



AGENDA

Cromwell Community Board Meeting Wednesday, 22 March 2023

Date: Wednesday, 22 March 2023

Time: 2.00 pm

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

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

**Louise van der Voort
Acting 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 and live streamed via Microsoft Teams on Wednesday, 22 March 2023 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 B Scott, Cr S Browne, Cr N Gillespie, Cr C Laws, Ms M McConnell, Mr W Sanford

In Attendance T Cadogan (Mayor), L van der Voort (Acting Chief Executive Officer), S Righarts (Group Manager - Business Support), D Rushbrook (Group Manager - Community Vision), D Scoones (Group Manager - Community Experience), W McEnteer (Governance Manager), S Reynolds (Governance Support Officer)

1 DECLARATION OF OFFICE

23.2.1 DECLARATION OF OFFICE

Doc ID: 618573

1. Purpose

The new member of the Cromwell Community Board will be required to take the Declaration of Office.

2. Attachments

Appendix 1 - Declaration of Office - Wally Sanford [↓](#)

Declaration by Member

I, Wally Sanford, declare that I will faithfully and impartially, and according to the best of my skill and judgement, execute and perform, in the best interests of Central Otago, the powers, authorities, and duties vested in, or imposed upon me as member of the Central Otago District Council by virtue of the Local Government Act 2002, the Local Government Official Information and Meetings Act 1987, or any other Act.

Dated at Cromwell, 22 March 2023

Signature:

Signed in the presence of:
His Worship the Mayor

2 APOLOGIES

3 PUBLIC FORUM

4 CONFIRMATION OF MINUTES

Cromwell Community Board meeting - 9 February 2023

**MINUTES OF A MEETING OF THE
CROMWELL COMMUNITY BOARD
HELD IN THE CROMWELL SERVICE CENTRE, 42 THE MALL, CROMWELL
AND LIVE STREAMED VIA MICROSOFT TEAMS ON THURSDAY, 9 FEBRUARY 2023
COMMENCING AT 2.00 PM**

PRESENT: Ms A Harrison (Chair), Mr B Scott, Cr S Browne, Cr N Gillespie, Cr C Laws, Ms M McConnell

IN ATTENDANCE: Q Penniall (Acting Chief Executive Officer), D Rushbrook (Group Manager - Community Vision) (via Teams), G Bailey (Acting Group Manager - Community Experience), L Webster (Acting Group Manager - Planning and Infrastructure), S Finlay (Chief Financial Officer), R Williams (Community Development Advisor), D Beange (Welcoming Communities Officer), G Robinson (Property and Facilities Manager), A Rodgers (Principal Policy Planner), M De Cort (Communications Coordinator), S Reynolds (Customer Services Officer) and W McEnteer (Governance Manager)

1 APOLOGIES

There were no apologies

2 PUBLIC FORUM

Rosanna Ottaway

Ms Ottaway provided an outline of an idea Connect Cromwell had for funding secure bike locks in Cromwell township. She then responded to questions.

Paula Clark and Mike Driscoll

Ms Clark and Mr Driscoll gave an update on the proposed renovations for the Cromwell Sports Club. They then responded to questions.

3 CONFIRMATION OF MINUTES

COMMITTEE RESOLUTION

Moved: Scott
Seconded: Browne

That the public minutes of the Cromwell Community Board Meeting held on 28 November 2022 be confirmed as a true and correct record.

CARRIED

4 DECLARATION OF INTEREST

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

5 REPORTS

Note: Martin Anderson and Jennifer Hay from Cromwell Museum joined the meeting for item 23.1.2.

23.1.2 CROMWELL MUSEUM - UPDATED MEMORANDUM OF UNDERSTANDING AND NEW TRUSTEE

To consider an updated memorandum of understanding with the Cromwell Museum Trust and the endorsement of a new Trustee.

COMMITTEE RESOLUTION

Moved: Gillespie

Seconded: Scott

That the Cromwell Community Board

- A. Receives the report and accepts the level of significance.
- B. Approves the updated memorandum of understanding with the Cromwell Museum Trust, as attached at appendix 1 of the report.
- C. Endorses Donna Hipkins as the new trustee to the Cromwell Museum Trust.

CARRIED

23.1.3 CROMWELL SPORTS CLUB REQUEST FOR FUNDING

To consider a request for funding from the Cromwell Sports Club Incorporated to upgrade its facilities on Anderson Park Recreation Reserve.

COMMITTEE RESOLUTION

Moved: Laws

Seconded: McConnell

That the Cromwell Community Board

- A. Receives the report and accepts the level of significance for the release of the Cromwell Sports Club Reserve Fund.
- B. Agrees to release the Cromwell Sports Club Fund reserve (3151) amount of \$69,333 to the Cromwell Sports Club towards the upgrade of its facilities.
- C. Agrees to consider any additional contribution towards the upgrade of the Cromwell Sports Club facilities on Anderson Park Recreation Reserve as part of the 2024-34 Long-term Plan process.
- D. Agrees that the release of the Cromwell Sports Club Fund reserve (3151) is subject to the Sports Club achieving its fundraising targets from other funders.

CARRIED

Note: Rebekah de Jong from the Central Otago District Arts Trust joined the meeting for item 23.1.4.

23.1.4 MULTICULTURAL MURAL ON THE CROMWELL FOOTBALL CLUB ON ALPHA STREET

To approve the placement of a multicultural mural that reflects the diversity of the community on the Cromwell Football Club building on Alpha Street in Cromwell.

After discussion it was noted that the name of the building was the Alpha Street Pavilion and that this should be recognised in the resolution.

COMMITTEE RESOLUTION

Moved: Browne

Seconded: Scott

That the Cromwell Community Board

- A. Receives the report and accepts the level of significance.
- B. Approves installation of a multicultural mural on the Alpha Street Pavilion building on Alpha Street in Cromwell.
- C. Agrees to proceeding with installation on either the Southern and Western façade (facing playgrounds) or only Southern façade (facing Alpha Street), depending on upcoming building renovations.

CARRIED

23.1.5 CROMWELL MEMORIAL HALL/EVENTS CENTRE PROJECT UPDATE

To present update on preliminary design for the Cromwell Memorial Hall/Events Centre.

After discussion it was agreed that the Board should endorse both the preliminary design and next steps, rather than just receive an update on them.

COMMITTEE RESOLUTION

Moved: Browne

Seconded: McConnell

- A. Receives the report and accepts the level of significance.
- B. Endorses the preliminary design of the Cromwell Memorial Hall/ Events Centre for engagements with the community.
- C. Endorses the next steps as outlined in the report:
 - Preliminary design information released to public on the Let's Talk – consultation section of the Central Otago District Council webpage.
 - Schedule drop-in sessions for public feedback in March.
 - Meeting with external funders.
 - Completion of developed design.
 - Project Advisory Group review in March and April.
 - Developed design presented to the Board for approval at May meeting.

CARRIED

23.1.6 PLAN CHANGE 19 UPDATE

To update the Community Board on the progress of Plan Change 19 including detailing the process, submissions received, and next stages.

COMMITTEE RESOLUTION

Moved: Browne
Seconded: Laws

That the report be received.

CARRIED

6 MAYOR'S REPORT**23.1.7 MAYOR'S REPORT**

His Worship the Mayor was not present at this meeting.

7 CHAIR'S REPORT**23.1.8 CHAIR'S REPORT**

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

- Attended the By-Election candidates public meeting.
 - The Chair hoped that everyone has placed their vote for the Cromwell Community Board by-election.
-

COMMITTEE RESOLUTION

Moved: Harrison
Seconded: Browne

That the report be received.

CARRIED

8 MEMBERS' REPORTS**23.1.9 MEMBERS' REPORTS**

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

Mr Scott reported on the following:

- Attended the 'A Very Central Christmas' event at McNulty House.
- Attended the Cromwell and Districts Promotions Group meeting.
- Attended the By-Election candidates public meeting.

Cr Browne reported on the following:

- Attended the Tarras Community Group meeting.
- Attended the inaugural Cromwell Athletics Club meeting.

Cr Gillespie reported on the following

- Advised of some items of interest from the December Council meeting – Private Plan Change 21 was approved in principal. The Plan Change 22 - Dark Sky was reported on and will be reported back on for approval.
- Advised of some items of interest from the January Council meeting - Three Waters Forward Works Program to 30 June 2024. Noted the passing of the following policies: Memorials Policy, Rooding Bylaw, Closed Circuit Television Policy, Fraud, Bribery and Corruption Policy and the Policies Policy.
- Noted concern around the extreme fire risk in the district.

Cr Laws reported on the following

- Apologies to the Historic Precinct Meeting
- Advised of an item of interest from the January Council meeting – noting that Waitaki District Council are running a training meeting which will be attended by some of the Council and Community Board members

Ms McConnell reported on the following:

- Attended the Central Otago symposium on the Resource Management Law Reform.

COMMITTEE RESOLUTION

Moved: Scott
Seconded: Browne

That the report be received.

CARRIED

9 STATUS REPORTS**23.1.10 FEBRUARY 2023 GOVERNANCE REPORT**

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

COMMITTEE RESOLUTION

Moved: Gillespie
Seconded: McConnell

That the report be received.

CARRIED

10 DATE OF THE NEXT MEETING

The date of the next scheduled meeting is 22 March 2023.

11 RESOLUTION TO EXCLUDE THE PUBLIC**-----
COMMITTEE RESOLUTION**

Moved: Gillespie
Seconded: Browne

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
Confidential Minutes of Ordinary Board Meeting	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
23.1.11 - Gair Avenue Report	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
23.1.12 - February 2023 Confidential Governance Report	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

Note: The public were excluded at 3.45 pm and the meeting closed at 5.19 pm.

5 DECLARATION OF INTEREST

23.2.2 DECLARATIONS OF INTEREST REGISTER

Doc ID: 622201

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 [↓](#)

Name	Member's Declared Interests	Spouse/Partner's Declared Interests	Council Appointments
Sarah Browne	Anderson Browne Construction and Development (Director and Shareholder) Infinite Energy Ltd (Shareholder) Central Otago Sports Turf Trust (Trustee) Central Football and Multisport Turf Trust (Trustee)	Anderson Browne Construction and Development (Director and Shareholder) Infinite Energy Ltd (Employee)	Cromwell Youth Trust Tarras Community Plan Group
Neil Gillespie	Contact Energy (Senior Specialist - Hydro Sustainability) 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)		Pisa District Community 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)	Bannockburn Community Centre Management Committee Inc Cromwell District Museum

Cheryl Laws	The Message (Director) Wishart Family Trust (Trustee) Wooing Tree (Assistant Manager - Cellar Door) Daffodil Day Cromwell Coordinator	Otago Regional Council (Councillor) The Message (Director)	Cromwell Resource Centre Trust Old Cromwell Incorporated
Mary McConnell	Harrison Grierson Ltd (Employee) Contractor to Environmental Protection Authority and QLDC	Southern Lakes Motors (Shareholder and dealer principal)	Cromwell and Districts Community Trust Lowburn Hall Committee
Bob Scott	Cromwell Golf Club (President) Central Football Project Trust (Trustee)		Bannockburn Recreation Reserve Management Committee Inc Cromwell and Districts Promotions Group

6 REPORTS

23.2.3 REQUEST TO EXTEND THE LEASE HELD BY CENTRAL WORMWORX LIMITED (PRO: 3112 L2)

Doc ID: 614745

1. Purpose of Report

To consider a proposal to grant a short extension to the lease held by Central Wormworx Limited over part of Lot 4 Deposited Plan 526140.

Recommendations

That the Cromwell Community Board

- A. Receives the report and accepts the level of significance.
 - B. Agrees to vary the lease held by Central Wormworx Limited, over part of Lot 4 DP 526140, as follows:
 - Additional Right(s) of Renewal: One (1) of One (1) Year (commencing 01 July 2023), followed by One (1) of Two (2) Years (commencing 01 July 2024).
 - Rental: No change.
 - New Final Expiry Date: 30 June 2026.
 - Right(s) of Assignment: Nil.
 - Cancellation Clause: Post renewal dated 01 July 2024, (if exercised), either party may cancel the Lease with no less than six (6) months written notice.
 - C. Authorises the Chief Executive to do all that is necessary to give effect to the resolution.
-

2. Background

By Deed of Lease dated 8 September 2004, Council leases part of their endowment land between Bannockburn and Cemetery Roads to Wormworx Central Limited (Wormworx).

Wormworx operate a commercial worm farm on the site producing vermicast from organic waste sourced primarily from orchards, vineyards, and restaurants.

The lease area is described as being part of Lot 4 Deposited Plan (DP) 526140 (Lot 4). It has an area of is approximately 8,858 square metres.

Lot 4 is part of a 52 hectare block of endowment land which is held by Council for the “betterment of Borough funds”. The land is identified in the Cromwell Spatial Plan as being possible future industrial land.

A plan of the lease area, which is accessed off Cemetery Road, is shown below in figure 1.



Figure 1 – Central Wormworx lease site on Cromwell endowment land

The original lease, which commenced in July 2004, was granted for a term of seven years. It included one right of renewal of seven years, with the final expiry date being June 2018.

In 2016, the Cromwell Community Board (the Board) agreed to vary the original lease to include an additional right of renewal of five years, with the final expiry being June 2023.

In June 2020, Wormworx asked Council to consider extending the lease by a further 11 years, to 30 June 2034. The lessee advised that this would align the expiry of the lease with the expiry of resource consents held for the purpose of operating the business.

On consideration, that request was declined as the land contained in the lease was (is) identified in the Cromwell Spatial Plan as being future industrial land. While deliberating, the Board noted that declining the 2020 application would not prevent the lessee from reapplying at a later date.

In October 2022, Council staff met with the lessee (onsite) to discuss the possibility of the lease extended again. During that meeting, it was agreed that a new report would be presented to the Board to recommend varying the current lease as follows:

- Additional Right(s) of Renewal: One (1) of One (1) Year (commencing 01 July 2023), followed by One (1) of Two (2) Years (commencing 01 July 2024).
- Rental: No change.
- New Final Expiry Date: 30 June 2026.
- Right(s) of Assignment: Nil.
- Cancellation Clause: Post renewal dated 01 July 2024, (if exercised), either party may cancel the Lease with no less than six (6) months written notice.

3. Discussion

As referred to above, Lot 4 is part of a larger parcel of endowment land. The land is currently zoned rural but is identified in the Cromwell Spatial Plan as being future industrial land, (pursuant to a Council initiated plan change process).

If the Board approves the variation outlined above, the lessee's tenure of the site will be guaranteed until 30 June 2024. If the lease is renewed on 01 July 2024, that guarantee will be extended to 31 December 2024.

As the lessee has confirmed that he intends to use the extra time to wind the business down, the objectives of the Cromwell Masterplan will not be compromised as the lease may be cancelled by Council (or surrendered by the lessee) post 31 December 2024.

This is consistent with other leases on the land which also include cancellation clauses.

4. Financial Considerations

The lease provided for a rent review on 01 July 2021. On review, the market rental was determined as being \$13,995 plus GST per annum. No additional rent reviews are not recommended.

The lessee will continue to be responsible for all outgoing and any charges levied against the land including local and regional council rates.

5. Options

Option 1 – (Recommended)

To agree to vary the lease held by Central Wormworx Limited, over part of Lot 4 DP 526140, as follows:

- Additional Right(s) of Renewal: One (1) of One (1) Year (commencing 01 July 2023), followed by One (1) of Two (2) Years (commencing 01 July 2024).
- Rental: No change.
- New Final Expiry Date: 30 June 2026.
- Right(s) of Assignment: Nil.
- Cancellation Clause: Post renewal dated 01 July 2024, (if exercised), either party may cancel the Lease with no less than six (6) months written notice.

Advantages:

- The lessee's tenure will be guaranteed until 31 December 2024.
- Allows the lessee to vacate the site as and when required post 30 June 2024.
- Will not compromise the objectives of the Cromwell Spatial Plan.
- Income will be generated for longer than originally anticipated.

Disadvantages:

- None.

Option 2

To not agree to vary the lease held by Central Wormworx Limited.

Advantages:

- None

Disadvantages:

- The lessee will be required to vacate the site on expiry of the lease on 30 June 2023. No additional income will be generated.

6. Compliance

Local Government Act 2002 Purpose Provisions	This decision promotes the social and cultural wellbeing of the community, in the present and in the future by considering the implementation and objectives of the Cromwell Spatial Plan.
Decision consistent with other Council plans and policies? Such as the District Plan, Economic Development Strategy etc.	The decision is consistent with the Spatial plan being Stage 1 of the Cromwell – “Eye to the Future” Masterplan as adopted by the Board in May 2019.
Considerations as to sustainability, the environment and climate change impacts	The Cromwell – “Eye to the Future” Masterplan promotes for a well-considered and sustainable development of Cromwell and surrounding area
Risks Analysis	The Cromwell – “Eye to the Future” Masterplan promotes for a well-considered and sustainable development of Cromwell and surrounding area.
Significance, Consultation and Engagement (internal and external)	The Significance and Engagement Policy has been considered, with none of the criteria being met or exceeded.

7. Next Steps

1. Community Board Approval
2. Lease drafted and executed

22 March 2023
April 2023

8. Attachments

Nil

Report author:

Reviewed and authorised by:



Linda Stronach
Team Leader - Statutory Property
8/02/2023

Louise van der Voort
Acting Chief Executive Officer
14/03/2023

23.2.4 REVIEW OF 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).

Doc ID: 621471

1. Purpose of Report

To consider the compensation required in disposing 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.

Recommendations

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 the Community Board resolution of 21 June 2022 to dispose of approximately 1,740 square metres of Record of Title OT13B/860 to Waka Kotahi New Zealand Transport Agency for \$118,000 (One Hundred and Eighteen Thousand Dollars) plus GST (if any) be upheld.
 - D. Authorises the Chief Executive to do all that is necessary to give effect to the resolution.
-

2. Background

Original Report

At its meeting of 21 June 2022, the Cromwell Community Board (the Board) considered a proposal to dispose of approximately 1,740 square metres of land, Record of Title OT13B/860, for the purpose of constructing a roundabout at the intersection of State Highway 8B and Barry Avenue.

The report also recommended that Waka Kotahi be granted consent to erect temporary security fencing around a portion of Section 126 Block III Cromwell Survey District to provide for the safe construction of new footpaths which are being constructed as part of the project.

The June 2022 report superseded an existing report of 29 March 2022 which considered a proposal to dispose of approximately 2,720 square metres of land, Record of Title OT13B/860, for the purpose of constructing a roundabout at the intersection of State Highway 8B and Barry Avenue.

Waka Kotahi revised their plan of the works to remove the additional area taken for sight lines. Sight lines are used to provide unimpeded views of approaches to intersections, corners, and roundabouts. While sight lines are not a compulsory construction requirement, they do improve visibility which makes it safer for road users. As the roundabout is constructed on a flat road which has good visibility, sight lines were not required in this instance.

As a result of the reduced sightlines the area of land to be taken from Record of Title OT13B/860 (the areas marked 'A' and 'B') was reduced significantly, from 2,720 square to just 1,740 square metres.

A map of the 1,740 square metres taken for the purpose of the roundabout and the temporary compound is shown in Figure 1. The parcels marked "A" and "B" were acquired from Record of Title OT 13B/86.

The parcel marked "C" with an area of approximately 2950 square metres has been taken from Section 3 Survey Office Plan (SO) 461514 (Section 3). Section 3 is owned by the developers of the Wooing Tree residential subdivision.

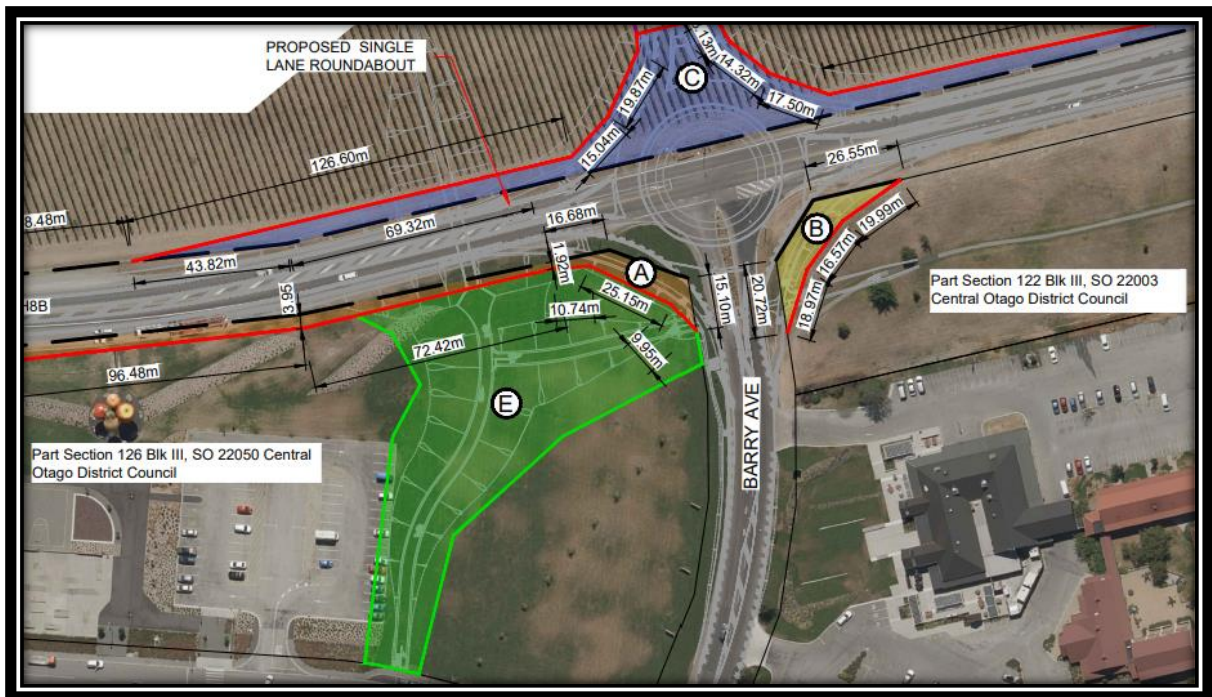


Figure 1: Plan of works/land to be taken from RT OT13B/860

The resolution of the Board (22.2.4) is as follows:

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.

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

This decision was ratified by Council 24 August 2022.

Acquisition and Compensation

Waka Kotahi did not formally notify Council of their intention to acquire the land. Instead, the land was taken through negotiation.

To enable the negotiations to take place, Quotable Value were engaged to value the land on a 'before and after' basis pursuant to the provisions of the Public Works Act 1981 (the Act).

The land was valued (before acquisition), then again considering the reduced area (after acquisition). Compensation was assessed and paid as the difference between the two values being the overall reduction in the market value.

The guiding principle of the Act is to ensure that the property owner is no better or worse off after the acquisition and that the acquiring authority is also no worse off due to the specific requirement for the property to be acquired.

Valuation Summary

Quotable Value (QV) valued the land in January 2022 on the basis of the original acquisition area of 2,720 square metres.

QV assessed the 'before' acquisition value of Record of Title OT13B/86 (at 4.9568 hectares) to be \$3,370,000 (Three Million Three Hundred and Seventy Thousand Dollars) plus GST (if any).

QV assessed the 'after' acquisition value of Record of Title OT13B/86 (at 4.6848 hectares) to be \$3,186,000 (Three Million One Hundred and Eighty Six Thousand Dollars) plus GST (if any).

As noted in the report dated 29 March 2022, Quotable Value (QV) valued the 2,720 square metres of land to be taken from Record of Title OT13B/860 at \$184,000 (One Hundred and Eighty Four Thousand Dollars) plus GST (if any).

This equated to a square metre rate of \$67.65 plus GST (if any).

The square meterage rate was applied to the revised area of 1,740 square metres, the value of the smaller area of land was calculated to be approximately \$117,711 (One Hundred and Seventeen Thousand Seven Hundred and Eleven Dollars) plus GST (if any).

As the general rule of thumb a parcel of land increases in value as it reduces in size, therefore it was proposed that the compensation payable be rounded up to \$118,000 (One Hundred and Eighteen Thousand Dollars) plus GST (if any).

3. Discussion

Veros Property (developer of Wooing Tree Estate) has requested a review its decision to dispose approximately 1,740 square metres of Record of Title OT13B/860 to Waka Kotahi for \$118,000 plus GST (if any). A letter from Duarne Lankshear (Veros Property) is attached in **Appendix 1**.

The district plan requires Wooing Tree Estate to deliver a roundabout and underpass prior to a certain milestone of their development. Whilst the district plan does not specifically outline the who delivers and funds this infrastructure the responsibility does not sit with Council.

In September 2021 Waka Kotahi confirmed they would not be funding any part of the roundabout or underpass.

Following the decision of Waka Kotahi to fund the works, Wooing Tree Estate approached Council to consider:

- (a) A fair and equitable contribution to the roundabout and underpass construction costs. Wooing Tree Estate will fund the roundabout.
- (b) Entering into a developer's agreement with Wooing Tree Estate whereby costs associated with the underpass are credited against roading development contributions.

At the Council meeting of 9 December 2021 Council considered contributing to funding of the underpass through a reduction of the remaining roading development contributions of up to \$630,000.

The resolution of the 9 December 2021 Council meeting noted that construction of the underpass had been included in a previous Long-term Plan, however Waka Kotahi had not approved the funding given it was a condition of consent for the Wooing Tree development. Consequently, it was removed from the 2021 – 24 Long-term Plan and this had been made clear to the developer prior to the fast-track consent process application. Council declined the request to contribute to funding of the underpass.

Wooing Tree Estate are therefore funding the roundabout and pedestrian underpass at the intersection Barry Ave, State Highway 8B and Blondie Drive in full. This is at a cost of \$4.4

million.

The attached letter talks to lack of recognition of the benefit of the Wooing Tree development and the infrastructure it provides to the Central Otago District.

The letter also refers to council staff committing in writing to contribute the land at zero cost due to the greater roading benefit. This correspondence with the developer was caveated with the fact it was not an officer decision and that approval from Council was required.

The option of providing the land at \$Nil cost was not included for consideration in the previous reports presented to the Community Board on 22 June 2022. This new report provides an option for the Community Board to provide the land at \$Nil cost.

The reason the \$Nil cost was not included in the previous report is because the roundabout and underpass are located on a State Highway corridor and therefore the responsibility sits with the developer and Waka Kotahi.

The original discussion around zero cost was based on the recognition that Wooing Tree Estate were providing infrastructure that benefits the town and were funding the full cost when the roundabout was providing for growth in population beyond that of the Wooing Tree development.

That said, improvements within the State Highway corridor are considered to sit with Waka Kotahi not Council. Any further discussion should be between Wooing Tree Estate and Waka Kotahi only.

4. Financial Considerations

Amending the community boards recommendation to sell portion of Record of Title OT13B/860 for \$118,000 plus GST (if any) to \$Nil will reduce the availability of funds for the purpose of purchasing, enhancing, and/or maintaining land within the Cromwell ward.

5. Options

Option 1 – (Recommended)

To agree uphold the decision of 21 June 2022 to dispose of approximately 1,740 square metres of Record of Title OT13B/860, being the parcels marked “A” and “B” as identified in figure 1, for \$118,000 (One Hundred and Eighteen Thousand Dollars) plus GST (if any).

Advantages:

- Recognises the provisions of the Public Works Act 1981.
- Is consistent with Council's Roading Policies and with other Council initiated road stoppings.
- Is consistent with the agreement to dispose of the land being taken to construct the roundabout at the intersection of State Highways 6 and 8B (Junction of the Highways).
- The sale proceeds will be retained for the purpose of purchasing, enhancing, and/or maintaining land within the Cromwell ward.

Disadvantages:

- The full cost of growth sits with Wooing Tree Estate.

Option 2

To amend the decision of 21 June 2022 to dispose of approximately 1,740 square metres of Record of Title OT13B/860, being the parcels marked "A" and "B" as identified in figure 1, for \$Nil cost.

Advantages:

- Would be agreeable to Wooing Tree Estate.

Disadvantages:

- Council would be providing land at \$Nil cost for the benefit of upgrades in the state highway corridor.
- Is not consistent with Council's Roading Policies and with other Council initiated road stoppings.
- Is not consistent with the agreement to dispose of the land being taken to construct the roundabout at the intersection of State Highways 6 and 8B (Junction of the Highways).
- Will create a precedent.
- No income will be retained for the purpose of purchasing, enhancing, and/or maintaining land within the Cromwell ward.

6. Compliance

Local Government Act 2002 Purpose Provisions	The Local Government Act 2002 does not apply to this decision, but. The proposed disposal of the land and the payment of the compensation is consistent with the provisions of the Public Works Act.
Decision consistent with other Council plans and policies? Such as the District Plan, Economic Development Strategy etc.	Council has no policy regarding the sale and/ or disposal of land required for public works.
Considerations as to sustainability, the environment and climate change impacts	The disposal of the land to Waka Kotahi will have minimal environmental and climate change impacts. Construction of the roundabout will facilitate more efficient use of the transport network.
Risks Analysis	There are no risks associated with the recommendation. As the land is being taken/disposed of in accordance with the provisions of the Public Works Act 1981, the taking is compulsory.
Significance, Consultation and Engagement (internal and external)	The Significance and Engagement Policy has been considered with none of the criteria being met or exceeded.

7. Next Steps

The recommendation is taken to Council 19 April 2023 for ratification.

8. Attachments

Appendix 1 - WTE_Land Acquisition Letter_CODC 18.11.22.pdf [↓](#)

Report author:



Quinton Penniall
Infrastructure Manager
10/03/2023

Reviewed and authorised by:



Louise van der Voort
Acting Chief Executive Officer
15/03/2023

SH8B/Barry Ave Roundabout

Central Otago District Council



18 November 2022

Central Otago District Council
Cromwell

Attn: Sanchia Jacobs and Anna Harrison
Via Email sanchia.jacobs@codc.govt.nz and anna.harrison@codc.govt.nz

Dear Sanchia and Anna,

We are writing to request an urgent reconsideration of the proposed sale of community land to NZTA for the roundabout and underpass currently under construction at the corner of State Highway 8B, Barry Avenue and Blondie Drive intersection.

The Council's decision to now seek payment from Wooing Tree Development LP for \$118,000 to pay for public land used in the Barry Ave Roundabout is disappointing and, in our opinion, completely unreasonable. It is symptomatic and consistent with the view we have heard expressed within Council and by particular a Councillor; that because Wooing Tree Estate is delivering more sections than what is previously consented it should pay for roundabouts, underpass, roading upgrades and land.

Wooing Tree Estate has been comprehensively designed to deliver a blend of housing types and housing diversity. We are not just providing large section types for the wealthy but also a range of section sizes, small to large, low through to higher density. We have achieved a broader cross section of demographic and housing price points and we are delivering quality affordable options. To do so we have focused on quality design, road cross sections, landscaping, buffer zone, open space reserves, footpaths and cycleways, which require a much greater investment than standard subdivisions such as Prospector Park and Gair Estate. Overall Wooing Tree Estate is delivering a high-quality neighbourhood that has been commended by the industry and the broader community members. We have had several requests to enter the development into industry awards given it is considered to have achieved best practice in design, and to be an exemplar of subdivision, quality urbanisation and land-use. It will likely feature in several upcoming industry events.

Council staff had previously committed, in writing, that CODC would contribute this land to the roundabout at zero cost due to the "greater roading benefit". Commercial decisions are made on such commitments and reversals of such positions are not reasonable. Compounding the situation, no value has been attributed to the land required to be contributed by Wooing Tree on the opposite side of State Highway 8B.

Overall, there has been virtually no recognition of the benefit of the development and the infrastructure it provides to the Central Otago district. The cost burden unreasonably falling on Wooing Tree Estate is now potentially having implications on design and investment on the balance of the project as we seek savings, potentially reducing investment in our internal cycleways, underpass landscaping, runabout landscaping and other areas. There will also be an impact on the development programme and our ability to fund the timely delivery of housing due to these additional costs. We note that we have made prior requests for relief from full development contribution payments to offset such cost impacts, this was supported by council staff, but rejected by councillors. We are asking that CODC reviews its position on the roundabout land and overall roading contribution offset. We seek a fair, impartial hearing and we ask CODC to consider what is fair and equitable and how would other councils deal with such matters given the significant upgrades and broader community benefits.

Veros has extensive experience managing subdivisions and infrastructure projects around NZ, for the private sector and also for councils. We provide advisory services for councils and are engaged by councils to draft and negotiate development agreements for private and public partnerships for infrastructure upgrades that support both community growth and private sector development. We have been disappointed in the manner with which

Councillors, one in particular, have influenced and undermined process on cost and contribution to what is a significant community asset with significant immediate and long-term benefit.

We intend to seek a comprehensive review of the process however would like to discuss this matter with yourselves before progressing.

Background

The district plan requires the delivery of the roundabout and pedestrian underpass prior to certain development milestones at Wooing Tree Estate. The district plan does not address who needs to deliver this infrastructure or how it should be funded. Council's long-term plan (LTP) makes provision for \$650,000 to assist in funding the delivery of the underpass. This provision was 81% level of service funded and 19% growth funded and was forecast for the 2020/21 financial year. This is a clear demonstration of the community benefit it provides. This allowance was specifically highlighted by Council staff in meetings with the Wooing Tree Development LP and suggested as a means for Council to contribute to this infrastructure.

Wooing Tree Estate collaboratively entered into an agreement with Waka Kotahi to deliver the roundabout and underpass at Barry Ave under the same construction contract as the State Highway 6 and State Highway 8B roundabout to minimise disruption on the local community and achieve construction efficiencies.

Wooing Tree Estate is funding the roundabout and pedestrian underpass at the intersection of Barry Ave, State Highway 8B and Blondie Drive in full.

The total cost of the infrastructure is currently \$4,393,000 (excl. land) apportioned as follows:

Roundabout	\$ 3,285,000
Underpass	\$ 1,108,000
<u>Total</u>	<u>\$4,393,000</u>

The total value of the roundabout is currently escalating with WKNZTA seeking variations up to \$450,000 on top of the \$ 4,393,000

The land required from Council to deliver the roundabout is 1,740m². A valuation commissioned by council valued this land at \$117,700 and council has rounded this to \$118,000. Council is now seeking payment for this amount.

Wooing Tree Estate has contributed 2,950m² of land for the roundabout. No value was attributed to this land by WKNZTA's valuer.

The roundabout has been geometrically designed to support the broader Cromwell area and provide for future population growth, that is the roundabout design is not specific to Wooing Tree Estate and the associated traffic movements. This has required a larger footprint to accommodate the future population growth over the next 50 years.

- A roundabout geometrically designed to support existing Cromwell and Wooing Tree Estate would be designed to accommodate a 28m wide central annulus. The cost is estimated at approximately \$2,186,000.
- The WKNZTA future proofed roundabout with a central annulus 40m wide and has been estimated to cost \$2,961,000, therefore there is an additional \$ 775,000 of additional cost for a future proofed roundabout.
- The future proofing of the roundabout has resulted in additional land within the Central Otago District

Council owned side of the roundabout and within Wooing Tree Estate.

Of Cromwell's 30-year growth forecast Wooing Tree Estate is approximately 10-15%.

Notwithstanding, Wooing Tree Estate has now agreed to pay for all of the roundabout construction costs which includes the future proofed, 40m central annulus over sizing of the roundabout which is for the benefit of broader Cromwell. The benefits of the roundabout for broader Cromwell are significant, namely:

- Significant safety improvements
- Significant connectivity and traffic management improvements and congestion reductions
- Pedestrian and cyclist connection to recreational areas to the north of Cromwell town centre
- Supporting future growth of the broader Cromwell district.

See figure 1 of the constructed roundabout which is equal to the size of the roundabout on the corner of SH8B and 6.



FIGURE 1: SH8B, BARRY AVE AND WTE ROUNDABOUT

The pedestrian underpass is not required by WKNZTA. Wooing Tree Estate took a broader view of pedestrian and cycleway connectivity, with a lens not simply specific to Wooing Tree but more broadly for Cromwell. As such we did not seek alternate or suboptimal pedestrian and cycleway design solutions. There are clear benefits of the pedestrian / cyclist underpass to the broader Cromwell which are:

- Improving pedestrian interconnectivity through Wooing Tree Estate to Lake Dunstan via McNulty Inlet

- Creating a cycleway connection between Lake Dunstan and Cromwell North via Wooing Tree Estate to the Cromwell Mall. This will support and connect cycle tourists to local business in the Cromwell Mall and further enhance the region's reputation and desirability for cycle tourism.
- Substantially improving safety for pedestrians, cyclists, and motorists by creating a grade-separated split between respective users.

Wooing Tree Estate have also provided additional land (to be vested) for the connections associated with the pedestrian underpass at no cost (213m²).

Additionally, Wooing Tree Estate have proposed to connect the pedestrian underpass with internal cycleways within Wooing Tree Estate. These cycleways will connect the pedestrian underpass with Shortcut Rd to McNulty Inlet, they will be designed wider as shared paths to support both pedestrian and cyclists and will run through the greenway system.

Until recently we understood the two roundabouts (SH6/SH8B and SH8B/Barry Avenue) and underpass works would be a collaboration and cost share between Waka Kotahi, CODC and WTDP.

Further CODC staff confirmed in writing (23rd October 2018) that the community land would be contributed at \$ 0 in consideration of the broader Cromwell roading network, cycle and pedestrian connectivity and safety outcomes. This assumption has been embedded into development planning since. There were previous commitments and LTP provisions that the underpass would be funded by CODC.

Given the broader community benefits of the oversized roundabout it would normally follow that collaboration and contribution is provided by council and or community.

Wooing Tree Estate is anticipated to yield between 360-390 residential allotments plus approximately 1,000m² GFA of boutique retail space. We recognise this is more than the original plan change of 210 sections. Several councillors and council executive staff have taken the position that more sections mean more profit, therefore Wooing Tree Estate should receive no financial contribution offsets. Typically, council provides for financial offset where the developer / private sector upgrades infrastructure that have broader community benefits, such is the case here. In regard we provide the following observations:

- There are more sections however on the same area of land, that is, we have used the land more efficiently and importantly supported more affordable outcomes than if we delivered the original 210 sections. Efficient land use outcomes and density are encouraged by all other councils and central government across all the other regions we work across in NZ.
- To deliver high density outcomes it is critical that the subdivision and neighbourhood are developed comprehensively with significantly more master planning and comprehensive design given to the section layout, roading layout and house design. All of which costs significantly more than a typical roading design such as in Prospector Park or Gair Estate. The increased costs start with design and detailing, construction costs, landscaping costs, irrigation costs and maintenance costs.
- A substantial proportion of proposed retail space, approved under Plan Change 12, has been replaced (swapped) with residential development following Council resistance to applications consistent with the consented baseline set in plan change 12.
- Council and the broader community receive additional financial contributions of **\$2,225,160** (plus GST) for the greater number of lots delivered on Wooing Tree Estate.

We request that you review the information included within this letter and reconsider your position on seeking financial contribution for the land required to deliver the roundabout at the intersection of Barry Avenue, State Highway 8B and Blondie Drive.

We look forward to speaking with you and working through these matters collaboratively.

Yours faithfully

Duarne Lankshear
Director
Veros Property

23.2.5 2023-24 ANNUAL PLAN BUDGET AND FEES AND CHARGES SCHEDULE**Doc ID: 614360****1. Purpose of Report**

To approve the draft budgets and the Cromwell Ward 2023-24 fees and charges schedule for inclusion in Council's Annual Plan 2023-24 process.

Recommendations

That the Cromwell Community Board

- A. Receives the report and accepts the level of significance.
- B. Agrees the draft Cromwell Ward 2023-24 Annual Plan budgets and recommend to Council for inclusion in the 2023-24 Annual Plan.
- C. Agrees to accept the Cromwell Ward 2023-24 Fees and Charges schedule and recommend to Council for inclusion in the 2023-24 Annual Plan.

2. Background

The 2023-24 draft budgets for the Cromwell Ward have been prepared on Council's request to keep the 2024-34 Long-term Plan (year three) budgets relatively unchanged. The year three budgets proposed an average rate increase across the district of 7.6%. This is including the impact of growth which was anticipated to be 1.9%. Currently the average increase across the district is 10.4%, after adjusting for the projected growth of 1.9%.

The 2023-24 Annual Plan draft budget figures result in a total increase to the Cromwell Ward rates of \$349k or 10.9%. This ensures Council delivers the level of service the Board has requested through both the Long-term Plan and resolutions for the year ahead.

In addition to adopting the 2023-24 Annual Plan and striking the rates for the new year, Council also adopts the annual fees and charges. A complete copy of the Fees and Charges Schedule is attached for information. There are minimal changes to fees and charges from year one of the Long-term Plan to the proposed 2023-24 Annual Plan.

3. Discussion

Council staff are presenting draft budgets to each community board for consideration at their March 2023 meetings. Once accepted, the community board budgets will be provided to Council to consider for inclusion in the 2023-24 Annual Plan.

There are several factors which account for the increase which are detailed below.

Elected member remuneration has increased upon instruction from the Remuneration Authority.

Community board and Council property has been subjected to the three yearly revaluation. The increases in the revaluations on Council buildings result in increases in the depreciation expense and, therefore, rate funding for the depreciation as per previous decisions.

Appendix 2 shows the cost centres that are funded by Cromwell Community Ward Rates and outlines the changes made. Please note that the ward rates are specific to rateable units in the ward and does not include the district wide rate, metered water charges and does not allow for increased growth.

4. Financial Considerations

The 2023-24 Annual Plan draft budget figures result in a total increase to the Cromwell Ward rates of \$349k or 10.9%.

During the compilation of the 2023-24 budgets council staff have identified the need to reconsider elements of the financial strategy ready for the compilation of the 2024-34 Long-term Plan to ensure appropriate repayment of both external debt and reserve deficits occur.

5. Options

To accept the draft 2023-24 budget and 2023-24 Fees and Charges Schedule for recommendation to Council for inclusion in the 2023-24 Annual Plan.

Option 1 - (recommended)

Advantages:

- Meets statutory requirements.
- Demonstrates transparent expenditure management.
- The Cromwell budget will feed into Council's Annual Plan budget for 2023-24.
- Meets the ratepayers' expectations.
- Allows changes to reflect prior Council and Community Board decisions post setting of the 2021-31 Long-term Plan.
- Allows for Fees and Charges to be updated to reflect the most accurate charges.

Disadvantages:

- Some members of the community may feel disadvantaged paying increased rates.

Option 2

Decline the draft 2023-24 budget and 2023-24 Fees and Charges Schedule for recommendation to Council for inclusion in the 2023-24 Annual Plan and do not recommend it to Council for inclusion in the 2023-24 Annual Plan process.

Advantages:

- Status quo remains and rate payers do not incur increased rates.

Disadvantages:

- The 2023-24 Annual Plan may not accurately reflect the Community Board's prior decisions.
- Run the risk of delaying the annual plan process and therefore potentially miss the legislative deadlines.
- May not reflect a fair distribution of costs to the rate payer.
- Does not reflect the intention of the 2021-31 Long-term Plan (year three).
- Loss in revenue or a greater reliance on the ratepayer though not correctly the most up-to-date fees and charges.

6. Compliance

Local Government Act 2002 Purpose Provisions	This decision enables democratic local decision making and action by, and on behalf of the community by involving community board members in robust and transparent financial decision making.
Decision consistent with other Council plans and policies? Such as the District Plan, Economic Development Strategy etc.	Yes, consistent with all council plans and policies.
Considerations as to sustainability, the environment and climate change impacts	No implications, as this has been factored in the 2021-31 Long-term Plan and there have been no changes to these considerations and assumptions used to prepare the 2021-31 Long-term Plan.
Risks Analysis	The risk of not accepting this report is that Council will lose the ability to adopt the 2023-24 Annual Plan and set the rates for the income required to meet the activities Council is required to carry out. Council will not meet legislative requirements and may be exposed to legal challenges.
Significance, Consultation and Engagement (internal and external)	This is a significant step in the annual plan process, as it ensures the Community Board is across its ward-specific budget, and feedback to Council's overall 2023-24 Annual Plan which will be consulted upon.

7. Next Steps

Once this report is accepted and changes made where necessary, it will be submitted to Council for inclusion in the 2023-24 Annual Plan, which is planned to be adopted for consultation on 30 March 2023.

A complete schedule of the fees and charges has been submitted to each of the relevant community boards for approval. Once approved, the total suite of fees and charges will be presented to Council with the recommendation that Council adopt the proposed fees and charges as part of the adoption process when adopting the 2023-24 Annual Plan.

8. Attachments**Appendix 1 - Fees and Charges 2023-24** [↓](#)**Appendix 2 - CCB Draft 2023-24 Annual Plan Budgets** [↓](#)**Appendix 3 - CCB Draft 2023-24 Annual Plan - Capital Expenditure** [↓](#)**Appendix 4 - CCB Draft 2023-24 Annual Plan - Sample Rates** [↓](#)

Report author:



Susan Finlay
Chief Financial Officer
14/03/2023

Reviewed and authorised by:



Saskia Righarts
Group Manager - Business Support
14/03/2023

FEES AND CHARGES 2023-24

THREE WATERS		2023/24 Includes GST	2022/23 Includes GST	Comments
Where a service connection for water and/or wastewater, or a wheelie bin is provided to a rating unit in the course of a rating year, the rating unit will be charged a proportion of the full year cost the service as scheduled in the rating section of the 10-year Plan, based on the number of complete months remaining in the financial year.	DESIGNATED WASTEWATER TREATMENT PLANT			
	Disposal of septage tank load less than 3,000 litres	135	130	Fees have remained the same charge for a number of years. This also brings charging into line with neighbouring authority.
	Every additional 1,000 litres discharges (or part thereof)	45	40	Fees have remained the same charge for a number of years. This also brings charging into line with neighbouring authority.
	Designated Septage station disposal cost/litre	0.045	0.04	Fees have remained the same charge for a number of years. This also brings charging into line with neighbouring authority.
	TRADE WASTE			
	Application fee deposit (invoiced at actual cost)	240	240	
	Application to transfer trade waste discharge consent	80	80	
	Annual fee	160	160	
	THREE WATERS - PER APPLICATION			
	Approved contractors (per application)	80	80	
	Non-approved contractors (per application)	160	160	
	Non-approved contractors (per application)	At cost	At cost	
	BULK TANKER WATER FROM FIRE HYDRANTS			
	Bulk water application fee	No charge	No charge	
	Tanker / Standpipe Inspection (at least annual)	100	100	
	Hydrant Standpipe Hire / month (excluding water usage)	N/A	30	Remove - no longer applicable
	Water Usage Per m³	1.80	1.80	
	BULK WATER SUPPLY			
	Network connected bulk water rate (per m³)	0.9	0.86	Fees have remained the same for a number of years.
	REMOVAL OF WATER RESTRICTOR			
	Temporary restrictor removal fee	At cost	At cost	
	WATER METER ACCURACY TESTS			
	House visit and assessment	55	55	
	Meter removal and calibration	525	525	
	Meter validated as accurate	80	80	
	Meter validated as inaccurate	No charge	No charge	
	Final meter read	40	40	
	OTHER			
	Unauthorised and other activities	At cost	At cost	
	CAPITAL CONTRIBUTIONS – NEW CONNECTIONS (SEE DISTRICT PLAN ALSO)			
	Financial Contributions - Reserves			
	Urban	2,380	2,380	
	Rural	1,190	1,190	
	Note: Financial Contributions are inflated annually based on Statistics NZ Construction Index. They are indexed from the December 2019 quarter in the table above.			

FEES AND CHARGES 2023-24

THREE WATERS		2023/24	2022/23	Comments
		Includes GST	Includes GST	
DEVELOPMENT CONTRIBUTIONS - NEW CONNECTIONS				
Water Supply				
Lake Dunstan Water Supply (Alexandra / Clyde)		7,131	7,131	
Cromwell		3,877	3,877	
Naseby		4,044	4,044	
Omakau / Ophir		10,917	10,917	
Patearoa		3,267	3,267	
Ranfurly		2,492	2,492	
Roxburgh		3,321	3,321	
Wastewater				
Alexandra / Clyde		7,536	7,536	
Cromwell		3,139	3,139	
Naseby		3,399	3,399	
Omakau / Ophir		4,992	4,992	
Ranfurly		796	796	
Roxburgh		4,670	4,670	
PART CHARGES IN LIEU OF RATES				
The Local Government (Rating) Act 2002 requires that properties be rated based on their status as at 1 st July each year. Certain rates are based on level of service provided. These are Water Supply rates, Wastewater rates and Waste Management rates. To enable these services to be provided part way through the rating year Council will invoice the rate payer upon provision of the laterals for Water Supply and Wastewater and upon commencement of service in the case of Waste Management collections. The following charges will be invoiced for each complete month of the rating year remaining.				
Water Supply – per month				
If already rated as serviceable		23.12	23.12	
If not rated as serviceable before		37.91	37.91	
Wastewater – per month				
If already rated as serviceable		27.20	27.20	
If not rated as serviceable before		54.40	54.40	

FEES AND CHARGES 2023-24

ENVIRONMENTAL SERVICES	2023/24 Includes GST	2022/23 Includes GST	Comments
TRANSFER STATION CHARGES			
Standard size refuse bag (60 litres)	8	8	
Prepaid Council approved 60 litre refuse bag (for Tarras and Patearoa use only)	8	8	
Child car seat recycling (Alexandra and Cromwell only)	10	10	
Car body (all tanks pierced and drained)	20	20	
Whiteware and separated metal (excludes fridges, freezers and air-conditioning units)	No charge	No charge	
Fridges, freezers and air-conditioning units (disposal charge)	25	16.5	
Gas bottle disposal (any size)	11	11	
Transfer Station with Weigh Facility (Alexandra/Cromwell)			
General waste charge by weight per tonne	405	345	Increases in charges driven by landfill disposal costs, Emissions Trading Scheme, waste levy charges, operational changes and fuel costs
Greenwaste by weight by tonne	75	n/a	Charges updated to reflect true costs of acceptance and processing
Transfer Station without Weigh Facility (Ranfurly/Roxburgh)			
General waste charge by volume per cubic metre (assessed by operator)	85	70	
Greenwaste charge by volume per cubic metre (assessed by operator)	15	-	New charge
Greenwaste minimum charge (small car/boot load - 0.5 cubic metre or less)	8	-	New charge
Tyre Disposal			
Car tyres (per tyre)*	7	6	Increased costs of collection/recycling
4x4 and small truck tyres (per tyre)*	11	10	Increased costs of collection/recycling
Large truck tyres (per tyre)*	22	20	Increased costs of collection/recycling
Tractor / Loader tyres*	125	115	Increased costs of collection/recycling
* Charges for tyres without rims. Note: Tyres that contain rims at the time of disposal will incur an additional fee twice that of the charge listed above.			
GREENWASTE DEPOSITED IN GREENWASTE AREA			
Car load	N/A	No charge	Now charged by tonne or m ³ depending on location
Trailer or ute load	N/A	5	Now charged by tonne or m ³ depending on location
Trailer-load charge by volume per cubic metre	N/A	5	Now charged by tonne or m ³ depending on location
CLEANFILL/HARDFILL DEPOSITED IN CLEANFILL/HARDFILL AREA			
Charge by volume per cubic metre	N/A	15	
Single axle trailer*	50	n/a	Updated charging methodology
Tandem axle trailer*	70	n/a	Updated charging methodology
*Domestic quantities of cleanfill/hardfill only			

FEES AND CHARGES 2023-24

ENVIRONMENTAL SERVICES	2023/24 Includes GST	2022/23 Includes GST	Comments
HAZARDOUS WASTE			
Class 2 (per kg)	5	n/a	New - Updated charging methodology
Class 3 (per kg)	5	n/a	New - Updated charging methodology
Class 4 (per kg)	8	n/a	New - Updated charging methodology
Class 5 (per kg)	9	n/a	New - Updated charging methodology
Class 6 Intractable Pesticides (per kg)	41	n/a	New - Updated charging methodology
Class 6 (per kg)	10	n/a	New - Updated charging methodology
Class 8 (per kg)	4	n/a	New - Updated charging methodology
Class 9 (per kg)	3	n/a	New - Updated charging methodology
Waste Oils (per kg/litre)	2	n/a	New service
Up to 20kg or 20 litres	N/A	10	Charges covered above
Greater than 20kg or 20 litres (charge per kg over 20kg or 20 litres up to a maximum of 100kg or 100 litre).	N/A	10	Charges covered above
WHEELIE BIN CHARGES			
Replacement of bin due to damage (not wear and tear)	55	50	
Initial change of bin size	No charge	No charge	
Additional organics bin (240L) per annum	91.49	n/a	New charge
Additional mixed recycling bin (240L) per annum	64.6	59.41	
Additional glass recycling bin (240L) per annum	64.6	59.41	
Additional rubbish (red) bin (140L) per annum	215.49	282.80	
Additional rubbish (red) bin (240L) per annum	369.41		New charge
Upsize rubbish (red) bin to(240L) per annum	153.92	n/a	Possible - New charge to upsize red bin
Bin delivery and administration charge (for additional bins/replacement bins/change of bin)	35	50	
PART CHARGES IN LIEU OF RATES			
The Local Government (Rating) Act 2002 requires that properties be rated based on their status as at 1 st July each year. Certain rates are based on level of service provided. These are Water Supply rates, Wastewater rates and Waste Management rates. To enable these services to be provided part way through the rating year Council will invoice the rate payer upon provision of the laterals for Water Supply and Wastewater and upon commencement of service in the case of Waste Management collections. The following charges will be invoiced for each complete month of the rating year remaining.			
Waste Management – per month			
Additional organics bin (240L)	7.62	n/a	New charge
Additional mixed recycling bin (240L)	5.38	4.95	
Additional glass recycling bin (240L)	5.38	4.95	
Additional rubbish (red) bin (140L)	17.96	23.57	
Additional rubbish (red) bin (240L) per annum	30.78		New charge
Upsize rubbish (red) bin to 240L	12.83	n/a	New charge

FEES AND CHARGES 2023-24

ROADING	2023/24 Includes GST	2022/23 Includes GST	Comments
LICENCE TO OCCUPY			
Single owner	190	180	Staff processing costs
Multiple owner	At cost	At cost	
TRAFFIC MANAGEMENT PLAN APPROVAL			
Commercial organisations and events	95	90	Staff processing costs
Non-profit community events	No charge	No charge	
TEMPORARY ROAD CLOSURE			
Commercial organisations and events	295	280	Staff processing costs
Non-profit community events	No charge	No charge	
CORRIDOR ACCESS REQUEST			
(as defined in the National Code of Practice for Utility Operators' Access to Transport corridors)			
Minor Works	No charge	No charge	
Major Works (trenches exceeding 20m in length)	85	80	Staff processing costs
Project Works	At cost	At cost	
ROAD STOPPING			
Time and disbursements plus legal and survey costs	At cost	At cost	
Miscellaneous fees	At cost	At cost	
(other consents, certificates, authorities, services or inspections not specifically provided for to be charged at the cost of time and disbursement)			
RAPID NUMBER			
New	70	70	
Replacement	50	50	
DUST SUPPRESSION			
Residential house with 100m of road to Council programmed timetable	No charge	No charge	
Residential house with 100m of road outside programme works	At cost	At cost	
Commercial and other applications to Council programmed timetable	At cost	At cost	
OTHER			
Commercial fingerboard signs	At cost	At cost	
DEVELOPMENT CONTRIBUTIONS			
Roading			
Residential	1719	1719	
Business	Nil*	NIL*	
* Fixed business contributions are non-longer applicable. All contributions are calculated on the basis of a household unit equivalent (HUE).			

FEES AND CHARGES 2023-24

	PLANNING AND REGULATORY		Comments	
		2023/24 Includes GST	2022/23 Includes GST	
<i>Estimated value of work, includes Project Check Fee. The cost of any peer review of professional documents is at the applicant's cost. All Building Control Fees are based on the average time taken to complete administration, processing and inspections based on the value of the building consent or other building work. Work in excess of this time may be charged for at time and disbursements. Any other charge for information, certification or inspection, or recording of safe and sanitary certificates not specifically provided for to be charged at time and disbursements (\$140 minimum).</i>	BUILDING CONTROL CHARGES			
	Residential alterations and new			
	Up to and including \$5,000	450	450	
	Over \$5,000 and not exceeding \$10,000	691	691	
	Over \$10,000 and not exceeding \$20,000	1141	1141	
	Over \$20,000 and not exceeding \$40,000	1671	1671	
	Over \$40,000 and not exceeding \$80,000	1971	1971	
	Over \$80,000 and not exceeding \$200,000	2651	2651	
	Over \$200,000 and not exceeding \$350,000	3460	3556	Changes to reflect costs between residential v commercial
	Over \$350,000 and not exceeding \$500,000	3636	3712	Changes to reflect costs between residential v commercial
	Over \$500,000 and not exceeding \$750,000	4017	4017	
	Over \$750,000 and not exceeding \$1,000,000	4467	4467	
	Exceeding \$1 million (minimum deposit plus additional time if necessary)	4242	4852	Changes to reflect costs between residential v commercial
	Farm shed with engineers PS1, conservatories, new swimming pools, other consents with <3 inspections (no amenities)	953	953	
	Commercial alterations and new			
	Up to \$10,000	841	841	
	\$10,000 - \$20,000	1441	1441	
	\$20,000 - \$40,000	1971	1971	
	\$40,000 - \$80,000	2121	2121	
	\$80,000 - \$200,000	3251	3251	
	\$200,000 - \$350,000	3556	3406	Changes to reflect costs between residential v commercial
	\$350,000 - \$500,000	3712	3636	Changes to reflect costs between residential v commercial
	\$500,000 - \$750,000	4167	4167	
	Exceeding \$750,000 (minimum deposit plus additional time if necessary)	4852	4242	Changes to reflect costs between residential v commercial
	BRANZ Levy - (exempt from GST) (projects under \$20,000 are exempt)	\$1 for every \$1000.00 or part thereof	\$1 for every \$1000.00 or part thereof	
	MBIE Levy - (projects under \$20,444 are exempt)	\$1.75 for every \$1000.00	\$1.75 for every \$1000.00	
	OTHER BUILDING CONSENT CHARGES			
	Multi-proof building consents actual cost of work to be recovered (value of work less processing apportionment)	As required	As required	
	Amendments to Building Consents actual cost of work to be recovered at time and disbursements	\$150.00 deposit + \$150.00 / hour	\$150.00 deposit + \$150.00 / hour	
	Erection of marquee	316	316	
	Heating / fire appliances - free standing	241	241	
	Heating / fire appliances - inbuilt and second-hand	391	391	
	Wetback fire / diesel boilers	391	391	
	Inspection cancellation (same day) no fee if cancelled the previous day	150	150	

FEES AND CHARGES 2023-24

PLANNING AND REGULATORY	2023/24 Includes GST	2022/23 Includes GST	Comments
Other building charges			
Certificate of Acceptance			
Minor work up to \$5,000	1103	1103	
Residential \$5,000 to \$20,000	1478	1478	
Residential \$20,000+	2453	2453	
Commercial – \$615 deposit plus hourly rate	\$675.00 + hourly rate	\$675.00 + hourly rate	
Change of Use (initial fee)	252	252	
Relocation report within the district	\$150 (report) plus \$150 per hour of inspection	\$150 (report) plus \$150 per hour of inspection	
New compliance schedule	\$150.00 / hour	\$150.00 / hour	
Amended compliance schedule	110	110	
WOF monitoring features and renewal	\$150.00 / hour	\$150.00 / hour	
Certificate for Public Use	504	504	
Notice to Fix	225	225	
Fire Service assessment of building consents (plus costs)	150	150	
Demolition	300	300	
Inspection of unsatisfactory work (per visit or inspections not already provided for)	150	150	
Swimming pool inspection barriers and compliance (each inspection)	\$150.00 / hour	\$150.00 / hour	
Swimming pool registration	55	55	
Water test fee (fee plus actual test cost)	120	120	
Assessment of building consent exemption application (deposit) + \$150.00 / hour processing or inspection	\$150.00 / hour	\$150.00 / hour	
Title search	27	27	
Minor variations (to building consents)	\$150.00 / hour	\$150.00 / hour	
Cancellation of inspection (any inspection cancelled on the day)	150		- To address the issue of late notification of a cancellation that could have been used for another customer, to try and reduce waiting times and improve customer service.
BWOF monitoring	\$150.00 / hour		- New charge due to MBIE requiring Territory Authority to undertake on site ins
Building Consent Report (annual fee)	69	69	
Project Information Memorandum – Residential	412	412	
Project information memorandum – Commercial	525	525	

FEES AND CHARGES 2023-24

PLANNING AND REGULATORY	2023/24 Includes GST	2022/23 Includes GST	Comments
Time and disbursements			
Hourly rates for processing all applications - Officers	150	150	
Mileage (dollar(s) per km)	1	1	
Hourly rates for processing all applications - Support	105	105	
ENVIRONMENTAL HEALTH			
Annual inspection			
Camping grounds	336	336	
Hairdresser shops	225	225	
Offensive trades	225	225	
Funeral directors	225	225	
Follow up inspection fee (hourly rate)	150	150	
Change of ownership	150	150	
ANNUAL REGISTRATION			
Camping grounds	168	168	
Hairdresser shops	168	168	
Offensive trades	168	168	
Funeral directors	168	168	
FOOD CONTROL PLANS / NATIONAL PROGRAMMES			
Initial registration	403	403	
Annual registration	201	201	
Audit fee			
Food control plan (single-site)	520	504	Reflects new anticipated costs from Ministry of Primary Industry
Food control plan (multi-site)	820	804	Reflects new anticipated costs from Ministry of Primary Industry
National Programme 1	377	336	Reflects new anticipated costs from Ministry of Primary Industry
National Programme 2	461	420	Reflects new anticipated costs from Ministry of Primary Industry
National Programme 3	545	504	Reflects new anticipated costs from Ministry of Primary Industry
Subsequent verifications and enforcement (hourly rate)	168	168	
BYLAW AND POLICY			
Trading in Public Place General Bylaw			
Application fee			
Fee per annum	420	420	
Class 4 Gambling and Board Venue application fee (deposit)	336	336	
Hourly rates for processing all applications	168	168	
ALCOHOL LICENSING			
Local Authority Compliance Certificate			
Building	150	150	
Planning	150	150	
Public notification fee	125	125	

FEES AND CHARGES 2023-24

	PLANNING AND REGULATORY	2023/24 Includes GST	2022/23 Includes GST	Comments
Any dog classified as dangerous under the Dog Control Act shall pay 150% of the registration fee prescribed in this.	ANIMAL CONTROL			
	Dog Registration Fees			
	Non-working dogs	55	55	
	Working dogs	12	12	
	Late penalty fee (percentage of base fee)	150% of annual registration fee	150% of annual registration fee	
	Dog Impounding Charges			
	First impounding (for each 12 months)	100	100	
	Second impounding (for each 12 months)	150	150	
	Third and subsequent impounding (for each 12 months)	200	200	
	Sustenance	35	22	Reflects increased costs for out of hours contract.
	Destruction of dog	At cost	At cost	
	Microchipping	At cost	32	Costs should be lower as we encourage microchipping and train staff to do this in house.
	Licence to keep more than 3 dogs			
	Application	75	75	
	Inspection fee	\$150.00 / hour	\$150.00 / hour	
	Annual permit fee	150	150	
	REFUNDS			
	Refund administration fee	Refer to Governance and Corporate Services	Refer to Governance and Corporate Services section	
	NOISE CONTROL			
	Return of Seized Equipment			
	Administration charge	84	84	
	Storage fee	5 per day	5 per day	
	Non-compliance with Excessive Noise Direction	500	500	
	Non-compliance with Abatement Notice regarding unreasonable noise	750	750	
	Contractor charge (add to administration charge)			
	Alexandra / Clyde	70	60	Reflects increased in out of hours contract
	Cromwell	80	70	Reflects increased in out of hours contract
	Ranfurly	110	100	Reflects increased in out of hours contract
	Roxburgh / Naseby	90	80	Reflects increased in out of hours contract
	ENFORCEMENT			
	Monitoring and enforcement - hourly rate	150	150	

FEES AND CHARGES 2023-24

	PLANNING AND REGULATORY		2022/23 Comments	
		2023/24 Includes GST	2022/23 Includes GST	
<p>All applications for resource and subdivision consent and changes to the District Plan will be charged on a time charge /hourly rate, plus disbursements basis although a minimum payment (deposit fee) is required as detailed. Applications will not be processed unless accompanied by the appropriate application or deposit fee. In accordance with Section 36 of the Resource Management Act where a charge is payable, the Council will not perform the action to which the charge relates until the charge has been paid in full. Note: This applies to all fees and charges in relation to Resource Management functions. Applications which are incomplete or require the applicant to undergo remedial works will incur further costs on a time and disbursement basis.</p>	PLANNING (all deposits non-refundable)			
	Subdivision Charges			
	Land Subdivision Consent			
	Consent application deposit (notified to formal hearing)	2500	2000	Reflects average costs to reduce the need for invoicing
	Consent application deposit (non-notified to formal hearing)	2000	1500	Reflects average costs to reduce the need for invoicing
	Consent application deposit (under delegated authority)	1000	900	Reflects average costs to reduce the need for invoicing
	Minor boundary adjustment	430	430	
	Plan Certification - 223 (deposit)	200 + hourly rate	150	Provide clarity on fees and actual costs
	Plan Certification - 224(c) (deposit)	300 + hourly rate	260	Provide clarity on fees and actual costs
	Minor amendment to cross lease / unit title plan (deposit)	510 + hourly rate	510	Provide clarity on fees and actual costs
	Other Charges			
	Completion certificates	80	80	
	Overseas Investment Regulations Certificates (deposit)	150	150	
	Compliance certificates / Certificate of Compliance (S139) (deposit)	550	550	
	Certified copy of Council resolution	80	80	
	Registered bond	At cost	At cost	
	Release from registered bond	At cost	At cost	
	Right of way consents (deposit) (Section 348 LGA)	225	225	
	Certificate of approval of survey plans (s.226(1)(e)(ii))	150	150	
	Change or cancellation of amalgamation condition (deposit) (Section 241)	160	160	
	Cancellation of easement (Section 243)	200 + hourly rate	160	Provide clarity on fees and actual costs
	Cancellation or amendment of consent notice (Section 221)	200 + hourly rate	180	Provide clarity on fees and actual costs
	Hourly rates for processing all applications - Officers	150	-	New fee. Provide clarity on fees
	Hourly rates for processing all applications - Support	105	-	New fee. Provide clarity on fees
	Specialist assessments	At cost	-	New fee. Provide clarity on fees and actual costs
	Engineering assessment/inspections	150	-	New fee. Provide clarity on fees and actual costs
	Mileage (dollar(s) per km)	1	-	New fee. Provide clarity on fees and actual costs
	Land Use Consent			
	Consent application deposit (notified to formal hearing)	2000	2000	
	Consent application deposit (non-notified to formal hearing)	1500	1500	
	Consent application deposit (under delegated authority)	750	600	Provide clarity on fees and actual costs
	Non-compliance with bulk and location requirements - deposit (under delegated authority)	N/A	N/A	
	Minor breach of standards (deposit)	350	350	
	Application for extension of lapse date (deposit (section 125)	300	300	
	Minor Change or Cancellation of Consent Condition (delegated section 127) (deposit)	400 + hourly rate	400	Provide clarity on fees and actual costs
	Complex Change or Cancellation of Consent Condition (delegated section 127) (deposit)	600 + hourly rate	600	Provide clarity on fees and actual costs
	Change or Cancellation of Consent Condition to Formal Hearing (section 127) (deposit)	1000	1000	

FEES AND CHARGES 2023-24

	PLANNING AND REGULATORY	2023/24 Includes GST	2022/23 Includes GST	Comments
	Monitoring Consent Holders (per hour + mileage)	\$150 / hour + mileage	\$150 / hour + mileage	
	Hearing of Objection to Resource Consent (deposit)	800	800	
	Resource consent exemption (section 87BB) (fixed fee)	225	225	
	Boundary activity (section 87BA) (fixed fee)	300	300	
	Application for Heritage Orders and Designations (deposit)			
	Outline plan approval (deposit)	390 + hourly rate	390	Provide clarity on fees and actual costs
	Outline plan approval (waiver)	150/hour	-	New fee. Provide clarity on fees and actual costs
	Minor, no research (plus public notification)	1000	1000	
	Moderate, standard research requirements (plus public notification)	5000	5000	
	Major, affects large area of district (plus public notification)	10500	10500	
	APPLICATION FOR DISTRICT PLAN CHANGE (DEPOSIT)			
Because such procedures are lengthy and involved, it is appropriate that provision be made for ongoing fee charging, for the processing, report preparation, briefing of Chairperson, attendance of planning consultant and / or staff at hearing or in preparation of application to the Chief Executive Officer in the event of an application under delegated authority and for the preparation and drafting of the decision and release to all parties. DBH and BRANZ levies apply to work over \$20,000.	Minor effect – not requiring research (plus public notification and disbursements and all costs associated with conducting a hearing, including Councillors' fees. Applicant to provide all documentation to Council's satisfaction).	2500	2500	
	Moderate effect – requiring limited research (plus public notification and disbursements and all costs associated with conducting a hearing, including Councillors' fees. Applicant to provide all documentation to Council's satisfaction).	7500	7500	
	Major effect – affects significant part of District Plan / major land use effects (plus public notification and disbursements and all costs associated with conducting a hearing, including Councillors' fees. Applicant to provide all documentation to Council's satisfaction).	15000	15000	
	Information Charges			
	Resource Management Act information	At cost	At cost	
	All other information requested in writing (time charge + disbursements basis min)	80	80	
	NES record search	150	150	
	LAND INFORMATION MEMORANDUM (LIM)			
	Residential Search			
	Provided in 10 working days (electronic)	185 (non-refundable)	185 (non-refundable)	
	Provided in 5 working days (electronic)	263 (non-refundable)	263 (non-refundable)	
	Provided in 10 working days (paper)	315 (non-refundable)	315 (non-refundable)	
	Provided in 5 working days (paper)	420 (non-refundable)	420 (non-refundable)	

FEEES AND CHARGES 2023-24

PLANNING AND REGULATORY		2023/24	2022/23	Comments
		Includes GST	Includes GST	
Commercial Search				
Provided in 10 working days (electronic)		263 (non-refundable)	263 (non-refundable)	
Provided in 5 working days (electronic)		368 (non-refundable)	368 (non-refundable)	
Provided in 10 working days (paper)		368 (non-refundable)	368 (non-refundable)	
Provided in 5 working days (paper)		420 (non-refundable)	420 (non-refundable)	
Other charges (engineering, technical consultancy and valuation fees) – to be in addition to all fees where additional information may be required or a report commissioned, or where attendance at a meeting is requested and for administration, inspection and / or supervision.		At cost	At cost	

FEES AND CHARGES 2023-24

	POOLS, PARKS AND CEMETERIES		Comments
	2023/24 Includes GST	2022/23 Includes GST	
Cricket rates are variable depending on level of pitch preparation; seasonal rates available on application and by negotiation.	DISTRICT CEMETERIES		
	Plot Charge (Standard) - all cemeteries in the District		
	Standard plot fees - including memorial structures plot, Cromwell Cemetery	900	900
	Ashes plot	400	400
	Memorial wall (plinth which allows for 32 plaques) - Alexandra Cemetery	100	100
	Memorial wall (which allows for 88 plaques double-sided) - Cromwell Cemetery	100	100
	RSA Plot - Cromwell Cemetery	No charge	No charge
	Stillborn babies	No charge	No charge
	Burial Fees District		
	Monday to Friday and Saturday mornings only and excluding Saturday afternoon's. No burials Sundays, statutory public holidays.		
	Standard re-opening and burial - Double Depth Standard	1200	950 Increased costs of burial by Contractor
	Casket larger than standard (213cm x 76.2cm x 50.8cm) – additional to above fee	120	120
	Burial of ashes	400	400
	Out of District Fee (6 months or more)	100	95 Increased costs
	Burial of infants (up to 10 years / re-opening)	300	300
	Disinterment costs / re-interment	At cost	At cost
	Breaking concrete	At cost	At cost
	Memorial Permit processing fee	15	10 Increased costs
	NASEBY CEMETERY		
	Plot Fees		
	Standard plot fees	400	300 Fees not covering cost of maintenance
	Ashes plot	200	156 Fees not covering cost of maintenance
	Burial fees invoiced directly by Sexton	N/A	N/A
	RANFURLY CEMETERY		
	Plot Fees		
	Standard plot fees	400	300 Fees not covering cost of maintenance
	Ashes plot	200	156 Fees not covering cost of maintenance
	Burial fees invoiced directly by Sexton		
	PARKS		
	Sports Grounds (Alexandra and Clyde)		
	First class cricket wicket per ground (per day - wickets 1 & 2)	300	250 Fees not covering cost of maintenance
	Casual (per ground per day)	130	123 Fees not covering cost of maintenance
	Cricket wickets (per day - wickets 3 & 4) per wicket	135	135
	Changing Rooms		
	Changing rooms (per room) including showers	15	15
	Use of showers per day	5	5
	Athletics (per day)	135	135
	Litter collection (per litter bin per day) - Additional fee	30	30
	Schools and school aged children exempt from ground charges	No charge	No charge
	Club Seasonal Rates (Including club training, regular season fixtures)		
	Rugby - Senior teams only	900	850 Increased cost of maintenance
	Football - Senior teams only	900	1500 Increased cost of maintenance
	Softball - Senior teams only	500	500
	Athletics - Senior teams only	500	500
	Club Cricket only (excludes first class cricket) - Senior teams only	1600	1600
	Touch Rugby – per season	600	500 Increased cost of maintenance
	End of season cleaning fee	At cost	200 Actual Cost

FEES AND CHARGES 2023-24

	POOLS, PARKS AND CEMETERIES	2023/24 Includes GST	2022/23 Includes GST	Comments	
	Other Parks and Reserves Alexandra and Clyde – including Pioneer Park – per day				
	Commercial activity or event including circus, gypsy fair, Blossom Festival	400	400		
	Non-Profit Community Groups	No charge	No charge		
	Commercial market days	\$55 including power	\$55.00 including power		
	Commercial – car displays, advertising, vendors	150	146	Increased cost of maintenance	
	Basic space hire – no preparation / services required	No charge	No charge		
	Non Commercial – community group activity includes rubbish and area preparation, e.g. school fairs	No charge	No charge		
	Amusement devices (activity or device)	\$11.50 application fee for one device and \$2.30 extra device	\$11.50 application fee for one device and \$2.30 per extra device		
		For longer periods \$1.15 per week per device	For longer periods \$1.15per week per device		
		Engineering Fee at cost	Engineering fee at cost		
	Council power box (power already connected per hour)	5	5		
	Electricity boxes (if available) (power and connection)	At cost	At cost		
	Bond to cover potential damage - refundable upon inspection grounds are in good condition	400	400		
	CROMWELL				
	Anderson Park Pavilion				
	Club per season	574	574		
	Casual day hire	58	58		
		ANDERSON PARK (junior sport free) - school and school age children exempt			
		Sports Club Rentals (per player per season)			
Anderson Park grounds		51	51		
Netball / tennis courts		20	20		
Club Seasonal Rates (Including club training, regular season fixtures)					
Rugby - Senior teams only		1500	1500		
Football - Senior teams only		1500	1500		
Softball - Senior teams only		500	500		
Athletics - Senior teams only		500	500		
Club Cricket only (excludes first class cricket) - Senior teams only		1200	1200		
Touch Rugby – per season		500	500		
Casual Users (per day)					
Non-sporting activities (per ground plus electricity)		75	75		
Touch (per field)		45	45		
Rugby (per field)		69	69		
		Alpha Street Pavilion			
		Football Club per annum	573	573	
		Casual day hire	58	58	
		ALPHA STREET RESERVE (per day) - school and school age children exempt			
	Commercial activity or event including circus and gypsy fair, circus	400	400		
	Club Seasonal Rates (Including club training, regular season fixtures)				
	Football - Senior teams only	1500	1500		
	Touch Rugby – per season	500	500		
	Sports Club Rentals (per player per season) (junior sports free)				
	Alpha Street grounds	51	51		

A \$400 bond is required for circuses and fairs, amusement device operators are also required to pay the appropriate inspection licensing fees to operate devices in the district.

A \$400 bond is required for circuses and fairs, amusement device operators are also required to pay the appropriate inspection licensing fees to operate devices in the district.

FEES AND CHARGES 2023-24

POOLS, PARKS AND CEMETERIES		2023/24 Includes GST	2022/23 Includes GST	Comments
Other Parks and Reserves – Cromwell per day				
Basic space hire – space only no preparation required		No charge	No charge	
Non-Profit – community group activity including rubbish and area preparation eg. school fairs		No charge	No charge	
Commercial – Market days		55	55	
Commercial – Car displays / advertising, vendors		150	145	Increased cost of maintenance
Amusement devices (activity or device)		\$11.50 application fee for one device and \$2.30 per extra device. For longer periods \$1.15per week per device.	\$11.50 application fee for one device and \$2.30 per extra device. For longer periods \$1.15per week per device.	
		Engineering fee at cost	Engineering fee at cost	
MĀNIATOTO PARK				
Sports clubs (per annum)		907	907	
Sports ground (per day)		117	117	
Outdoor netball / tennis courts		150	150	
Basic space hire – no preparation required		No charge	No charge	
Non-Profit Community activity (general use including rubbish and ground preparation)		No charge	No charge	
Commercial activity		122	122	
Athletics (per day) - Schools		No charge	No charge	
Athletics (per half day)		No charge	No charge	
Other Parks and Reserves – Māniatoto per day				
Basic space hire – space only no preparation required		No charge	No charge	
Non-commercial – community group activity including rubbish and area preparation e.g.; school fairs		38	38	
Junior Cricket – Naseby		No charge	No charge	
Commercial – Market days, Vendors		55	55	
Commercial – Car displays / advertising		145	145	
TEVIOT VALLEY				
King George Park - Community activity		No charge	No charge	
King George Park - Commercial activity		80	80	
Basic space hire – no preparation required		No charge	No charge	
Commercial Market, Vendor		55	55	
BIG FRUIT EVENT SIGNS (Includes install / removal costs)				
6 signs available (maximum 2 signs per event booking)				
Commercial event per event, per sign frame		350	350	
Non-commercial event per event, per sign frame		50	50	
EVENT BANNERS				
Banner install / removal and fixings per sign - Big Fruit Reserve		50	50	
Banner install / removal and fixings per sign on FlagTrax system		10	10	
ALEXANDRA POOL AND CROMWELL POOL				
Single Admission				
Adult (18 years old)		7	6.5	Increase costs, labour, material utility charges
Child (School Age)		4	3.5	Increase costs, labour, material utility charges
Pre-schooler (with maximum of 2 per 1 paying parent / caregiver)		No charge	No charge	
Gold Card and tertiary student 17% off entry		6	5.5	Increase costs, labour, material utility charges
Community Services Card holder 17% off entry		6	5.5	Increase costs, labour, material utility charges
Shower		6	5	Increase costs, labour, material utility charges
Family - maximum 2 adults and 4 children		18.5	17	Increase costs, labour, material utility charges
Family - 1 Adult and 4 children		17.5	16.4	Increase costs, labour, material utility charges
Replacement swim card if lost		2.5	2	Increase cost of replacement
Gym/Swim Pass 30% off adult entry only		5	-	Actual cost with 30% discount

FEES AND CHARGES 2023-24

POOLS, PARKS AND CEMETERIES		2023/24 Includes GST	2022/23 Includes GST	Comments
Membership Card and Yearly Pass				
Adult - 10 swims	63	58.5	1 free swim - increase in costs	
Adult - 25 swims	160	138	2 free swims - increase in costs	
Adult - 50 Swims	330	260	3 free swims - increase in costs	
Adult yearly pass (includes Aqua Fit classes)	480	480		
Child - 10 swims	36	30	1 free swim - increase in costs	
Child - 25 swims	92	74.5	2 free swims - increase in costs	
Child - 50 Swims	188	140	3 free swims - increase in costs	
Child yearly pass	240	240		
Prepaid Swim Membership Prices				
Family - 6 Months	429	429		
Family - 12 Months	709	709		
Direct Debit Swim Membership Prices				
Child - 6 Months	5.00 / week	5.00 / week		
Child - 12 Months	4.00 / week	4.00 / week		
Adult - 6 Months	12.00 / week	12.00 / week		
Adult - 12 Months	10.00 / week	10.00 / week		
Family - 6 Months	19.00 / week	19.00 / week		
Family - 12 Months	16.00 / week	16.00 / week		
Gold Card, Community Services Card and Tertiary Students Card Holders				
10 swims (includes 17% discount)	\$59	17% off the above adult prices	Includes 17% discount	
25 swims (includes 17% discount)	\$137	17% off the above adult prices	Includes 17% discount	
Yearly pass (includes 17% discount)	\$400	17% off the above adult prices	Includes 17% discount	
Aquarobics and Aqua Fit				
Casual Adult entry and class	11.5	11	Increased costs	
Adult - 11 class membership concession (includes pool entry)	115	110	1 free class - increase costs	
Aqua class only when used with 10/25/50 swim concession card	5	4.5	Increased costs	
Gold Card, Community Services Card, tertiary student entry and class (includes 17% discount)	\$9.5	17% off the above adult prices	Including 17% discount	
Gold Card, Community Services Card, tertiary student - 11 class membership concession (includes pool entry) (includes 17% discount)	\$5	17% off the above adult prices	Including 17% discount	
Aqua Fit Class only excluding pool entry	5	No charge	Mistake last year	
Aqua Fit/Swim	11.5			
School Hire				
District primary schools per lane / block per hour – min charge 1 hour (excludes pool entry)	10	9	Increase in operating costs	
District high schools per lane / block per hour – min charge 1 hour (excludes pool entry)	10	9	Increase in operating costs	
Non-district schools –Min charge 1 hour (excludes pool entry)	15	13	Increase in operating costs	
Therapeutic pool per hour	40	36	Increase in operating costs	
Central Otago Swimming Clubs / Non-Commercial (as per definition)				
Tues, Thurs non-competitive club nights per lane, excludes entry (does not include development or squad coaching sessions)	10	9	Increase in operating costs	
Lane hire per lane per hour excludes pool entry minimum 1 hour (including development or squad coaching sessions)	10	9	Increase in operating costs	
Swim meets / competition nights full 25 metre pool hire includes pool entry min 1 hour (or by agreement with Aquatics Manager), includes staff time	150	150		
Kayak Polo	Pool entry plus staff time	Pool entry plus staff time		

FEES AND CHARGES 2023-24

POOLS, PARKS AND CEMETERIES		2023/24 Includes GST	2022/23 Includes GST	Comments
Commercial Operators				
Lane hire per lane per hour excludes pool entry min 1 hour (or by agreement with Aquatics Manager)		35	30	Increase operating costs
Students - 10 swim pool entry concession card		10	10	
Commercial Advertising fee per A1 size sign		1000	-	This is a new charge designed to attract additional income from commercial advertising.
Additional Charges				
Additional staff after hours		\$50 per hour per staff member	\$50 per hour per staff member	
Meeting Room Charges (where available)				
Kitchen surcharge per half day		45	45	
Kitchen surcharge per hour		15	15	
Meeting room hire per half day		45	45	
Meeting room hire per hour		15	15	
Birthday Party options				
Normal entry fee applies		4		New charge to promote birthday party income
Normal entry plus Party room hire fee	Refer to entry and room hire fees			- New charge to promote birthday party income
Full package - Birthday child free - room hire - decorations - pool toys - invitations	\$10 per child			- New charge to promote birthday party income
BBQ Hire	\$15 per hour			- New available for hire at parties etc.
Inflatable Hire	\$25 Per hour			- New available for hire at parties etc.
Over 80 Years old	No charge			- New to attract older people
Toddler Time - 1 under 5 years old - plus 1 parent	5			- New to attract young families
SWIMMING LESSONS – CENTRAL SWIM SCHOOL (includes pool entry) Payment in advance or by direct debit				
10 x toddler / preschool lesson	120		111	\$12.00 a lesson to cover increased costs
- 10 swim pool entry concession card	0		10	0 pool entry free
TOTAL	120		121	
10 x school age lessons	130		111	\$13 a lesson to cover increased expenses
- 10 swim pool entry concession card	10		10	\$1 pool entry fee
TOTAL	140		121	
10 x 45 Advanced level	140		118	\$14 a lesson to defray increased expenses
- 10 swim pool entry concession card	10		10	\$1 pool entry fee
TOTAL	150		128	
Weekday private lesson				
15 minutes	20		19	To cover increased expenses
30 minutes	40		39	To cover increased expenses
5 day block holiday classes - Under 5-years \$60 including pool entry fee	65		55	To cover increased expenses
- 5 swim pool entry concession card - Private swim school	5		5	
TOTAL	70		60	Total \$70 including swim entry

FEES AND CHARGES 2023-24

POOLS, PARKS AND CEMETERIES	2023/24 Includes GST	2022/23 Includes GST	Comments
Family Discount:			
<i>If you have 3 or more members of your family learning to swim, only the first two members will pay standard price, then all additional children will receive 30% off standard price.</i>			
Multi-Lesson Discount:			
<i>Students attending more than one lesson per week are eligible for a 20% discount off their second lesson that week.</i>			
Direct Debit fees for payment of lessons above will incur these additional charges	0.6	0.6	
Direct Debit Transaction Fee - successful transaction from bank account, credit union or building society	2.35%	2.35%	
Direct Debit Transaction Fee - successful transaction from Visa / Mastercard	4.22%	4.22%	
Direct Debit Transaction Fee - successful transaction from Amex / Diners Card	0.6	0.6	
Failed Transaction Fee	11.5	11.5	
Dishonour Fee by customer	44	44	
Investigation Fee - charged back to customer			
RANFURLY SWIM CENTRE			
Admission			
Child	3	2.5	To cover increased expenses
Adult	5.5	5	To cover increased expenses
Child - 11 x swims (swim card) - includes 1 free swim	27	25	1 free swim
Adult - 11 x swims (swim card) - includes 1 free swim	50	50	1 free swim
Season pass (single)	100	95	To cover increased expenses
Season pass (family) plus \$10 per child	118	118	
Mānīatoto Area School	522	522	
St John's School	154	154	
Aquabelles (per season)	412	412	
Other groups (per season)	412	412	
Professional coaching per hour	27	27	

FEES AND CHARGES 2023-24

PROPERTY AND COMMUNITY FACILITIES		2023/24 Includes GST	2022/23 Includes GST	Comments
A \$25 booking fee is applicable for non-payment on landing	AIRPORT LANDING FEES (PER LANDING)			
	Private aircraft	10	10	
	Commercial light aircraft / twin engine	20	20	
	Passenger planes < 18 passenger capacity	30	30	
	Passenger planes > 18 passenger capacity	60	60	
	Emergency services (Police, Rural Fire, Air Ambulance)	No charge	No charge	
	New Zealand Armed Forces	No charge	No charge	
A \$200 bond is required for social functions; a whole day is more than 6 hours, half day is less than 6 hours. Bookings for the Jordan Lounge are made with the Senior Citizens on (03) 448 7007.	APPLICATION FOR EASEMENT OR LEASE FOR ACCESS OR INFRASTRUCTURE PURPOSES (ROADING, SERVICES, TELECOMMUNICATIONS, POWER ETC)			
	Time plus legal, survey and advertisement costs	At cost	At cost	
	Deposit - no reserve status	500	500	
	Deposit - reserve land	1000	1000	
	COMMUNITY FACILITIES			
	ALEXANDRA COMMUNITY CENTRE			
	Hall and Bar			
	Commercial whole day	275	275	
	Commercial half day	170	170	
	Commercial hourly rate	35	35	
	Non-commercial whole day	160	160	
	Non-commercial half day	100	100	
	Non-commercial hourly rate	20	20	
	Hall, Kitchen and Bar			
	Commercial whole day	300	300	
	Commercial half day	200	200	
	Non-commercial whole day	180	180	
	Non-commercial half day	125	125	
	Hall, Reading Room, Kitchen and Bar			
	Commercial whole day	345	345	
	Commercial half day	225	225	
	Non-commercial whole day	225	225	
	Non-commercial half day	135	135	
	Whole Complex			
	Commercial whole day	455	455	
	Commercial half day	300	300	
	Non-commercial whole day	280	280	
	Non-commercial half day	170	170	
	Hire of equipment (away from hall, daily rate)			
	Trestles (each)	5	5	
	Chairs (each)	2	2	
	Portable stage pieces (each)	5	5	

FEES AND CHARGES 2023-24

PROPERTY AND COMMUNITY FACILITIES		2023/24 Includes GST	2022/23 Includes GST	Comments
A \$200 bond is required for social functions; a whole day is more than 6 hours, half day is less than 6 hours.	ALEXANDRA MEMORIAL THEATRE			
	Commercial / non-local or by agreement with Chief Executive Officer			
	Evening performance	670	670	
	Matinee performance (afternoon)	505	505	
	Rehearsal (includes heating)	225	225	
	Hourly rate (includes heating)	105	105	
	Hourly rate (no heating)	50	50	
	Amateur local non-profit making incorporated societies and educational institutes			
	Evening performance	235	235	
	Matinee performance (afternoon)	180	180	
	Rehearsal (no heating)	60	60	
	Rehearsal (with heating)	125	125	
	Hourly rate (includes heating)	60	60	
	Hourly rate (no heating)	30	30	
	CENTRAL STORIES BUILDING			
	Meeting room and theatre			
	Commercial hire	\$40 / hour	\$40 / hour	
	Non-commercial hire	\$20 / hour	\$20 / hour	
	CROMWELL MEMORIAL HALL			
	Whole complex (auditorium, supper room, west wing, kitchen)			
	Commercial whole day		470	
	Commercial half day		315	
	Non-commercial whole day		190	
	Non-commercial half day		140	

FEES AND CHARGES 2023-24

PROPERTY AND COMMUNITY FACILITIES		2023/24 Includes GST	2022/23 Includes GST	Comments
	Sporting events - tournaments whole day		145	
	Sporting events - club nights / half day tournaments		115	
	Sporting events - schools		115	
	Hourly rate (only available on application to the Cromwell Community Board)		25	
	After 1am charge per hour		25	
	Auditorium (not including kitchen)			
	Commercial whole day		300	
	Commercial half day		185	
	Non-commercial whole day		160	
	Non-commercial half day		105	
	Sporting events - tournaments whole day		115	
	Sporting events - club nights / half day tournaments		85	
	Sporting events - schools		85	
	Sporting events - tournaments whole day		115	
	Hourly rate (only available on application to the Cromwell Community Board)	Cromwell Hall closed	20	Remove as the Cromwell Hall is Closed
	After 1am charge per hour		20	
	Supper Room or West Wing (not including kitchen)			
	Commercial whole-day		155	
	Commercial half day		115	
	Non-commercial whole day		90	
	Non-commercial half day		75	
	Supper Room and Kitchen			
	Commercial whole day		180	
	Commercial half day		125	
	Non-commercial whole day		115	
	Non-commercial half day		90	
	Commercial whole day		180	
	Hourly rate (only available on application to the Cromwell Community Board)		90	
	After 1am charge per hour		25	
	Kitchen per hour		25	
	Stage per hour		25	
	Hire of trestles and chairs (away from hall)			
	Trestles (each)		5	
	Chairs (each)		5	
	Refundable deposit for 1-20 chairs		85	
	Refundable deposit for more than 20 chairs		115	
	Crockery breakages (at hall)		At cost	

FEES AND CHARGES 2023-24

PROPERTY AND COMMUNITY FACILITIES		2023/24 Includes GST	2022/23 Includes GST	Comments
	NASEBY HALL			
	Whole day hire (not exceeding 24 hours)	105	105	
	Half day hire (not exceeding 4 hours)	40	40	
	Hourly rate if less than half day	20	20	
	NASEBY PAVILION			
	Whole day hire (not exceeding 24 hours)	35	35	
	Half day hire (not exceeding 4 hours)	20	20	
	WAIPIATA HALL			
	24 hour period	105	105	
	Hourly rate	8	8	
	Waipiata Darts Club per annum	405	405	
	WALLACE MEMORIAL HALL			
	Whole day hire (not exceeding 24 hours)	35	35	
	Half day hire (not exceeding 4 hours)	20	20	
A \$200 bond is required for social functions.	RANFURLY HALL			
	Meetings	55	55	
	Meetings in supper room (hourly rate)	20	20	
	Furniture auctions	55	55	
	Local concerts	90	90	
	Visiting artists and concerts	120	120	
	Weddings and cabarets etc	180	180	
	Local schools: sports day / events (subject to conditions)	No charge	No charge	
	PATEAROA HALL			
	Whole day hire and funerals	105	105	
	Half day hire	35	35	
	Meeting room (locals)	20	20	
	Meeting room (non-locals)	30	30	
	Discretionary bond	260	260	
	Hire of tables and chairs (away from hall)			
	Tables	10	10	
	Padded chairs	2	2	
	Plastic chairs	1	1	
This hall is now under Council management. Fees last set by community hall committee in 2007. Fees in line with other provincial halls but with a discount as hall is in poor condition.	OMAKAU HALL			
	Whole day hire (not exceeding 24 hours)	60	60	
	Half day hire (not exceeding 6 hours)	25	25	
	Hourly rate	7	7	
	Hire of trestles and chairs (away from hall)			
	Trestles (each)	5	5	
	Chairs (each)	1	1	

FEES AND CHARGES 2023-24

PROPERTY AND COMMUNITY FACILITIES		2023/24 Includes GST	2022/23 Includes GST	Comments
A \$200 bond is required for social functions.	ROXBURGH ENTERTAINMENT CENTRE			
	Theatre			
	Evenings	310	310	
	Conferences	310	310	
	Matinees, meetings and rehearsals	150	150	
	Hourly rate for non-profits groups only	20	20	
	Dance Hall			
	Commercial whole day (social functions, weddings, funerals)	310	310	
	Commercial half day (social functions, weddings, funerals)	150	150	
	Hourly rate for non-profit groups only	20	20	
Track lighting is additional to all other fees.	Track lighting (per day) room (per day)	55	55	
	Track lighting - supper	30	30	
	Track lighting - dance hall (per day)	30	30	
A \$200 bond is required for social functions in the Stadium	Kitchen			
	Commercial hire whole day (social functions, weddings, funerals)	150	150	
	Commercial half day (social functions, weddings, funerals)	105	105	
	Hourly rate for non-profit groups only	20	20	
	Whole complex (non-discountable)	570	570	
	ROXBURGH MEMORIAL HALL			
	Whole Hall			
	Whole day hire (not exceeding 24 hours)	105	105	
	Half day hire (not exceeding 6 hours)	40	40	
	Hourly rate	20	20	
	MĀNIATOTO STADIUM			
	Stadium sports session (not exceeding 2 hours)	20	20	
	Stadium sports session (not exceeding 4 hours)	35	35	
	Stadium only (day rate – not exceeding 24 hours)	115	115	
	Stadium / kitchen / bar (day rate) weddings, cabarets	170	170	
	Stadium frost cloth canopy	300	300	
	Local schools sports day / events (subject to conditions)	No charge	No charge	
	Rugby Clubrooms			
	Rugby clubrooms (day rate – not exceeding 8 hours)	85	85	
	Rugby clubrooms (half day rate – not exceeding 4 hours)	45	45	
	Rugby clubroom / kitchen / bar (day rate not exceeding 24 hours)	145	145	
	Rugby clubroom / kitchen / bar (half day rate not exceeding 4 hours)	70	70	
	Local schools sports day / events (subject to conditions)	No charge	No charge	
	Kitchen			
	Kitchen whole day (not exceeding 24 hours)	55	55	
	Kitchen half day (not exceeding 4 hours)	27	27	

FEES AND CHARGES 2023-24

PROPERTY AND COMMUNITY FACILITIES		2023/24 Includes GST	2022/23 Includes GST	Comments
A whole day is more than 6 hours, half day is less than 6 hours. The stadium has a wooden gymnasium floor and is therefore not suitable for events requiring seating or furniture unless provision is made to protect the floor.	Hire of trestles away from the Stadium			
	Hire of trestles away from the stadium (per trestle)	3	3	
	Hire of chairs away from the stadium (per chair)	1	1	
	Charges per annum			
	Mānīatoto Squash Club	1550	1550	
	A&P Association (per show)	825	825	
	Mānīatoto seasonal toilets			
	Mānīatoto Summer seasonal toilets (Nov-May) - open toilets outside of the season	30	30	
	Service toilets outside of season - daily fixed charge	15	15	
	MOLYNEUX PARK			
	Stadium			
	Commercial hourly rate	35	35	
	Non-commercial hourly rate	25	25	
	Commercial - whole day	305	305	
	Commercial - half day	205	205	
	Non-commercial - whole day	170	170	
	Non-commercial - half day	125	125	
	Kitchen - whole day (includes foyer toilets)	55	55	
	Kitchen - half day (includes foyer toilets)	30	30	
	Gas heating token (20 mins)	2	2	
	Electric heating token (15 mins)	0.5	0.5	
	Changing rooms (per room)	15	15	
	COUNCIL OFFICE HIRE			
	William Fraser Building			
	Council Chambers whole day	115	115	
	Council Chambers half day	55	55	
	Tea making facilities (per person per tea break)	2	2	
	Cromwell Service Centre			
	Council Chambers whole day	115	115	
	Council Chambers half day	55	55	
	Tea making facilities (per person per tea break)	2	2	
	Ranfurly Service Centre			
	Council Chambers whole day	55	55	
	Council Chambers half day	35	35	
	Meeting room whole day	35	35	
	Meeting room half day	25	25	
	Roxburgh Service Centre			
	Council Chambers whole day	55	55	
	Council Chambers half day	35	35	

FEES AND CHARGES 2023-24

	SERVICE CENTRES, i-SITES AND LIBRARIES	2023/24 Includes GST	2022/23 Includes GST	Comments
Located at Alexandra, Cromwell, Ranfurly and Roxburgh	VISITOR INFORMATION CENTRES			
	Booking commission (on operator bookings)	10-20%	10-20%	
	Cancellation fee (payable by customer)	10-20%	10-20%	
	Event tickets	Up to 20%	Up to 20%	
	Booking fee	6	6	
	DISPLAY			
	Wall / poster (6 months) A1	-	310	No longer available
	Wall / poster (full year) A1	-	520	No longer available
	Local operators (per brochure per centre per annum)	115	115	
	Outside region operators (per brochure per centre per annum)	200	200	
	Commercial series publications per centre	N/A	562	
	Commercial series publications all four centres	N/A	1405	
	Commercial individual publications (per centre per annum)	N/A	172	
	TV OPERATOR ADVERTISING			
	Per month	25	42	Reduced to encourage local content
	Per 6 months (summer / winter)	150	187	Reduced to encourage local content
	Per year	300	338	Reduced to encourage local content
	One-off projects carried out during the year where operators who participate contribute to the costs on a case-by-case basis	As required	As required	
	FAX CHARGES			
	All locations up to 3 pages (per fax)	N/A	3	
	LIBRARIES			
	Interloan books from outside district (plus and externally imposed charges per book)	Up to \$15	Up to \$15	
	Replacement cards	5	5	
	OVERDUE BOOKS (per book per day)			
	Adults	0.2	0.2	
	DVDs (per week)	3	3	
	Lost / Damaged books	Replacement cost & \$10.00 processing fee	Replacement cost & \$10.00 processing fee	
	COMPUTER USE			
	Half-hour	2	2	

FEES AND CHARGES 2023-24

SERVICE CENTRES, i-SITES AND LIBRARIES	2023/24	2022/23	Comments
	Includes GST	Includes GST	
PHOTOCOPYING AND PRINTING			
A4 per sheet up to 20 sheets (black and white)	0.2	0.2	
A4 per sheet up to 20 sheets (colour)	1.3	1.3	
A4 per sheet more than 20 sheets (black and white)	0.1	0.1	
A4 per sheet more than 20 sheets (colour)	0.6	0.6	
A3 per sheet up to 20 sheets (black and white)	0.4	0.4	
A3 per sheet up to 20 sheets (colour)	2	2	
A3 per sheet more than 20 sheets (black and white)	0.2	0.2	
A3 per sheet more than 20 sheets (colour)	1	1	
A4 double sided (black and white)	0.3	0.3	
A4 double sided (colour)	2	2	
A3 double sided (black and white)	0.8	0.8	
A3 double sided (colour)	4	4	
A2, A1 & A0 per sheet (black & white)	N/A	N/A	
A2, A1 & A0 per sheet (colour)	N/A	N/A	
Own paper per sheet (black and white)	0.1	0.10	
Own paper per sheet (colour)	0.6	0.60	
Own paper double sided per sheet (black and white)	0.1	0.10	
Own paper double sided per sheet (colour)	0.6	0.60	
Providing of regular meeting agenda (per agenda)	36	36	
SCANNING			
A4 per sheet	0.2	0.20	
A4 per sheet more than 20 sheets	N/A	N/A	
A3 per sheet	0.5	0.50	
A3 per sheet more than 20 sheets	N/A	N/A	
A2, A1 & A0	N/A	N/A	

FEES AND CHARGES 2023-24

COMMUNITY, ECONOMIC AND STRATEGIC DEVELOPMENT	2023/24 Includes GST	2022/23 Includes GST
TOURISM CENTRAL OTAGO		
Central Otago related products / operators registration fee (outside region operators as approved by Tourism Central Otago)	up to \$1000.00	up to \$1000.00
There may be one-off projects carried out during the year where operators who participate contribute to the costs on a case-by-case basis	As required	As required

FEES AND CHARGES 2023-24

GOVERNANCE AND BUSINESS SUPPORT		2023/24 Includes GST	2022/23 Includes GST	Comments
REFUNDS				
Administration fee		25	25	Recommend removal as never charged and refunds have to prescribe under the requirements of LTP
RATING SERVICES				
Water rates final read		40	40	
Water rates final self-read		No charge	No charge	
Printed copy of complete Rating Information Database		460	460	
MAPS / AERIAL PHOTOGRAPHY				
Printing as per the above photocopying charges				
Custom maps (per hour cost)		102	102	
Electronic copies of aerials		POA	POA	
PROJECTOR				
Projector hire (per day)		51	51	
RECORDS, ARCHIVES AND LOCAL GOVERNMENT OFFICIAL INFORMATION AND MEETINGS ACT				
Records, archives and official information request time spent by staff searching for relevant material, abstracting and collating, copying, transcribing and supervising access where the total time involved is in excess of one hour should be charged out as follows, after the first hour. This is at the discretion of Council and will be discussed at time of engagement.				
First 1 hour		38	38	To be reviewed at LTP
For additional half hour or part thereof		N/A	N/A	To be reviewed at LTP
Council's preferred method for delivery of the requested information is digitally for sustainability purposes. If you require the information to be printed or posted, please refer to Service Centres and Libraries section.				



Cromwell Community Board

22 March 2023

Appendix Two

Cromwell Community Board – Draft 2023-24 Annual Plan Budget - Income and Expenditure

Annual Report 2021/22	Annual Plan 2023/24 Budget	Annual Plan 2022/23	Annual Plan 2023/24	AP 2022/23 vs AP 2023/24 \$ Change	AP 2022/23 vs AP 2023/24 % Change	LTP Year 3 2023/24	LTP vs AP 2023/24 \$ Change
Income							
3,153,097 Rates		3,218,713	3,568,409	349,696	10.9%	3,793,036	(224,627)
555,035 User Fees & Other		621,419	629,266	7,847	1.3%	621,419	7,847
207,625 Internal Interest Revenue		390,513	479,092	88,579	22.7%	513,887	(34,795)
2,233,932 Land Sales		12,830,488	10,588,542	(2,241,946)	-	10,588,542	-
75,000 Other capital contributions		-	-	-	-	-	-
110,810 Reserves contributions		-	-	-	-	-	-
53,208 Vested assets		-	-	-	-	-	-
512,052 Valuation Gains		-	-	-	-	-	-
6,900,758 TOTAL INCOME		17,061,134	15,265,309	(1,795,824)	(10.5%)	15,516,884	(251,575)
Expenditure							
610,679 Staff		750,357	761,890	11,533	1.5%	750,142	11,749
130,801 Buildings Repairs & Maintenance		123,261	123,261	-	0.0%	123,261	-
190,736 Other Costs		200,062	212,403	12,341	6.2%	201,062	11,341
(29,463) Internal Interest Expense		106,116	504,448	398,332	375.4%	475,320	29,128
6,206 Office Expenses		7,461	7,461	-	0.0%	7,461	-
1,246 Vehicles		240	240	-	-	240	-
- Bank Fees		550	980	430	1-	550	430
3,670 Health & Safety		2,841	2,841	-	-	2,841	-
41,626 Professional Fees		31,831	31,831	-	-	31,831	-
35,590 Members Remuneration		44,465	58,647	14,182	31.9%	45,352	13,295
11,219 Technology Costs		8,475	8,475	-	-	8,475	-
182,363 Electricity & Fuel		261,513	261,013	(500)	(0.2%)	261,013	-
116,352 Rates Expense		136,072	142,876	6,804	5.0%	142,876	-
11,203 Conferences & Courses		24,257	22,257	(2,000)	(8.2%)	22,257	-
147,664 Grants		196,844	196,844	-	0.0%	196,844	-
882,378 Overhead Costs		943,359	1,016,176	72,817	7.7%	956,386	59,790
539,282 Contracts		577,288	633,360	56,072	9.7%	603,280	30,080
631,171 Depreciation		842,787	908,956	66,170	7.9%	1,061,922	(152,965)
1,516,230 Cost of Sales		10,031,773	6,774,216	(3,257,557)	(32.5%)	6,774,216	-
5,028,952 TOTAL EXPENDITURE		14,289,551	11,668,175	(2,621,377)	(18.3%)	11,665,328	2,846
1,871,806 OPERATING SURPLUS/(DEFICIT)		2,771,582	3,597,135	825,552	29.8%	3,851,556	(254,421)

Income

The main variances are:

- Land sales relate to the Cromwell Master Plan subdivision developments.
- Interest revenue has increased by \$88k. This is due to the higher opening balance of the in funds surplus reserves, especially in cost centres where land has been sold as part of subdivisions.



Expenditure

The main variances are:

- Depreciation costs have increased by \$66k. The building revaluation for 30 June 2022 has increased the value of the building assets increasing depreciation costs. Pools are also now back to being 100% depreciation funded. Passive Park assets have been changed to align with the asset policy and are no longer being depreciated. The decrease in the parks depreciation of \$334k has offset the impact of the pools depreciation increase of \$239k, with the remaining balance relating to the increase in value for buildings.
- Contract costs increased for maintenance work as a result of large growth in Cromwell.
- Overheads costs have increased by \$72k.
- Interest rate expenses have increased to reflect the increase in market interest rates.
- Cost of Sales relate to the costs incurred from the Cromwell Master Plan subdivision developments.

Rates for the 2023-24 Annual Plan comparison to Annual Plan 2022-23

Promotion Rate	AP 2022/23	AP2023/24	AP 2022/23 vs AP 2023/24 \$ Change	AP 2022/23 vs AP 2023/24 % Change	LTP Year 3 2023/24	LTP vs AP 2023/24 \$ Change
3033 Promotions Cromwell	112,048	112,863	816	0.7%	112,263	600
	112,048	112,863	816	0.7%	112,263	600

Targeted rate for promotion within each community board based on the use to which the rating unit is placed. The targeted rates are based on the capital value

Recreation and Culture Charge	AP 2022/23	AP2023/24	AP 2022/23 vs AP 2023/24 \$ Change	AP 2022/23 vs AP 2023/24 % Change	LTP Year 3 2023/24	LTP vs AP 2023/24 \$ Change
3412 Bannockburn Community Centre	8,652	5,188	(3,463)	(40.0%)	5,550	(362)
3414 Memorial Hall Cromwell	112,339	564,659	452,320	402.6%	525,716	38,943
3416 Cromwell Sports Pavilions	13,513	56,611	43,098	318.9%	52,799	3,812
3417 Tarras Community Centre	48,995	14,869	(34,126)	(69.7%)	21,965	(7,096)
3418 Cromwell Museum	46,945	45,844	(1,101)	(2.3%)	46,126	(282)
3419 Cromwell Resource Centre Building	20,411	43,458	23,047	112.9%	39,210	4,248
3461 Anderson Park	79,722	44,136	(35,586)	(44.6%)	88,447	(44,311)
3463 Cromwell Reserves	1,258,733	753,467	(505,266)	(40.1%)	1,273,040	(519,574)
3491 Cromwell Pool	1,183,682	1,539,581	355,899	30.1%	1,216,634	322,947
	2,772,992	3,067,813	294,821	10.6%	3,269,489	(201,676)

Targeted rate for recreation and culture based on a uniform charge per rating unit. Recreation and culture charges fund the operations and maintenance of parks and reserves, swimming pools, museums, sports club loan assistance, community halls and other recreation facilities and amenities.



Ward Services Charge		AP 2022/23	AP2023/24	AP 2022/23 vs AP 2023/24 \$ Change	AP 2022/23 vs AP 2023/24 % Change	LTP Year 3 2023/24	LTP vs AP 2023/24 \$ Change
3111	General Reserves Cromwell	(150,166)	(153,162)	(2,997)	2.0%	(153,162)	(0)
3351	Property General Cromwell	72,783	125,866	53,084	72.9%	96,667	29,200
3352	Endowment Land Cromwell	(61,045)	(61,370)	(326)	0.5%	(61,353)	(17)
3361	Industrial Estate Cromwell	(57,893)	(51,431)	6,462	(11.2%)	(52,232)	801
3431	Grants Cromwell	50,625	50,625	0	0.0%	50,625	0
3451	Bannockburn Recreation Reserve Committee	100	0	(99.96)	(1.00)	103	(103)
3757	Cromwell Town Centre	320,977	316,136	(4,841)	(1.5%)	370,937	(54,801)
		175,381	226,664	51,283	29.2%	251,584	(24,920)

Targeted rate for ward services based on capital value for each rating unit. For housing & property, grants, recreation reserve committees and other works.

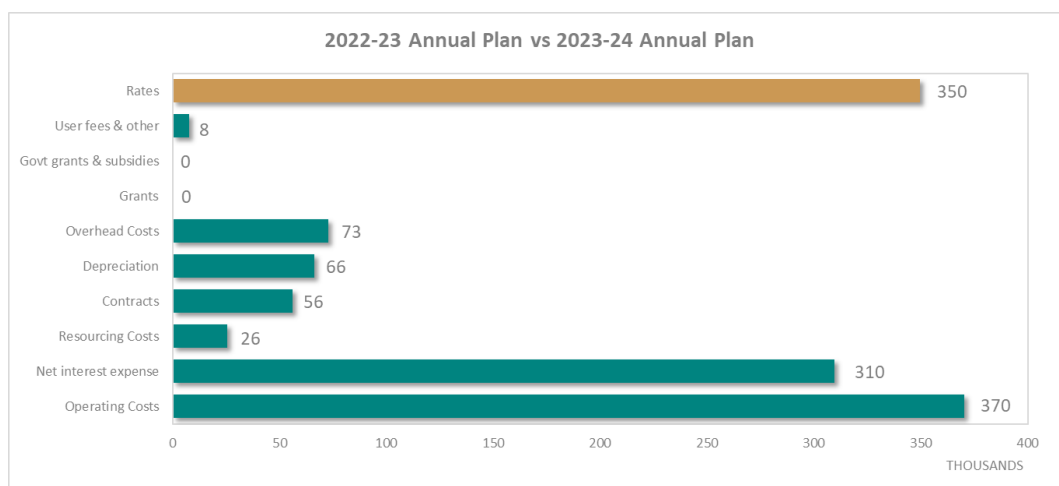
Ward Services Rate		AP 2022/23	AP2023/24	AP 2022/23 vs AP 2023/24 \$ Change	AP 2022/23 vs AP 2023/24 % Change	LTP Year 3 2023/24	LTP vs AP 2023/24 \$ Change
3211	Elected Members - Cromwell	134,294	150,687	16,393	12.2%	133,642	17,045
3831	Cromwell Cemetery	23,980	10,354	(13,626)	(56.8%)	26,031	(15,676)
3832	Nevis Cemetery	18	27	9	49.8%	27	(0)
		158,292	161,068	2,776	1.8%	159,700	1,369

Targeted rates for ward services based on a uniform charge for each rating unit. Ward services charges are used to fund Community Board elected members costs and other works for each respective ward

	AP 2022/23	AP2023/24	AP 2022/23 vs AP 2023/24 \$ Change	AP 2022/23 vs AP 2023/24 % Change
Planned LTP Rate Movement	3,218,713	3,568,409	349,696	10.9%

Effect on the Rates for 2023-24 Annual Plan

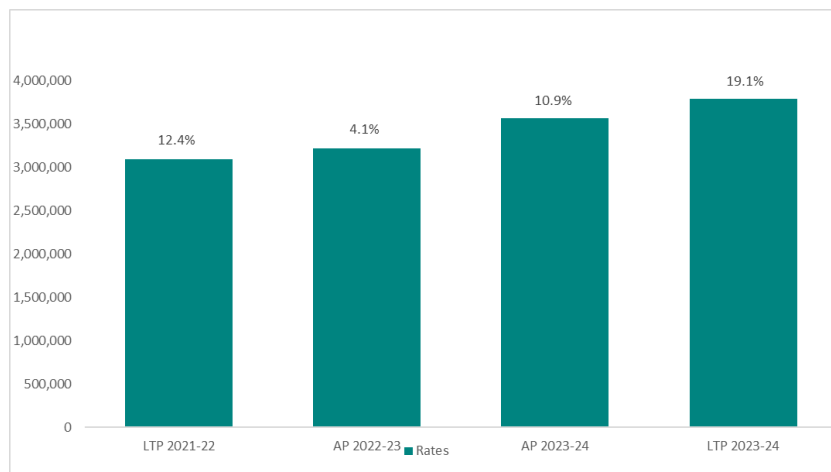
The Annual Plan draft figures result in a rate increase for the community board rates of \$349k compared to Annual Plan 2022-23. The main increase is due to higher operating costs, contract costs, overhead costs and depreciation. This graph shows the total rates increase in brown and the major contributors to the increase of rates. Lines in grey show factors that reduce the rates required while the green lines show factors that will increase the rate requirement.





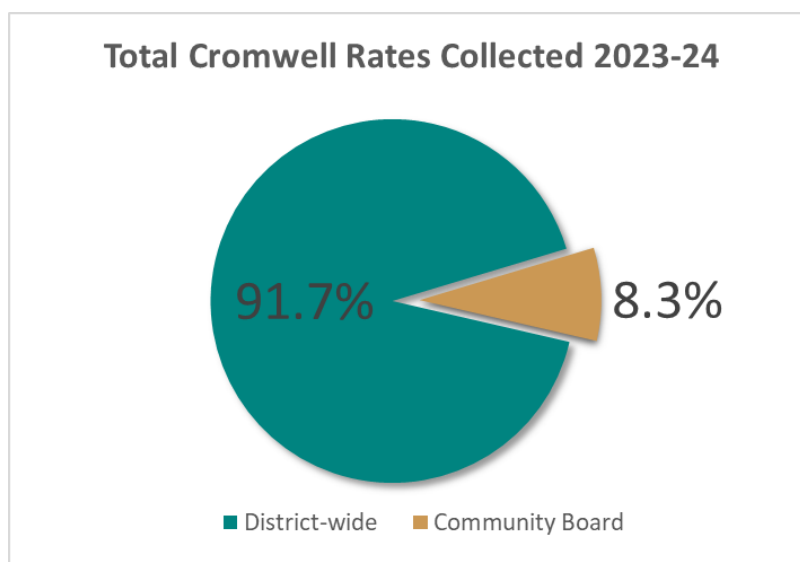
Rates Increase and Comparisons

This graph shows the rates requirements, and the rates increases from the previous Long-term Plan Year 1 2021-22 and Annual Plan 2022-23, along with the draft Annual Plan 2023-24 and Long-term Plan Year 3 2023-24 that will be collected in the district.



Cromwell Rates Collected

This graph shows the makeup of rates collected in the Cromwell Ward in terms of the Community Board rates and Districtwide rates. The Community Board rates make up 8.3% of the rates collected in the district. The main driver of the rate movements comes from the District-wide rates.





Cromwell Community Board

22 March 2023

Appendix Three

Cromwell Community Board – Draft 2023-24 Annual Plan Budget – Capital Expenditure

CAPITAL EXPENDITURE	AP 2023/24	LTP Year 3 2023/24	Movement
Pools Parks and Cemeteries			
Cromwell Reserves	151,000	114,500	36,500
Anderson Park	89,800	74,800	15,000
Cromwell Pool	329,156	329,156	-
Total Pools Parks and Cemeteries	569,956	518,456	51,500
Property and Community Facilities			
Tarras Community Centre	5,000	5,000	-
Property General Cromwell	5,000	5,000	-
Cromwell Town Centre	1,595,000	1,595,000	-
Cromwell Memorial Hall	9,419,644	9,419,644	-
Total Property and Community Facilities	11,024,644	11,024,644	-
TOTAL CAPITAL EXPENDITURE	11,594,600	11,543,100	51,500

Capital Expenditure

A total cost of \$11.594M for the Annual Plan 2023-24 has been included in the capital expenditure programme.

There are a couple of changes from the Long-term Plan 2021-31 for the Cromwell Ward capital programme. These include:

- Anderson Park replacement of junior modular unit, increasing by \$15k.
- Lowburn Hall playground equipment hire replacement projects, increasing by \$28.5k.
- Cromwell reserves irrigation valve replacements, increasing by \$5k.
- Cromwell reserves soft fall replacement of \$3k added to the capital works programme.



Project Grouping	Project Description	AP 2023-24	LTP Year 3 2023-24	Movement
Pools Parks and Cemeteries				
Anderson Park	Replace junior modular unit	65,000	50,000	15,000
	Irrigation Sprinklers	5,300	5,300	-
	New Signs and Structures	1,500	1,500	-
	Replace Irrigation Controllers	8,000	8,000	-
Cromwell Pool	Garden replacement programme	10,000	10,000	-
	Gym change room painting	8,000	8,000	-
	Gym painting	1,000	1,000	-
	Conference room carpet - conference room	4,760	4,760	-
	Pump and machinery parts	15,396	15,396	-
	Sand filter	300,000	300,000	-
Cromwell Reserves	Lowburn Hall playground remove free standing slide and replace with playhut for junior children	18,000	6,500	11,500
	Lowburn Hall playground remove see saws and replace with rocker suitable for ages	30,000	13,000	17,000
	Lowburn Hall playground remove and replace two swing sets	25,000	25,000	-
	Cenotaph assessment	1,500	1,500	-
	Underground services data capture and mapping	6,000	6,000	-
	Irrigation sprinklers Cromwell Reserves	7,000	7,000	-
	Fencing Contributions Cromwell Reserves	12,500	12,500	-
	Irrigation Valves Cromwell Reserves	25,000	20,000	5,000
	Landscaping Upgrades in Parks Cromwell Reserves	7,000	7,000	-
	Replacement Signs and Structures	6,000	6,000	-
	Softfall Replacement	3,000	-	3,000
	Landscaping Upgrades in Verges	10,000	10,000	-
Total Pools Parks and Cemeteries		569,956	518,456	51,500



Project Grouping	Project Description	AP 2023-24	LTP Year 3 2023-24	Movement
Property and Community Facilities				
Property General Cromwell	Cromwell Fencing Contribution	5,000	5,000	-
Tarras Community Centre	Tarras Community Centre - upgrade lighting to LED	5,000	5,000	-
Cromwell Master Plan	Cromwell MP Hybrid Option 1 - Property Building	1,595,000	1,595,000	-
	Cromwell MP Hybrid Option 1 - Memorial Hall Building	7,362,375	7,362,375	-
	Cromwell MP Hybrid Option 1 - Memorial Hall Salaries	205,499	205,499	-
	Cromwell MP Hybrid Option 1 - Memorial Hall - Museum	150,000	150,000	-
	Cromwell MP Hybrid Option 1 - Memorial Hall Land	1,701,770	1,701,770	-
Total Property and Community Facilities		11,024,644	11,024,644	-
TOTAL CAPITAL EXPENDITURE		11,594,600	11,543,100	51,500

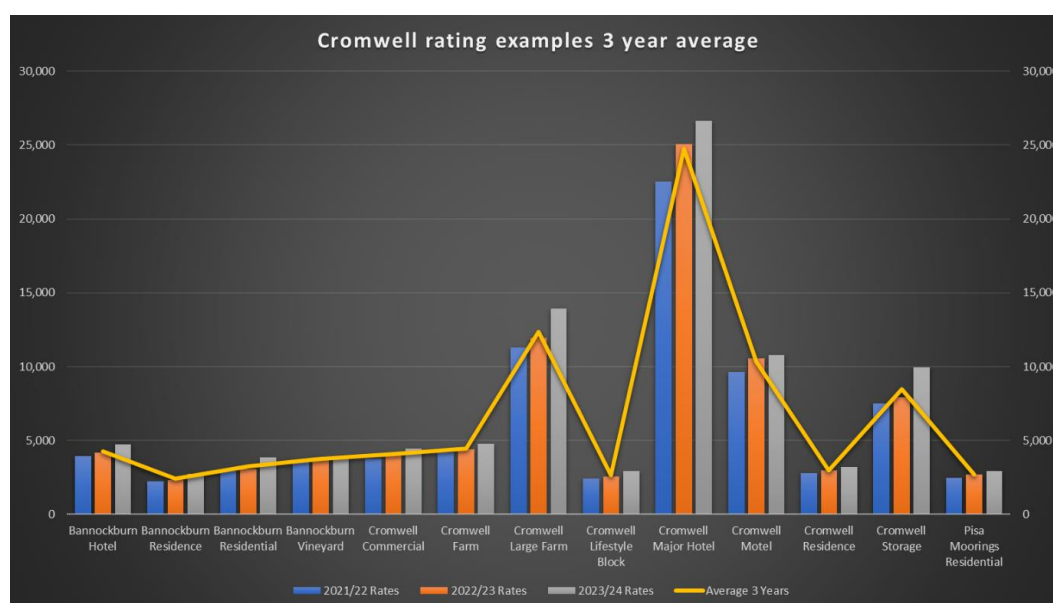
Cromwell Community Board

22 March 2023

Appendix Four

Cromwell Community Board – Draft 2023-24 Annual Plan Budget – Sample Rates

Ward	Rating Examples	2021/22 Rates	2022/23 Rates	2023/24 Rates	Average 3 Years	% change 22/23 & 23/24
Cromwell	Bannockburn Hotel	3,943	4,178	4,737	4,286	13%
Cromwell	Bannockburn Residence	2,230	2,313	2,763	2,435	19%
Cromwell	Bannockburn Residential	2,923	3,048	3,839	3,270	26%
Cromwell	Bannockburn Vineyard	3,606	3,806	3,940	3,784	4%
Cromwell	Cromwell Commercial	3,760	3,985	4,456	4,067	12%
Cromwell	Cromwell Farm	4,193	4,403	4,776	4,457	8%
Cromwell	Cromwell Large Farm	11,277	11,929	13,914	12,373	17%
Cromwell	Cromwell Lifestyle Block	2,434	2,556	2,929	2,640	15%
Cromwell	Cromwell Major Hotel	22,518	25,054	26,610	24,727	6%
Cromwell	Cromwell Motel	9,641	10,561	10,802	10,335	2%
Cromwell	Cromwell Residence	2,773	2,974	3,210	2,986	8%
Cromwell	Cromwell Storage	7,520	7,913	9,956	8,463	26%
Cromwell	Pisa Moorings Residential	2,488	2,695	2,927	2,703	9%



These examples are based on the draft unaudited QV rateable properties 3 yearly revaluation.

23.2.6 CROMWELL FINANCIAL REPORT FOR THE PERIOD ENDING 31 DECEMBER 2022

Doc ID: 615235

1. Purpose

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

Recommendations

That the report be received.

2. Background

These statements are designed to give an overview on the financial performance.

The operating statement for the six months ending 31 December 2022 show a favourable variance of \$2.337M against the revised budget.

2022/23 Full Year Annual Plan \$000	AS AT 31 DECEMBER 2022	YTD Actual \$000	YTD Revised Budget \$000	YTD Variance \$000		2022/23 Full Year Revised Budget \$000
	Income:					
443	Internal Interest Revenue	278	209	69	●	443
12,830	Land Sale Proceeds	-	-	-	●	12,830
621	User Fees & Other	247	311	(64)	●	621
-	Reserves Contributions	329	-	329	●	-
-	External Interest & Dividends	3	-	3	●	-
3,219	Rates	1,583	1,583	-	●	3,219
17,113	Total Income	2,440	2,103	337	●	17,113
	Expenditure					
136	Rates Expense	132	68	(64)	●	136
10,032	Cost of Sale of Land	72	2,008	1,936	●	10,032
32	Professional Fees	1	16	15	●	32
943	Cost Allocations	473	472	(1)	●	943
262	Fuel & Energy	123	131	8	●	262
197	Grants	197	102	(95)	●	205
244	Other Costs	101	125	24	●	251
577	Contracts	228	289	61	●	577
158	Internal Interest Expense	18	40	22	●	158
123	Building Repairs and Mtce.	42	60	18	●	120
750	Staff	316	375	59	●	750
44	Members Remuneration	16	22	6	●	44
843	Depreciation	410	421	11	●	843
14,341	Total Expenses	2,129	4,129	2,000	●	14,353

2,772	Operating Surplus / (Deficit)	311	(2,026)	2,337	●	2,760
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This table has rounding (+/- 1)

Income for period ending 31 December 2022:

Operating income reflects a favourable variance to the revised budget of \$337k.

- User fees and other has an unfavourable variance of (\$64k). Pool/swim school (\$64k) are the main unfavourable variances. This pool/swim school variance is being driven by a GST error of (\$26k) for pool income. The implementation of a new point of sale system two years ago resulted in the council needing to voluntarily disclose to the Inland Revenue Department that the pools had not returned GST on most pool income received during this time.
- Internal interest revenue had a favourable variance of \$69k. This is mainly due to Cromwell Memorial Hall and Cromwell Town Centre projects being carried forward to 2022/23, therefore property reserves are higher than planned. The higher surplus in reserves and increasing market interest rates are driving this favourable variance.
- Reserves contributions has a favourable variance of \$329k. These are difficult to gauge when setting budgets and are dependent on developers' timeframes.

2022/23 Full Year Annual Plan \$000	User Fees and Other Income				2022/23 Full Year Revised Budget \$000	
		YTD Actual	YTD Revised Budget	YTD Variance		
		\$000	\$000	\$000		
114	Other Misc. Income	55	57	(2)	●	113
231	Rentals & Hires	125	119	6	●	238
268	Cromwell Pool / Swim School	62	127	(65)	●	253
16	Cemeteries	5	8	(3)	●	16
629	Total User Fees Income	247	311	(64)		620

This table has rounding (+/- 1)

Expenditure for period ending 31 December 2022:

Expenditure has a favourable variance of \$2M against the revised budget. The variances are detailed below:

- Rates expense shows an unfavourable variance of (\$64k). This is mainly due to Central Otago District Council property annual rates for 2022-23 financial year being paid in full in July 2022. This will be aligned with budget at the end of the financial year.
- Cost of sales of land had a favourable variance of \$1.936M. This is due to no land sales made within the first half of the year. Land sales and the cost of sales move along side with each other.
- Grants have an unfavourable variance of (\$95k) against revised budget. This is due to timing of the promotions grants and the budget. Of the \$205k revised budget, \$91k year-to-date has been allocated for promotional activities, and \$105k has been spent on general grants. The Cromwell grant of \$49k to the Cromwell bike park has been funded from the Cromwell reserves contribution fund (resolution 22.4.7).

- Other costs have a favourable variance of \$24k. These costs are needs-based and will vary against budget from time to time. Of this variance the following are favourable against the year-to-date revised budget: compliance schedule \$4k, pest eradication \$5k, water charges \$14k, weed control \$8k and marketing and publicity \$7k. Chemicals are unfavourable at (\$14k). The cost of chemicals used to treat the Cromwell pool has increased significantly. Work is underway to see if a more cost-effective solution can be found.
- Staff costs has a favourable variance of \$59k. Cromwell pool staff remuneration is behind budget due to staff shortages and the pool shut down at the beginning of the financial year. Recruitment is ongoing to ensure the pool is adequately staffed.
- Contracts has a favourable variance of \$61k. These expenses are needs-based, and they will vary against budget from time to time. The contract variance is driven by timing of work carried out for planned maintenance work at Cromwell reserves.

Capital Expenditure:

Capital expenditure (CAPEX) for the period ending 31 December 2022 has a year-to-date favourable variance of \$7.083M. The actual CAPEX spent to date is 6.7% of the total revised budget.

2022/23 Full Year Annual Plan \$000	AS AT 31 DECEMBER 2022	YTD Actual \$000	YTD Revised Budget \$000	YTD Variance \$000		2022/23 Full Year Revised Budget \$000
	Parks and Reserves:					
80	Cromwell Reserves - Playground equipment	2	49	47	●	98
38	Cromwell Reserves - Irrigation	11	27	16	●	64
20	Cromwell Reserves - Landscaping	41	20	(21)	●	41
-	Cromwell Reserves - Recreation Equipment	13	20	7	●	40
74	Cromwell Reserves - Fencing & Bins	42	70	28	●	100
5	Cromwell - Fencing	3	-	(3)	●	5
-	Cromwell Cemetery	-	-	-	●	7
10	Anderson Park - Landscaping	1	20	19	●	41
15	Anderson Park - Irrigation & Bins	3	14	11	●	28
-	Anderson Park - Fencing	-	-	-	●	9
-	Anderson Park - Lighting	-	-	-	●	46
-	Cromwell - Other	-	17	17	●	35
242	Total Parks & Reserves	116	237	121		514
	Cromwell Swimming Pool:					
5	Building upgrades	-	3	3	●	5
20	Machinery & Plant	71	167	96	●	176
14	Recreation equipment / furniture & fittings	4	7	3	●	14
39	Total Cromwell Swimming Pool	75	177	102		195
	Property:				●	
3,262	Cromwell Front Reserve	113	2,523	2,410	●	5,039
7,617	Cromwell Memorial Hall	802	4,902	4,100	●	9,803
550	Cromwell - Building Improvements	-	354	354	●	708
35	Tarras Community Centre	3	-	(3)	●	140
11,464	Total Property	918	7,779	6,860		15,690
11,745	Total Capital Expenditure	1,109	8,193	7,083	●	16,399

This table has rounding (+/- 1)

Parks and Reserves has an overall favourable variance of \$121k.

- Cromwell reserves irrigation has a favourable variance of \$16k. The irrigation valves replacement project is expected to be completed in autumn.
- Cromwell reserves landscaping has an unfavourable variance of (\$21k). Landscaping upgrades in Cromwell reserve parks is completed. This project has finished and is over the annual budget by (\$12k). This is offset by other savings in Cromwell parks budgets.
- Cromwell reserves playground has a favourable variance of \$47k. The installation of a drinking fountain at Alpha Street playground has started and installation of outdoor gym equipment is to be commenced in the third quarter.

Swimming Pool:

Cromwell swimming pool has an overall favourable variance of \$102k.

- Machinery and plant have recorded a favourable variance of \$96k. The pool heat pump project is waiting on practical completion prior to releasing retention payments.

Property:

Property has an overall favourable variance of \$6.860M

- Cromwell front reserves (Town Centre upgrade) has a favourable variance of \$2.41M. The Cromwell Town Centre project is still in early concept plan phase. A tender to find a designer/architect for the next phase of landscaping design and new civil facilities is expected to go out to market soon.
- Cromwell Memorial Hall recorded a favourable variance of \$4.1M. The Cromwell Memorial Hall/Events Centre project is still in design phase with detailed design expected to be completed within the next few months. Demolition of the existing building and construction is expected to start by the end of 2023.

Reserve Funds table for Cromwell Ward

- As at 30 June 2022 the Cromwell Ward has an audited closing reserve funds balance of \$19.528M. This is the ward specific reserves and does not factor in the district-wide reserves which are in deficit at (\$27.8M). Refer to Appendix 1.
- Taking the 2021/22 audited Annual Report closing balance and adding 2022/23 income and expenditure, carry forwards and resolutions, the Cromwell Ward is projected to end the 2022/23 financial year with a closing balance of \$3.89M.

3. Attachments


Appendix 1 - 202212 Cromwell Reserves 2022-23.pdf [↓](#)

Report author:



Donna McKewen
Accountant
10/03/2023

Reviewed and authorised by:



Saskia Righarts
Group Manager – Business Support
10/03/2023

	AUDITED - 2021/22 Annual Report				2022/23 AP	Adjusted 2022/23 AP Closing*	Forecast 1 including Carry- Forwards FY2022/23	
CROMWELL RESERVES	Opening Balance	Transfers In	Transfers Out	Closing Balance	Net Transfers In and Out	AP Closing Balance	In/Out	Revised Closing Balance
	A	B	C	D = A + B - C	E	F = D + E	G	H = F + G
Cromwell Recreation and Culture Charge								
3412 - Bannockburn Community Centre	(273,150)	2,925	-	(270,224)	-	(270,224)	-	(270,224)
3414 - Cromwell Memorial Hall	(148,462)	-	(200,644)	(349,106)	(7,635,722)	(7,984,828)	(2,186,177)	(10,171,005)
3416 - Cromwell Sports Pavilions	71,269	8,185	-	79,455	3,494	82,948	-	82,948
3417 - Tarras Community Centre	11,338	15,237	-	26,575	13,664	40,238	(105,270)	(65,032)
3419 - Cromwell Resource Centre Building	(33,078)	2,742	-	(30,337)	834	(29,503)	-	(29,503)
3463 - Cromwell Reserves	-	-	-	-	(52,832)	(52,832)	(131,768)	(184,600)
3491 - Cromwell Pool	(383,316)	-	(640,646)	(1,023,962)	29,234	(994,728)	(160,267)	(1,154,995)
3418 - Cromwell Museum	-	-	-	-	-	-	-	-
3461 - Anderson Park	73,446	656	(84,365)	(10,264)	(21,334)	(31,598)	(98,818)	(130,416)
	(681,953)	29,745	(925,656)	(1,577,864)	(7,662,662)	(9,240,526)	(2,682,300)	(11,922,827)
Cromwell Ward Services Rate								
3111 - Cromwell General Revenues	4,972,404	376,630	-	5,349,035	422,791	5,771,826	-	5,771,826
3341 - Forestry Cromwell	-	-	-	-	-	-	-	-
3351 - Property General Cromwell	4,907,376	48,597	(167,264)	4,788,709	(661,450)	4,127,260	(158,485)	3,968,774
3352 - Endowment Land Cromwell	2,971,859	1,095,044	-	4,066,903	60,269	4,127,173	0	4,127,173
3353 - Medical Centre Cromwell	(122)	-	(1)	(123)	-	(123)	-	(123)
3361 - Industrial Estate Cromwell	6,714,810	61,949	(94,429)	6,682,331	(16,979)	6,665,352	-	6,665,352
3431 - Cromwell Community Grants	-	-	-	-	-	-	(8,579)	(8,579)
3451 - Bannockburn Recreation Reserve Committee	13,387	123	(6,748)	6,763	529	7,292	-	7,292
3757 - Cromwell Town Centre	(1,437,501)	67,997	-	(1,369,503)	(3,151,619)	(4,521,122)	(1,811,153)	(6,332,275)
	18,142,215	1,650,341	(268,441)	19,524,114	(3,346,458)	16,177,657	(1,978,217)	14,199,440
Cromwell Promotion Charge								
3033 - Crom Promotions	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-
Cromwell Ward Services Charge								
3831 - Cromwell Cemetery	-	-	-	-	-	-	(7,482)	(7,482)
3832 - Nevis Cemetery	1,525	24	-	1,549	470	2,019	-	2,019
3211 - Elected Members - Cromwell	-	-	-	-	-	-	-	-
	1,525	24	-	1,549	470	2,019	(7,482)	(5,463)
Cromwell Ward Specific Reserves								
3120 - Cromwell Athenaeum Trust	86,079	793	-	86,872	1,782	88,654	-	88,654
3122 - CO Sports Turf Trust	24,595	2,233	-	26,828	786	27,613	-	27,613
3125 - Cromwell Bowling Club fund	11,186	2,850	-	14,036	357	14,394	-	14,394
3135 - Cromwell Golf Club fund	15,222	4,607	-	19,829	486	20,316	-	20,316
3139 - Cromwell Land Endowment fund	231,635	2,134	-	233,769	5,465	239,234	-	239,234
3150 - Cromwell Speedway Club Fund	5,006	2,058	-	7,064	160	7,224	-	7,224
3151 - Cromwell Sports Club Fund	65,969	3,364	-	69,333	1,140	70,473	-	70,473
3153 - Cromwell Squash Club Fund	4,521	42	-	4,563	144	4,707	-	4,707
3157 - Cromwell Vintage Car Club Fund	4,871	1,418	-	6,289	156	6,444	-	6,444
3760 - Cromwell Master Plan	(778,579)	-	(7,348)	(785,927)	-	(785,927)	-	(785,927)
	(329,494)	19,498	(7,348)	(317,344)	10,476	(306,867)	-	(306,867)
Cromwell Ward Development Fund								
3146 - Cromwell Reserves Contribution	1,770,695	171,819	(44,171)	1,898,343	37,212	1,935,554	-	1,935,554
	1,770,695	171,819	(44,171)	1,898,343	37,212	1,935,554	-	1,935,554
Grand Total	18,902,988	1,871,426	(1,245,616)	19,528,798	(10,960,961)	8,567,837	(4,667,999)	3,899,837

* The Annual Plan closing balance has been adjusted to reflect the closing balance of the Annual Report and the Annual Plan movement. This is to enable a running estimate of the total Reserves balance.

7 MAYOR'S REPORT

23.2.7 MAYOR'S REPORT

Doc ID: 618250

1. Purpose

To consider an update from His Worship the Mayor.

Recommendations

That the Cromwell Community Board receives the report.

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

2. Attachments

Nil

Report author:



Tim Cadogan
Mayor
9/03/2023

8 CHAIR'S REPORT

23.2.8 CHAIR'S REPORT

Doc ID: 618244

1. Purpose

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

Recommendations

That the report be received.

2. Attachments

Nil

9 MEMBERS' REPORTS

23.2.9 MEMBERS' REPORTS

Doc ID: 618243

1. Purpose

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

Recommendations

That the report be received.

2. Attachments

Nil

10 STATUS REPORTS

23.2.10 MARCH 2023 GOVERNANCE REPORT

Doc ID: 621501

1. Purpose

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

Recommendations

That the report be received.

2. Discussion

Status Reports

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

Cromwell Pool Quarterly Report

The quarterly report for the Cromwell Pool for the period July 2022 – December 2022. It was previously sent out to members for their information (see appendix 2).

3. Attachments

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

Appendix 2 - Cromwell Pool Quarterly Report [↓](#)

Report author:

Reviewed and authorised by:



Wayne McEnteer
Governance Manager
9/03/2023



Saskia Righarts
Group Manager - Business Support
9/03/2023

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. Receives the report and accepts the level of significance.</p> <p>B. Declines the request for early renewal of the lease held by the Cromwell Golf Club Incorporated Over Section 4 Block XCII Town of Cromwell for a term of 21 years.</p> <p>C. Agrees to the development of a consultation document for the purposes of consulting with the Cromwell Golf Club about the future of the Cromwell Golf Course.</p>	Team Leader - Statutory Property	<p>08 Mar 2023 Board will be advised if previous status changes. MATTER CLOSED</p> <p>February 2022 Matter not progressing at this point. Will advise Board if conversations reopen. ON HOLD</p> <p>December 2021 Consultation ongoing.</p> <p>November 2021 Staff are working with the club and considering options. No further update is available at this stage.</p> <p>August - October 2021 Golf NZ working with Cromwell Golf Club.</p> <p>June 2021 Awaiting further response from Golf NZ.</p> <p>April 2021 Discussions continue with Golf NZ.</p> <p>February 2021 Awaiting further response from Golf NZ.</p> <p>September – December 2020 NZ Golf working with Golf Club to progress.</p> <p>July 2020 Chair of Cromwell Community Board and Executive Manager – Planning & Environment attended a meeting with the Golf Club on 21 July to discuss a way forward.</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>May 2020 Action memo sent to the Property Officer – Statutory.</p>

8/03/2021	Cromwell Pool Heating Upgrade	21.2.6	<p>That the Cromwell Community Board</p> <p>A. Receives the report and accepts the level of significance.</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>	Parks and Recreation Manager	<p>03 Mar 2023 Work is continuing on practical completion of heat pump and associated works.</p> <p>13 Jan 2023 Heat pump running as anticipated, practical completion of the work is due late January.</p> <p>09 Nov 2022 Project is nearing completion with a few small areas for contractor still to work through prior to handing back to Council.</p> <p>30 Aug 2022 Commissioning work is still being undertaken to ensure the systems are operating efficiently.</p> <p>18 Jul 2022 The pool is now back operating with final commissioning being undertaken.</p> <p>08 Jun 2022 Work is well underway on this project. It is anticipated that the pool will reopen 4 July.</p> <p>28 Apr 2022 Work is currently taking place.</p> <p>17 Mar 2022 The heat pump is expected this week (14 - 18 March 2022). Work on the installation projected to take place after Easter.</p> <p>21 Jan 2022 Formal contract documents are being developed for this work.</p> <p>10 Nov 2021 Final designs have been prepared and are being priced by the contractor Hanlons. Price is expected mid-November.</p> <p>07 Oct 2021 Hanlons Plumbing have been appointed as contractor for this work. The heat pump is due around Feb 2022</p> <p>24 Aug 2021 Heat pump ordered, expected to arrive in approximately 6 months' time. In process of preparing detailed design work for pricing by preferred contractor.</p>
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					<p>19 Jul 2021 Preferred contractor has been identified. Work is now progressing to prepare documentation for this contract.</p> <p>02 Jun 2021 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>30 Apr 2021 Request for proposal to engage a suitable contractor was sent out late April with evaluation of tenders received scheduled for late May.</p> <p>09 Apr 2021 The procurement plan is currently being prepared.</p> <p>12 Mar 2021 Action memo sent to the Parks and Recreation Manager</p>
18/05/2021	Submissions on the Long-term Plan 2021-31 Consultation Document	21.4.3	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.	Property and Facilities Manager	<p>01 Mar 2023 Project planning is underway.</p> <p>27 Jan 2023 Better Off Funding has been approved. Project plan in progress.</p> <p>15 Nov 2022 Waiting on Better Off Funding</p> <p>31 Aug 2022 Funding through infrastructure to be confirmed September 2022. Back ground investigations (eg checking placement of services, getting quotes) have started to get the project underway.</p> <p>14 Jul 2022 Report being prepared and is scheduled for the November Council meeting</p> <p>08 Jun 2022 A report is being prepared to Council for next financial year</p> <p>17 May 2022</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>17 Mar 2022 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>07 Jan 2022 this is a double up</p> <p>24 Nov 2021 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>24 Aug 2021 Cromwell Bike Park committee to undertake a usage study of the toilet facilities at the site in summer to reflect peak usage</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 619m² (subject to 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</p>	Parks and Recreation Manager	<p>03 Mar 2023 Application to revoke the reserve status over the land is with DOC to seek the Minister of Conservation approval.</p> <p>13 Jan 2023 Application to DOC for Minister of Conservation approval will be forwarded by end of January.</p> <p>29 Nov 2022 Property Officer working with DOC on reserve revocation process.</p> <p>09 Nov 2022 Continuing to work with Iwi on obtaining their consent on this matter prior to lodging this with DOC.</p> <p>31 Aug 2022 No update. Waiting on Iwi.</p> <p>21 Jul 2022</p>

			<p>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>Consultation with Iwi about to begin.</p> <p>28 Apr 2022 Awaiting advice from Department of Conservation.</p> <p>17 Mar 2022 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>21 Jan 2022 Resource Consent has been lodged.</p> <p>08 Nov 2021 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>07 Oct 2021 The Hearings Panel have met and their recommendation will go to the November Council meeting.</p> <p>24 Aug 2021 Submissions have closed. 12 submissions were received. Report prepared for Hearings Panel's September meeting.</p> <p>19 Jul 2021 Report considered by Council to confirm the revocation of part of the reserve. This is now progressing through the public submission stage which closes in August with the Hearing Panel to hear submissions in September..</p> <p>18 Jun 2021 Action memo sent to the Parks and Recreation Manager</p>
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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> <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 style="text-align: right;">2021/22 Requested: \$23,000 Decline: \$0</p> <p>E. Declines a community grant for Cromwell Speedway for operational expenses.</p> <p style="text-align: right;">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 style="text-align: right;">2021/22 Requested: \$60,000 Decline: \$0</p> <p style="text-align: right;">2022/23 Requested: \$60,000 Decline: \$0</p> <p style="text-align: right;">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</p>	Community Development Advisor	<p>07 Mar 2023 The Lake Dunstan Charitable Trust is working on a long term plan to manage the tool shed. It is hoped that confirmation, through a signed access letter, will be received by the end of the March.</p> <p>31 Jan 2023 As at October 2022, resource consent had been granted to the Lake Dunstan Charitable Trust and they were awaiting access letter from Colliers. Staff to follow up.</p> <p>26 Aug 2022 Work continues on obtaining a resource consent for the toolshed. Grant remains ring fenced until appropriate approvals have been received.</p> <p>19 Jul 2022 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> <p>31 May 2022 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>28 Apr 2022 Lake Dunstan Charitable Trust have not yet uplifted their grant.</p> <p>17 Mar 2022 Cromwell Lions, Rotary and St Johns House have uplifted their grants. Awaiting invoice from Lake Dunstan Charitable Trust to uplift their grant.</p> <p>10 Jan 2022 All applicants have been contacted and notified of the outcome of their applications. Some recipients have not yet uplifted their grant.</p>
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			Resource Consent Fees. 2021/22 Requested: \$4,937 Approve: \$4,937		08 Nov 2021 Applicants have been contacted and notified of the outcome of their applications. No further update at this time. 26 Oct 2021 Action memo sent to the Community Development Officer and to Finance.						
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 1977.</p> <p>Subject to</p> <ul style="list-style-type: none"><input type="checkbox"/> Public consultation in accordance with the Reserves Act 1977.<input type="checkbox"/> The consent of the Minister of Conservation <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>	Parks Officer - Projects	03 Mar 2023 No further update. 31 Jan 2023 Status updates on hold while the reserve classification process takes place. 09 Nov 2022 Status updates on hold while the reserve classification process takes place. 30 Aug 2022 Status updates on hold while the classification process takes place. 28 Apr 2022 Status updates on hold while the classification process takes place. 17 Mar 2022 The process for the design and classification of the Cemetery Reserve is underway. 21 Feb 2022 Action memo sent to the Parks Officer - Projects.						
9/05/2022	March 2022 Promotions Grants Applications	22.3.3	<p>That the Cromwell Community Board</p> <p>A. Receives the report and accepts the level of significance.</p> <p>B. Allocates the grants as follows:</p> <table><tr><td></td><td>Applicant</td><td>Grant Amount</td></tr><tr><td>2</td><td>Cromwell and Districts Promotions Group for contractors, advertising and</td><td>\$21,373</td></tr></table>		Applicant	Grant Amount	2	Cromwell and Districts Promotions Group for contractors, advertising and	\$21,373	Media and Marketing Manager	03 Mar 2023 No further update will occur now until after 30 June 2023. 31 Jan 2023 Promotions Group action complete. No further update will occur now until after 30 June 2023. 07 Nov 2022 Promotions Group Report Back received and on agenda for 28 November Meeting.
	Applicant	Grant Amount									
2	Cromwell and Districts Promotions Group for contractors, advertising and	\$21,373									

			<table><tr><td></td><td>operating costs</td><td></td></tr><tr><td>3</td><td>Cromwell and Districts Community Arts Trust for advertising, promotions and sound and light for four chamber music concerts during 2022.</td><td>\$2,240</td></tr></table>		operating costs		3	Cromwell and Districts Community Arts Trust for advertising, promotions and sound and light for four chamber music concerts during 2022.	\$2,240		<p>Cromwell Community Arts report back will not be due until year end 30 June 2023</p> <p>13 Jul 2022 Approved grants uplifted by both promotion group and community arts group.</p> <p>02 Jun 2022 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.</p> <p>16 May 2022 Action memo sent to the Media Marketing Manager and to Finance.</p>
	operating costs										
3	Cromwell and Districts Community Arts Trust for advertising, promotions and sound and light for four chamber music concerts during 2022.	\$2,240									
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 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</p>	Team Leader - Statutory Property	<p>08 Mar 2023 Results of gas test have come back favourable, lease terms since clarified. Matter closed.</p> <p>30 Jan 2023 Awaiting advice from Infrastructure team.</p> <p>27 Oct 2022 Issue identified regarding the possibility of noxious gas leaching from the adjacent closed landfill. Environmental Engineers are working with a consultant to understand the impact of any such leaching.</p> <p>15 Sep 2022 Lease drafted and nearing finalisation.</p> <p>30 Aug 2022 Group advised of outcome.</p> <p>18 Jul 2022 Applicants advised of outcome, leased drafted and forwarded to the group for consideration.</p>						

			<p>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"> <input type="checkbox"/> Meeting all costs associated with their occupation of the land and the construction of the group's new facility. <input type="checkbox"/> Funding and erecting security (deer) fencing along the boundaries marked 'B2', 'B3', and 'B4', as shown above in figure 5. <input type="checkbox"/> Funding and installing a pair of security (deer) gates in the existing fence identified as B1 below in figure 5. <input type="checkbox"/> The fencing and gates being erected to the satisfaction of Council's Infrastructure Manager. <input type="checkbox"/> Meeting all costs associated with connecting to the utility networks. <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). <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. <input type="checkbox"/> Vacating their current site on the Cromwell Equestrian Centre within 12 months of the commencement of the lease. <p>C. Authorises the Chief Executive to do all that is necessary to give effect to the resolution.</p>		
21/06/2022	Cromwell and Districts Promotions Group	22.4.8	<p>That the Cromwell Community Board</p> <p>A. Receives the report and accepts the level of significance.</p>	Media and Marketing Manager	<p>03 Mar 2023 No further update.</p> <p>31 Jan 2023 No further update.</p>

	Promotions Grant Application		<p>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.</p> <p>C. Notes that staff will discuss the outcomes expected for funding for the 2023/2024 funding year onwards.</p>		<p>07 Nov 2022 No further update expected until report back is due after year end June 2023. Group advises they require till late September to finalise year end accounts in order to complete report to the Board.</p> <p>13 Jul 2022 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>
12/09/2022	2022/23 Community and Promotions Grants Applications	22.6.3	<p>That the Cromwell Community Board:</p> <p>A. Receives the report and accepts the level of significance.</p> <p>B. Allocates \$11,270 to the Bannockburn Community Centre Management Committee Inc. towards floor resurfacing and refurbishment of the bell tower from the 2022/23 community grants budget.</p> <p>C. Allocates \$5,000 to the Tarras School towards resurfacing the school pool from the 2022/23 community grants budget.</p> <p>D. Allocates \$13,903.50 to the Cromwell Menz Shed Charitable Trust towards building security fencing from the 2022/23 community grants budget, subject to the land being suitable for development.</p> <p>E. Allocates \$1,520 to the Cromwell and Districts Community Arts Council Inc. for venue hire for the annual arts exhibition from the promotions grants budget in the 2022/23 financial year.</p>	Community Development Advisor	<p>07 Mar 2023 The delay in the payment of the grant to the Cromwell Menz Shed continues. Solid Waste advises gas monitoring was completed over the Christmas break and a report with results and recommendations has been finalised. The Menz Shed are now looking to obtain new quotes for completing this work, but require CODC to move the stockpiled glass before this can be completed. The stockpiled glass will be relocated in the coming weeks to assist with progressing the Menz Shed development.</p> <p>31 Jan 2023 The delay in the payment of the grant to the Cromwell Menz Shed continues. Solid Waste advises that gas monitoring was completed over the Christmas break and a report with the results and recommendations is currently being reviewed.</p> <p>07 Nov 2022 Grants to the Bannockburn Community Centre Management Committee and the Tarras School have been paid.</p> <p>There has been a delay in the payment of the grant to the Cromwell Menz Shed as Council engaged a consultant to provide guidance around the requirements for the construction of a shed in the vicinity of the</p>

					closed landfill. The consultant's report identified that further investigation around potential gas risk is required to determine what mitigations need to be included with the construction.
12/09/2022	2022/23 Community and Promotions Grants Applications	22.6.3	<p>That the Cromwell Community Board:</p> <ul style="list-style-type: none"> A. Receives the report and accepts the level of significance. B. Allocates \$11,270 to the Bannockburn Community Centre Management Committee Inc. towards floor resurfacing and refurbishment of the bell tower from the 2022/23 community grants budget. C. Allocates \$5,000 to the Tarras School towards resurfacing the school pool from the 2022/23 community grants budget. D. Allocates \$13,903.50 to the Cromwell Menz Shed Charitable Trust towards building security fencing from the 2022/23 community grants budget, subject to the land being suitable for development. E. Allocates \$1,520 to the Cromwell and Districts Community Arts Council Inc. for venue hire for the annual arts exhibition from the promotions grants budget in the 2022/23 financial year. 	Media and Marketing Manager	<p>03 Mar 2023 No further update – community arts event not held until Easter 2023. Report back not expected until after 30 June 2023.</p> <p>31 Jan 2023 No further update.</p> <p>07 Nov 2022 Cromwell Community Arts advised of approved grant. Purchase order raised. Grant not yet uplifted.</p>
12/09/2022	Cromwell Memorial Hall/Events Centre - Design Concept Approval	22.6.5	<p>That the Cromwell Community Board:</p> <ul style="list-style-type: none"> A. Receives the report and accepts the level of significance. B. Notes the costs associated with the building (\$37,891,202) presented at the meeting. C. Approves the concept design of the Cromwell Memorial Hall/Event Centre and approves the project to move into the design phase. D. Approves investigation of salvage and repurpose options for materials from within the memorial hall. E. Agrees to progress applications to funding agencies. 	Property and Facilities Manager	<p>01 Mar 2023 Concept approved. MATTER CLOSED</p> <p>30 Jan 2023 Preliminary design has been completed., Information paper to be presented to the CCB on the 9th Feb.</p> <p>23 Nov 2022 Following concept approval, preliminary design has commenced.</p>

9/02/2023	Cromwell Museum - Updated Memorandum of Understanding and New Trustee	23.1.2	<p>That the Cromwell Community Board</p> <p>A. Receives the report and accepts the level of significance.</p> <p>B. Approves the updated memorandum of understanding with the Cromwell Museum Trust, as attached at appendix 1 of the report.</p> <p>C. Endorses Donna Hipkins as the new trustee to the Cromwell Museum Trust.</p>	Community Development Advisor	<p>07 Mar 2023 Signing of the new MoU will take place at the Cromwell Museum meeting scheduled for 13 March. MATTER CLOSED</p> <p>15 Feb 2023 Action memo sent to staff.</p>
9/02/2023	Cromwell Sports Club Request for Funding	23.1.3	<p>That the Cromwell Community Board</p> <p>A. Receives the report and accepts the level of significance for the release of the Cromwell Sports Club Reserve Fund.</p> <p>B. Agrees to release the Cromwell Sports Club Fund reserve (3151) amount of \$69,333 to the Cromwell Sports Club towards the upgrade of its facilities.</p> <p>C. Agrees to consider any additional contribution towards the upgrade of the Cromwell Sports Club facilities on Anderson Park Recreation Reserve as part of the 2024-34 Long-term Plan process.</p> <p>D. Agrees that the release of the Cromwell Sports Club Fund reserve (3151) is subject to the Sports Club achieving its fundraising targets from other funders.</p>	Community Development Advisor	<p>07 Mar 2023 The Sports Club advised of the resolution. MATTER ON HOLD until considered as part of the 2024/34 Long-term Plan process.</p> <p>15 Feb 2023 Action memo sent to staff.</p>
9/02/2023	Multicultural Mural on the Cromwell Football Club Building on Alpha Street	23.1.4	<p>That the Cromwell Community Board</p> <p>A. Receives the report and accepts the level of significance.</p> <p>B. Approves installation of a multicultural mural on the Alpha Street Pavilion building on Alpha Street in Cromwell.</p> <p>C. Agrees to proceeding with installation on either the Southern and Western façade (facing playgrounds) or only Southern façade (facing Alpha Street), depending on upcoming building renovations.</p>	Welcoming Communities Officer	<p>03 Mar 2023 Welcoming Communities and Central Otago District Arts Trust are developing a community engagement plan to receive feedback from different groups to feed into the design of the multicultural mural.</p> <p>15 Feb 2023 Action memo sent to staff.</p>

9/02/2023	Cromwell Memorial Hall/Events Centre Project Update	23.1.5	<p>A. Receives the report and accepts the level of significance.</p> <p>B. Endorses the preliminary design of the Cromwell Memorial Hall/ Events Centre for engagements with the community.</p> <p>C. Endorses the next steps as outlined in the report:</p> <ul style="list-style-type: none"> <input type="checkbox"/> Preliminary design information released to public on the Let's Talk – consultation section of the Central Otago District Council webpage. <input type="checkbox"/> Schedule drop-in sessions for public feedback in March. <input type="checkbox"/> Meeting with external funders. <input type="checkbox"/> Completion of developed design. <input type="checkbox"/> Project Advisory Group review in March and April. <input type="checkbox"/> Developed design presented to the Board for approval at May meeting. 	Property and Facilities Manager	<p>01 Mar 2023 Cromwell board endorsed Preliminary Design.</p> <p>15 Feb 2023 Action memo sent to staff.</p>

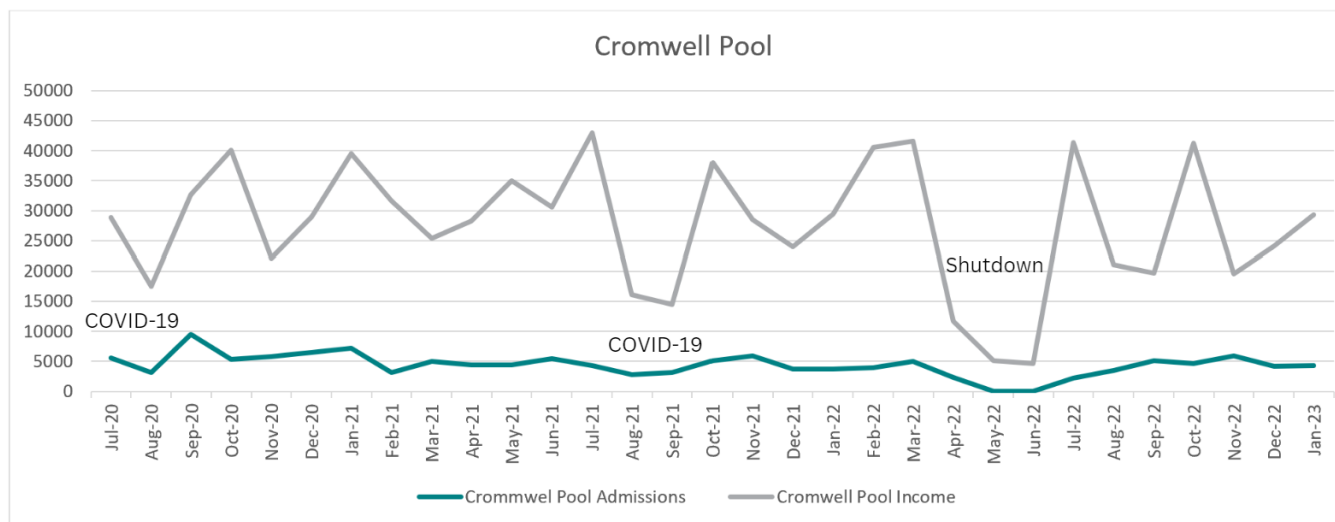
CROMWELL POOL

July 2022- December 2022 Admissions and Income

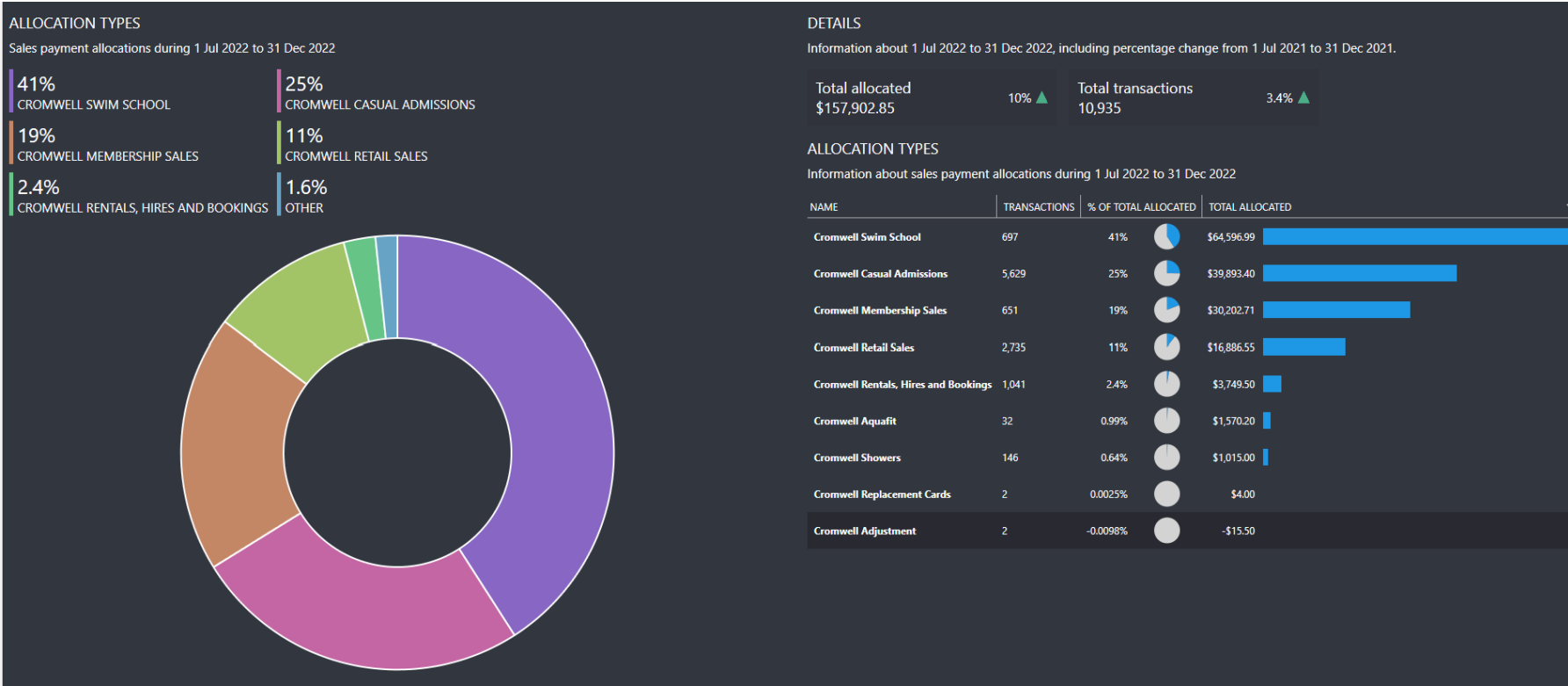
Cromwell Pool - Admissions and KPI Update.

July 22- Dec 22 Admissions and Income report

- Cromwell Pool was closed from Tuesday 19th April until the 15th of July:
- This was to install the centralised water-sourced heating system that uses the town water supply as the heat source. The upgrade took longer than expected due Covid-related difficulty of getting equipment into the country
- An additional shut down was scheduled from Monday 8 August until Tuesday 16th of August to finish the heat pump's operating system
- After the pool re-opened, the new plant had some minor adjustments needed. The new heating system is running efficiently and at the required temperature
- The Below table shows Income and Admissions from July 2020-Jan 2023.

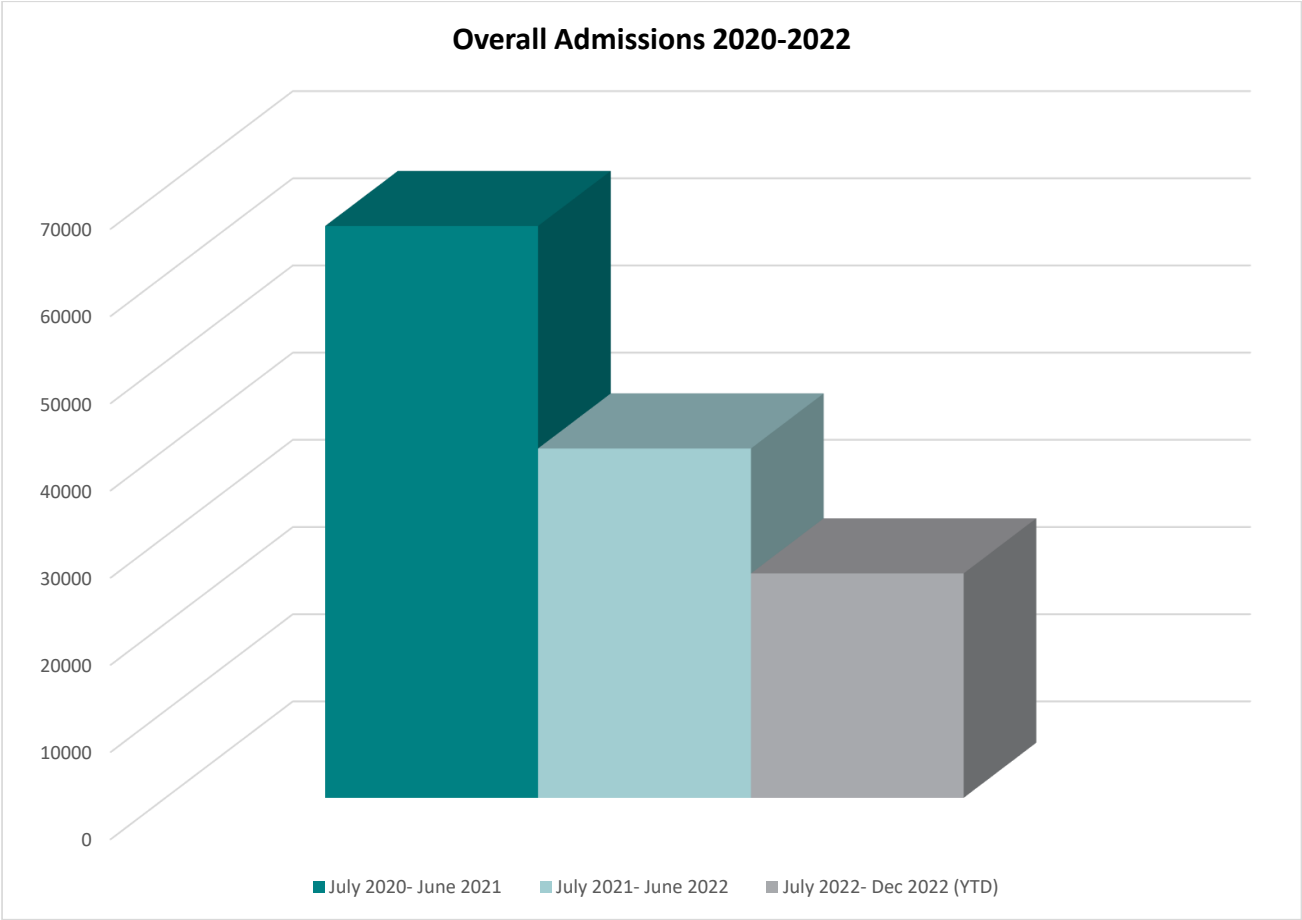


Allocation types: Increase of 3.4%



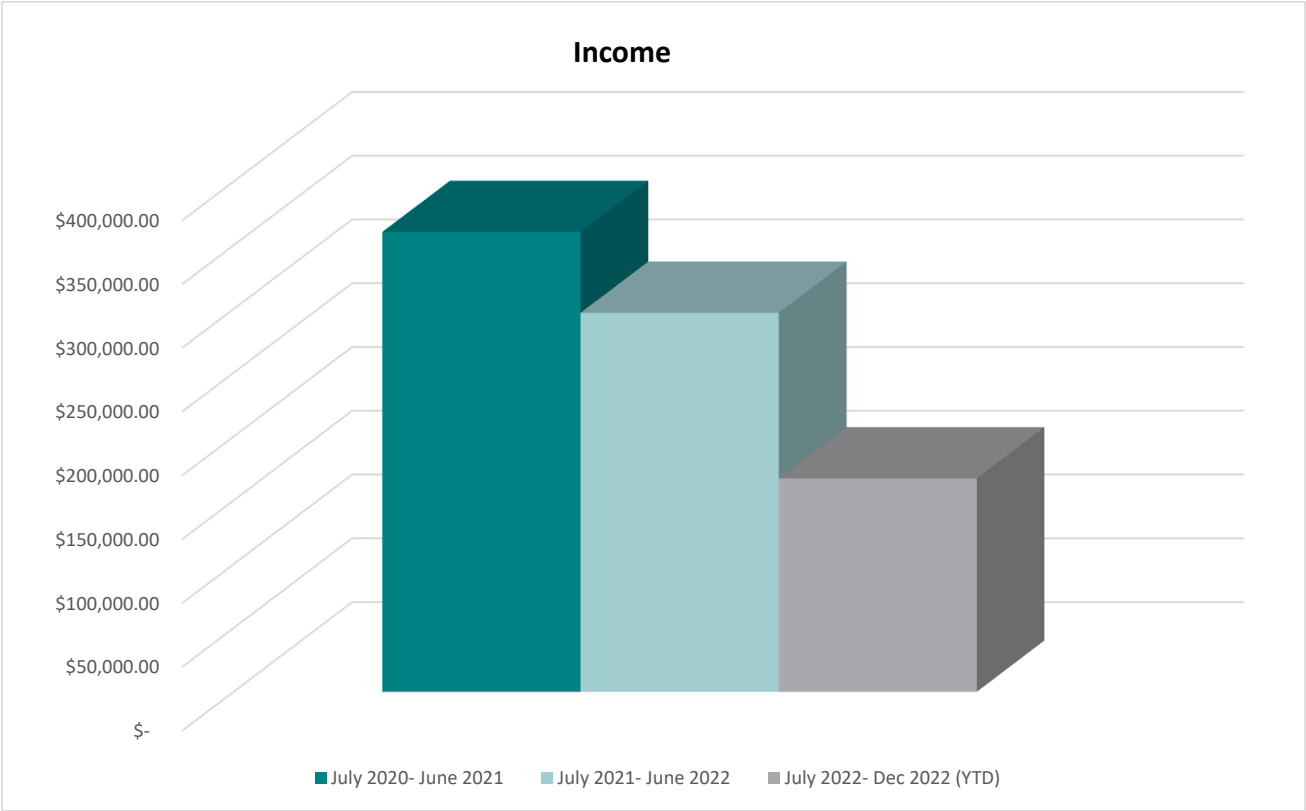
Admissions

July 2020- June 2021:	65,589
July 2021- June 2022:	40,069
July 2022- Dec 2022 (YTD):	25,739



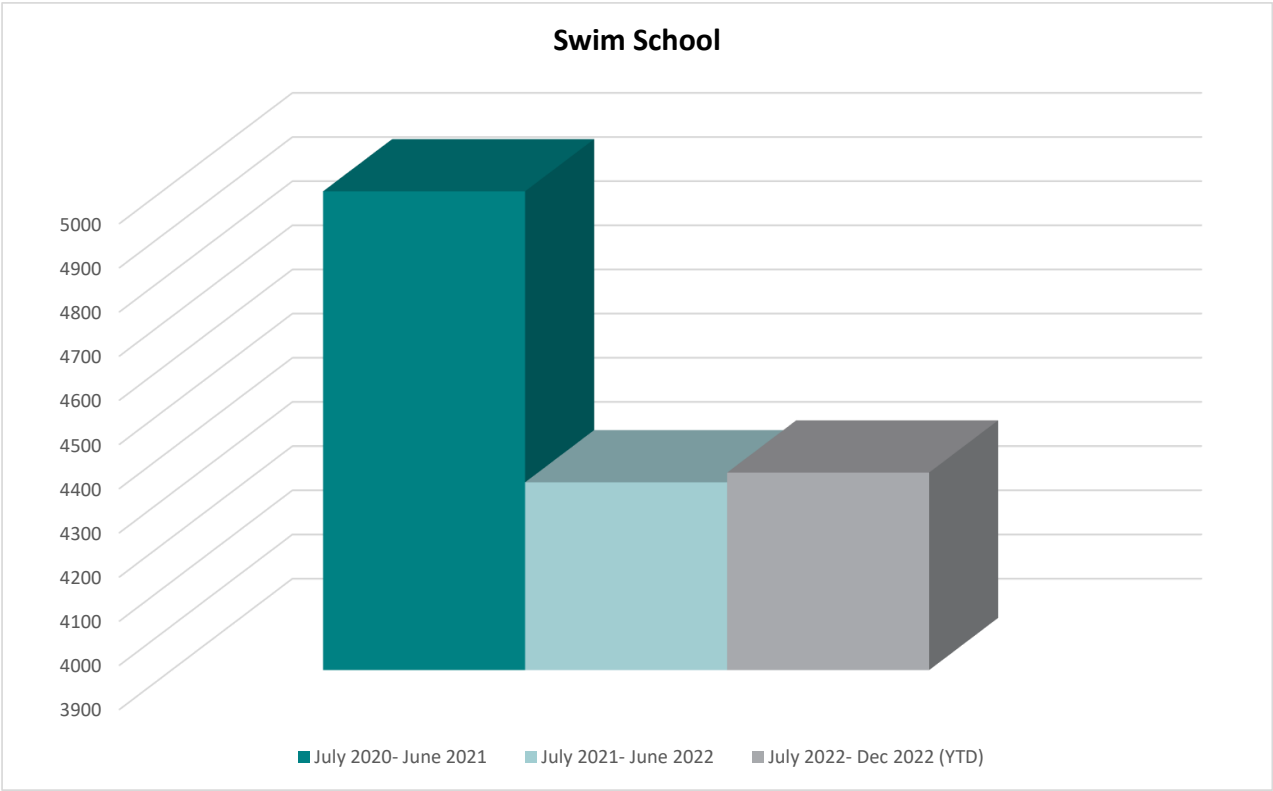
Income:

July 2020- June 2021	\$360,521.38
July 2021- June 2022	\$297,095.42
July 2022- Dec 2022 (YTD)	\$167,212.21



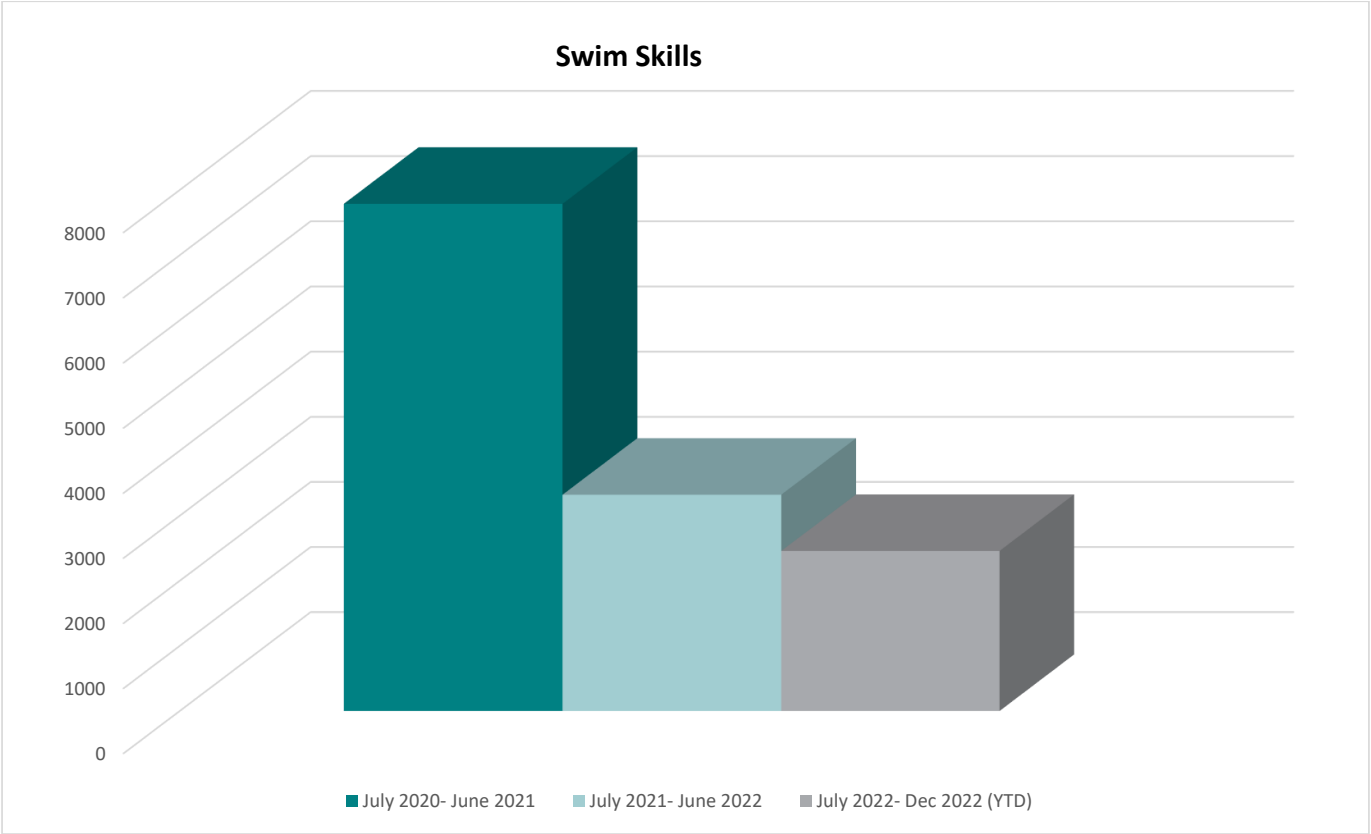
Swim School:

July 2020- June 2021	4984
July 2021- June 2022	4325
July 2022- Dec 2022 (YTD)	4347



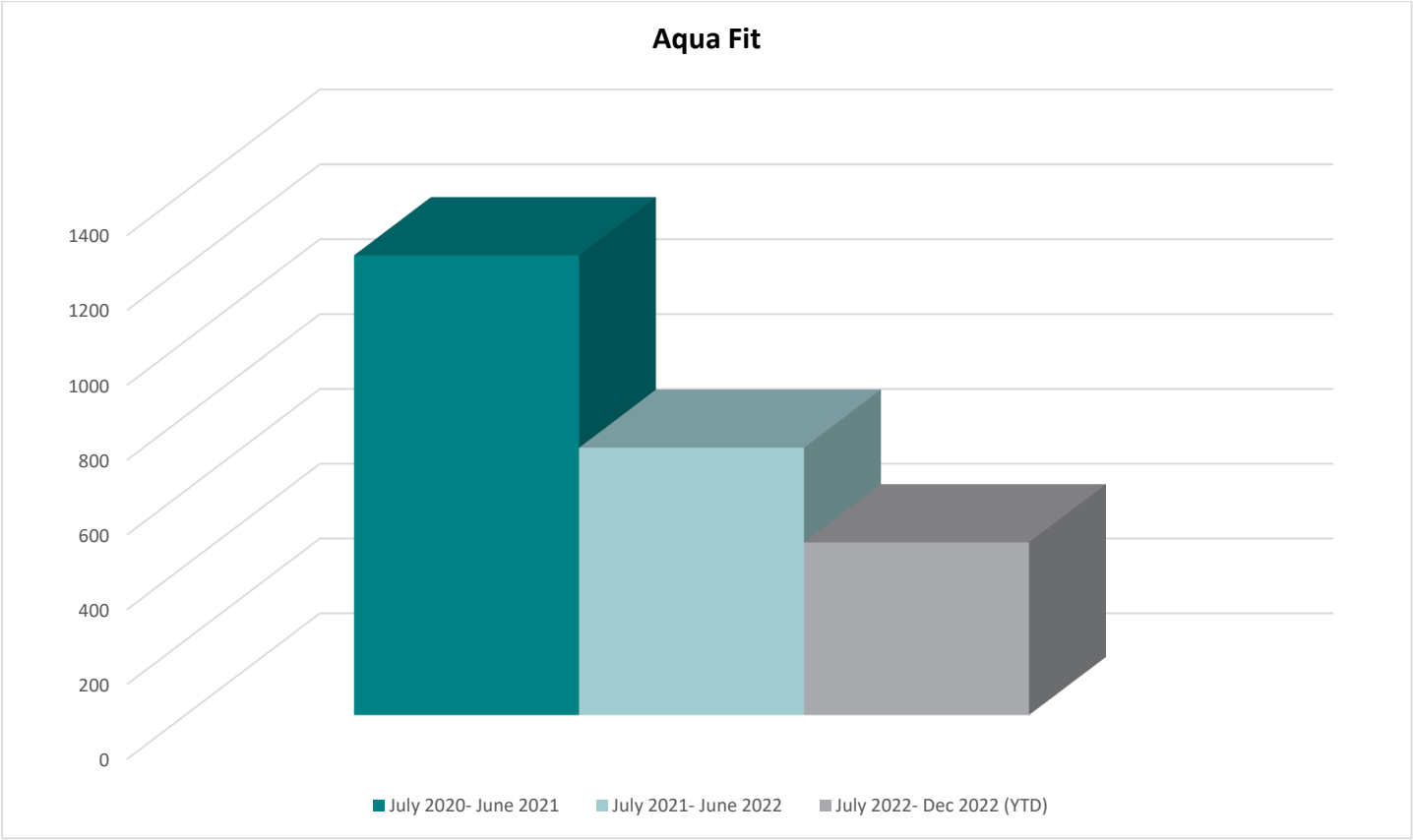
Swim Skills:

July 2020- June 2021	7787
July 2021- June 2022	3323
July 2022- Dec 2022 (YTD)	2459



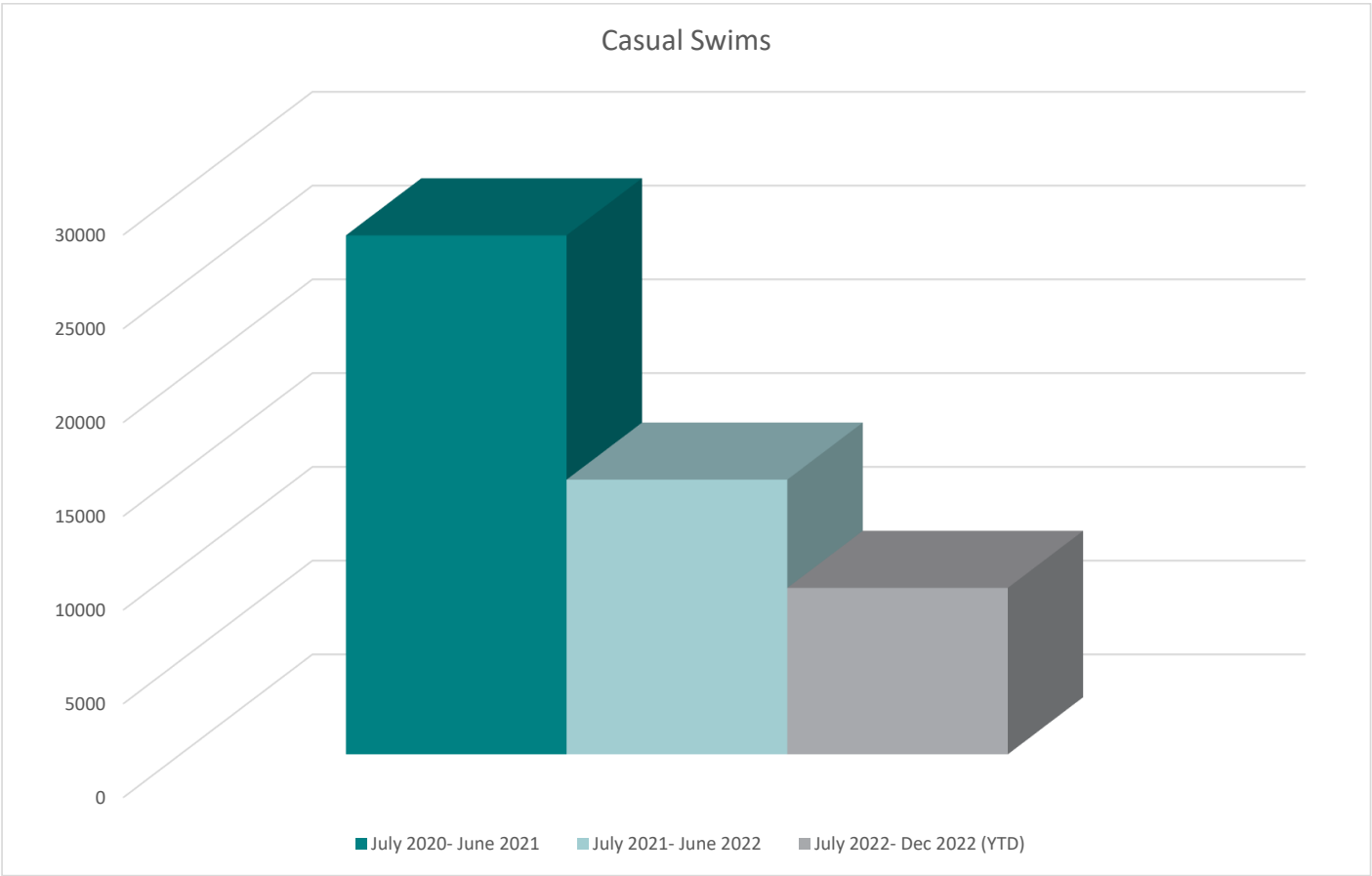
Aqua Fit:

July 2020- June 2021	1229
July 2021- June 2022	715
July 2022- Dec 2022 (YTD)	462



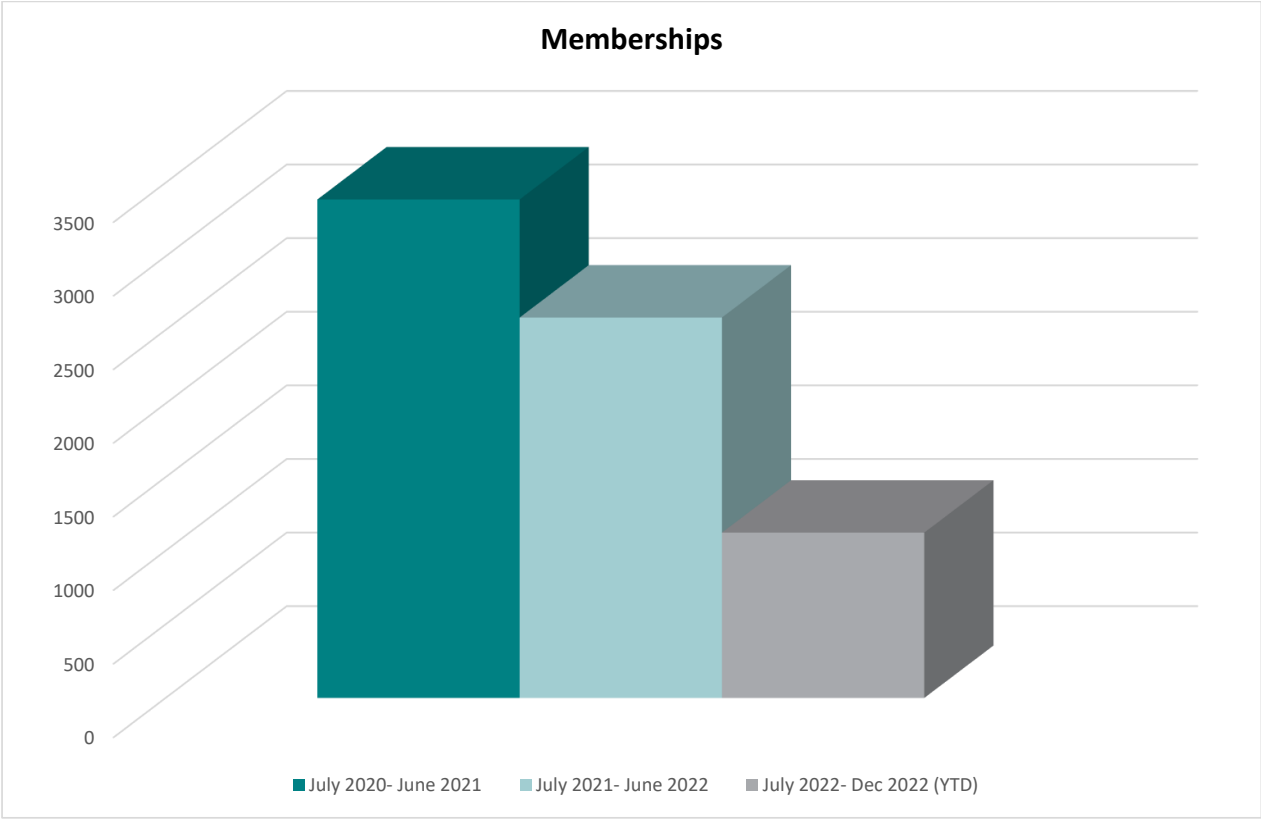
Casual Swims:

July 2020- June 2021	27,674
July 2021- June 2022	14,646
July 2022- Dec 2022 (YTD)	8,872



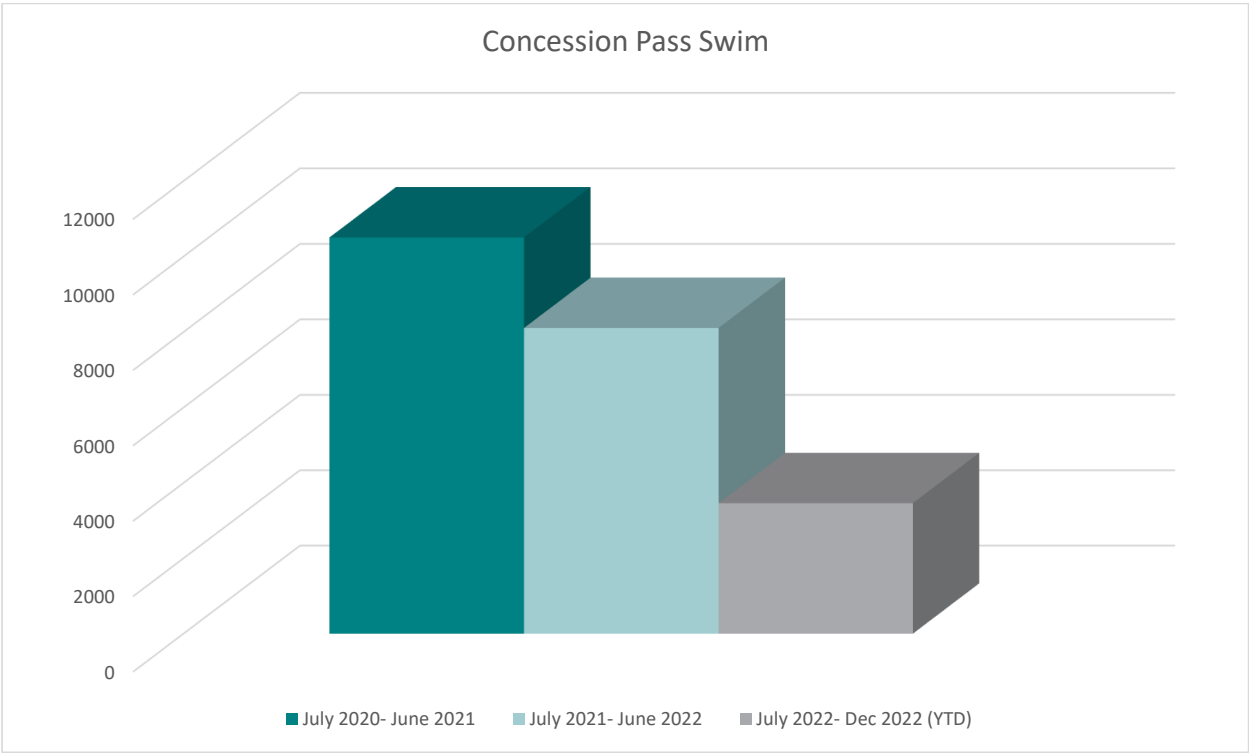
Memberships:

July 2020- June 2021	3386
July 2021- June 2022	2584
July 2022- Dec 2022 (YTD)	1123



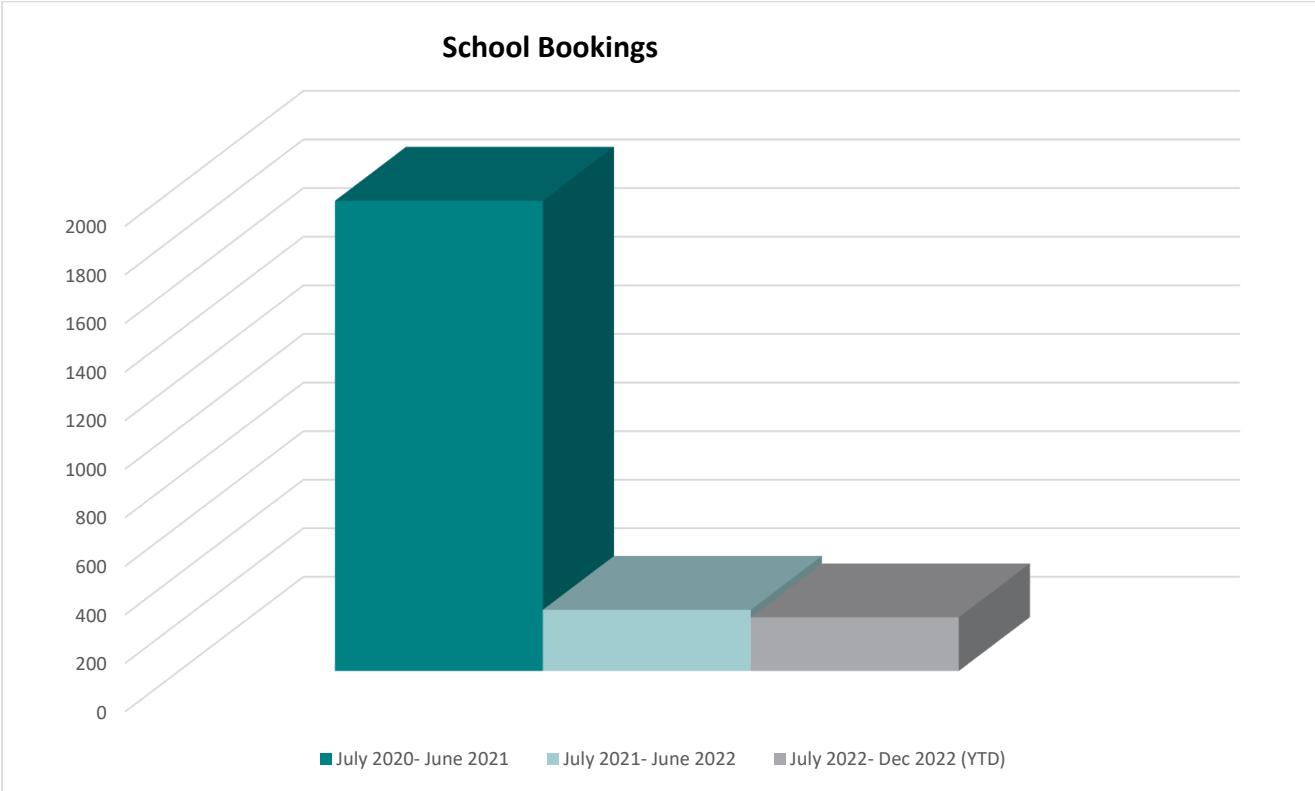
Concession Pass Swim

July 2020- June 2021	10,505
July 2021- June 2022	8,108
July 2022- Dec 2022 (YTD)	3,462



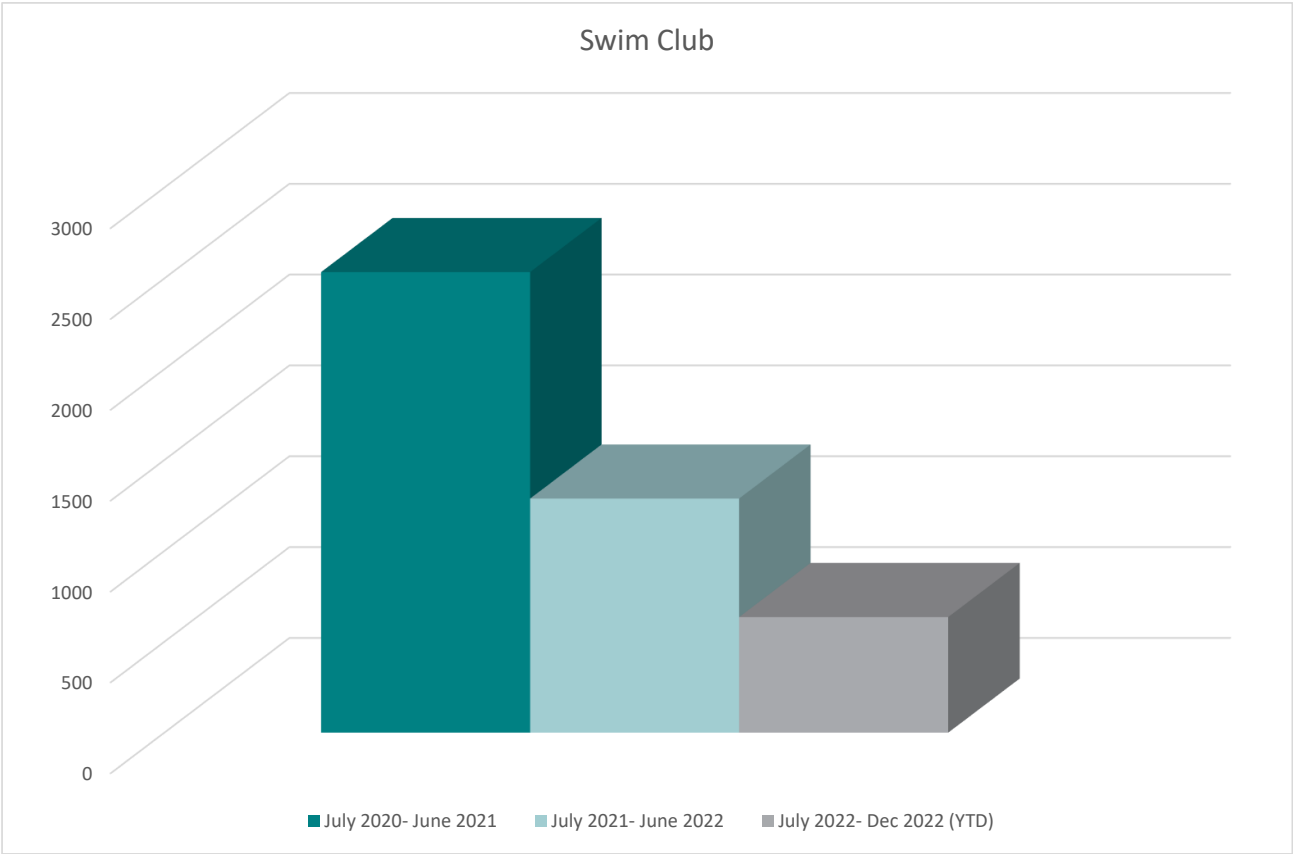
School Bookings:

July 2020- June 2021	1936
July 2021- June 2022	252
July 2022- Dec 2022 (YTD)	221

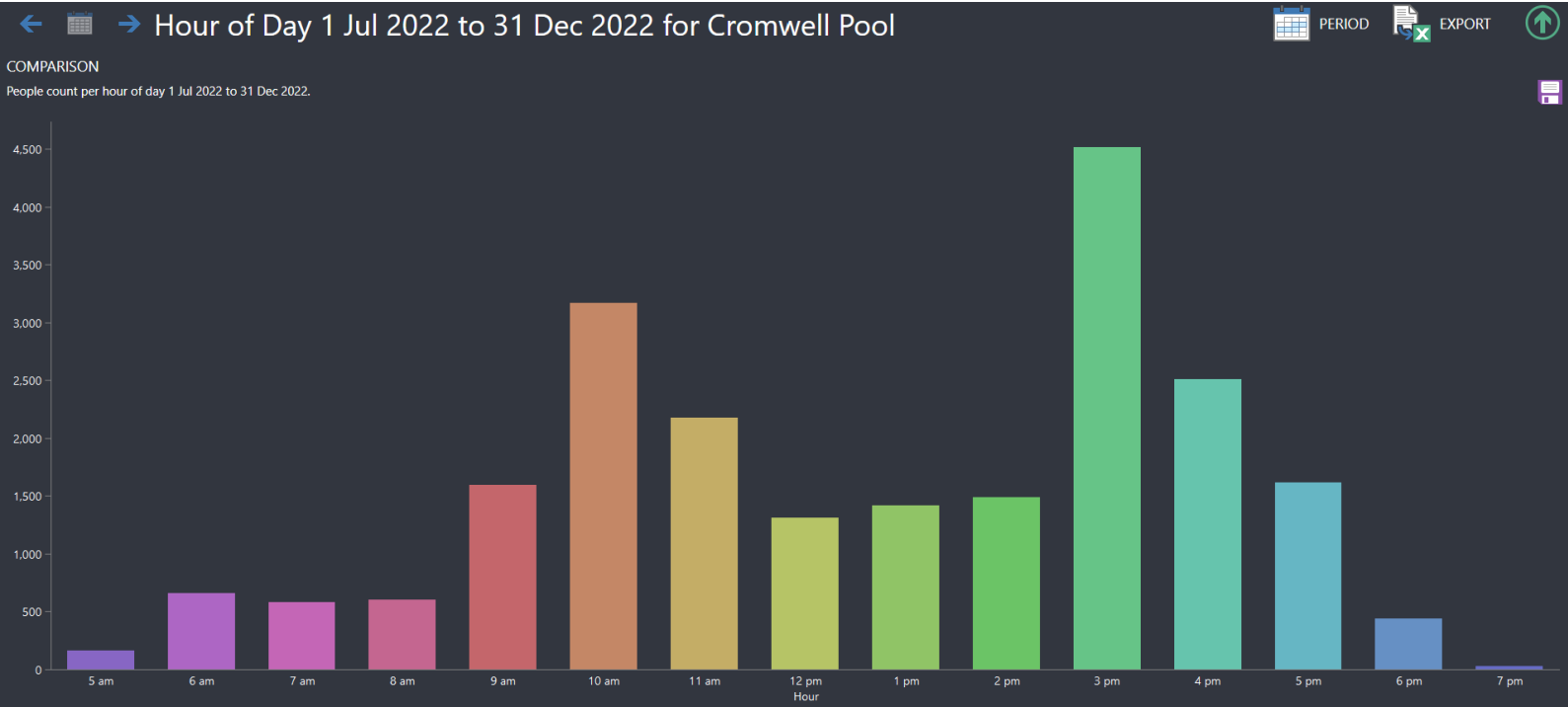


Swim Club:

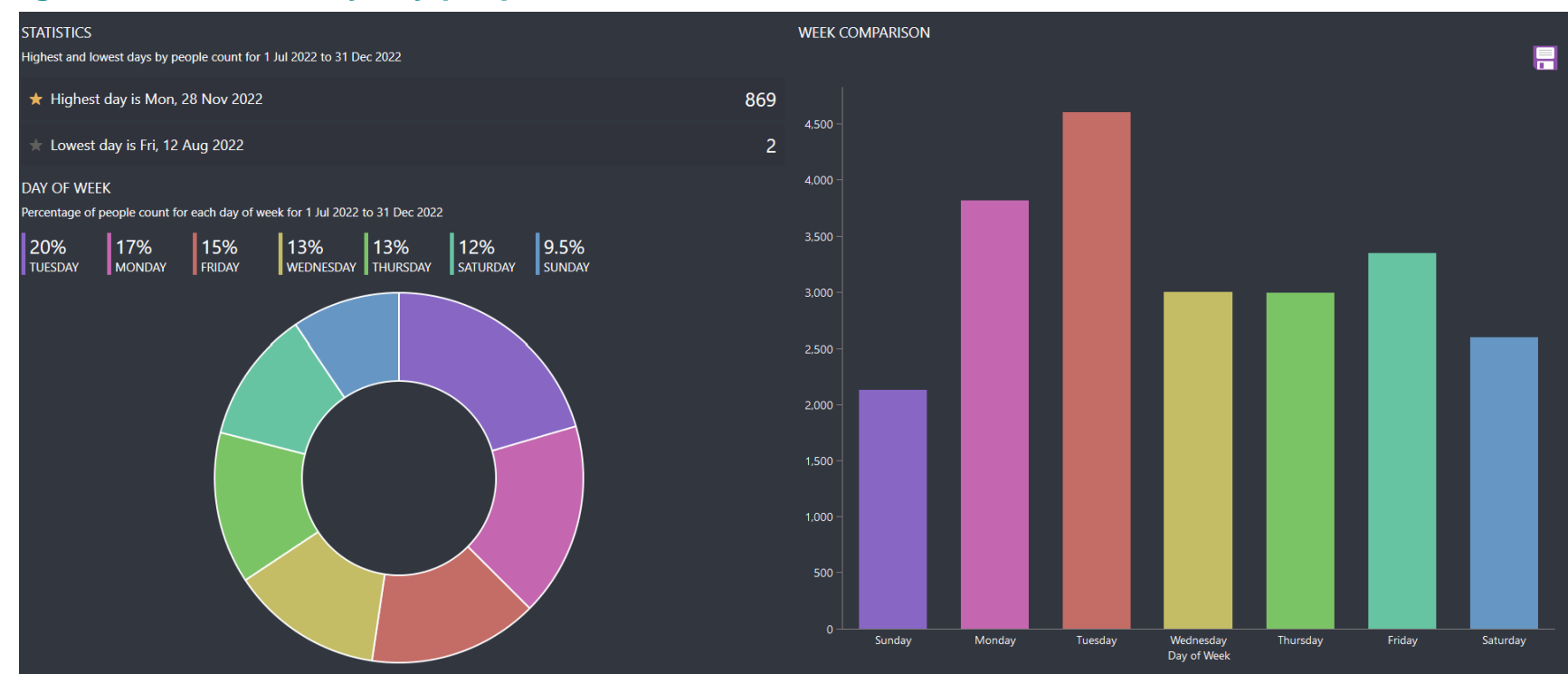
July 2020- June 2021	2535
July 2021- June 2022	1288
July 2022- Dec 2022 (YTD)	636



People count per hour:

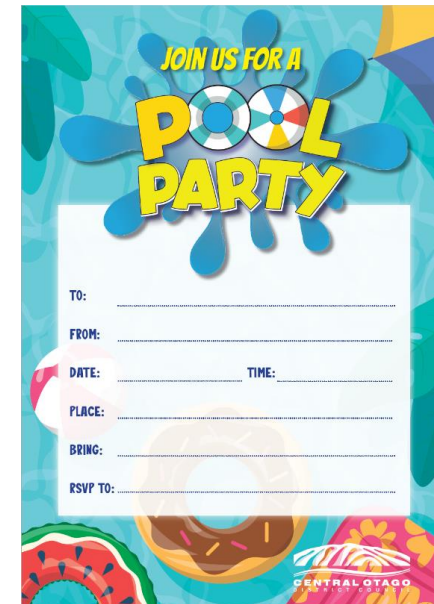


Highest and lowest days by people count:



Looking Forward:

- **New Aqua fit timetable – We have hired a new instructor: 3 more classes a week:** including a weekend class.
- **Pool Liner Replacement - Therapeutic pool -** (Better off funding) timing to be confirmed.
- **Staff shortages-** new admission type recruitment strategy, including recruitment video, recruitment advertising targeting different segments of the community.
- **Maintenance planning/ Shutdown Planning**
- **Planning to move away from costly C02 -** which is used to balance the pool water PH levels.
- **Birthday Party package –** these have had good update over the summer.



11 DATE OF THE NEXT MEETING

The date of the next scheduled meeting is 8 May 2023.

12 RESOLUTION TO EXCLUDE THE PUBLIC

Recommendations

That the public be excluded from the following parts of the proceedings of this meeting.

The general subject matter of each matter to be considered while the public is excluded, the reason for passing this resolution in relation to each matter, and the specific grounds under section 48 of the Local Government Official Information and Meetings Act 1987 for the passing of this resolution are as follows:

General subject of each matter to be considered	Reason for passing this resolution in relation to each matter	Ground(s) under section 48 for the passing of this resolution
Confidential Minutes of Ordinary Board Meeting	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
23.2.11 - Gair Avenue Report	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
23.2.12 - March 2023 Confidential Governance Report	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
