



AGENDA

Cromwell Community Board Meeting Tuesday, 2 June 2026

Date: Tuesday, 2 June 2026

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 Tuesday, 2 June 2026 at 2:00 pm. The link to the live stream will be available on the Central Otago District Council's website.

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Members Ms A Harrison (Chair), Mr W Sanford, Ms R Anderson, Cr S Browne, Mr M Casey

In Attendance T Alley (Mayor), P Kelly (Chief Executive Officer), L Fleck (Group Manager - People and Culture, Acting Group Manager - Community Vision), Q Penniall (Group Manager - Planning, Infrastructure and Regulatory), S Righarts (Group Manager - Governance and Business Services), D Scoones (Group Manager - Community Experience), S Reynolds (Governance Support Officer)

1 KARAKIA

2 APOLOGIES

3 PUBLIC FORUM

4 CONFIRMATION OF MINUTES

Cromwell Community Board - 5 May 2026

**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 TUESDAY, 5 MAY 2026 COMMENCING
AT 2:00 PM**

PRESENT: Ms A Harrison (Chair), Mr W Sanford, Ms R Anderson, Cr S Browne,
Mr M Casey

IN ATTENDANCE: P Kelly (Chief Executive Officer), L Fleck (Group Manager - People and Culture, Acting Group Manager - Community Vision), Q Penniall (Group Manager - Planning, Infrastructure and Regulatory) via Microsoft Teams, S Righarts (Group Manager - Governance and Business Services), D Scoones (Group Manager - Community Experience), A Mason (Media and Marketing Manager), R Williams (Community Development Lead), B Sharland (Corporate and Strategic Planner) via Microsoft Teams, F Somerville (Roading Service Officer), S Reynolds (Governance Support Officer)

KARAKIA

Mr Casey gave a karakia to begin the meeting.

1 APOLOGIES

There were no apologies from the board but it was noted that Her Worship the Mayor was an apology.

2 PUBLIC FORUM

Karen Palmer Cromwell Community Resilience Group and Jacqui Lamberth from Emergency Management Otago

Mrs Palmer spoke to the work of the Cromwell Community Resilience Group: that the group's primary role was to build community awareness and preparedness for emergency events, helping reduce pressure on emergency services.

Mrs Palmer noted that the group operated under the umbrella of Cromwell Community House with support from Emergency Management Otago, and emphasised the importance of the Community Board's involvement through attendance at meetings to support information sharing, community engagement, promotion, and volunteer recruitment.

Helen Scoles – Road Naming in Gair Avenue

Ms Scoles spoke to the street naming process for Gair Estate, noting that her family had farmed the site as a dairy farm and that a bridge used to access the property in the 1800s still remained. She advised that six generations of her family had lived in Cromwell and requested that the names Scoles and Williams be considered as part of the street naming process for the new development.

Eve O'Brien – Central Otago Friendship Network

Ms O'Brien spoke in support of the grant application from the Central Otago Friendship Network, outlining the organisation's work to reduce social isolation and support social connection opportunities across the region, particularly for people experiencing disability or other barriers to participation.

She advised that the organisation provided facilitated social activities, individual friendship support, and worked alongside existing community groups and networks to connect isolated individuals.

She noted that the organisation had 29 active volunteers, including three in Cromwell, and that demand for services in the area was increasing, with more referrals involving clients with complex needs.

Ms O'Brien stated that the requested funding of \$3,500 would support staffing hours to provide regular local support, strengthen collaboration with other organisations, and enable the delivery of community social activities in Cromwell.

Ms O'Brien then responded to questions.

Paddy Henderson and Sophie McSkimming – NZ Police, “Grab the Reins”

Mr Henderson spoke to the grant application for the 'Grab the Reins' programme, outlining its work with Cromwell College students referred due to non-attendance or behavioural issues. He described the activities they had undertaken, including working with horses, field trips, and other interest-based community activities.

He advised that the programme currently supported four students each term, with a wider need identified, and that participation required daily school attendance, with students removed from the programme if attendance expectations were not met. Mr Henderson noted positive outcomes, including improved engagement and peer role modelling, and explained that funding would assist with costs such as fuel for field trips, which were often currently self-funded.

Rebecca Smith – Lakeside Christian Centre

Ms Smith spoke to the grant application for the Manna Project, led by the Cromwell Lakeside Christian Centre, outlining a community outreach initiative established in 2024 to provide free firewood to families in Central Otago experiencing financial hardship. She advised that the project had developed from a Council-led opportunity to utilise firewood and had grown into a coordinated initiative working with agencies such as Plunket, Anglicare, budget services, and family support services to identify and assist households in need.

Ms Smith explained that funding was sought to support equipment and safety gear, including wood-splitting equipment and chainsaws, to ensure the ongoing safety and sustainability of the project.

Caitlin Dykes - Cromwell and Districts Promotions Group

Ms Dykes spoke regarding the grant application from the Cromwell and Districts Promotions Group, outlining its role in promoting Cromwell as a destination and encouraging community engagement through a programme of events and promotional activities.

Ms Dykes noted that these events supported community connection, strengthened local identity, and attracted visitors to the district, and acknowledged the ongoing support of the Cromwell Community Board. She explained that funding was sought to assist with increased event costs and operational expenses, and advised that the group was working towards long-term financial sustainability through sponsorship, business partnerships, and progressing towards a charitable trust structure.

Tara Kind and Dylan Rushbrook - BMX Club

Mr Rushbrook and Ms Kind presented a video and spoke to the grant application from the Cromwell BMX Club to cover promotion costs for hosting the South Island BMX event in January 2027, outlining that it was one of BMX New Zealand's three major annual events and that the event would attract an estimated total attendance of around 1,200 people.

Mr Rushbrook noted the club's strong track record and quality track facilities, and highlighted the anticipated economic and community benefits. They explained that the event would be promoted to build early engagement within both the BMX and wider community, with additional activities

planned to extend visitor stays, and advised that successful delivery would strengthen Cromwell's ability to bid for future national events.

Terry Davis - Goldfields Heritage Trust - World Gold panning Championships

Mr Davis spoke in support of the grant application from the Goldfields Heritage Trust, outlining the proposed hosting of the World Gold Panning Championships in Cromwell, which had been secured following a bid developed during the COVID-19 period and several years of preparation.

He advised that the event would take place in September 2026 and involve international participants, generating significant media, television, and social media coverage, including live streaming and on-site screens to promote local businesses and regional attractions. Mr Davis noted the anticipated economic benefits from increased visitor numbers and extended stays over the eight-day event, and advised that the Trust had secured substantial funding and sponsorship support, including contributions from committee members and local businesses. He explained that the funding sought from the Community Board would enhance the delivery and promotional impact of the event.

3 CONFIRMATION OF MINUTES

COMMITTEE RESOLUTION

Moved: Casey
Seconded: Anderson

That the public minutes of the Cromwell Community Board Meeting held on 7 April 2026 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.

Mr Sanford declared an interest in item 26.4.11 and did not take part in the discussions or vote on the item.

5 REPORTS

Note: By permission of the meeting item 26.4.3 was heard first and Lisa Lowrey joined the meeting for this item.

26.4.3 CROMWELL EARLY LEARNING CENTRE INC COMMUNITY GRANT ACCOUNTABILITY REPORT

To consider the accountability report from the Cromwell Early Learning Centre Inc for their 2025/26 community grant.

COMMITTEE RESOLUTION

Moved: Browne
Seconded: Casey

That the report be received.

CARRIED

Note: Ms Harrison left the meeting at 3.05 pm and returned at 3.07 pm.

26.4.2 2025-26 COMMUNITY AND EVENTS & PROMOTIONS GRANT APPLICATIONS - 2ND FUNDING ROUND

To consider the second round of the community and promotions & events grant applications for the 2025/26 financial year. To consider applications to the 2026/27 year promotions and events grant.

Each application was discussed and the board considered the community and events and promotions grants separately.

The late application from the Goldfields Heritage Trust was considered by the Board, who noted that the timing of the application was unfortunate for an event that had been five years in the planning.

It was discussed that there would be potential for further applications related to Te Puna Mahana | Cromwell Memorial Events Centre and the board considered the potential to create a specific grants fund for this purpose.

COMMITTEE RESOLUTION

Moved: **Browne**
Seconded: **Anderson**

Recommendations

That the Cromwell Community Board

- A. Receives the report and accepts the level of significance
- B. Approves a grant of \$3,500 to the Central Otago Friendship Network for the Cromwell Social Connection Support project.
- C. Approves a grant of \$5,000 to Grab the Reins for costs associated with the programme for the 2026 and 2027 calendar years.
- D. Approves a grant of \$4,500 to the Lakeside Christian Centre for a log splitter.

CARRIED

COMMITTEE RESOLUTION

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

- E. Accepts the late application from the Goldfields Heritage Trust.

CARRIED

COMMITTEE RESOLUTION

Moved: **Anderson**
Seconded: **Browne**

- F. Approves a grant of \$95,000 to Cromwell and Districts Promotions Group for the 2026-27 events Light Up Winter, Street Party and Fireworks and Cherry Festival from the 2026-27 financial year promotions and events grant budget.
 - G. Approves a grant of \$15,000 to Cromwell BMX Club for BMX New Zealand South Island Championships marketing / promotion, infrastructure including Marquee, Toilets, audio visual
-

equipment, security and track management from the 2026-27 financial year promotions and events grant budget.

- H. Approves a grant of \$5,500 to Otago Goldfields Heritage Trust for the World Gold Panning Championships 2026 event from the 2025-26 financial year promotions and events grant budget.
- I. Notes that it is each grant recipient’s responsibility to obtain and/or have in place the appropriate consents, plans and licences (including resource consent, health and safety plans etc.) as required by legislation, agencies, property owners and/or individuals to undertake the projects.
- J. Notes that pre-approved grants for the 2026-2027 financial year will be subject to the draft budgets remaining unaltered and the adoption of the Annual Plan.]

CARRIED

26.4.4 LONG TERM PLAN 2027/37 - PROJECT UPDATE

To consider an update on the Long-Term Plan 2027/37 project progress.

COMMITTEE RESOLUTION

Moved: Casey
Seconded: Anderson

That the report be received and its contents noted.

CARRIED

26.4.5 APPOINTMENT OF A CROMWELL COMMUNITY BOARD MEMBER TO THE WHEELS IN CROMWELL ORGANISING COMMITTEE

The purpose of this report is to recommend the appointment of a member of the Cromwell Community Board to participate in the external organising committee associated with the proposed Wheels in Cromwell event.

COMMITTEE RESOLUTION

Moved: Browne
Seconded: Casey

That the Cromwell Community Board

- A. Receives the report and accepts the level of significance.
- B. Appoints Wally Sanford as a liaison to the Wheels in Cromwell organising group.

CARRIED

26.4.6 ROAD NAME APPROVAL REPORT - GAIR AVE

To consider a request to name two roads in Stages 1A and 1B of the Gair Ave subdivision in Cromwell.

It was noted that, if the name Reid was selected, a red poppy would be included on the sign as part of Council's collaboration with the RSA to recognise fallen soldiers through the Places of Remembrance project.

It was further noted that the roading team were planning work to promote public submissions of names for inclusion on the approved road names list.

COMMITTEE RESOLUTION

Moved: Sanford
Seconded: Anderson

That the Cromwell Community Board

- A. Receives the report and accepts the level of significance.
- B. Agrees that the roads be named Reid Street and Bransgrove Crescent.
- C. Agrees that the names Hayes, Kemna, and Scoles were added to the Cromwell Community Board list of approved road names.
- D. For future naming of streets in the Gair Avenue Estate, notes the significance of the name Scoles to the site.

CARRIED

6 MAYOR'S REPORT

26.4.7 MAYOR'S REPORT

Her Worship the Mayor was an apology to the meeting, so no report was presented.

7 CHAIR'S REPORT

26.4.8 CHAIR'S REPORT

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

- Attended a site visit to the Otago Polytechnic campus. Received a tour of the site and discussed current programmes being delivered, mixed delivery models combining online and face-to-face learning, and future development plans. It was noted that it would be useful to connect them to the Ngāi Tahu Trust.
 - Attended a site visit to the memorial gardens with representatives from the RSA and, Naylor Love, and Council staff to review site logistics for the ANZAC service.
 - Attended the blessing of the memorial gardens with Mana Whenua.
 - Participated in a Te Reo naming workshop facilitated by Aukaha.
 - Attended the ANZAC Day service at the new memorial gardens and laid the wreath on behalf of the Cromwell Community Board. The inaugural event for the cenotaph in its new location was very well attended and excellently organised by the Cromwell RSA. Joined attendees at the Cromwell Town and Country Club following the service.
 - Attended the April Council meeting and spoke on behalf of the Cromwell Community Board to provide context and background supporting the recommendation for naming of Te Puna Mahana | Cromwell Memorial Events Centre.
 - Hosted the Cromwell RSA for the annual ANZAC assembly at Goldfields School.
-

- Attended local rugby fixtures supporting the Cromwell Goats, including wins over Wakatipu, Maniototo, and Alexandra, reflecting a strong season to date.

COMMITTEE RESOLUTION

Moved: Harrison
Seconded: Casey

That the report be received.

CARRIED

8 MEMBERS' REPORTS

26.4.9 MEMBERS' REPORTS

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

Cr Browne reported on the following:

- Noted that it had been a slightly quieter month for Council and board commitments but that the start of winter sport season had been busy.
- Spoke of the announcement from the Honourable Chris Bishop MP regarding the restructuring of local government and noted that this would generate significant discussion and potential change for councils across the country.
- Gave an overview of reports to the recent Council meeting, including the naming of Te Puna Mahara | Cromwell Memorial Events Centre, and noted the extensive discussion regarding the naming and the ordering of the names, and felt that the Council discussions reflected those at board level.
- Attended a visit to Otago Polytechnic's Central campus and noted positive developments, with encouraging signs of programme stability and growth.
- It was noted that attendance at the ANZAC Day ceremony had been a privilege, and the significance of the occasion was acknowledged.

Mr Casey reported on the following:

- Won a 'Wild Dunedin' Speech Competition with a speech focused on sustainability.
 - Visited six farmers in Southland to view solar installations that had been inspired or influenced by earlier engagement and advocacy work.
 - Appeared on RNZ discussing ratepayer assistance schemes (RAS).
 - Spoke with a PhD student researching climate policy.
 - Attended an online Cromwell and Districts Community Trust meeting where the topic of electrifying Cromwell was discussed.
 - Presented to the Cromwell Lions Club, assisted the Cromwell Men's Shed, and spoke with Alex from Central Otago Motorcycle Club regarding potential integration of solar generation with a cross-country motocross lap.
 - Appeared on the NZ Business Podcast and participated in the NZ Tech Podcast.
 - Attended ANZAC Day commemorations at Te Puna Mahana | Cromwell Memorial Events Centre and the dawn service at the Cromwell Cemetery.
 - Spoke with Gary from KiwiHarvest regarding food resilience and the potential integration of food growing within the Sandflat Road solar farm proposal.
 - Met with a Taranaki-based solar installer (Farmgen) and suggested council staff connect with this installer to investigate potential application in Central Otago.
 - Presented at the EY Tax Forum in Auckland on ratepayer assistance schemes (RAS) and related matters.
-

Ms Anderson reported on the following:

- Attended an Old Cromwell Precinct meeting. Discussion focused on parking concerns associated with the upcoming opening of Te Puna Mahara. Progress continues with the Chinese Village restoration alongside those involved in the original build, some issues at McNulty House which are being further investigated and early planning is underway for a fundraising event in February 2027.
- Assisted with the RSA annual poppy collection in the industrial area and at Nichols.
- Participated in a walkthrough of the Bannockburn Road campus at Otago Polytechnic with John Christie and Rachel Petrie.
- Attended the Whakawātea at the Cromwell Memorial Grounds.
- Attended the ANZAC Day service in Tarras, alongside more than 130 local residents. Laid a wreath and enjoyed local hospitality. Also discussed potential hall upgrades with the hall committee, including accessibility improvements and ways to honour ANZAC heritage.
- Volunteered with the Cromwell Lake Dunstan Ladies Lions, assisting with the making of 500 dozen cheese rolls and noted the outstanding work that they do.
- Detailed that she had been busy knitting Peggy Squares for the Premmie Knitting Club, which was recently featured on Seven Sharp.

Mr Sanford reported on the following:

- Attended the blessing of memorial grounds and noted the significance of the occasion.
- Delivered the ANZAC Day address at the Lowburn Ceremony.
- Attended the ANZAC Day service at Cromwell Memorial Gardens.
- Attended a workshop on the naming of Te Puna Mahana | Cromwell Memorial Events Centre and noted discussions regarding naming considerations and community significance.
- Attended the 'Cromwheels' Project Coordination meeting and noted progress on project planning and coordination.
- Attended soccer matches in both Alexandra and Wānaka.

COMMITTEE RESOLUTION

Moved: **Browne**
Seconded: **Anderson**

That the report be received.

CARRIED

9 STATUS REPORTS

26.4.10 MAY 2026 GOVERNANCE REPORT

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

COMMITTEE RESOLUTION

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

That the report be received.

CARRIED

10 DATE OF THE NEXT MEETING

The date of the next scheduled meeting is 2 June 2026.

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

Moved: Browne
Seconded: Casey

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
Confidential Minutes – 7 April 2026	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
26.4.11 - Options for Sale of the Gair Avenue Development	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 s7(2)(h) - the withholding of the information is necessary to enable Council to carry out, without prejudice or disadvantage, commercial activities 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)	Commercial sensitivity To enable commercial activities To enable commercial or industrial negotiations
26.4.12 - Bannockburn Industrial Development - Sale & Purchase (Lot 4)	s7(2)(h) - the withholding of the information is necessary to enable Council to carry out, without prejudice or disadvantage, commercial activities	To enable commercial activities

26.4.13 - May 2026 Confidential Governance Report	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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CARRIED

The public were excluded at 4.37 pm and the meeting closed at 6.37 pm

2 DECLARATIONS OF INTEREST

26.5.1 DECLARATIONS OF INTEREST REGISTER

Doc ID: 2693168

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 - Declarations of Interest [↓](#)

Name	Member's Declared Interests	Spouse/Partner's Declared Interests	Council Appointments
Rebecca Anderson	Cromwell Rowing Club (member) Andersons Plumbing (Owner and Director) Cromwell College Charitable Trust (Secretary)	Cromwell Volunteer Fire Brigade (member) Andersons Plumbing (Owner and Director)	Tarras Community Liaison Old Cromwell Inc. Liaison Bannockburn Community Liaison
Sarah Browne	Anderson Browne Construction and Development (Director and Shareholder) Central Otago Sports Turf Trust (Trustee) Central Football and Multisport Turf Trust (Trustee) Sutherland Architecture Studio Ltd (Employee)	Infinite Energy Ltd (Employee)	Tarras Community Liaison
Mike Casey	Summerfruit Horticulture New Zealand Federated Farmers Farmlands Rewiring Aotearoa Forest Lodge Orchard Rewiring Aotearoa (CEO) Forest Lodge Orchard (Owner Operator) DeliverEasy (Shareholder) Flexihome (Shareholder) Blackbird VC (Limited Partner across several funds) Motion Capital Simplicity	Summerfruit Horticulture New Zealand Federated Farmers Farmlands Rewiring Aotearoa Forest Lodge Orchard Rewiring Aotearoa (CEO) Forest Lodge Orchard (Owner Operator) DeliverEasy (Shareholder) Flexihome (Shareholder) Blackbird VC (Limited Partner across several funds) Motion Capital Simplicity	Cromwell and Districts Community Trust Liaison Cromwell and Districts Promotions Group Liaison

Anna Harrison	Principal Goldfields Primary School Runs the Dunstan Zone swimming championships Cromwell Swim Club (life member) 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 Liaison Cromwell Museum Trust Liaison
Wally Sanford	Paterson Pitts Ltd (Employee) Southland Zodiac Zephyr Club (Member) Cromwell Mountainbike Club (Member) Survey and Spatial New Zealand (Voting Member)	Vinpro (Employee)	Cromwell Youth Trust Liaison Central Otago Tracks and Wheels Liaison Lowburn Hall Committee Liaison Friends of Cromwell Cemetery Liaison

3 REPORTS

26.5.2 PETITION FROM CROMWELL DOGS

Doc ID: 2819303

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

1. Purpose

To accept attached petition from Cromwell Dogs.

Recommendations

That the petition be noted.

2. Discussion

Petition has been submitted, see attached.

3. Attachments

Appendix 1 - Petition from Cromwell Dogs [↓](#)

11/01/20

Dear CODC,

Please find these community letters written at our Paws for pines demonstration at Alpha Street.

These highlight the safety aspect of Sandflat road & please note many dogs could not attend due to the overcrowded & overstimulating environment that will be the norm should Sandflat road be lost to our community.

Please consider these voices in your decision making

Sincerely
Cromwell dogs (880 petitioners)





MY NAME Wendy Denholm

Why I prefer walking at the pines:

Large area so I can see other dogs
approaching (I have a reactive dog)
& take her away from the site to
calm her.

Also she needs alot of space to run.

Alpha Street Walk
I COULDN'T BE HERE



MY NAME Kirra

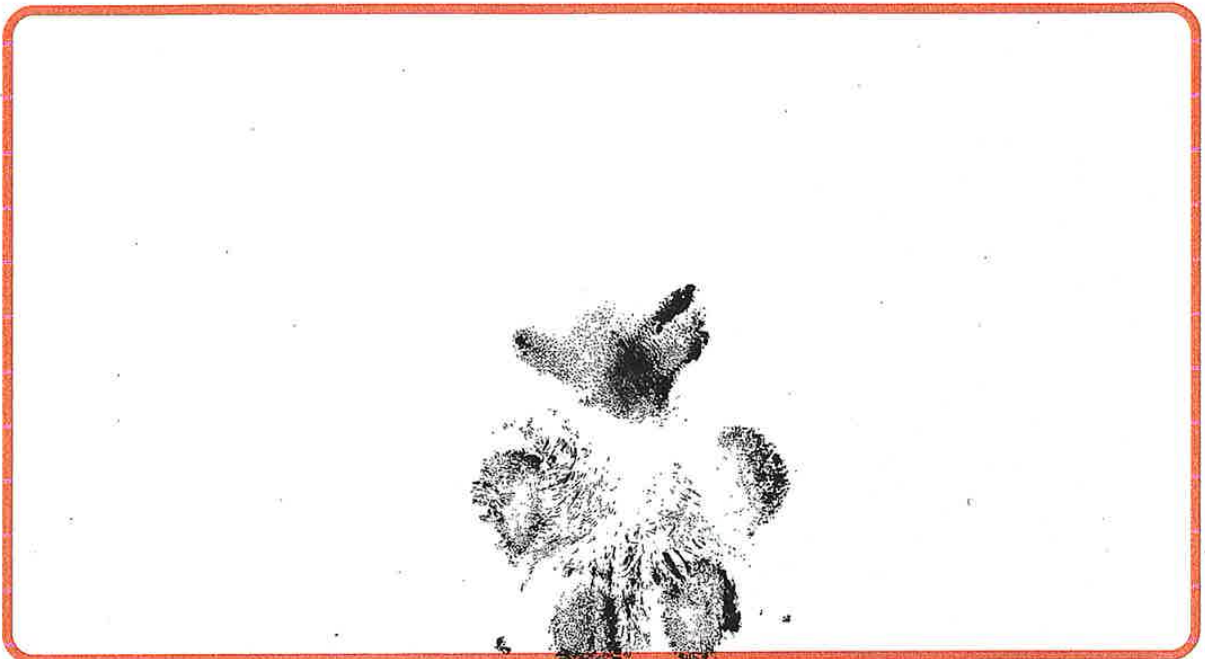
Why I can't be in this environment:

I like to run free and a road and bike track close by isn't ideal, plus no trees in summer.

~~I was attacked as a puppy, I need space to exercise away from other dogs!~~

Why I can't be in this environment:

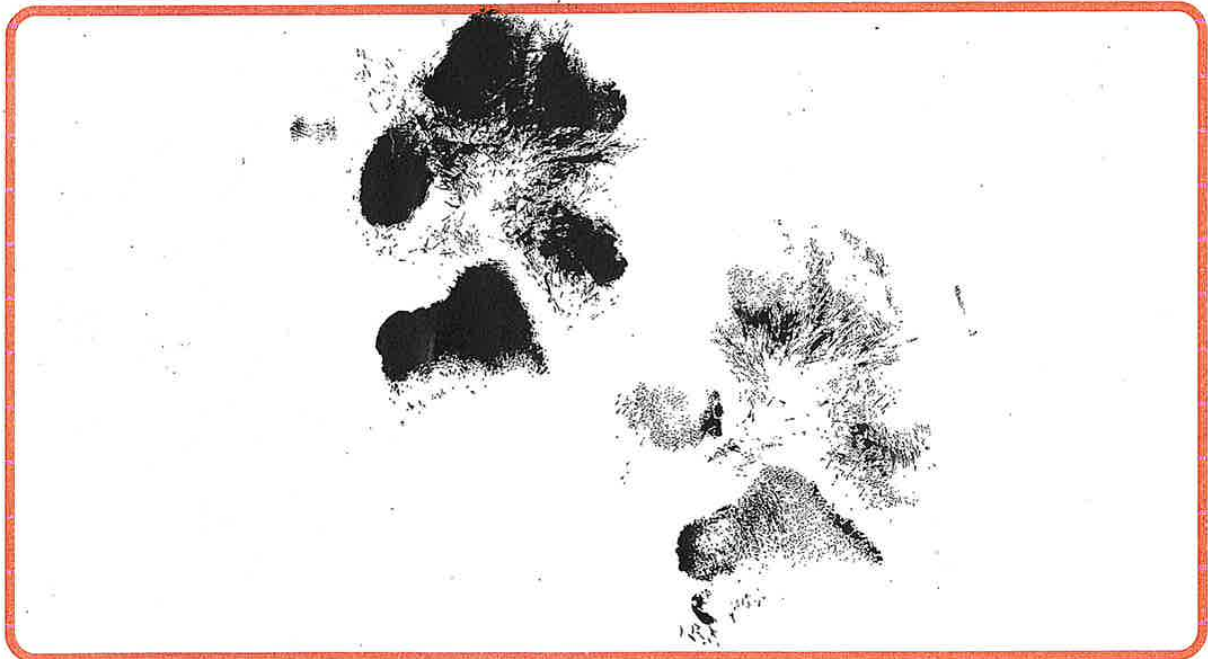
MY NAME
RODNEY



I COULDN'T BE HERE

Alphaville Street Walk

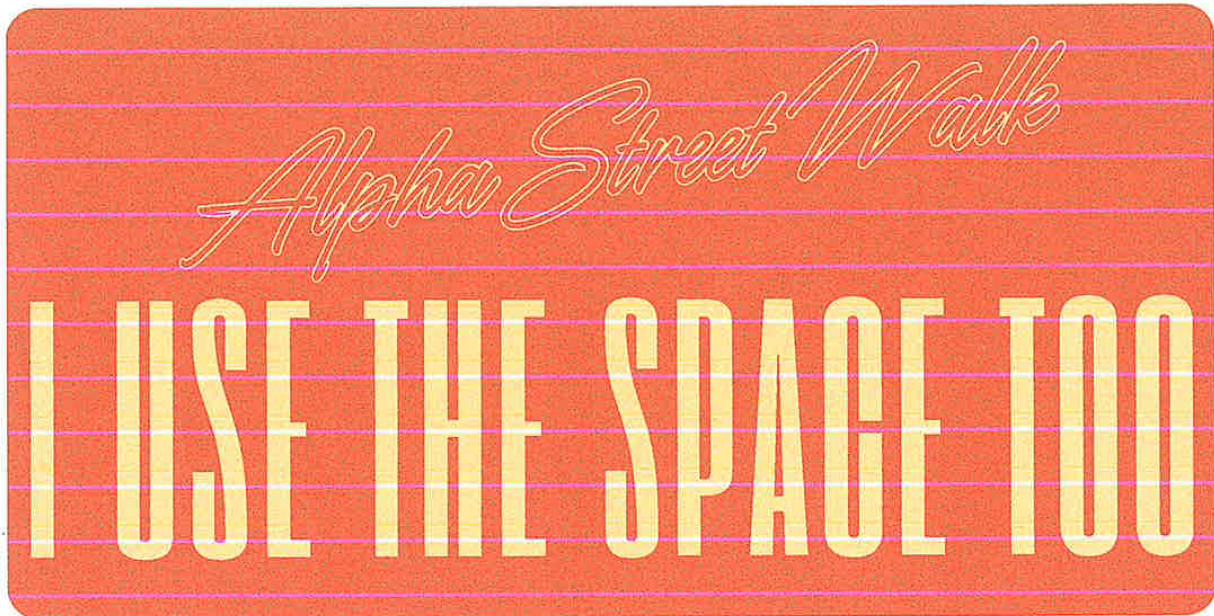
Alpha Street Walk
I COULDN'T BE HERE



MY NAME Karen + Bill Sanders ^{Rocky} + Ava

Why I can't be in this environment:

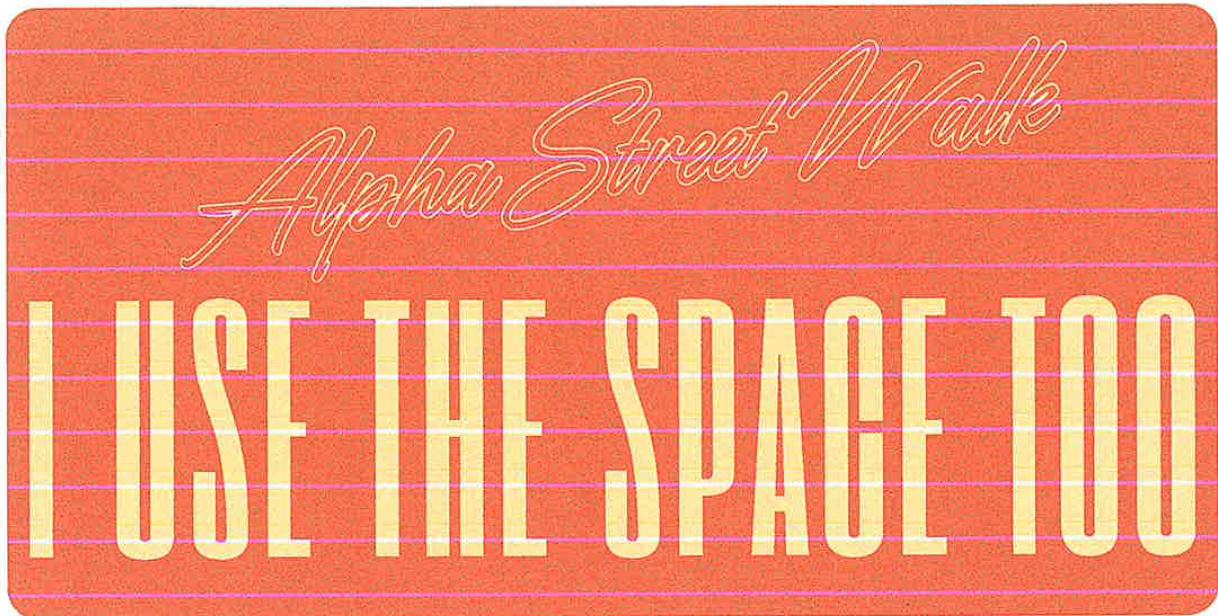
not enough



MY NAME Nicky Anderson

Why I prefer walking at the pines:

For the shade, shelter and
not to annoy people who
don't like dogs eg cyclists.
Dogs need off leash areas.



MY NAME Crack Family

Why I prefer walking at the pines:

Its a sheltered shaded area that is
safe and adds enrichment to the dogs
being able to freely roam, and sniff

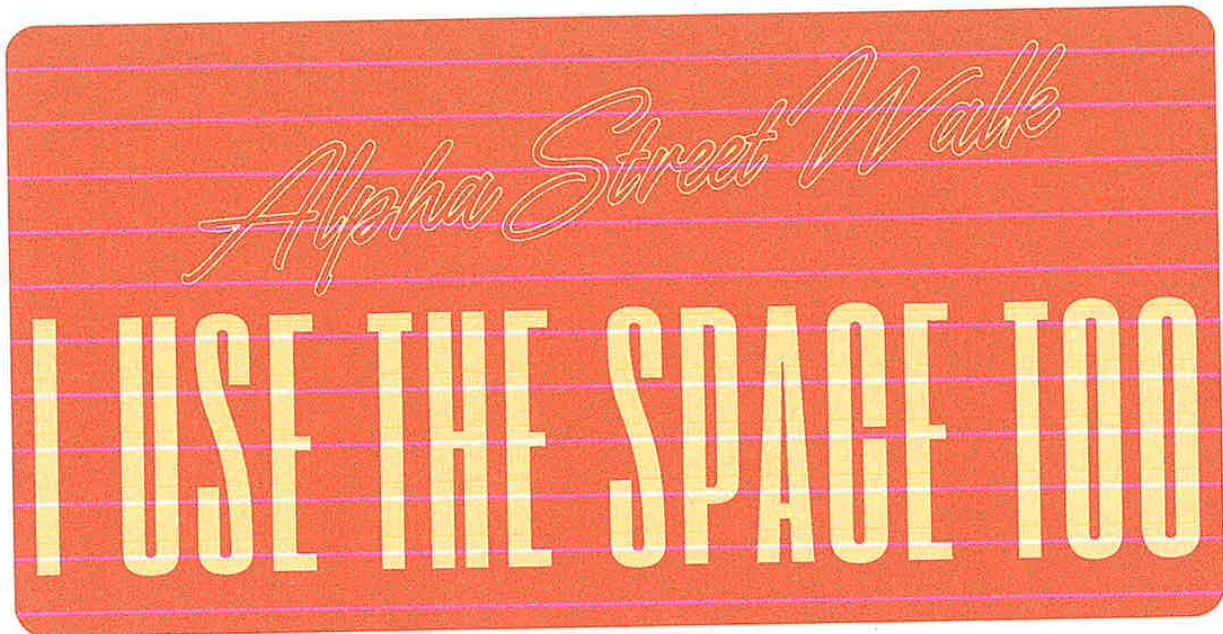
Four horizontal red lines for additional text.



MY NAME NELLY (SAUSAGE DOG) + DAVID + IAN + BABY +
GRACE . ORIENT ST.'S FAMILY

Why I prefer walking at the pines:

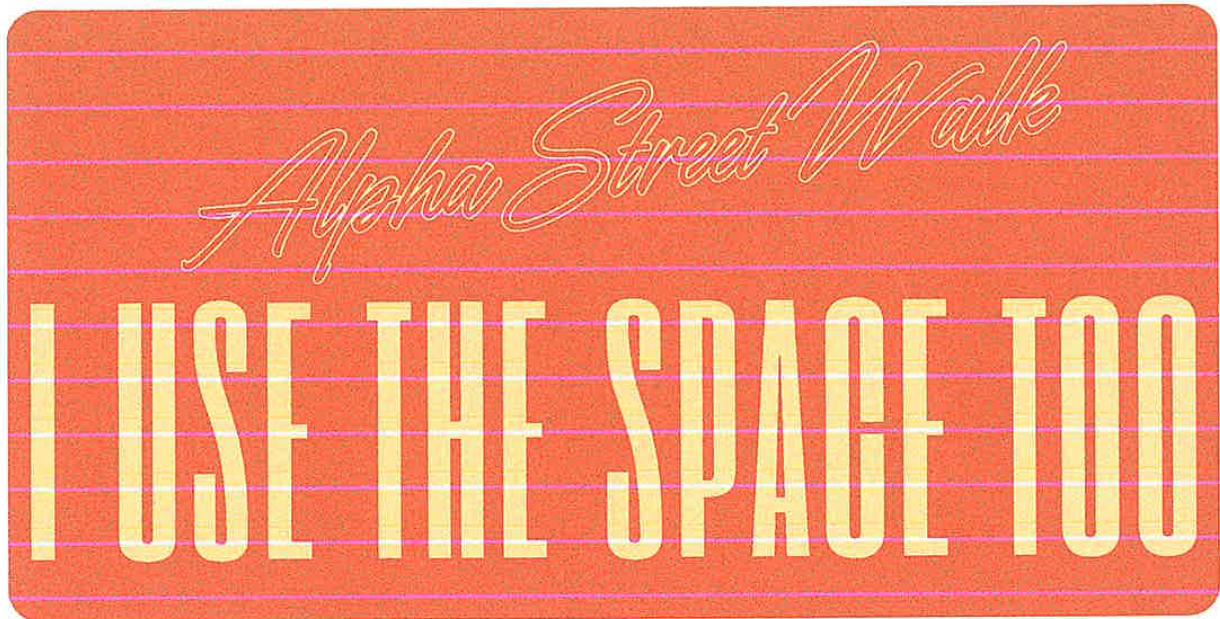
IT'S A SAFE SPACE FOR HAVE A WALK UNDER THE SHADE
OF THE PINE TREES SPECIALLY IN SUMMER, WITHOUT THIS
AREA CROMWELL WONT HAVE A PLACE TO BE COVERED
FROM THE OTAGO'S SUN. WE NEED THIS AREA FOR THE
COMMUNITY, BECAUSE IS THE ONLY AREA TO BE WITH OUR
BELOVED FAMILY.



MY NAME "Tess" ^{Tolu +} (Helen Kensington - Lombard) [Ⓟ]
 woof! woof!

Why I prefer walking at the pines:

'cos it's got heaps of space and
 is safe from traffic.
 keep it open for me!
 Tess. 🐾🐾



MY NAME Hill Billy

Why I prefer walking at the pines:

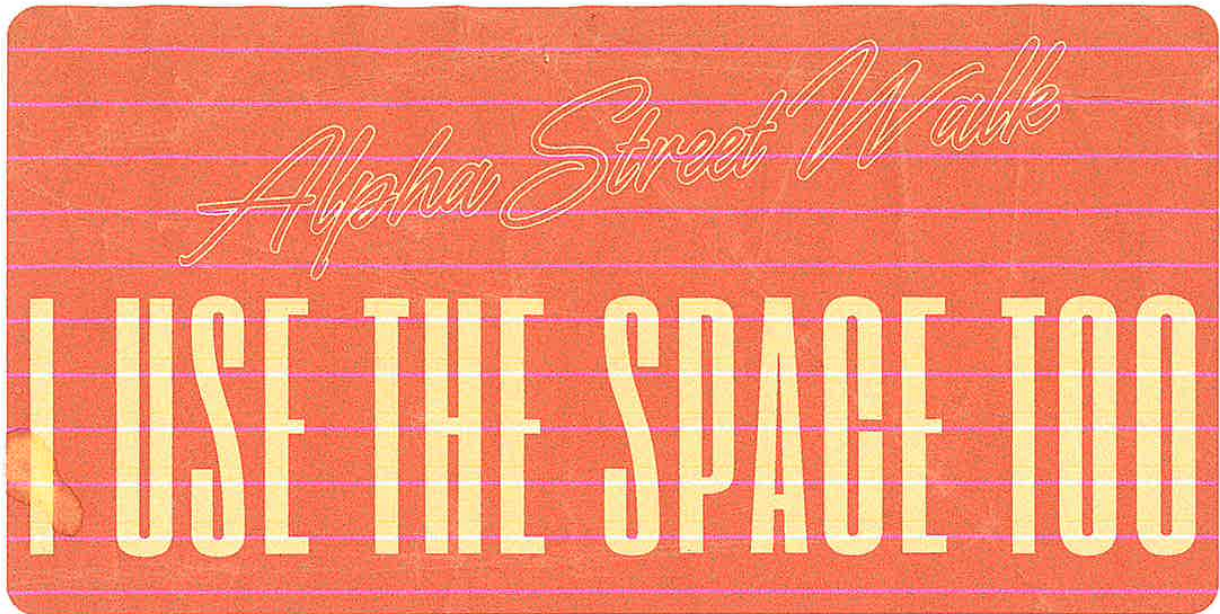
Due to shade for my dog
who breed for cooler climates.
and lots of pests to satisfy
his Boredom Terrier needs

Alpha Street Walk
I COULDN'T BE HERE

[Empty rounded rectangular box for drawing or notes]

MY NAME Patch & Kaizer

Why I can't be in this environment:
To over stimulating for us with bikes
& others coming up the path behind us



MY NAME Brie

Why I prefer walking at the pines:

Shade in summer, Shade from rain & wind in winter

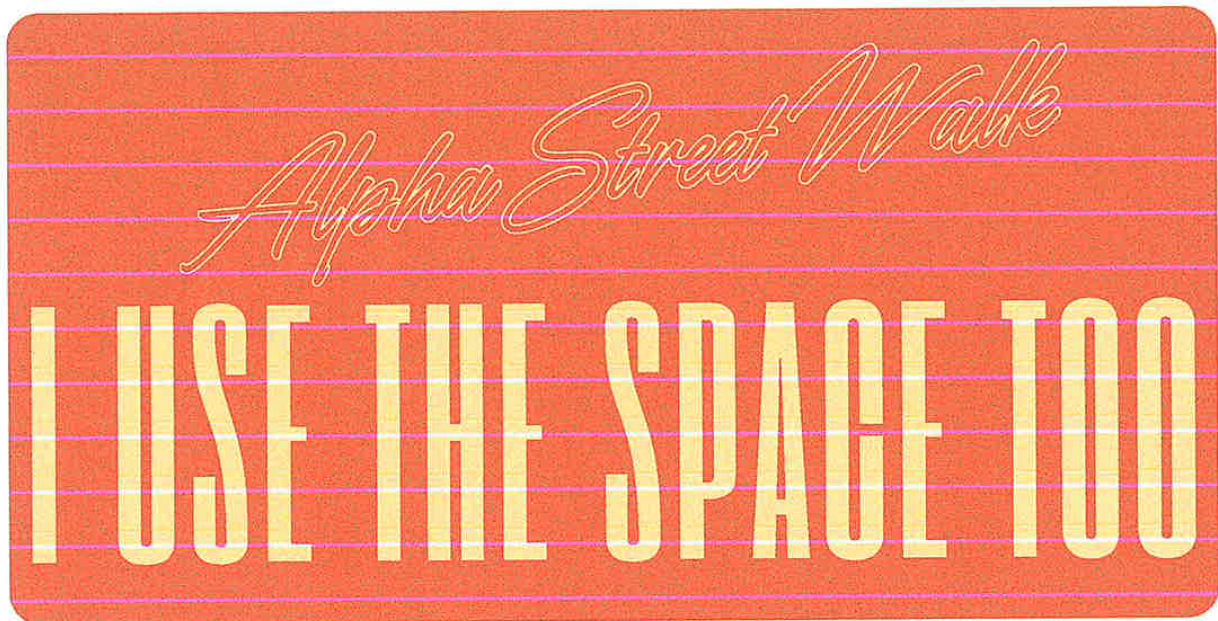
Also love having a nature/bush like space to walk, cromwell is so bare!



MY NAME Grant Taylor.

Why I prefer walking at the pines:

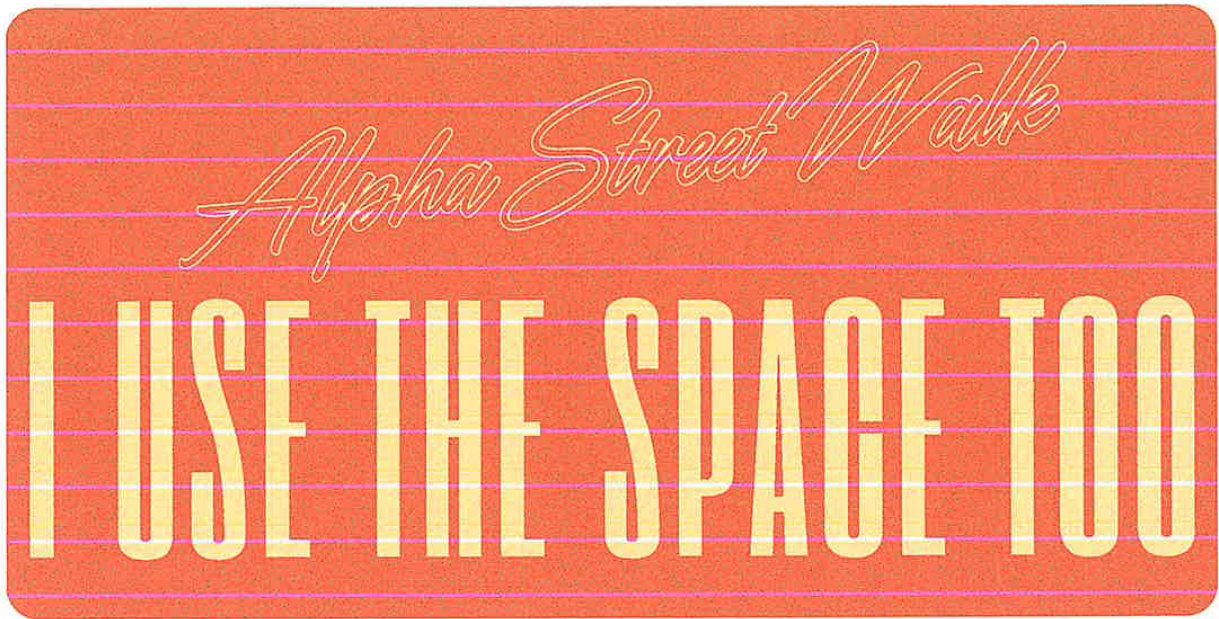
open space where the dogs can
run free - easy to pat.
An ideal dog walking spot
that is sheltered from the
sun.



MY NAME Megan Thorburn

Why I prefer walking at the pines:

- Safe
- NO cyclists!
- Mental health!!!
- Quiet
- SHADE from sun!
- Shelter from RAIN & WIND!!!
- It's a special place!



MY NAME Victor Given

Why I prefer walking at the pines:

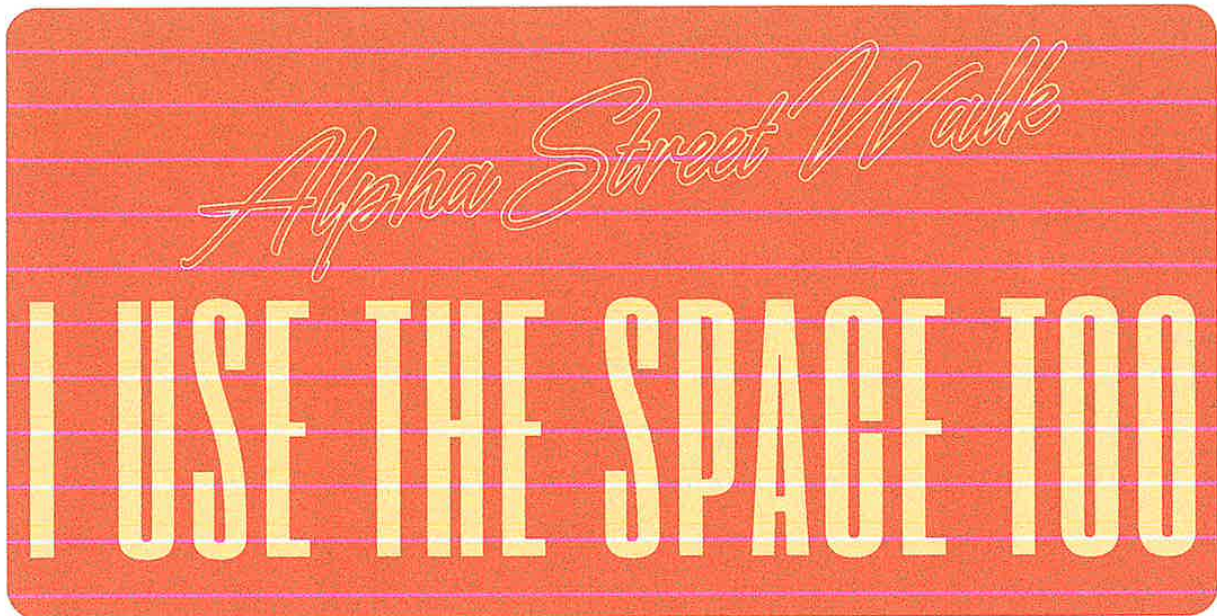
Solitary
Quiet
Away from people



MY NAME Rochelle Baxter

Why I prefer walking at the pines:

 old beach
 shelter from sun & rain
 space away from public & traffic



MY NAME Bobbie Wilson, Francis Scott

Why I prefer walking at the pines:

I have two highly Active working breed
dogs that require an open space to burn
their energy and are nervous around
other dogs so not having the trees would
make it super hard to give them the
space and exercise they need.



MY NAME RHIANNON BYANS

Why I prefer walking at the pines:

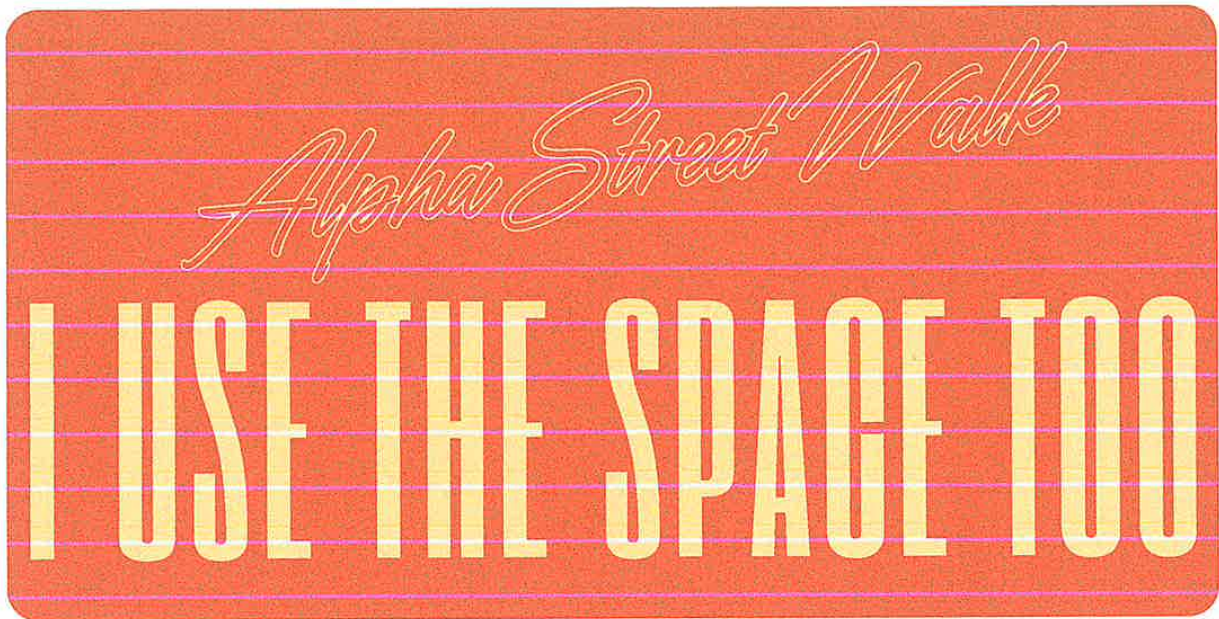
It's a beautiful area. You've already
chopped down trees on the river walk
and it looks dreadful. Just STOP!!!



MY NAME SOPHIA + MARLO

Why I prefer walking at the pines:

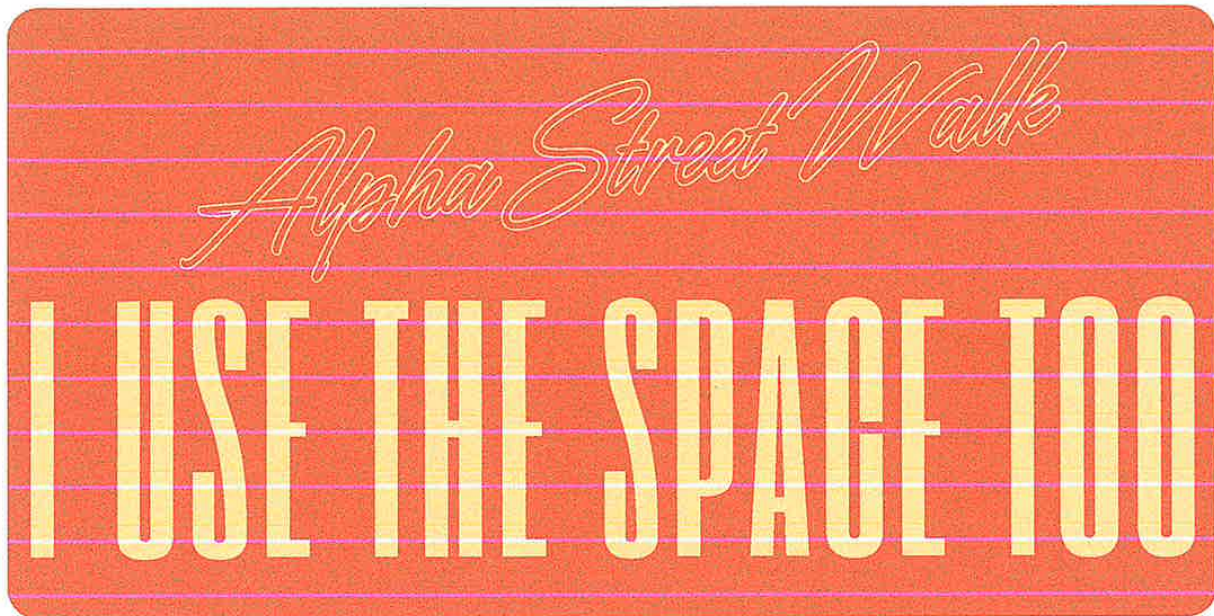
It's safe + protected ♪



MY NAME RUTH EVERT

Why I prefer walking at the pines:

- 1, SHADE
- 2, WIND PROTECTION
- 3, BEAUTIFUL LANDSCAPE.
4. SAFE ENVIRONMENT FOR BOTH DOGS, HORSES + FAMILIES THAT LOVE TO RIDE BEH MOUL + CYCLE BIKES.



MY NAME JAMES & RHIANWON PERRY

Why I prefer walking at the pines:

THE PINES PROVIDE EXCELLENT RELIEF FROM
THE SUN AND ARE A SAFE AND SECLUDED PLACE
FOR DOGS TO EXERCISE.

WE HAVE ALSO BEEN CONCERNED ABOUT THE PINE
TREES BEING FELLED ALONG THE RIVER TRAIL BETWEEN
PEARSON ROAD AND RICHARDS BEACH ROAD, WHICH ALSO
OFFER EXCELLENT SHADE IN HOT WEATHER.

THE QUESTIONED PARK APPROACH OF STAGED FELLING
AND REPLACEMENT BEECH TREES SHOULD BE CONSIDERED
TO ENSURE THE AESTHETIC LANDSCAPE AND SHADE ISN'T
AFFECTED UNLESS



MY NAME maia ♡

Why I prefer walking at the pines:

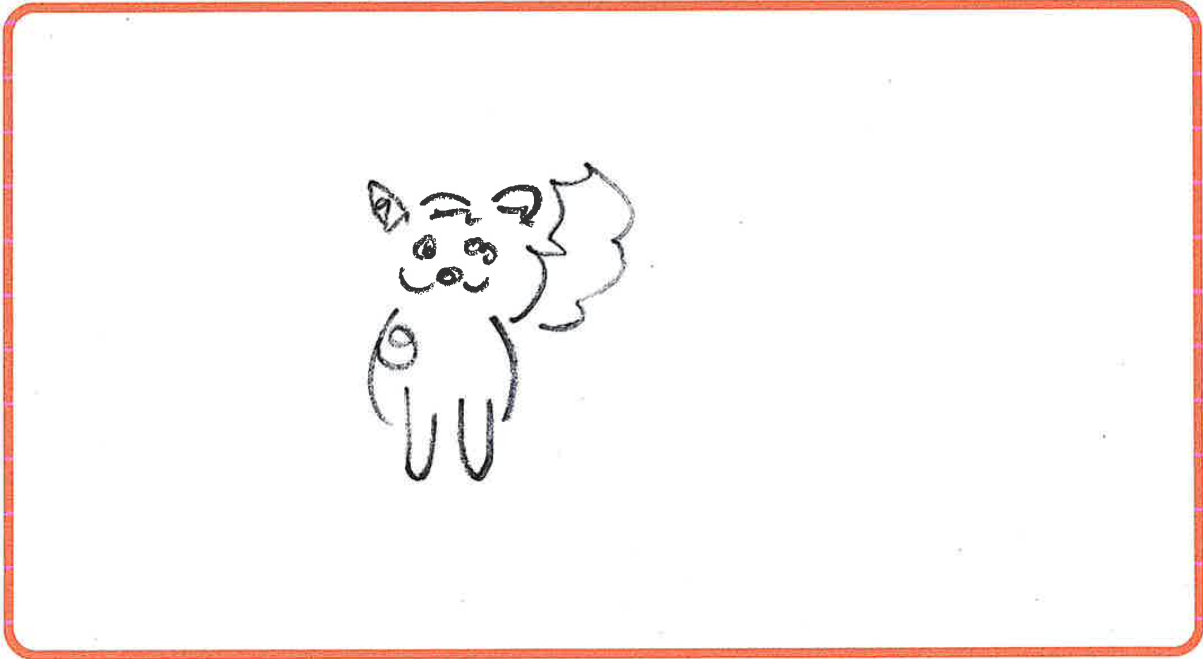
Safe, shaded, off lead.

Big and spacious, good for our reactive dog.

Good all year round in any weather, heat, winter, wind and rain.

Been going here since she was a pup - super special place that holds many memories for our family.

Alpha Street Walk
I COULDN'T BE HERE



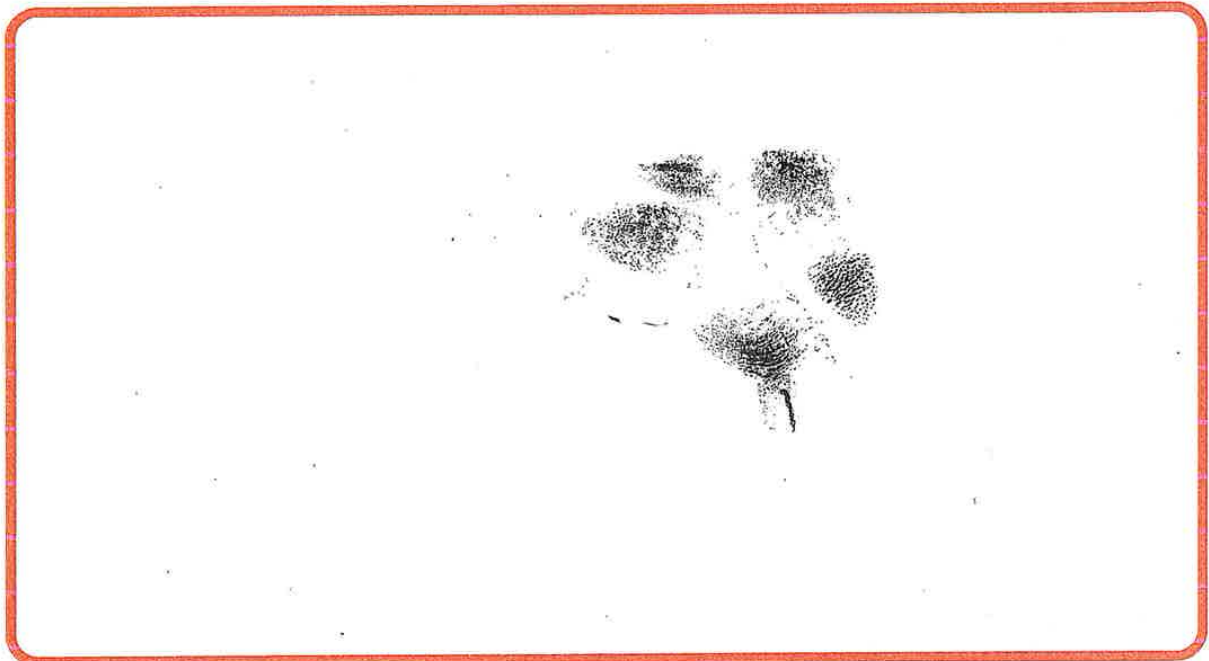
MY NAME TONY DIEGO + JULIA

Why I can't be in this environment:

I am a reactive dog. I need space
and to be able to avoid other
dogs. I need fencing as I chase
cars.

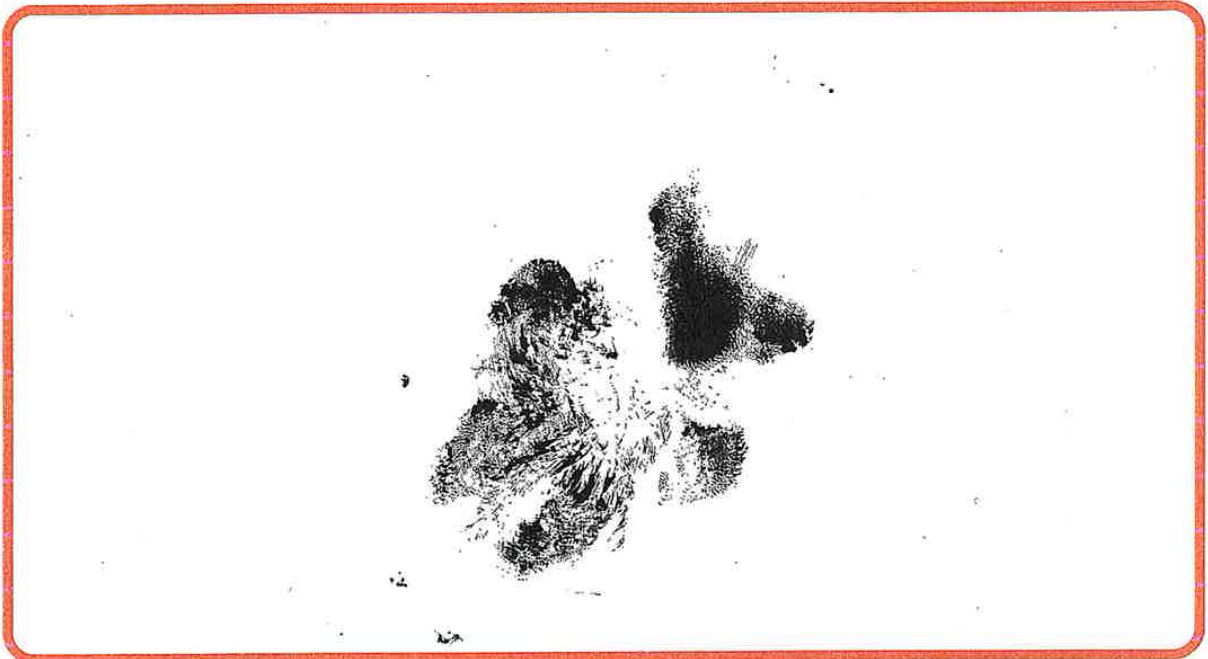
Why I can't be in this environment: I BEARED COLLIES LOT OF ENERGY!

MY NAME MOP + PAN



Why I can't be in this environment:
 away from the wilderness

MY NAME *Alphano Street Walk* Draw Snow



I COULDN'T BE HERE

Alphano Street Walk

26.5.3 BANNOCKBURN FORESTRY HARVEST

Doc ID: 2804318

Report Author:	Bex Winders, Project Manager - Cromwell Special Projects
Reviewed and authorised by:	David Scoones, Group Manager - Community Experience

1. Purpose of Report

To consider the findings from the Forestry Report provided by Laurie Forestry Ltd and confirm the progression to continue or delay the Harvest of Sandflat Road Forestry Block - LOT 3 DP 403966 (57ha).

Recommendations

That the Cromwell Community Board

- A. Receives the report and accepts the level of significance.
 - B. Recommends to Council to delay harvesting of the block until global stability returns to maximise financial return.
 - C. Recommends to Council to keep the dog walking status removed to ensure public safety while reducing the exposure to risk.
 - D. Recommends to Council to install adequate signage.
-

2. Background

The Sandflat Road Forestry block is managed as a commercial forestry asset which sits as an operational function. However, it was decided that Cromwell Community Board and Council would determine whether the Sandflat Road Forestry Block should be harvested. Aligning the harvest with the Bannockburn development block was expected to generate financial efficiencies and broaden the pool of available contractors.

Following a report presented to Council on the 26 November 2025 Council resolved the following:

RESOLUTION

Moved: Duncan
Seconded: Pannett

That the Council

- A. Receives the report and accepts the level of significance.
- B. Approves to harvest the 60-hectare Sandflat Road Forestry Block - LOT 3 DP 403966.
- C. Recommends staff investigate the costs to replant the site to retain the carbon status and also presents options to the Board/Council for alternative uses for this site along with some indicative costs.
- D. Approves utilisation of any profit generated from the harvest either to fund the replanting of the block, including implementation of a post-planting management and weed control plan, or to explore alternative investment opportunities associated with the land and its future use.
- E. Approves to subsequently use any remaining profit to offset costs associated with the Bannockburn Industrial Subdivision.
- F. Approves removing the dog walking status on both sites.

CARRIED

Since the time of this report we have advertised on GETS a Request for Proposal – Harvesting of Forestry Blocks – Bannockburn.

Two formal responses were received which were evaluated by a panel of 4 (including an engineer and forestry expert), with staff now engaging with the successful respondent.

Both parties advised that they would undertake the Harvesting of one or both blocks, but that there may be financial implications either way.

The timing of the Harvest has been adjusted as additional due diligence was undertaken.

This was due to the global uncertainty when looking at fuel costs and wider forestry market conditions.

The ‘Dog Exercise Area’ status was also resolved to be removed from both blocks. Feedback from the community raised concerns as to the lack of other areas for off leash walking.

In addition to the wider fuel-management considerations, factors such as the age of the trees, financial viability, and community safety were taken into account. On this basis, the decision was made to engage a forestry expert to provide an independent assessment incorporating all these elements.

3. Discussion

Considering the above a report prepared by Laurie Forestry Ltd was produced to help understand the urgency and importance of Harvesting the trees. Please see the report attached as **Appendix 1**.

Professional advice states that delaying the Harvest of the trees will not impact the estimated return as even though they are of age they are still considered small/average in size.

The Bannockburn Forestry Block is currently assessed as presenting a low level of risk to users under normal conditions. However, if not harvested soon, a formal public notification and management policy is recommended to maintain safety, especially regarding wind-related hazards.

Under severe wind conditions it is advised the following steps be taken to reduce risk:

- Adequate signage be installed to explain risk elements
- Advise not to walk within 30m if a blue banded tree
- Staff be dedicated to put up and take down (before and after high wind events) 'Forest closed due to forecast high winds DO NOT ENTER'
- Strong communication regarding the above
- Signage and/or information sharing should include 'Enter at your own risk'

This identifies there is still a level of risk around public safety and requires a level of resources that are not currently available.

If dog-walking access remains unavailable under Resolution F, and signage is installed indicating that entry is at an individual's own risk, the understanding is that anyone entering the property would be an unauthorised entrant. This approach aims to support public safety while also helping to manage the Central Otago District Council's exposure to potential incidents and risk.

It has also been noted that illegal dumping is occurring on the site, which may introduce additional safety risks if the area were to be reinstated for dog-walking.

4. Financial Considerations

Following the report, staff investigated the costs associated with engaging appropriate contractors to undertake reinspection's after severe wind events. The estimated cost for attending the site, identifying and marking any new trees of concern, and providing a brief report is approximately \$1,000, noting that this may vary depending on time required on site.

At present, there is no operational budget allocated to support this work, nor funding or staff capacity available to install and remove signage around the block before and after wind events.

5. Options

Option 1 – (Recommended)

To delay harvesting of the block until global stability returns to maximise financial return.
To keep the dog walking status removed and install adequate signage.

Advantages:

- Allows Council to wait until there is more certainty globally with the potential to maximise returns and diesel pricing to de-escalate.
- Reduces risk and increases safety of the community by limiting access to the Forestry Block
- Does not require additional budget or rely on staff availability to dedicate the necessary requirement to maintain a high level of safety.

Disadvantages:

- The block is a Forestry Block and will need to be Harvest in the future, potential savings missed by sharing site establishment and crew costs.
- Reduces areas for dog owners to exercise their dogs.

Option 2

To continue with the Harvest of both blocks in conjunction as per November 2025 resolution.

Advantages:

- Economic efficiency by splitting site establishment costs, and experienced crew, across both blocks.
- Allows the investigation of replanting, or allowing alternative uses to be costed and considered.

Disadvantages:

- Potential for reduced revenue due to increased fuel costs and broader fluctuations in forestry market pricing.

6. Compliance

Local Government Act 2002 Purpose Provisions	This decision promotes the economic wellbeing of communities, in the present and for the future by securing a good financial return and cost efficiency while the adjacent site is being felled. Allows staff to investigate the best economic opportunities.
Decision consistent with other Council plans and policies? Such as the District Plan, Economic Development Strategy etc.	Procurement Policy - to find suitable contractor to undertake the work via a Request for Tender (RFT) advertised via GETS.
Considerations as to sustainability, the environment and climate change impacts	This decision promotes the environmental wellbeing of communities, in the present and for the future by looking at alternative options such as solar generation, or replanting pine species.
Risks Analysis	Health and safety risks from tree felling will be managed through the contractor's Health & Safety Plan. Financial return on felled timber may be lower than expected; however, we are looking to engage a contractor that absorbs some of this risk by sharing profit percentage. If Council do not proceed there is a risk that there will be increased maintenance costs and reduced income costs.
Significance, Consultation and Engagement (internal and external)	To proceed with the Harvesting of the trees this will remove the dog walking status, there is medium impact/significance on the community as a whole.

7. Next Steps

To present a report to Council considering the Boards recommendations and proceed accordingly.

8. Attachments

Appendix 1 - 20260512 Bannockburn Forestry Block Report [↓](#)

Cromwell Forest – Crop status review
- Central Otago District Council –
- May 2026



Laurie Forestry Ltd

Harvesting & Marketing, Consultants & Managers

To: Bex Winders/Garreth Robinson
From: Allan Laurie
Cc:
Subject: Cromwell Forest status review
Date: Tuesday, 12 May 2026

Dear Bex and Garreth

Thank you for your instructions regarding an inspection and report on the status of Cromwell Forest – Sandflat Road.

The purpose of the inspection of 6th May and this subsequent report is to inform Council on the status of the forest with respect to the ongoing safety of the general public who frequent the forest, primarily to walk dogs.

Crop details

Species: Radiata pine
Age: Planted 1982 to 1985 (41 – 44 years old)
Tending: Crop type 1; 44.9 hectares have been managed to full silviculture including pruning and thinning (Blocks B, C & D1 on attached map)
Crop type 2; 14.2 hectares has not received any management inputs (Blocks A & D1 on the attached map)
Statistics: Crop type 1; Pruned and thinned blocks (last measure Dec 2021)
Average 275 stems per hectare
Average Diameter 42cm
Average tree height 27metres
Crop type 2; Untended blocks
Average 1250 stems per hectare
Average Diameter 34cm
Average tree height 25metres

LAURIE FORESTRY LIMITED

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Broad Crop Description

The trees can be regarded as extremely slow growing and small for their age. This is the direct consequence of low fertility, light sandy soils, exposure and low rainfall.

The tree crowns are light on density with poor needle retention due to the above factors. No pathogenic or other tree health factors were observed.

Crop type 1. Trees are mostly single stemmed with any lesser quality trees having been removed when thinning was undertaken 25+ years ago. This crop type generally comprises trees of good form with light branching and straight stems.

Crop type 2. Trees are of very mixed quality with some poor form throughout comprising double leaders and multi stems. A high stocking has resulted in much smaller trees with heavy branching to the ground.

This report focusses on the Crop Type 1 blocks which comprises the area of the forest most frequented by visitors.

I noted the density of branching in the Crop type 2 areas effectively limits public access. It was noted the lack of management has likely also limited wind intrusion and consequent damage to trees.

Inspection methodology

This involved a walkthrough the full length of the forest at about 60metre intervals closely observing 10 rows of trees on either side of the observation line.

Observations focused on any damage to trees that would result in danger to the public. These are listed as follows:

- Trees which had loose branches held up in their crowns (widow makers)
- Any stems heavily leaning from wind damage
- Any stems where tops had broken out and leaning against a neighboring tree
- Any stems of poor quality including unstable double leaders or unstable severe stem wobble and kink

In all cases, observations focused on elements where a strong wind event would dislodge branches or stems to the extent these would present as a danger to unwary public.

During the walkthrough, any trees found to present a low to moderate risk were marked with a full circumference band of blue paint, noting there were no trees found representing a high risk.

Observations in Crop type 2 included several walk-ins around the perimeters of the two blocks.

About 20 people were noted to be walking dogs or otherwise interacting in the forest in the 4.5hours I was there, confirming it is indeed a high use area.

Inspections results

Of the total 44.9 hectares of Crop type 1, a total 21 trees were identified as containing elements of low to moderate risk to public. Given there is likely to be about 12,350 trees in these blocks, this confirms only about 0.17% of the trees comprise some risk.

I would rate the overall risk to the public using the forest to be low unless in the event of strong winds.

All 21 trees were marked with a blue band at or about chest height for future identification and possible management.

The primary risk element found was "Widow Makers" - branches held up in crowns. These were all dead and or well decayed, suggesting the event that broke the branches off happened 12+ months ago. They are rated as low to moderate risk as they are few in number and light in weight having well dried out. It is therefore likely to take a severe wind to dislodge them.

There were some recent branches in the forest floor litter and a small number of double leaders or tops blown out in what would have been very strong winds. As above, all are well dead or decayed, again suggesting a well historic event.

Of the 21 trees identified, 3 included double leaders or tops that had been blown out and now resting on a standing tree. All three were well dated and significantly decayed.

Importantly, all elements found were in the lower or mid crowns. No risk elements were observed in upper crowns where material falling from a greater height could elevate risk and severity.

Whilst we might assume even the most ardent of dog walkers would not enter the forest in high winds, I would recommend Council consider some risk mitigation measures if the forest is not harvested. These are discussed below.

Photographs of the above key findings are attached to this report.

Risk Mitigation

Whilst my findings confirm a low-risk forest, it is at a later part of life where branch and stem breakage could be expected in high wind events. A simple case of sail area versus equal and opposite forces.

It will be prudent for Council to consider risk mitigation measures. These could range from simple signage warning the public of the dangers to full forest closure where high winds are forecast and or present. Some suggestions include:

- Signage at the 4 or 5 common entry points providing a simple explanation of risk elements
- Signage as above including advising the public to not walk within 30m of a blue banded tree
- Signage variation with staff dedicated to putting up and taking down before and after high wind events, example, "Forest closed due to forecast high winds DO NOT ENTER"

- Notifications and advisories via Notice boards, social media, related clubs (dog walkers club?)
- Publishing appropriate guidance and updates in any Council newsletters, media reports and or information sharing mediums
- Any signage and or information sharing should include “enter at your own risk”

Any advisories could include elements of, or reference to, the Beaufort scale, a copy of which is attached to this report.

Further risk mitigation should include an inspection/observation immediately following a wind storm checking there has been no significant change to crop status. This may also need to include engaging skilled practitioners to remove any risk elements.

In Summary

Whilst my inspection found a forest which presents as an overall low risk to users, if it is not to be harvested in the immediate future, I would recommend Council adopt a public notifications and management policy.

This would include appropriate signage which should have an emphasis on simplicity with the primary goals being information sharing and risk mitigation.

Some observation and possible management inputs are also recommended following severe storm events.



Allan Laurie RMNZIF
Registered Forestry Consultant
Laurie Forestry Ltd



Central Otago District Council - Cromwell Forest

Legend

- Forest Cmpts
- Public Road
- Stream
- 20m Contours
- Title Boundaries

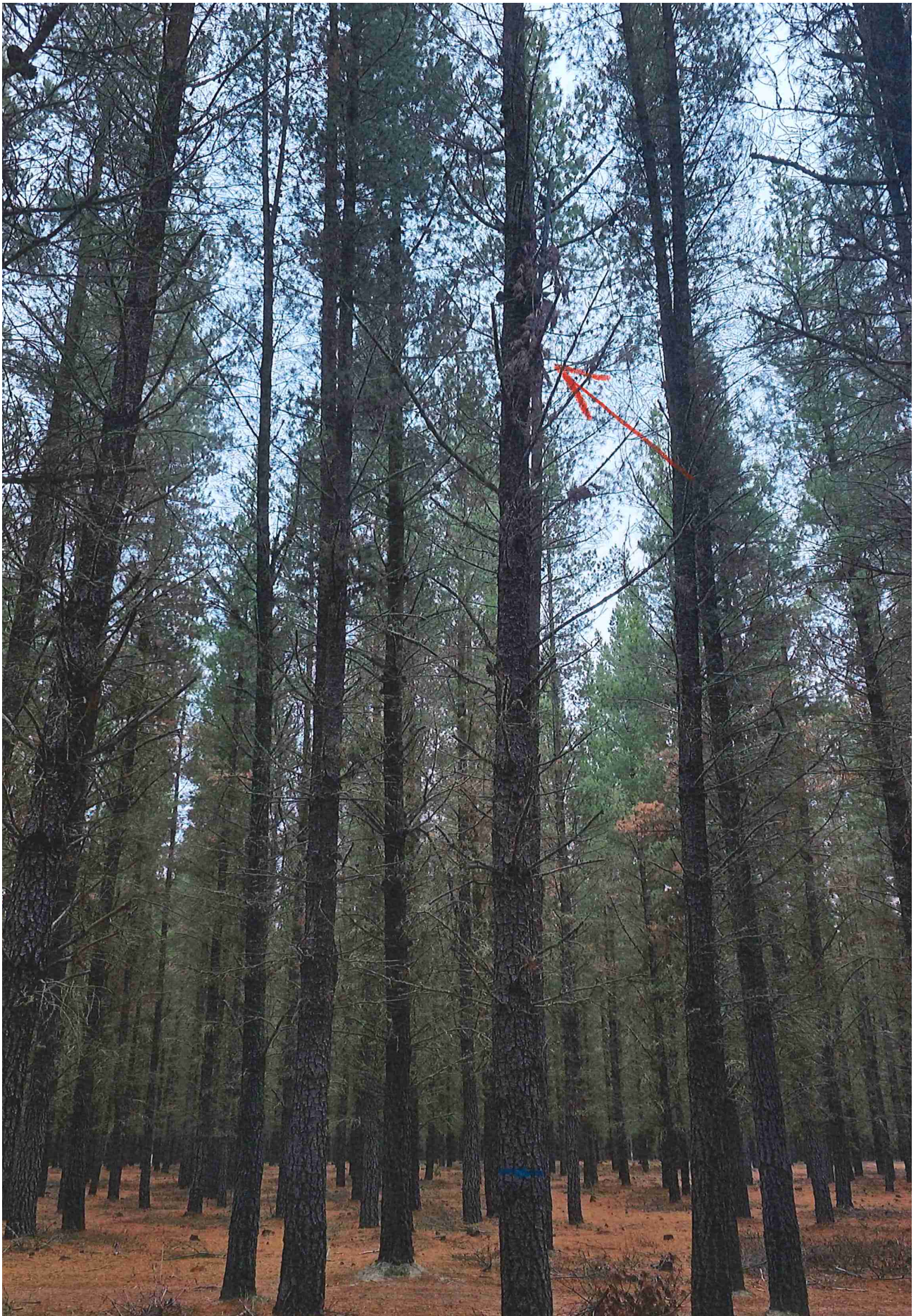
objection: NZTM 2000, ESPG:2193. Imagery: 2014-14. Map created: 01-12-2021. Public domain data sourced from the LINZ Data Service and licensed by LINZ for re-use under the Creative Commons Attribution 3.0 New Zealand licence. Disclaimer: This map is distributed as-is, without warranties of any kind, either expressed or implied, including and not limited to warranties of suitability for a particular purpose or use. This map is intended for use only at the published scale. This map was compiled using data provided to be correct, however a degree of error is inherent in any map.

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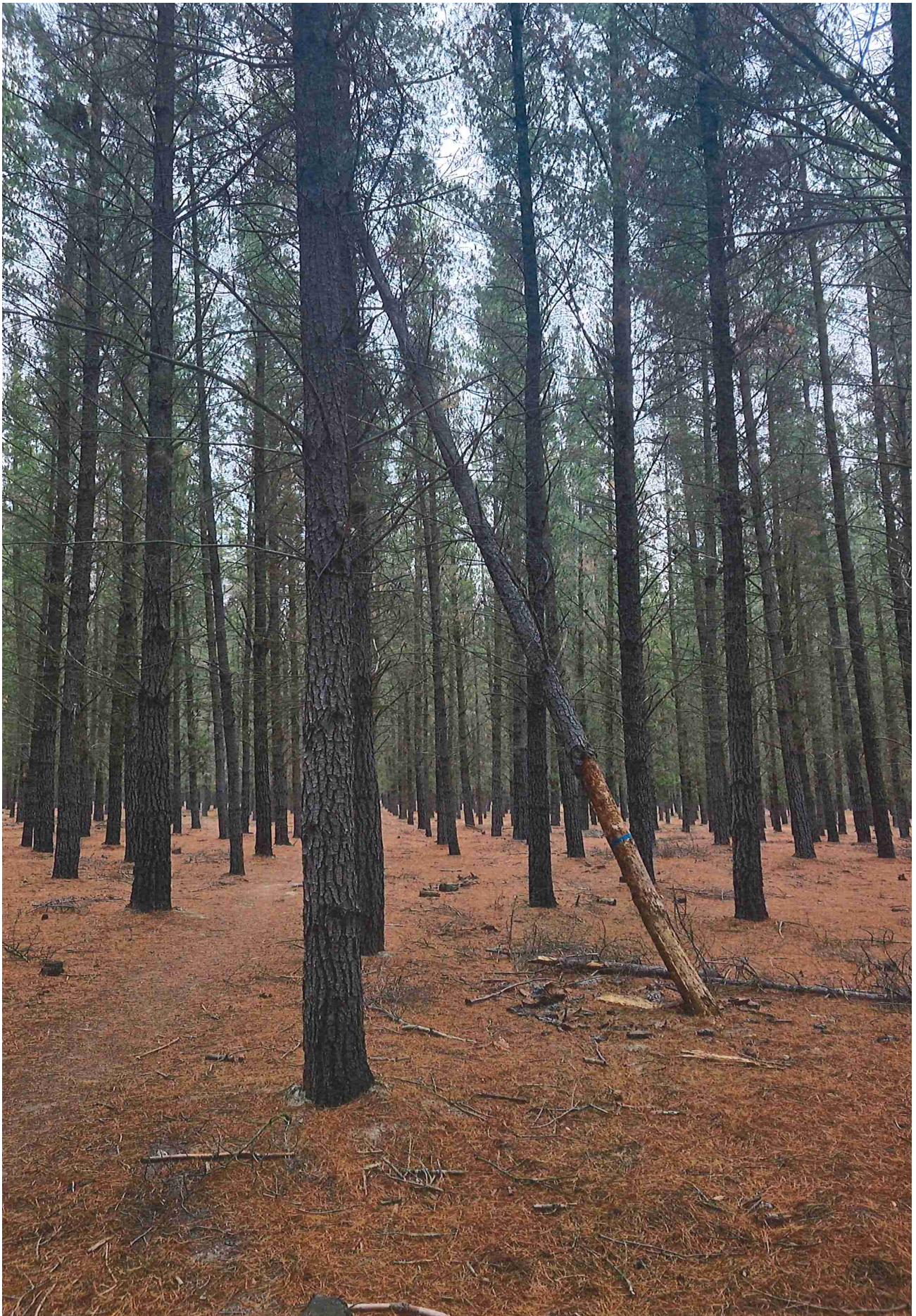


1:5,000

Laurie Forestry Ltd
Harvesting & Marketing, Consultants & Managers







<i>Beaufort number</i>	<i>Description</i>	<i>Wind speed</i>	<i>Land conditions</i>
0	Calm	< 1 <u>mph</u> < 2 <u>km/h</u>	Smoke rises vertically
1	Light air	1–3 mph 2–5 km/h	Direction shown by smoke drift but not by wind vanes
2	Light breeze	4–7 mph 6–11 km/h	Wind felt on face; leaves rustle; wind vane moved by wind
3	Gentle breeze	8–12 mph 12–19 km/h	Leaves and small twigs in constant motion; light flags extended
4	Moderate breeze	13–18 mph 20–28 km/h	Raises dust and loose paper; small branches moved
5	Fresh breeze	19–24 mph 29–38 km/h	Small trees in leaf begin to sway; crested wavelets form on inland waters
6	Strong breeze	25–31 mph 39–49 km/h	Large branches in motion; whistling heard in telegraph wires; umbrellas used with difficulty
7	High wind, moderate gale, near gale	32–38 mph 50–61 km/h	Whole trees in motion; inconvenience felt when walking against the wind
8	Gale, fresh gale	39–46 mph 62–74 km/h	Twigs break off trees; generally impedes progress
9	Strong/severe gale	47–54 mph 75–88 km/h	Slight structural damage (chimney pots and slates removed)
10	Storm, whole gale	48–55 knots 55–63 mph 89–102 km/h	Seldom experienced inland; trees uprooted; considerable structural damage
11	Violent storm	64–72 mph 103–117 km/h	Very rarely experienced; accompanied by widespread damage
12	Hurricane-force	≥ 73 mph ≥ 118 km/h	Devastation

26.5.4 CROMWELL TOWN CENTRE - STEERING GROUP

Doc ID: 2815436

Report Author:	Bex Winders, Project Manager - Cromwell Special Projects
Reviewed and authorised by:	David Scoones, Group Manager - Community Experience

1. Purpose of Report

To appoint a Cromwell Community Board member to the Project Steering Group (PSG) for the Cromwell Town Centre.

Recommendations

That the Cromwell Community Board

- A. Receives the report and accepts the level of significance.
 - B. Appoints a Cromwell Community Board member to the Cromwell Town Centre Project Steering Group
 - C. Approves the Terms of Reference for the Project Steering Group
-

2. Background

The Cromwell Town Centre project has been discussed for many years, driven by projected population growth, economic development opportunities, and the community's need for improved amenities. While previous work - including the Cromwell Masterplan and Spatial Plan - consistently identified the town centre as a priority for investment, progress has often halted.

A key reason has been the absence of a strong, well-connected steering group to provide clear direction, maintain momentum, and ensure effective communication across Board, Council and stakeholders.

Following a report to Council on the 29th April 2026, the following recommendations were made:

26.4.11 CROMWELL TOWN CENTRE PROJECT

To consider the progression on the Cromwell Town Centre Project by proceeding with high level detailed concept design and investigation into the Northwest Precinct with the inclusion of Civic Facilities.

After discussion it was noted that there should be some investigations into options for people that commute from Cromwell to work and leave their cars in the carpark. It was also noted that the cost of the concept plan had already been allocated in the 2025/26 financial year.

RESOLUTION

Moved: Laws
Seconded: Sanders

That the Council

- A. Receives the report and accepts the level of significance.
- B. Approves staff investigate options for the Council owned land which includes the Northwest Precinct and conducts a high-level detailed 30-year concept design for inclusion in the 2027/37 Long-term Plan.
- C. Approves staff to investigate and cost road realignments on Murray Terrace and the intersection at Barry Avenue and Waenga Drive, Cromwell. Investigations will come back to Council for its consideration.
- D. Approves the implementation of private property design guidelines within the Cromwell Town Centre.
- E. Adopts the Project Structure and Governance Group framework and notes Council will approve a representative at its May meeting.
- F. Notes that all workshops will be joint between Council and Cromwell Community Board.
- G. Notes that the purpose of these recommendations is to enable the guiding North Star statement as in appendix 1 of the report.
- H. Investigate options for long-term parking for commuters from Cromwell.
- I. Notes that the budget for the concept plan and investigations is \$250,000 already allocated in the 2025/26 financial year.

The Project Steering Group (PSG) was approved to include the Project Sponsor, Project Owner, Cromwell Community Board Member and Councillor.

3. Discussion

Strengthening governance and communication is essential to prevent further delays and to deliver the outcomes the community has been expecting since the need for change was first identified in 2007/2008.

Engaging a representative from both the Cromwell Community Board and Council will provide a stronger layer of oversight and shared understanding. This structure will help streamline decision-making, improve information flow, and ensure that the project remains aligned with both community expectations and organisational priorities.

A key consideration is the time commitment required. A project of this scale will demand sustained involvement, including additional meetings, regular review of project material, and active participation in working groups. Establishing a steering group with members who can commit the necessary time, and attention will be critical to maintaining momentum and avoiding the communication gaps that have hindered progress in the past.

The Terms of Reference (ToR) agreement is essential to ensure that all members of the project team operate with a shared understanding of their roles, responsibilities and communication expectations.

It seeks to clarify who is accountable for what, how decisions will be made, and how information will be shared, reducing the ambiguity and communication gaps that have slowed previous efforts.

By providing a consistent framework for collaboration and continuity, the ToR keeps the team aligned, focused on the North Star, and able to maintain momentum even as membership changes.

In a project of this scale, it is a practical tool for strengthening governance and ensuring the group operates cohesively toward a common outcome.

The draft has been attached as **Appendix 1**.

4. Financial Considerations

There are no financial implications when looking at the current budget, however consideration may be given to the time required for attendance and input.

5. Options

Option 1 – (Recommended)

Appoint a member of the Cromwell Community Board and a Councillor to the PSG
Approves the Terms of Reference

Advantages:

- Strengthens governance and communication
- Allows stronger transparency across the project
- Aligns all members of the Project Team to meet the guidelines within the Terms of Reference

Disadvantages:

- A time commitment will be required

Option 2

To not proceed with the recommendation to appoint a Councillor and Cromwell Community Board Member.

Advantages:

- None

Disadvantages:

- Potential for the project to stagnate again
- Weakens communication

6. Compliance

<p>Local Government Act 2002 Purpose Provisions</p>	<p>This decision enables democratic local decision making and action by, and on behalf of communities by ensuring a strong, transparent manner of governance and communication.</p>
--	---

Decision consistent with other Council plans and policies? Such as the District Plan, Economic Development Strategy etc.	Not applicable.
Considerations as to sustainability, the environment and climate change impacts	Not applicable.
Risks Analysis	Not applicable.
Significance, Consultation and Engagement (internal and external)	Not applicable.

7. Next Steps

- Finalise/review document and ask all members to sign Terms of Reference
- Set Project Team meetings

8. Attachments

Appendix 1 - Cromwell Town Centre - Draft Terms Of Reference [↓](#)

Terms of Reference – Project Steering Group

Cromwell Town Centre Project

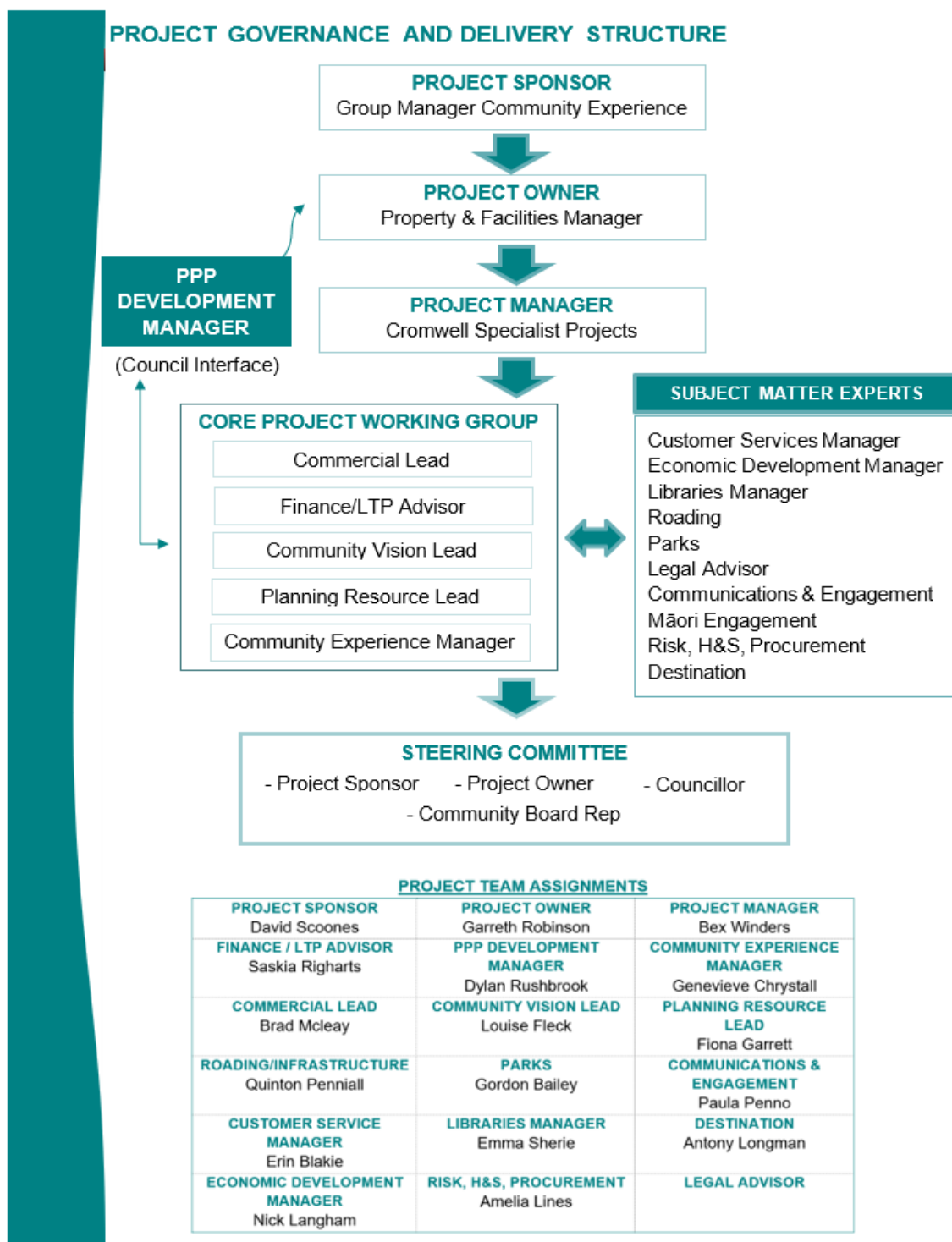
DATE: 09/03/2026

BACKGROUND

- A. The Cromwell Town Centre project has been discussed for many years due to the projected population growth, economic development and the need for improved community amenities.
- B. Previous work, including the Cromwell Masterplan and Spatial Plan, identified the town centre as a priority area for investment, with investigation and consultation starting approx. 2008.
- C. A Council meeting held on 26 November 2025 resulted in Council resolving to progress a high-level detailed 30-year concept design, including investigations into the Northwest Precinct and civic facilities.:

RESOLUTION	
Moved:	Alley
Seconded:	Scott
That the Council	
A.	Receives the report and accepts the level of significance.
B.	Approves the development of a 30-year vision and delivery framework in preparation for the Long-term Plan 2027-37.
C.	Approves that civic facilities (including library and community spaces) should be planned in alignment with land sales and future Long-term Plan cycles.
D.	Approves in principle the establishment of a joint governance group to oversee the project, subject to Council approval.
E.	Support the exploration of a public-private partnership model to deliver key components, including civic facilities and mixed-use development.
CARRIED	

- D. A workshop on 11 February 2026 with the Cromwell Community Board (CCB) and Councillors provided direction on next steps, including the need for a strong project structure and a Steering Committee.
- E. The primary goal of this project is to deliver a town centre that is fit for purpose, future-proofed, sustainable, and aligned with the guiding North Star.
- F. The Steering Committee also known as the Project Steering Group (PSG) comprises of the Project Sponsor, Project Owner, Councillor and Community Board representative.
- G. Council has approved the below structure which includes appointment of the PSG, to ensure the project has a clear governance and decision-making structure (shown below in Figure 1).
- H. The purpose of the PSG is to review the proposed design, provide feedback to the CCB and Council (CNL), and ensure their interests are represented as the project progresses.
- I. This Terms of Reference (ToR) document implements this governance strategy.



PROJECT TEAM ASSIGNMENTS

PROJECT SPONSOR	PROJECT OWNER	PROJECT MANAGER
David Scoones	Garreth Robinson	Bex Winders
FINANCE / LTP ADVISOR	PPP DEVELOPMENT MANAGER	COMMUNITY EXPERIENCE MANAGER
Saskia Righarts	Dylan Rushbrook	Genevieve Chrystall
COMMERCIAL LEAD	COMMUNITY VISION LEAD	PLANNING RESOURCE LEAD
Brad Mcleay	Louise Fleck	Fiona Garrett
ROADING/INFRASTRUCTURE	PARKS	COMMUNICATIONS & ENGAGEMENT
Quinton Penniall	Gordon Bailey	Paula Penno
CUSTOMER SERVICE MANAGER	LIBRARIES MANAGER	DESTINATION
Erin Blakie	Emma Sherie	Antony Longman
ECONOMIC DEVELOPMENT MANAGER	RISK, H&S, PROCUREMENT	LEGAL ADVISOR
Nick Langham	Amelia Lines	

1 Purpose and role of the PSG

1.1 The purpose of the PSG is to:

- (a) bring a cross-section of stakeholders together to provide ongoing feedback on the Cromwell Town Centre (CBD) design
- (b) review and understand the technical, social, cultural, and economic aspects of the project
- (c) inform and make suggestions regarding the Cromwell Town Centre (CBD) design, including the Northwest Precinct and civic facilities

1.2 The role of the PSG is to gather and distil community views and provide their relevant experience to make ongoing recommendations.

2 Benefits of PSG

2.1 The benefits of the PSG are:

- (a) ensuring that there are a range of voices in the room
- (b) a group that is able to dedicate time to understanding the dynamics and constraints of the Project; and
- (c) the ability to identify ideas, based on community viewpoints, that may be able to be implemented into the Cromwell Town Centre (CBD) design

2.2 It is acknowledged that there will be many decision points for the CCB and CNL to be able to finalise, due to the scale and design of the Cromwell Town Centre (CBD). The decision makers must understand the impact of design decisions in order to make decisions on the scale and design of the Cromwell Town Centre (CBD). The PSG is intended to help the CCB and CNL make those decisions by offering carefully considered views regarding the proposed design.

3 Membership — makeup and group size

3.1 The report to CCB and CNL recommended that the PSG should be comprised of a cross section of the community and sector.

3.2 Stakeholders may include:

- a. MuG (Mall Users Group)
 - Building Owners
 - Tenants
- b. Civic facilities (e.g Library and Service Centre)
- c. PPP Development Manager (interface between Public and Private)
- d. Subject Matter Experts
- e. Community Groups (e.g Plunket, Youth Trust)

4 Chairperson

4.1 A Chairperson will be appointed by the Project Steering Group

4.2 The role of the Chairperson is to lead the PSG by:

- (a) liaising with decision makers and stakeholders
- (b) fostering an atmosphere of enquiry, respect, open-mindedness and group learning, supporting the group where possible seeking consensus
- (c) maintaining a focus on outcomes in a positive manner
- (d) ensuring discussions are clearly recorded during meetings
- (e) Providing the primary external liaison role with the CCB
- (f) attending meetings of the PSG

(g) closing the PSG if it is consider no longer fit for purpose

5 Duration, frequency and attendance

- 5.1 Expected frequency of meetings is to be agreed.
- 5.2 It is expected that members of the PSG will each be available to attend meetings and read any background material for the duration of the planning phase. Members are expected to have the time to commit to the project for the duration of the planning phase.
- 5.3 The PSG has a finite process and will end once the CCB has approved the Cromwell Town Centre (CBD) design.
- 5.4 The Chairperson has full discretion to determine the appropriate ground rules for meeting process.

6 Principles to guide input and participation

Members are expected to actively participate, prepare for meetings, engage constructively, and uphold the principles of the PSG. Members should represent their sector or community group responsibly and communicate relevant insights back to their networks where appropriate.

Some key principles to guide effective participation and input among PSG members:

- patience and listening ability
- respect for the ability to present alternative views and approaches
- restraint from being judgmental on input of others
- being prepared to reach common ground and positions
- being pragmatic
- not undermining the process
- agreeing on the circulation of meeting notes, materials and related matters

The application of these principles will give rise to:

- (a) building trusting relationships through well run processes, positive behaviours such as providing feedback, adequate information, active listening and space to understand issues; and
- (b) maintenance of open, honest and transparent communication; and
- (c) clear pathways to making design recommendations to the Steering Group.

7 Reporting

- 7.1 The PSG will provide feedback to the Project Team.
- 7.2 A Capex report will be presented at CCB and CNL meetings updating on progress.

8 Project Scope

- 8.1 The scope of the Project is to provide feedback and recommendations regarding the high level detailed 30 -year concept design including the Northwest Precinct and associated civic facilities (for inclusion within the 2027/2037 LTP).
- 8.2 The scope will be guided by the following high-level concepts:
 - (a) a design that meets community demand
 - (b) a design that provides opportunities for future use as the population grows

(c) with design for increased capacity being provided in a manner that is scalable and flexible, so it meets the needs of the community now and into the next 50 years

(d) delivery of a Town Centre that is well integrated with other facilities

8.3 The PSG will:

(a) discuss and review both new and existing information relating to the proposed design of the Cromwell Town Centre (CBD).

(b) The PSG may also review design implications relating to long-term commuter parking options.

(c) focus discussion on design issues and explore implications of different options, including road alignment considerations where relevant.

8.4 The PSG acknowledges and records that formal decision making regarding the design of the Cromwell Town Centre (CBD) rests with the CCB and primarily Council.

9 Communication

Communication from the PSG should support transparency, maintain public confidence, and reflect the collaborative nature of the project.

9.1 The Chairperson shall be responsible for recording points agreed at the end of each PSG meeting and circulating a summary to PSG members.

9.2 The Chairperson and CCB will determine the appropriate method of communication for both internal and external communications from the PSG.

Summary

The PSG plays a critical role in supporting the successful delivery of the Cromwell Town Centre project by providing structured governance, clear communication pathways, and informed community-based insight.

Through collaborative engagement, transparent processes, and a shared commitment to the project's long-term vision, the PSG will help ensure the design reflects community needs, aligns with Council direction, and contributes positively to Cromwell's future.

This Terms of Reference provides the foundation for a well-coordinated, constructive, and forward-looking approach as the project progresses with an enabling mindset.

2 June 2026

4 MAYOR'S REPORT

26.5.5 MAYOR'S REPORT

Doc ID: 2686607

1. Purpose

To consider an update from Her Worship the Mayor.

Recommendations

That the Cromwell Community Board receives the report.

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

2. Attachments

Nil

2 June 2026

5 CHAIR'S REPORT

26.5.6 CHAIR'S REPORT

Doc ID: 2687133

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

6 MEMBERS' REPORTS

26.5.7 MEMBERS' REPORTS

Doc ID: 2688491

1. Purpose

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

Recommendations

That the report be received.

2. Attachments

Nil

7 STATUS REPORTS

26.5.8 JUNE 2026 GOVERNANCE REPORT

Doc ID: 2686556

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

1. Purpose

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

Recommendations

That the report be received.

2. Discussion

Cromwell Museum Trust – Accountability Report

Council considered the Cromwell Museum Trust's accountability report for its 2025/26 museum grant at its meeting held on 27 May 2026. The report included the Trust's performance report for the year ended 30 June 2025. A copy of the report can be found on the Council agenda for that meeting.

Update on Libraries Strategy

Over six weeks during March and April, Central Otago Libraries undertook significant community engagement to help inform the development of their strategy. Engagement included idea boards within libraries, street engagement, surveys and one-on-one conversations, with more than 800 ideas received from across the district.

The feedback was analysed and seven key themes emerged:

1. Open the doors.
Opening hours were identified as the single biggest barrier across the district, with many people noting that a "9-to-5 service doesn't fit a 9-to-5 life".
2. Tell us what's there.
Many people identified services they wished the library offered, only to discover these services already existed, including free e-books, film streaming, digital magazines and home delivery services.
3. Help us belong.
The community highlighted the need for culturally responsive, inclusive and welcoming spaces designed for everyone.
4. Space to work and meet.

Feedback identified the importance of libraries functioning as multi-use community hubs for remote workers, students, community groups and families.

5. Help us learn and create.
The community supported libraries as hubs for learning, creativity and innovation, including makerspaces, a Library of Things and digital support services.
6. We're better together.
Community engagement highlighted opportunities to strengthen existing partnerships and create new collaborations.
7. Feed our curiosity.
The community encouraged continued investment in books, digital content and other resources available for borrowing.

The next step is to complete development of the strategy using the community engagement feedback. The draft strategy will be presented to Council on 22 June seeking approval to proceed to public consultation.

CAPEX Reporting

Te Puna Mahara – Cromwell Memorial Events Centre – a verbal update and CAPEX report will be presented at the meeting.

Gair Ave Update

Staff will also give a verbal update on this development.

Status Reports

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

3. Attachments

Appendix 1 - Status Updates [↓](#)

Status Updates		Committee: Cromwell Community Board			
Meeting	Report Title	Resolution No	Resolution	Officer	Status
25/11/2025	Proposed Road Stopping - Unformed Unnamed Road Through Park Burn Quarry	25.9.7	<p>That the Cromwell Community Board</p> <p>A. Receives the report and accepts the level of significance.</p> <p>B. Recommends to Council to approve the proposal to stop the unformed, unnamed road that goes through the Park Burn Quarry as indicated on the attached Title Plan – SO 616646 (appendix “1” to this report), in accordance with the provisions of the Local Government Act 1974, subject to:</p> <ul style="list-style-type: none"> <input type="checkbox"/> Public notification and advertising in accordance with the Local Government Act 1974 <input type="checkbox"/> No objections being received within the objection period. <input type="checkbox"/> The applicant paying for all costs of the road stopping including the purchase of the land at valuation. <input type="checkbox"/> The stopped road parcels of land being amalgamated with the applicant's Record of Title. <input type="checkbox"/> The final survey plan being approved by the Chief Executive Officer. <p>C. Agrees to recommend to Council that a Section 345 certificate be issued stating that an esplanade strip/reserve is not required in terms of Section 345 of the Local Government Act 1974 as adequate access to Lake Dunstan is maintained and current lake access will not be affected.</p> <p>D. Authorises the Chief Executive to do all that is necessary to give effect to the resolution.</p>	Statutory Property Team Leader	<p>05 May 2026 No further progress to report.</p> <p>14 Apr 2026 Still in process. Final consultations with interested parties and agreement to be put in place before public notice issued.</p> <p>16 Mar 2026 Valuation and draft SO plan in process. Council solicitor drafting agreement.</p> <p>11 Feb 2026 No further progress to report. Road Stopping still being processed.</p> <p>09 Jan 2026 The Road Stopping is being processed. A valuation of the land created after stopping road has been requested.</p> <p>03 Dec 2025 Final Survey plan is being prepared for approval by CEO and valuation of the land requested.</p>
25/11/2025	Bannockburn Forestry Block Harvest	25.9.8	<p>That the Cromwell Community Board</p> <p>A. Receives the report and accepts the level of significance.</p>	Project Manager - Cromwell Special Projects	05 May 2026

			<p>B. Recommends to Council to harvest the 60-hectare Sandflat Road Forestry Block - LOT 3 DP 403966.</p> <p>C. Recommends staff investigate the costs to replant the site to retain the carbon status and also presents options to the Board/Council for alternative uses for this site along with some indicative costs.</p> <p>D. Recommends to Council to utilise any profit generated from the harvest either to fund the replanting of the block, including implementation of a post-planting management and weed control plan, or to explore alternative investment opportunities associated with the land and its future use.</p> <p>E. Recommends to Council to subsequently use any remaining profit to offset costs associated with the Bannockburn Industrial Subdivision.</p> <p>F. Recommends to Council to remove the dog walking status on both the 19-hectares at Bannockburn Road and the 60-hectares on Sandflat Road.</p>		<p>Final considerations have been made following a robust evaluation. On May 6 a forestry expert is undertaking a report to assess the safety and suitability of Sandflat Road 57 ha forestry block to help provide further direction.</p> <p>20 Apr 2026 Two proposals have been received regarding the tree harvesting which are being reviewed by the evaluation panel (including a registered forestry consultant). A report is being commissioned by a Forestry expert to assess the safety and suitability of the 57 ha block early May.</p> <p>13 Mar 2026 A Request for Proposal is Live on GETS with several contractors undertaking site visits and looking at options to include in the proposal – deadline 27th March 2026. Investigation into replanting is underway.</p> <p>11 Feb 2026 Staff are working towards uploading a Request for Tender on GETS to find the best option to fell trees (and potentially de-stump). Advice has now been received regarding carbon credits and economical liability. This needs further review. Investigation into alternative uses for the block has begun.</p> <p>12 Jan 2026 Investigation has begun into finding further information around carbon credits and what the next steps will look like. Closure over the holiday season meant limited responses.</p>
3/03/2026	Use of Financial Contributions for Bannockburn Cycle Path Connection	26.2.4	<p>That the Cromwell Community Board</p> <p>A. Receives the report and accepts the level of significance.</p> <p>B. Approves the use of Financial Contribution Reserves to fund the design and construction of the Bannockburn shared path connection, up to a budget of \$300,000.</p>	Roading Asset Engineer	<p>12 May 2026 Approved at the April Council meeting - MATTER CLOSED</p> <p>20 Apr 2026 Report going to Councils 29 April meeting.</p> <p>12 Mar 2026 Getting estimates for the proposed work.</p>

7/04/2026	Fees and charges - Cromwell Facility	26.3.3	That the Cromwell Community Board A. Receives the report and accepts the level of significance. B. Recommends to Council that the attached fees and charges be accepted for the first year of operation. C. Notes that this is not an exhaustive list and directs staff to continue to develop fees and charges as the operation of the venue evolves.	Venue Director	12 May 2026 Approved at the April Council meeting. MATTER CLOSED 20 Apr 2026 Report going to Councils 29 April meeting. 09 Apr 2026 Action memo sent to report writer.
7/04/2026	Gair Avenue Trees	26.3.4	That the Cromwell Community Board A.Receives the report and accepts the level of significance. B. Recommend to Council that resolution 25.5.5 approved at the 5 August 2025 Cromwell Community Board meeting regarding Gair Avenue trees is revoked in its entirety. C.Recommend to Council the removal of approximately 70 Platanus x hispanica (Plane Trees) from Gair Avenue and Barry Avenue, Cromwell and repair of the footpaths as part of the 2026/27 Rooding Annual Plan budget. D.Directs staff to prepare a planting plan, prior to removal, and an estimated cost for inclusion in the 2027/37 Long-term Plan or other funding options.	Rooding Manager	12 May 2026 Approved at the April Council meeting. MATTER CLOSED 20 Apr 2026 Report going to Councils 29 April meeting. 20 Apr 2026 Action memo sent to report writers.
7/04/2026	Cromwell Town Centre	26.3.5	That the Cromwell Community Board A. Receives the report and accepts the level of significance. B. Recommends to Council that staff investigate options for the Council owned land which includes the Northwest Precinct and conducts a high-level	Project Manager - Cromwell Special Projects	12 May 2026 Approved at the April Council meeting and a workshop to be held on 2 June. MATTER CLOSED 20 Apr 2026 Report going to Councils 29 April meeting. Governance updates will be provided to each board meeting.

			<p>detailed 30-year concept design for inclusion in the 2027/37 Long-term Plan.</p> <p>C. Recommends to Council that the high-level detailed concept design includes necessary civic facilities.</p> <p>D. Recommends to Council that staff investigate and cost road realignments on Murray Terrace and the intersection at Barry Avenue and Waenga Drive, Cromwell.</p> <p>E. Recommends to Council the implementation of private property design guidelines within the Cromwell Town Centre.</p> <p>F. Recommends to Council the adoption of the Project Structure and Governance Group framework.</p> <p>G. Recommends to Council that governance updates be provided at every Board and Council meeting.</p> <p>H. Notes that the purpose of these recommendations is to enable the guiding North Star statement as in appendix 1 of the report.</p>		<p>20 Apr 2026 Action memo sent to report writer.</p>
7/04/2026	Request for Minister of Conservation's Consent for Electricity Easements over Anderson Park Recreation Reserve Cromwell.	26.3.6	<p>That the Cromwell Community Board</p> <p>A. Receives the report and accepts the level of significance.</p> <p>B. Agrees to request that Council grants the consent of Minister of Conservation (pursuant to delegated authority), to easements in gross in favour of Aurora Energy Ltd as shown on the attached plans within this report, over Anderson Park Recreation Reserve legally described as Section 17 Block XVII Town of Cromwell parcel ID 3119539 for the installation of electricity infrastructure, in accordance with section 48 of the Reserves Act 1977.</p> <p style="text-align: right;">ith Cr Browne abstaining from the vote.</p>	Parks and Recreation Manager	<p>12 May 2026 Approved at the April Council meeting. MATTER CLOSED 20 Apr 2026 Report going to Councils 29 April meeting. 09 Apr 2026 Action memo sent to report writer.</p>

7/04/2026	Request for Minister of Conservation's Consent for Electricity Easements over Melmore Terrace Reserve Cromwell.	26.3.7	That the Cromwell Community Board A. Receives the report and accepts the level of significance. B. Agrees to request Council grant the consent of Minister of Conservation (pursuant to delegated authority), to an easement in gross in favour of Aurora Energy Ltd, as per option 2 outlined in this report. For the following Reserve land legally described as Lot 27 Deposit Plan 303906 parcel ID 6538854, Part Lot 2 Deposit Plan 24198 parcel ID 6637892 and Section 5 Survey Office Plan 324541 parcel ID 6637899 for the upgrade of electricity infrastructure, in accordance with section 48 of the Reserves Act 1977. C. Recommends that Council request that existing infrastructure is moved to an agreed location.	Parks and Recreation Manager	12 May 2026 Approved at the April Council meeting. MATTER CLOSED 20 Apr 2026 Report going to Councils 29 April meeting. 09 Apr 2026 Action memo sent to report writer.
5/05/2026	2025-26 Community and Events & Promotions Grant Applications - 2nd Funding Round	26.4.2	That the Cromwell Community Board A. Receives the report and accepts the level of significance B. Approves a grant of \$3,500 to the Central Otago Friendship Network for the Cromwell Social Connection Support project. C. Approves a grant of \$5,000 to Grab the Reins for costs associated with the programme for the 2026 and 2027 calendar years. D. Approves a grant of \$4,500 to the Lakeside Christian Centre for a log splitter.	Community Development Lead	14 May 2026 Applicants advised of Board funding decision with details on how and when to uplift approved grant. 12 May 2026 Action memo sent to report writers.
5/05/2026	2025-26 Community and Events & Promotions Grant Applications - 2nd Funding Round	26.4.2	E. Accepts the late application from the Goldfields Heritage Trust. F. Approves a grant of \$95,000 to Cromwell and Districts Promotions Group for the 2026-27 events Light Up Winter, Street Party and Fireworks and Cherry Festival from the 2026-27 financial year promotions and events grant budget. G. Approves a grant of \$15,000 to Cromwell BMX Club for BMX New Zealand South Island Championships marketing / promotion, infrastructure including	Media and Marketing Manager	14 May 2026 Applicants advised of Board funding decision with details on how and when to uplift approved grant. 12 May 2026 Action memo sent to report writers.

			<p>Marquee, Toilets, audio visual equipment, security and track management from the 2026-27 financial year promotions and events grant budget.</p> <p>H. Approves a grant of \$5,500 to Otago Goldfields Heritage Trust for the World Gold Panning Championships 2026 event from the 2025-26 financial year promotions and events grant budget.</p> <p>I. Notes that it is each grant recipient's responsibility to obtain and/or have in place the appropriate consents, plans and licences (including resource consent, health and safety plans etc.) as required by legislation, agencies, property owners and/or individuals to undertake the projects.</p> <p>J. Notes that pre-approved grants for the 2026-2027 financial year will be subject to the draft budgets remaining unaltered and the adoption of the Annual Plan.]</p>		
5/05/2026	Appointment of a Cromwell Community Board Member to the Wheels in Cromwell Organising Committee	26.4.5	<p>That the Cromwell Community Board</p> <p>A. Receives the report and accepts the level of significance.</p> <p>B. Appoints Wally Sanford as a liaison to the Wheels in Cromwell organising group.</p>	Governance Support Officer	<p>12 May 2026 The Central Otago Tracks and Wheels group have been informed of the appointment, and they have contact details for Wally. MATTER CLOSED 12 May 2026 Action memo sent to report writer.</p>
5/05/2026	Road Name Approval Report - Gair Ave	26.4.6	<p>That the Cromwell Community Board</p> <p>A. Receives the report and accepts the level of significance.</p> <p>B. Agrees that the roads be named Reid Street and Bransgrove Crescent.</p> <p>C. Agrees that the names Hayes, Kemna, and Scoles were added to the Cromwell Community Board list of approved road names.</p> <p>D. For future naming of streets in the Gair Avenue Estate, notes the significance of the name Scoles to the site.</p>	Roading Administration Assistant	<p>14 May 2026 Information passed to LINZ. MATTER CLOSED 12 May 2026 Action memo sent to report writer.</p>

8 DATE OF THE NEXT MEETING

The date of the next scheduled meeting is 7 July 2026.

9 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	Plain English Reason
5 May - Unconfirmed Confidential Minutes	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
26.5.9 - Bannockburn Road Acquisition and Legalisation Project - Valuation Recommendation	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
26.5.10 - Bannockburn Industrial Development - Sale & Purchase (Lot 3)	s7(2)(h) - the withholding of the information is necessary to enable Council to carry out, without prejudice or disadvantage, commercial activities	To enable commercial activities
26.5.11 - June 2026 Confidential Governance Report	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
