



# AGENDA

## **Cromwell Community Board Meeting Monday, 10 February 2025**

**Date: Monday, 10 February 2025**

**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.)

**Peter Kelly  
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 Monday, 10 February 2025 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 Alley (Mayor), P Kelly (Chief Executive Officer), S Righarts (Group Manager - Business Support), D Rushbrook (Group Manager - Community Vision), D Scoones (Group Manager - Community Experience), L Webster (Acting Group Manager - Planning and Infrastructure), S Reynolds (Governance Support Officer)

**1 APOLOGIES**

**2 PUBLIC FORUM**

**3 CONFIRMATION OF MINUTES**

Cromwell Community Board - 9 December 2024



**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 MONDAY, 9 DECEMBER 2024  
COMMENCING AT 2.06 PM**

**PRESENT:** Ms A Harrison, Mr B Scott, Cr S Browne, Cr C Laws, Mr W Sanford,  
Cr Gillespie (via Microsoft Teams)

**IN ATTENDANCE:** T Alley (Mayor), P Kelly (Chief Executive Officer), S Righarts (Group Manager - Business Support), D Rushbrook (Group Manager - Community Vision), D Scoones (Group Manager - Community Experience), L Webster (Acting Group Manager - Planning and Infrastructure), A Mason (Media and Marketing Manager), R Williams (Community Development Advisor), G Bailey (Parks and Recreation Manager), M Burnett (Parks Officer – Strategy/Planning), H Giles (Property and Facilities Officer - Cromwell), A Crosbie (Senior Strategy Advisor), A Rodgers (Principal Policy Planner), P Morris (Chief Financial Officer), J Remnant (Asset Management Team Leader), P Penno (Community and Engagement Manager), P Quinn (Project Manager), M Tohill (Communications Officer), W McEnteer (Governance Manager), S Reynolds (Governance Support Officer)

## 1 APOLOGIES

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### COMMITTEE RESOLUTION

**Moved:** Laws  
**Seconded:** Sanford

That apologies for lateness from Cr N Gillespie and Ms M McConnell be received and accepted. Ms McConnell did not join any part of the meeting.

**CARRIED**

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## 2 PUBLIC FORUM

### Lisa Lowrey - Cromwell Early Learning Centre Inc. - potential property purchase

Ms Lowrey spoke about the opportunity offered to the Cromwell Early Learning Centre Inc. to purchase the adjacent property which would allow the centre to expand their facilities and to offer childcare for children under two, in order to better serve the current and future needs of the community. She outlined that they had undertaken a feasibility study and had approached external funders but requested some funding from council in order to complete the purchase of the site.

Ms Lowrey then responded to questions.

### Paula Clark - Cromwell sports club

Ms Clark noted that the sports clubs position had not changed since they last presented to the board in February 2023. She stated that plans had not been updated since this presentation and that the club did not want to incur costs by requesting a requote on the building costs previously indicated.

Ms Clark then responded to questions.

Stephen Carruth - Lake Dunstan east side trail grant

Mr Carruth thanked the board members and Councillors for their service to the community and for the work that they undertake. However, he noted that he believed the board had made an error in giving a grant to part fund a feasibility study for a proposed bike trail along the east side of Lake Dunstan. He stated that in the current economic climate such developments should be funded by private enterprise who would benefit from such initiatives.

Note: Cr Gillespie joined the meeting at 2.31 pm.

**3 CONFIRMATION OF MINUTES****COMMITTEE RESOLUTION**

**Moved: Browne**  
**Seconded: Sanford**

That the public minutes of the Cromwell Community Board Meeting held on 5 November 2024 be confirmed as a true and correct record.

**CARRIED**

**4 DECLARATIONS OF INTEREST**

Members were reminded of their obligations in respect of declaring any interests.

**5 REPORTS****24.11.2 CROMWELL AND DISTRICTS PROMOTION GROUP ACCOUNTABILITY REPORT 2023-2024 YEAR ACTIVITIES**

To receive the accountability report from Cromwell and Districts Promotions Group for the 2023-2024 year activities that received a promotions grant from the Board.

**COMMITTEE RESOLUTION**

**Moved: Browne**  
**Seconded: Scott**

That the report be received.

**CARRIED**

Note: The meeting returned to public forum to allow an additional speaker to be heard.

Note: Cr Gillespie declared a conflict of interest in this item due to his membership of the Cromwell RSA.

Peter Svensson, from the Cromwell RSA

Mr Svensson spoke on behalf of the President Dennis Ryan and noted disappointment from members on some of the design features proposed in the design of the Cromwell Memorial Hall memorial gardens. He stated that they requested an inscription panel with the 'Ode of Remembrance' in English. He also asked with urgency that the RSA received written confirmation that this is part of the final design and asked that the group were kept informed through the remainder of the build.



### 24.11.3 GRANT BUDGET RECOMMENDATIONS

To consider the provision of Community Board grants and confirm the value of relevant grant budgets. It was noted that conversations with supercars are underway and are looking favourable, but there is not any further information on this proposed event that could be shared.

Discussion followed on the possible inclusion of the Cromwell Sports Club development and the Cromwell Early Learning Centre Inc. purchase as consultation items in the 2025/34 draft Long-term Plan. It was noted that these items should be recommended to Council in order for them to be considered for the consultation documents that were being produced in early 2025.

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#### COMMITTEE RESOLUTION

**Moved: Browne**  
**Seconded: Scott**

That the Cromwell Community Board

- A. Receives the report and accepts the level of significance.
- B. Recommends to Council a total of \$50,000 be allocated through the LTP budget process for Community Grants in 2025/26.
- C. Recommends to Council a total of \$106,210 be allocated through the LTP budget process for Promotions & Event Grants in 2025/26.
- D. To recommend to Council that a district grant of \$250,000 is included for the Cromwell Sports Club as part of the draft 2025/34 Long-term Plan.
- E. To recommend to Council that a potential ward grant of up to \$500,000 is included for Cromwell Early Learning Centre, subject to further information around time frames and funding options, be considered as part of the draft 2025/34 Long-term Plan.

**CARRIED** with Cr Gillespie abstaining on parts D and E.

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### 24.11.4 UPDATE TO THE REGISTER OF DELEGATIONS FOR COMMUNITY BOARDS

To consider changes to the Register of Delegations as they apply to community boards.

The document was approved with minor wording changes that would be edited before the report went to Council.

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#### COMMITTEE RESOLUTION

**Moved: Gillespie**  
**Seconded: Sanford**

That the report be received.

**CARRIED**

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### 24.11.5 NAMING OF RESERVE IN BANNOCKBURN

To consider the naming of a Local Purpose (Recreation) reserve in Bannockburn.

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It was noted that there had been strong community support for this naming and that from the submission period there were only two submissions received and both were favourable.

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#### COMMITTEE RESOLUTION

**Moved:** Browne  
**Seconded:** Scott

That the Cromwell Community Board

- A. Receives the report and accepts the level of significance.
- B. Approves that the local purpose (recreation) reserve land legally described as:
  - Lot 1 DP 452123
  - Lot 2 DP 452123
  - Lot 3 DP 452123
  - Lot 4 DP 452123; and
  - The land and covered by easement instrument 10062755.1 is to be formally named "Campbell Lane".

**CARRIED**

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#### 24.11.6 CROMWELL AERODROME - MEDICAL HELIPAD

To inform the Community Board regarding the proposal from the Cromwell Lions Club to establish a medical helipad at the Cromwell Aerodrome.

It was discussed that there was a zero cost implication for council as funds had been externally raised by the Cromwell Lions Club.

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#### COMMITTEE RESOLUTION

**Moved:** Laws  
**Seconded:** Browne

That the report be received.

**CARRIED**

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Note: Mr Scott left the meeting at 3.26 pm and returned at 3.28 pm.

#### 24.11.7 MANAGING UNREASONABLE COMPLAINANT CONDUCT

To update the Board on the Unreasonable Complainant Conduct workstream and seek feedback before finalising the relevant policies in early 2025.

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#### COMMITTEE RESOLUTION

**Moved:** Sanford  
**Seconded:** Laws

That the report be received.

**CARRIED**

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**24.11.8 FAST-TRACK APPROVALS BILL 2024**

To inform the Board of the process regarding applications submitted for the Fast-Track Approvals Bill 2024 within the Central Otago district.

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**COMMITTEE RESOLUTION**

**Moved: Sanford**  
**Seconded: Gillespie**

That the report be received.

**CARRIED**

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Note: With permission of the meeting item 24.11.11 was heard first.

**6 MAYOR'S REPORT****24.11.11 MAYOR'S REPORT**

Her Worship the Mayor gave an update on the following:

- Noted that she had enjoyed the six weeks into the new role.
  - Attended a CODC Emergency Management exercise, and observed that it was an excellent opportunity to practise what council and external agencies might be required to undertake in a major event.
  - Spoke with community members and groups on the proposed developments from Santana Minerals, and on the fast-track application process and encouraged all to be informed on the matter.
  - Gave a report from the LGNZ conference in Wellington, noting there does seem to be more willingness from Central Government to listen to alternative ideas and promote collaboration. She also gave an update on the latest developments in water services delivery.
  - Noted the big topics on the table for community boards, namely the potential divestment of halls and the consultation items for the Long-term plan.
  - She thanked the Cromwell Community Board for their service to the community in 2024 in challenging economic times and wished all members and the Cromwell community a happy Christmas. She also encouraged everyone to do their Christmas shopping locally this year.
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**COMMITTEE RESOLUTION**

**Moved: Sanford**  
**Seconded: Laws**

That the Cromwell Community Board receives the report.

**CARRIED**

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**24.11.9 LEVEL OF SERVICE - CROMWELL BUILDINGS**

To consider the level of service for Cromwell buildings as part of the Long-Term Plan 2025/34 process.

It was discussed that some hall bookings were not recorded as a formal hire and therefore the booking numbers recorded could be conservative.

**COMMITTEE RESOLUTION**

**Moved:           Laws**  
**Seconded:       Sanford**

That the Cromwell Community Board

- A.    Receives the report and accepts the level of significance.
- B.    Recommends to Council that the following buildings are retained as budgeted in the draft Long-Term Plan 2025/34:
  - Tarras Hall
  - Cromwell Museum building

**CARRIED**

**24.11.10 CROMWELL FINANCIAL REPORT FOR THE PERIOD ENDING 30 SEPTEMBER 2024**

To consider the financial performance overview as at 30 September 2024.

**COMMITTEE RESOLUTION**

**Moved:           Laws**  
**Seconded:       Browne**

That the report be received.

**CARRIED**

**7 CHAIR'S REPORT****24.11.12 CHAIR'S REPORT**

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

- Met with members of the Tarras Community to hear an update from Sustainable Tarras and noted the communities concerns around the proposed mining activity, and their work in gathering information and reviewing the environmental impacts of the development.
- Attended the AGM and end of year function for the Central Otago Principals' Association and acknowledged Wendy Bamford for her notable career in education.

**COMMITTEE RESOLUTION**

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**Moved: Harrison**

**Seconded: Scott**

That the report be received.

**CARRIED**

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## **8 MEMBERS' REPORTS**

### **24.11.13 MEMBERS' REPORTS**

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

Cr Gillespie reported on the following:

- Gave an update on the November Council meeting and workshop.
- Attended a Hearings Panel meeting.
- Attended a community meeting in Tarras and commented on the problem of the fast track application process that disempowers the community to have a say.

Mr Sanford reported on the following:

- Attended four Christmas parties and a couple of fishing competitions.
- Attended the opening for Paterson Pitts new office space in the Cromwell mall.

Cr Laws reported on the following:

- Attended Council Long-term Plan workshops.
- Attended an Old Cromwell Meeting.
- Gave an update on the November Council meeting, particularly noting the investigations underway to explore the formation of a regional entity to provide water services.
- Attended the Council Christmas lunch at Orchard Gardens.
- Was an regrettably an apology for the Cromwell Community House Christmas lunch for pensioners.

Mr Scott reported on the following:

- Noted that unfortunately he had been in Dunedin hospital for some weeks over the last few months and reported on the lack of resourcing at the hospital, stated that he believes there should not be funding cuts to the new hospital and that we should be advocating for a hospital in Central Otago.

Cr Browne reported on the following:

- Attended a AF8 simulation training day
  - Attended a Sports field workshop looking at development options for the Racecourse reserve in Cromwell.
  - Attended an Alexandra athletics club country meet at Molyneux Park.
  - Attended the Dunstan Zone Triathlon Anderson Park and noted the great facility.
  - Had attended many Christmas catch ups and had communicated with members of the community on a number of matters.
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### **COMMITTEE RESOLUTION**

**Moved: Laws**

**Seconded: Browne**

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 That the report be received.

**CARRIED**  
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## **9 STATUS REPORTS**

Note: Mr Sanford left the meeting at 4.39 pm and returned at 4.44 pm

Note: Edward Jolly from Jasmox joined the meeting for item 24.11.14 (via Microsoft teams) to give an update on the Cromwell Racecourse Reserve Recreation Plan.

### **24.11.14 DECEMBER 2024 GOVERNANCE REPORT**

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

An update on the draft proposal on the Cromwell Racecourse Reserve was given.  
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#### **COMMITTEE RESOLUTION**

**Moved:** Scott  
**Seconded:** Laws

That the report be received.

**CARRIED**  
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#### **Attachments**

1 CCB Presentation - Cromwell Racecourse Reserve.pdf  
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## **10 DATE OF THE NEXT MEETING**

The date of the next scheduled meeting is 14 January 2025.

Note: Mr Scott left the meeting at 5.01pm

## **11 RESOLUTION TO EXCLUDE THE PUBLIC**

#### **COMMITTEE RESOLUTION**

**Moved:** Browne  
**Seconded:** Laws

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	Plain English Reason

<b>Confidential Minutes of Ordinary Board Meeting</b>	<p>s7(2)(b)(ii) - the withholding of the information is necessary to protect information where the making available of the information would be likely unreasonably to prejudice the commercial position of the person who supplied or who is the subject of the information</p> <p>s7(2)(h) - the withholding of the information is necessary to enable Council to carry out, without prejudice or disadvantage, commercial activities</p> <p>s7(2)(i) - the withholding of the information is necessary to enable Council to carry on, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations)</p>	<p>Commercial sensitivity</p> <p>To enable commercial activities</p> <p>To enable commercial or industrial negotiations</p>
<b>24.11.15 - December 2024 Confidential Governance Report</b>	<p>s7(2)(b)(ii) - the withholding of the information is necessary to protect information where the making available of the information would be likely unreasonably to prejudice the commercial position of the person who supplied or who is the subject of the information</p>	<p>Commercial sensitivity</p>

**CARRIED**

The public were excluded at 5.01 pm and the meeting closed at 5.03 pm.

## **4 DECLARATIONS OF INTEREST**

### **25.1.1 DECLARATIONS OF INTEREST REGISTER**

**Doc ID: 2016191**

#### **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) Sutherland Architecture Studio Ltd (Employee)	Anderson Browne Construction and Development (Director and Shareholder) Infinite Energy Ltd (Employee)	Cromwell Youth Trust Tarras Community Plan Group
Neil Gillespie	Southburn Consulting (Consultant) 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)		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

Name	Member's Declared Interests	Spouse/Partner's Declared Interests	Council Appointments
Cheryl Laws	The Message (Director) Wishart Family Trust (Trustee) Wooining 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
Wally Sanford	Connect Cromwell (Steering Group Member) Paterson Pitts Ltd (Employee) Southland Zodiac Zephyr Club (Member) Cromwell Mountainbike Club (Member) Survey and Spatial New Zealand (Voting Member)	Vinpro (Employee)	Lake Dunstan Charitable Trust
Bob Scott	Cromwell Golf Club (President) Central Football Project Trust (Trustee) Dunes Owners Management Committee (Member) Cromwell Football Club (Committee Member)		Bannockburn Recreation Reserve Management Committee Inc Cromwell and Districts Promotions Group

**5 REPORTS**

**25.1.2 LAND INVESTMENT STRATEGY - PRINCIPLES AND OUTCOMES**

**Doc ID: 2382868**

Report Author:	Saskia Righarts, Group Manager - Business Support
Reviewed and authorised by:	Peter Kelly, Chief Executive Officer

**1. Purpose of Report**

To consider the draft principles and outcomes that will underpin the land investment strategy.

**Recommendations**

That the Cromwell Community Board

- A. Receives the report and accepts the level of significance.
- B. Agrees with the draft principles and outcomes for the strategy as detailed in the report.
- C. Agrees that these draft principles and outcomes form the basis of the strategy and that work continues to develop the strategy.
- D. Recommends to Council that they note work has begun on the land investment strategy and that the current draft principle and outcomes will underpin the strategy.

**2. Background**

The Board has been discussing the development land investment strategy. This strategy is focused on the Cromwell endowment land, but it is intended that it could form the basis of other developments. At the Board meeting on 5 November 2024 the project plan was discussed, and the Board supported the work commencing (refer to appendix 1). At the meeting on 9 December 2024 the Board discussed the principles and outcomes that will underpin this strategy.

**3. Discussion**

The report attached reflects what was understood to be the draft investment principles and outcomes discussed at the workshop on 9 December 2024. Endorsement is sought from the Board that the report reflects the outputs from the workshop, and if not, amendments are made so the work can progress to the next steps. Of note, the district vision is yet to be finalised so the draft document is based on the organisational vision at this stage and is likely to need some amendments prior to finalisation. The proposed five investment principles and four investment outcomes, however, are reflective of what was understood to be the outputs of the workshop.

The proposed investment principles are:

- To recognise Central Otago District Council's mission to support and enable a safe, healthy and thriving community and environment and to ensure all investment decisions as they relate to the Cromwell Ward are consistent with this mission.
- To make decisions that are consistent with the original purpose of the Endowment Land and advance the betterment of Cromwell.
- Recognise that there may be immediate imperatives, that circumstances change, and that new opportunities arise. Build upon previous work and make investment decisions that have an identifiable long-term strategic benefit for Cromwell.
- To recognise and represent our current and future community and its aspirations as captured in the Cromwell Masterplan and Vision and associated Spatial Plan.
- Decisions are evidence based and transparent. They acknowledge the purpose of the Endowment Land and represent the aspirations of the community.

The proposed investment outcomes are:

- The considered growth of Cromwell that provides for residential and commercial demand and which respects Cromwell's attributes and unique location.
- Continued support for established industries and existing businesses and promotion of a diversified and resilient local economy.
- The risk and benefits of all investment decisions are fully evaluated and understood and the CCB manages a diverse property portfolio that minimises exposure by spreading risk.
- To use the Endowment Land resource as a platform for reinvesting in meaningful social infrastructure that strengthens our community and enhances our local environment.

#### **4. Financial Considerations**

There are no immediate considerations in the development of this strategy. The Board and Council will be presented with a proposed plan for the Bannockburn Road development (Cromwell endowment land), alongside predicted costs and income for the development.

#### **5. Options**

##### Option 1 – (Recommended)

Agrees with the draft principles and outcomes for the strategy and that work continues to develop the strategy.

Advantages:

- Will enable development of the strategy in a timely manner
- Will enable a framework for decision making by this and future Boards

- Ensures transparency with the community on the approach to the developing the endowment land.

Disadvantages:

- None identified.

### Option 2

Agrees with the draft principles and outcomes for the strategy as amended by the Board and that work continues to develop the strategy.

Advantages:

- Will enable development of the strategy in a timely manner
- Will enable a framework for decision making by this and future Boards
- Ensures transparency with the community on the approach to the developing the endowment land.

Disadvantages:

- None identified.

### Option 3

Does not agree with the draft principles and outcomes for the strategy and that work continues to develop the strategy.

Advantages:

- None identified.

Disadvantages:

- May result in the development of endowment land (and the proceeds) not being used in a strategic way as intended by the Board
- May result in ad-hoc decisions over time
- May not meet the expectations of the community.

## 6. Compliance

<b>Local Government Act 2002 Purpose Provisions</b>	This decision promotes the social, economic, environmental wellbeing of communities, in the present and for the future by ensuring that the development of endowment land in Cromwell is developed in accordance with a sound strategy.
<b>Decision consistent with other Council plans and policies? Such as the District Plan, Economic Development Strategy etc.</b>	Yes.
<b>Considerations as to sustainability, the environment and climate change impacts</b>	These will be considered in the development of the strategy.

<b>Risks Analysis</b>	There are no risks in adopting this report
<b>Significance, Consultation and Engagement (internal and external)</b>	This decision does not meet the level of public engagement or consultation under the Significance and Engagement Policy.

## 7. Next Steps

Pending agreement of the draft principles and outcomes, work on the substance of the strategy will commence. An update will also be provided to Council on with this work.

## 8. Attachments

**Appendix 1 - Cromwell Endowment Land Investment Strategy** [↓](#)



# Cromwell Endowment Land Investment Strategy – Investment Principles and Outcomes

January 2025







## Introduction and Background

The Cromwell Endowment Land Investment Strategy is intended to both build upon, and to 'bridge the gap', between CODC's recently completed Cromwell Masterplan and opportunity associated with endowment derived landholdings in the Cromwell area.

The Investment Strategy will be developed to provide a consistent approach for assessing endowment (and potentially other) land holdings to ensure best value is achieved, future opportunities are identified, and maximum community benefit is derived.

The overarching goal is to create an enduring framework that enables the Cromwell Community Board (CCB) to make strategic investment decisions that are based on evidence, are clearly tethered to **agreed principles** and which achieve **desired outcomes**.

There is a further opportunity to use and adapt these base principles and outcomes – and indeed the wider Investment Strategy once complete – to develop a consistent templated approach for wider CODC investment decisions on Council landholdings.

In summary, the Investment Strategy will:

- Acknowledge the need to proceed strategically
- Recognise the scale and the opportunity inherent in the property portfolio
- Record the investment principles and outcomes sought and bring every decision back to these core drivers
- Develop a macro-view of the Cromwell Endowment Land asset base
- Provide an integrated and strategic approach for identifying and evaluating land assets
- Rely on quantitative analysis (e.g. historical trends, growth projections and market data) and factual information process to assess what provides for the CCB desires and aspirations
- Discourage ad-hoc decision making and short-term thinking
- Provide consistency of approach over time, across people and electoral cycles
- Lead to decisions that are defensible and will withstand scrutiny.

The focus of the 09 December 2024 facilitated workshop exercise with the CCB was to generate some discussion around direction, and to establish a set of Investment Principles and Defined Outcomes. The key overriding question in this regard was:

### ***What drives every investment decision and what do you want to achieve?***

This paper has sought to capture the discussion at the CCB workshop and arrive at a set of **investment principles** that provide a foundation and a touchstone for subsequent investment decisions as they relate to Endowment Landholdings in the Cromwell Ward. Further to that, the **investment outcomes** sought by the CCB have also been captured and recorded.





It is recognised that there are some statutory and wider-CODC intentions that are central to the way in which the CCB operates and makes investment decisions. These are picked up and included as foundation principles.

The paper also refers to – and relies on – the important foundational work initiated and carried out by the CODC and the CCB to date, particularly since 2018 when the *Eye to the Future Cromwell Masterplan* was commenced. We emphasise, that the principles and outcomes as described to us by the CCB, are very much a continuation and extension of that work, and collectively, will provide a solid foundation for all subsequent investment decisions.

The Investment Principles are discussed and formulated under the following headings:

1. CODC Mission
2. Purpose of the Endowment Land
3. Longevity and Consistency
4. Stakeholders and Community
5. Decision Making

The Investment Outcomes are summarised as follows:

1. Sustainable Growth
2. Economic Resilience
3. Prudent Financial Management
4. A Healthy Community



## Investment Principles

The Investment Principles are high level. Their purpose is to place investment decisions within the wider operating parameters and to ensure the context and background is understood and respected. The Principles should 'talk to each other'. They do not exist in isolation. There is a thread that runs through them and collectively, they sit within a broader set of CODC objectives and provide a touchstone for all decision making.

We have captured five Investment Principles in discussion with the CCB. These are detailed below.

### 1. CODC Mission

Compliance with the requirements of the Local Government Act and other statutory requirements is the base requirement for the CCB, as is adherence to any constitutional requirements associated with the CCB's governance function. These matters were clearly well understood and immediately articulated by the CCB members. As non-negotiables, we have not specifically included compliance with these statutory and constitutional requirements as an investment principle. These are considered to be 'a given' as they are legal obligations and underpin good governance.

Consistency with wider CODC strategic and organisational objectives is however important and should be recognised.

Council is in the process of formulating a set of Community Outcomes which flow from Council's stated mission "*to support and enable a safe, healthy and thriving community and environment*". Whilst currently in draft, it is proposed that the Community Outcomes will be integrated into the 2025-34 Long Term Plan.

Council describes its role as follows:

*"...to provide leadership, good quality local infrastructure, public services and regulatory functions and to support local economic growth and development. When doing this, it is mindful of rising costs and aims to deliver its services well, with affordability in mind. It provides these services to meet the needs of the community as expressed in the following community outcomes:*

- *Respect for the Environment*
- *Increased Economic Prosperity*
- *Robust Social Fabric*
- *Expressions of Culture"*

All subsequent activities of the CODC at every level must be consistent with the stated mission. This includes the operation of the CCB and the various functions and activities that it undertakes. As such, it is appropriate to capture this as a guiding requirement for the Cromwell Endowment Land Investment Strategy and include as a foundation investment principle.



### Investment Principle

**To recognise Central Otago District Council's mission to support and enable a safe, healthy and thriving community and environment and to ensure all investment decisions as they relate to the Cromwell Ward are consistent with this mission.**

This principle captures the wider CODC mission and applies it in the local context. As such it ensures consistency with the wider organisational mission and focuses the CCB's decision-making processes as they relate to Endowment Land in a Cromwell-centric fashion.

## **2. Purpose of the Endowment Land**

At the core of this investment strategy are the Endowment Landholdings.

Understanding and acknowledging the genesis and the purpose of the Endowment Landholdings is fundamental to every subsequent action. We have reviewed multiple documents which reference the history, and there are a number of slightly different inflections, but at its core the purpose can be described as for "the betterment of Cromwell". Indeed, these exact words were used by members to express the purpose as they understood it at the December CCB meeting.

Legal advice previously procured by the CODC records the purpose of the endowment is "in aid of Borough Funds". The question around the area any income from the endowment can be applied to was also confirmed in legal advice. A strict language interpretation would be defined by the legal boundaries of the Borough of Cromwell as they existed at the time of the Grant. Legal advice provided to CODC over the last decade suggests that it would be reasonable to infer that it was intended to benefit the area that can be regarded as the modern-day town of Cromwell.

Accordingly, the following Principle has been developed:

### Investment Principle

**To make decisions that are consistent with the original purpose of the Endowment Land and advance the betterment of Cromwell.**

This principle acknowledges the intention of the Endowment Land and applies it to the context of today.



### 3. Longevity and Consistency

The Board recognises that the makeup and membership of the Cromwell Community Board will change as elected members come and go in line with political cycles. As an entity however, the Board endures. The principles established by the CCB, and the way in which the CCB approaches all investment decisions must transcend the composition of a any single Board within any particular triennium election cycle.

The work of the CCB is ongoing and recognises the valuable work and that has come before and builds upon it. An ongoing successful example of this is the implementation of the core aspects of the Cromwell *'Eye to the Future' Masterplan and Spatial Framework*. The approach to investment decision making needs to be consistent – across time and across people / the makeup of the Board. The CCB is united and speaks with a single voice.

There is also an acknowledgement that decisions need to be considered in the context of multiple time horizons as follows:

- Current / Immediate / Short term
  - 1-3 years (Annual Plan cycles and LTP review)
- Medium term
  - 5-10 years (Long Term Plan)
- Long term
  - 10-30 years and intergenerationally (Strategic growth and Asset Management Plans)

The Board advocates for best outcomes now and into the future and recognises the overriding imperative of considering the long-term implications and outcomes of all decisions. As previously noted, all investment decisions must be connected back to the purpose of the Endowment Land in order to achieve best outcomes for the community.

#### Investment Principle

**Recognise that there may be immediate imperatives, that circumstances change, and that new opportunities arise. Build upon previous work and make investment decisions that have an identifiable long-term strategic benefit for Cromwell.**

There has been significant effort, time and money, expended over many years in planning for and shaping the physical aspects of the town and building Cromwell's identity as a community. This Investment Principle relates to the importance of acknowledging, respecting and understanding what has been done before and building upon it to achieve maximum value and best outcomes for stakeholders.



#### 4. Stakeholders and Community

The 'community' is the current and future residents of the Cromwell Ward and all of the individuals and groups (including individuals and families, businesses, schools, churches, clubs, volunteer groups etc) that make up the population of the Ward.

The CCB acknowledges the rapid growth of the last two decades and the changing demographic profile with increased numbers of younger people and young families in particular.

The community vision for Cromwell is described in the Cromwell *'Eye to the Future' Masterplan and Spatial Framework*. The Framework captures how and where Cromwell might accommodate growth over the next three decades, with specific references to the urban area, residential growth, activity centres and connectivity, landscape and open space, Cromwell's outer settlements and industrial, recreation and community facilities.

It notes that within this timeframe Cromwell's population is expected to double in size.

Aspirations within the Vision include:

- An attractive, vibrant and thriving heart for Cromwell
- Accommodating growth that delivers Cromwell's landscapes and visual amenity values
- Enhancing how Cromwell functions
- Housing is affordable and available, and
- A thriving and competitive local economy, supported by available resources.

A series of key moves has informed initial precinct planning and records that Council-led Plan Changes and/or District Plan Review would primarily implement the Spatial Plan. This process has successfully commenced with Plan Changes 18 and 19 (either complete or well advanced) and the Cromwell Memorial Hall and Events Centre under construction

The aspirations are consistent with the community outcomes contained within the CODC's (draft) Mission Statement. Further, they are specific to the Cromwell context, and as such are directly relevant to the current and future residents of the Cromwell Ward – the 'community'.

#### Investment Principle

**To recognise and represent our current and future community and its aspirations as captured in the Cromwell Masterplan and Vision and associated Spatial Plan.**

Defining community is important, as is building on the good work that has preceded the formulation of the investment strategy. This Investment Principle ties the two objectives together and provides a strong reference point for future decision making.



## 5. Decision Making

The CCB members were very clear that the Board values community input and were proud of the history of representing Cromwell residents. There was an ongoing commitment to engagement and consultation and to transparent and inclusive decision making. The Board is committed to seeking input on how the Endowment Land resource is best utilised to achieve community aspirations.

The questions posed around the CCB's approach to its responsibilities are summarised as:

- Have we been transparent?
- Have we been consistent?
- Have we engaged with the community?
- Is this what the community wants?

There was further discussion around ensuring that decisions were based on quality advice, reliable information, and quantitative research where it was appropriate. Building on cumulative work guards against 'one-off' decisions or short-term thinking and leads to decision making that is defensible and which will withstand scrutiny.

### Investment Principle

**Decisions are evidence based and transparent. They acknowledge the purpose of the Endowment Land and represent the aspirations of the community.**

How decisions are made is in many ways as important as the decision itself. The process needs to have integrity, and the CCB needs to be able to own the decision and be comfortable pointing to the steps enroute to the decision being made.



## Investment Outcomes

The Investment Principles provide the context and act as a touchstone for all decision making. The Investment Outcomes are more tangible and can be described as '*what we want to see as a result of (a particular) decision*'. The outcomes are derived from the principles. As a further means of grounding these in the wider organisational context we have also linked these back to the Community Outcomes articulated in the CODC Mission Statement. It is intended that each subsequent decision considered by the CCB around a particular land holding will further refine these higher-level outcomes and develop and state its own site-specific outcomes.

### 1. Sustainable Growth

The CCB is clear on the opportunity that the Endowment Land presents for the Cromwell Ward. It also recognises the central role that it can play in best managing the land resource to achieve positive and enduring outcomes for the community.

The Cromwell Masterplan emphasizes a coordinated approach to managing growth over the next 30 years. It focusses on the provision of residential zones, greenway preservation, and increased commercial and industrial opportunity. Cromwell has experienced exponential growth over the last two decades in particular. The CCB has expressed a clear desire to protect the town and surrounds against 'over-development' and to maintain and further enhance the attributes that makes Cromwell a desirable place to live.

There are a number of potential roles the CCB might play in either directly enabling growth (e.g. the development of Endowment Land) as well as facilitating third party involvement by providing the platform and opportunity for private sector investment (e.g. through provision of adequate infrastructure, in the right place and at the right time).

The specific themes that came out of the workshop were:

- Enable land for housing (including affordable housing)
- Enable land for commercial and industrial development
- Provide for current and future infrastructure – three waters and transportation (including walking and cycling)
- Ensure that all of these points were not at the expense of Cromwell as an attractive place to live.

We have sought to capture the CCB's intentions around sustainable growth in the following Outcome.

#### Outcome

**The considered growth of Cromwell that provides for residential and commercial demand and which respects Cromwell's attributes and unique location.**

#### Alignment with CODC Mission

Respect for the Environment.



## 2. Economic Resilience

The Cromwell Endowment Land presents the CCB with the opportunity to make strategic investment moves to achieve long-term economic stability for the Cromwell community.

This District's economic landscape is constantly evolving, and the last period has been a period of unprecedented growth. This has been reflected in resident population growth, increased visitor numbers, residential and commercial expansion, and significant investment in the industrial land resource in particular, by both CODC (Plan Change 18) and the private sector.

As noted previously the Council is in the unique position of being initiator, facilitator and enabler of future growth and has the capacity to manage growth, by directing (or alternatively constraining) where and how expansion and / or intensification occurs.

The specific themes that came out of the workshop were:

- Support established industries (horticulture, viticulture and tourism were mentioned)
- Provision of land for / investment in critical infrastructure
- Encourage a range of commercial / industrial activities to establish and grow
- Ensure that housing availability does not constrain business growth
- Seek out opportunities to diversify and invest
- Recognise Cromwell's strategic geographical location and potential
- Make Cromwell an attractive place to do business.

### Outcome:

**Continued support for established industries and existing businesses and promotion of a diversified and resilient local economy.**

### Alignment with CODC Mission:

Increased Economic Prosperity and Robust Social Fabric.

## 3. Prudent Financial Management

The CCB is very aware of both the responsibilities and opportunities inherent in managing the Endowment Land resource. It was noted that as a Local Authority, the appetite for risk was (appropriately) low, and a defensible risk profile and demonstrable adequate return on investment were essential pre-cursors to investment decision making.

It was reiterated several times at the workshop, that ensuring best value for the community was front of mind at all times, and the role of Council as potential seller, developer, asset owner, landlord were all options that the CCB might consider.





Managing Council debt, both current and future, was mentioned a number of times, and specific reference was made to paying down current or committed debt on strategic assets (i.e. Memorial Hall).

Diversity within the future land portfolio was considered to be essential, with potential investment in different asset classes (land, buildings, community infrastructure with associated income) mooted. Similarly, future investment of funds outside of the Cromwell Ward (and potentially the District) was suggested. The opportunity to invest or develop assets to generate cashflow in the form of recurring revenue streams was a targeted outcome.

It was noted that the treasury fund is ultimately controlled by Council, and that final decisions on the use for funds derived from / associated with the Cromwell Endowment Land lies with the Council – which could override CCB decisions. This reinforced the absolute need for the CCB to adopt and execute a considered investment strategy that has integrity and is supported by sound investment decision making criteria.

Outcome:

**The risk and benefits of all investment decisions are fully evaluated and understood and the CCB manages a diverse property portfolio that minimises exposure by spreading risk.**

Alignment with CODC Mission:

Increased Economic Prosperity and Robust Social Fabric.

#### **4. A Healthy Community**

Representing their constituents and managing assets to best promote community wellbeing was a clear theme from the CCB workshop. This is consistent with the sentiments contained in the *Eye to the Future Masterplan*. The following outcomes were specifically mentioned:

- Being proud of our town and protecting our environment
- Make Cromwell an attractive place to live and raise a family
- Preserve and enhance greenspace connections
- Avoid overdevelopment
- Reinvesting back into community
- Provide good quality public amenities
- Make positive, meaningful and tangible contributions to the community
- Walking and biking routes that are attractive to locals and which bring visitors to Cromwell
- Monitor growth for public transport to become viable.

There was a palpable sense of civic pride in the comments from CCB members, and a genuine desire expressed to make decisions that preserved and enhanced all of the attributes that makes Cromwell a desirable place to live and to visit.



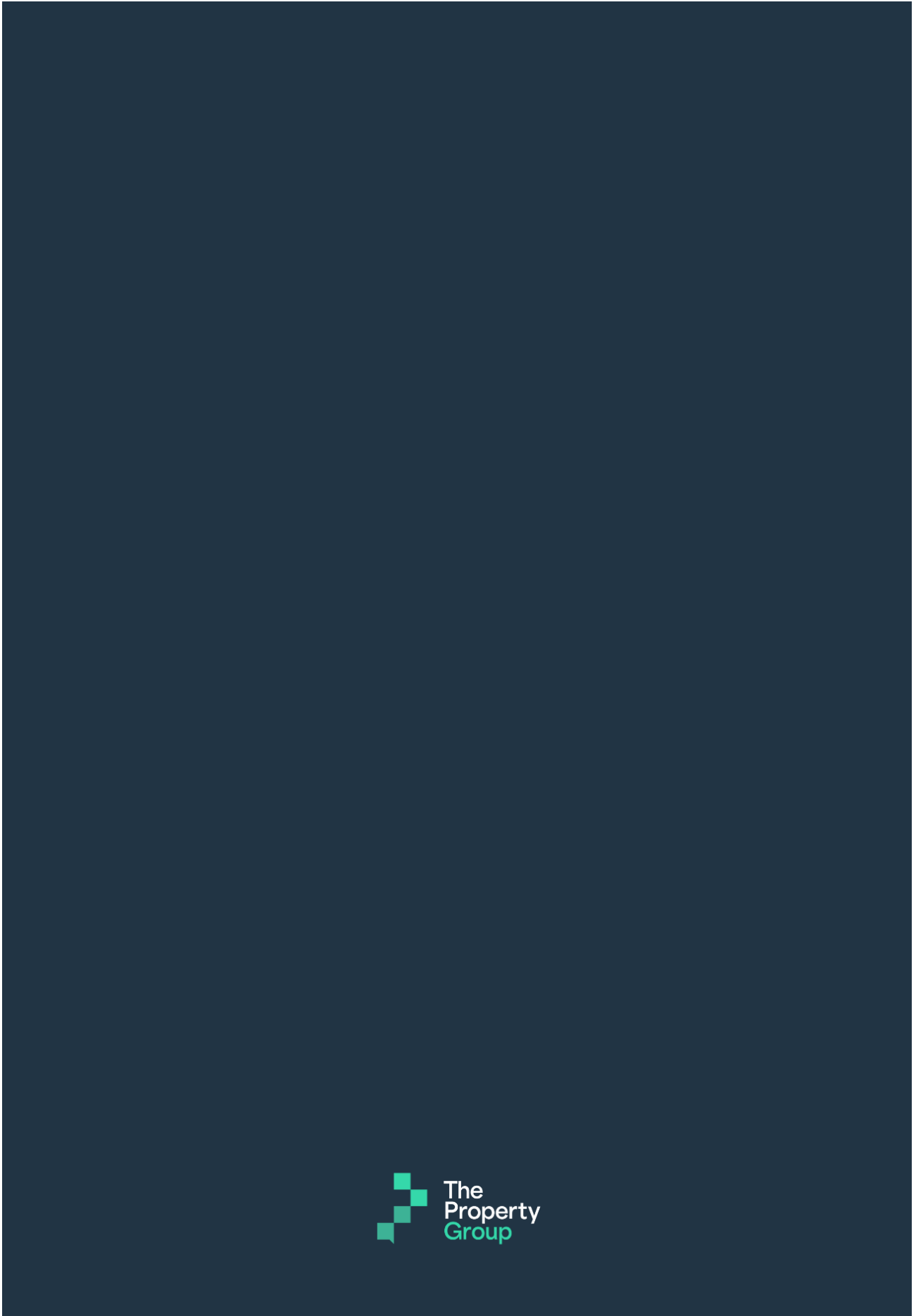
Outcome:

**To use the Endowment Land resource as a platform for reinvesting in meaningful social infrastructure that strengthens our community and enhances our local environment.**

Alignment with CODC Mission:

Robust Social Fabric and Respect for the Environment.

DRAFT



**6 MAYOR'S REPORT**

**25.1.3 MAYOR'S REPORT**

**Doc ID: 2015417**

**1. Purpose**

To consider an update from Her Worship the Mayor.

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**Recommendations**

That the Cromwell Community Board receives the report.

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

**2. Attachments**

**Nil**

**7 CHAIR'S REPORT**

**25.1.4 CHAIR'S REPORT**

**Doc ID: 2015592**

**1. Purpose**

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

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**Recommendations**

That the report be received.

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**2. Attachments**

**Nil**

## **8 MEMBERS' REPORTS**

### **25.1.5 MEMBERS' REPORTS**

**Doc ID: 2016099**

#### **1. Purpose**

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

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#### **Recommendations**

That the report be received.

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#### **2. Attachments**

**Nil**

## 9 STATUS REPORTS

### 25.1.6 FEBRUARY 2025 GOVERNANCE REPORT

Doc ID: 2016454

Report Author:	Sarah Reynolds, Governance Support Officer
Reviewed and authorised by:	Saskia Righarts, Group Manager - Business Support

#### 1. Purpose

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

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#### Recommendations

That the report be received.

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#### 2. Discussion

##### Cromwell Works Update

##### Cromwell Memorial Hall

Construction shutdown from 20<sup>th</sup> December 2024 until 20<sup>th</sup> of January 2025. There were a few staff on site from 6<sup>th</sup> January but a skeleton crew.

The next CAPEX report will be available from mid-February and will be emailed to members and included in the next meeting agenda.



**Gair Ave Subdivision**

Stage 1A and 1B civil construction tender has been awarded to Southroads. Engineers' approval for earthworks has been approved and the contract for earthworks will be finalised in early February.

Request for Approval for Real estate agent and potential Building Construction Partner for Stage 1B release dates delayed until Feb/March 2025.

**Status Reports**

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

**3. Attachments**

**Appendix 1 - CCB Status Update** [↓](#)



<b>Status Updates</b>	<b>Committee:</b> Cromwell Community Board
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Meeting	Report Title	Resolution No	Resolution	Officer	Status
7/05/2024	2023/24 Community and Promotions Grants Applications - 2nd Round	24.4.2	That the Cromwell Community Board A. Receives the report and accepts the level of significance. B. Allocated \$36,533.20 to Dunstan East Side Trail Trust for the Feasibility Study and Concept Trail Design Plans to be funded from the community grants budget in the 2023/2024 financial year.	Community Development Advisor	<b>16 Jan 2024</b> No new developments - will provide and update when there has been. <b>ON HOLD</b> <b>24 May 2024</b> The Trust has been established as a new supplier and the grant has been paid. Will keep in touch with developments as they occur. <b>14 May 2024</b> Action memo sent to staff.
9/12/2024	Level of Service - Cromwell Buildings	24.11.9	That the Cromwell Community Board A. Receives the report and accepts the level of significance. B. Recommends to Council that the following buildings are retained as budgeted in the draft Long-Term Plan 2025/34: <input type="checkbox"/> Tarras Hall <input type="checkbox"/> Cromwell Museum building	Asset Management Team Leader - Property	<b>18 Dec 2024</b> Resolutions presented to Council on 18 December 2024, to be fed into the LTP. <b>MATTER CLOSED</b> <b>16 Dec 2024</b> Action memo sent to report writer.
9/12/2024	Naming of Reserve in Bannockburn	24.11.5	That the Cromwell Community Board A. Receives the report and accepts the level of significance. B. Approves that the local purpose (recreation) reserve land legally described as: <input type="checkbox"/> Lot 1 DP 452123 <input type="checkbox"/> Lot 2 DP 452123 <input type="checkbox"/> Lot 3 DP 452123 <input type="checkbox"/> Lot 4 DP 452123; and <input type="checkbox"/> The land and covered by easement instrument 10062755.1 is to be formally named "Campbell Lane".	Parks Officer - Planning and Strategy	<b>20 Jan 2025</b> Applicant updated on outcome of previous meeting. Parks team working on installation of signage. <b>16 Dec 2024</b> Action memo sent to report writer.

9/12/2024	Grant Budget Recommendations	24.11.3	<p>That the Cromwell Community Board</p> <ul style="list-style-type: none"> <li>A. Receives the report and accepts the level of significance.</li> <li>B. Recommends to Council a total of \$50,000 be allocated through the LTP budget process for Community Grants in 2025/26.</li> <li>C. Recommends to Council a total of \$106,210 be allocated through the LTP budget process for Promotions &amp; Event Grants in 2025/26.</li> <li>D. To recommend to Council that a district grant of \$250,000 is included for the Cromwell Sports Club as part of the draft 2025/34 Long-term Plan.</li> <li>E. To recommend to Council that a potential ward grant of up to \$500,000 is included for Cromwell Early Learning Centre, subject to further information around time frames and funding options, be considered as part of the draft 2025/34 Long-term Plan.</li> </ul>	Group Manager - Community Vision	<p><b>16 Jan 2025</b> To be fed into the Long-term Plan. <b>MATTER CLOSED</b> <b>16 Dec 2024</b> Action memo sent to report writer.</p>
9/02/2023	Cromwell Sports Club Request for Funding	23.1.3	<p>That the Cromwell Community Board</p> <ul style="list-style-type: none"> <li>A. Receives the report and accepts the level of significance for the release of the Cromwell Sports Club Reserve Fund.</li> <li>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.</li> <li>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.</li> <li>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.</li> </ul>	Group Manager - Community Experience	<p><b>20 Jan 2025</b> Following the Council decision not to include further funding for this project in the Long-term Plan, the club can now withdraw the approved amount of \$69,333 towards the upgrade of its facilities. <b>MATTER CLOSED</b> <b>26 Nov 2024</b> Nothing further to add at this time. <b>03 Sept 2024</b> At last meeting the club were informed to keep CCB updated with their funding requirements through the LTP process. <b>22 Jul 2024</b> From the previous CCB meeting, Mr Sanford was going to touch base with them and invite them to public forum to continue discussions on the development of the sports club. <b>14 Mar 2024</b></p>

					<p>Cromwell Sports Club are welcoming the community to attend their next AGM on the 18 March, to hear the latest updates on the developments of the past 12 months. They would like to keep engaging with discussions about the development of the Cromwell Sports Club facility as well as the review of the Cromwell racecourse, Annual Plan, and Long-term Plan and engaging with the Cromwell Community Board.</p> <p><b>29 Jan 2024</b> Meeting to be held in February.</p> <p><b>08 Jan 2024</b> Follow up meeting scheduled for February.</p> <p><b>10 Nov 2023</b> Meeting held with Cromwell Sports club and discussed the challenges of this LTP next follow up meeting to be had in November.</p> <p><b>06 Oct 2023</b> Meeting has been scheduled to discuss feasibility report and next steps.</p> <p><b>22 Aug 2023</b> A meeting is being scheduled between CODC staff and Cromwell Sports Club to discuss feasibility report and next steps.</p> <p><b>17 Jul 2023</b> Matter on hold until considered as part of the 2024/34 Long-term Plan process.</p> <p><b>01 Jun 2023</b> Matter on hold until considered as part of the 2024/34 Long-term Plan process.</p> <p><b>21 Apr 2023</b> Matter on hold until considered as part of the 2024/34 Long-term Plan process.</p> <p><b>07 Mar 2023</b> The Sports Club advised of the resolution. MATTER ON HOLD until considered as part of the 2024/34 Long-term Plan process.</p> <p><b>15 Feb 2023</b> Action memo sent to staff.</p>
12/09/2022	2022/23 Community and	22.6.3	That the Cromwell Community Board A. Receives the report and accepts the level of	Community Developme	<p><b>20 Jan 2025</b> Work is progressing but not yet completed.</p>

	<p>Promotions Grants Applications</p>		<p>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>	<p>nt Advisor</p>	<p><b>21 Nov 2024</b> The Men’s Shed have been waiting for approval to move the soil on the landfill cap back a few meters. It is understood that was to be carried out on 20 November 2024, which will then allow the fence to be built.</p> <p><b>16 Oct 2024</b> The site has been cleared and it is expected that the fence will soon be able to be built. An invoice is expected soon.</p> <p><b>02 Sept 2024</b> The Menz Shed signed a lease with Council in August, waiting for final sign off regarding paper road. Hope to commence fence construction soon.</p> <p><b>16 Jul 2024</b> The Menz Shed have had the fire report finalised are now getting detailed costings which will allow them to seek consent and final funding. It is hoped that building will commence in 2025.</p> <p><b>24 May 2024</b> No update has been received from the Menz Shed, will follow up for the next meeting.</p> <p><b>15 Apr 2024</b> The Menz Shed project has received a grant of \$120,000 from the Otago Community Trust.</p> <p><b>05 Mar 2024</b> Cromwell Menz Shed – Applications for funding have been submitted to key funders. An issue around the potential need for fire rates walls has been raised and is currently being worked through.</p> <p><b>29 Jan 2024</b> No update since the beginning of the month.</p> <p><b>08 Jan 2024</b> The plans for the shed are being finalised and will be submitted for building consent early in 2024. Once consent has been granted, fund raising will continue, with applications expected to be submitted to</p>
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				<p>fundes in April.</p> <p><b>10 Nov 2023</b> No further update on the Cromwell Menz Shed since the last meeting.</p> <p><b>06 Oct 2023</b> The Bannockburn Hall's accountability report is a separate report on the September agenda. The Cromwell Menz Shed project is advancing, they are currently waiting for working drawings and will then apply for building consent. Once consent is granted an application for funding will be submitted to the Otago Community Trust.</p> <p><b>21 Aug 2023</b> Central Lakes Trust have awarded \$197,000 towards the Cromwell Menz Shed project in August. The project is now considering it's other funding options before proceeding with the build.</p> <p><b>01 Jun 2023</b> Accountability for the Tarras Pool project has been received. The Bannockburn Hall floor resurfacing is expected to take place in July 2023. The site for the proposed Cromwell Menz Shed has been cleared and the Menz Shed are now waiting for updated quotes to advance their project.</p> <p><b>21 Apr 2023</b> The Solid Waste team have recently met with the Cromwell Menz Shed. The stockpile of glass is still to be moved so that the Menz Shed can obtain a new quote.</p> <p><b>07 Mar 2023</b> 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</p>
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					<p>relocated in the coming weeks to assist with progressing the Menz Shed development.</p> <p><b>31 Jan 2023</b> 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><b>07 Nov 2022</b> Grants to the Bannockburn Community Centre Management Committee and the Tarras School have been paid. 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 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.</p>
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**25.1.7 UPDATE - PLAY STRATEGY**

**Doc ID: 2014911**

Report Author:	Maria Burnett, Parks Officer - Planning and Strategy
Reviewed and authorised by:	David Scoones, Group Manager - Community Experience

**1. Purpose**

To consider the introduction to the play strategy work.

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**Recommendations**

That the report be received.

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**2. Discussion**

Presentation via video.

**3. Attachments**

**Nil**

**10            DATE OF THE NEXT MEETING**

The date of the next scheduled meeting is 25 March 2025.



## 11 RESOLUTION TO EXCLUDE THE PUBLIC

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### Recommendations

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

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

General subject of each matter to be considered	Reason for passing this resolution in relation to each matter	Plain English Reason
<b>Confidential Minutes of Ordinary Board Meeting</b>	s7(2)(b)(ii) - the withholding of the information is necessary to protect information where the making available of the information would be likely unreasonably to prejudice the commercial position of the person who supplied or who is the subject of the information	Commercial sensitivity
<b>25.1.8 - February 2025 Confidential Governance Report</b>	s7(2)(b)(ii) - the withholding of the information is necessary to protect information where the making available of the information would be likely unreasonably to prejudice the commercial position of the person who supplied or who is the subject of the information	Commercial sensitivity

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