 and 3).</p>	Property and Facilities Manager	<p><b>18 Jul 2022</b> As agreed, the Memorial Hall has been closed. MATTER CLOSED</p>
21/06/2022	Proposal to dispose of Part of Record of Title 13B/860 to Waka Kotahi New Zealand Transport Agency as agents of the Crown (PRO: 62-3047-00).	22.4.4	<p>That the Cromwell Community Board</p> <p>A. Receives the report and accepts the level of significance.</p> <p>B. Notes the previous agreement with Waka Kotahi for the compulsory acquisition of this land.</p> <p>C. Agrees to:</p> <ol style="list-style-type: none"> <li>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:</li> </ol> <p><input type="checkbox"/> Waka Kotahi New Zealand Transport</p>	Team Leader - Statutory Property	<p><b>18 Jul 2022</b> Applicants advised of outcome. MATTER CLOSED</p>

			<p>Agency as agents of the Crown.</p> <ul style="list-style-type: none"> <li><input type="checkbox"/> In accordance with the provisions of the Public Works Act 1981.</li> <li><input type="checkbox"/> For \$118,000 (One Hundred and Eighteen Thousand Dollars) plus GST (if any).</li> </ul> <p>Subject to:</p> <ul style="list-style-type: none"> <li><input type="checkbox"/> 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.</li> </ul> <p>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.</p> <p>D. Authorises the Chief Executive to do all that is necessary to give effect to the resolution.</p> <p>ith Mr Buchanan recording his vote against</p>		
21/06/2022	Clarification of the terms of the Cromwell Menz Shed lease	22.4.5	<p>That the Cromwell Community Board</p> <p>A. Receives the report and accepts the level of significance.</p> <p>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:</p> <p>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</p>	Team Leader - Statutory Property	<p><b>18 Jul 2022</b></p> <p>Applicants advised of outcome, leased drafted and forwarded to the group for consideration.</p>

			<p>Rights of renewal: Two (2) of Five (5) Years each</p> <p>Expiry: 30 June 2038</p> <p>Rent: To be assessed in accordance with Council's Community Leasing and Licensing Policy (as adopted post review).</p> <p>Rent Review: On renewal</p> <p>Rent Review Methodology: In accordance with the Community Leasing and Licensing Policy</p> <p>Permitted Use: The operations of a Menz Shed</p> <p>Outgoings: Lessee pays 100% of the outgoings</p> <p>Termination: In accordance with Council's Community Leasing and Licensing Policy or as provided for in the Deed of Lease</p> <p>Other terms/conditions: In accordance with Council's Community Leasing and Licensing Policy or as provided for in the Deed of Lease</p> <p>Subject to the Cromwell Menz Shed Charitable Trust:</p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Meeting all costs associated with their occupation of the land and the construction of the group's new facility.</li> <li><input type="checkbox"/> Funding and erecting security (deer) fencing along the boundaries marked 'B2', 'B3', and 'B4', as shown above in figure 5.</li> <li><input type="checkbox"/> Funding and installing a pair of security (deer) gates in the existing fence identified as B1 below in figure 5.</li> <li><input type="checkbox"/> The fencing and gates being erected to the satisfaction of Council's Infrastructure Manager.</li> <li><input type="checkbox"/> Meeting all costs associated with connecting to the utility networks.</li> <li><input type="checkbox"/> 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).</li> </ul>		
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			<ul style="list-style-type: none"> <li><input type="checkbox"/> That the tap referred to above be located inside the existing structure to the satisfaction of Council's Planning and Regulatory Services Manager.</li> <li><input type="checkbox"/> Vacating their current site on the Cromwell Equestrian Centre within 12 months of the commencement of the lease.</li> </ul> <p>C. Authorises the Chief Executive to do all that is necessary to give effect to the resolution.</p>		
21/06/2022	Proposal to stop Flora Street	22.4.6	<p>That the Cromwell Community Board</p> <p>A. Receives the report and accepts the level of significance.</p> <p>B. Notes the previous agreement with Waka Kotahi for the compulsory acquisition of this land.</p> <p>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:</p> <ul style="list-style-type: none"> <li><input type="checkbox"/> The provisions of the Local Government Act 1974.</li> <li><input type="checkbox"/> The public notification process as outlined in the same Act.</li> <li><input type="checkbox"/> No objections being received within the public notification period.</li> <li><input type="checkbox"/> The consent of the Minister of Lands.</li> <li><input type="checkbox"/> The stopped road being classified as Local Purpose (Amenity) Reserve, then vested in Council in accordance with the provisions of the Reserves Act 1977.</li> <li><input type="checkbox"/> 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.</li> <li><input type="checkbox"/> Easements (in gross) in favour of (and as approved by) Aurora Energy Limited, and Chorus New Zealand Limited, being created,</li> </ul>	Team Leader - Statutory Property	<p><b>18 Jul 2022</b></p> <p>Contractors to manage stopping in conjunction with the final stage of the Gair Avenue development. MATTER CLOSED.</p>



			<p>and registered on the resulting title.</p> <ul style="list-style-type: none"> <li><input type="checkbox"/> District Plan designation ('D97') being updated to Local Purpose (Amenity) Reserve.</li> <li><input type="checkbox"/> The costs being paid from the final stage of the Gair Avenue Development project.</li> </ul> <p>D. Authorises the Chief Executive to do all that is necessary to give effect to the resolution.</p>		
21/06/2022	Cromwell Bike Park Funding Request	22.4.7	<p>That the Cromwell Community Board</p> <ul style="list-style-type: none"> <li>A. Receives the report and accepts the level of significance.</li> <li>B. Agrees that the Cromwell Bike Park request for financial assistance is an exceptional circumstance under the Grants Policy.</li> <li>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).</li> </ul>	Community Development Advisor	<p><b>19 Jul 2022</b></p> <p>The Bike Park have been informed of the decision. Waiting for an invoice to be sent.</p>
21/06/2022	Cromwell and Districts Promotions Group Promotions Grant Application	22.4.8	<p>That the Cromwell Community Board</p> <ul style="list-style-type: none"> <li>A. Receives the report and accepts the level of significance.</li> <li>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.</li> <li>C. Notes that staff will discuss the outcomes expected for funding for the 2023/2024 funding year onwards.</li> </ul>	Media and Marketing Manager	<p><b>13 Jul 2022</b></p> <p>Group advised in writing of Board funding decision together with details to uplift grant and reporting requirements. Group also advised there will be discussions about expected outcomes prior to applications to 2023-2024 funding rounds.</p>

**10            DATE OF THE NEXT MEETING**

The date of the next scheduled meeting is 12 September 2022.

**11 RESOLUTION TO EXCLUDE THE PUBLIC**

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**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:

<b>General subject of each matter to be considered</b>	<b>Reason for passing this resolution in relation to each matter</b>	<b>Ground(s) under section 48 for the passing of this resolution</b>
<b>22.5.9 - Cromwell Memorial Hall/Events Centre - Design Scope Approval</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>22.5.10 - August 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

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