



AGENDA

Cromwell Community Board Meeting Tuesday, 25 March 2025

Date: Tuesday, 25 March 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 Tuesday, 25 March 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 van der Voort (Group Manager - Planning and Infrastructure), S Reynolds (Governance Support Officer)

1 APOLOGIES

2 PUBLIC FORUM

3 CONFIRMATION OF MINUTES

Cromwell Community Board - 10 February 2025

**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, 10 FEBRUARY 2025
COMMENCING AT 2.01 PM**

PRESENT: Ms A Harrison (Chair), Mr B Scott, Cr S Browne, Cr N Gillespie, Cr C Laws, Ms M McConnell (via Microsoft Teams), 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), G Robinson (Property and Facilities Manager), G Bailey (Parks and Recreations Manager), M Burnett (Parks Officer – Strategy and Planning), G Chrystall (Facility Experience Manager), R Williams (Community Development Advisor), M Tohill (Communications Officer), S Reynolds (Governance Support Officer)

1 APOLOGIES

There were no apologies.

2 PUBLIC FORUM

Martin Anderson and Jennifer Hay – Cromwell Museum Emergency Funding

Mr Anderson spoke to the Cromwell Museums current deficit in budget due, in part, to the unsuccessful Lotteries grant application. He noted that they require \$25,000 until the end of the financial year to cover expected costs. He described the volunteers' efforts in planning the transfer of the museum's collection to the Cromwell Memorial Hall, as well as the future work that would be needed in the assessment and curation of the collection for display in the new building.

Mr Anderson then responded to questions.

3 CONFIRMATION OF MINUTES

----- COMMITTEE RESOLUTION

Moved: Browne
Seconded: Gillespie

That the public minutes of the Cromwell Community Board Meeting held on 9 December 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. There were no further declarations of interest.

5 REPORTS

25.1.2 LAND INVESTMENT STRATEGY - PRINCIPLES AND OUTCOMES

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

Discussion followed and the board requested that there was reference to the original purpose of the endowment land. It was also noted that there should be the inclusion of the long-term strategic view of the board of the day.

It was also suggested that any relevant planning documents should be included in the strategy as an appendix and that this document should be regularly updated and reviewed annually. A more clear explanation of the term 'sustainable growth' was also requested to be added to the strategy.

COMMITTEE RESOLUTION

Moved: Gillespie
Seconded: Laws

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 subject to amendments.
- C. Agrees that these draft principles and outcomes form the basis of the strategy and that work continues to develop the strategy subject to amendments.
- 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 subject to amendments.

CARRIED

Note: Cr Browne left the meeting at 2.51 pm

6 MAYOR'S REPORT

25.1.3 MAYOR'S REPORT

The Mayor gave the attached update of her activities in the district.

COMMITTEE RESOLUTION

Moved: Scott
Seconded: Sanford

That the Cromwell Community Board receives the report.

CARRIED

Attachments

- 1 Mayor's Report - February 2025
-

7 CHAIR'S REPORT

25.1.4 CHAIR'S REPORT

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

- Had enjoyed hosting family members to the region and had enjoyed exploring the district with her visitors throughout the summer.
 - Noted she is now concentrating on the school year and working with her staff to implement the Ministry of Education's new curriculum directives.
 - She outlined the busy year ahead for the Board and added that she is looking forward to seeing the progress of the Cromwell Memorial Hall.
-

COMMITTEE RESOLUTION

Moved: Sanford
Seconded: Laws

That the report be received.

CARRIED

8 MEMBERS' REPORTS

25.1.5 MEMBERS' REPORTS

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

Mr Scott reported on the following:

- Noted that he had been unwell for much of the Christmas period.
- Attended the Grand Prix at Highlands Motorsport Centre, acknowledging the success of the event and the large number of visitors from all over the country who were in attendance.

Cr Gillespie reported on the following:

- Gave an update on recent Hearings Panel meetings.
- Gave an update on the December and January Council meetings, noted the consultation on Alcohol-free zones is underway, the approval of the Community Board Grants budgets and the approval of the draft Long-term plan consultation document.

Mr Sanford reported on the following:

- Noted that he had stayed local throughout the Christmas break and enjoyed the Central Otago summer.
- Had been approached by the 'Friends of Cromwell Cemetery' who asked for clarification on when improvements might be scheduled.
- Had been contacted by Dunstan Hospital Operational Group to see if any board members would like to be involved.

Cr Laws reported on the following:

- Noted she had spent much of the holidays working and visiting a sick family member in hospital in Dunedin.
-

- Gave an update on recent Council meetings.
- Was an apology at the recent Heritage Precinct meeting.

Ms McConnell reported on the following:

- Noted that she was privileged to experience an Outward Bound course recently.

COMMITTEE RESOLUTION

Moved: Scott
Seconded: Sanford

That the report be received.

CARRIED

9 STATUS REPORTS

25.1.6 FEBRUARY 2025 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: Gillespie
Seconded: Laws

That the report be received.

CARRIED

25.1.7 UPDATE - PLAY STRATEGY

Video given to introduce the work undertaken to form a play strategy.

COMMITTEE RESOLUTION

Moved: Gillespie
Seconded: Scott

CARRIED

Note: Cr Browne returned to the meeting at 3.24pm

10 DATE OF THE NEXT MEETING

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

Note: The meeting was adjourned at 3.31pm and reopened at 4.17pm

11 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
Confidential Minutes of Extraordinary Board Meeting	<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>To enable commercial activities</p> <p>To enable commercial or industrial negotiations</p>
25.1.8 - February 2025 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

The public were excluded at 4.08pm and the meeting closed at 4.19pm

4 DECLARATIONS OF INTEREST

25.2.1 DECLARATIONS OF INTEREST REGISTER

Doc ID: 2016192

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) 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) Wooving 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 (Chair and Member) Central Football Project Trust (Trustee) Dunes Owners Management Committee (Member)		Bannockburn Recreation Reserve Management Committee Inc Cromwell and Districts Promotions Group

5 REPORTS

25.2.2 DRAFT CROMWELL RACECOURSE RECREATION PLAN

Doc ID: 2395183

Report Author:	Gordon Bailey, Parks and Recreation Manager
Reviewed and authorised by:	David Scoones, Group Manager - Community Experience

1. Purpose of Report

To consider approving the Cromwell Racecourse Recreation Plan for consultation.

Recommendations

That the Cromwell Community Board

- A. Receives the report and accepts the level of significance.
- B. Approves in principle the Draft Cromwell Racecourse Recreation Plan and seek public feedback on the Plan through the Cromwell Racecourse Recreation Reserve Management Plan consultation process.
- C. Authorises the Chief Executive Officer to all that is necessary to give effect to the resolution.

2. Background

In 2022 and 2023 Council prepared a Cromwell Reserves Supply and Demand Assessment reports for both the Council owned sports grounds within Cromwell and users of the Cromwell Racecourse Reserve.

Those reports indicated that due to the rapidly increasing population of Cromwell the current supply of Council owned sports grounds were near to capacity.

Budget was allocated in the 2024/25 Annual Plan to undertake the development of a comprehensive draft Recreation Plan (draft Plan) for the Racecourse Reserve for the next 20 years. The first task was to determine if the Racecourse site could accommodate both traditional recreational activities plus the existing equestrian and other activities that have traditionally used the Racecourse. It also focused on the potential for the Racecourse Reserve to cater for other activities and events.

A targeted stake holder group meeting was held in late 2024 to understand the current and future needs of all user groups of the Racecourse Reserve and Council owned sport grounds. That meeting discussed how all activities could be accommodated within the Racecourse site. Including ancillary facilities such as toilets, car parking and other indoor recreational facilities.

A draft set of spatial plans showing potential field layout options were prepared and circulated back to the stakeholder group in February 2025. The draft spatial layout options

were discussed. Two options were presented with one option indicating more community use of Cromwell College grounds and one using the Racecourse Reserve only.

A few minor edits were suggested, but overall, the draft Plan garnered general support. It was felt that each group would like more time to consider the options and provide considered feedback.

Following a meeting with Cromwell College the options were able to be streamlined to a single option.

The draft Recreation Plan is set over a 20-year period with timing of implementation somewhat dependant on population and sports code growth and demand.

The draft Plan has been broken down into medium term next 5 years and long term 20 year plus with different stages. A full overview of the process and resulting draft layouts are shown in **Appendix 1**.

3. Discussion

It is acknowledged that the draft Recreation Plan signals a significant shift in where Council will provide recreational infrastructure in the future for residents of Cromwell and the wider region. The Central Otago Queenstown Lakes Recreation Facilities report of 2019 noted that the Racecourse reserve could become a regional sports hub.

As previously reported to the Board, through the Cromwell Reserves Supply and Demand Assessment reports, it is known that current recreational space is nearing capacity. This project looks at allowing for diversified recreational use of the Cromwell Racecourse Reserve in light of a growing population and pressure on existing recreational sports grounds and facilities.

Council does not own land in Cromwell other than the Cromwell Racecourse Reserve that would be suitable as recreational space unless it purchases land on the open market.

The initial finding of the Plan was that the Cromwell Racecourse could accommodate both traditional equestrian and related users plus space for sporting activities. The draft plan indicates that as development stages progress some of the equestrian only areas such as cross-country course and pony grazing paddocks will need to be realigned to ensure optimum use of the entire reserve land available.

Currently there are 4 full sized sport fields in Cromwell 2 at Alpha Street for Football and 2 at Anderson Park for Rugby.

It is predicted from the growth analysis that in the medium term an additional 4 field equivalents will be required and in the long term an additional 8 fields equivalents will be required.

Recommended Design Option for consultation:

- *Anderson Park sees an expansion of the hockey facility to deal with a current under supply of turf space. A half size hockey training turf is added to Anderson Park adjacent the existing full size hockey turf facility.*
- *A premier rugby field is maintained on Anderson Park, training for senior rugby is relocated to ensure the quality of the premier field is maintained throughout the season and used only for game days. The field is reoriented slightly from its current alignment. This allows the*

hockey turf to be added to the park and a stronger physical connection between the Cromwell Sports Club and the premier field.

- The cricket oval is also relocated to remove the current clash with the rugby field, this will allow the cricket facility to be improved with up to 5 lawn pitches in rotation. The existing cricket practice nets will also require realignment to facilitate the reorientation of the oval.*
- Alpha Street Reserve retains its current layout in regard to field size and alignment. The spatial allocation at Alpha Street Reserve is the equivalent of two full size senior playing fields. As part of meeting the current demand, the facility at Alpha Street is also upgraded to provide hot water at the existing building on site to allow showers in the change facility. Adequate secure storage is also added to the existing facility to meet the needs of both the junior and senior clubs*
- In the medium term, following the reconfigurations of Anderson Park and Alpha Street Reserve, the Racecourse reserve receives 4 full size playing fields to meet demand. Infrastructure associated with the relocation of sports activity to the Racecourse Reserve will include lighting to training fields, a change and bathroom facility building and formed carparking within the site. Some reconfiguration of equestrian based activity will also be required to facilitate the fields at the Racecourse Reserve, however there will be no loss of function for any equestrian facility currently provided in the medium term. In the long term the sports field provision at the racecourse will be increased to 8 full size playing fields to meet demand.*

These options indicate that Council could choose to invest in some realignment of existing fields at Alpha Street and Anderson Park grounds. Receiving feedback from user groups will assist with developing a final action plan as well as assist with better understanding the timing of when development at the Racecourse Reserve will be required.

The Racecourse at present does have some challenges with several older buildings, lack of water in some parts although a new bore has been installed recently that will alleviate that to some degree.

Like Cromwell, Queenstown Lakes sporting demand is being driven by increased population. The Cromwell Racecourse site provides an opportunity to work collaboratively with Queenstown Lakes District Council to develop a regional sporting hub so that any future development of the site can complement certain sporting code on both a local and regional basis. To ensure a wider regional view of the increasing demand for sport and recreation land in both Central Otago and Queenstown Lakes Councils a Queenstown Lakes District Council representative was co-opted to the project steering group. This is to ensure that each Council is aware of what the other is proposing so duplication is minimised.

Through the consultation process clubs based in the Queenstown and Wanaka areas will also be consulted as we know many already use grounds in Central Otago for games.

During the initial planning phases of the Draft Recreation Plan, utilising the Cromwell College grounds for more community use was explored. However, due to the level of existing use and projected future roll growth at the College, the ground would be at capacity with their own use and this option was not pursued further. However, it is likely they would use the Racecourse Reserve site in the future.

Cromwell Racecourse Reserve Management Plan 2000

The existing Reserve Management Plan is now 25 years old and although Council has a lease with the Central Lakes Equestrian Club to operate the Reserve on its behalf, several of the policies within the Reserve Management Plan are out of date and no longer relevant. The lease has an expiry of 30 June 2042.

Undertaking formal consultation for a new Reserve Management Plan would enable the Recreation Plan also to be formally consulted on with the community as part of a new Reserve Management Plan, with all submissions being considered by the Board. The new Reserve Management Plan would be adopted for the Reserve which would incorporate the Recreation Plan. (Separate report on this agenda). Once approved then further consultation on implementing the Recreation Plan would not be required.

4. Financial Considerations

Approving the Recreation Plan through the Reserve Management Plan process does not commit Council to funding any of the proposals within the Plan. Some of the elements identified such as an equestrian arena would need to be funded by the users rather than Council.

Funding for implementation of the Plan can only be approved through the Long-Term Plan process.

At this stage there is only seed funding costs set aside in the 2025/34 Long Term Plan. Until there is some certainty from the public consultation phase on what they consider of the proposals indicative costings can then be prepared.

As this project is driven by population growth funding from Reserve Contributions would be an appropriate source of funding. Some aspects may also qualify for third part funding.

All these funding avenues are yet to be explored in detail.

5. Options

Option 1 – (Recommended)

Approve in principle the draft Cromwell Racecourse Recreation Plan and seek public feedback on the Plan through the Cromwell Racecourse Recreation Reserve Management Plan consultation process.

Advantages:

- The public gets an opportunity to provide feedback on both plans for Council consideration
- Specific interest groups will be separately consulted for feedback

Disadvantages:

- No disadvantages have been identified.

Option 2

Do not approve the draft Cromwell Racecourse Recreation Plan

Advantages:

- No advantages are envisaged with this option

Disadvantages:

- Feedback from the public will not be received
- No plan would be in place to develop much needed additional sports grounds.

6. Compliance

Local Government Act 2002 Purpose Provisions	This decision enables democratic local decision making and action by, and on behalf of communities by seeking public feedback on proposals for the future development of the Cromwell Racecourse Reserve.
Decision consistent with other Council plans and policies? Such as the District Plan, Economic Development Strategy etc.	Cromwell Racecourse Reserve Management Plan 2000. Long Term Plan 2025/34
Considerations as to sustainability, the environment and climate change impacts	Not applicable
Risks Analysis	Not risks are envisaged.
Significance, Consultation and Engagement (internal and external)	Consultation will be undertaken in accordance with section 119 of the Reserves Act 1977.

7. Next Steps

In tandem with the Consultation of the draft Racecourse Reserve Management Plan targeted consultation will take place with the Central Lakes Equestrian Club and other user groups.

Once the draft Reserve Management Plan is prepared it will be presented to the Board for approval to publicly notify for two months, seeking public submissions in accordance with the Reserves Act 1977.

The Board will consider all submissions and hear those who wish to present their submission in person before approving a final draft plan and recommending that Council adopt the Reserve Management Plan, incorporating the Racecourse Recreation Plan under its delegated authority on behalf of the Minister of Conservation.

8. Attachments

Appendix 1 - Cromwell Racecourse Recreation Reserve Plan_Rev B Final.pdf [↓](#)

Cromwell Racecourse Recreation Plan

March 2025



JASMAX

SA STUDIO

Rhodes
+ Associates

Revision history

Date	Revision	Description
19/12/2024	Rev -	First Draft
05/03/2025	Rev A	For Consultation
13/03/2025	Rev B	For Consultation

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1. Introduction

Cromwell is currently experiencing an unprecedented period of population growth, development and increased demand on infrastructure. As a consequence Cromwell's numerous sports clubs and teams are growing across most codes which is putting pressure on existing facilities across the ward. This report investigates potential use of the Cromwell Racecourse Reserve as a solution to meet some of the sports field demands as a result of this growth.

The Cromwell Racecourse Reserve Plan is a design led approach to investigating the potential of the reserve to accommodate sports fields while maintaining equestrian activities and flexible use spaces for the growing community. It has been prepared utilising data CODC had previously prepared in terms of sports facility supply and demand and working with stakeholders to understand the potential for sports fields and recreational activities within the reserve.



JASMAX

SASTUDIO

Nocdes
Associates

Cromwell Racecourse Reserve Plan

13 March 2025 | Rev B

4

1.1 Purpose of the plan

The purpose of the Cromwell Racecourse Reserve Plan is:

- To meet the demands of Cromwell’s growing population
- To understand current and future demand for sports fields in the region
- Investigate the potential of the Racecourse Reserve to meet this need while maintaining equestrian activities within the site
- Understand stakeholder requirements and enable a collective approach to option development
- Develop a plan that can be delivered over a 20 year time frame
- Enable LTP funding discussions

1.2 Brief

The project brief was to investigate the potential for field based sports within the Racecourse Reserve. Building on previous analysis prepared by CODC in terms of the current and future shortfall of sports fields in Cromwell the project intent is to investigate how the Racecourse Reserve could meet this need while integrating existing and future equestrian activities. The project was not intended to resolve Cromwell’s wider sports requirements which is ongoing within separate workstreams.

1.3 Background

A number of studies and investigations have been undertaken prior to the development of the Cromwell Racecourse Reserve Plan. They provide the key strategic context and back round to the project. The following is a brief overview of the purpose of each document and how they have influenced the preparation of the plan. The time line opposite provides an overview of the sequencing leading up to the Long Term Plan preparation in early 2025.

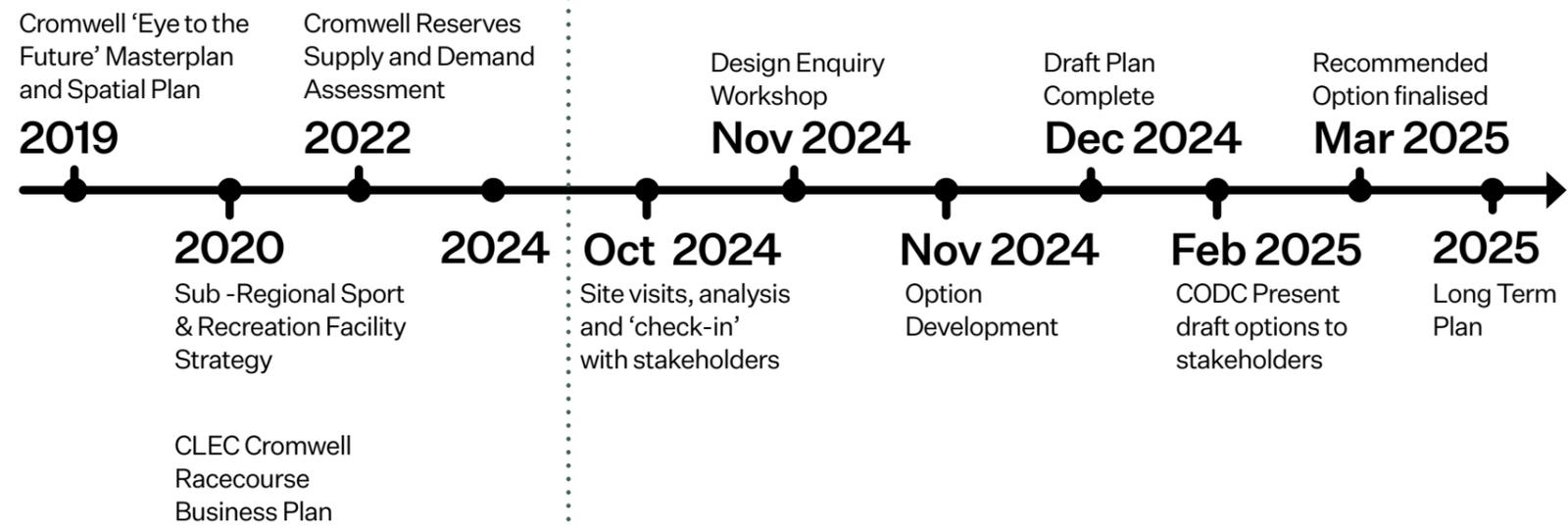
Cromwell ‘Eye to the Future’ Masterplan | 2019

Prepared in 2019 the masterplan sets out the strategic direction for Cromwell to accommodate growth through to 2050. The intention of the plan was to :

- To accommodate growth in accordance with desired environmental outcomes
- As a basis for changes to the Central Otago District Plan
- As a basis for provisions included to the Central Otago Long Term Plan, and Annual Plans
- To develop and implement infrastructure programmes
- To inform decision-making within both the public and private sector

Although the plan did not give detailed or specific direction to the Racecourse Reserve the key principle #9 of the spatial plan identified the

1.4 Project Timeline



need to ‘support an increased sport and recreation focus’ and the need to provide for a diversity of recreational uses that meet the varying and changing needs of growing local populations and visitors.

Cromwell Racecourse Reserve Business Plan 2020-2030 | The Central Lakes Equestrian Club | 2020

Prepared in 2020 the business plan sets out the reserve’s history, current uses and the Central Lakes Equestrian Club’s (CLEC) administrative strategy for the equestrian and recreation activities with the reserve.

The CLEC is the current administrative body tasked with the operation and scheduling of events within the reserve. The objectives of the club at the time it was incorporated in 1999 include:

- To promote, foster and regulate all forms of equestrian sport in Central Otago, Southern Lakes District, and any other amateur sport as may be agreed upon by the club
- To be responsible for the upkeep, maintenance, development and usage of the Cromwell Reserve Racecourse
- To investigate, develop and promote event activities for the maximum benefits of participants, within given financial constraints

The business plan identifies that the Racecourse Reserve offers freely available space important for large recreational opportunities for locals and visitors.

The CLEC’s current priorities include:

- Securing access to water for irrigation through bores and onsite storage ponds
- Improving planting for shade, climate control and assist in the management of water retention and minimise evaporation effects

The business plan identified that there are a number of areas where future investment could be targeted to improve the facilities however the most pressing is to secure access to additional water for irrigation.

In addition there are a number of longer term projects to improve the site as a whole including the refurbishment of other existing facilities including events spaces and toilets.

Queenstown Lakes - Central Otago Sub-Regional Sport and Recreation Facility Strategy |2020

A joint Central Otago District Council and Queenstown Lakes District Council project which provides the strategic direction across both districts in terms of growth priorities and opportunities to manage sports assets and facilities on a sub-regional scale.

The intention of the strategy is to provide a framework to help guide regional and subregional/district provision and individual Council’s levels of

investment and service for sport and recreation facilities.

The report provides a series of ‘drivers’ for taking a sub-regional approach including:

- The desire of funders to invest wisely in unidentified priority projects that will make the most long-term and beneficial impact
- An ageing network of facilities needing refurbishment, re-purposing, replacement or removal
- Changing demographics within a community, such as an increase in the population or shift in the life stages profile
- Changing sport and recreation trends nationally and within the districts, requiring new types of facilities or a new use of an existing facility.
- Increasing expectations of users and user groups
- A growing acknowledgement that there is a hierarchy of facilities – regional, sub-regional and local – and that regional collaboration is the best way to develop these
- The risks inherent in focussing on and responding to the wants rather than the priority needs within a region

The report represents a high level ‘snapshot’ of the current facilities, future trends and requirements across the two districts. It provides recommendations specific for Cromwell and identifies the town’s strategic location and potential as a key player in providing sporting facilities to the wider community. Further detail on the strategies recommendations for Cromwell is provided in the regional summary section of this report.

Cromwell Racecourse Reserve Management Plan (RMP)

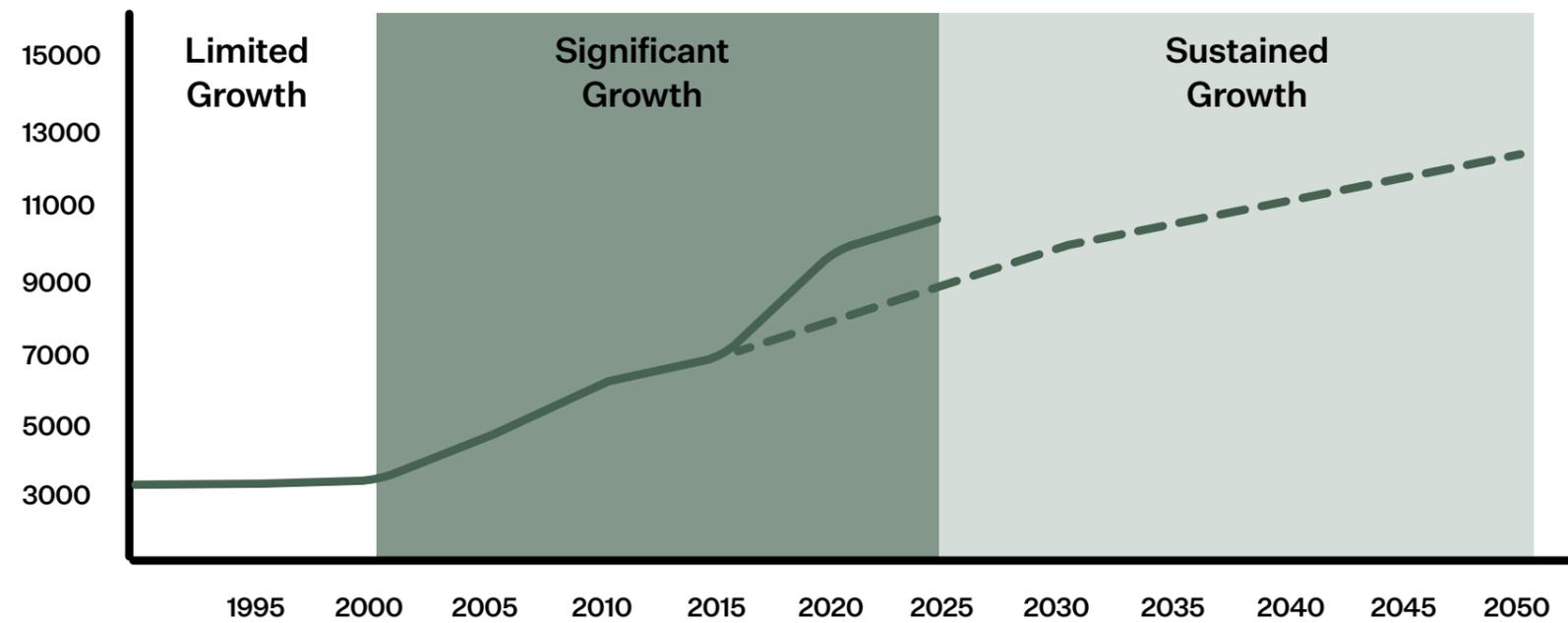
Prepared in 2000 the plan sets out Council’s framework for decision making with respect to use of land and facilities on the reserve. Currently an update to the plan is ongoing with a draft prepared in 2023. The RMP update will be finalised on completion of this plan.

The purpose of the management plan is to: “provide for and ensure the use, enjoyment, maintenance, protection and preservation, as the case may require, and, to the extent that the administering body’s resources permit, the development as appropriate, of the park for the purposes for which it is classified, and shall incorporate and ensure compliance with the principles set out in section 17 of this Act for a recreation reserve” section 41 (3).”

Cromwell Reserves Supply and Demand Assessment | 2022

Prepared in 2022 the assessment provided a survey and evidence based assessment for the current supply and demand of recreation facilities across most sporting codes in Cromwell Township. It also included an assessment of the equestrian facilities within the Racecourse Reserve. The objectives of the studies were to:

- Understand current sports field demand situation (current demand and current supply)
- Project future demand (use population growth, popularity of codes, known development plans)



- Identify land area required to meet the current and future demand

The assessment was based on the Sports Field Model developed by Sports New Zealand. The Model calculates demand in terms of hours of use for both competition (games) and training. Population growth projections were used to determine future demand, it was noted that the assessment focused on Cromwell Town population predictions and not ward based which Cromwell serves for its recreation needs (this plan allows for the variance). The demand hours per week are matched with the capacity of hours per week and any shortfall or surplus identified. Key exclusions of the assessment include:

- For demand; uses outside the peak community use times such as during the day on weekdays, school sports played on sports fields, turf or outdoor hard courts were excluded from the demand calculations
- For supply; any field including schools that CODC did not have a secured formal agreement in place were excluded from the supply calculations

The assessment found a shortfall in the number of sports fields available to meet the current, medium and long term predicted demands. Further details are found in the sports field supply and demand summary of this report.

1.5 Cromwell Population Trends

Cromwell has been undergoing a significant period of population growth since the early 2000’s and is predicted to grow at these increased rates for the foreseeable future. The above graph which has been prepared from

population data held by Statistics New Zealand¹ in terms of population up until 2024 as well as the predicted population growth identified in the Cromwell Spatial Plan²

Increased population is putting pressure on Cromwell’s current sport field facilities and this is driving increased demand which is predicted to continue into the future.

It is important to consider that the current population predictions are conservative when compared to actual growth over the past 10 years. In this period growth and significantly exceeded projections resulting in increased pressure of recreation facilities and infrastructure. It is likely that Cromwell will reach 12,000 in the next few years well ahead of the 2050 projection.

However increased population is also balanced with Cromwell’s aging population. The Cromwell Reserves Supply and Demand Assessment identifies that the optimum use of sports facilities is from participants in the age group between 5-49 considered the ‘Active Population’. Therefore predicted increase in population is currently driving demand but over time the rate of this increased demand will reduce due to aging demographics.

Nevertheless it is clear that Cromwell’s growth in population does require the need to consider options for investment and development of sports fields in the region to meet current and future demands.

¹ <https://rep.infometrics.co.nz/Cromwell-basin/population/growth>

² Cromwell ‘Eye to the Future’ Masterplan Spatial Framework Stage 1 Spatial Plan 2019

1.6 National Sports and Equestrian Strategies

Futures Summary Report_ Sport New Zealand

The Futures Summary Report prepared in 2020³ provides an overview of the findings of the Sport New Zealand futures process focusing on the current state of sport in New Zealand and outlining what the preferred future might look like.



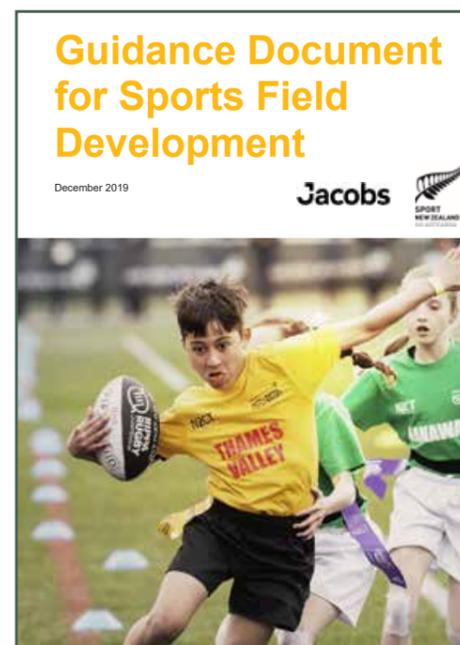
The key long term national challenges and trends are described below (refer to the Sport New Zealand website for further detail):

- Participation in traditional sports has declined over past few decades
- Changing lifestyles and motivations - less time / busier lives / more sedentary lifestyles
- Accessibility- difficulties in getting to or accessing facilities
- Economic cost is becoming a barrier (gear, fees, travel etc)
- Greater dependency on volunteers
- Need for diversification of opportunities, sports and active recreation
- Need for greater inclusion and multicultural approach
- Lack of integration and cooperation between groups
- Need for different power and decision-making structures

³ <https://sportnz.org.nz/futures-thinking/futures-reports/>

Guidance Document for Sports Field Development_ Sport New Zealand

Revised in 2019⁴ the document provides guidance in terms of sports field development in a four stage process. The intention of the document is to provide a 'A considered approach that encompasses the key issues .. [that]... will help to achieve a realistic sports field development that meets the needs of the local community'.



The first stage of the process is a needs analysis identifying who is using the fields, what they are using the fields for, when they are using them and for what level of need. This was carried out by Council in the Reserves Supply and Demand Assessment 2022.

The second stage is the sports field options analysis determining the appropriate type of surface to meet the requirements considering longevity, capital and whole of life cost and capability to meet demand. The four main types are: Sand-based field with natural grass

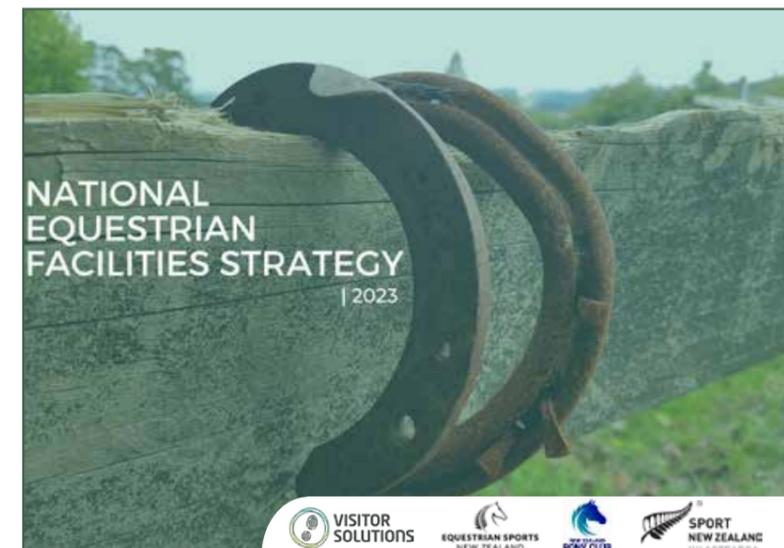
- Sand-based fields with hybrid turf reinforcement
- Artificial turf

For the purpose of this plan options have been prepared based on a baseline assumption of installing a soil-based field with natural grass. It is acknowledged that further investigation is required to determine the right type for Cromwell and that different options will effect the number of pitches required and the capital cost to install them.

National Equestrian Facilities Strategy_ Sport New Zealand

⁴ <https://sportnz.org.nz/resources/guidance-document-for-sports-field-development/>

The strategy⁵ was prepared in 2023 with the purpose to 'make equestrian activities more accessible by reducing barriers to participation'. The strategy recommends that key to success is to provide right facilities in the right locations and providing participants with quality experiences.



The key long term national challenges and trends as set out in the strategy include:

- Participation is in decline partly as a result of aging demographics
- Reliance on volunteer base whom are time poor
- Increased facility management requirements
- Environmental impacts and climate change effects
- Land pressure for alternative uses
- Decline in quality and upkeep of aging facilities
- Increased trend towards more casual use
- Willingness to travel - provides wide catchment for users
- Maximise use through shared access and partnerships

The strategy sets out a 5 tier hierarchy of equestrian sites, international, national, regional, district and local. The Cromwell Racecourse Reserve is considered a district level facility and although is not a key regional facility it does contribute to coverage of facilities across Otago and Southland.

⁵ <https://www.nzequestrian.org.nz/esnz/about-esnz/facilities-strategy/>

1.7 Regional Summary

Queenstown Lakes - Central Otago Sub-Regional Sport & Recreation Facility Strategy 2020

The strategy identifies a number of trends and issues that are relevant for Cromwell. A significant challenge for all winter field sports codes across both districts is the level of demand for training and the limitations on the availability of coaches and players. High demand for training is evident in the early evening in winter when not all fields are accessible due to the limited availability of training lights etc.

The strategy identifies that ‘Cromwell Racecourse presents an opportunity for the development of a large number of sports fields to meet the need for a larger regional and national tournament venue for field sports utilising the existing Racecourse facilities. Cromwell has the advantage of being centrally located in the Region and within reasonable travel time to sufficient commercial accommodation to meet the demand generated by a large tournament event’.

The key aspects of the strategy that relate to Cromwell are:

- Changing population demographics, growing faster than anticipated across both districts
- Aging facilities no longer fit for purpose and needing refurbishment
- Challenging geographic distribution of facilities across district centres
- Increased burden on volunteers, time poor but also increased administrative requirements
- Increased demand for ‘pay for play’ and the casualisation of sport alongside traditional club membership approach
- Opportunities for regional competition (hosting tournaments etc)
- Cromwell’s Anderson Park is a key regional asset especially for hockey with the international standard artificial turf
- Cromwell Racecourse Reserve presents an opportunity for the development of a regional hub for field sports due to its size and central location between centres

The strategy references the Hockey Facilities Plan (2018) which indicates a shortage of capacity in Queenstown, Cromwell and Alexandra. The full-size field in Cromwell owned by the Central Otago Sports Turf Trust is under pressure and demand management measures are being implemented to restrict its use.

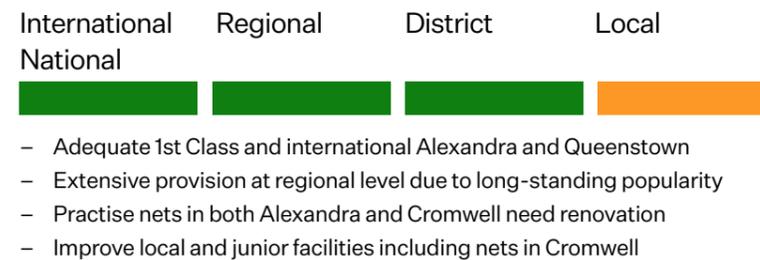
However, development of other part size turf areas is still recommended in the Hockey Facilities Plan to cope with strong growth in player numbers. A half turf is needed in Cromwell and or Alexandra to fill evident gaps in provision. This was confirmed when interviewing representatives of the Central Otago Sports Turf Trust as part of the engagement process in this plan.

1.8 Regional Field Sports - Gaps / Oversupply

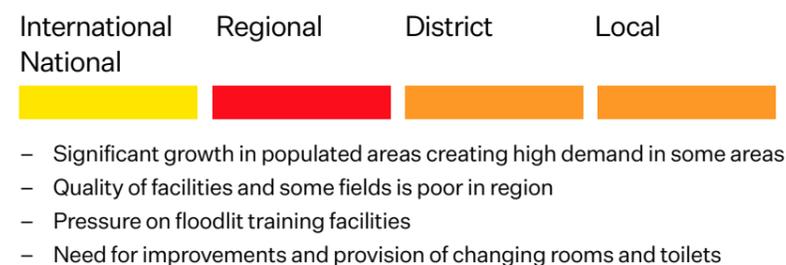
The following is a break down of the regional assessment in terms of the status of the main field based sports codes at the sub-regional level (across all population centres). The colour coded system (illustrated below) was developed within the strategy as a quick reference guide for the status of each code.

-  No existing facilities at that level and no significant need identified for additional facilities to be developed.
-  Adequate supply to meet need, no demand management measures in place, sport code able to promote participation.
-  Marginal level of supply compared to need, minor demand management measures may be in place, negatively impacting on ability of sport code to promote participation.
-  Significant facility challenges. Shortfall in supply compared to need, over supply / rationalisation required, demand management measures in place (e.g. limiting number of teams in competitions), sport code not able to promote participation.

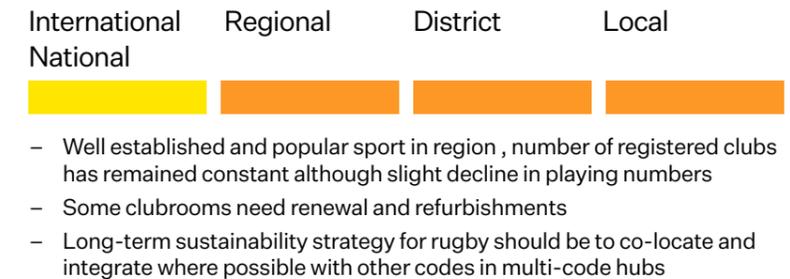
Cricket



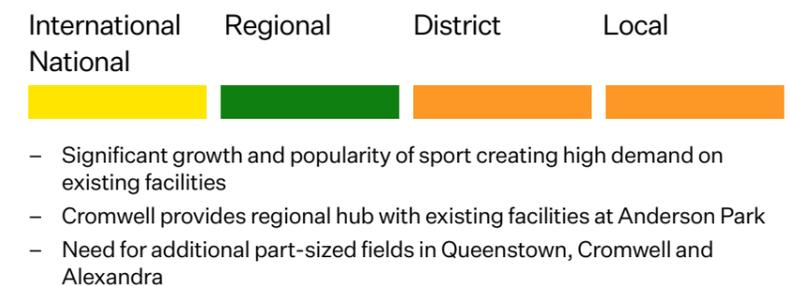
Football



Rugby



Hockey



1.9 Cromwell Sports Field Supply and Demand

The following is a breakdown of the supply and demand of field based sports based form analysis within the Cromwell Reserves Supply and Demand Assessment. Current, medium and long term needs are identified. This section also provides an overview of the current teams as confirmed in the engagement ‘check-in’ in November 2024 process undertaken in preparing this plan.

Current Sports Teams

The initial stage for the preparation of this plan was to ‘check in’ with the Central Lakes Equestrian Clubs, sports clubs and representatives of sports organisations in Cromwell. The following teams were confirmed for each code: (equestrian groups are identified in section 1.10)

- | | |
|--------------------------------|--|
| Football- Alpha St / College | Touch - Anderson Park |
| 1x senior woman’s team | 16x touch teams across grades within ‘shoulder session’ |
| 2x senior men’s teams | |
| 3x youth teams | Cricket - Anderson Park / College |
| 18x junior teams | 1x senior team |
| | 2x college teams |
| Rugby - Anderson Park /College | 2x intermediate teams |
| 3x senior teams | 4x juniors teams |
| 2x colts teams | 2x twilight |
| 4x youth teams | |
| 11x juniors teams | Athletics - College |
| | Cromwell currently used for practise with competition in Alexandra |
| Hockey- Anderson Park | |
| 3x Prem teams | |
| 3x Snr teams | |
| 4x Kwik teams | |
| 3x Kiwi teams | |
| 3x Mini teams | |
| + fun sticks | |

Cromwell Reserves Supply and Demand Assessment method:

The assessment based on the Sports Field Model developed by Sports New Zealand is a standardised approach to assessing the requirements and need for sports field development. The Model calculates demand in terms of hours of use for both competition (games) and training based on peak demand. Supply or capacity is based on identifying fields that are available for community use and the hours per day depending on time of year and provision of flood lights or not. The demand hours per week are matched with the capacity hours per week and any shortfall or surplus is identified.

Population growth projections were used to determine future demand. This was calculated as both total and ‘active population’ aged between 5 and 49 years of age making up 80-90% of participation. The population statistics used in the assessment was based on data for Cromwell Township which is significantly less than the wider Cromwell Ward population. As the ward is the catchment for Cromwell sports teams CODC has instructed this plan to adjust the demand by an additional 20% to accommodate the wider population base.

Assessment findings

The assessment found a shortfall in the number of sports fields available to meet the medium term 2030 and long term 2045 predicted demands. The results are tabulated below which have informed the option development requirements within this plan.

Supply	Current Provision	
	4x full sized fields equivalent	
Demand	Medium Term (2030)	Long Term (2045)
	8x full sized fields equivalent	12x full sized fields equivalent
Shortfall	Medium Term (2030)	Long Term (2045)
	4x full sized fields equivalent	8x full sized fields equivalent

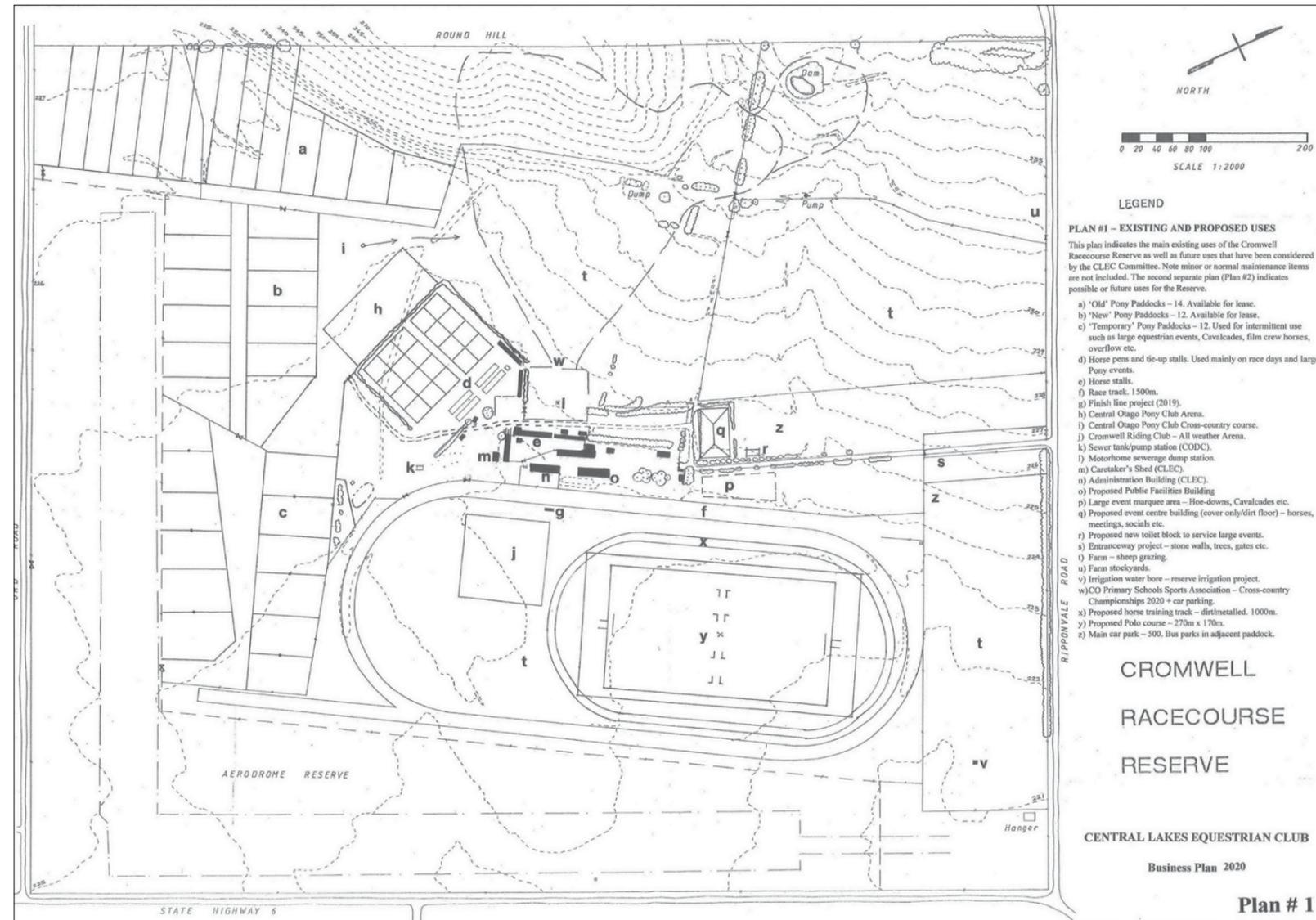
1.10 Cromwell Equestrian Users and Organisations Associated with the Racecourse Reserve.

The following is an overview of the current equestrian organisations that are associated with the Racecourse Reserve. The list was established in the Cromwell Racecourse Reserve Business Plan 2020-2030 and the Cromwell Reserves Supply and Demand Assessment. The user groups were confirmed in a 'check-in' meetings with the CLEC in November 2024.

- Central Lakes Equestrian Club
- Otago Racing Club
- Cromwell Harness Racing Club
- Wyndham Harness Racing Club
- Cromwell Riding Club
- Central Otago Pony Club
- Cromwell Pony Club
- Central Otago Dressage Club
- Racecourse Reserve Grazers

Other users The CLEC identified in their business plan a number of considerations and priorities for the Racecourse Reserve in its management over the 2020-2030 period.

- 156+ years of horse racing and equestrian history on the site
- The racecourse has regional importance providing various district level events
- Multiple diverse local and regional user groups throughout the year
- Important venue for hosting large outdoor events, festive fête, scout jamborees, motorhome conventions, field days etc
- Mixed financial model, community board grants and revenue from users
- Need for water to irrigate the racecourse, pony paddocks and event spaces
- Secure water for irrigation to align with future demand
- Renovation of facilities
- Re-establish all weather equestrian arena surface Secure water for irrigation
- Establish tree planting for shade
- Provide additional toilets for users
- Investigate potential for a multi-purpose covered arena



CLEC- Cromwell Racecourse Reserve Business Plan 2020-2030



1.11 Racecourse Reserve Site

JASMAX

Cromwell Racecourse Reserve Plan

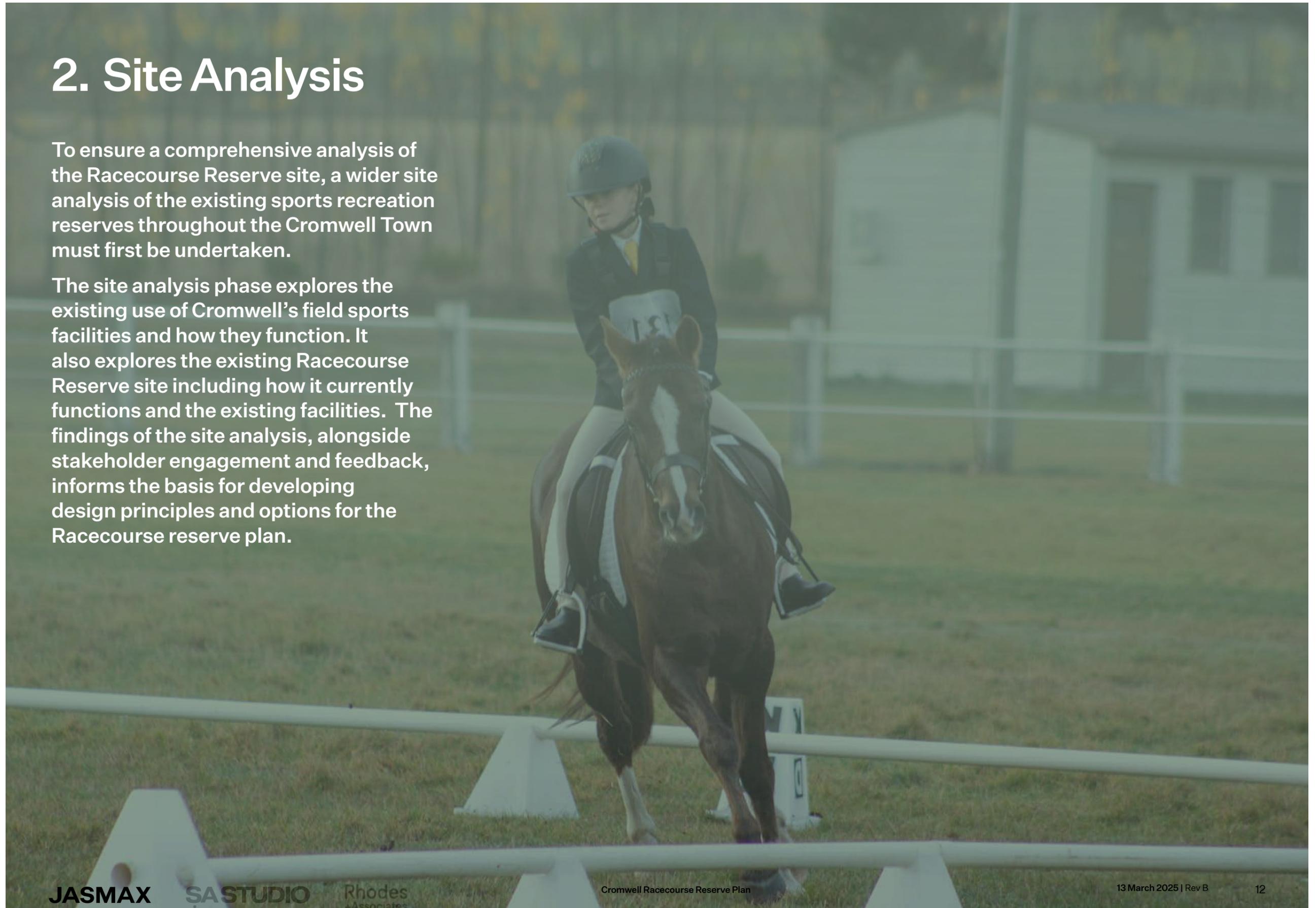
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2. Site Analysis

To ensure a comprehensive analysis of the Racecourse Reserve site, a wider site analysis of the existing sports recreation reserves throughout the Cromwell Town must first be undertaken.

The site analysis phase explores the existing use of Cromwell’s field sports facilities and how they function. It also explores the existing Racecourse Reserve site including how it currently functions and the existing facilities. The findings of the site analysis, alongside stakeholder engagement and feedback, informs the basis for developing design principles and options for the Racecourse reserve plan.



2.1 Study Site Extent

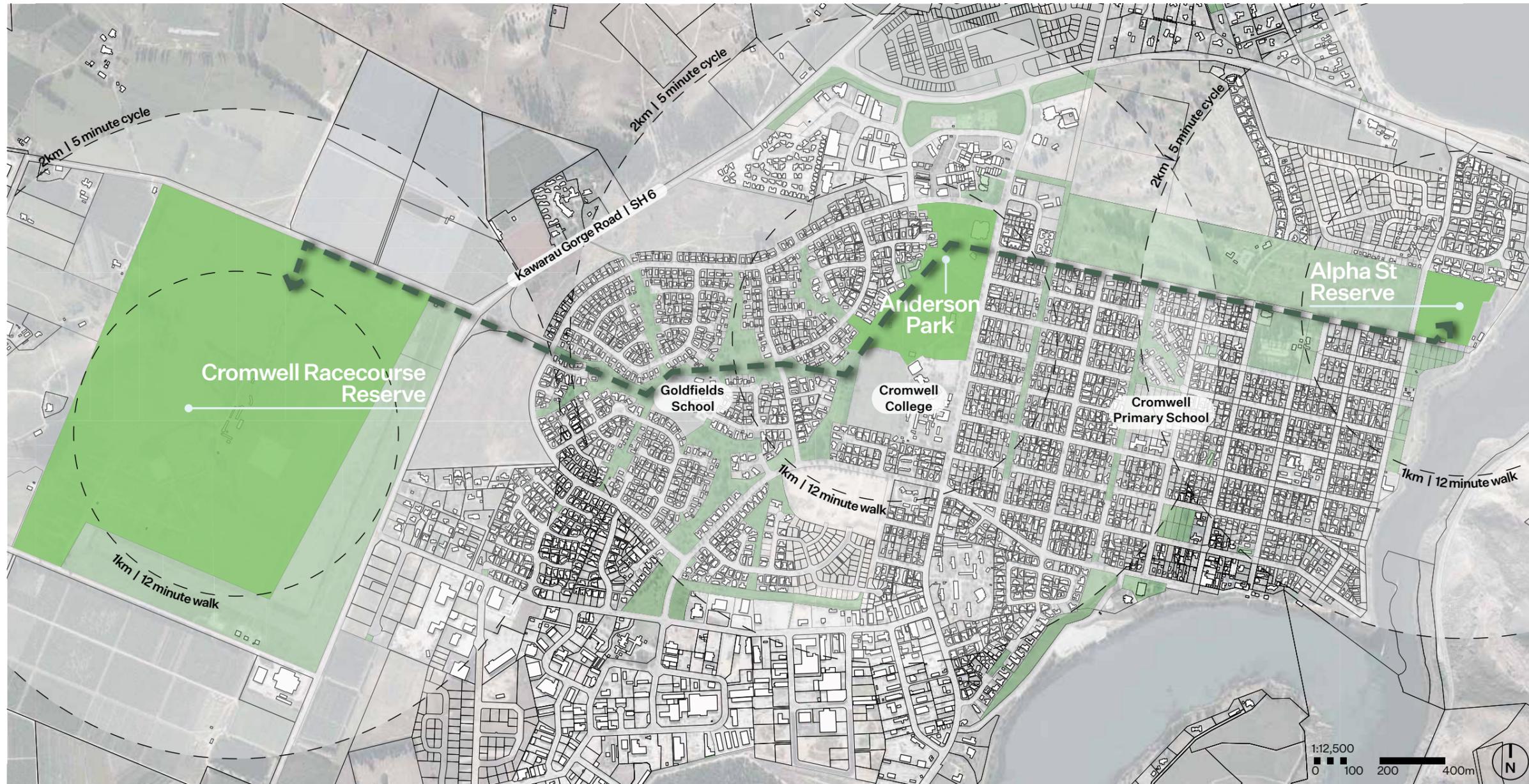
To understand the needs and requirements for the Racecourse Reserve the site and Cromwell’s existing field sports facilities and function need to be studied. The full site covered by this report includes Anderson Park, Alpha Street Reserve, the Racecourse Reserve and the green connections between these spaces. The high level assessment of these wider sites then informs the proposal for the main project site, Cromwell Racecourse Reserve.

The site analysis will ensure each existing facility is being as efficient as possible with the space available to meet demand. Once the existing site are working to capacity a proposal for the Racecourse Reserve can be developed.

Connectivity between each of the sites (Anderson park, Alpha Street Reserve and the Racecourse Reserve) is critical for understanding how people will access the sites. A walking and cycling catchment area of 2km centred on Anderson Park includes Alpha Street Reserve and Cromwell Racecourse Reserve. This 2km catchment also captures Goldfields School, Cromwell College and Cromwell Primary School.

Legend

- Existing Field Sports Facility
- Recreation Open Space



2.2 Anderson Park - Existing

Anderson Park with existing codes and layout shown at the time of this report being issued.



2.3 Alpha Street Reserve - Existing

Alpha Street Reserve with existing football field layout shown at the time of this report being issued.



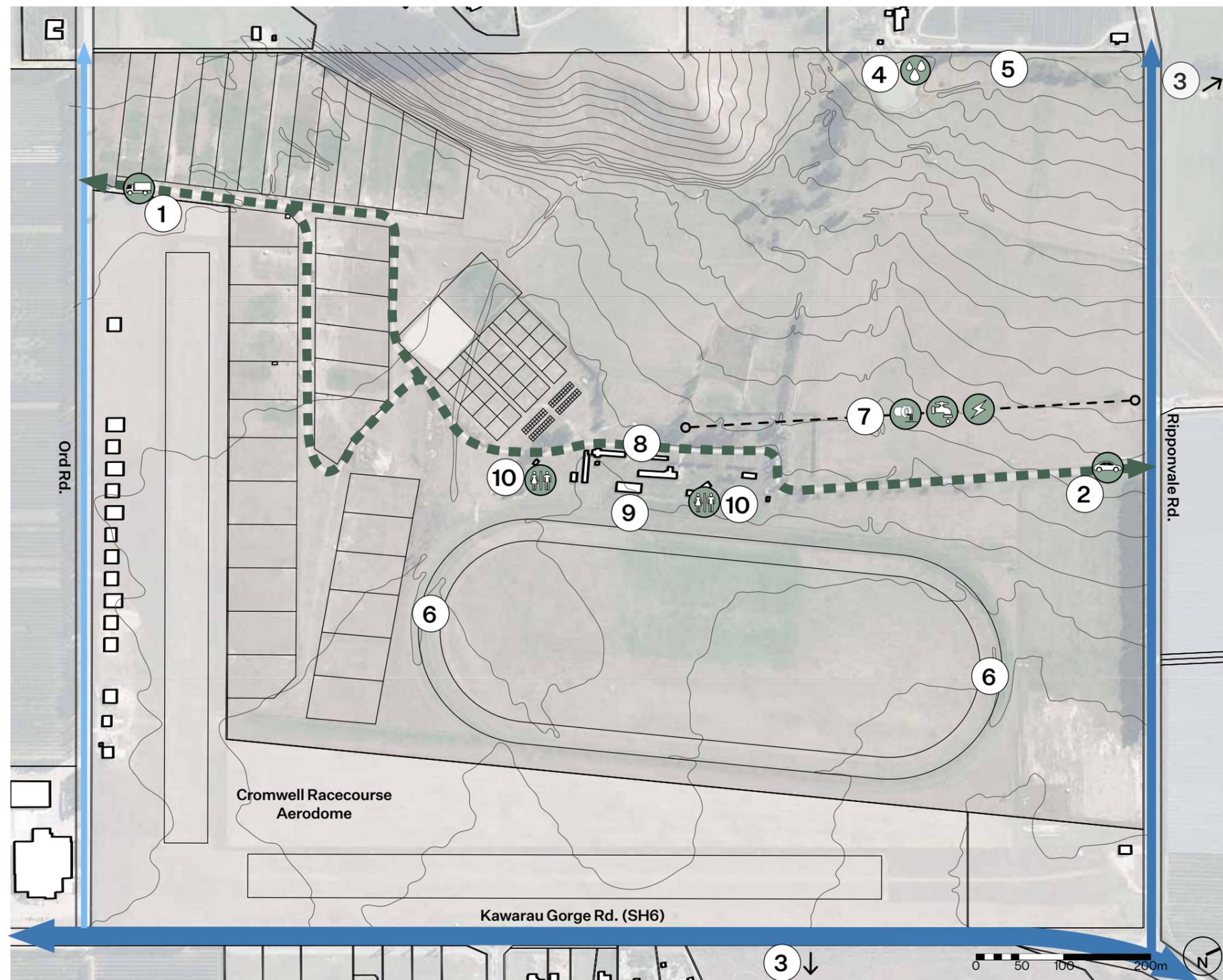
2.4 Racecourse Reserve - Existing Features

Summary of key existing feature considerations:

- The main site access is via the Ripponvale Road gateway
- Secondary access to the site including heavy vehicle access is via Ord Road
- The site is large in size at 91 hectares
- Currently the uses on the site have found their own space organically, the space could be better utilised to be more efficient
- Very low tree canopy coverage across the site
- Recent upgrade of infrastructure serving the site including connections to mains potable water, mains sewer and power within the site
- Investigations are ongoing for water bores to be used for irrigation
- Recently re-developed Central Lakes Equestrian Club administration building
- The aerodrome bounds the site to the east and south which is a fixed constraint, some minor reverse sensitivity requirements are associated with the aviation operations
- No fixed parking allocation on site due to the abundance of grassed areas and dry conditions

Legend

-  State Highway
-  Primary Vehicular Access
-  Secondary Vehicular Access
-  Internal Site Access
-  ① Heavy Vehicle + Trailer Entrance
-  ② Main Entrance
-  ③ Future Residential Developments
-  ④ Existing Dam + Pond
-  ⑤ Decommissioned Damn (potential future use)
-  ⑥ Irrigated Racecourse
-  ⑦ Service Corridor (potable water, sewer, power)
-  ⑧ Racecourse Facility Building
-  ⑨ Racecourse Administration Building
-  ⑩ Bathroom Facility



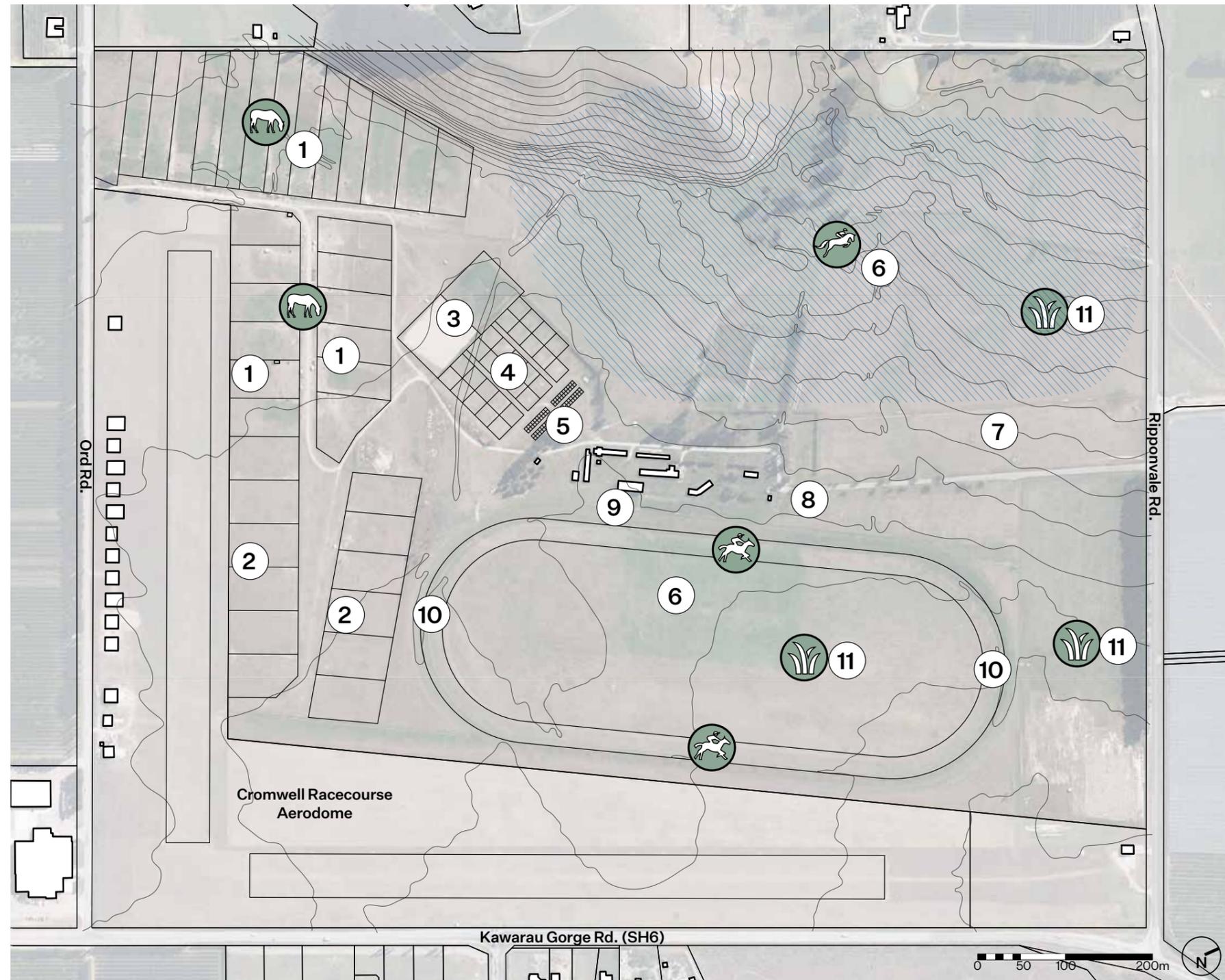
2.5 Racecourse Reserve - Programme

Summary of key programme considerations:

- Multiple different equestrian users of the site
- Multiple uses including equestrian and other community based events including but not limited to:
 - Racing meetings
 - Harness Racing meetings
 - Car/motorcycle/motor-home rallies
 - Pony Club
 - Dressage
 - Western Riding Club
 - Cross country
 - Arabian
 - Camps and festivals
 - Horse grazing
 - Large events
- Pony paddocks / grazing leases clustered on the southern side of the site generate revenue for the Central Lakes Equestrian Club
- Equestrian event facilities are located in a relatively small cluster behind the administration building
- Racecourse is in an economical location on the eastern boundary allowing free access to the remainder of the reserve, racecourse is a fixed constraint
- Cross country / eventing area is under utilised as an area mass and could be more spatially efficient while still maintaining its current use

Legend

- ① Leased Horse Grazing Paddocks
- ② Horse Grazing Paddocks (Ephemeral use)
- ③ Pony Club Arenas
- ④ Stalls (overnight)
- ⑤ Stalls (daytime tie-up)
- ⑥ Cross Country Course (equestrian)
- ⑦ Event Parking
- ⑧ Event Marquee Area
- ⑨ Racecourse Administration Building
- ⑩ Racecourse
- ⑪ Grazed Land (livestock)



2.6 Racecourse Reserve - Natural Resources

Summary of key natural resource considerations:

- Very arid dry conditions due to lack of water available for irrigation and minimal shade cover
- Very little tree canopy coverage and biodiversity attributes
- Open semi-rural landscape character
- Generally gradual sloping site from west to east with the 'hillock' as the one unique landscape feature
- Limited surface water storage currently



Legend

- ① Topography feature
- ② Existing Vegetation (canopy cover)
- ③ Water Well (not in operation)
- ④ Water Well (future use, not in operation)
- Site Contours

2.7 Site Constraints and Opportunities

Following an analysis of the existing site, the following constraints and opportunities have been identified:

Constraints:

- ① Cromwell Racecourse Aerodrome adjacent site
- ② Limited access to water for irrigation
- ③ Location of existing equestrian club facilities
- ④ Location of existing Racecourse
- ⑤ Area of steep topography limiting land use
- ⑥ Access to Cromwell town across SH6
- ⑦ Open rural character sensitivity
- ⑧ Vehicular access via Ripponvale Road is undeveloped / low quality
- ⑨ Poor pedestrian and cycle access to and throughout site

Opportunities:

- ⑩ Existing infrastructure on site
- ⑪ Flexible use of (flat) land areas
- ⑫ Current land use and/or activities could be more spatially efficient
- ⑬ Large land area of site
- ⑭ Future access to well sites for water
- ⑮ Increase in the number and diversity of activities supported by the site, for the community
- ⑯ Improve access to site (Ripponvale & Ord Roads)
- ⑰ Improved connection to Cromwell town
- ⑱ Topography change for activities such as cross country equestrian and cross country running
- ⑲ Future fit-for-purpose sporting facilities
- ⑳ Increased walking and cycling provisions
- ㉑ Enhanced biodiversity value
- ㉒ Meet recreation demand for Cromwell’s growth
- ㉓ Enhance racecourse setting - reinforce the amenity values of the site



3. Engagement Process

A key part of developing the plan for the Racecourse Reserve was to work with stakeholders, user groups and representatives from sports codes and organisations to establish common understanding and design outcomes.

The process included initial 'check-in' meetings to reaffirm previous studies and then a 'design enquiry' workshop to develop options and solutions as a collective group.

Once the draft options were prepared, the CODC presented these back to key stakeholders to gather any final feedback. Feedback from this presentation was used to develop the recommended design option.

Further ongoing engagement will be undertaken as a part of the LTP process.

3.1 Engagement Process

Stakeholder and user group engagement was critically important in developing a plan that is well understood in terms of the opportunities and trade-offs required to ensure the best outcomes for the reserve are achieved.

The process undertaken in this plan was a two stage approach, the initial 'check-ins' meetings with the COEC as well as the main field based codes, rugby, football, cricket and hockey was undertaken in early November 2024. The purpose was to reconfirm the findings of the 2022 Cromwell Reserves Supply and Demand Assessment in terms of assumptions and data relating to the needs and demands of each code.¹

The second stage was a 'design enquiry' workshop event² where all stakeholders gathered to discuss the potential of the reserve to accommodate sports fields as part of the strategy to meet Cromwell's growing demand.

The final stage of the engagement process for this report was a presentation by the CODC to key stakeholders on the draft options developed. Feedback from this presentation was used to develop the recommended design option.

3.2 Design Enquiry Workshop

The design enquiry workshop was held for a wider stakeholder group on Thursday 7th November 2024 at Cromwell Sports Club, representatives from the following stakeholder groups were present at the design enquiry workshop, facilitated by Jasmx and S A Studio:

- Central Otago District Council
- Queenstown Lakes District Council
- Central Lakes Equestrian Club
- Cromwell Pony Club
- Central Otago Pony Club
- Central Otago Dressage
- Wyndham Harness Racing Club
- Cromwell Community Board
- Cromwell Junior Netball
- Cromwell Hockey Club
- Cromwell Athletics Club
- Cromwell Touch Rugby
- Cromwell Junior Football Club
- Cromwell Senior Football Club
- Cromwell Junior Rugby Club
- Cromwell Sports Club
- Cromwell Cricket
- Kyokushin Karate Cromwell
- Cromwell Climbing Club
- Sport Central

During the design enquiry workshop, a summary of the projects to date, time line for the next steps and a site analysis was presented. Stakeholders were

¹ A summary of these meetings can be found in the appendix of this document
² A summary of the workshop can be found in the appendix of this document

then asked to undertake three interactive tasks; completed on to scale base plans of the Racecourse reserve using to scale cut-outs of sports fields. The three tasks were as follows:

Scenario 1 - Medium term needs

How could the Racecourse meet Cromwell's medium term needs? Where would suitable location for 4x Sports Fields be located? Where would change and toilet facilities best be provided? Where would car parking best be provided?

Scenario 2 - Long term needs

How could the Racecourse meet Cromwell's future long term needs? Where would suitable location for 8x Sports Fields be located? Where would change and toilet facilities best be provided? Where would car parking best be provided?

Scenario 3- Step back

Considering your layout of the long term needs, take a step back and remove 4x Sport Fields from your base plans to meet the medium term needs. Does this change your original medium term needs layout?

3.3 Summary of Feedback and Key Themes

The design enquiry workshop was a useful tool for the stakeholder groups to hear and be heard in terms of their concerns and preferences for the future of the Racecourse Reserve. Some key themes emerged from the workshop and have informed the design principles and options development stages of this plan. The key themes from the workshop were:

- The racecourse site has capacity to accommodate sports fields and other community based events
- Separation between proposed sports field locations and equestrian activity is preferred
- Grouping of sports fields together is preferred
- Access to centre of the racetrack for fixed infrastructure would be challenging without adding large infrastructure eg. underpass or bridge
- Land adjacent Ripponvale Road was identified as a potential location for sports fields for the majority of groups
- Space for the equestrian cross-country course could be accommodated with some reorientation of existing facilities eg. Reconfiguration of paddocks to be more efficient
- Placement of fields should consider easy access for vehicular, cycle and pedestrian movements (in particular the proposed underpass on Ripponvale Road)
- Racecourse site suitable for future expansion of community based facility eg Indoor Sports Hub or covered multi-use arena
- Providing carparking and change/toilets in close proximity to sports fields was a common theme
- Maintaining visibility across the racecourse was considered a preferred outcome
- Options will need to consider utilising Anderson Park and Alpha Street first and the Racecourse will provide the additional space to meet shortfall



4. Design Principles

The following design principles have been developed to guide the preparation of the design option, providing a structured approach and enabling cohesive outcomes to be delivered.

The principles focus is on addressing the site constraints and enabling the opportunities to ensure the Racecourse Reserve Plan achieves its intended purpose.

The key areas of consideration are; the enhancement of biodiversity through a structured tree planting programme; ensure the reserve is well connected to current and future activities; the site is managed in an efficient manner; the site is able to accommodate a range of activities and events; and the site is developed with flexibility to respond to future demands.



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+Associates

Cromwell Racecourse Reserve Plan

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4.1 Design Principles

The following principles have been developed in response to site analysis as well as the key themes and opportunities identified in the 'design enquiry' workshop with stakeholders and feedback from CODC.

Five key principles have been developed to steer the development of options.

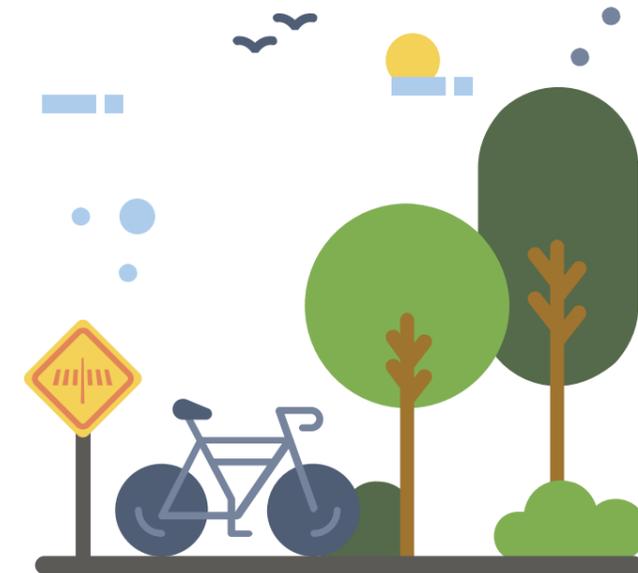
Biodiversity



Biodiversity of the reserve is enhanced through a structured tree planting programme:

- Increasing irrigation coverage across the site to allow establishment of planting
- Introduce shade trees to reduce evaporation effects
- Plant native species that will attract birds and insects in appropriate locations
- Maintain the openness and character of the site
- Celebrate the reserve as a community asset through attractive colour and foliage
- Introduce buffer and riparian planting to enhance edges and margins

Connectivity



The reserve is well connected to current and future activities:

- Provide high quality pedestrian and cycle connections to the site and utilise the planned SH6 underpass
- Link up with Cromwell's existing greenway network
- Provide pedestrian and cycle routes within the site
- Provide appropriate vehicle access points relating to use and demand
- Formalise permanent parking associated with activities and preserve overflow for events
- Improve existing infrastructure as required for future development

Efficiency



The reserve is managed in an efficient manner:

- Encourage a diversification of uses within the site
- Cluster complementary activities
- Introduce floodlights for supports activities for evening use in winter as required
- Provide access to power and water across the site to enable a diversity of activities
- Consider long term spatial efficiencies of existing activities across the site

Event and Activities



The reserve is able to accommodate a range of activities and events:

- Allow introduction of new activities while maintaining equestrian uses
- Provided dedicated events spaces for annual programme
- Provide additional spaces of varying sizes to allow for infrequent events
- Provide sufficient space to host large events such as scout jamborees, motor vehicle rallies and music festivals
- Setup events spaces with services and can accommodate a range of requirements

Flexibility



The reserve is developed with flexibility to respond to future demands:

- Enable development to be implemented over time in a phased approach
- Allow future flexibility for additional uses that are not yet known
- Revisit the plan on a regular basis to respond to changing community needs
- Provide sufficient space to allow temporary or seasonal use
- Enable high levels of accessibility

5. Recommended Design Option

This section provides the overview of the recommended design option that was derived from the 'design enquiry' workshop and subsequent design development including feedback from CODC and stakeholders.

This option covers a phased approach to meet demand with the medium term scenario up to 2030 and long term up to 2045.

Baseline assumptions for the option are:

- Utilise existing Alpha Street and Anderson Park first with over flow on Racecourse
- Demand for medium term is 4x additional pitches
- Demand for long term is 8x additional pitches
- Regional facility can be accommodated with 8x pitches+ clubroom on Racecourse
- Types of pitches- Grass/sand bed/ artificial turf is not being considered for now but should be a consideration for future

5.1 Recommended Design Option Description

Design Option Development:

A number of options and variations were developed during the Design Enquiry Workshop which has informed the optioneering process. The optioneering process set about refining potential outcomes for the racecourse reserve bringing together sports fields, landscape interventions and infrastructure changes alongside the existing equestrian uses on the site. The process resulted in a clear direction towards the Recommended Option which is phased so that implementation can be undertaken in the medium and long term. It is also possible to split the development elements, sports fields, infrastructure, parking, shelter and landscape etc into further stages to enable a budget focused delivery approach.

Within the optioneering process an alternative option was considered that utilised the Cromwell College fields adjacent to Anderson Park to provide opportunity for sports field development. However following feedback from Cromwell College that at the time of the report, the college fields were at capacity and needed to future proof development within the college. (Alternative options which were considered have been included in appendix 6.3/6.4).

Recommended Design Option:

The recommended design option is as follows:

- Anderson Park sees an expansion of the hockey facility to deal with a current under supply of turf space. A half size hockey training turf is added to Anderson Park adjacent the existing full size hockey turf facility.
- A premier rugby field is maintained on Anderson Park, training for senior rugby is relocated to ensure the quality of the premier field is maintained throughout the season and used only for game days. The field is reoriented slightly from its current alignment. This allows the hockey turf to be added to the park and a stronger physical connection between the Cromwell Sports Club and the premier field.
- The cricket oval is also relocated to remove the current clash with the rugby field, this will allow the cricket facility to be improved with up to 5 lawn pitches in rotation. The existing cricket practice nets will also require realignment to facilitate the reorientation of the oval.
- Alpha Street Reserve retains its current layout in regard to field size and alignment. The spatial allocation at Alpha Street Reserve is the equivalent of two full size senior playing fields. As part of meeting the current demand, the facility at Alpha Street is also upgraded to provide hot water at the existing building on site to allow showers in the change facility. Adequate secure storage is also added to the existing facility to meet the needs of both the junior and senior clubs
- In the medium term, following the reconfigurations of Anderson Park and Alpha Street Reserve, the Racecourse reserve receives 4 full size playing fields to meet demand. Infrastructure associated with the relocation of sports activity to the Racecourse Reserve will include lighting to training fields, a change and bathroom facility building and formed carparking within the site. Some reconfiguration of equestrian based activity will also be required to facilitate the fields at the Racecourse Reserve, however there will be no loss of function for any equestrian facility currently provided in the medium term. In the long term the sports field provision at the racecourse will be increased to 8 full size playing fields to meet demand.

Legend

- | | |
|---|---|
| ① Senior Football Field | ⑤ Change Facility |
| ② Junior Football Fields (1x senior equivalent) | ⑥ Fire and Emergency New Zealand Training Area |
| ③ Junior Football Field | ⑦ Existing Vegetation |
| ④ First Kicks Football Fields | ⑧ Utility Building (not associated with football clubs) |

5.2 Recommended Design Option - Alpha Street Reserve



5.3 Recommended Design Option - Anderson Park



Legend

- ① Realigned Cricket Oval
- ② Premiere Rugby Field
- ③ Half Hockey Practice Field
- ④ Existing Hockey Turf
- ⑤ Cromwell Hockey Club Pavilion
- ⑥ Cromwell Sports Club
- ⑦ Cricket Storage + Practice Net
- ⑧ Parking
- ⑨ Tennis + Netball Courts
- ⑩ Cromwell College Courts
- ⑪ Cromwell College Sports Fields (out of scope)

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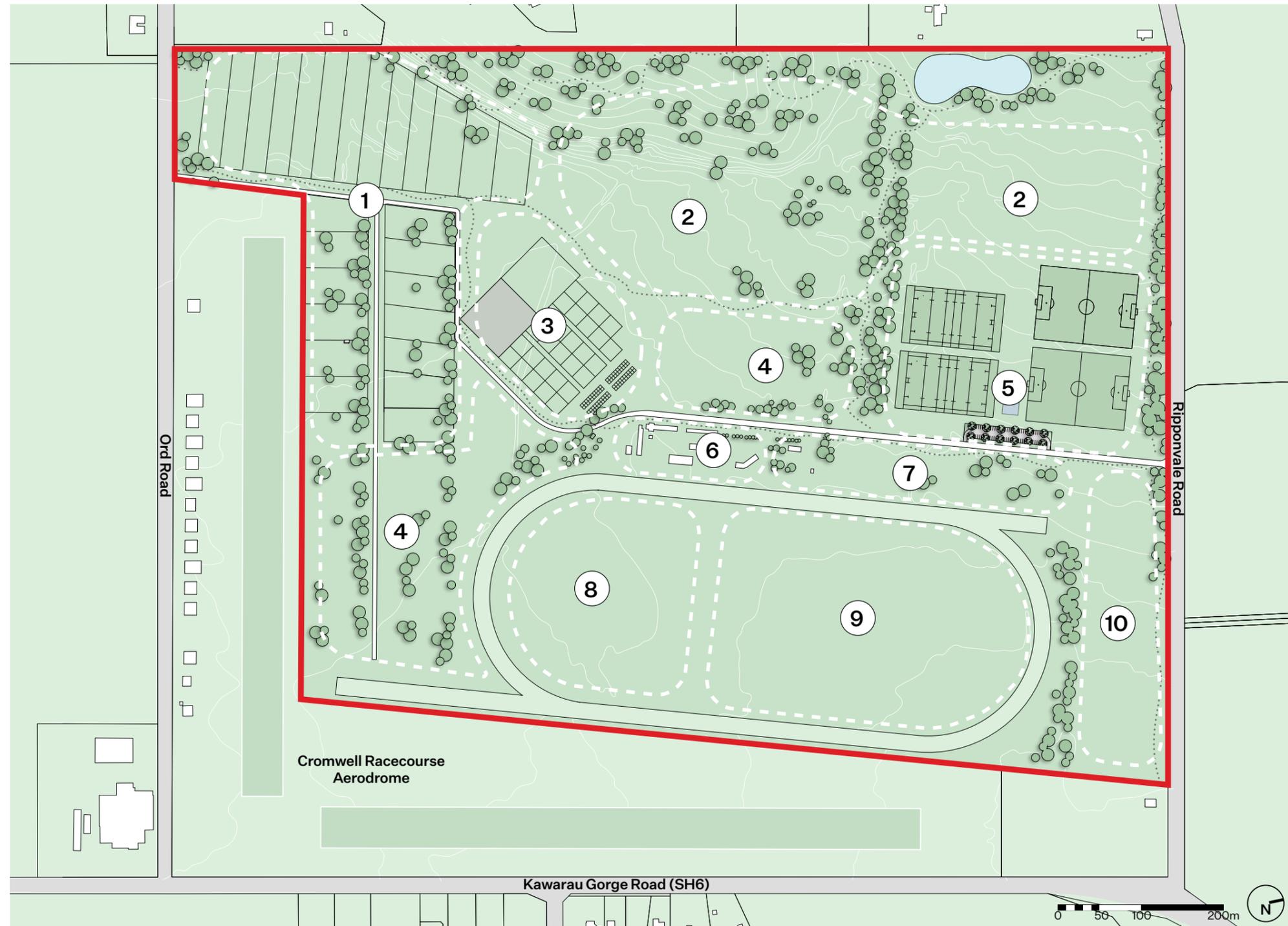
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5.4 Recommended Design Option - Racecourse Reserve Medium Term 2030 - Design Plan

In the medium term 4 fields are provided on the northern end of the Racecourse Reserve.

Legend

- ① Leased Horse Grazing Paddocks
- ② Cross Country / Pony Club
- ③ Equestrian Arenas / Stalls
- ④ Multi-use Space
- ⑤ Sports Fields/Facilities
- ⑥ Equestrian Administration
- ⑦ Racing Event Space
- ⑧ Equestrian Event Space
- ⑨ Community Event Space
- ⑩ Event Parking / Community Event Space



5.5 Recommended Design Option - Medium Term 2030 - Design Strategies

Landscape



Biodiversity

Movement and Access



Connectivity

Spatial Layout



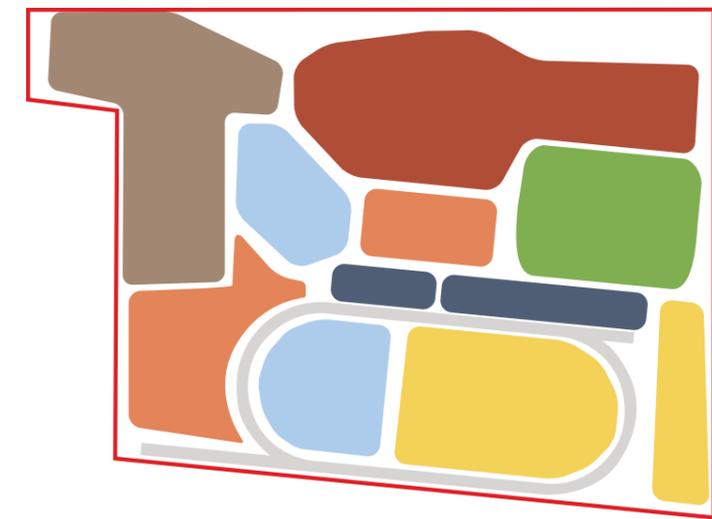
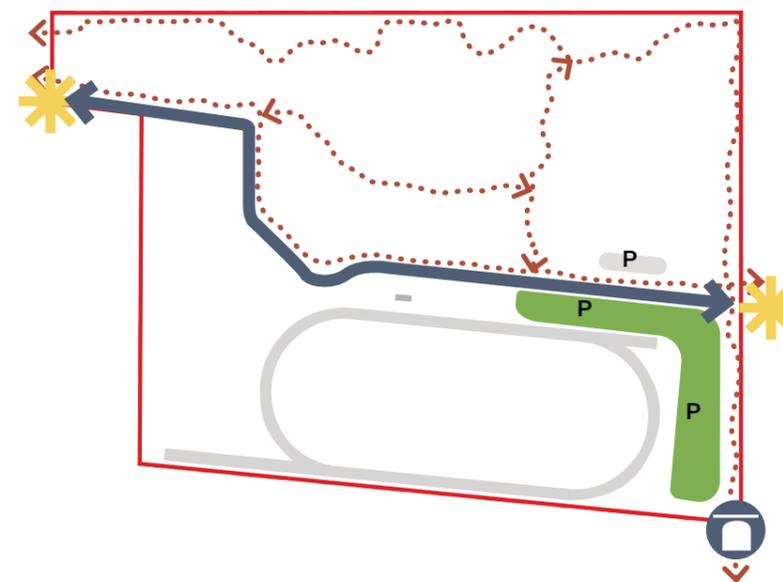
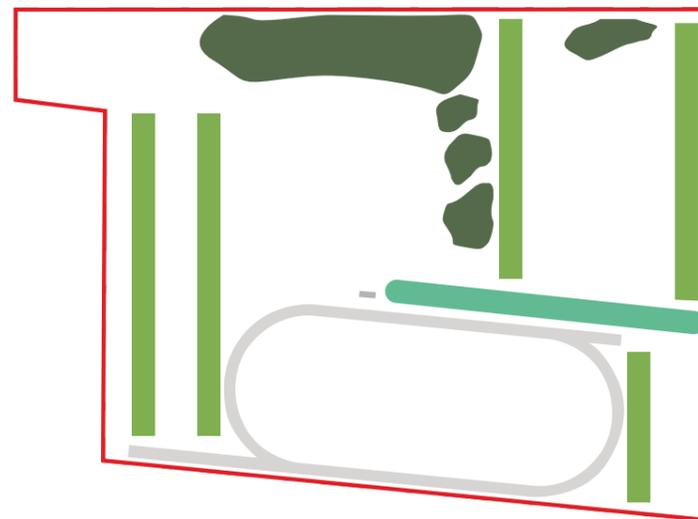
Efficiency



Event and Activities



Flexibility



- Buffer / structural edge planting
- Ecological enhancement area
- Amenity and shade planting

- ✦ Entrance node
- ⏏ Pedestrian underpass
- P Event parking
- P Permanent parking
- ↔ Upgraded vehicle access
- ⋯ Walkways and cycle routes

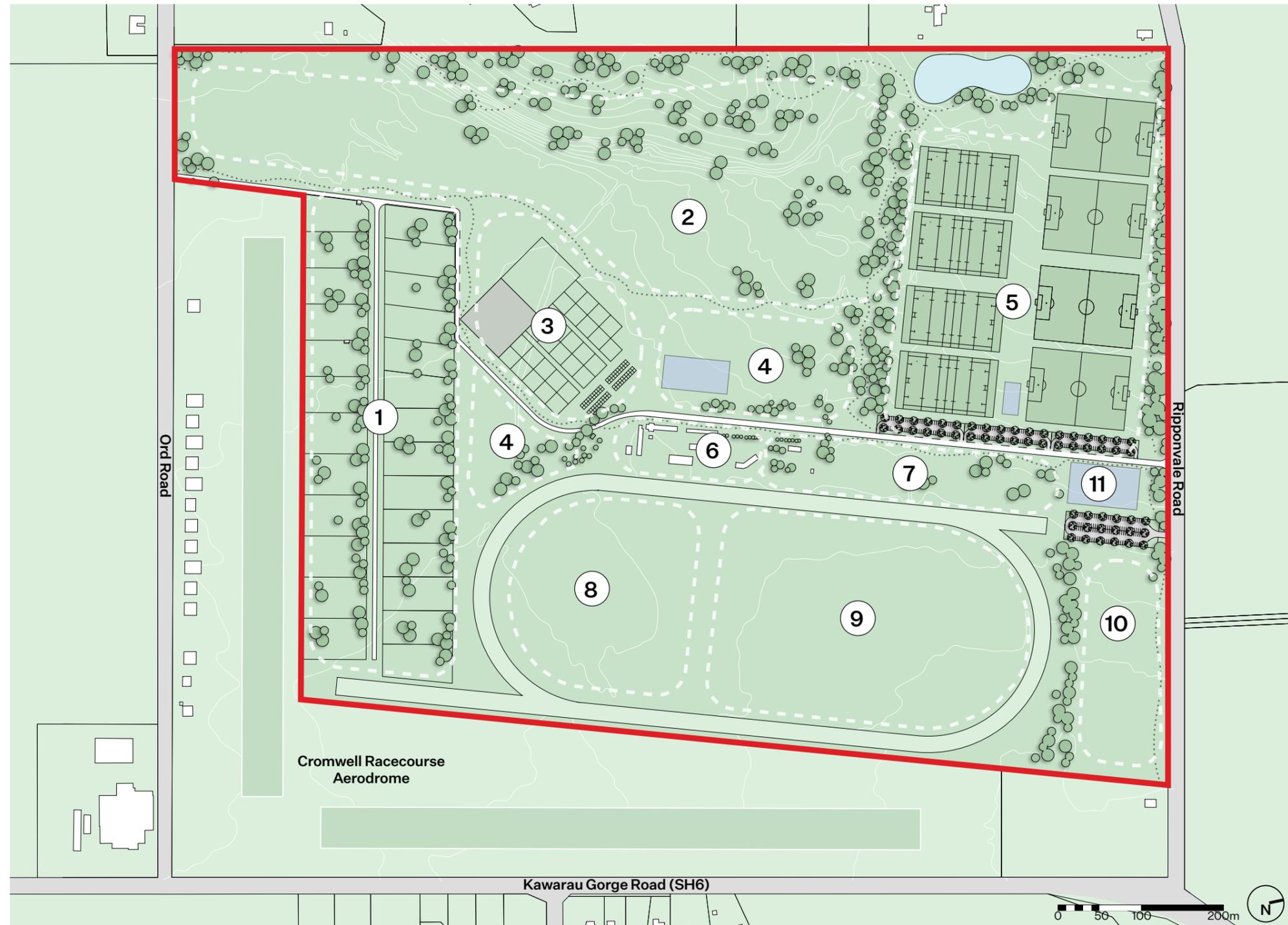
- Leased grazing paddocks
- Cross Country / Pony Club
- Equestrian Event Spaces
- Multi-use Space
- Racing events and administration
- Community Events Space
- Sports Fields

5.6 Recommended Design Option - Racecourse Reserve Long Term 2045 - Design Plan

In the long term 8 fields are provided on the northern end of the Racecourse Reserve.

Legend

- ① Leased Horse Grazing Paddocks
- ② Cross Country / Pony Club
- ③ Equestrian Arenas / Stalls
- ④ Multi-use Space
- ⑤ Sports Fields/Facilities
- ⑥ Equestrian Administration
- ⑦ Racing Event Space
- ⑧ Equestrian Event Space
- ⑨ Community Event Space
- ⑩ Event Parking / Community Event Space
- ⑪ Potential indoor sports courts and parking



5.7 Recommended Design Option - Long Term 2045 Design Strategies

Landscape



Biodiversity

Movement and Access



Connectivity

Spatial Layout



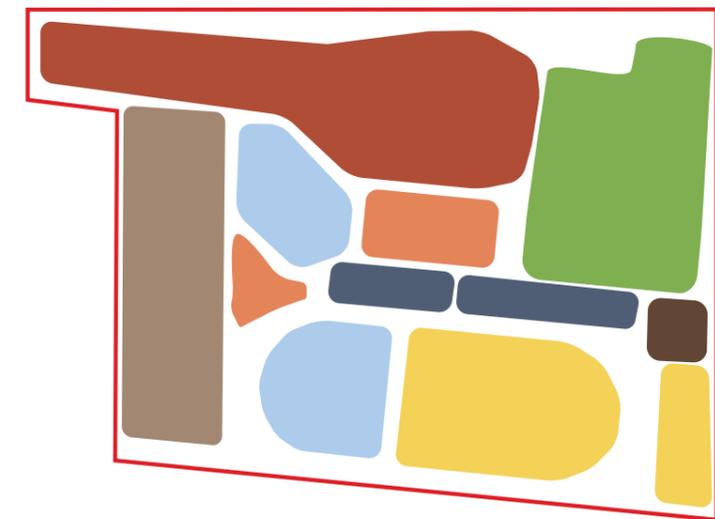
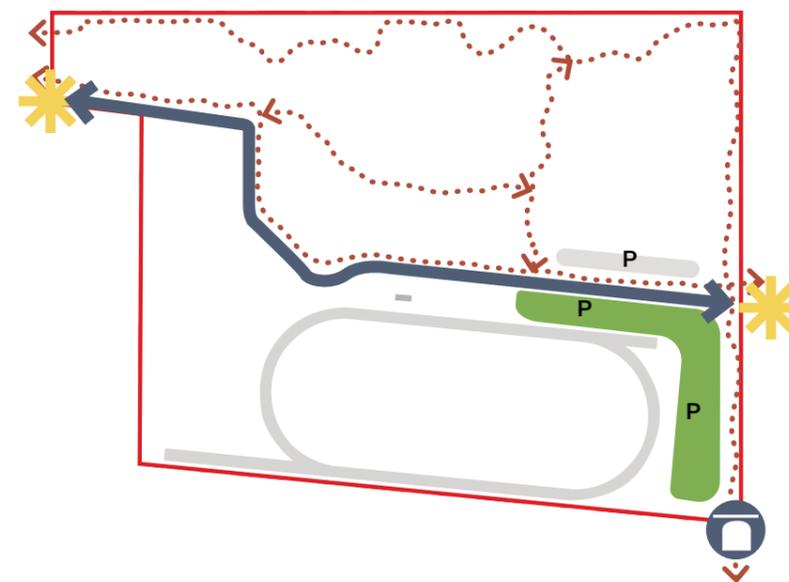
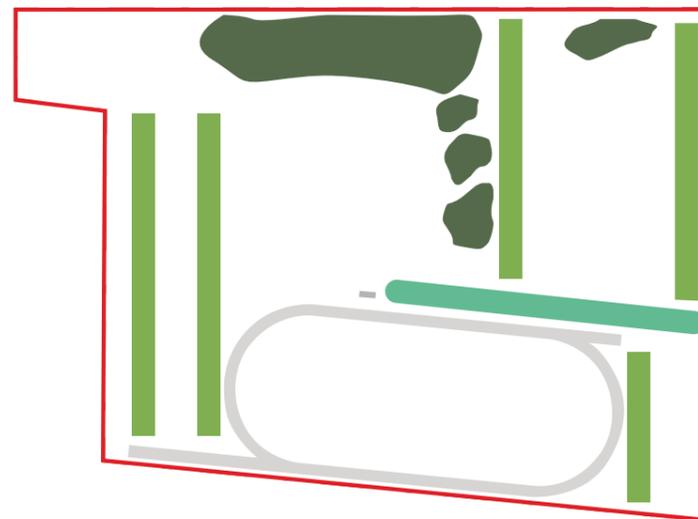
Efficiency



Event and Activities



Flexibility



- Buffer / structural edge planting
- Ecological enhancement area
- Amenity and shade planting

- ✶ Entrance node
- ⌂ Pedestrian underpass
- P Event parking
- P Permanent parking
- ↔ Upgraded vehicle access
- ⋯ Walkways and cycle routes

- Leased grazing paddocks
- Cross Country / Pony Club
- Equestrian Event Spaces
- Multi-use Space
- Racing events and administration
- Community Events Space
- Sports Fields
- Potential indoor sports courts and parking

5.8 Potential future uses

Although currently not a requirement for the site there are several alternative use considerations that could be added to the Racecourse Reserve in the future.

It is therefore prudent to review this plan periodically or when a new use or activity comes to the table. The following uses could be accommodated on the site in the future and may require trade-offs, structural changes, and planning status to the site layout:

- Health facility – a Central Otago hospital / health hub. Potential scope, scale and requirements would need to be determined in order to carry out a feasibility on the site. Development of a health facility would most likely require a plan change or similar and potential land negotiations to enable the long-term management of the facility.
- Campground – Re-introduce a campground in Cromwell to cater for visitor accommodation demand. The scope and size of the campground alongside the management structure and requirements would need to be determined in order to carry out a feasibility on the site. Campgrounds are a permitted activity within reserve.
- Indoor sports centre - for courts based sports, feasibility, location option evaluation (wider Cromwell area), demand and requirements to be determined – is a permitted activity within reserve
- Indoor equestrian arena - demand, feasibility, cost to be determined based on future participation and regional requirements
- Regional sports hub 'home of football' or similar with club rooms and facilities to cater for wider regional need including tournaments, training camps and festivals

5.9 Summary + Recommendations

The following are the recommendations derived from the findings of this plan to inform the next steps of the Racecourse Reserve planning and development.

- There is a need to develop additional sports fields in Cromwell in the medium term over the next 5 years and additional fields in the future long term
- It is appropriate for the Racecourse Reserve to provide a solution to the shortfall in sports field supply
- The optimisation of Anderson Park for all codes should be considered first and additional needs provided at the Racecourse Reserve
- A regional facility 'home of football' or similar can be accommodated on the Racecourse Reserve irrespective of the options identified in this plan as long term development would be fast tracked
- It is recommended that consideration should be given to early enabling works, infrastructure, water bores for irrigation, pedestrian and cycle walkways, structural and ecological planting etc
- On approval of this plan the draft Racecourse Reserve Management Plan should be updated
- It is recommended that further investigation is carried out in terms of technical site suitability of the proposed locations for sports fields on the reserve in line with Sports New Zealand guidance
- It is also recommended that further investigation and feasibility is carried out in terms of the types and suitability of fields, soil, sand or turf. Financial evaluation and a revisit of the number of fields required should be considered if sand or turf options are viable

6. Appendix

Index

- 6.1 Engagement 'Check-in' summaries
- 6.2 Engagement 'Design Enquiry' Workshop Summary
- 6.3 Option Costings
- 6.4 Anderson Park Alternative Options Considered
- 6.5 Alternative Options Considered - Cromwell College Grounds (Option B)

6.1 Engagement ‘Check-in’ summaries

Minutes

Meeting Type:	Stakeholder meeting – Central Lakes Equestrian Club (CLEC)
Project:	Cromwell Racecourse Recreation reserve Masterplan
Date & Time:	Monday 7 th October 2024, 11.00am
Venue:	Cromwell Equestrian Centre
Invitees:	Wayne Dixon (CLEC), Terry Emmitt (CLEC), Gordon Stewart (CLEC), Gordon Bailey (CODC), Gareth Robinson (CODC), Simon Battrick (QLDC), Jessie Sutherland (SA Studio), Ed Jolly (Jasmax) Kurt Cole (Jasmax)

Notes

- Centre Lakes Equestrian Club (CLEC) established around 20 years ago (as a result of the Jockey Club not succeeding)
- Business plan has been prepared, this gives the future direction of the CLEC
- CLEC feel fatigue from consultation, there has been a lot done to date
- The Racecourse site generates in excess of \$100,000 income per year from various income streams
 - Race meetings generate 30-40% of total income per year
 - Other income includes grazing, hire of facility etc
- Current water supply is enough to irrigate ~6 hectares of land – site is around 90 hectares
- An increase in water supply for irrigation is a priority for the site
- Racecourse hosts 5 calendar meetings per year currently
- Business plan was provided to CODC at their request, CLEC haven't seen much progress since it was submitted
- Application was made to Cromwell Community Board for water bore in corner of the site around 2009, however cost of connecting services to this location were too high to be feasible and the permit lapsed without a bore being established
- A new bore location, closer to services in the centre of the site is currently being investigated, a bore has been put down and water found
 - Bore adjacent recently upgraded power (100kV)
 - Existing building to be used to house power for bore pumping etc
 - No volume take for bore has been established yet
 - Aiming for new bore to be commissioned before end of year 2024
- Most services to site are connected via Ripponvale Road
 - Sewer system has been upgraded to connect into town sewage system via a central pump that clears on site sewage tanks
 - Main potable water feed is connected via Ripponvale Road also
- Events the racecourse host currently include:
 - Pony club event days, Festive Fete, School Cross Country, Army special events, Police training on site, Scouts, Motor Home shows,
- Trotting Club meetings have been held for the past 3 years successfully also
- Site is grazed by a sheep farmer who has been farming the site for around 20 years

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Minutes

Meeting Type:	Stakeholder meeting – Cromwell Junior Football Club (CJFC), Cromwell Senior FC (CSFC)
Project:	Cromwell Racecourse Recreation Reserve Masterplan
Date & Time:	Monday 7 th October 2024, 4.00pm
Venue:	Central Otago District Council Chambers
Invitees:	Fergal Dardis (CSFC), Jarred Andrew (CJFC), Peter Lipscombe (CJFC), Jessie Sutherland (SA Studio), Ed Jolly (Jasmax) Kurt Cole (Jasmax)

Notes

- Senior club has 2x male teams and 1x women's team just formed
- Senior club is wanting to encourage more spectators to watch games and get involved in the sport, it needs an appropriate facility with space to do so
- Senior club have a preference for game days on weekends to be in town rather than at the racecourse, although happy to practice at racecourse
- Currently game days work on a rotational system, 1-4 games placed at Alpha Street pitch. Not a sustainable system as there are already too many teams for this to work, in future this won't be possible as growth in junior teams will require more use of local pitches
- Football pitch requires a harder ground surface and shorter grass – college ground too soft and grass too long for football
- Junior club prefer to practice in town as it is shorter and safer for children to get there after school, but would be happy to play weekend games at the racecourse on an appropriate pitch
- Need for suitable pitch at racecourse if any activity moves there – pitch requirements different to rugby
- Field size at Alpha Street Reserve is fit for purpose for Junior club in the short term, as the club grows it will need more space
- There are some irrigation issues with holes near the pop-ups that can be dangerous underfoot.
- Facilities at Alpha Street Reserve not fit for purpose currently, no storage provided for either club
 - No hot water
 - Senior Club stores equipment in the change rooms which are available for public hire – not a secure facility for storage
 - Junior club looking for storage options, currently a container on Alpha Street Reserve
- Junior club currently doesn't pay a rental on the pitch – this would be challenging for junior club if this agreement changes
- Senior club does pay rental on the pitch traditionally
- If the club were to move to Racecourse, minimum facilities would include change and showering
 - Long term a shared facility for socialising would be supported – sports hub
- Junior club is almost an all year club, very short off season currently
- Senior club also almost all year club with pre season and social league extending traditional season

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Meeting Type:	Stakeholder meeting – Cromwell R.F.C.
Project:	Cromwell Racecourse Recreation Reserve Masterplan
Date & Time:	Monday 7 th October 2024, 6.30pm
Venue:	Cromwell Sports Club
Invitees:	Russell Decke (CRFC), Paula Clark(CRFC) Jessie Sutherland (SA Studio), Ed Jolly (Jasmax) Kurt Cole (Jasmax) Email: Carla Paranihi (CJRFC)

Notes

- Additional space required currently for training – not enough space in Anderson Park currently. Overflow extends to using the College fields.
- During peak times Junior and Senior clubs can be training and fill the carpark
- Orientation of field not such an issue – happy to look at rotating the fields to remove clash with cricket pitch and gain additional space/another training field
- Rugby club pays rental on the lights, fields and change facility from CODC
- Underpass at racecourse would be a must if they were to have some training grounds there
- Informal agreement with college to use their field when required and the school does the same with the Anderson Park fields
- Strong preference to have a presence in Anderson Park as a premier playing field and maintain the sporting culture with the community – open to additional training grounds at Racecourse
- Lights for practice fields imperative for them to function at Racecourse
- Sports Club rooms have 8 codes belonging to them / sharing the facility
- Strong desire for any club rooms to reflect rugby history and culture – memorabilia on walls etc but also open to sharing this sentiment with other codes potentially
- Income generated from the Club Rooms bar is key for club
- Change facilities are in high demand, particularly with junior rugby.
- The kitchen facilities are used by all age groups on game days.

Cromwell Junior Rugby Club – notes received via email

- We had 245 players this season, this was an increase of 20 players from last season.
- We believe we will have the same sort of increase next season if not more, mainly due the new families moving to Cromwell.
- Current Clubroom facility not fit for purpose with a lack of; multiple changing room areas, mens and womens, storage areas for training gear, showers, social areas.
- -Only 1 field with lights restricts practice or playing nights for teams
- -Car parking seems to be adequate (somehow) but as we continue to grow needs addressing

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Minutes

Meeting Type:	Stakeholder meeting – Cromwell Hockey Club + Cromwell Athletics Club
Project:	Cromwell Racecourse Recreation Reserve Masterplan
Date & Time:	Tuesday 8 th October 2024, 9.00am
Venue:	Central Otago District Council – Meeting Room
Invitees:	Sarah Browne (Cromwell Hockey & Athletics Clubs), Jessie Sutherland (SA Studio), Ed Jolly (Jasmax) Kurt Cole (Jasmax)

Notes

Athletics

- Cromwell could provide a central location for athletics club to meet
- Molyneux Park is CODC primary athletics track, the field is suitable for country meet/ grass track specification.
- Cromwell Athletics club doesn't use any CODC Facilities.
- Cromwell Athletics Club have good relationship with Cromwell College/Ministry of Education (MoE), use MoE land for facilities and The College in turn borrow Athletics Club's equipment
- Being a college field, it is used for College events.
- Currently the Athletics Club just practice here in Cromwell, no events are held.
- In the future The Athletics club could host interclub meets, this would need to be agreed with the College and extra equipment would be needed.
- Delta contracted to maintain field for Athletics Club, the cost is shared with the College
- Athletics season runs for 2x school terms in summer and runs through the summer break for Colgate Games
- Touch Rugby season clashes with Athletics season when goal posts are erected – goal posts clash with Athletics Club activities

Hockey

- April-September season, very busy with one single turf at weekends and evenings – outside of season the turf is under utilised, rarely used
- Current hockey turf is International standard, when turf gets to its end of life it will be downgraded from this high level of service
- Hocky Turf is owned and built by a private entity on Council land – land leased from Council
- Additional space required – either a half pitch for training or a multi-use court that would get use all year round
- During day time in season, turf is rarely used. Peak times for turf in season is between 3-7pm
- Junior league trains first after school, when possible,
- Playing league starts at 4pm Monday to Friday.
- Senior league trains after Juniors into the evening
- No turf in Alexandra, members travel to Cromwell, or Omakau. A turf in Alex would partially alleviate current demand for Cromwell but not long term, more space in Cromwell required
- Grass turfs not reliable enough as a facility in Cromwell due to weather
 - Playing on grass then contaminates the artificial turf if both used

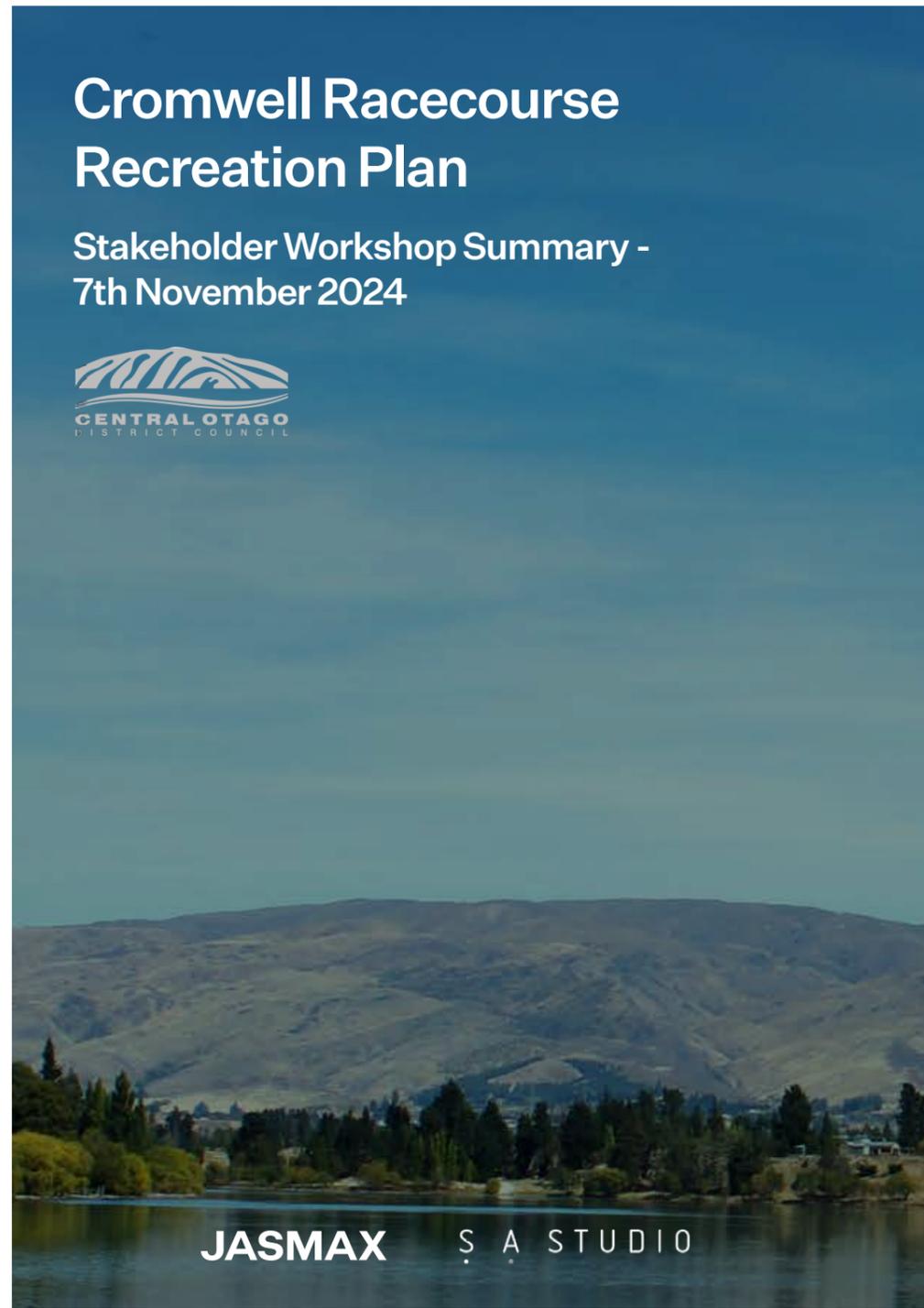
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6.2 Engagement ‘Design Enquiry’ Workshop Summary



Introduction & Purpose

Cromwell’s growing population is putting a high demand on existing field sports facilities. Council has undertaken a supply and demand assessment of the existing sports reserves within Cromwell. The assessment found a shortfall in capacity to meet the current, medium and future long term demand for football and rugby.

Following on from the Cromwell Reserves Supply and Demand Assessment, Sub-Regional Sport & Recreation Facility Strategy and the CLEC Cromwell Racecourse Business Plan, the Racecourse Reserve was identified as a potential site for sports facilities. The aim of this project is to prepare a plan that address the growing need for sports facilities, while still maintaining equestrian activities within the racecourse reserve. The plan is to be delivered over a 30 year time frame, the initial document will be used to enable LTP funding discussions.

A summary of the field demands over a 30 year time frame:

Supply	Medium Term Demand	Future Demand
4x full size fields equivalent	8x full size fields equivalent	12x full size fields equivalent

Programme

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Stakeholder Workshop

Following the initial site visits, analysis and check-in with key stakeholders, a design enquiry workshop was held for a wider stakeholder group.

On Thursday 7th November 2024 at Cromwell Sports Club, representatives from the following stakeholder groups were present at the design enquiry workshop, facilitated by Jasmx and S A Studio:

- Central Otago District Council
- Queenstown Lakes District Council
- Central Lakes Equestrian Club
- Cromwell Pony Club
- Central Otago Pony Club
- Central Otago Dressage
- Wyndham Harness Racing Club
- Cromwell Community Board
- Cromwell Junior Netball
- Cromwell Hockey Club
- Cromwell Athletics Club
- Cromwell Touch Rugby
- Cromwell Junior Football Club
- Cromwell Senior Football Club
- Cromwell Junior Rugby Club
- Cromwell Sports Club
- Cromwell Cricket
- Kyokushin Karate Cromwell
- Cromwell Climbing Club
- Sport Central

During the design enquiry workshop, a summary of the projects to date, time line for the next steps and a site analysis was presented. Stakeholders were then asked to undertake three interactive tasks; completed on to scale base plans of the Racecourse reserve using to scale cut-outs of sports fields. The three tasks were as follows:

- **Scenario 1 - Medium term needs**
How could the Racecourse meet Cromwell's medium term needs? Where would suitable location for 4x Sports Fields be located? Where would change and toilet facilities best be provided? Where would car parking best be provided?
- **Scenario 2 - Long term needs**
How could the Racecourse meet Cromwell's future long term needs? Where would suitable location for 8x Sports Fields be located? Where would change and toilet facilities best be provided? Where would car parking best be provided?
- **Scenario 3- Step back**
Considering your layout of the long term needs, take a step back and remove 4x Sport Fields from your base plans to meet the medium term needs. Does this change your original medium term needs layout?

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Feedback Themes:

1. The racecourse site has capacity to accommodate sports fields and other community based events
2. Separation between proposed sports field locations and equestrian activity is preferred
3. Grouping of sports fields together is preferred
4. Access to centre of the racetrack would be challenging without adding large infrastructure eg. Underpass or bridge
5. Land adjacent Ripponvale Road was identified as a potential location for sports fields for the majority of groups
6. Space for the equestrian cross-country course could be accommodated with some reorientation of existing facilities eg. Reconfiguration of paddocks to be more efficient
7. Placement of fields should consider easy access for vehicular, cycle and pedestrian movements (in particular the proposed underpass on Ripponvale Road)
8. Racecourse site suitable for future expansion of community based facility eg Indoor Sports Hub or covered multi-use arena
9. Providing carparking and change/toilets in close proximity to sports fields was a common theme
10. Maintaining visibility across the racecourse was considered a preferred outcome
10. Options will need to consider utilising Anderson Park and Alpha Street first and the Racecourse will provide the additional space to meet shortfall



6.3 Anderson Park Alternative Options Considered



Racecourse Recreation Reserve Plan - Cromwell

01.10.2024

PREPARED FOR: Central Otago District Council

DRAWING

Anderson Park - Roated Fields Option

SCALE @A3=1:2000

JOB No. 224136

DRAWING No. SK102 REV. A

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6.4 Alternative Options Considered - Cromwell College Grounds (Option B)

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5.8 Option B- Alpha Street Reserve

Option B for the Recreation Reserve Plan proceeds on the assumptions that a formal agreement has been reached to utilise the Cromwell College for field sport codes. This reduces the need in the Racecourse Reserve by 2 fields.

Anderson Park sees an expansion of the hockey facility to deal with a current under supply of turf space. A half size hockey training turf is added to Anderson Park adjacent the existing full size hockey turf facility.

A premier rugby field is maintained on Anderson Park, training for senior rugby is relocated to ensure the quality of the premier field is maintained throughout the season and used only for game days. The field is reoriented slightly from its current alignment. This allows the hockey turf to be added to the park and a stronger physical connection between the Cromwell Sports Club and the premier field.

The cricket oval is also relocated to remove the current clash with the rugby field, this will allow the cricket facility to be improved with up to 5 lawn pitches in rotation. The existing cricket practice nets will also require realignment to facilitate the reorientation of the oval.

Alpha Street Reserve retains its current layout in regard to field size and alignment. The spatial allocation at Alpha Street Reserve is the equivalent of two full size senior playing fields. As part of meeting the current demand, the facility at Alpha Street is also upgraded to provide hot water at the existing building on site to allow showers in the change facility. Adequate secure storage is also added to the existing facility to meet the needs of both the junior and senior clubs

In the medium term, following the reconfigurations of Anderson Park and Alpha Street Reserve, the Racecourse reserve receives 2 full size playing fields to meet demand. Infrastructure associated with the relocation of sports activity to the Racecourse Reserve will include lighting to training fields, a change and bathroom facility building and formed carparking within the site. Some reconfiguration of equestrian based activity will also be required to facilitate the fields at the Racecourse Reserve, however there will be no loss of function for any equestrian facility currently provided in the medium term. In the long term the sports field provision at the racecourse will be increased to 6 full size playing fields to meet demand.

Legend

- ① Senior Football Field
- ② Junior Football Fields (1x senior equivalent)
- ③ Junior Football Field
- ④ First Kicks Football Fields
- ⑤ Change Facility
- ⑥ Fire and Emergency New Zealand Training Area
- ⑦ Existing Vegetation
- ⑧ Utility Building (not associated with football clubs)

Clutha River | Mata-Au
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Cromwell Racecourse Reserve Plan

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5.9 Option B- Anderson Park



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5.10 Option B- Racecourse Reserve Medium Term 2030 - Design Plan

In the medium term Option B provides 2 fields on the northern end of the Racecourse Reserve.

Legend

- ① Leased Horse Grazing Paddocks
- ② Cross Country / Pony Club
- ③ Equestrian Arenas / Stalls
- ④ Multi-use Space
- ⑤ Sports Fields/Facilities
- ⑥ Equestrian Administration
- ⑦ Racing Event Space
- ⑧ Equestrian Event Space
- ⑨ Community Event Space
- ⑩ Event Parking / Community Event Space



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Kawarau Gorge Rd. (SH6)

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5.11 Option B- Medium Term 2030 - Design Strategies

Landscape



Biodiversity

Movement and Access



Connectivity

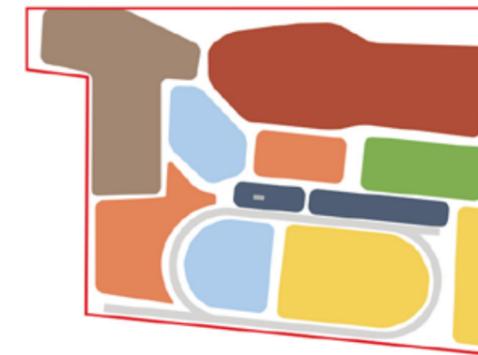
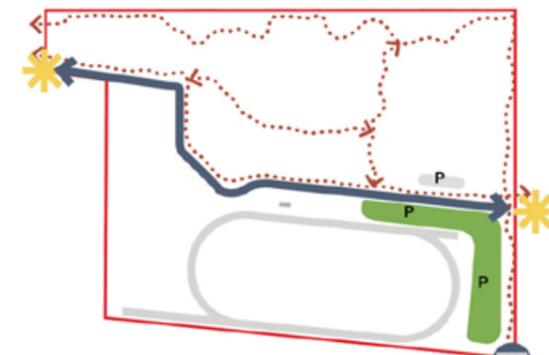
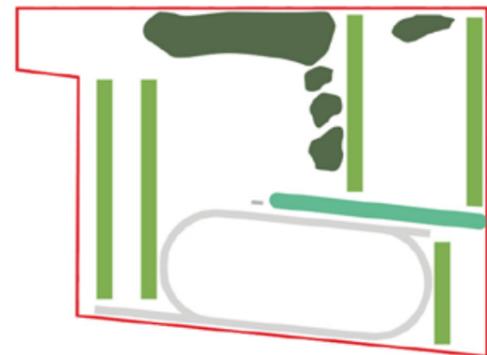
Spatial Layout



Efficiency

Event and Activities

Flexibility



- Buffer / structural edge planting
- Ecological enhancement area
- Amenity and shade planting

- Entrance node
- Upgraded vehicle access
- Pedestrian underpass
- Walkways and cycle routes
- Event parking
- Permanent parking

- Leased grazing paddocks
- Racing events and administration
- Cross Country / Pony Club
- Community Events Space
- Equestrian Event Spaces
- Sports Fields
- Multi-use Space

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5.12 Option B - Racecourse Reserve Long Term 2045 - Design Plan

In the long term Option B provides 6 fields on the northern end of the Racecourse Reserve.

- Legend**
- ① Leased Horse Grazing Paddocks
 - ② Cross Country / Pony Club
 - ③ Equestrian Arenas / Stalls
 - ④ Multi-use Space
 - ⑤ Sports Fields/Facilities
 - ⑥ Equestrian Administration
 - ⑦ Racing Event Space
 - ⑧ Equestrian Event Space
 - ⑨ Community Event Space
 - ⑩ Event Parking / Community Event Space
 - ⑪ Potential indoor sports courts and parking



JASMAX **ŞASTUDIO**

Cromwell Racecourse Reserve Plan

Kawarau Gorge Rd. (SH6)

19 December 2024 | Rev -

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DRAFT

5.13 Option B- Long Term 2045 - Design Strategies

Landscape



Biodiversity

Movement and Access



Connectivity

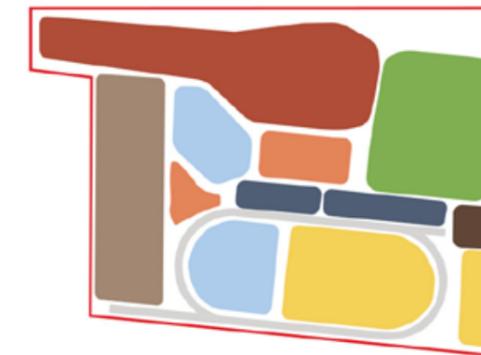
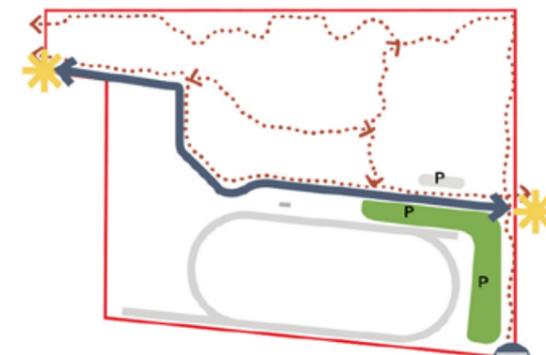
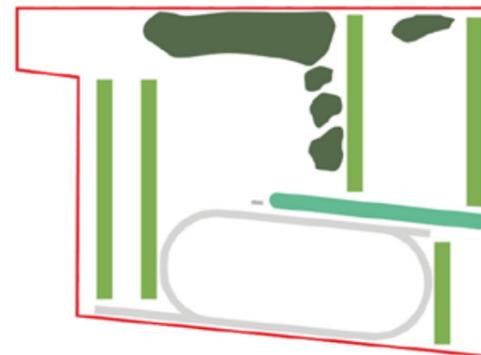
Spatial Layout



Efficiency

Event and Activities

Flexibility



- Buffer / structural edge planting
- Ecological enhancement area
- Amenity and shade planting

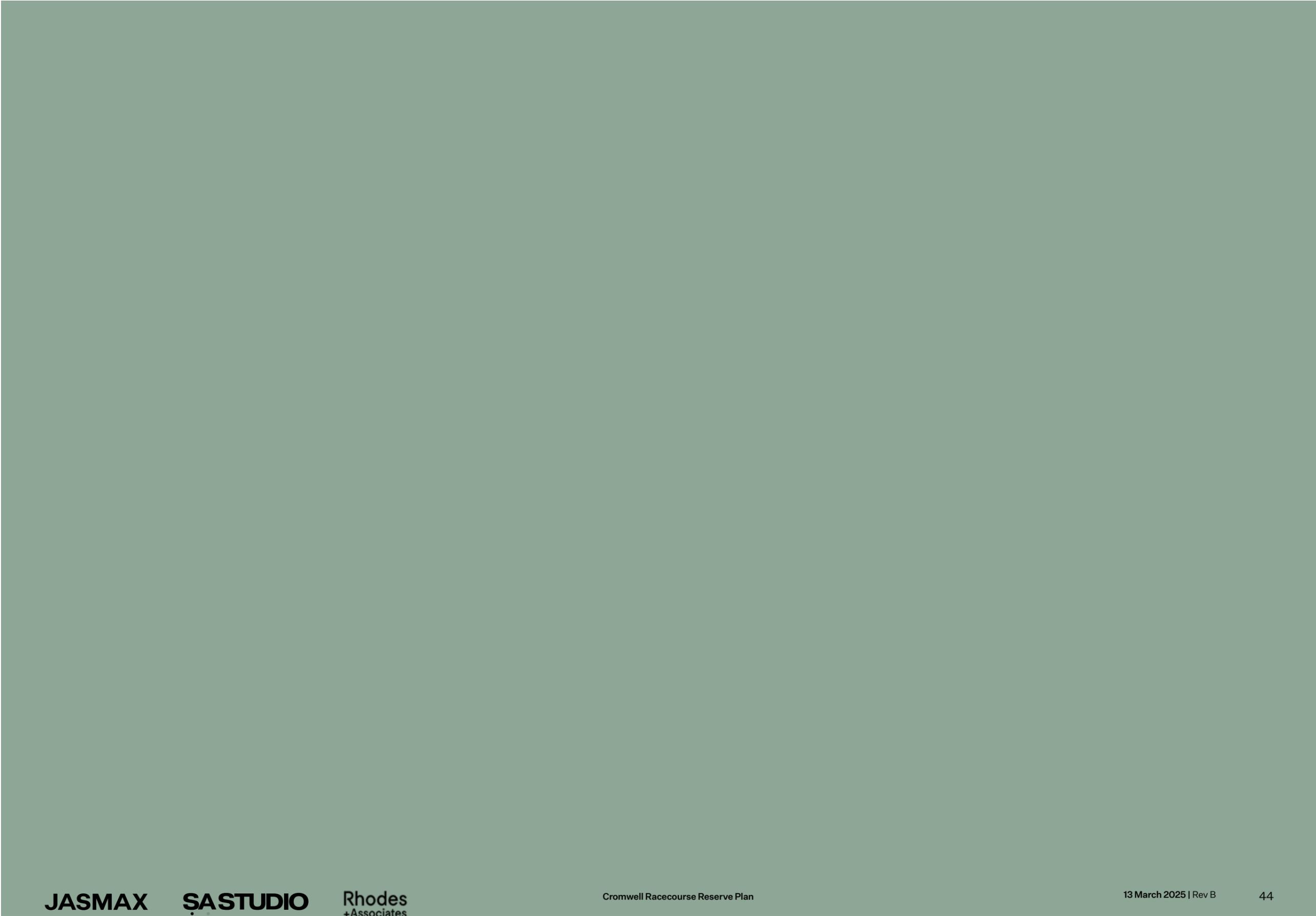
- Entrance node
- Upgraded vehicle access
- Pedestrian underpass
- Walkways and cycle routes
- Event parking
- Permanent parking

- Leased grazing paddocks
- Racing events and administration
- Cross Country / Pony Club
- Community Events Space
- Equestrian Event Spaces
- Sports Fields
- Multi-use Space
- Potential indoor sports courts and parking

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Cromwell Racecourse Reserve Plan

19 December 2024 | Rev - 35



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SASTUDIO

Rhodes
+Associates

Cromwell Racecourse Reserve Plan

13 March 2025 | Rev B

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25.2.3 NOTICE OF INTENTION TO PREPARE A RESERVE MANAGEMENT PLAN

Doc ID: 2397142

Report Author:	Gordon Bailey, Parks and Recreation Manager
Reviewed and authorised by:	David Scoones, Group Manager - Community Experience

1. Purpose of Report

To request that the Cromwell Community Board resolve to notify its intention to prepare a Reserve Management Plan for the Cromwell Racecourse Reserve.

Recommendations

That the Cromwell Community Board

- A. Receives the report and accepts the level of significance.
- B. Agrees to notify its intention to prepare a Reserve Management Plan for the Cromwell Racecourse Reserve legally described as Lot 1 Deposit Plan 301554 Cromwell District, comprising 91.4629 hectares, being part Certificate of Title 64/76.

2. Background

Section 41 of the Reserves Act 1977 describes that all recreation reserves shall have a Reserve Management Plan prepared by its administering body. The administering body of any reserve shall keep its management plan under continuous review, so that the plan is adapted to changing circumstances or in accordance with increased knowledge.

The Cromwell Racecourse Reserve comprises 91.4629 hectares and is situated on Ripponvale Road, Cromwell. The reserve has an existing Reserve Management Plan which was adopted in 2000. Since that time the reserve has been managed under a lease agreement between Central Lakes Equestrian Club Committee Incorporated, (the Committee). The lease will expire on 30 June 2042.

Council has recognised the rapid population growth in Cromwell where demand on existing sporting facilities is at capacity. Recently Council initiated a project to investigate the possibility of accommodating both equestrian and community recreation activities within the Racecourse Reserve area. The results of this project indicated that it was possible to accommodate both activities within the reserve with some realignment of existing activities over time.

To facilitate this, a new plan is required as.

- The existing plan is no longer reflective of the current management situation and future aspirations for the reserve.

- A new plan would provide for future development opportunities within the reserve and reflect any pressures, constraints, conflicts, and opportunities.
- The age of the existing plan.

3. Discussion

The Reserves Act 1977 requires Council to consider the following when preparing a management plan for a recreation reserve:

“provide for and ensure the use, enjoyment, maintenance, protection and preservation as the case may require and, to the extent that the administering body’s resources permit the development, as appropriate, of the reserve for the purposes of which it is classified.”

The essential features of the management planning process are:

- A deliberate assessment of the resource and other planning considerations such as pressures, constraints, conflicts, and opportunities
- An assessment of the reserve in the overall land use pattern
- The determination of management policies supported by criteria
- The incorporation of regular monitoring and review to ensure that the plan remains relevant under changing circumstances and demands

Under part 6 - Policy 8 of the Cromwell Racecourse Management Plan 2000 states – *“that the plan should be reviewed every five years to ensure that the general public and user groups have the opportunity to express their views on the management of the reserve on a regular basis”*.

Over the years, the reserve has had and continues to have enthusiastic and committed volunteers managing and developing it on behalf of Council and the community. It is essential that through the draft management plan process this group forms part of the planning process, particularly to provide input into the draft plan.

Direct consultation with the Committee and other user groups will be undertaken to seek their views on how the reserve should be managed on behalf of the community. This information will then be collated and included in the draft plan that will be publicly notified for two months seeking public submissions.

All submissions received will be considered by the Board where it will also hear from those who wish to speak to their submission in person. Recommendations from the submission process will then be included into the final plan before adoption and becoming operative.

The new Cromwell Racecourse Reserve Management Plan will provide clear policy and objectives for managing the reserve into the future.

It is noted the land while gazetted as Recreation Reserve also sits under the Cromwell Racecourse Reserve Act 1876. The requirements of this act will be considered as part of this Reserve management Plan process.

The recently developed draft Cromwell Racecourse Recreation Plan for this reserve will form part of the consultation process to ensure the views of the wider community can be considered.

The Recreation Plan once approved will sit as an appendix in the Reserve Management Plan and will provide for future growth and development within the reserve. Once the Reserve Management Plan has been adopted implementation of the Recreation Plan will not require further formal consultation under the Reserves Act 1977.

The Reserves Act 1977 process is set out below.

Relevant Sections of the Reserves Act	Public Consultation	Description of Activity	Phase
Section 41(5)	Optional	Council notifies the public that it is preparing a management plan and calls for suggestions (1 month)	Management Planning
Section 41(5)c		Public submissions are received and incorporated into a draft management plan	
Section 41(6)a-c	Mandatory	A draft management plan is developed and made available to the public for comment (2 months)	
Section 41(6)d		The draft management plan is edited to incorporate input from public submissions	
Section 41(6)d		The final document is presented to Council for adoption	

4. Financial Considerations

Budget for the development of the Reserve Management Plan is included within existing budgets.

5. Options

Option 1 – (Recommended)

Resolve to notify intention to prepare a Reserve Management Plan for the Cromwell Racecourse Reserve.

- This will support Council’s obligations under the Reserves Act 1977 to renew its existing Reserve Management Plan for the Cromwell Racecourse Reserve.

Disadvantages:

- No disadvantages have been identified.

Option 2

Do not resolve to notify intention to prepare a Reserve Management Plan for the Cromwell Racecourse Reserve.

Advantages:

- No advantages have been identified.

Disadvantages:

- This will not support Council's obligations under the Reserves Act 1977 to renew the Reserve Management Plan for the Cromwell Racecourse Reserve.

6. Compliance

Local Government Act 2002 Purpose Provisions	This decision enables democratic local decision making and action by, and on behalf of communities by publicly calling for submission on the future direction of the Cromwell Racecourse Reserve.
Decision consistent with other Council plans and policies? Such as the District Plan, Economic Development Strategy etc.	Cromwell Racecourse Reserve Management Plan 2000.
Considerations as to sustainability, the environment and climate change impacts	No environmental impacts are envisaged.
Risks Analysis	No risks have been identified.
Significance, Consultation and Engagement (internal and external)	Consultation will be undertaken in accordance with sec 119 Reserves Act 1977.

7. Next Steps

It is intended to skip Section 41(5) as this step is only generally used when preparing a plan for the first time. This reserve has an existing reserve management plan.

Targeted consultation will take place with the Committee and other user groups as part of the draft plan's preparation.

Once the draft plan is prepared it will be presented to the Board for approval to publicly notify for two months, seeking public submissions in accordance with the Reserves Act 1977.

The Board will consider all submissions and hear those who wish to present their submission in person before approving a final draft plan and recommending that Council adopt the Plan under its delegated authority on behalf of the Minister of Conservation.

8. Attachments

Nil

25.2.4 CROMWELL HALL OPERATING DECISIONS

Doc ID: 2396438

Report Author:	Genevieve Chrystall, Facility Experience Manager
Reviewed and authorised by:	David Scoones, Group Manager - Community Experience

1. Purpose of Report

For the Board to receive a progress report on the ‘go live’ operations of the Cromwell Memorial Hall and make regular recommendations to Council on how the Cromwell Memorial Hall could operate.

Recommendations

That the Cromwell Community Board

- A. Receives the report and accepts the level of significance.
- B. Recommends to Council that the Cromwell Memorial Hall will be a Council run facility for the first three years of operation with a review to be completed in the 2030-2040 Long-term Plan.
- C. Appoints Board member Sarah Browne to be an advisor to the Cromwell Memorial Hall project team.
- D. Notes the resolution from Council’s 30 October 2024 meeting, “To fund the Cromwell Museum within the new Cromwell Memorial Hall complex with funding to come from Council”.
- E. Notes that the Board will receive a regular summary of activities and updated timeline on operational progress to the facility opening in July 2026.
- F. Notes that the operations team is working towards achieving five key communication outcomes.
- G. Notes the Board has been presented with the forecast financial model and notes the importance of paying down the loan as soon as possible to reduce impact on rates, through land sales.

2. Background

In 2023, the Cromwell Community Board and Council resolved to build a new memorial hall / facility for Cromwell and wider Central Otago community. There is now significant progress on the new build and staff are working on the operating model to bring the facility to life with a target date of July 2026.

At the Cromwell Community Board workshop in February, staff presented an update on progress to date, covering:

- An overview of funding - costs to run the facility
- Pros and cons of a Council run facility vs running the facility as a CCO

- An overview of the timeline of activities that the operations team is working through
- A list of communications goals

Staff will be providing an update on progress at each Community Board meeting until further notice.

3. Discussion

In February 2025, staff had a workshop with CCB discussing various components of how the CMH will operate. This report is a summary of those discussions for the community board to resolve.

Funding and utilisation

In the first year of operation the Cromwell Memorial Hall will have a strong community focus with the aim of getting as many members of the community as possible through the doors. It was also discussed that the first year of operating the Hall may have 'teething issues' to iron out being a new build. A longer-term usage target of 70% community usage and 30% commercial usage and aim to be a 7 day a week (360 days/year) operation, averaging 74-hour weeks with late night Thursday, Friday and Saturday.

Financial model

The below provides the indicative cost to operate the Cromwell Memorial Hall to the level of service the community board consulted on in the 2021-31 Long-term Plan.

Cromwell Memorial Hall Indicative Budgeting										
	FY25	FY26	FY27	FY28	FY29	FY30	FY31	FY32	FY33	FY34
Staffing Recovery	-350000	-806000	-822120	-846784	-872187	-898353	-925303	-953062	-981654	-1011104
Operational Recovery (Utilities, R&M)	-100000	-526444	-611657	-628390	-645593	-663280	-681466	-700164	-719389	-739157
Operational Cost	-450000	-1332444	-1433777	-1475173	-1517780	-1561633	-1606769	-1653226	-1701043	-1750261
Income - Revenue		100000	200000	300000	400000	500000	525000	551250	578812.5	607753.1
Total Net Cost	-450000	-1232444	-1233777	-1175173	-1117780	-1061633	-1081769	-1101976	-1122231	-1142507
Interest on loan	1000000	1000000	1000000	1000000	1000000					
Depreciation (short, mid, L/term)		-1153988	-1177414	-1200138	-1223300	-1246910	-1270975	-1295505	-1320509	-1345994
CCO - Governance	150000	150000	150000	150000	150000	150000	150000	150000	150000	150000

Operating

The Board discussed operating the facility as either a fully leased facility, Council run or a CCO. Given timing and the work that needs to be done, and the benefits the Community Board would like to see for the community, a Council run facility in the first three years with a review would be the best course of action.

Communication goals

The following goals were discussed with the Board:

- Clear vision of why the facility exists
- Community sees it as theirs
- Connection to the land, the history, our Regional Identity
- Community is excited about it
- National awareness of (and interest in) its existence

Board representative

Given the timeline that the operating model is being developed in, the Board is keen to have an advisor to the project group.

4. Financial Considerations

Costs to develop the operating model of the Cromwell Memorial Hall have been included in the 2025-34 Long-term Plan.

5. Options

Option 1 – (Recommended)

The Board accepts the recommendations at the start of this report.

Advantages:

- Progress on the operations of the Cromwell Memorial Hall will continue as planned.

Disadvantages:

- No disadvantages identified.

Option 2

The Board does not accept the recommendations at the start of this report.

Advantages:

- No advantages have been identified.

Disadvantages:

- The project is slowed down increasing the risk of a delay in operational readiness.

6. Compliance

Local Government Act 2002 Purpose Provisions	This decision promotes the social, cultural, environmental and economic wellbeing of communities, in the present and for the future by ensuring the operations of the new Cromwell Memorial Hall progresses in a timely manner to offer a multi-purpose facility for the community.
Decision consistent with other Council plans and policies? Such as the District Plan, Economic Development Strategy etc.	2021-31 Long-term Plan
Considerations as to sustainability, the environment and climate change impacts	No sustainability implications.
Risks Analysis	This is a large capital project being built at the same time as the operating model is being developed. A risk register identifying key operational risks is updated and reviewed regularly.
Significance, Consultation and Engagement (internal and external)	There are no consultation implications relating to this decision. All interested parties have been engaged internally and the project group has regular meetings to update on progress and discuss operational activities that need to be completed.

7. Next Steps

The operations team will continue to work through the activities timeline and provide regular progress updates to the Board.

8. Attachments

Nil

25.2.5 OLD CROMWELL LAKEFRONT MANAGEMENT PLAN

Doc ID: 2401468

Report Author:	Zelda Zeelie, Statutory Property Team Leader
Reviewed and authorised by:	David Scoones, Group Manager - Community Experience

1. Purpose of Report

To consider the extension to the area contained in the Management Agreement between Central Otago District Council, (the Council) and Land Information New Zealand (LINZ) for the maintenance and management of the Lakefront of the Old Cromwell Township to provide for the subsequent extension of the Lease agreement between the Council and Old Cromwell Incorporated for the reconstruction of a replica Chinese Village.

Recommendations

That the Cromwell Community Board

- A. Receives the report and accepts the level of significance.
- B. Agrees to apply to Land Information New Zealand to amend the Management Agreement of the Lakefront of the Old Cromwell Township to include the extended area as indicated in blue on Figure 1 of this report.
- C. Agrees to the variation to the lease agreement between Council and Old Cromwell Incorporated to include the extended area.
- D. Agrees to Old Cromwell Incorporated to enter into a Memorandum of Understanding with Cromwell & Districts Community Trust to enable the construction of the replica Chinese Village once approval from the board for the construction and plans have been obtained.
- E. Authorises the Chief Executive to do all that is necessary to give effect to the resolution

2. Background

In September 2005 Council entered into a Management Agreement with LINZ for the management of LINZ land located along the banks of Lake Dunstan indicated in red on Figure 1 below.

The Management Agreement was extended on 13 September 2019 with a final expiring date of 31 July 2034.

In 2019 Council entered into a further lease agreement with Old Cromwell Incorporated for them to manage the land and its use for recreational and beautification purposes and for preservation of the historic buildings with final expiry date of 28 February 2033.

In August 2022 Old Cromwell Incorporated applied for Resource Consent (RC230369) for the reproduction of historic building and foundations for the Cromwell Chinese Settlement Project which was approved on 29 January 2024. See Appendix 1 of this report.

Application however needs to be made to LINZ for the extension of the area of the Management Agreement to include the area in indicated in blue on Figure 1 of this report. Permission is therefore requested to engage with LINZ to extend the area of the management agreement and that Council as head manager are comfortable with the proposal, given that if Old Cromwell Incorporated is disbanded Council will be responsible for the areas upkeep.



Figure 1 – Extension to Managed Area

3. Discussion

All the necessary approvals have been obtained and Resource consent obtained for the reproduction of the Chinese Settlement. This will enhance the historical value of the Old Cromwell Township and would have little impact on the land.

Initial discussions with LINZ and Cromwell Districts Promotions Incorporated (CDPI) indicated that LINZ would enter into a separate agreement with CDPI. LINZ have now advised that they would only enter into a Management Agreement with Council and not a community group.

The process required is that Council applies to LINZ to extend the existing Management Agreement to include the additional area shown in Fig 1 of this report.

Once the Management Agreement between the Council and LINZ is amended, a deed of variation needs to be made to the lease agreement between Old Cromwell Incorporated and subsequently Old Cromwell Incorporated then needs to enter into a Memorandum of Understanding with the Cromwell & Districts

4. Financial Considerations

There will be no financial implications for the Council. The amendment to the Management Agreement with LINZ and subsequent amendment to the Management Agreement between Council and Old Cromwell Inc will be completed under delegation.

It is noted that in agreeing to an extension of the management agreement for the construction of a Chinese Village Council will ultimately be liable for maintain any asset within that agreement should the lessee go into recess at any point in the future.

Costs to develop and maintain the Chinese Village will be covered by other parties not Council.

5. Options

Option 1 – (Recommended)

- A. Receives the report and accepts the level of significance.
- B. Agrees to apply to Land Information New Zealand to amend the Old Cromwell Township Lakefront Management Agreement to include the extended area as indicated in blue on Figure 1 of this report.
- C. Agrees to the variation to the lease agreement between Council and Old Cromwell Incorporated to include the extended area.
- D. Agrees to Old Cromwell Incorporated will enter into a Memorandum of Understanding with Cromwell & Districts Community Trust to enable the construction of the replica Chinese Village once approval from the board for the construction and plans have been obtained.
- E. Authorises the Chief Executive to do all that is necessary to give effect to the resolution.

Advantages:

- The further enhancement of the historic site at Old Cromwell Township.
- The potential risk for future cost to Council to maintain the additional structures.

Option 2

Do not agree to apply to Land Information New Zealand to amend the Old Cromwell Township Lakefront Management Agreement to include the extended area as indicated in blue on Figure 1 of this report.

Advantages:

- Council will avoid the potential risk in future maintenance of the additional structures.

Disadvantages:

- The opportunity to enhance the historic value and experience of the Old Cromwell Township will be lost.
- Council will be seen to block any Historical enhancements of the site.

6. Compliance

Local Government Act 2002 Purpose Provisions	This decision promotes the (social/cultural/economic/environmental) wellbeing of communities, in the present and for the future by enhancing the historical value and experience at the Cromwell Old Township.
Decision consistent with other Council plans and policies? Such as the District Plan, Economic Development Strategy etc.	The decision is consistent with Council District Plan and policies.
Considerations as to sustainability, the environment and climate change impacts	The necessary resource consent has been approved in accordance with sections 95A to 95G of the Resource Management Act 1991.

	No environmental impact envisioned
Risks Analysis	Potential risk for future cost to Council of the additional structures.
Significance, Consultation and Engagement (internal and external)	The Significance and Engagement Policy has been considered, with none of the criteria being met or exceeded.

7. Next Steps

Application to LINZ for the extension of manage area as per inclusion into the managed area set out in [blue](#) on Figure 1.

The further amendment of the Lease agreement with Old Cromwell Incorporated and subsequent Memorandum of Understanding between Old Cromwell Incorporated and Cromwell & Districts Community Trust to enable construction of the replica Chinese Settlement after obtaining the approval of the board for the construction and plans.

8. Attachments

Appendix 1 - 230369 Decision [↓](#)



1 Dunorling Street
PO Box 122, Alexandra 9340
New Zealand

03 440 0056

Info@codc.govt.nz
www.codc.govt.nz



29 January 2024

Cromwell & District Community Trust
C/- Paterson Pitts Partnership
PO Box 84
Cromwell 9342

Via email: rod.baxter@ppgroup.co.nz

Dear Cromwell & District Community Trust

RESOURCE CONSENT APPLICATION:

**RC 230369
SECTION 1 AND 2 SO 23940**

Your application for resource consent was processed on a non-notified basis in accordance with sections 95A to 95G of the Resource Management Act 1991. The application was considered by the Planning Manager, under delegated authority, on 29 January 2024.

The Council has granted consent to the application with conditions. The assessment of the application, including the reasons for the decision, is set out in the report attached to this letter. The consent certificate is attached to the rear of this letter.

The consent certificate outlines the conditions that apply to your proposal. Please ensure that you have read and understand all of the consent conditions.

You may object to this decision or any condition within 15 working days of the decision being received, by applying in writing to the Central Otago District Council at the following address:

resource.consents@codc.govt.nz

1 Dunorling Street
Alexandra, 9320

You may request that the objection be considered by an independent commissioner. The Council will then delegate its functions, powers and duties to an independent hearings commissioner to consider and decide the objection. Please note that you may be required to pay for the full costs of the independent hearings commissioner.

Alternatively, there may be appeal rights to the Environment Court. Please refer to section 120 of the Resource Management Act 1991. It is recommended that you consult a lawyer if you are considering this option.

Please feel free to contact me if you have any questions.

Yours faithfully

Janet Burgess
Planning Support Officer

APPLICATION	RC 230369
APPLICANT	CROMWELL & DISTRICT COMMUNITY TRUST
ADDRESS	RECREATION LAND, MELMORE TERRACE, CROMWELL
LEGAL DESCRIPTION	SECTION 1 AND 2 SO 23940
ACTIVITY DESCRIPTION	REPRODUCTION OF HISTORIC BUILDING AND FOUNDATIONS FOR THE CROMWELL CHINESE SETTLEMENT PROJECT
ACTIVITY STATUS	DISCRETIONARY

DESCRIPTION OF ACTIVITY

The applicant is seeking resource consent to reconstruct a replicated dwelling and footings on the subject site (See Figure 1).



Figure 1: Subject site (Source: application)

The proposal includes the one “structure” that is to be initially constructed, plus approval for additional footings of structures based on archeologically excavated footings of original structures later as resources and funding becomes available. Small areas of landscaping are being envisioned around the “dwellings” depicting the types of gardens that existing during this period.

The structure is to be reconstructed from excavation studies undertaken during the 1980’s. The initial building at approximately 3x2m and about 3m high (H21/H22). The top of the roof of the reconstructed dwelling will be below the level of the top bank at Melmore Terrace. The applicant confirms that the structure will not be accessible, liveable nor have power or water supplied, but simply depicts what life would be like in the late 1800’s.

The reconstruction of building H21/H22 and footings H12, H14-19 as shown on the Scheme plan will be within the initial works to be undertaken. The proposed land use consent duration is to provide a sufficient timeframe for additional historic buildings/footings to be reconstructed as resources become available.

No signage is proposed except that 'QR' codes will be placed on top of simple posts at either entrance to the area and/or on the footings. Once scanned these codes will provide connectivity to a virtual reality tour to provide an interesting insight into the early Chinese Settlers life. The applicant notes that the size of the posts is permitted within the ODP.

Earthworks to prepare the H21/H22 site will include an approximate excavation of 0.5m cut. The earthworks will be contained within a small footprint of about 6m². A small spoon drain will be dug uphill to the rear of the structure to divert runoff water from the slope. The footings H12-H19 will have a small site scrape and 100-200mm trench to allow a surface suitable to place the rocks on an even surface. The applicant envisages that the finished works of the footings will be around 200-300mm in height. The applicant states that the reconstruction will not increase any stormwater runoff from the site. Water will be diverted around the structures to ensure that no erosion occurs in their immediate surroundings.

A new footpath linking the new Memorial Hall and the Cromwell Heritage Precinct will provide a viewing point of the historic reconstruction. The final route of the path is yet to be determined and it is unknown at this stage whether the path construction will be undertaken as part of the wider landscaping works in the area.

SITE DESCRIPTION

The applicant advises that the original location of the Chinese Settlement is now under Lake Dunstan water line, further to the southwest of the subject site. The proposed new site for the partial reconstruction is the sloping land on the south side of Melmore Terrace, opposite the Victoria Arms Hotel. The site provides walking connectivity between the Cromwell Museum, that is to be incorporated within the new Memorial Hall soon to be constructed to the west, and the Cromwell Heritage Precinct.

REASONS FOR APPLICATION

Central Otago District Plan

The subject site is located within the Water Surface and Margin Resource Area Resource Area of the Central Otago District Plan (the District Plan). The site is not subject to Plan Change 19.

The site has the following annotations:

- Lake Dunstan Operating Easement pursuant to Schedule 19.13 of the District Plan.

Rule 5.7.2(b) states that earthworks within 10m of a waterbody is a restricted discretionary activity. Council's discretion is restricted to:

1. The effect on water quality.
2. The intrinsic values of riparian and aquatic ecosystems.
3. The habitat of native fish species, trout and salmon.
4. Indigenous vegetation and habitats of indigenous wildlife and statutorily managed sports fish and game.
5. The effects on bank and slope stability.
6. The location, timing of construction and design of earthworks.
7. The re-establishment of an appropriate vegetation cover.
8. The disposal and stabilisation of waste material and fill.
9. The impact on landscape values.
10. The effect on heritage sites, including archaeological sites.
11. The effect on sites of cultural value to Kai Tahu ki Otago.

Standard 4.7.4.A states that structures are permitted where these fall within the criteria set out in Standard 4.7.4.A (i-ix). The proposed structures will not meet those criteria and is assessed as a Discretionary activity pursuant to Rule 5.7.3(a).

National Environmental Standards

The Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011 (NESCS) came into effect on 1 January 2012. The National Environmental Standard applies to any piece of land on which an activity or industry described in the current edition of the Hazardous Activities and Industries List (HAIL) is being undertaken, has been undertaken or is more likely than not to have been undertaken. Activities on HAIL sites may need to comply with permitted activity conditions specified in the National Environmental Standard and/or might require resource consent.

In this instance, the proposed land use is not considered to be a change of use as the purpose of the land will remain recreational. Furthermore, the earthworks will meet Regulation 8(3) of the NES-CS. I consider that the NESCS is not triggered by this application.

There are no other National Environmental Standards relevant to this application.

Overall Status

Under the particular circumstances of this case I consider it appropriate that the bundling principle established in *Locke v Avon Motor Lodge* (1973) is applied, and that the application be considered, in the round, as a discretionary activity pursuant to sections 104 and 104B of the Resource Management Act 1991.

WRITTEN APPROVALS

Affected Persons

The written approval of the party detailed in the table below has been obtained. In accordance with sections 95D(e), 95E(3) and 104(3)(a)(ii) of the Resource Management Act 1991, the Council cannot have regard to the effects of the activity on this party.

Person	Obtained
Contact Energy	1 December 2023

I note that the written approval is not on the prescribed form but contains the following from an authorised Contact Energy person, Neil Gillespie – Community Relations:

Contact Energy has sighted all the attached plans and supporting information for the above activity as per your e-mail below and the attachments. Contact gives its unconditional approval for the application to be processed without public notification.

Contact Energy understands that, by giving approval, that Council, when considering whether this application should be notified (Section 95E of the Resource Management Act 1991) and whether the application should be granted (Section 104(3) of the Resource Management Act 1991), will not take into account any effects that the proposed activity may have on Contact Energy.

Contact Energy has provided its approval on the basis that any effects of the proposed activity that could concern Contact are able to be addressed through the approval process required by the owner of the land subject to the resource consent application being His Majesty the King, acting by and through the Commissioner of Crown Lands (CCL). For clarity, the applicant shall not take the approval given

for this resource consent process as any commitment by Contact Energy to grant any approval it is entitled to provide as the Grantee of the Deed of Grant of Easement that Contact is a party to with HMK in respect of the land subject to the resource consent application.

I consider that the above statement is sufficient to confirm approval is given to this activity. No further consideration is had to the effects on Contact Energy as part of this assessment.

For completeness, the applicant advises that the Central Otago District Council have a Management Agreement with LINZ over the area for the Chinese Settlement reconstruction. No evidence of this agreement was provided with the application but I note that this agreement sits outside of the resource consent process in any case.

Effects on the Environment

Permitted Baseline

Under sections 95D(b) and 104(2) of the Resource Management Act 1991, the Council may disregard an adverse effect of an activity on the environment may be disregarded if the plan permits an activity with that effect. That is, an application can be assessed by comparing it to the existing environment and development that could take place on the site as of right, without a resource consent, but excluding development that is fanciful. This is the permitted baseline. In this situation, there is no permitted baseline to be applied as structures within the Surface Water and Margin Resource Area always require consent unless they meet very specific criteria which do not apply in this instance.

It is considered that this is the appropriate baseline against which the activity should be considered. As a result, it is the effects arising from the proposal, beyond the permitted baseline, that are the crucial elements for consideration.

Receiving Environment

The existing and reasonably foreseeable receiving environment is made up of:

- The existing environment and associated effects from lawfully established activities;
- Effects from any consents on the subject site (not impacted by proposal) that are likely to be implemented;
- The existing environment as modified by any resource consents granted and likely to be implemented; and
- The environment as likely to be modified by activities permitted in the district plan.

For the subject site, the existing and reasonably foreseeable receiving environment comprises a grassed recreation area used as a pedestrian link between Old Cromwell and the existing hall and future memorial hall development.

For adjacent land, the existing and reasonably foreseeable receiving environment comprises a heritage precinct and future memorial hall situated on the lake front.

It is against these that the effects of the activity, beyond the permitted baseline, must be measured.

Assessment Matters/Rules

Consideration is required of the relevant assessment matters in the District Plan, along with the matters in any relevant national environmental standard. No regard has been given to any trade competition or any effects of trade competition.

Effects of the structures

The applicant seeks to replicate one full historic structure and several footings of historic structures, that once formed part of the original Chinese Settlement from 1866 through to 1920. Figure 2 shows the expected form of the structure. The original location of the Chinese Settlement is now under Lake Dunstan water line, further to the southwest. The applicant states that the structures and footings are intended to align with the surrounding historic precinct of Old Cromwell and the Cromwell Museum in the New Memorial Hall soon to be constructed.

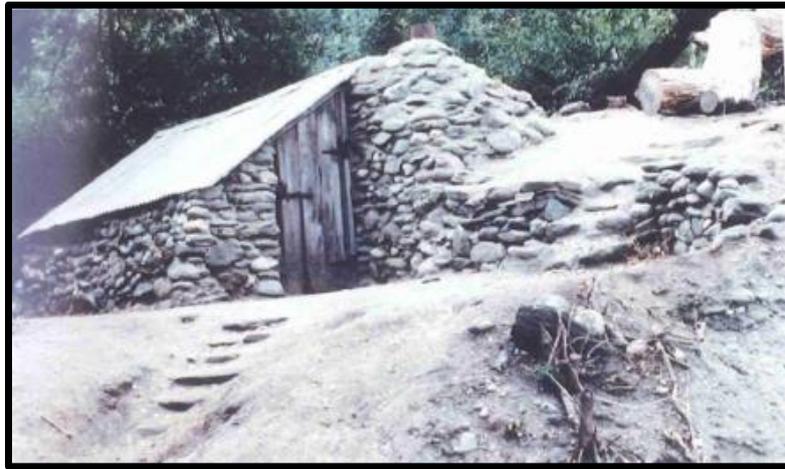


Figure 2: Proposed replica to be constructed (Source: Application)

I consider that the replicated structures are of community interest and will contribute to the wider heritage precinct values associated with Old Cromwell. The structures are setback from the Lake Dunstan/Te Wairere, and I consider that these will not detract from lake views or negatively impact the character or amenity values of the area. The structures are of a small scale and are will not occupy public space such that the space cannot be reasonably be used by members of the public. Given the nature and scape of the structures and associated information program, I have assessed the effects of the structures will be less than minor and the community benefit of the structures will be positive overall.

The effect on the water quality

The structures will not be connected to services. Stormwater from the small structures will be managed within the site and captured along the cycleway situated between the site and the Lake edge. During the site works, erosion and sediment control measures will be installed. Overall, no adverse effect on water quality has been identified, subject to conditions volunteered by the applicant.

The intrinsic values of riparian and aquatic ecosystems

The proposed works are of sufficient distance from the lakefront and will not impact the values of the riparian and aquatic ecosystems. The lake edge will not be disturbed during works and erosion and sediment control measures will be installed. Overall, no adverse effect on intrinsic values of riparian and aquatic ecosystems has been identified, subject to conditions volunteered by the applicant.

The effects on bank and slope stability and the re-establishment of an appropriate vegetation cover

The applicant confirms that earthworks will be minimised by small excavation and a site scrape. All surplus material will be spread onsite to create more a level area. The areas of disturbance during construction will be seeded at the completion of the works. Given the scale of the works and setback to the lakefront, no adverse effect of bank or slope stability have been identified.

The impact of landscape and heritage values

The area is currently a sloped recreation space with park benches and a cycle path. No changes to the cycle path or park benches are proposed, although a pedestrian link between the new memorial hall and Old Cromwell is anticipated at a future date. The applicant suggests that the proposal will increase the landscape values of the area by providing reference to the area's history. I consider that the project will positively raise awareness of the District's early Chinese settlers. An accidental discovery protocol condition is volunteered by the applicant.

Overall, the proposal is not expected to have adverse effects on landscape and heritage values.

The effect on sites of cultural value to Kai Tahu ki Otago.

The applicant states that engagement has been made with Kai Tahu o Otakou who are supportive of the project. Evidence of this engagement has not been provided. However, I note that the scale of the earthworks are small and adequate sediment control measures are volunteered by the applicant, such that no effect on water quality is anticipated. The structures are not expected to adversely affect the manuwhenua cultural values of Lake Dunstan/Te Wairere.

NOTIFICATION ASSESSMENT**Mandatory Exclusions from Assessment (s95D)**

- A: Effects on the owners or occupiers of land on which the activity will occur and on adjacent land (s95D(a)).
- B: An adverse effect of the activity if a rule or national environmental standard permits an activity with that effect (s95D(b) (the permitted baseline, refer section 3.2 below).
- C: Where an activity is a restricted discretionary activity, matters outside of Council's discretion must be disregarded (s95D(c)).
- D: Trade competition and the effects of trade competition (s95D(d)).
- E: All effects on the parties which have provided written approval to the application are disregarded. In this instance, the written approvals of those parties who have provided approval as identified earlier in this assessment

Public Notification

Section 95A of the Resource Management Act 1991 sets out a step-by-step process for determining public notification. Each step is considered in turn below.

Step 1: Mandatory public notification in certain circumstances

- Public notification has not been requested.
- There has been no failure or refusal to provide further information.
- There has been no failure to respond or refusal to a report commissioning request.
- The application does not involve the exchange of recreation reserve land.

Step 2: If not required by Step 1, public notification precluded in certain circumstances

- There are no rules or national environmental standards precluding public notification.
- The application does not involve: a controlled activity, nor a boundary activity. As a result, public notification is not precluded under Step 2.

Step 3: If not precluded by Step 2, public notification required in certain circumstances

- There are no rules or national environmental standards requiring public notification.

- The activity will not have, or be likely to have, adverse effects on the environment that are more than minor as discussed in the assessment above.

Step 4: Public notification in special circumstances

- Consideration was given to whether there would be public interest in this application given the prominence of the site and public use of the space. Given the scale of the structures and associated earthworks, it is considered that the project is of public interest but not to the degree where special circumstances exist. There is nothing exceptional or unusual about the application that makes public notification desirable.

Overall, there are no special circumstances that warrant the application being publicly notified.

Limited Notification

Section 95B of the Resource Management Act 1991 sets out a step-by-step process for determining limited notification. Each step is considered in turn below.

Step 1: Certain affected groups and affected persons must be notified

- The activity is not in a protected customary rights area; the activity is not an accommodated activity in a customary marine title area;
- While the activity is adjacent to land that is the subject of a statutory acknowledgement, the scale of the earthworks are small and adequate sediment control measures are volunteered by the applicant, such that no effect on water quality is anticipated. The structures are not expected to adversely affect the manuhenua cultural values of Lake Dunstan/Te Wairere. I consider that the effects of this proposal on TRONT will be less than minor.

Step 2: If not required by Step 1, limited notification precluded in certain circumstances

- There are no rules or national environmental standards precluding limited notification.
- The application does not involve a controlled activity that is not a subdivision.

Step 3: If not precluded by Step 2, certain other affected persons must be notified

- The application does not involve a boundary activity.
- The proposal falls into the 'any other activity' category. The effects of the proposal on persons are assessed below.

ASSESSMENT - EFFECTS ON PERSONS

In accordance with section 95E(3) of the Act, a person is not an affected person in relation to an application for a resource consent for an activity if they have given their written approval to the application, or, the consent authority considers that it is unreasonable in the circumstances for the applicant to seek the person's written approval. In this particular instance, affected persons approval has been received from Contact Energy.

No other persons are considered to be adversely affected by this proposal because the project is for community benefit within a community space. The works are of a small scale and will not prevent the use of the area being used for public activities. Overall, the environmental effects of the proposal are limited to effects on parties that are less than minor.

Step 4: Further notification in special circumstances

- There are no special circumstances that warrant the application being limited notified. There is nothing exceptional or unusual about the application that makes limited notification to any other persons desirable.

OVERALL NOTIFICATION RECOMMENDATION

In accordance with the assessment outlined above notification is not required.

SUBSTANTIVE DECISION ASSESSMENT**Effects**

In accordance with section 104(1)(a) of the Resource Management Act 1991, the actual and potential adverse effects associated with the proposed activity have been assessed and outlined above. It is considered that the adverse effects on the environment arising from the proposal are no more than minor.

Offsetting or Compensation Measures

In accordance with section 104(1)(ab) of the Resource Management Act 1991, there are no offsetting or compensation measures proposed or agreed to by the applicant that need consideration.

Objectives and Policies

In accordance with section 104(1)(b) of the Resource Management Act 1991, the objectives and policies of the Central Otago District Plan were taken into account when assessing the application. The proposal is considered to be consistent with the relevant objectives and policies of the Central Otago District Plan and in particular Objectives 5.3.1, 5.3.2, 5.3.3, 5.3.5 and 5.3.6 and Policies 5.4.1, 5.4.4, 5.4.5, 5.4.6, 4.4.4 and 4.4.5.

Partially Operative and Proposed Regional Policy Statements

After taking into consideration the Partially Operative and proposed Regional Policy Statements for Otago, I consider that the policy direction given by the District Plan is certain and complete, as it relates to this application and, as such, there is no need to revert to higher order planning instruments.

Other Matters

Having regard to section 104(1)(c) of the Resource Management Act 1991, no other matters are considered relevant.

Part 2

Based on the findings above, I consider that the proposal would satisfy Part 2 of the Resource Management Act 1991. Granting of consent would promote the sustainable management of District's natural and physical resources.

RECOMMENDATION

After having regard to the above planning assessment, I recommend that:

1. This application be processed on a non-notified basis, pursuant to sections 95A and 95B of the Resource Management Act 1991.

2. The Council grant consent to the proposed activity under delegated authority, in accordance with sections 104 and 104B of the Resource Management Act 1991, subject to the conditions imposed under section 108 of the Act listed below.

Kirstyn Royce
PLANNING CONSULTANT

Date: 22 January 2024

REVIEW

I have reviewed both the notification assessment and substantive decision assessment in this report.

Oli McIntosh
CONSULTANT PLANNER

Date: 22 January 2024

DECISION

I have read both the notification assessment and substantive decision assessment in this report. I agree with the recommendations above.

Under delegated authority on behalf of the Central Otago District Council, I accordingly approve the granting of resource consent to the proposal as outlined in the attached notice:

Lee Webster
PLANNING AND REGULATORY SERVICES MANAGER

Date: 26 January 2024

Consent Type: Land Use Consent

Consent Number: RC 230369

Purpose: Land use consent for replication of historic building and foundations for the Cromwell Chinese Settlement Project

Location of Activity: Recreation Land, Melmore Terrace, Cromwell

Legal Description: Sec 1 & 2 SO 23940

Lapse Date: 29 January 2029, unless the consent has been given effect to before this date.

Conditions:

General

1. The proposed activity must be undertaken in accordance with the approved plans attached to this certificate as Appendix One, and the information provided with the resource consent application received by the Council on 5 December 2023, and further information received on 19 January 2024, except where modified by the following conditions.
2. The consent holder:
 - a) Is responsible for all contracted operations relating to the exercise of this consent; and
 - b) must ensure that all personnel (contractors) working on the site are made aware of the conditions of this consent, have access to the contents of consent documents and to all associated erosion and sediment control plans and methodology; and
 - c) must ensure compliance with land use consent conditions.
3. The consent holder must pay to the Council all required administration charges fixed by the Council pursuant to section 36 of the Act in relation to:
 - a) Administration, monitoring and inspection relating to this consent; and
 - b) Charges authorised by regulations.

Conditions to be met prior to any site works or construction commencing

4. The consent holder must provide notice to the Planning and Regulatory Services Manager by email at resource.consents@codc.govt.nz of the start date of the works. This notice must be provided at least five (5) working days before the works are to commence.

Conditions to be met at commencement and during, site works or construction

5. All earthworks must be undertaken with the principles of industry best practice applied at all stages of site development including site stability, stormwater management, traffic management, along with dust and noise controls at the sites.

6. To ensure effective management of erosion and sedimentation on the site during earthworks and as the site is developed, measures are to be taken and devices are to be installed, where necessary, to:
 - a) divert clean runoff away from disturbed ground;
 - b) control and contain stormwater run-off;
 - c) avoid sediment laden run-off from the site'; and
 - d) protect existing drainage infrastructure sumps and drains from sediment run-off.
7. No soil disturbance or soil shifting, unloading, loading will take place if the soil is dry and prone to becoming airborne, unless a dust suppressant is applied.
8. All construction noise must comply with the noise limits set out in New Zealand Standard NZS 6803:1999
9. Should the consent holder cease, abandon, or stop work on site for a period longer than 6 weeks, the consent holder must first take adequate preventative and remedial measures to control sediment discharge/run-off and dust emissions, and must thereafter maintain these measures for so long as necessary to prevent sediment discharge or dust emission from the site. All such measures must be of a type and to a standard which are to the satisfaction of the Planning and Regulatory Services Manager.
10. If at the completion of the earthworks operations, any public road, footpath, landscaped areas or service structures that have been affected/damaged by contractor(s), consent holder, developer, person involved with earthworks or building works, and/or vehicles and machineries used in relation to earthworks and construction works, must be reinstated at the expense of the consent holder.
11. If the consent holder:
 - a) discovers koiwi tangata (human skeletal remains), waahi taoka (resources of importance), waahi tapu (places or features of special significance) or other Māori artefact material, the consent holder must without delay:
 - i) notify the Consent Authority, Tangata whenua and Heritage New Zealand and in the case of skeletal remains, the New Zealand Police.
 - ii) stop work within the immediate vicinity of the discovery to allow a site inspection by Heritage New Zealand and the appropriate runanga and their advisors, who must determine whether the discovery is likely to be extensive, if a thorough site investigation is required, and whether an Archaeological Authority is required.

Site work may recommence following consultation with the Consent Authority, Heritage New Zealand, Tangata whenua, and in the case of skeletal remains, the New Zealand Police, provided that any relevant statutory permissions have been obtained.
 - b) discovers any feature or archaeological material that predates 1900, or heritage material, or disturbs a previously unidentified archaeological or heritage site, the consent holder must without delay:
 - i) stop work within the immediate vicinity of the discovery or disturbance; and

- ii) advise the Consent Authority, Heritage New Zealand, and in the case of Māori features or materials, the Tangata whenua, and if required, must make an application for an Archaeological Authority pursuant to Heritage New Zealand Pouhere Taonga Act 2014; and
- iii) arrange for a suitably qualified archaeologist to undertake a survey of the site.

Site work may recommence following consultation with the Consent Authority.

Advice Notes:

Earthworks

1. Where there is a risk that sediment may enter a watercourse at any stage during the earthworks, it is advised that the Otago Regional Council be consulted before works commence, to determine if the discharge of sediment will enter any watercourse and what level of treatment and/or discharge permit, if any, may be required.

Heritage

2. Buildings built before 1900 or sites which were in use before that time are considered archaeological sites under the Heritage New Zealand Pouhere Taonga Act 2014. Before disturbing an archaeological site, or to check whether a site is an archaeological site, the consent holder is advised to discuss their proposal with Heritage New Zealand.

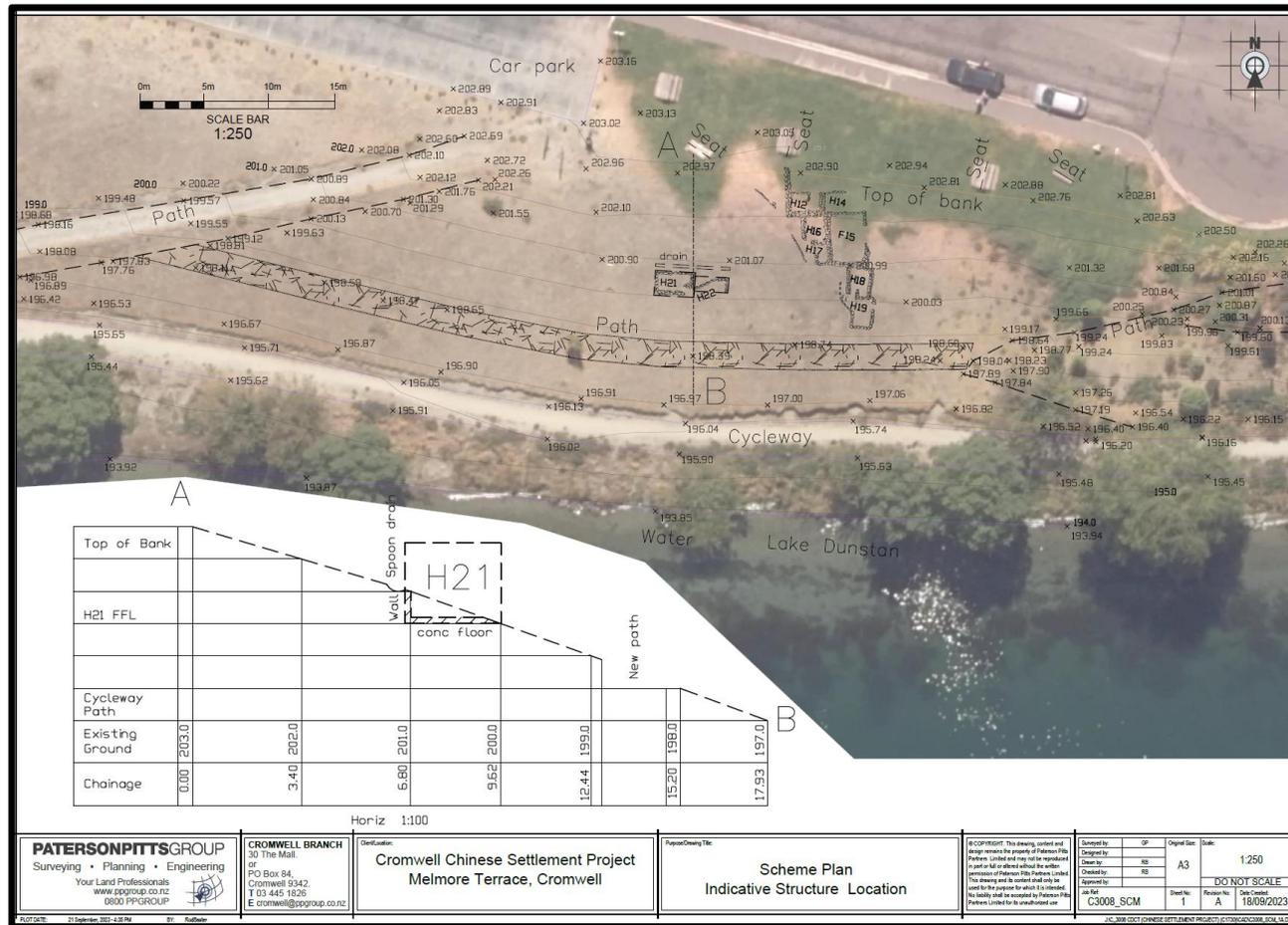
General

3. In addition to the conditions of a resource consent, the Resource Management Act 1991 establishes through sections 16 and 17 a duty for all persons to avoid unreasonable noise, and to avoid, remedy or mitigate any adverse effect created from an activity they undertake.
4. Resource consents are not personal property. The ability to exercise this consent is not restricted to the party who applied and/or paid for the consent application.
5. It is the responsibility of any party exercising this consent to comply with any conditions imposed on the resource consent prior to and during (as applicable) exercising the resource consent. Failure to comply with the conditions may result in prosecution, the penalties for which are outlined in section 339 of the Resource Management Act 1991.
6. The lapse period specified above may be extended on application to the Council pursuant to section 125 of the Resource Management Act 1991.
7. This is a resource consent. Please contact the Council's Building Services Department, about the building consent requirements for the work.

Issued at Central Otago on 29 January 2024

Janet Burgess
Planning Support Officer

Appendix One: Approved Plans for RC230369 (scanned images, not to scale)



PATERSONPITTSGROUP Surveying • Planning • Engineering Your Land Professionals www.ppgroup.co.nz 0800 PPGROUP	CROMWELL BRANCH 30 The Mall, or PO Box 84, Cromwell 9342, T 03 445 1029 E cromwell@ppgroup.co.nz	Client/Location: Cromwell Chinese Settlement Project Melmore Terrace, Cromwell	Project/Designing Title: Scheme Plan Indicative Structure Location	COPYRIGHT: This drawing, content and design remains the property of Paterson Pitts Partners. Unauthorised use will be reported to police or other relevant authorities. This drawing and its content shall only be used for the purpose for which it is released. No liability shall be accepted by Paterson Pitts Partners Limited for its unauthorised use.	Checked by: [] Designed by: [] Created by: [] Approved by: [] Job No: C3008_SCM	Original Size: A3 Scale: 1:250 Date: 18/09/2023
					Drawn by: [] Date: 18/09/2023	DO NOT SCALE Revision: A

Example of Replica Structure



25.2.6 CONSTRUCTION OF RETAINING WALL AT OLD CROMWELL TOWNSHIP

Doc ID: 2401432

Report Author:	Zelda Zeelie, Statutory Property Team Leader
Reviewed and authorised by:	David Scoones, Group Manager - Community Experience

1. Purpose of Report

To consider the request for permission from Old Cromwell Incorporated (Lessee) to construct a retaining wall at the eastern entrance to the Cromwell Heritage Precinct as indicated on Figures 1 to 3 of the report.

Recommendations

That the Cromwell Community Board

- A. Receives the report and accepts the level of significance.
- B. Approves the request from Old Cromwell Incorporated for the construction of a small retaining wall at the eastern entrance to the Cromwell Heritage Precinct as shown in Figures 1 to 3 of the report.
- C. Authorises the Chief Executive to do all that is necessary to give effect to the resolution.

2. Background

In terms of the lease between Central Otago District Council (Council) and Old Cromwell Incorporated (Lessee) approval needs to be given for any changes they wish to make to the leased area.

The Lessee applied for permission to construct a retaining wall as indicated on Figure 1 of the report 80 metres in length, 50 metres of which will be 600mm high and the remaining 30 metres 400mm high. There will be 100 x 100mm H4 tanalised posts concreted into the ground 1 metre apart to hold the wall into position which the 200x 45mm tanalised timber to be attached. A basic drawing of the wall is shown in Figure 2 of the report. The reason for this construction is to keep the soil and stones from falling onto the Lake Dunstan Cycle trail. The wall will be constructed by a qualified building contractor and will complement the other two retaining walls that were built as part of the Lake Dunstan Cycle Trail. Examples as shown in Figure 3 of the report.



Figure 1

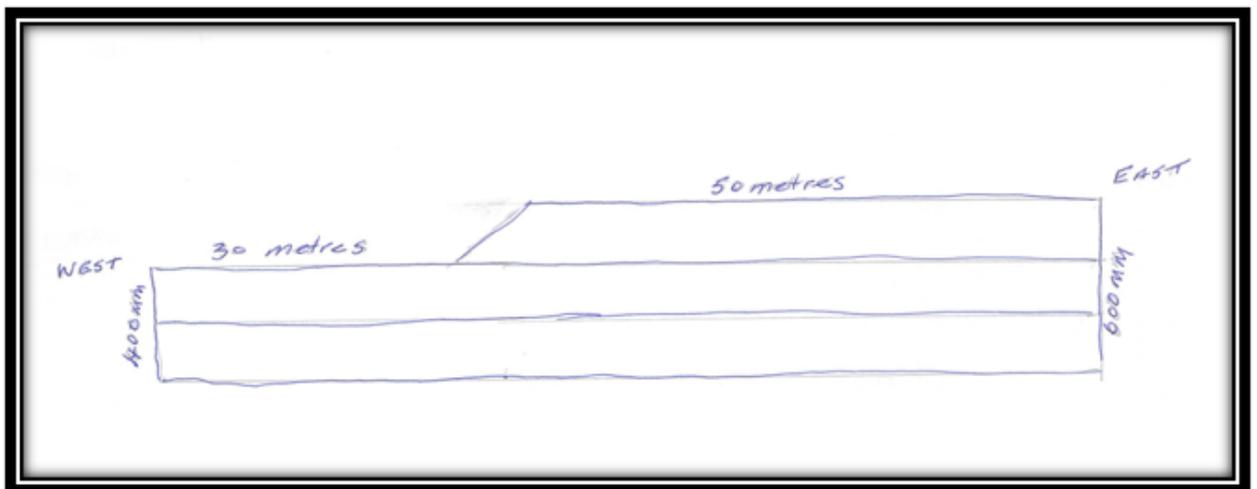


Figure 2

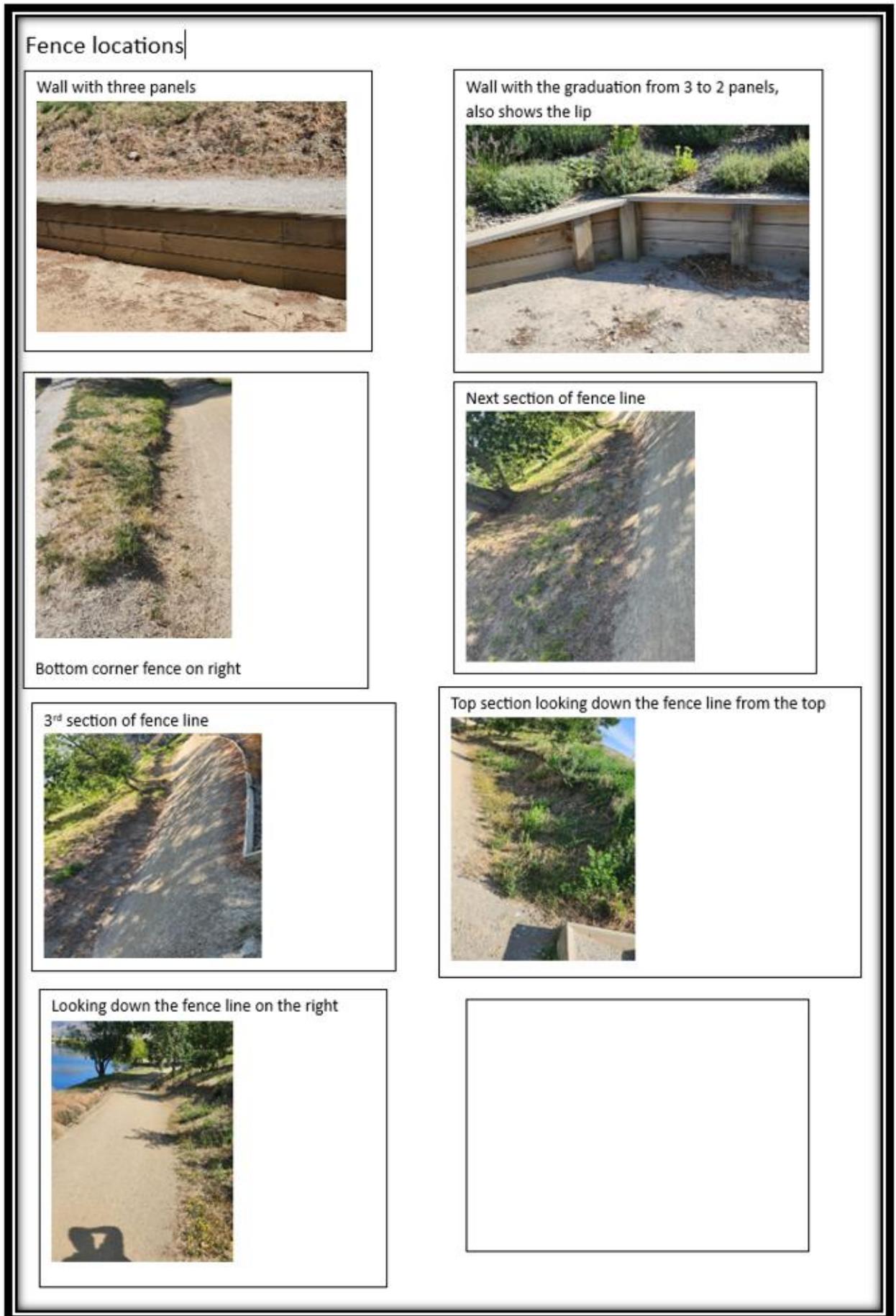


Figure 3

3. Discussion

The Building Unit confirmed that the wall does not require a building consent.

The construction of the wall will enhance the safety of the cyclist on the Lake Dunstan Cycle Trail.

4. Financial Considerations

The cost of the construction of the wall will be carried by the Lessee and not Council.

5. Options

Option 1 – (Recommended)

- Receives the report and accepts the level of significance.
- Approve the request from Old Cromwell Incorporated for the construction of a small retaining wall at the eastern entrance of the Cromwell Heritage Precinct as shown in Figures 1 to 3 of the report.
- Authorises the Chief Executive to do all that is necessary to give effect to the resolution.

Advantages:

- Improvement to the safety of cyclist on the Lake Dunstan Cycle Trail.
- Improvement to the landscaping of the Cromwell Heritage Precinct.

Disadvantages:

- The potential risk for future cost to Council to maintain the additional structure.

Option 2

Denies the request of Old Cromwell Incorporated for the approval for the construction of a small retaining wall at the eastern entrance of the Cromwell Heritage Precinct as shown in Figures 1 to 3 of the report.

Advantages:

- Council will avoid the potential risk in future maintenance of the additional structure.

Disadvantages:

- The risk remains to the safety of cyclist on the Lake Dunstan Cycle Trail.
- No improvement to the landscaping of the Cromwell Heritage Precinct.

6. Compliance

<p>Local Government Act 2002 Purpose Provisions</p>	<p>This decision promotes the (social/cultural/economic/environmental) wellbeing of communities, in the present and for the future by improving the safety of cyclist on the</p>
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	Dunstan Cycle Trail and the overall landscaping of the Cromwell Heritage Precinct.
Decision consistent with other Council plans and policies? Such as the District Plan, Economic Development Strategy etc.	The decision complies with the requirements of the Building Act.
Considerations as to sustainability, the environment and climate change impacts	No known impacts on sustainability, the environment and climate change.
Risks Analysis	Potential risk for future maintenance cost to Council of additional structures.
Significance, Consultation and Engagement (internal and external)	The Significance and Engagement Policy has been considered, with none of the criteria being met or exceeded.

7. Next Steps

Advise Old Cromwell Incorporated of the decision of the board to enable them to proceed with the construction of the retaining wall.

8. Attachments

Nil

25.2.7 UPDATE ON CROMWELL WATER TREATMENT PLANT AND BOREFIELD UPGRADE

Doc ID: 2385346

Report Author:	Jane Walker, Executive Assistant - 3W
Reviewed and authorised by:	Julie Muir, Group Manager - Three Waters

1. Purpose

To provide the Cromwell Community Board with information regarding the Cromwell water treatment plant and borefield upgrade.

Recommendations

That the report be received.

2. Discussion

Council considered procurement of Cromwell water treatment plant and borefield upgrade at its meeting on 29 January 2025.

Council resolved:

That the Council

- A. Receives the report and accepts the level of significance.
- B. Approves procurement of a new treatment plant at the reservoir site near McNab Road and an upgrade of the borefield between Lake Dunstan and the Alpha Street recreation reserve, with tenders evaluated using the weighted attribute method with a 40% price weighting.
- C. Authorises the Chief Executive Officer to award the work to the preferred contractor following the procurement process provided that the tendered amounts are within the approved budget and subject to the revised Procurement Policy being adopted (25.1.14).
- D. Notes that consideration of the future use of the existing treatment buildings will occur within the next 12 months.

The report provided to Council is appended for information.

3. Attachments

Appendix 1 - Council Report.pdf [↓](#)



29 January 2025

25.1.7 CROMWELL WATER TREATMENT PLANT AND BOREFIELD UPGRADE PROCUREMENT

Doc ID: 1985663

Report Author:	Patrick Keenan, Capital Projects Programme Manager
Reviewed and authorised by:	Julie Muir, Group Manager - Three Waters

1. Purpose of Report

To consider the procurement plan for the Cromwell water treatment plant and borefield upgrade.

Recommendations

That the Council

- A. Receives the report and accepts the level of significance.
- B. Approves procurement of a new treatment plant at the reservoir site near McNab Road and an upgrade of the borefield between Lake Dunstan and the Alpha Street recreation reserve, with tenders evaluated using the weighted attribute method with a 40% price weighting.
- C. Authorises the Chief Executive Officer to award the work to the preferred contractor following the procurement process provided that the tendered amounts are within the approved budget.
- D. Notes that consideration of the future use of the existing treatment buildings will occur within the next 12 months.

2. Background

Cromwell and the surrounding areas are experiencing high levels of current and predicted growth. With expected population growth, increasing employment and more people visiting the area every year, there is increasing demand on the existing water supply.

The current Cromwell treatment plant is located on the Alpha Street reserve adjacent to Lake Dunstan and supplies drinking water to Bannockburn, Cromwell, Lowburn, Ripponvale and the southern part of Pisa Moorings. The plant treats the water for bacteria with chlorination.

Cromwell's existing water treatment plant does not meet protozoa treatment requirements of the New Zealand Drinking Water Quality Assurance Rules. The current borefield capacity also requires an upgrade to support the growth demand and optimise the water treatment process.

Central Otago District Council is undertaking a significant programme of work to provide a fully compliant water supply for Cromwell. The programme was included in the 2021- 2031 Long Term Plan and involves a recently completed raw water pipeline, a new water treatment plant and an upgrade of the borefield.

The detailed design of the water treatment plant and borefield upgrade is complete and was carried out in parallel with the delivery of the dedicated rising water main project. The next stage of the programme is ready to proceed.

Council approval of procurement and construction of a new treatment plant at the reservoir site on McNab Road and upgrade of the bores between Lake Dunstan and the Alpha Street recreation reserve is now required.

The current McNab Road reservoir site pictured below.



3. Discussion

The new treatment plant will use ultraviolet treatment in addition to chlorination. This upgrade will treat protozoa and make Cromwell's potable water supply UV compliant with New Zealand Drinking Water Quality Assurance Rules. The new ultraviolet treatment will mitigate against protozoa which can cause sicknesses such as acute gastrointestinal illness.

The new treatment method will not noticeably alter the taste or feel of the water when compared with the current supply. Cromwell's water source meets Taumata Arowai's Aesthetic Values for Drinking Water and is therefore not deemed 'hard' enough for consideration of further investment from this perspective.

The source water is a mix of aquifer and lake water and does not require micro-filtration due to the consistently low turbidity of the source.

The current borefield does not have sufficient capacity to address growing demand and is being upgraded to meet current and future needs. Growth demands are based on population forecast reports and hydraulic modelling based on those reports along with consideration of the Cromwell Spatial Plan.

The Growth Projections – 2022 prepared by Rationale, and validated in June 2024 following the 2023 Census have been used to establish future demand requirements. While the medium growth scenario is recommended for council planning purposes, the high growth scenario has been used for planning for water and wastewater upgrades to mitigate the risk of higher than anticipated growth occurring in Cromwell in the short to medium term.

While growth projections are typically prepared at district and ward level, further work was done to provide these at scheme level for three waters planning purposes. They are also broken into population and number of residential dwellings, and normal resident population and peak day population.

The peak day population at scheme level is used for planning for water and wastewater upgrades. The high growth scenario is also used rather than the medium scenario to mitigate the risk of higher than anticipated growth occurring for investment in infrastructure which has a long life.

The table below shows the projected high growth scenario change in connected population for normal resident, and peak day for the Cromwell water scheme in 10- and 30-years' time.

High growth projections for connected normal resident and peak day populations for Cromwell water supply					
2024 normal population	2024 peak day population	2034 normal population	2034 peak day population	2054 normal population	2054 peak day population
9,243	17,685	12,475	24,405	18,517	37,002

This project will cater for 30+ years growth for components which cannot easily be extended as growth occurs, such as pipes and buildings. Further upgrades are programmed for 18-24 years where these can be added in future when they will be needed. This includes an additional UV unit within the treatment building, and a fourth bore. The underlying infrastructure to enable these to be added is included within this project.

The new Cromwell borefield and treatment facility also has capacity to cater for anticipated growth in Pisa, and combining the existing council operated Pisa Village supply to the Cromwell supply. This will reduce the number of treatment facilities that council operates and be more cost efficient.

The new buildings adjacent to the lakefront will be three small bore buildings and an electrical and communications building. Land Information New Zealand (LINZ), Te Ao Marama (TAMI) on behalf of iwi and Contact have all been consulted. LINZ have provided approval as the buildings will be constructed on land they administer. The electrical and communications building will be constructed into a sloped landscape (bank) between the cycle trail and the access track adjacent to Lake Dunstan. The floor level of the building has been established based on information provided from Contact regarding maximum flood level limits, and to ensure and there will be no major aesthetic or sight line barriers to adjacent residential properties.

The current water treatment plant and electrical switchboard and communications buildings were considered for upgrading and retrofitting. The cost of retrofitting compared to building new were unfavourable. Moving the treatment facility to the reservoir site will also improve security and remove this from the lakefront.

Council will need to consider the potential future use of the existing treatment plant buildings, or if these should be demolished. This includes the current water treatment plant building and electrical switchboard and communications building. A report for Council consideration will be provided within the next 12 months.

Electricity supply for the Alpha Street irrigation bore is currently provided from the existing treatment plant, which utilises a large transformer with high lines charges. Electricity costs for the irrigation bore are currently included in the treatment plant electricity costs. Council's Parks team have been asked to consider options for more cost-effective ongoing provision of power for the bore as maintaining the existing connection will result in large lines charges being transferred to the parks cost centres.

Below are artistic and photographic impressions of the designs.

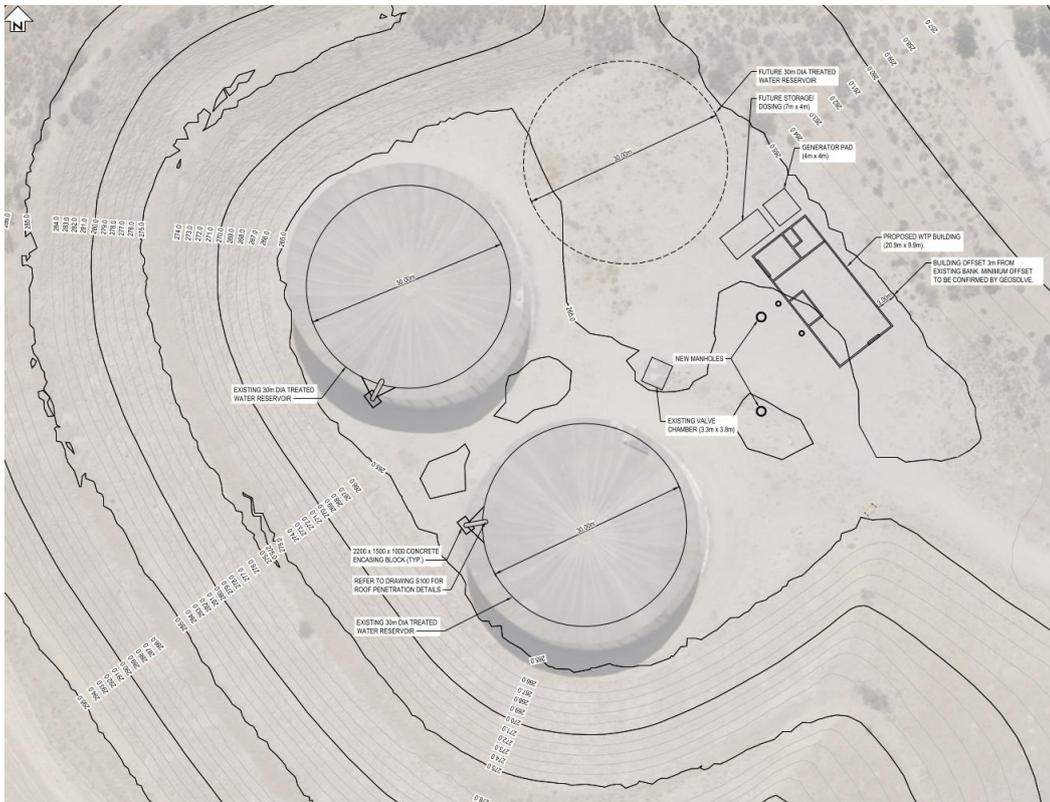


Figure 1: Water treatment plant building outline at reservoir site near McNab Road

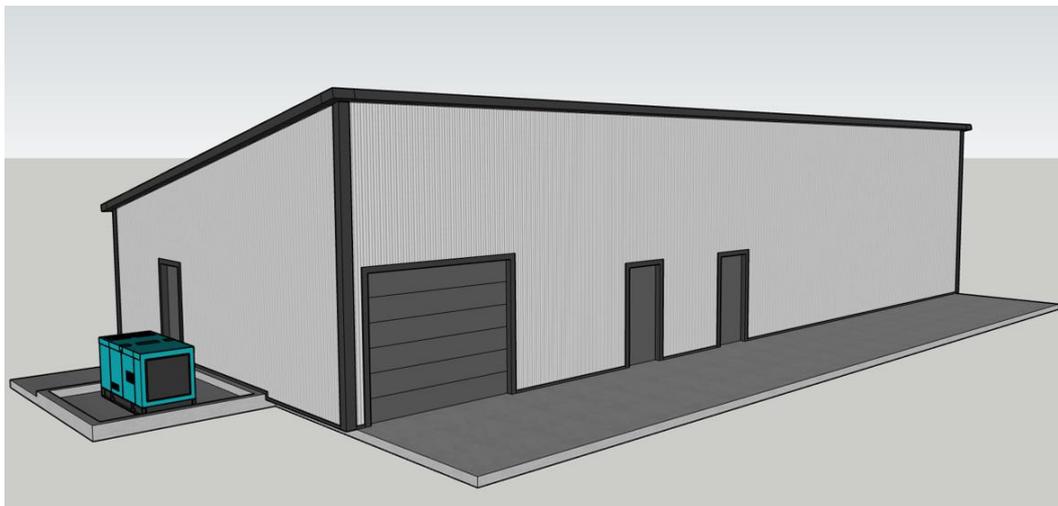


Figure 2: General depiction of the water treatment plant to be located at McNab Road site

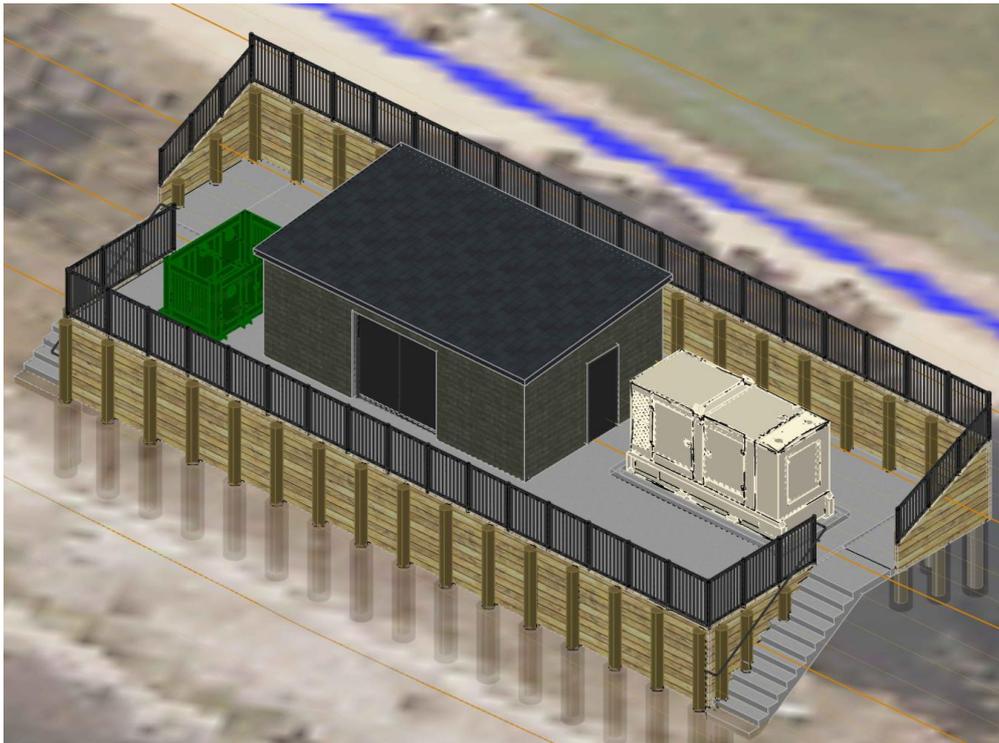


Figure 3: General depiction of the borefield electrical switchboard and communications or Motor Control Centre building (MCC building)



Figure 4: Borehead building – site near Wanaka which is similar to the Cromwell design



Figure 5: Plan view of the proposed locations of the borefield electrical switchboard and Motor Control Centre building (MCC building) and the borehead buildings

4. Financial Considerations

The cost estimate following design for design, construction, project management and commissioning of the treatment upgrade is approximately \$14.7 million.

The total budget provided in the 2024 Annual Plan and the draft 2025 Long Term Plan for improvements to Cromwell water treatment and borefield upgrades is \$15.3 million.

Decommissioning of existing plant and equipment at the buildings adjacent to the Alpha Street reserve is estimated to cost approximately \$160,000. This is included in the overall project cost estimate and includes external works, disconnecting all pumps, removal of chambers, contact tank and flow meter.

It is proposed that tanks and sub-surface cavities be filled in and reinstated with topsoil and grass. The chemical storage building would have tanks and associated pipework removed and the safety shower and dosing pump can be kept as critical spares or retrofitted elsewhere where required. The electrical and communications building would have all equipment removed and any reusable online analysers can be retained as critical spares. The old reticulation connections will be disconnected.

Exclusions in the scope for disestablishment are any building or structural demolition, electrical transformer removal and metering disconnection. Parks irrigation controller will

remain in place until a future solution is implemented, and the current fencing layout will continue to provide secure access and mitigation of potential vandalism.

Further costs will be incurred to demolish the existing buildings which would be a project related cost and is not included in the estimate. If the buildings are re-purposed, then costs associated with this would not be part of the treatment project cost.

5. Options

Option 1 – (Recommended)

Tender the construction work in the first quarter of 2025 using a weighted attribute tender method with a 40% price weighting.

Advantages:

- New treatment methodology will meet New Zealand Drinking Water Quality Assurance Rules
- Council will meet its legal obligations for drinking water treatment with the most cost-effective treatment option
- Level of service will be improved for the Cromwell water supply
- Growth needs in Central Otago's fastest growing ward will be catered for

Disadvantages:

- Some interruptions to service may be experienced by stakeholders during construction and commissioning. Mitigation includes managing reservoir storage and timing of commissioning during low usage periods

Option 2

Retain the status quo

This is not a viable option as it does not meet the New Zealand Drinking Water Quality Assurance Rules, and a permanent boil water notice would be required for Cromwell. Taumata Arowai could initiate legal proceedings whereby the Council can be compelled to undertake the work by the District Court and be fined.

Taumata Arowai also have statutory management and transfer of operations powers under the Water Services Act 2021 if a drinking water supplier persistently fails to comply with one or more legislative requirements, or if there is a serious risk to public health relating to a drinking water supply.

The existing borefield and treatment plant does not have sufficient capacity to meet the expected increase in demand due to growth in Cromwell. This could result in new developments not being able to be connected to the Cromwell water supply, and multiple smaller borefields and treatment facilities being constructed by developers and then vested in Council. This would result in significantly higher operating. electricity, and depreciation costs.

6. Compliance

Local Government Act 2002 Purpose Provisions	This decision promotes the social, cultural, economic and environmental wellbeing of communities, in the present and for the future by Council investing in assets that meet legislative requirements and caters for growth.
Decision consistent with other Council plans and policies? Such as the District Plan, Economic Development Strategy etc.	Yes, this decision is consistent with Councils Procurement Policy
Considerations as to sustainability, the environment and climate change impacts	Sustainability has been considered in the design phases alongside affordability considerations.
Risks Analysis	The project has status reports to Council at every second Council meeting and to the Audit and Risk Committee. No substantial organisational risks have been identified. A communication plan will be developed before physical works commence. This will include communication with properties which are adjacent of the proposed borefield work. Project-specific risks will continue to be reviewed and where identified risks and issues considered "At Risk" or "Critical" will be outlined in project status reports to Council.
Significance, Consultation and Engagement (internal and external)	This decision does not trigger the significance threshold. The projects being procured are part of a wider programme previously engaged on during the 2021 – 2031 Long Term Plan process.

7. Next Steps

- Advertise and award the tender in the first quarter of 2025
- Continue two monthly status reporting to Council

8. Attachments

Appendix 1 - Procurement Plan - Cromwell water treatment plant and borefield upgrades

25.2.8 ROAD NAME APPROVAL REPORT - WOONG TREE STAGE 5 AND 6

Doc ID: 2395935

Report Author:	Faye Somerville, Roding Administration Assistant
Reviewed and authorised by:	Quinton Penniall Infrastructure Manager

1. Purpose of Report

To consider a request to name two new roads within the Woong Tree Development, Cromwell.

Recommendations

That the Cromwell Community Board

- A. Receives the report and accepts the level of significance.
 - B. Agrees that the two new roads within the Woong Tree Development be named Petrichor Court and Muller Court.
-

2. Background

Two new roads are to be named in the Woong Tree Development (Stage 5 and 6) off Plover Court.

Road naming within the district is governed by the 'Road Naming' policy outlined in the Council's Roding Policies 2015, which aligns with the Australian/New Zealand Standard for rural and urban addressing (AS/NZS 4819:2011).

Developers are required to propose a preferred name for consideration and approval by the relevant Community Board, along with two alternative names.

In accordance with the policy and the Standard, proposed road names must:

- Consist of a single word or surname.
- Be non-offensive.
- Be easily pronounced, spelled, and understood.

Additionally, within the Central Otago District, a proposed name must not:

- Duplicate an existing road name.
- Be similar in spelling or pronunciation to an existing road name.

If a proposed name is derived from te reo Māori, it must be endorsed by Iwi.

3. Discussion

The roads proposed for naming are highlighted in red and marked as (3) and (4) on the attached plan (Appendix 1).

Rex Johnson has submitted the attached proposal (Appendix 2) on behalf of Wooing Tree Estate. A long-time resident of Cromwell, Rex has a deep appreciation for the region's history and scenic walking trails. He and his sister, Pauline, were the first residents of Bragato Way in Wooing Tree Estate.

The proposed names for consideration by the Cromwell Community Board are:

- Petrichor Court (Road 3) – Inspired by the distinctive aroma of rain on dry earth, a familiar scent in Central Otago. The term "petrichor" is commonly used in wineries to describe the aromas associated with grape growing and wine tasting.
- Muller Court (Road 4) – Named after Otto Muller, the original designer of the iconic "Big Fruit" sculpture, a well-known landmark on State Highway 8B.

Alternative names for consideration include:

- Arthur – In recognition of Leslie Arthur, a gold miner and stonemason.
- Chalmers – A reference to Nathaneal Chalmers, a pastoralist and adventurer who was guided by a Māori Chief from Mataura into the hinterland.
- Vulcan – Named after the New Zealand Railways Rail Motor units, commonly referred to as "Vulcans" by the community.

Further details and research on these name proposals can be found in Appendix 2, as provided on behalf of the applicant.

4. Financial Considerations

All costs for the application and road signage will be met by the developer.

5. Options

Option 1 – (Recommended)

Name the roads Petrichor Court and Muller Court.

Advantages:

- Names are the preferred choice of the developer.
- Names acknowledge the historic evolution of Cromwell.
- Names comply with Council policy.

Disadvantages:

- None identified.

Option 2

Select one of the alternative names Arthur, Chalmers or Vulcan.

Advantages:

- Names comply with Council policy.

Disadvantages:

- Names are the alternative names provided by the developer.

Option 3

Decline the names provided by the developer and select names from the approved road name lists (attached as Appendix 3 and 4).

Advantages:

- Names comply with Council policy.

Disadvantages:

- Names are not the preferred choice of the developer.

6. Compliance

Local Government Act 2002 Purpose Provisions	This decision enables democratic local decision making and action by, and on behalf of communities by providing clear direction to access points for emergency services.
Decision consistent with other Council plans and policies? Such as the District Plan, Economic Development Strategy etc.	Decision is consistent with other policies.
Considerations as to sustainability, the environment and climate change impacts	Managing change while protecting and enhancing our culture, heritage and landscape is one of the council's sustainability goals. Road naming has the ability to celebrate culture and heritage aspects of the area. Road naming has no climate change impacts or benefits.
Risks Analysis	Approval of these road names presents no discernible risk.
Significance, Consultation and Engagement (internal and external)	The decision does not trigger engagement under the Significance and Engagement Policy.

7. Next Steps

Council confirms the road name. Council sends a copy of the resolution to the Register-General and the Surveyor-General.

8. Attachments

Appendix 1 - Plan - Wooing Tree Stage 5 and 6.pdf [↓](#)

Appendix 2 - Road name submission - Wooing Tree Estate.pdf [↓](#)

Appendix 3 - Aukaha List of Approved Māori Road Names.docx [↓](#)

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

Appendix 1 – Plan - Wooving Tree Stage 5 and 6



Appendix 2

Wooring Tree Estate – Street Names January 2025

As a part of the Wooring Tree Estate (WTE) development a need was found for two additional street names to be approved. To support that need the WTE Development Partnership Team asked if I, Rex Johnson, had any name suggestions. I was happy to be asked to comment as I have an interest in the historic evolution of Cromwell-area street names.

The two new un-named streets are short, are a single block long, and extend off Wooring Tree Avenue in the region opposite the Wooring Tree Cellar Door and Kitchen (Cellar Door). Both streets have a generally northerly orientation from the Avenue and would suit being called a 'Court' rather than a Street.

My suggested name for Street 3 is **Petrichor Court**

Savoured as the smell of rain on dry earth. First scientifically described in a March 1964 paper by Australian researchers, the name was created from the Greek words 'petra' or rock and 'ichor', the 'ethereal fluid' that is the blood of the gods in Greek mythology. A distinctive aroma in Central Otago, the term petrichor is commonly used in wineries when describing the aromas associated with grape growing and wine tasting.

My suggested name for Street 4 is **Muller Court**

My name suggestion takes advantage of the orientation of street 4 as it aligns with the underpass to allow direct cycling access towards the northern side of the development.

Considering the alignment of this street in the southerly direction, the prominent feature across State Highway 8B is Cromwell's iconic Big Fruit sculpture.

The name suggestion is after Otto Muller, the original designer of the sculpture.

As Cromwell Rotary Club Secretary in the 1980's Otto Muller is credited as the original designer of the sculpture. Swiss born Muller was known for his engineering skills and inventiveness, including with his development of an organic walnut farm on the outskirts of town. It would be fair to suggest that

Appendix 2

Muller was also a Cromwell icon. The sculpture was completed in November 1989. Muller retired in 2016 at age 93 and died in 2020, his family continue his work of developing the walnut farm.

(<https://crux.org.nz/crux-news/big-fruit-changes-on-the-way-for-cromwell>)

Additional names are provided for potential use if needed. The Community Board is welcome to add unused names to its street name selection list if it so desires.

The alternate choices in preference order are Arthur, Chalmers and Vulcan.

Arthur

After Leslie Irvine Arthur (1853-1918), gold miner and stone mason. Arthur, a Shetland Islander, married John and Emma Marsh's daughter Mary Anne. His colleague and fellow Shetland Islander William Gair (1851-1944) married another lady from that family, Elizabeth Jane and the two men were responsible for erecting many of Cromwell's stone buildings. In 1891 they collaborated their efforts to build the former Cromwell Methodist Church which still stands strong after over 130 years of use.

A bespoke theatre created in the building by the Cromwell Film Society acknowledged his name – Arthur's Cinema. The Society closed Arthurs' in 2021 and the cinema is now hired out to the community by the building owners, the Otago Goldfields Heritage Trust.

(<https://www.cinemasofnz.info/arthurs-cromwell.html>)

In later years Arthur moved his family to the Waikato and it is from his descendants that the connection is made with Prime Minister Helen Clark's family. Further information on the Marsh and Gair families is provided later.

Chalmers

A Maori Chief from the Mataura, Southland region, Reko was hired by pastoralist adventurer Nathanael Chalmers (1830-1910) to guide him into the hinterland where colonial travellers had yet to explore. With Reko's expertise and guidance Chalmers traversed the inland hills and valleys and became the first white man to cross the natural stone bridge across the Kawarua River, to traverse the Upper Clutha valley, and to see Lakes Wakatipu, Wanaka and Hawea.

Appendix 2

When Chalmers became exhausted by illness Reko and a friend made a flax raft and used the river to convey him back out to the coastal plains and suitable care.

(<https://teara.govt.nz/en/biographies/1c11/chalmers-nathanael>)

Vulcan

After the nine NZ Railways RM (Rail Motor) units used in the South Island. The Rail Motors were known as ‘Vulcans’ by the community after the British Vulcan Foundry Limited where they were manufactured.

Of significance in Cromwell, between 1956 and 1958 the Vulcan’s provided daily service between Cromwell and Dunedin. The name Vulcan recalls this important time when rail transport was a key part of moving people anywhere outside of the Cromwell local area.

(Wikipedia: Vulcan)

Arthur Supporting Comments

The Marsh and Gair names are used in Cromwell at Marsh Place and Gair Ave. Considering that these families histories support the suggested alternate Arthur street name, the Marsh and Gair family backgrounds are included here.

Marsh

After John and Emma Marsh, early pioneers of the Otago Gold Rush years – the couple were significant among Cromwell’s founding families. Their first home in the area was on the south side of the Kawarau River at Cornish Point, where they lived in a tent backed up against a sloping rock. It was here that John assisted Emma to give birth to twin daughters, the first European children born in Central Otago.

Both John and Emma were well respected for their community work and enterprise. Among their descendants they include Helen Clark, Prime Minister of New Zealand 1999 – 2008.

(<https://cromwellnews.co.nz/2022/02/visiting-family-history-in-cromwell/>)

Gair

Three generations of the Gair family highlight their family name as a part of Cromwell’s history. The first is early gold miner and prolific stonemason William Gair (1851-1944) who married Elizabeth Jane Marsh, a daughter from one of Cromwell’s founding families. Previous comment on him was made in the ‘Arthur’ street name topic.

Appendix 2

William's son Henry (Harry) gained local fame for a disagreement he had with his nephew George who 'wouldn't listen to him'.

<https://digitalnz.org/records/3098>

Generation three was George Gair (1926-2015) Minister of Energy under the Robert Muldoon government of the 1970's. It fell to George's lot to give the authority for a Muldoon 'Think Big' project – the Clyde Dam – to proceed. Harry (and many in the local community) were not impressed as that approval caused the drowning of many family homes and fruit orchards in the Cromwell Gorge, as well as submerging a significant part of the Cromwell township including some of his grandfather's stonemason structures. (Wikipedia: Clyde Dam)

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

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

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

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

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

Cromwell Area Road Name Options*Bannockburn*

Name	Definition or Place of Origin
Cowan	Farm manager of Kawarau Station for a long period.
Craig Roy	A potential name for the access way to Craig Roy farm. <i>Note: Council Roading Policies do not encourage road names of more than one word.</i>
*Bilton	John Bilton – Operated Cromwell's first radio station, 4CZ (private lane named "Bilton Lane" but no formal process).
Dacey	Robin Dacey – local resident and well known winegrowing identity.
Dow	Fallen soldier in World War I (from the Nevis).
Go By	A former gold mine at Carrick.
Heart of Gold	A former gold mine at Carrick.
John Bull	A former gold mine at Carrick.
Lucknow	A former gold mine at Carrick.
Matheson	Fallen soldier in the World Wars (from the Nevis).
McElroy	Farming family – Hawksburn Station (Ron McElroy). Mr A McElroy was an elected member on the Vincent County Council in the 1940's.
Menzies	John Menzies and David Stewart built the dam at Stewart Town that supplied the miners with water; William Menzies owned the Nevis Hotel; his descendants still live in the area.
Nil Desperandum	A former gold mine at Carrick.
Point d'Or	A former gold mine at Carrick.
Royal Standard	A former gold mine at Carrick.
Struthers	Fallen soldier in World War II (from the Nevis).
Williamson	Fallen soldier in World War II (from the Nevis).

Northburn

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

Tarras

Name	Definition or Place of Origin
Aurora	A former gold mine at Bendigo.
Beverley	Fallen soldier in the World Wars (from the Lindis Pass).
Brennan	Fallen soldier in the World Wars.
Cowie	A long term farming family in the area ('Willie Wong') was part of this family). Colin Cowie – A well known school teacher.
Davidson	A local farming family; Ron Davidson was a Vincent County Council Chairperson.
Emmerson	Russell Emmerson – Local farmer (Forest Range Station).
Gaudin	Fallen soldier in the World Wars.
Goodman	Fallen soldier in the World Wars.
Helm	Fallen soldier in the World Wars.
Hyde	Fallen soldier in the World Wars.
Jenkins	A local farming family (Morven Hills & Malvern Downs Stations).
Lucas	A local farming family (former owners of Bendigo Station).
MacGibbon	Fallen soldier in the World Wars.
McAughtrie	Fallen soldier in the World Wars.
Purvis	A local farming family (Cluden Station); son was an All Black.
Snow	Max & Madge Snow – local farmers (Morven Hills Station).
Waide	Fallen soldier in the World Wars.

Wong	Willie Wong – local identity.
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Pisa

Name	Definition or Place of Origin
McCall	Fallen soldier in the World Wars
Mt Koinga	A 'bump' in the Dunstan Mountains, near Bendigo that is viewed from Gilmore Road (across the lake in the Pisa area).

Lowburn

Joblin	Fallen soldier in the World Wars
Stene	Nordal Stene - local identity; he and his wife were ardently against the Dam

Cromwell

Bella	Bella McElligott (nee Hansen) – a local identity who was a staunch Labour supporter; she lived in the mouth of the Kawarau Gorge. <i>This is a first name – does not fit criteria.</i>
Behrens	M Behrens – Former Mayor of Cromwell (1881-1883). (N.B. A barn in Old Cromwell Town is named after Mr Behrens)
Colclough	C Colclough – Former Mayor of Cromwell (1878-1881).
Corse	Local doctor
Cox	Two generations of local chemists
Escort	Reference unknown – from the Community Board's existing "unused road/street name list"; potentially a reference to the 'police escort' of gold from the area.
Ewart	Reference unknown – from the Community Board's existing "unused road/street name list"
Ewing	Fallen soldier in the World Wars
Girvan	Fallen soldier in the World Wars
Hitchcock	Isabella Hitchcock was the first teacher in Queensbury
Holmes	Unsure of origin
Horn	James Horn – Local entrepreneur and member of Parliament; was a shareholder in the 'Lady Ranfurly' gold dredge (N.B. There is a mountain peak on the Dunstan Range called Horn)
How-Johns	A long-standing local family. <i>Hyphen does not fit criteria.</i>
Kilgour	Established the Bell-Kilgour goldmine; The Kilgour family has been involved in mining for four generations.
Kloogh	Fallen soldier in the World Wars
Love	Fallen soldier in the World Wars
Mangos	Leo Mangos – Local carpet layer and business owner; Borough Councillor and CCB 2007.
McCraken	T McCracken – Former Mayor of Cromwell (1889-1891).
McKechnie	Fallen soldier in the World Wars
McMahon	Doctor served in Vietnam.
McNamara	Well known local family; Community Board member 2007.
Mills	Fallen soldier in the World Wars
Mooney	Fallen soldier in the World Wars
Morris	Local doctor.
Munro	James Munro – Former Mayor of Cromwell (1950-1951). <i>This name currently is used in Tarras.</i>
Murrell	E Murrell – Former Mayor of Cromwell (1905-1913)
Orr	Former dredge master.

Pretsch	K Pretsch – Former Mayor of Cromwell (1897-1899).
Pryde	A former local identity involved in a number of mining venture.
Rooney	T Rooney – Former Mayor of Cromwell (1895-1897).
Skinner	L R Skinner – Former Mayor of Cromwell (1956-1958).
Stumbles	Well known family; grocers shop on the main street.
Tidey	Fallen soldier in the World Wars.
Ussher	Ron Ussher – Local wool and skin buyer; Borough Councillor and CCB 2007; philanthropist.
Walsh	Fallen soldier in the World Wars.
Whetter	W Whetter – Former Mayor of Cromwell (1868-1869).
Wrightson	Fallen soldier in the World Wars.

Generic Names and Terms:

Beech	Trees originally found in district.
Bracken	Shrubs originally found in district.
Manuka	Trees originally found in district.
Marram	Native grass
Norfolk	Trees originally found in district.
Redwood	Trees originally found in district.
Alpine	Landscape reference
Plantation	Landscape reference
Tirau	Place name: The pre-European name for Cromwell, meaning “place of many cabbage trees.” Allegedly groves of cabbage trees were planted as markers for travelling routes. As they did not grow naturally in the area, they stood out in the landscape (and provided an additional source of food).
Herringbone	Type of alluvial mining – This name was selected (but not used) in the 1978 Cromwell street naming competition.
Kells	Place name – A town in County Meath, Southern Ireland.
Omega	Place name – Alpha and Omega were also gold mining towns in California (est. in the 1850’s) - both towns were mostly engulfed by hydraulic diggings; Last letter of the Greek alphabet. Omega is also a variety of plum.
Pontoon	Part of a mining dredge – The name was selected (but not used) in the 1978 Cromwell street naming competition.
Roscommon	A place name – A county in Northern Ireland.
Mica	Geological term – A shiny silicate mineral used as a thermal or electric insulator; is readily found in schist rock.
Anvil	From gold mining/pioneering era – a hard metal block used by farriers, etc.
Buggy	From gold mining/pioneering era – A horse drawn buggy.
Bullion	From gold mining/pioneering era – bullion traditionally stands for gold bars.
Ingot	From gold mining era – a gold ingot is refined metallic gold.
Shaft	From gold mining era – gold mine shaft

25.2.9 SPEED MANAGEMENT CONSULTATION PROPOSAL

Doc ID: 2403366

Report Author:	Holly Laverick, Roading Asset Engineer
Reviewed and authorised by:	Quinton Penniall Infrastructure Manager

1. Purpose of Report

To consider and provide feedback on the updated speed limit proposals for the Cromwell Ward.

Recommendations

That the Cromwell Community Board

- A. Receives the report and accepts the level of significance.
 - B. Recommends the proposed speed limits for the Cromwell Ward to Council.
-

2. Background

In 2023-2024, Central Otago District Council (CODC) consulted on a draft Speed Management Plan (SMP). This was later approved by both Council and the New Zealand Transport Agency Waka Kotahi (NZTA). As discussed in the Report for Information to Council on 18 December 2024, the release of the *Land Transport Rule: Setting of Speed Limits 2024 (the Rule)* nullified the Speed Management Plan before the speed limit changes could be implemented. A copy of the report is attached.

3. Discussion

Due to the strong public support shown for the previous Speed Management Plan, Council will be presented with a proposal to re-consult with the community and stakeholders. Where possible, the new proposals match the previous. However, requirements under the new Rule have led to the amendment, removal or addition of some speed zones.

The new setting of speed limits rule takes a prescribed approach to permanent speed limits, by designating speed ranges for different road classes. The updated speed limit proposals align with these new standards. Please refer to *Appendix 2: Speed Management Proposals – Maps*.

Some changes from the previous Speed Management Plan include:

- Cambrians speed limit reduced to 30km/h, rather than 40km/h.
- St Bathans speed limits now ranging from 30-60km/h.
- Inclusion of the Pisa Moorings 40km/h speed zone (in part).
- Option to consult on both 60km/h or 80km/h on Maori Point Road.

- Inclusion of Munro Road, Church Lane and Jolly Road – proposed at 80km/h to align with State Highway 8 speed zone.
- Two partial reversals of existing speed limits: Shortening the previous 50km/h zones to match the road class on Earnscleugh Road and Ranfurly-Patearoa Road.
- Removal of some speed limits that are no longer compliant under the Rule, including Partridge Road, Sunderland Street (north end) and Fruitgrowers Road.

The new speed limit rule increases public consultation requirements. Despite the robust public consultation undertaken by Council for the previous SMP, the submission feedback will not be accepted by the NZTA. The consultation time frame has increased to six weeks (previously four). Additional information is also required, including cost-benefit disclosure statements, which is a breakdown of the travel time impacts, implementation costs and safety impacts of each individual road rather than the wider proposed speed area, as was previously allowed.

4. Financial Considerations

The consultation and subsequent signage installation costs will be met by existing roading budgets.

5. Options

Option 1 – (Recommended)

Recommend to Council the complete list of proposed speed limits.

Advantages:

- More efficient public consultation process, considering the increased timeframes under the new Rule.
- Better potential speed limit outcomes for the wider district.
- Reduced likelihood of service requests from communities with previously approved speed limit reductions.
- New plan includes additional speed proposals, highlighted by recent service requests.

Disadvantages:

- Negative public opinion – due to recent consultation on a broadly similar proposal.
- Higher preliminary workload than “do nothing” option. (Significant increase in information to support the consultation is now required.)

Option 2

Do nothing.

Advantages:

- No costs associated with preliminary work, consultation and implementation.

Disadvantages:

- Worse speed / safety outcomes for the district.
- Inconsistent speed zones near certain schools (Omakau and Tarras).
- Community dissatisfaction in areas where there has been strong advocacy for speed reductions.

6. Compliance

Local Government Act 2002 Purpose Provisions	This decision enables democratic local decision making and action by, and on behalf of communities by meeting the requirements of the Local Government Act 2002, Section 82 Principles of Consultation.
Decision consistent with other Council plans and policies? Such as the District Plan, Economic Development Strategy etc.	Yes - The proposed speed limits are aimed to align the requirements of the Land Transport Rule with the adjacent land use under the District Plan.
Considerations as to sustainability, the environment and climate change impacts	<p>A 2023 NZTA-commissioned report titled “<i>Effect of speed on greenhouse gas emissions from road transport: a review</i>” concludes that speed limit reductions in urban environments have a negligible impact to emissions. Reductions of higher speeds (i.e. 100km to 80km) slightly minimises emissions. The proposed changes are not expected to have any meaningful impact on greenhouse gas emissions.</p> <p>Overall, there are limited sustainability, environmental or climate change impacts related to the decision – the only material change is the installation of signs.</p>
Risks Analysis	<p>Lower speed limits can reduce the number and severity of crashes. Aligning speeds to match the hazards associated with certain traffic volumes, vehicle types and land uses will have safety benefits, particularly for vulnerable road-users (pedestrians and cyclists etc).</p> <p>The two proposed speed increases are intended to provide consistency across the network. The current extents are inconsistent with the hazards present. Correcting these lengths is anticipated to improve adherence in areas of higher overall risk.</p>
Significance, Consultation and Engagement (internal and external)	The speed limit changes will affect many regular road users, including non-motorised users. It is important that affected parties are provided the opportunity to review the proposals and present their view. This includes communities, businesses and freight operators who will be able to provide comment through the consultation process.

7. Next Steps

- Community Board Feedback (March 2025 round)
- Report to Council (statement of proposal for consultation)
- Consultation period
- Speed Limit Hearing
- Report to Council (adoption of Alternative Method Proposal – equivalent to SMP under the Rule)

- Submission to NZTA
- Implementation

8. Attachments

Appendix 1 - Council Report 18 Dec 2024 [↓](#)

Appendix 2 - Speed Management Proposals - Maps [↓](#)



18 December 2024

24.14.6 UPDATE ON SCHOOL AND COMMUNITY SPEED LIMITS**Doc ID: 1994854**

Report Author:	Holly Laverick, Roading Asset Engineer Quinton Penniall, Infrastructure Manager
Reviewed and authorised by:	Lee Webster, Acting Group Manager - Planning and Infrastructure

1. Purpose

To provide an update on Central Otago District Council's progress regarding School and Community speed limits, following the introduction of the new Land Transport Rule: Setting of Speed Limits 2024, which came into effect on 30 October 2024.

Recommendations

That the report be received.

Background

Since 2021, Central Otago District Council (CODC) has reviewed and updated speed limits across the district, to prioritise road-user safety and address community concerns.

This work included transitioning to the National Speed Limit Register (NSLR) in 2022, which replaced the bylaw process as the legal mechanism for setting speed limits. 82 targeted updates to speed limits were made, reflecting both technical/safety assessments and community feedback.

In 2023, CODC developed a draft Speed Management Plan (SMP), which focussed on tailored solutions for school and community speed zones. Public consultation was conducted from December 2023 to February 2024, and the proposal received strong community support. Following hearings in April 2024, the Speed Management Plan was finalised by Council, and later approved by the New Zealand Transport Agency Waka Kotahi (NZTA).

Land Transport Rule: Setting of Speed Limits 2024

Prior to final NSLR certification (which makes speed limits legal and enforceable), the Land Transport Rule: Setting of Speed Limits 2024 (the Rule) was introduced. This has had serious implications for Council's approach to speed management.

The Rule invalidated all Speed Management Plans that had not been implemented prior to 30 October 2024. Therefore, although the proposed speed limit changes aligned with the technical standards of the rule, they were no longer valid due to the planned implementation date of 15 November 2024.

The new rule also requires all speed limit changes implemented since 1 January 2020 to be reassessed against updated criteria and reversed if they are no longer compliant.

An assessment of speed limit changes since 1 January 2020 has been undertaken which found only one non-compliant change. The permanent 30 km/h speed limit on Gilling Place for Goldfields School is required to be replaced with a static variable 30 km/h limit, operational only during school hours. At all other times the speed is 50km/h. This reversal will come into effect as of 1st May 2025.

School speed limits can still be implemented under the Rule and are planned for the start of the new school year in January 2025. However, amendments are required to comply with the rule. This includes the location of the signs, and alteration of operating hours. The updated speed limits have been submitted to NZTA for director approval, using an Alternative Method Statement (attached). Once director approval is received, installation of the signage can occur.

Tarras, Roxburgh, Alexandra Primary and St Gerards schools have school gates adjacent to State Highways. Due to this, speed limit changes will be implemented in collaboration with NZTA to ensure consistency.

Future Requirements

As a result of the Rule, implementation of the proposed local road speed limit changes in the 2024 Speed Management Plan will require consultation to be repeated in 2025. New consultation requirements will need to be met, including a minimum consultation period of 6 weeks (increased from 4) and benefit-cost assessments for each individual speed limit change. No consultation can be undertaken prior to May 2025.

2. Attachments

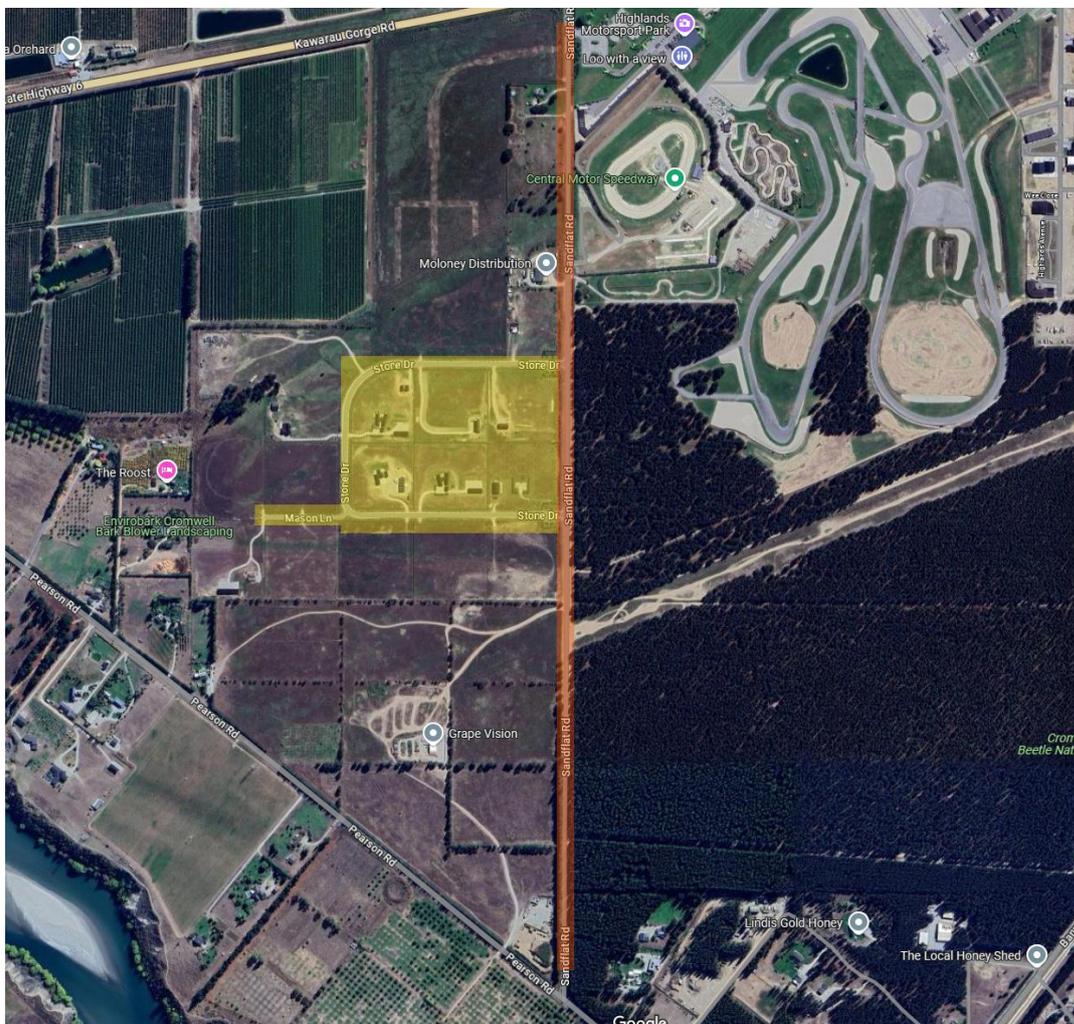
Appendix 1 - Alternative Method Proposal: CODC School Speed Limits.pdf



Speed Management Proposals – Maps

Cromwell Ward

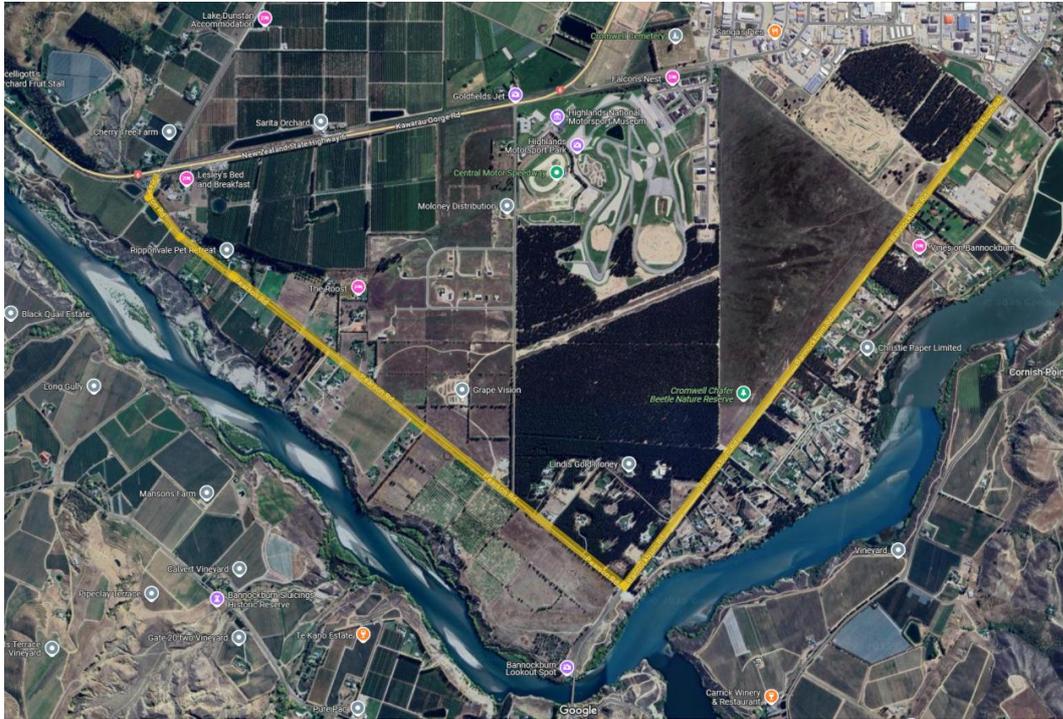
Road Name	Location	Current Speed (km/h)	Proposed Speed (km/h)
Sandflat Road	Cromwell	100	80
Mason Lane	Cromwell	100	60
Stone Drive	Cromwell	100	60



* Note: Yellow shows 60km/h zone. Orange shows 80km/h.



Road Name	Location	Current Speed (km/h)	Proposed Speed (km/h)
Bannockburn Road	Cromwell	100	80
Pearson Road	Cromwell	100	80



Road Name	Location	Current Speed (km/h)	Proposed Speed (km/h)
Ritchies Road	Ripponvale	100	80





Road Name	Location	Current Speed (km/h)	Proposed Speed (km/h)
Maori Point Road	Tarras	100	60 or 80





Road Name	Location	Current Speed (km/h)	Proposed Speed (km/h)
Quartzville Road	Bannockburn	100	60 or 80
Schoolhouse Road	Bannockburn	100	60 or 80
Gully Road	Bannockburn	100	60 or 80
Jocelyn Road	Bannockburn	100	60 or 80



Road Name	Location	Current Speed (km/h)	Proposed Speed (km/h)
Clark Road	Pisa Moorings	100	60 or 80





Road Name	Location	Current Speed (km/h)	Proposed Speed (km/h)
Begg Lane	Pisa Moorings	50	40
Ferry Lane	Pisa Moorings	50	40
Pisa Moorings Road	Pisa Moorings	50	40
Wakefield Lane	Pisa Moorings	50	40
Quartz Lane	Pisa Moorings	50	40
Revival Lane	Pisa Moorings	50	40
De Bettencor Place	Pisa Moorings	50	40
Ethereal Crescent	Pisa Moorings	50	40
Missy Cres	Pisa Moorings	50	40
Elite Ct	Pisa Moorings	50	40
Pegasus Ct	Pisa Moorings	50	40
Arion Ct	Pisa Moorings	50	40
Pony Ct	Pisa Moorings	50	40
Shine Lane	Pisa Moorings	50	40





Road Name	Location	Current Speed (km/h)	Proposed Speed (km/h)
Cemetery Road	Cromwell	70	50





Road Name	Location	Current Speed (km/h)	Proposed Speed (km/h)
Munro Road	Tarras	100	80
Jolly Road	Tarras	100	80
Church Lane	Tarras	100	80



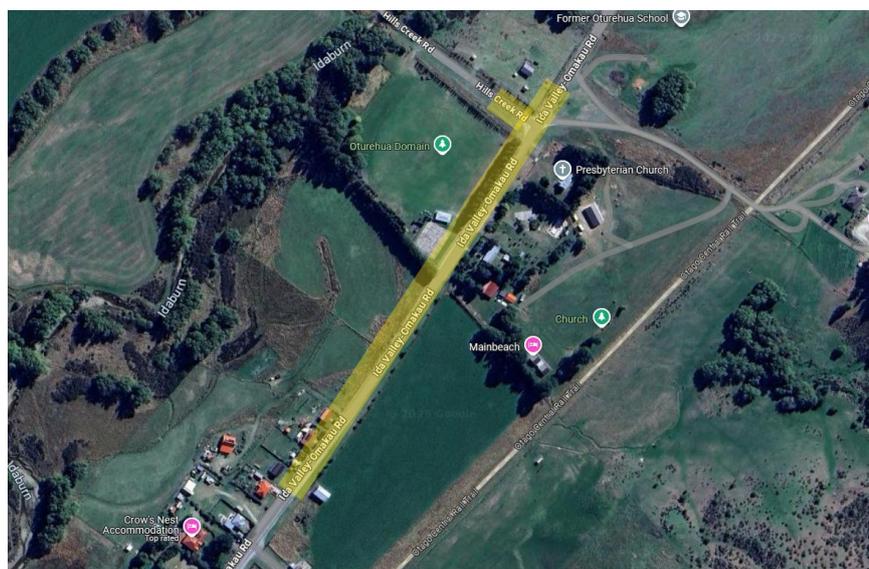


Maniototo Ward

Road Name	Location	Current Speed (km/h)	Proposed Speed (km/h)
Chirnside Terrace	Patearoa	100	50
Aitken Road	Patearoa	100	50

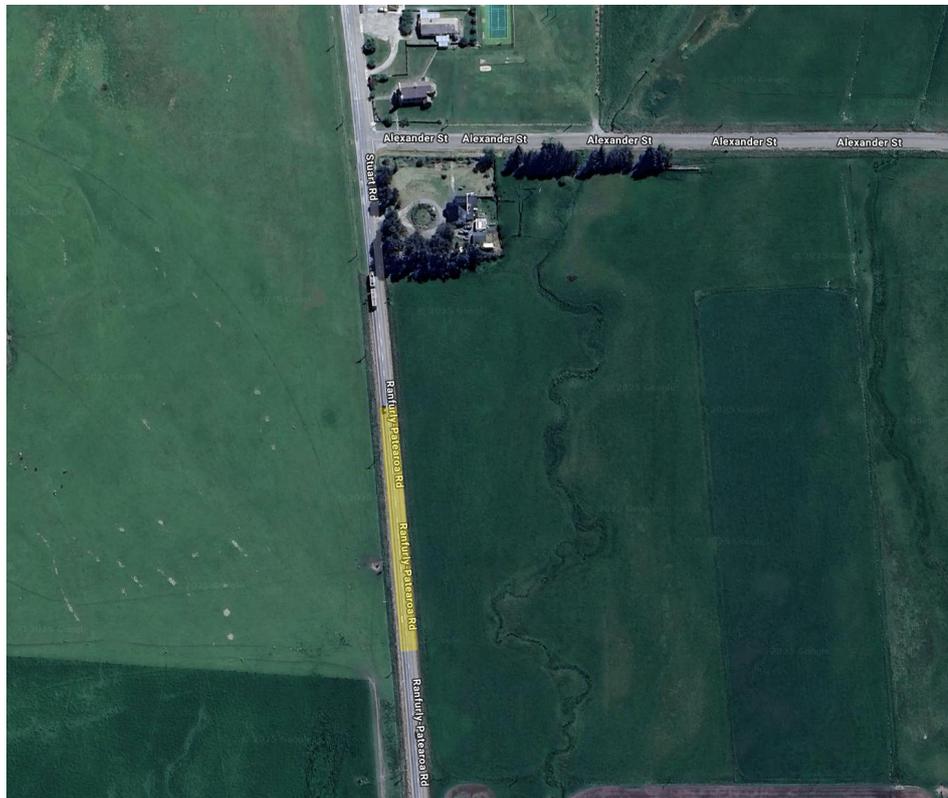


Road Name	Location	Current Speed (km/h)	Proposed Speed (km/h)
Ida Valley Omakau Rd	Oturehua	70	50
Hills Creek Road	Oturehua	100	50





Road Name	Location	Current Speed (km/h)	Proposed Speed (km/h)
Ranfurlly Patearoa Rd	Ranfurlly	50	100

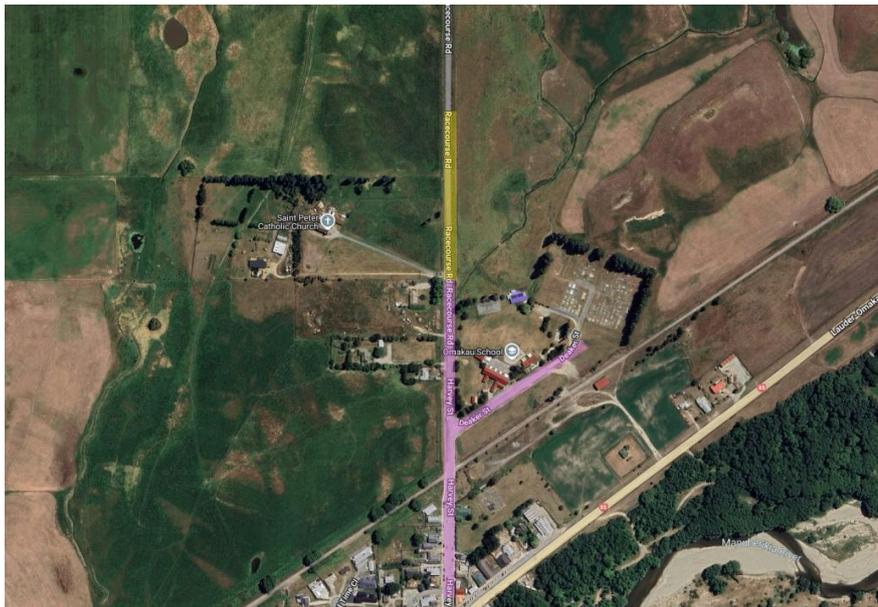


* Note: This is a reduction of the existing 50km/h zone.



Vincent Ward

Road Name	Location	Current Speed (km/h)	Proposed Speed (km/h)
Racecourse Road	Omakau	100	50



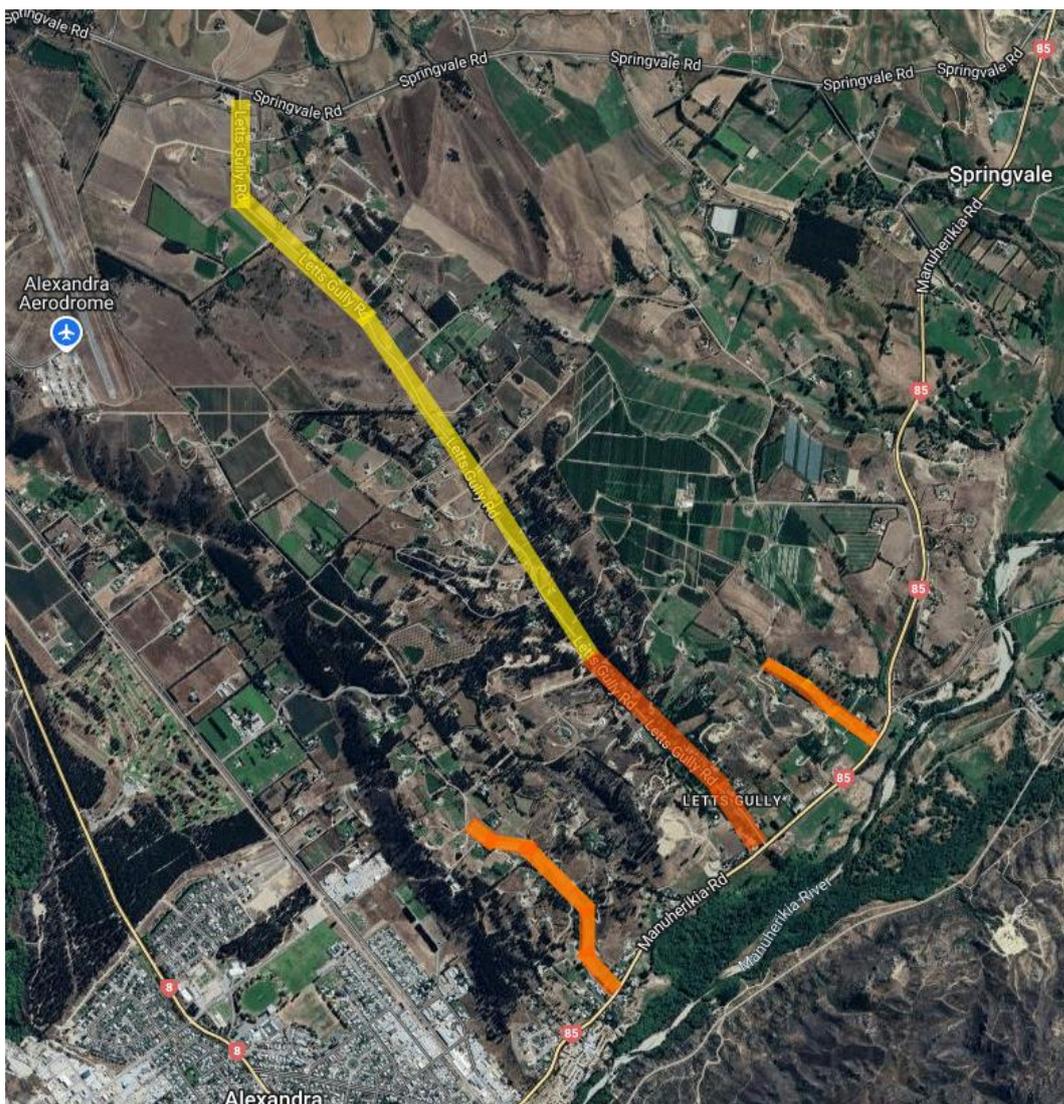
* Note: the area in pink is existing school variable speed zone

Road Name	Location	Current Speed (km/h)	Proposed Speed (km/h)
Lauder Road	Lauder	100	60





Road Name	Location	Current Speed (km/h)	Proposed Speed (km/h)
Letts Gully Road	Alexandra	70	60
Letts Gully Road	Alexandra	100	80
Gilligan’s Gully Road	Alexandra	100	60
Ferris Road	Alexandra	100	60



* Note: orange represents proposed 60km/h areas

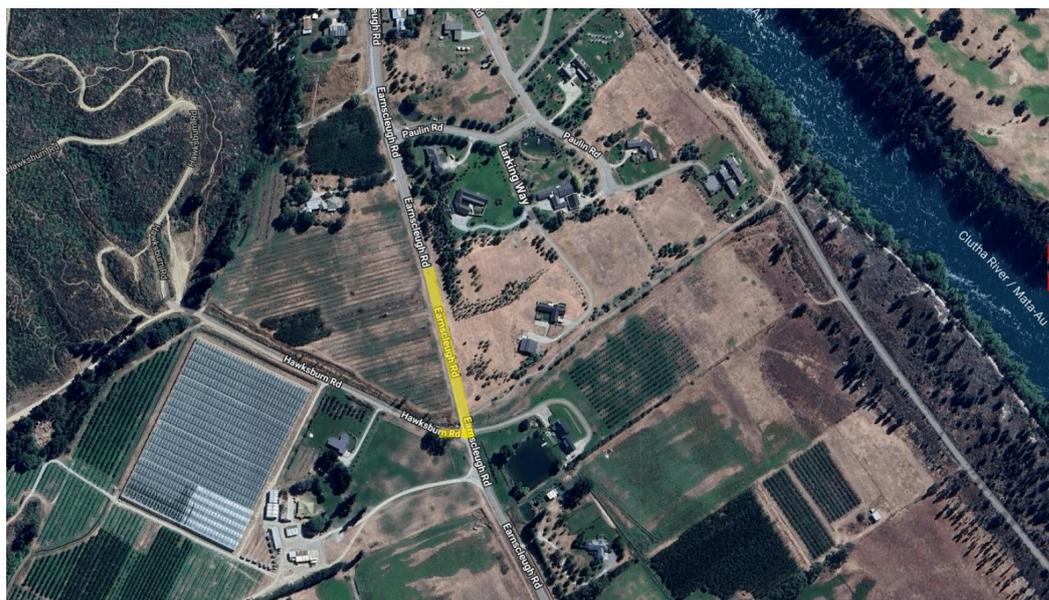


Road Name	Location	Current Speed (km/h)	Proposed Speed (km/h)
Sunderland St	Clyde	70/100	50
Hospital Road	Clyde	100	50
Mutton Town Road	Clyde	100	50
Mutton Town Road	Clyde	100	70



* Note: yellow = 50km/h. Purple = 70km/h.

Road Name	Location	Current Speed (km/h)	Proposed Speed (km/h)
Earnsclough Road	Earnsclough	50	100



* Note: This is a reduction of the existing 50km/h zone



Road Name	Location	Current Speed (km/h)	Proposed Speed (km/h)
St Bathans Loop Road	St Bathans	50	40
St Bathans Loop Road	St Bathans	50	30
St Bathans Loop Road	St Bathans	100	60
Cross St	St Bathans	50	40
St Bathans Downs Road	St Bathans	50	30
St Bathans Downs Road	St Bathans	100	50



* Note: yellow = 40km/h. Purple = 30km/h. Blue = 60km/h. Green = 50km/h



Road Name	Current Speed (km/h)	Proposed Speed (km/h)
Cambrian Road	100	30



25.2.10 CROMWELL FINANCIAL REPORT FOR THE PERIOD ENDING 31 DECEMBER 2024

Doc ID: 2385464

Report Author:	Donna McKewen, Systems and Corporate Accountant
Reviewed and authorised by:	Saskia Righarts, Group Manager - Business Support

1. Purpose

To consider the financial performance overview as at 31 December 2024.

Recommendations

That the report be received.

2. Discussion

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

The operating statement for the six months ended 31 December 2024 shows an unfavourable variance of (\$509k) against the revised budget.

2024/25 Full Year Annual Plan \$000	AS AT 31 DECEMBER 2024				2024/25 Full Year Revised Budget \$000
		YTD Actual \$000	YTD Revised Budget \$000	YTD Variance \$000	
	Income				
1,408	Internal Interest Revenue	832	704	128	1,408
-	Land Sale Proceeds	2,171	2,171	-	4,380
615	User Fees & Other	389	307	82	615
-	Reserves Contributions	79	-	79	-
2,500	Grants & subsidies	1,763	2,500	(737)	2,500
3,956	Rates	2,090	2,089	1	3,956
8,479	Total Income	7,324	7,771	(447)	12,859
	Expenditure				
191	Rates Expense	190	171	(19)	191
272	Cost of Sale of Land	160	160	-	957
20	Professional Fees	317	284	(33)	480
1,246	Cost Allocations	634	627	(7)	1,246
229	Fuel & Energy	98	114	16	229
199	Grants	151	88	(63)	212
263	Other Costs	70	123	53	259
722	Contracts	341	376	35	752
262	Internal Interest Expense	115	131	16	262
127	Building Repairs and Mtce.	64	58	(6)	127
818	Staff	463	409	(54)	818
39	Members Remuneration	20	20	-	39
810	Depreciation	405	405	-	810
5,198	Total Expenses	3,028	2,966	(62)	6,382
3,281	Operating Surplus / (Deficit)	4,296	4,805	(509)	6,477

This table has rounding (+/- 1)

Income for period ending 31 December 2024

Operating income reflects an unfavourable variance to the revised budget of (\$447k).

- User fees and other has a favourable variance of \$82k. The favourable variance is being driven by the timing of rentals and hires of \$9k, other income \$12k and Cromwell pool and swim school \$60k.
- Internal interest revenue has a favourable variance of \$128k. Interest revenue is higher than budget due to surplus reserve balances.
- Reserves contributions have a favourable variance of \$79k. These are difficult to gauge when setting budgets and are dependent on developers' timeframes.
- Grants and subsidies have an unfavourable variance of (\$737k). Year to date \$1.7M of external grant funding has been received for the Cromwell Memorial Hall from the Central Lakes Trust.

2024/25 Full Year Annual Plan \$000	User Fees and Other Income	YTD	YTD	YTD	2024/25 Full Year Revised Budget \$000
		Actual \$000	Revised Budget \$000	Variance \$000	
7	Other Misc Income	16	4	12	7
273	Rentals & Hires	145	136	9	273
315	Cromwell Pool / Swim School	218	158	60	315
20	Cemeteries	9	10	(1)	20
615	Total User Fees Income	388	308	80	615

This table has rounding (+/- 1)

Expenditure for period ending 31 December 2024

Expenditure has an overall unfavourable (\$62k) variance against the revised budget.

- Rates expense has an unfavourable variance of (\$19k). Both Central Otago District Council and Otago Regional Council rates have been received and is within the Annual Plan budget for the year.
- Professional fees have an unfavourable variance of (\$33k). This relates to the Cromwell Town Centre business case work being carried out and expenditure is ahead of the year-to-date budget.
- Grants has an unfavourable variance of (\$63k). This is due to the timing of the grants rounds and the grants allocated. Grant funding allocated includes: Cromwell Promotions \$95k, Cromwell Museum Trust \$41.6k and \$14k to Cromwell Golf Club.
- Other costs have a favourable variance of \$53k. These costs are needs-based and will vary against budget from time to time. Driving this variance is water charges of \$30k, elected members meeting expenses \$16k and pool chemicals \$7k. Water meter charges for the first reading of the financial year have been received, the second reading of the financial year will be higher due to water usage over the summer months.
- Contracts has a favourable variance of \$35k. These expenses are needs-based, and they will vary against budget from time to time. The contract variance is driven by timing of work carried out for planned maintenance work at Cromwell Town Centre, reserves and sport pavilion.
- Staff has an unfavourable variance of (\$54k). This is predominately due to the Cromwell pool swim school salary, which is offset by increased swim school income.

Capital Expenditure

Capital expenditure (CAPEX) for the period ending 31 December 2024 has a year-to-date favourable variance of \$5.47M. The actual CAPEX spent to date is 44% of the total revised budget.

2024/25 Full Year Annual Plan \$000	AS AT 31 DECEMBER 2024				2024/25 Full Year Revised Budget \$000	
	YTD Actual \$000	YTD Revised Budget \$000	YTD Variance \$000			
	Parks and Reserves					
45	Cromwell Reserves - Playground equipment	31	67	36	●	118
82	Cromwell Reserves - Irrigation	3	64	61	●	82
72	Cromwell Reserves - Landscaping	51	36	(15)	●	72
-	Cromwell Reserves - Recreation Equipment	-	10	10	●	20
22	Cromwell Reserves - Fencing & Bins	6	11	5	●	22
134	Cromwell Reserves - BMX Park	-	-	-	●	134
5	Cromwell - Fencing	-	3	3	●	5
12	Cromwell Lighting	14	6	(8)	●	12
31	Cromwell Cemetery	9	34	25	●	38
-	Anderson Park - Playground equipment	-	32	32	●	65
128	Anderson Park - Landscaping	10	64	54	●	128
57	Anderson Park - Irrigation & Bins	-	29	29	●	57
8	Bannockburn Recreation Reserve	10	8	(2)	●	8
596	Total Parks & Reserves	134	365	231		761
	Cromwell Swimming Pool					
172	Building upgrades	76	90	14	●	181
11	Machinery & Plant	13	46	33	●	51
20	Recreation equipment / furniture & fittings	8	10	2	●	20
203	Total Cromwell Swimming Pool	97	146	49		252
	Property				●	
11	Cromwell Town Centre	-	6	6	●	11
24,461	Cromwell Memorial Hall	10,868	16,061	5,193	●	24,109
24,472	Total Property	10,868	16,067	5,199		24,120
25,272	Total Capital Expenditure	11,099	16,578	5,479		25,133

This table has rounding (+/- 1)

Parks and Reserves has an overall favourable variance of \$231k

- Cromwell Reserves - The Lowburn Hall playground project has now been completed. Neplusultra reserve tree removal project is in planning phase. Tarras tennis court replacement is scheduled to start work in February 2025.
- Cromwell Cemetery – Plans are being prepared for kiosk, extension and additional beams.
- Anderson Park – tennis court surface rejuvenation programme has started. Irrigation sprinkler replacements will be carried out as they fail.

- Bannockburn Recreation reserve – playground shade sail installation has been completed.

Cromwell swimming pool has an overall favourable variance of \$49k

- Pool projects are progressing with the following projects being completed: Light replacement, gym change room painting, asbestos testing of building, pool vacuum and washing machine replacements.
- Work has begun on the changing room floor.

Property has an overall favourable variance of \$5.19M

- Cromwell Memorial Hall has a favourable variance of \$5.19M. The Cromwell Memorial Hall is under construction. Slab reinforcement is continuing in readiness of the next concrete pour, steel framing has also started.

Reserve Funds table for Cromwell Ward

- As at 30 June 2024 the Cromwell Ward has an audited closing reserve funds balance of \$25.23M. This is the ward specific reserves and does not factor in the district-wide reserves which are in deficit at (\$24.09M). Refer to Appendix 1.
- Reserves balances adjusted for revised budgets have been prepared to give an estimated 30 June 2025 balance of \$12.17M.
- A significant portion of this reserve fund balance has been allocated to the Cromwell Memorial Hall project. This includes the property general Cromwell, endowment land Cromwell and industrial estate Cromwell reserves.
- Forecasted deficit reserve balances to be aware of include Cromwell Pool (\$897k), Cromwell Master Plan (\$933k), Cromwell Reserves (\$381k) and Cromwell Town Centre (\$2.7M).

3. Attachments

Appendix 1 - 2024-25 Cromwell Reserve Funds [↓](#)

Audited 2023/24 Annual Report					Forecast 1 including Carry-Forwards FY2024/25 *			AP 2024/25
CROMWELL RESERVES	Opening Balance	Transfers In	Transfers Out	Closing Balance	In/Out	Closing Balance	Closing balance	
	A	B	C	D = A + B - C	E	F = D + E		
Cromwell Recreation and Culture Charge								
3412 - Bannockburn Community Centre	(269,760)	-	(7,974)	(277,734)	277,734	-	(269,755)	
3414 - Cromwell Memorial Hall	(2,492,548)	5,018,264	(2,525,716)	-	(2,112)	(2,112)	(748)	
3416 - Cromwell Sports Pavilions	85,763	37,736	-	123,499	(22,630)	100,869	96,719	
3417 - Tarras Comunity Centre	61,887	5,098	-	66,984	9,636	76,620	66,046	
3419 - Cromwell Resource Centre Building	(22,868)	17,685	-	(5,183)	12,181	6,998	(5,027)	
3463 - Cromwell Reserves	-	942,841	-	942,841	(1,323,910)	(381,069)	(34,992)	
3491 - Cromwell Pool	(1,103,100)	122,424	-	(980,676)	83,347	(897,329)	(1,034,143)	
3418 - Cromwell Museum	-	1,971	-	1,971	1,123	3,093	1,570	
3461 - Anderson Park	28,147	1,536	(48,436)	(18,754)	239,348	220,594	(210,537)	
	(3,712,479)	6,147,553	(2,582,126)	(147,053)	(725,283)	(872,336)	(1,390,867)	
Cromwell Ward Services Rate								
3111 - Cromwell General Revenues	5,950,983	426,490	(307,397)	6,070,075	377,768	6,447,843	6,046,995	
3351 - Property General Cromwell	4,257,752	242,640	(205,143)	4,295,250	1,023,827	5,319,077	2,121,889	
3352 - Endowment Land Cromwell	12,306,356	671,363	(5,046,088)	7,931,631	(6,877,276)	1,054,355	(3,641,380)	
3361 - Industrial Estate Cromwell	6,763,888	368,998	(78,162)	7,054,725	(6,376,927)	677,798	246,606	
3431 - Cromwell Community Grants	-	23,036	(9,133)	13,904	(13,209)	695	(23,375)	
3451 - Bannockburn Recreation Reserve Committ	7,042	384	-	7,427	(7,846)	(419)	(848)	
3760 - Cromwell Master Plan	(806,505)	-	(42,935)	(849,440)	(83,572)	(933,012)	(863,021)	
3757 - Cromwell Town Centre	(1,512,856)	-	(699,533)	(2,212,389)	(495,235)	(2,707,624)	(2,742,052)	
	26,966,535	1,733,044	(6,388,397)	22,311,182	(12,452,469)	9,858,713	1,144,813	
Cromwell Promotion Charge								
3033 - Crom Promotions	-	851	(851)	-	1	1	(2,249)	
	-	851	(851)	-	1	1	(2,249)	
Cromwell Ward Services Charge								
3831 - Cromwell Cemetery	-	37,995	-	37,995	(29,883)	8,112	3,352	
3832 - Nevis Cemetery	1,614	115	-	1,729	87	1,816	2,139	
3341 - Forestry Cromwell	-	-	(24,514)	(24,514)	(4,082)	(28,596)	(29,325)	
3211 - Elected Members - Cromwell	-	21,272	(851)	20,421	175	20,596	3,883	
	1,614	59,382	(25,365)	35,631	(33,703)	1,928	(19,951)	
Cromwell Ward Specific Reserves								
3120 - Cromwell Athenaeum Trust	89,173	4,865	-	94,038	4,702	98,740	93,632	
3122 - CO Sports Turf Trust	29,559	3,648	-	33,207	1,661	34,868	31,037	
3125 - Cromwell Bowling Club fund	14,408	786	-	15,194	760	15,954	15,128	
3135 - Cromwell Golf Club fund	25,614	7,211	(10,000)	22,825	1,141	23,966	26,895	
3139 - Cromwell Land Endowment fund	239,961	13,091	-	253,052	12,652	265,704	251,959	
3150 - Cromwell Speedway Club Fund	7,252	396	-	7,647	383	8,030	7,614	
3151 - Cromwell Sports Club Fund	71,170	5,790	-	76,960	3,848	80,808	74,728	
3153 - Cromwell Squash Club Fund	4,684	256	-	4,939	247	5,186	4,918	
3157 - Cromwell Vintage Car Club Fund	6,455	1,844	-	8,299	415	8,714	6,778	
3353 - Medical Centre Cromwell	(126)	133	(7)	-	-	-	-	
	488,150	38,019	(10,007)	516,162	25,808	541,970	512,689	
Cromwell Ward Development Fund								
3146 - Cromwell Reserves Contribution	2,290,681	229,656	(1,811)	2,518,526	125,926	2,644,452	2,486,565	
	2,290,681	229,656	(1,811)	2,518,526	125,926	2,644,452	2,486,565	
Total Reserves Surplus/(Deficit)	26,034,626	8,207,522	(9,007,700)	25,234,448	(13,059,721)	12,174,727	2,731,000	

* Forecast 1 movements include the Annual Plan 2024/25 movements and the carryforward expenditure from 2023/24, in particular capital projects not complete. This is to enable a running estimate of the total Reserves balance.

25 March 2025

6 MAYOR'S REPORT

25.2.11 MAYOR'S REPORT

Doc ID: 2015421

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

25 March 2025

7 CHAIR'S REPORT

25.2.12 CHAIR'S REPORT

Doc ID: 2015605

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

8 MEMBERS' REPORTS

25.2.13 MEMBERS' REPORTS

Doc ID: 2016100

1. Purpose

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

Recommendations

That the report be received.

2. Attachments

Nil

9 STATUS REPORTS

25.2.14 MARCH 2025 GOVERNANCE REPORT

Doc ID: 2016459

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.

Recommendations

That the report be received.

2. Discussion

CAPEX Reporting

- Memorial Hall (see Appendix 1)

Status Reports

The status reports have been updated with any actions since the previous meeting (see Appendix 2).

3. Attachments

Appendix 1 - Cromwell Memorial Hall Report [↓](#)

Appendix 2 - CCB Status Updates [↓](#)

Cromwell Memorial Hall Project

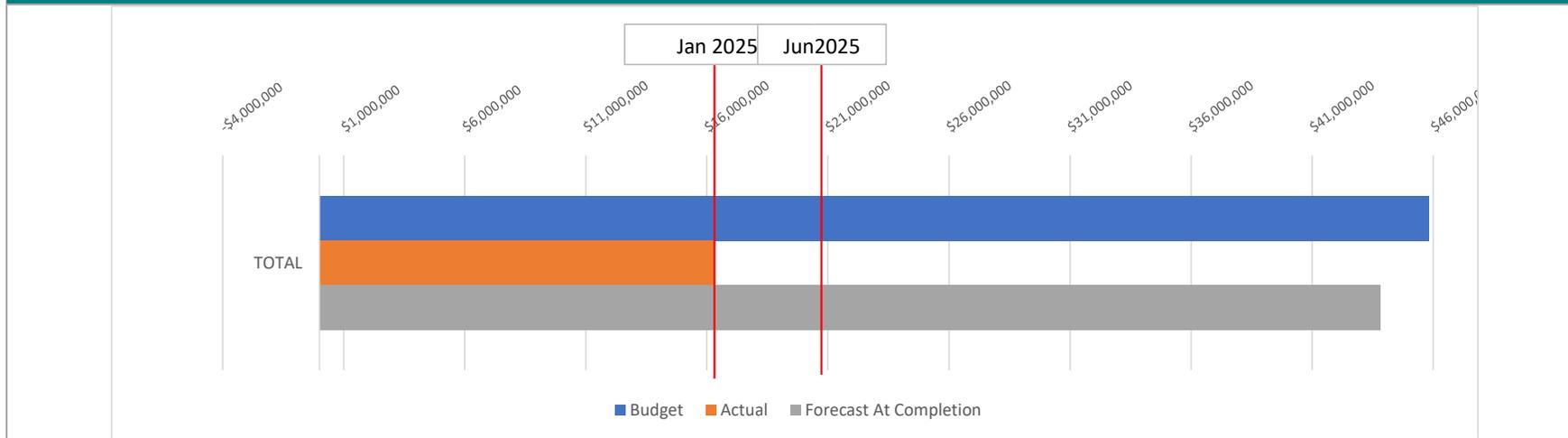
Estimated Start: Apr 2024 (Construction)	Estimated Finish: March/May 2026	Funding Source(s): Reserves, Lending, Trusts, Land Sales	Project Stage: Construction
Executive Sponsor: David Scoones	Project Owner: Garreth Robinson	Programme Manager: Garreth Robinson	Project Manager: Phil Quinn
Key Stakeholders: Council, CCB, Community, RSA, Museum, Community Groups (Fine Thyme, Theatre Groups), Community Vision / Operator (TBC), Town and Country			
Key Project Deliverables			
Construct as per the adopted Developed Design Scope (653736) providing catalyst project to the Cromwell Masterplan (2019).			
Status Update – Report 8 (January 2025)		Next Steps - December	
<p>Health & Safety</p> <ol style="list-style-type: none"> No incidents reported during the period No Lost Time Injury's (LTI's) to date <p>Design</p> <ol style="list-style-type: none"> With the memorial garden scope confirmed, the cultural elements are being finalised within the programme. <p>Construction</p> <ol style="list-style-type: none"> Service Lane parking area sealed supporting TnC parking requirements. Access from Butchers remains gravel during construction period – sealed at a future date subject to sealing season. Precast panels continue to be installed Stitch joints (between precast panels) continues Structural steel for the auditorium commenced installation Roof over community spaces progressing according to plan Finalising finishing details for polished concrete underway <p>Stakeholder Engagement</p> <ol style="list-style-type: none"> TnC work has been completed – coordination with access is ongoing 		<p>Design</p> <ol style="list-style-type: none"> Seismic Design approaching closure – large provisional detailed package with potential financial implications. <p>Construction</p> <ol style="list-style-type: none"> Structural steel for auditorium arrival and installation will continue Commencement of building services (e.g. fire sprinklers) will commence Exploring scheduling soft landscaping into construction schedule to enable seasonal planting and preparation for Anzac 2026 Mechanical services (e.g. air cond) commencing arrival to site securing materials certainty <p>Stakeholder Engagement</p> <ol style="list-style-type: none"> Synergies with Community Experience workstream commenced. Continue working with TnC on communication on construction to aid their operation. Intend to be complete with Town and Country ground by mid-December. 	

Project Health

Cromwell Memorial Hall Project

Flag	Previous Status	Current Status	Status Description
Overall Status	G	G	Construction phase of the project has commenced after a robust procurement and governance financial prudence process, providing resolutions on 28-Feb to proceed into construction by awarding the contract to Naylor Lover
Finances	A	A	Project funding of \$45.8M approved at 28-Feb-24 Council Meeting Variation to date is \$1,369,096 – variations are being monitored carefully as we complete inground works (higher risk area)
Risks	A	A	Consumption of contingency has slowed and remains within current limits.
Issues	G	G	
Resources	G	G	
Key Milestones	A	G	New programme accepted with approval of EoT claim.
Health and Safety	G	G	SSSP reviewed and accepted; Site induction process implemented; WorkSafe informed on selected tasks
Scope	G	G	
Communications	G	G	Let's Talk Page being refreshed with the commencement of construction and approved detailed design

Budget



Cromwell Memorial Hall Project

Project Risk Analysis – Key Rated Risks

Flag	Risk Name	Status Comments
G	Health & Safety on building site, with working at heights, heavy equipment etc poses on going risk	With Site Establishment Naylor's SSSP in effect - If no need to be onsite stay away Inductions in place WorkSafe notified on required actions
A	Exceeding allocated total project cost of \$45.8M	Construction contract has high percentage fixed price Variation Process through Eng Rep will review contingency spend Remaining Provisional Items have mitigation plan underway

Milestone Report



Cromwell Memorial Hall Project

Special Addendum | Timelapse Footage



Status Updates	Committee: Cromwell Community Board
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Meeting	Report Title	Resolution No	Resolution	Officer	Status
10/02/2025	Land Investment Strategy - Principles and Outcomes	25.1.2	<p>That the Cromwell Community Board</p> <p>A. Receives the report and accepts the level of significance.</p> <p>B. Agrees with the draft principles and outcomes for the strategy as detailed in the report subject to amendments.</p> <p>C. Agrees that these draft principles and outcomes form the basis of the strategy, and that work continues to develop the strategy subject to amendments.</p> <p>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 subject to amendments.</p>	Group Manager - Business Support	<p>03 Mar 2025 The revised strategy is currently being drafted. A report will come to the May meeting.</p> <p>25 Feb 2025 Action Memo sent to report writer.</p>
7/05/2024	2023/24 Community and Promotions Grants Applications - 2nd Round	24.4.2	<p>That the Cromwell Community Board:</p> <p>A. Receives the report and accepts the level of significance.</p> <p>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.</p>	Community Development Advisor	<p>26 Feb 2025 The Dunstan East Side Trail project is going well, and the applicants anticipate it being completed in February/March 2025. They reported in January; "The project is going well thanks. It looks like we will be completed in February/March at the latest. We look forward to completing the accountability report thereafter. In the meantime, we can report that the full feasibility study is around 80% complete. This includes an assessment of community impact, estimated trail users, direct economic benefit, and impact on local business. We have collaborated on this with the experienced team from Southern Land since July 2024. The final steps over the coming month focus on re-engaging with relevant local landowners and going back to the local businesses along this trail to collect and analyse their assessment of the economic impact of the trail. We are also making sure we have enough data gathered on direct community impact and environmental impact and exploring a few interesting local partnerships."</p> <p>16 Jul 2024</p>

					<p>No new developments - will provide and update when there has been.</p> <p>24 May 2024 The Trust has been established as a new supplier and the grant has been paid. Will keep in touch with developments as they occur.</p> <p>14 May 2024 Action memo sent to staff.</p>
9/12/2024	Naming of Reserve in Bannockburn	24.11.5	<p>That the Cromwell Community Board</p> <p>A. Receives the report and accepts the level of significance.</p> <p>B. Approves that the local purpose (recreation) reserve land legally described as:</p> <ul style="list-style-type: none"> • 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". 	Parks Officer - Planning and Strategy	<p>27 Feb 2025 Signage underway.</p> <p>MATTER CLOSED</p> <p>20 Jan 2025 Applicant updated on outcome of previous meeting. Parks Team working on installation of signage.</p> <p>16 Jan 2025 Action memo sent to report writer.</p>

10 DATE OF THE NEXT MEETING

The date of the next scheduled meeting is 6 May 2025.

11 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
Confidential Minutes of Ordinary Board Meeting	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
25.2.15 - March 2025 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
