



AGENDA

Cromwell Community Board Meeting Tuesday, 17 June 2025

Date: Tuesday, 17 June 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, 17 June 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 (Acting Group Manager - Community Experience), L Fleck (Group Manager - People and Culture, Acting Group Manager - Community Vision), P Morris (Acting Group Manager - Governance and Business Services), L van der Voort (Group Manager - Planning and Infrastructure), S Reynolds (Acting Governance Manager)

1 APOLOGIES

2 PUBLIC FORUM

3 CONFIRMATION OF MINUTES

Cromwell Community Board - 6 May 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 TUESDAY, 6 MAY 2025 COMMENCING
AT 2.00 PM**

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

IN ATTENDANCE: P Kelly (Chief Executive Officer), S Righarts (Group Manager - Business Support), D Scoones (Group Manager - Community Experience), L van der Voort (Group Manager - Planning and Infrastructure), N Lanham (Economic Development Manager), G Robinson (Property and Facilities Manager), G Bailey (Parks and Recreations Manager), M Burnett (Parks Officer Strategy and Planning), A Mason (Media and Marketing Manager), R Williams (Community Development Advisor), G Chrystall (Facility Experience Manager), H Giles (Property and Facilities Officer Cromwell), Z Zeelie (Team Leader Statutory Property), M Ridd (Statutory Property Officer), P Quinn (Project Manager Property), M Tohill (Communications Officer), S Reynolds (Governance Support Officer)

1 APOLOGIES

COMMITTEE RESOLUTION

Moved: Browne
Seconded: Sanford

That an apology from Cr N Gillespie and an apology for early departure from Ms McConnell be received and accepted.

-----**CARRIED**

2 PUBLIC FORUM

Caitlyn Dykes - Cromwell and Districts Promotion Group

Ms Dykes described the objective of the group to promote Cromwell as a great place to stay, play and visit. She outlined the group's organized events and emphasized their dedication to ongoing growth and development. Ms Dykes thanked the community for their support and acknowledged the volunteers who work tirelessly to ensure the professional delivery of the events.

Friends of the Cromwell Cemetery - Katie Seymour and Cheryl Sanders

Ms Seymour and Ms Sanders spoke to their application for grant funding to construct a rabbit proof fence in the Cromwell Cemetery. They outlined their ambition to work alongside CODC to restore the cemetery to a well-maintained and cared for site that everyone could be proud of. They noted their belief that the construction of a rabbit-proof fence was essential as it would ensure the graves were protected from future damage.

Ms Seymour and Ms Sanders then responded to questions.

Andy Erskine - Cromwell Speedway

Mr Erskine outlined the events that the Cromwell Speedway ran and noted the safe and structured environment for motorsport they offered, that brought families together and gave youth the opportunity to learn mechanical and driving skills. He detailed the contribution that the club make towards to local economy and tourism. He wanted the board to consider the terms for the club in

the proposed lease and the clubs ambition to create a sustainable model for operating into the future.

Eve O'Brien - Central Otago Friendship Network (via telephone)

Ms O'Brien gave an overview of the work that the charitable trust do to help connect and support individuals who experience isolation or loneliness. The trust currently had two part-time support workers and approximately 30 volunteers and supported over 70 individuals.

Ms O'Brien noted that this grant application is to help them extend their services in Cromwell and to provide more consistent support within the ward and to help link up with other agencies in the area.

Ms O'Brien then responded to questions.

3 CONFIRMATION OF MINUTES

COMMITTEE RESOLUTION

Moved: Scott
Seconded: Sanford

That the public minutes of the Cromwell Community Board Meeting held on 25 March 2025 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

Note: By permission of the meeting item 25.3.9 was heard first.

25.3.9 PROPOSAL TO APPROVE A NEW LEASE WITH CENTRAL SPEEDWAY CLUB CROMWELL INCORPORATED

To consider entering into a new lease agreement with Central Speedway Club Cromwell Incorporated over the land situated on Sandflat Road, Cromwell comprising 8.3217 hectares more or less being Lot 1 DP 403966 ("The Leased Area").

Discussion followed on the opportunity to rebate some of the money accrued from rent payments back to the Cromwell Speedway club to allow them to further develop the property. It was noted that the board would need to be provided with the clubs financial statements in order to make a decision on any potential rebate.

It was confirmed that board wanted to maintain the lease with Cromwell Speedway and that option 3 in the report would not be considered.

COMMITTEE RESOLUTION

Moved: Browne
Seconded: Scott

That the Cromwell Community Board recommend:

That the report is left to lie on the table to allow the board to be provided with updated financials, from the group to ascertain what, if any rebate might be applicable.

CARRIED

25.3.2 2024/25 COMMUNITY AND PROMOTIONS & EVENTS GRANTS APPLICATIONS - 2ND FUNDING ROUND

To consider the second round of the community and promotions & events grant applications for the 2024/25 financial year. To consider applications to the 2025/26 year promotions and events grant.

COMMITTEE RESOLUTION

Moved: Sanford
Seconded: Browne

- A. Receives the report and accepts the level of significance
- B. Approves a grant of \$4,000 to the Central Otago Friendship Network for the Cromwell Social Connection Support project.
- C. Requests that the Friends of the Cromwell Cemetery Group complete a project plan, in consultation with the Central Otago District Council's Parks and Recreation Department, and resubmit an application in the next funding round.
- D. Approves a grant of \$97,500 To Cromwell and Districts Promotions Group for Light Up Winter, Street Party and Fireworks and National Cherry Pit Spitting Championships 2025 events.
- E. Notes that any grants approved for funding from the 2025 -26 financial year draft Long-term Plan budget are subject to budgets remaining unaltered and the approval and adoption of 2025-2034 Long Term Plan.
- F. Notes that it is each grant recipient's responsibility to obtain and/or have in place the appropriate consents, plans and licences (including resource consent, health and safety plans etc.) as required by legislation, agencies, property owners and/or individuals to undertake the projects.

CARRIED

Note: Ms McConnell left the meeting at 3.12 pm and did not return.

Note: The meeting was adjourned at 3.15 pm and resumed at 3.26 pm

25.3.3 CROMWELL HALL OPERATING DECISIONS

For the board to make regular decisions on how the Cromwell Memorial Hall will operate once opened. This is a progress report to consider recommendations to Council on the proposed operations of the Cromwell Memorial Hall.

The was noted that in order to appeal to all members of the community and to increase revenue consideration would need to be given to a broad variety of commercial opportunities to deliver an operating model that maximised all the facets of the building.

COMMITTEE RESOLUTION

Moved: Browne
Seconded: Laws

That the Cromwell Community Board

- A. Receives the report and accepts the level of significance.
- B. Supports the café space and cinema and catering kitchen being considered for lease to commercial operators through Councils normal procurement process.
- C. Recommends to Council that staff seek broad options through expressions of interests to run spaces in recommendation B so all opportunities could be considered.
- D. That staff bring a report back to Cromwell Community Board for its consideration.

CARRIED

25.3.4 MUSEUM FITOUT WITHIN THE CROMWELL MEMORIAL HALL

For the board to receive the report and make recommendations to Council for CODC officers to facilitate the fitout of the Museum in the new Cromwell Memorial Hall facility. It was noted that indication from external funders had been favourable but that this was not yet guaranteed.

COMMITTEE RESOLUTION

Moved: Scott
Seconded: Laws

That the Cromwell Community Board

- A. Receives the report and accepts the level of significance.
- B. Recommends to Council officers facilitate the fitout of the museum in the new Cromwell Memorial Hall
- C. Recommends to Council to delegate financial authority to the Chief Executive in the amount \$1.6 million enabling awarding the design and fitout to nominated suppliers as per the procurement policy process, subject to successful external grant funding of \$500,000.
- D. Recommends authorising the Chief Executive Officer to do all that is necessary to give effect to these resolutions.

CARRIED

25.3.5 APPROVE DRAFT CROMWELL RACECOURSE RESERVE MANAGEMENT PLAN FOR CONSULTATION

To consider approving the draft Cromwell Racecourse Reserve Management Plan 2025 for consultation. The board requested that all affected parties and users of the Racecourse Reserve and Anderson Park take part in the submission process in order for the board to have the full picture of how the areas were used and any potential issues with the draft management plan.

COMMITTEE RESOLUTION

Moved: Browne
Seconded: Laws

That the Cromwell Community Board

- A. Receives the report and accepts the level of significance.
- B. Approves the draft Cromwell Racecourse Reserve Management Plan 2025 for public consultation in accordance with Section 41 of the Reserves Act 1977. The land is legally described as Lot 1 DP 301554, Cromwell District, part Certificate of Title 64/76.
- C. Agrees that the Cromwell Community Board will hear submissions received on the draft Plan.

CARRIED

25.3.6 CROMWELL CEMETERY EXTENSION STAGE 1

To approve the Cromwell Cemetery Development Plan for Stage1.

It was discussed that Stage 1 would not herald the aesthetic improvements that some members of the community were asking for, but that this was part of a long-term vision to improve all aspects of the site.

COMMITTEE RESOLUTION

Moved: Sanford
Seconded: Scott

That the Cromwell Community Board

- A. Receives the report and accepts the level of significance.
- B. Approves the Cromwell Cemetery Development Plan for Stage1 subject to the adoption of the 2025-34 Long-term Plan.

CARRIED

25.3.7 ROAD NAME APPROVAL REPORT - SHANNON FARM

To consider a request to name eight roads in the Shannon Farm subdivision in Cromwell.

The board considered the names proposed and agreed that some of the suggested names were repeats of existing roads and that the use of fruit varieties was not appropriate in this context.

COMMITTEE RESOLUTION

Moved: Laws
Seconded: Sanford

That the Cromwell Community Board

Leave the report to lie on the table and request that the developer to look at the history of the area and the CODC approved road naming list and come back to staff with future suggestions.

CARRIED

Note: Mr Scott declared an interest in item 25.3.8 and did not take part in the discussion or vote on the item.

25.3.8 CROMWELL GOLF CLUB - FUNDING REQUEST

To consider a request from the Cromwell Golf Club for financial assistance with the purchase of a new Turf Cutter using funds held in the Club's Fund Account.

COMMITTEE RESOLUTION

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

That the Cromwell Community Board

- A. Receives the report and accepts the level of significance.
- B. Recommends that the Board approves funding of \$6,950.00 (exc. GST) from the Cromwell Golf Club fund to purchase a new turf cutter, subject to the provision of a copy of the invoice being submitted to staff.

CARRIED

6 MAYOR'S REPORT

Her Worship the Mayor was not present at the meeting.

7 CHAIR'S REPORT**25.3.11 CHAIR'S REPORT**

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

- Had attended the ANZAC ceremony at the Cromwell Cemetery noting the special service, the speakers and the good numbers in attendance.
-

COMMITTEE RESOLUTION

Moved: **Browne**
Seconded: **Harrison**

That the report be received.

CARRIED

8 MEMBERS' REPORTS**25.3.12 MEMBERS' REPORTS**

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

Mr Scott reported on the following:

- Attended a planning meeting with Cromwell and Districts Promotions Group to discuss the planned quiz night with Peter Williams.
 - Attended a meeting with the Cromwell Friends of Cromwell Cemetery Group.
-

- Attended the ANZAC day service at Bannockburn and was honoured to read the names of the fallen from Bannockburn and Nevis Valley.
- Met with Peter Kelly and other staff to discuss the future of the Cromwell Golf Club.

Cr Browne reported on the following:

- Attended the Central Otago Athletics day.
- Transported children to the 'Top Bike' event at Molyneux Park, noting the well supported day out and great collaboration from outside agencies.
- Attended the Wakatipu High School production of Mama Mia.
- Attended commissioner training for the hearings panel.
- Attended an AA forum for Central Lakes, considering a submission to NZTA to reduce the speed limit reduction at McNulty Road onto SH8.
- Attended the Cromwell ANZAC day service.
- Attended an Cromwell community response group meeting, noted they are planning another community day to encourage people to get prepared for an emergency event.

Mr Sanford reported on the following:

- Attended a kids 'online safety' meeting that was held at the Cromwell College.
- Attended two Long-term Plan public workshop, noting the poor attendance.
- Went to Speedway twice over Easter.
- Went to Wheels at Wanaka.
- Attended the Lowburn ANZAC day service.
- Attended the AF8 workshop in Alexandra.
- Attended meetings with the Friends of Cromwell Cemetery.

Cr Laws reported on the following:

- Gave an update on the March and April Council meetings.
- Attended the Long-term Plan public sessions, noting the low numbers.
- Attended a Friends of Cromwell Cemetery meeting.
- And the same night attended an Old Cromwell meeting.
- Attended the ANZAC day service in Tarras, noting the good turnout and moving speeches.

COMMITTEE RESOLUTION

Moved: Browne

Seconded: Sanford

That the report be received.

CARRIED

9 STATUS REPORTS

25.3.13 MAY 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: Laws

Seconded: Scott

That the report be received.

CARRIED

10 DATE OF THE NEXT MEETING

The date of the next scheduled meeting is 17 June 2025.

11 RESOLUTION TO EXCLUDE THE PUBLIC

COMMITTEE RESOLUTION

Moved: Scott

Seconded: Browne

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

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

General subject of each matter to be considered	Reason for passing this resolution in relation to each matter	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
25.3.14 - May 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

CARRIED

The public were excluded at 4.30 pm and the meeting closed at 5.02 pm

.....
CHAIR / /

4 DECLARATIONS OF INTEREST

25.4.1 DECLARATIONS OF INTEREST REGISTER

Doc ID: 2016199

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) Wooing Tree (Assistant Manager - Cellar Door) Daffodil Day Cromwell Coordinator	Otago Regional Council (Councillor) The Message (Director)	Cromwell Resource Centre Trust Old Cromwell Incorporated
Mary McConnell	Harrison Grierson Ltd (Employee) Contractor to Environmental Protection Authority and QLDC	Southern Lakes Motors (Shareholder and dealer principal)	Cromwell and Districts Community Trust Lowburn Hall Committee
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

25.4.2 ROAD NAME APPROVAL REPORT - SHANNON FARM

Doc ID: 2480318

Report Author:	Faye Somerville, Roding Administration Assistant
Reviewed and authorised by:	Louise van der Voort, Group Manager - Planning and Infrastructure

1. Purpose of Report

To consider a request to name eight roads in the Shannon Farm subdivision in Cromwell.

Recommendations

That the Cromwell Community Board

- A. Receives the report and accepts the level of significance.
- B. Agrees that the roads be named Infinity Drive, Omega Crescent, Leyser Lane, Staccato Close, Rainier Place, Goldrich Place, Springcrest Court and Sonnet Place.

2. Background

At its meeting on 6 May 2025, the Cromwell Community Board was presented with eight proposed road names; the Board acknowledged that Leyser and Infinity were acceptable but suggested that the proposed stone fruit themed names be reconsidered to better reflect the history of Ripponvale.

As a result, the report was left to lie on the table to allow the developer time to consider 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 easy to pronounce, spell, and understand.

Within the Central Otago District, proposed names must also:

- Not duplicate any existing road name;
- Not be similar in spelling or pronunciation to an existing road name.

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

3. Discussion

The roads requiring names are identified as Roads 1–8 on the attached plan (Appendix 1).

The developer has considered the Community Board's request to explore alternative road names that better reflect the history of the Ripponvale area. The attached submission (Appendix 4) outlines the developer's response, including the historical context of the site, the rationale for the proposed names, and updated options for the eight roads within Stage 1 of the Shannon Farm development.

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

Road 1 – main road through Shannon Farm

Option	Name	Reason
1	Infinity Drive	Infinity Investment Group owns 50% of NZ Cherry Partnership which owns Shannon Farm. Infinity is the developer of Shannon Farm.

Road 2 – main road around Village Green

Option	Name	Reason
1	Omega Crescent	Preapproved Community Board name: 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.
2	Fortune Crescent	Stone fruit (plum) as the area is well known for stone fruit.

Road 3 – side road to sections that borders the cherry orchard

Option	Name	Reason
1	Leyser Lane	The Leyser family is the original farm owner since 1970 until the purchase of the land for the development.

Road 4 – ROW to sections that borders orchard

Option	Name	Reason
1	Staccato Close	Stone fruit (cherry) as cherries are grown on the property and next door for over 25 years.
2	Manuka Close	Preapproved Community Board name: Trees originally found in district.

Road 5 – ROW to sections that borders orchard

Option	Name	Reason
1	Rainier Place	Stone fruit (cherry) as cherries are grown on the property and next door for over 25 years.
2	Bracken Place	Preapproved Community Board name: Shrubs originally found in district.

Road 6 – ROW to sections that borders orchard

Option	Name	Reason
1	Goldrich Place	Stone fruit (apricot) as apricots were grown on the land.
2	Aurora Place	Preapproved Community Board name: A former gold mine at Bendigo.

Road 7 – ROW to sections that borders orchard

Option	Name	Reason
1	Springcrest Court	Carrying on with the stone fruit theme (peaches) grown in the area of Cromwell.
2	Redwood Court	Preapproved Community Board name: Trees originally found in district.

Road 8 – ROW

Option	Name	Reason
1	Sonnet Place	Carrying on with the stone fruit theme (cherry) grown in the area of Cromwell.
2	Menzies Place	Preapproved Community Board name: 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.

4. Financial Considerations

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

5. OptionsOption 1 – (Recommended)

Name the roads listed 1-8 as proposed.

Advantages:

- Names are the preferred choice of the developer.
- Names acknowledge family history, developer investment and agricultural significance.
- Names comply with the Council policy.

Disadvantages:

- None identified

Option 2

Select alternative names provided in list above.

Advantages:

- Names comply with Council policy.
- Names are from the Cromwell approved road naming list.

Disadvantages:

- Names are alternative to the preferred names provided by the developer.

Option 3

Decline the names provided by the developer and select alternative names from the

approved road name lists (attached as Appendix 2 and 3).

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

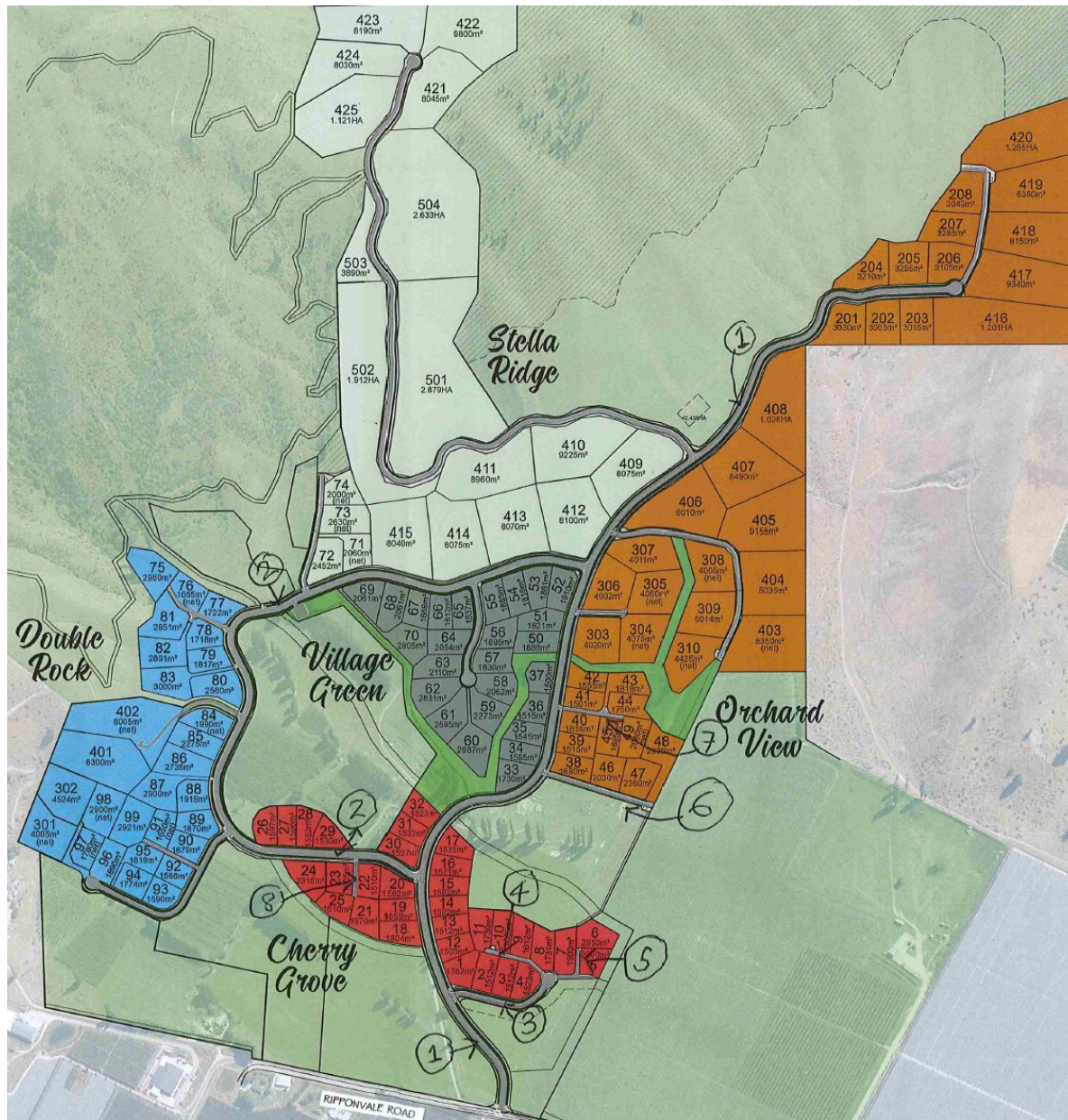
Appendix 1 - Plan - Shannon Farm Stage 1(2) .docx [↓](#)

Appendix 2 - Cromwell Community Board list of approved road names.docx [↓](#)

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

Appendix 4 - Street Names Submission to CODC May 2025.pdf [↓](#)

Appendix 1



Road	Preferred Name	Alternative
1	Infinity Drive (approved)	
2	Omega Crescent	Fortune Crescent
3	Leyser Lane (approved)	
4	Staccato Close	Manuka Close
5	Rainier Place	Bracken Place
6	Goldrich Place	Aurora Place
7	Springcrest Court	Redwood Court
8	Sonnet Place	Menzies Place

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).
Dicey	Robin Dicey – local resident and well known winegrowing identity.
Dow	Fallen soldier in World War I (from the Nevis).
Go By	A former gold mine at Carrick.
Heart of Gold	A former gold mine at Carrick.
John Bull	A former gold mine at Carrick.
Lucknow	A former gold mine at Carrick.
Matheson	Fallen soldier in the World Wars (from the Nevis).
McElroy	Farming family – Hawksburn Station (Ron McElroy). Mr A McElroy was an elected member on the Vincent County Council in the 1940's.
Menzies	John Menzies and David Stewart built the dam at Stewart Town that supplied the miners with water; William Menzies owned the Nevis Hotel; his descendants still live in the area.
Nil Desperandum	A former gold mine at Carrick.
Point d'Or	A former gold mine at Carrick.
Royal Standard	A former gold mine at Carrick.
Struthers	Fallen soldier in World War II (from the Nevis).
Williamson	Fallen soldier in World War II (from the Nevis).

Northburn

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 ventures.
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

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</i> spp.
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</i> spp.
Koreke	Quail
Miromiro	Tomtit, <i>Petroica macrocephala</i>
Pakura	Swamp hen, swamp turkey

Pukaki	Swamp hen, swamp turkey
Pukeko	Swamp hen, swamp turkey
Peopeo	Morepork, <i>Ninox novaseelandiae</i>
Piopia	Morepork, <i>Ninox novaseelandiae</i>
Putakitaki	Paradise duck
Rerewaka	Pied stilt
Tatariki	Yellowhead, <i>Mohoua ochrocephala</i>
Titiripounamu	Rifleman, <i>Acanthisitta chloris</i>
Tutaki	Thrush, <i>Bowdleria punctata</i>
	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
Hiwihiwi	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 tāranga	Shrub, <i>Corokia cotoneaster</i>
Hakeke	Tree daisy, <i>Olearia ilicifolia</i>
Haki	Native Holly, <i>Olearia ilicifolia</i>
Pekapeka	Tree daisy
Hakihaki	Tree
Harakeke	Flax, <i>Phormium tenax</i>
Harareke	Flax, <i>Phormium tenax</i>
Pao	Kind of flax, <i>Phormium spp.</i>
Takirikau	Kind of flax, prob <i>Phormium spp.</i>
Kakaha	Bush flax
Wharariki	Mountain flax, <i>Phormium cookianum</i>
Horopito	Pepper tree, prob. <i>Pseudowintera colorata</i>
Inaka	Spider plant tree, <i>Dracophyllum sp.</i>
NeiNei	Spider plant tree, <i>Dracophyllum sp.</i>
Kapuka	Broadleaf tree, prob. <i>Griselinia littoralis</i>
Karamu	Shrub, <i>Coprosma spp.</i>
Mikimiki	<i>Coprosma spp.</i>
Mingimingi	<i>Coprosma spp.</i>
Hūpiro	<i>Coprosma spp.</i>
Kio kio	Fern, prob. <i>Blechnum spp.</i>
Kirimoko	Small manuka, <i>Leptospermum sp.</i>

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

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

Shannon Farm Road Naming

Please see below our second submission for road names within the first stage of the development of the Shannon Farm development.

We thank Council for providing us with a copy of 'Just Add Water' by Len Riggir to assist us in providing alternative names for the development as the Community Board suggested. The book was of great interest regarding the race and water to the Ripponvale area, but did not provide us with any additional information on Shannon Farm that we did not already know or consider when we researched available road names.

Infinity Investment Group has developed over 4,000 sections in the South Island over the last 20 years. When considering road names for a substantial development like Shannon Farm we always take into account the history of the land and surrounding area or come up with a theme that is associated with the land or surrounding area.

For example, Shannon Farm takes its name from the original farm owner's and we know that it holds special historical significance for many locals, hence we named the development Shannon Farm.

Shannon Farm had been in the local Ritchie family from 1882 until 1944 before selling on to Crabbe & Sons, then the Leyser's in the 1970's.

Originally, Shannon Farm was part of an area known as The Commonage, which was essentially an area for the community to graze their animals or have garden plots.

The land has always been used as pasture in one way or another, but stone fruit became more popular over the last 100 years since the first apple plantings occurred in Ripponvale.

James Ritchie like many of the new settlers in the mid to late 1860's was lured to the area by gold fever. Gold was discovered in the Cromwell Gorge by two miners called Horatio Hartley and Christopher Reilly in 1862. As soon as word spread, the gold rush began and the mining town of The Junction (named after its physical location of where the Kawerau and Clutha Rivers meet) was founded. One year later, the small town was renamed Cromwell after the English leader Oliver Cromwell. Goldmining by individual miners soon turned into large scale mechanical dredging and by the early 1900's the gold rush did eventually come to an end, but not before miners had spread out across Central Otago. You can still find remnants of its past in settlements such as Bannockburn and Bendigo. After the miners left, Cromwell soon established itself as a town servicing the local community.

Anyone that has travelled to Central Otago would be familiar with the unique rocky and semi-arid land. It is this land, which gave rise to the next boom in Cromwell's history – stone fruit orchards and vineyards. Stone fruit and later grapes producing award-winning wines, thrived in the area.

We note that we are unable to use the names Crabbe and Ritchie as unfortunately these names have been approved and used elsewhere in the District. We have also reviewed "Just Add Water", as stated above, to further investigate the history of Shannon Farm which is at the end of the water race and Ripponvale Road. We note further that people of historic importance and buildings have also already been used in the wider District for road names (i.e. Iles, Burn Cottage, Sargood, Webb, Sarita, Hartley, Reilly etc).

In 1975 the Jones bought properties either side of Ritchies Road to plant cherries, NZCP have and continue to grow cherries on the land that borders the original Shannon Farm boundary and on purchase of the property extended the orchard into the Shannon Farm property by a further 26ha and planted further cherry trees. We believe that other stone fruit tree names that are relevant to the Ripponvale area and Cromwell's strong branding of growing stone fruit are most appropriate and will define the development clearly.

Cherries have been growing in the area for 50 years, NZCP has been growing cherries for 25 years next door to Shannon Farm (and is the owner of Shannon Farm) and extended the orchard by a further 26ha into Shannon Farm. We believe this history is very relevant for naming roads in Shannon Farm.

We also would like the Community Board to note that we have further recognised Shannon Farm's history by naming it so and we have split the development into stages and named each stage (Cherry Grove, Orchard View, Village Green, Double Rock and Stella Ridge). Each stage will have signage at the entrance of that stage showing its name in the same design as the entrance signage to Shannon Farm. These have already been made and are being installed in the next couple of weeks.

We thank the Community Board for accepting two of the road names presented in May for Road 1 and Road 3. We respectfully request that the Board reconsider their decision on our request to name the roads after cherry/stone fruit varieties. We believe this is consistent with what the Community Board has stated that we need to have road names in line with the history of the land. It is also important to note that there will be more roads to name in the future and we would like to continue the theme of cherry and stone fruit varieties.

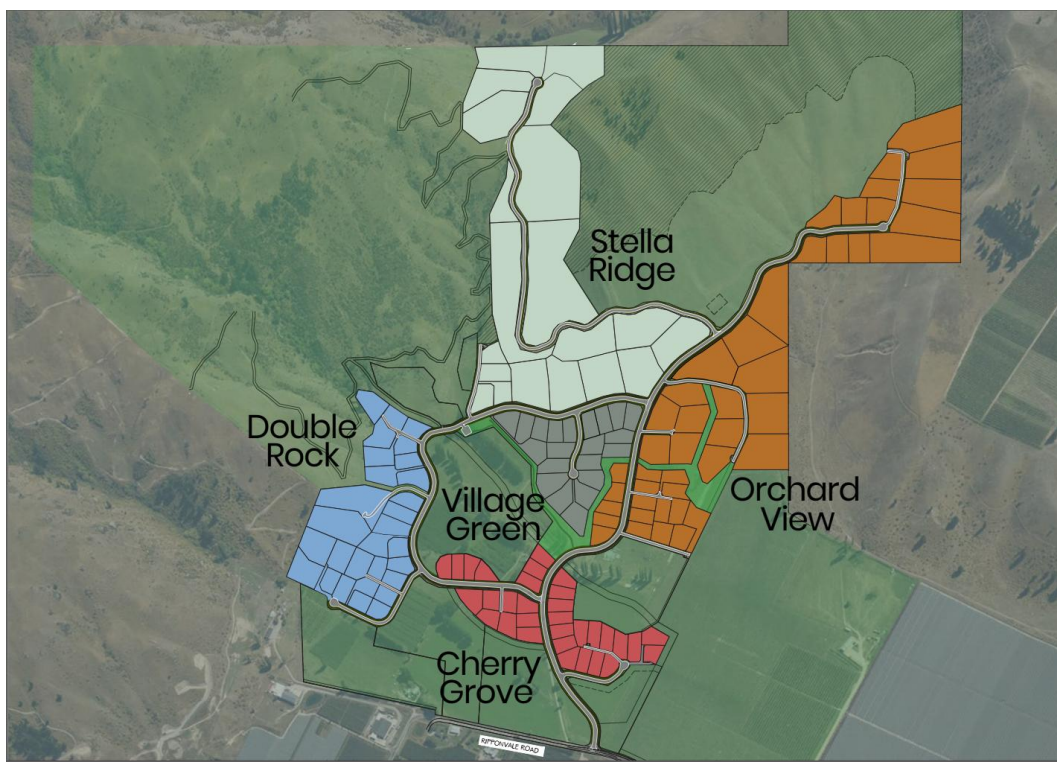
If the Community Board feels that having a theme associated with cherry and stone fruit varieties is not aligned with the history of the area, we have selected alternative names from the preapproved list and are included below. We have updated Option 1 below which is our preference, but if the Community Board wants to use names from the preapproved list, we have included those within Option 1 and 2.

SHANNON FARM ENTRANCE SIGNAGE CURRENTLY UNDER CONSTRUCTION





SHANNON FARM NEIGHBOURHOOD SIGNAGE



SHANNON FARM ROAD NAME SUBMISSION

Road 1 – main road through Shannon Farm

Drive, Grove, Avenue

Option	Name	Reason
1	Infinity Drive Approved by the Community Board.	Infinity Investment Group owns 50% of New Zealand Cherry Partnership (orchard established in 2001) which adjoins Shannon Farm. New Zealand Cherry Partnership owns Shannon Farm. Infinity is the developer of Shannon Farm.

Road 2 – main road around Village Green

Crescent, Grove

Option	Name	Reason
1	Omega Crescent	Preapproved Community Board name: 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.
2	Fortune Crescent	Stone fruit (plum) as the area is well known for stone fruit.

Road 3 – side road to sections that borders the cherry orchard

Close, Way, Lane

Option	Name	Reason
1	Leyser Lane Approved by the Community Board.	The family name of the farm since 1970 until we purchased the land.

Road 4 – ROW to sections that borders orchard

Close, Way, Lane, Court

Option	Name	Reason
1	Staccato Close	Stone fruit (cherry) as cherries are grown on the property and next door for over 25 years.
2	Manuka Close	Preapproved Community Board name: Trees originally found in district.

Road 5 – ROW to sections that borders orchard

Close, Way, Lane, Court

Option	Name	Reason
1	Rainier Place	Stone fruit (cherry) as cherries are grown on the property and next door for over 25 years.
2	Bracken	Preapproved Community Board name: Shrubs originally found in district.

Road 6 – ROW to sections that borders orchard

Place, Close

Option	Name	Reason
1	Goldrich Place	Stone fruit (apricot) as apricots were grown on the land.
2	Aurora	Preapproved Community Board name: A former gold mine at Bendigo.

Road 7 – ROW to sections that borders orchard

Place, Court

Option	Name	Reason
1	Springcrest Court	Carrying on with the stone fruit theme (peaches) grown in the area of Cromwell.
2	Redwood	Preapproved Community Board name: Trees originally found in district.

Road 8 – ROW to sections off of Road 2

Place, Court

Option	Name	Reason
1	Sonnet Place	Carrying on with the stone fruit theme (peaches) grown in the area of Cromwell.
2	Menzies	Preapproved Community Board name: 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.

We can confirm that we have met the following rules for road naming on point 22. as follows:

- 22.2
Meeting the objective for consistent road naming across the district.
Considered all names suggested by members of the public.
- 22.6
 - The proposed names above only consist of a surname or one word.
 - The proposed names above are not offensive.
 - The proposed names above are easily pronounced, spelt and easily understood.
 - The names above are not in current use/existing in the district according to GIS maps search on the Council's website.
 - The proposed names above are not similar in spelling to an existing name.
 - The proposed names above are not similar in sound to an existing name.

Developers: Infinity Investment Group Holdings Limited

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25.4.3 ROAD RENAMING AND NAMING APPROVAL FOR WOONG TREE DEVELOPMENT

Doc ID: 2466415

Report Author:	Faye Somerville, Roding Administration Assistant
Reviewed and authorised by:	Louise van der Voort, Group Manager - Planning and Infrastructure

1. Purpose of Report

To consider the renaming Kawariki Court to Plover Court and naming an unnamed road off Plover Court, Kawariki Court.

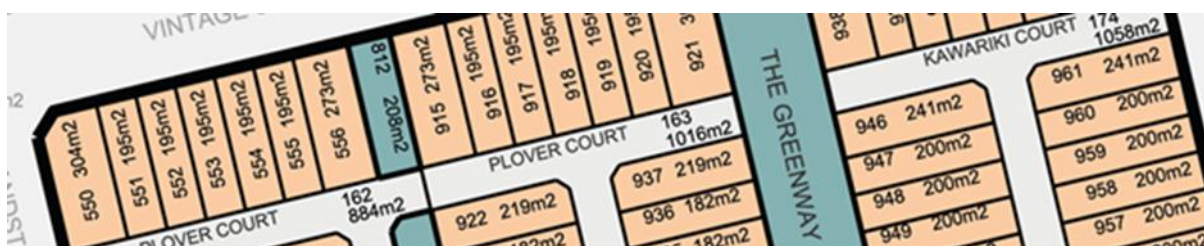
Recommendations

That the Cromwell Community Board

- A. Receives the report and accepts the level of significance.
- B. Recommends to Council that Kawariki Court be renamed Plover Court.
- C. Approves the unnamed road off Plover Court be named Kawariki Court.

2. Background

The Cromwell Community Board received a report in August 2022 requesting to name several roads in the Woong Tree development. Plover Court and Kawariki Court were both approved as per the plan provided at the time showing a greenway separating the two roads. A snip of the plan is below for your reference.



A copy of the August 2022 resolution is below.

22.5.3 ROAD NAMING APPROVAL - WOONG TREE DEVELOPMENT

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

COMMITTEE RESOLUTION

Moved: Buchanan

Seconded: Scott

- A. Receives the report and accepts the level of significance.
- B. Agrees to approve eleven road names as shown in appendix 2 of the report:
 - Road one to be named Woong Tree Avenue
 - Road two to be named Dotterel Lane
 - Road three to be named Bragato Way
 - Road four to be named Sandstorm Way
 - Road five to be named Booth Drive
 - Road six to be named Pouākai Drive
 - Road seven to be named Tussock Way
 - Road eight to be named Kawariki Court
 - Road nine to be named Plover Court
 - Road ten to be named Hadley Place
 - Road eleven to be named Finla Terrace

CARRIED

3. Discussion

There has been a recent change to the layout of the Woong Tree development. Plover Court is now proposed to extend through the greenway, creating a continuous road. Given this change, it is considered appropriate to retain the name Plover Court for the entire length of the road. This means the section of road previously named Kawariki Court will be renamed as part of the extension of Plover Court. This will require approval from the Cromwell Community Board and Council to formalise the renaming.

In addition, a request has been made to name the only remaining unnamed road within the development. The preferred option is to apply the already approved name Kawariki Court. The image below shows the proposed road naming layout.



In accordance with the Road Naming Policy, alternative name options—Arthur, Chalmers, and Vulcan—which were previously tabled by the developer, are presented again for consideration:

- 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 Rail Motor units, commonly referred to as “Vulcans” by the community.

4. Financial Considerations

All costs for the applications and road signs will be met by the developer.

5. Options

Option 1 for Road Renaming – (Recommended)

Rename the current Kauriki Court, Plover Court.

Advantages:

- Creates a seamless continuation of Plover Court following the layout change.
- Aligns with the developer’s request.

Disadvantages:

- None identified.

Option 2

Retain current road name being Kawariki Court.

Advantages:

- None identified.

Disadvantages:

- Creates confusion for postal and emergency services.
- Does not support the developer's request.

Option 1 for Road Naming – (Recommended)

Name the unnamed road Kawariki Court.

Advantages:

- Already an approved name.
- Supports the developer's request.

Disadvantages:

- None identified.

Option 2

Select an alternative name previously provided by this developer:

- Arthur
- Chalmers
- Vulcan

Advantages:

- Provided by the developer as alternative names.
- Comply with council policy.

Disadvantages:

- Not the developer's preferred option.

Option 3

Select an alternative name from the pre-approved road name lists (appendix 1 and 2)

Advantages:

- Names are pre-approved and 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 post and 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

- Cromwell Community Board approves the road names.
- Cromwell Community Board makes the recommendation to Council to ratify the road name change.
- Council sends a copy of the resolutions to the Register-General and the Surveyor-General.

8. Attachments

Appendix 1 - Cromwell Community Board list of approved road names [↓](#)

Appendix 2 - Aukaha List of Approved Māori Road Names [↓](#)

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).
Dicey	Robin Dicey – local resident and well known winegrowing identity.
Dow	Fallen soldier in World War I (from the Nevis).
Go By	A former gold mine at Carrick.
Heart of Gold	A former gold mine at Carrick.
John Bull	A former gold mine at Carrick.
Lucknow	A former gold mine at Carrick.
Matheson	Fallen soldier in the World Wars (from the Nevis).
McElroy	Farming family – Hawksburn Station (Ron McElroy). Mr A McElroy was an elected member on the Vincent County Council in the 1940's.
Menzies	John Menzies and David Stewart built the dam at Stewart Town that supplied the miners with water; William Menzies owned the Nevis Hotel; his descendants still live in the area.
Nil Desperandum	A former gold mine at Carrick.
Point d'Or	A former gold mine at Carrick.
Royal Standard	A former gold mine at Carrick.
Struthers	Fallen soldier in World War II (from the Nevis).
Williamson	Fallen soldier in World War II (from the Nevis).

Northburn

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 Kwarau 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 ventures.
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

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</i> spp.
Toropahiki	Grass lizards
	Birds
Pihohi	NZ pipit
Whioi	NZ pipit
Kātaiai	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</i> spp.
Koreke	Quail
Miromiro	Tomtit, <i>Petroica macrocephala</i>
Pakura	Swamp hen, swamp turkey

Pukaki	Swamp hen, swamp turkey
Pukeko	Swamp hen, swamp turkey
Peopeo	Morepork, <i>Ninox novaseelandiae</i>
Piopia	Morepork, <i>Ninox novaseelandiae</i>
Putakitaki	Paradise duck
Rerewaka	Pied stilt
Tatariki	Yellowhead, <i>Mohoua ochrocephala</i>
Titiripounamu	Rifleman, <i>Acanthisitta chloris</i>
Tutaki	Thrush, <i>Bowdleria punctata</i>
	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
Hiwihiwi	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 tāranga	Shrub, <i>Corokia cotoneaster</i>
Hakeke	Tree daisy, <i>Olearia ilicifolia</i>
Haki	Native Holly, <i>Olearia ilicifolia</i>
Pekapeka	Tree daisy
Hakihaki	Tree
Harakeke	Flax, <i>Phormium tenax</i>
Harareke	Flax, <i>Phormium tenax</i>
Pao	Kind of flax, <i>Phormium spp.</i>
Takirikau	Kind of flax, prob <i>Phormium spp.</i>
Kakaha	Bush flax
Wharariki	Mountain flax, <i>Phormium cookianum</i>
Horopito	Pepper tree, prob. <i>Pseudowintera colorata</i>
Inaka	Spider plant tree, <i>Dracophyllum sp.</i>
NeiNei	Spider plant tree, <i>Dracophyllum sp.</i>
Kapuka	Broadleaf tree, prob. <i>Griselinia littoralis</i>
Karamu	Shrub, <i>Coprosma spp.</i>
Mikimiki	<i>Coprosma spp.</i>
Mingimingi	<i>Coprosma spp.</i>
Hūpiro	<i>Coprosma spp.</i>
Kio kio	Fern, prob. <i>Blechnum spp.</i>
Kirimoko	Small manuka, <i>Leptospermum sp.</i>

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

Tororaro	Wire vine, <i>Muehlenbeckia complexa</i>
Wackāhu	Wire vine, <i>Muehlenbeckia complexa</i>
Puka	Wire vine, <i>Muehlenbeckia australis</i>
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.

25.4.4 PROPOSED NEW LEASE TO CROMWELL BIKE PARK INCORPORATED ON NELPLUSULTRA RECREATION RESERVE

Doc ID: 2480729

Report Author:	Zelda Zeelie, Statutory Property Team Leader
Reviewed and authorised by:	Saskia Righarts, Acting Group Manager - Community Experience

1. Purpose of Report

To consider granting a new lease to the Cromwell Bike Park Incorporated on an area of 1 Hectare (more or less) of the Neplusultra Recreation Reserve, being part of Lots 1 and 2 Deposit Plan 19357.

Recommendations

That the Cromwell Community Board

- A. Receives the report and accepts the level of significance.
- B. Recommends to Council to grant a lease to Cromwell Bike Park Incorporated on leased areas indicated on Figure 1 of the report of the Neplusultra Recreation Reserve, being part of Lot 2 Deposit Plan 17280 on the following terms and conditions:
 - Commencement 1 July 2023
 - Term Fifteen (15) years
 - Right of Renewal One (1) right of renewal for another Fifteen (15) years
 - Rental \$ 1,300 plus GST per annum
 - Rent review frequency Every Five (5) years
 - Rent Review Dates 1 July 2028, 1 July 2033, 1 July 2038, 1 July 2043, and 1 July 2048
 - Outgoings 100%
 - Final Expiry Date 30 June 2053
 - Cancellation Clause Five (5) years advanced notice of cancellation
- C. Authorises the Chief Executive to all that is necessary to give effect to the resolution.

2. Background

The Cromwell Bike Park Incorporated have been leasing the land on Neplusultra Reserve since 2013 for the purpose of running a Bike Park. The lease expired on 30 June 2023. The

Bike Park continued to operate and a new lease retrospective to 1 July 2023 are now proposed for consideration.

An aerial of the site occupied by the bike Park is shown in Figure 1 below:



Figure 1

The expired lease had the annual rent as One Dollar (\$1) per annum (if demanded) throughout the term of the lease.

3. Discussion

The operation of the Bike Park has been successful over the years and there appears to be no reason for it not to be renewed.

The expired lease had the annual rent as one dollar (\$1) per annum (if demanded) throughout the term of the lease.

In 2021 Council adopted the Community Leasing and Licensing Policy (CLLP). The purpose of this policy was to provide a consistent and equitable framework for community leases and licences of council-managed property and facilities to eligible community groups.

The proposed new lease with Cromwell Bike Park Incorporated complies with the stipulations of the CLLP. Therefore, the annual rent is now proposed based on the fee determinations stipulated in the CLLP which states:

“Annual rentals will be calculated at 2.5% of the tenants subscription income less any affiliation fees. This will be calculated over the most recent 5 years the group has filed a financial statement.”

With regards to rent review periods the policy further states that:

“Rent reviews shall occur every 5 years and will apply the formula of 2.5% of subscription income less any affiliation fees. This will be calculated as an average based on the tenants most recent 5 years of financial statements. Rent reviews shall be authorised by the Chief Executive Officer.”

The CLLP also stipulates further that the standard length of lease and licence agreements will generally be 15 years with a further 15 years right of renewal. This aligns with the proposed new term of the lease.

Minister of Conservation's Consent

Under section 54(1) of the Reserves Act 1977, the Minister of Conservation's consent is required to grant a lease on reserve land vested in the Council.

Pursuant to section 10 of the Act, and in accordance with the “Instrument of Delegation to Territorial Authorities” dated 12 June 2013, The Minister of Conservation has delegated the granting of that consent to the Council.

4. Financial Considerations

The financials of the Cromwell Bike Park Incorporated for the last 5 financial years have been obtained and is attached to the report as Appendixes 1 to 5.

Below is a table of how the new rent has been calculated based on 2.5% of annual gross income averaged over the last 5 financial years:

Year Ended	Members	Subscriptions	(less) Affiliation Fees	(applicable) Income	2.5% of (applicable) Income	
2020 March		\$ -	\$ -	\$ 1,037.00	\$ 25.93	
2021 March		\$ -	\$ -	\$ 74,075.00	\$ 1,851.88	
2022 March		\$ -	\$ -	\$ 15,582.00	\$ 389.55	
2023 March		\$ -	\$ -	\$ 110,269.00	\$ 2,756.73	
2024 March		\$ -	\$ -	\$ 64,781.00	\$ 1,619.53	
Subtotal (divided by 5 below for average)					\$ 6,643.60	
Annual Rental for 5 Years commencing 01 January 2030					\$ 1,328.72 plus GST pa	

5. Options

Option 1 – (Recommended)

Recommends to Council to grant a lease to Cromwell Bike Park Incorporated on leased areas indicated on Figure 1 of the report of the Neplusultra Recreation Reserve, being part of Lot 2 Deposit Plan 17280 on the following terms and conditions:

- Commencement 1 July 2023
- Term Fifteen (15) years
- Right of Renewal One (1) right of renewal for another Fifteen (15) years
- Rental \$ 1,300 plus GST per annum
- Rent review frequency Every Five (5) years
- Rent Review Dates 1 July 2028, 1 July 2033, 1 July 2038, 1 July 2043, and 1 July 2048
- Outgoings 100%
- Final Expiry Date 30 June 2053
- Cancellation Clause Five (5) years advanced notice of cancellation

Advantages:

- An income will be generated from this leased land
- The continuation of the Bike Park Facility would benefit the community
- Continuation of the occupation and maintenance of the land
- The cancellation clause covers the possibility of terminating the lease if the land should be required by Council in the future for other purposes.

Disadvantages:

- None

Option 2

Recommends to Council not to grant a lease to Cromwell Bike Park Incorporated on an area of 1 Ha (more or less) of the Neplusultra Recreation Reserve, being part of Lots 1 and 2 Deposit plan 19357.

Advantages:

- None

Disadvantages:

- An income will not be generated from this leased land.
- The community would lose the benefit of the Bike Park facility.
- The land would not be occupied, and Council will have to maintain the tracks.

6. Compliance

Local Government Act 2002 Purpose Provisions	<p>This decision promotes the social and cultural wellbeing of communities, in the present and for the future by supporting the continued operation of the Bike Park facility.</p> <p>The Minister of Conservation's consent is delegated to Council in accordance with the Reserves Act 1977, and the "Instrument of Delegation to Territorial Authorities" dated 12 June 2013.</p>
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Decision consistent with other Council plans and policies? Such as the District Plan, Economic Development Strategy etc.	The decision is consistent with the Neplusultra Reserve Management Plan, and the Community Leasing and Licensing Policy by encouraging the facilitation of the reserve for recreation and sporting purposes for the welfare and enjoyment of the community.
Considerations as to sustainability, the environment and climate change impacts	No sustainability, environmental or climate change impacts are related to the decision as continuation of the lease have no material effect on the land.
Risks Analysis	There is no risk associated with the recommended option. All potential risk associated with the approved activities in the lease is covered under the lease agreement and Council's Risk Insurance.
Significance, Consultation and Engagement (internal and external)	The decision is not considered significant with regard to the Significance and Engagement Policy.

7. Next Steps

- Board approves recommendation to Council 17 June 2025
- Lessee notified and lease document sent to lessee June 2025
- New lease executed June/July 2025

8. Attachments

- Appendix 1 - 2020 March - Cromwell Bike Park Inc - AnnualReturnSummary (under separate cover) [⇒](#)
- Appendix 2 - 2021 March - Cromwell Bike Park Inc - AnnualReturnSummary (under separate cover) [⇒](#)
- Appendix 3 - 2022 March - Cromwell Bike Park Inc - AnnualReturnSummary (under separate cover) [⇒](#)
- Appendix 4 - 2023 March - Cromwell Bike Park Inc - AnnualReturnSummary (under separate cover) [⇒](#)
- Appendix 5 - 2024 March - Cromwell Bike Park Inc - AnnualReturnSummary (under separate cover) [⇒](#)

25.4.5 LAND INVESTMENT STRATEGY

Doc ID: 2492904

Report Author:	Saskia Righarts, Acting Group Manager - Community Experience
Reviewed and authorised by:	Peter Kelly, Chief Executive Officer

1. Purpose of Report

To consider final draft of the land investment strategy for recommendation to Council

Recommendations

That the Cromwell Community Board

- A. Receives the report and accepts the level of significance.
 - B. Directs any further feedback on the final draft of the land investment strategy.
 - C. Approves the strategy and recommends to Council they adopt the land investment strategy.
-

2. Background

The Board has been discussing the development of the land investment strategy. This strategy is focused on the Cromwell endowment land, but it could form the basis of other developments. At the Board meeting on 5 November 2024 the project plan was discussed, and the Board supported the work commencing (refer to appendix 1). At the meeting on 9 December 2024 the Board discussed the principles and outcomes that will underpin this strategy. At the Board meeting on the 10 February 2025, a draft of the strategy was considered. Amendments from this meeting were incorporated into the draft and considered by Council in their meeting in February 2025.

3. Discussion

The final feedback has been incorporated into the attached document. It is intended that this document will underpin all future land developments in Cromwell. And remaining feedback will be incorporated into the document before presentation at Council.

4. Financial Considerations

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

5. Options

Option 1 – (Recommended)

Approves the final draft of the land strategy and recommends to Council that it is adopted.

Advantages:

- Will enable a framework for decision making by this and future Boards
- Ensures transparency with the community on the approach to the developing land.

Disadvantages:

- None identified.

Option 2

Approves the final draft of the land strategy and recommends to Council that it is adopted, with amendments as required.

Advantages:

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

Disadvantages:

- None identified.

Option 3

Does not approve the final draft of the land strategy and recommends to Council that it is adopted.

Advantages:

- None identified.

Disadvantages:

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

6. Compliance

Local Government Act 2002 Purpose Provisions	This decision promotes the social, economic, environmental wellbeing of communities, in the present and for the future by ensuring that the development of endowment land in Cromwell is developed in accordance with a sound strategy.
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Decision consistent with other Council plans and policies? Such as the District Plan, Economic Development Strategy etc.	Yes.
Considerations as to sustainability, the environment and climate change impacts	These will be considered in the development of the strategy.
Risks Analysis	There are no risks in adopting this report
Significance, Consultation and Engagement (internal and external)	This decision does not meet the level of public engagement or consultation under the Significance and Engagement Policy.

7. Next Steps

The draft strategy will be presented to Council for adoption.

8. Attachments

Appendix 1 - Final draft of the land investment strategy [↓](#)



Cromwell Endowment Land Investment Strategy – Investment Principles and Outcomes

June 2025





Introduction and Background

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

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

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

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

In summary, the Investment Strategy will:

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

The Investment Strategy is ultimately intended to exist as a 'living' document.

It is proposed to formulate a framework for decision making which captures the strategic objectives of the CCB. The Investment Strategy sits within the context of a wider suite of CODC documents and will exist to acknowledge and proactively manage the historic endowment of land. The Investment Strategy needs to reflect the goals of the community – which means it needs to remain current. It should be set up in a way that the *present* community's aspirations, as formally recorded in visioning, planning and other Council / community-lead documents that may be live at the time, can be considered and integrated into the Board's decision making.

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



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

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

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

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

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

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

The Investment Outcomes are summarised as follows:

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



Investment Principles

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

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

1. CODC Mission

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

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

Council's mission articulated in the 2024-2045 Long-term Plan is to support and enable a safe, healthy and thriving community and environment. Council's role is to provide leadership, good quality local infrastructure, public services and regulatory functions and to support local economic growth and development. When doing this, it is mindful of rising costs and aims to deliver its services well, with affordability in mind. It provides these services to meet the needs of the community as expressed in the following community outcomes:

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

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



Investment Principle

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

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

2. Purpose of the Endowment Land

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

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

The working definition provided by the CODC staff is as follows:

"Endowment land" refers to the land held by the council in trust for the betterment of the Cromwell community

Accordingly, the following Principle has been developed:

Investment Principle

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

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



3. Longevity and Consistency

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

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

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

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

The Board advocates for best outcomes now and into the future and recognises the overriding imperative of considering the long-term implications and outcomes of all decisions.

The Board members have emphasised that maintaining a long-term strategic view is an important core purpose of all Board activities and deliberations. Thinking about time horizons, the vision of Cromwell and surrounds, and any specific future objectives, are all matters that could be considered by the Board with the aim of more cogently defining its aspirations in this area. This would benefit from more discussion with Board members to flesh out and codify these elements. These could then be integrated into the Investment Strategy alongside, or as an introduction to the Investment Principles and Objectives.

As previously noted, all investment decisions must be connected back to the purpose of the Endowment Land in order to achieve best outcomes for the community.

Investment Principle

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

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



4. Stakeholders and Community

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

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

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

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

Aspirations within the Vision include:

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

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

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

It should be recognised that the current master planning documents are inevitably, and almost by definition, a product of the community vision as expressed at a particular point in time. Consultative visioning exercises of this nature should be carried out periodically, so that the community vision and the way it is integrated into subsequent council strategies, long term planning documents and the District Plan is reflective of the community aspirations of the current time. As such, the Investment Strategy needs to be established in a way that allows for the CCB to work with the latest and best information available, and to move forward wholly in step with the Cromwell community.

Investment Principle

To recognise our present community and its aspirations as currently captured in the Cromwell Masterplan, Vision and associated Spatial Plan. In addition, to represent our future community's vision as it may be expressed in future community visioning and planning documents.



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

5. Decision Making

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

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

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

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

A relevant live and local example of evidence-based decision making is the Development Strategy currently being prepared to guide the development of the Bannockburn Road industrial extension (the PC18 area).

We have commissioned independent third-party research in order to understand current market conditions and assess the demand drivers. This includes developing a clear understanding of population and business growth, future industry expansion, the potential for new industrial activity, land availability and comparative cost, availability and characteristics of similar land in neighbouring markets (Alexandra, Queenstown and Wanaka).

To be clear, this foundation does not *remove* development risk. Risk is inherent whenever capital is used with the objective of achieving a financial return. Making decisions based on verifiable information is intended to *mitigate and reduce risk*, and provide a sound, informative and verifiable platform for investment decision making.

Investment Principle

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

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



Investment Outcomes

The Investment Principles provide the context and act as a touchstone for all decision making. The Investment Outcomes are more tangible and can be described as '*what we want to see as a result of (a particular) decision*'. The outcomes are derived from the principles. As a further means of grounding these in the wider organisational context we have also linked these back to the Community Outcomes articulated in the CODC Mission Statement.

It is intended that each subsequent decision considered by the CCB around a particular land holding will further refine these higher-level outcomes and develop and state its own site-specific outcomes.

1. Sustainable Growth

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

In the Cromwell context, 'sustainable growth' refers to development that balances the need for economic growth, social well-being, and environmental preservation over the long term. Central Otago is a region known for its unique natural beauty, outdoor activities, orcharding and wine production. Sustainable growth would aim to ensure that these unique attributes are preserved while the town expands.

Accordingly, key aspects of sustainable growth will likely include considered urban planning, managing the impact of development on natural resources, and reducing carbon footprints. It also means providing support for the local economy through diversified commercial opportunity, provision of employment and promoting businesses that are economically viable in the long term. Sustainable growth is growth that benefits all residents by providing affordable housing, accessible public services, recreational spaces, and a good quality of life.

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

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

The specific themes that came out of the workshop were:

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



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

Outcome

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

Alignment with CODC Mission

Respect for the Environment.

2. Economic Resilience

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

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

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

The specific themes that came out of the workshop were:

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

Outcome:

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

Alignment with CODC Mission:



Increased Economic Prosperity and Robust Social Fabric.

3. Prudent Financial Management

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

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

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

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

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

Outcome:

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

Alignment with CODC Mission:

Increased Economic Prosperity and Robust Social Fabric.

4. A Healthy Community

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

- Being proud of our town and protecting our environment
- Make Cromwell an attractive place to live and raise a family



- Preserve and enhance greenspace connections
- Avoid overdevelopment
- Reinvesting back into community
- Provide good quality public amenities
- Make positive, meaningful and tangible contributions to the community
- Walking and biking routes that are attractive to locals and which bring visitors to Cromwell
- Monitor growth for public transport to become viable.

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

Outcome:

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

Alignment with CODC Mission:

Robust Social Fabric and Respect for the Environment.



25.4.6 CROMWELL FINANCIAL REPORT FOR THE PERIOD ENDING 31 MARCH 2025

Doc ID: 2480547

Report Author:	Donna McKewen, Acting Chief Financial Officer
Reviewed and authorised by:	Paul Morris, Acting Group Manager – Governance and Business Services

1. Purpose

To consider the financial performance overview as at 31 March 2025.

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 nine months ended 31 March 2025 shows an unfavourable variance of (\$279k) against the revised budget.

2024/25 Full Year Annual Plan \$000	AS AT 31 MARCH 2025	YTD Actual \$000	YTD Revised Budget \$000	YTD Variance \$000		2024/25 Full Year Revised Budget \$000
	Income:					
1,408	Internal Interest Revenue	1,251	1,056	195	●	1,408
-	Land Sale Proceeds	2,171	2,171	-	●	4,380
615	User Fees & Other	611	461	150	●	615
-	Reserves Contributions	117	-	117	●	-
2,500	Grants & subsidies	1,763	2,500	(737)	●	2,500
3,956	Rates	3,017	3,017	-	●	3,956
8,479	Total Income	8,930	9,205	(275)	●	12,859
	Expenditure					
191	Rates Expense	190	180	(10)	●	191
272	Cost of Sale of Land	160	160	-	●	957
20	Professional Fees	346	372	26	●	480
1,246	Cost Allocations	960	934	(26)	●	1,246
229	Fuel & Energy	147	172	25	●	229
199	Grants	164	125	(39)	●	212
263	Other Costs	103	184	81	●	259
722	Contracts	531	563	32	●	752
262	Internal Interest Expense	173	197	24	●	262
127	Building Repairs and Mtce.	105	86	(19)	●	127
818	Staff	711	614	(97)	●	818
39	Members Remuneration	30	29	(1)	●	39
810	Depreciation	608	608	-	●	810
5,198	Total Expenses	4,228	4,224	(4)	●	6,382
3,281	Operating Surplus / (Deficit)	4,702	4,981	(279)	●	6,477

This table has rounding (+/- 1)

Income for period ending 31 March 2025

Operating income reflects an unfavourable variance to the revised budget of (\$275k).

- User fees and other has a favourable variance of \$150k. The favourable variance is being driven by the timing of rentals and hires of \$23k, other misc income \$22k and Cromwell pool and swim school \$103k.
- Internal interest revenue has a favourable variance of \$195k. Interest revenue is higher than budget due to surplus reserve balances.
- Reserves contributions have a favourable variance of \$117k. 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				2024/25 Full Year Revised Budget \$000
		YTD	YTD	YTD		
		Actual	Revised	Variance		
		\$000	\$000	\$000		
7	Other Misc Income	27	5	22	●	7
273	Rentals & Hires	227	204	23	●	273
315	Cromwell Pool / Swim School	340	237	103	●	315
20	Cemeteries	17	15	2	●	20
615	Total User Fees Income	611	461	150		615

This table has rounding (+/- 1)

Expenditure for period ending 31 March 2025

Expenditure has an overall unfavourable (\$4k) variance against the revised budget.

- Rates expense has an unfavourable variance of (\$10k). 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 has a favourable variance of \$26k. This relates to the timing of the Cromwell Town Centre business case work being carried out.
- Cost allocations has an unfavourable variance of (\$26k). Internal overhead expenditure is slightly higher than expected – property recharge (\$5k), finance charge (\$11k) and parks recharge (\$18k).
- Fuel and energy has a favourable variance of \$25k. This relates mainly to the Cromwell Pool of \$20k.
- Grants has an unfavourable variance of (\$39k). 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 \$81k. These costs are needs-based and will vary against budget from time to time. Driving this variance is water charges of \$49k, elected members meeting expenses \$27k and pool chemicals \$9k. 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 have a favourable variance of \$32k. 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 \$19k and sport pavilion of \$24k. Work is to be carried out on the sports pavilion before the end of the financial year, improvements to the security if the building are being made to bring this in line with other council buildings.
- Building repairs and maintenance has an unfavourable variance of (\$19k). These expenses are needs-based, and they will vary against budget from time to time. Repairs and maintenance are ahead of the budget with this variance relating to the Cromwell pool of (\$20k). Unplanned maintenance relating to significant leak in the spa pool and urgent repairs on lap pool after a grate had blown off requiring specialised dive team to carry out the work. New heating system has required additional maintenance hours and costs to maintain.
- Staff has an unfavourable variance of (\$97k). 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 March 2025 has a year-to-date favourable variance of \$1.9M. The actual CAPEX spent to date is 72.8% of the total revised budget.

2024/25 Full Year Annual Plan \$000	AS AT 31 MARCH 2025					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	86	96	10	●	118
82	Cromwell Reserves - Irrigation	4	73	69	●	82
72	Cromwell Reserves - Landscaping	52	54	2	●	72
-	Cromwell Reserves - Recreation Equipment	-	15	15	●	20
22	Cromwell Reserves - Fencing & Bins	6	17	11	●	22
134	Cromwell Reserves - BMX Park	102	134	32	●	134
5	Cromwell - Fencing	-	4	4	●	5
12	Cromwell Lighting	14	9	(5)	●	12
31	Cromwell Cemetery	25	36	11	●	38
-	Anderson Park - Playground equipment	-	49	49	●	65
128	Anderson Park - Landscaping	22	96	74	●	128
57	Anderson Park - Irrigation & Bins	-	43	43	●	57
8	Bannockburn Recreation Reserve	10	8	(2)	●	8
596	Total Parks & Reserves	321	634	313		761
	Cromwell Swimming Pool:					
172	Building upgrades	82	135	53	●	181
11	Machinery & Plant	53	48	(5)	●	51
20	Recreation equipment / furniture & fittings	9	15	6	●	20
203	Total Cromwell Swimming Pool	144	198	54		252
	Property:				●	
11	Cromwell Town Centre	-	8	8	●	11
24,461	Cromwell Memorial Hall	17,852	19,383	1,531	●	24,109
24,472	Total Property	17,852	19,391	1,539		24,120

25,272	Total Capital Expenditure	18,317	20,223	1,906	~	25,133
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This table has rounding (+/- 1)

Parks and Reserves has an overall favourable variance of \$313k

- Cromwell Reserves - The Lowburn Hall playground project has now been completed. Neplusultra reserve tree removal project has been completed in May with invoices still to come in. Tarras tennis court replacement has been completed in March with invoices still to come in. Irrigation projects are underway and being carried out when required.
- Cromwell Cemetery – Plans are being prepared for kiosk, extension and additional beams and has been partially completed.
- Anderson Park – tennis court surface rejuvenation programme has been completed. Work is being carried out on irrigation sprinkler replacements.
- Bannockburn Recreation reserve – playground shade sail installation has been completed.

Cromwell swimming pool has an overall favourable variance of \$54k

- Pool projects are progressing with the following projects being completed: Light replacement, gym change room painting, asbestos testing of building, pool vacuum, changing room floor and washing machine replacements.
- Projects in progress include: Pool roof and an assessment of the pool assets.

Property has an overall favourable variance of \$1.53M

- Cromwell Memorial Hall has a favourable variance of \$1.53M. The Cromwell Memorial Hall is under construction.

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 Closing balance
CROMWELL RESERVES	Opening Balance	Transfers In	Transfers Out	Closing Balance	In/Out	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 Community 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.

6 MAYOR'S REPORT

25.4.7 MAYOR'S REPORT

Doc ID: 2015426

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

7 CHAIR'S REPORT

25.4.8 CHAIR'S REPORT

Doc ID: 2015606

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

25.4.9 MEMBERS' REPORTS

Doc ID: 2016126

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

25.4.10 JUNE 2025 GOVERNANCE REPORT

Doc ID: 2016465

Report Author:	Sarah Reynolds, Governance Support Officer
Reviewed and authorised by:	Paul Morris, Acting Group Manager – Governance and Business Services

1. Purpose

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

Recommendations

That the report be received.

2. Discussion

CAPEX Reporting

- Memorial Hall (see Appendix 1)

The Parks Team will provide an update on the Play Strategy project, following the completion of a two-month pre-engagement period with high levels of community input.

Status Reports

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

3. Attachments

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

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

Cromwell Memorial Hall Project

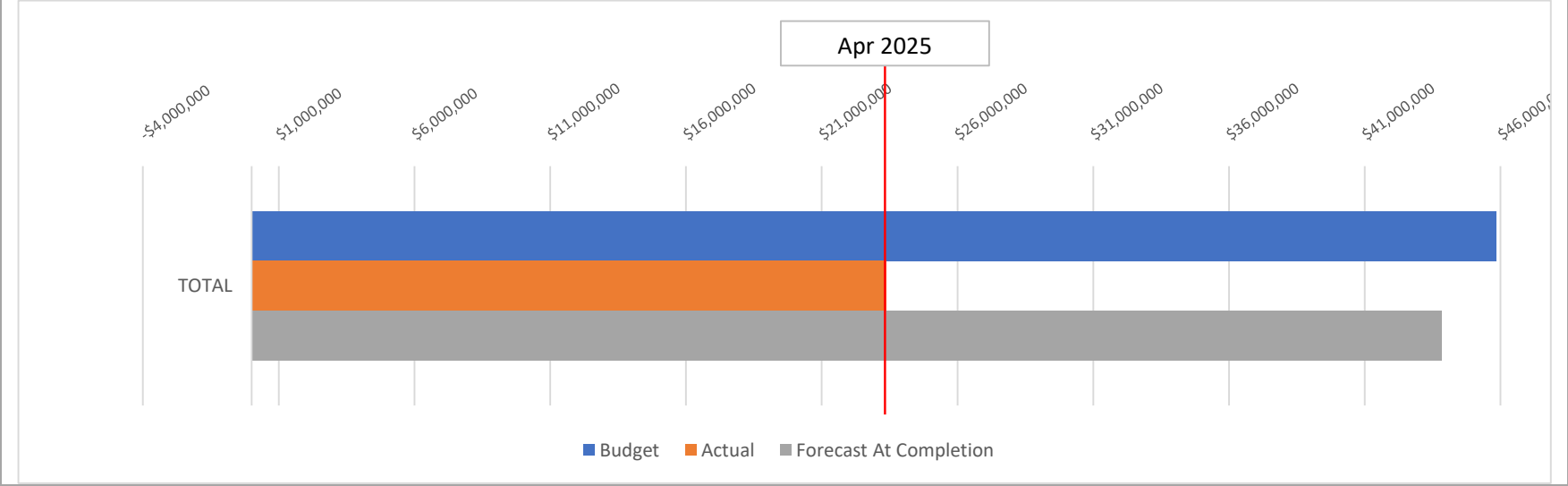
Estimated Start: Apr 2024 (Construction)	Estimated Finish: May 2026	Funding Source(s): Reserves, Lending, Trusts, Land Sales	Project Stage: Construction
Executive Sponsor: David Scoones	Project Owner: Garreth Robinson	Programme Manager: Garreth Robinson	Project Manager: Phil Quinn
Key Stakeholders: Council, 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 11 (April 2025)		Next Steps - December	
Health & Safety <ol style="list-style-type: none"> Two incidents were reported in the period; minor hand injury & materials falling from scissor lift. Eight hazards reported. Corrective actions included training, additional equipment, and exclusion zones. No Lost Time Injury's (LTI's) to date External Funding <ol style="list-style-type: none"> Lottery Environment and Heritage Fund decision due 23 May 2025 Lottery Community Facilities Fund decision due 6 June 2025 Design <ol style="list-style-type: none"> Museum Fitout preliminary planning is underway; reports seeking financial delegation and approval to spend are in progress. Construction <ol style="list-style-type: none"> Internal framing and building services continue to progress giving the inside definition Window and external cladding installation continuing. Transformer installation complete Stakeholder Engagement <ol style="list-style-type: none"> No issues with the transformer installation noting the power outage for TnC was mitigated by generator 		Design <ol style="list-style-type: none"> Museum Fitout design workstream continues External Funding <ol style="list-style-type: none"> Submission to OCT ongoing Construction <ol style="list-style-type: none"> Completion of internal framing, weathertightness in community spaces expected. Continuing brickwork on auditorium Completion of curtain walling Continuation of aluminium cladding systems Continuation of internal and external framing to auditorium 	

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 Love
Finances	A	A	Project funding of \$45.8M approved at 28-Feb-24 Council Meeting Variation to date is \$1,596,833 – variations continue to be monitor carefully \$1.6M being sought for museum fitout
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

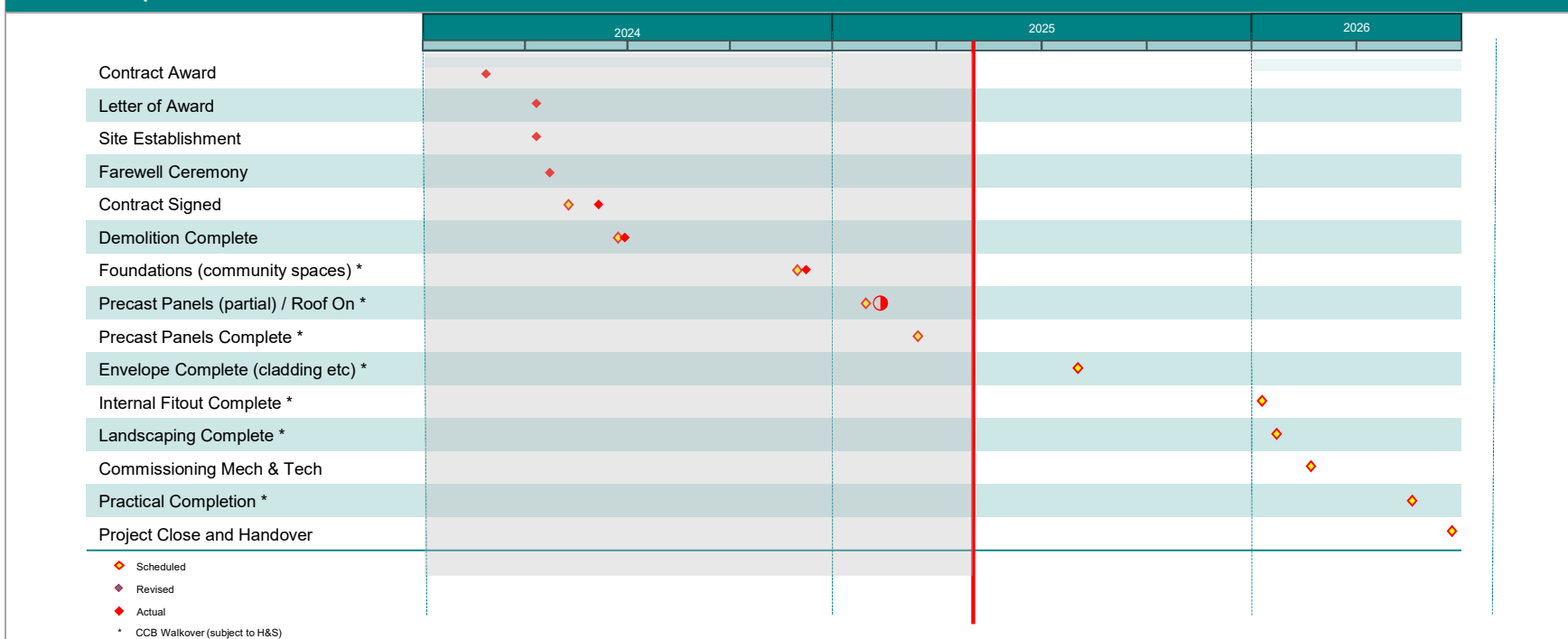


Cromwell Memorial Hall Project

Project Risk Analysis – Key Rated Risks

Flag	Risk Name	Status Comments
	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
	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

Noting one of the images contains children from the school (sensitive to publish), this illustrates the growing interest in the Hall during construction.

Second photo is of the temporary storage of cenotaph, canon – Naylor Love on their own initiative tidies the storage area and provided backdrop for Anzac 2025.



Status Updates		Committee: Cromwell Community Board			
Meeting	Report Title	Resolution No	Resolution	Officer	Status
6/05/2025	Proposal to Approve a New Lease with Central Speedway Club Cromwell Incorporated	25.3.9	That the Cromwell Community Board That the report is left to lie on the table to allow the board to be provided with updated financials, from the group to ascertain what, if any rebate might be applicable.	Statutory Property Team Leader	26 May 2025 A follow up report, including all financials requested will be submitted to the Board on 17 June 2025. MATTER CLOSED 12 May 2025 Cromwell Community Board minutes for this item sent to Speedway Club with request for them to submit their financial statements of last 5 financial years. 09 May 2025 Action memo sent to report writer.
6/05/2025	Road Name Approval Report - Shannon Farm	25.3.7	That the Cromwell Community Board Leave the report to lie on the table and request that the developer to look at the history of the area and the CODC approved road naming list and come back to staff with future suggestions.	Roading Administration Assistant	03 Jun 2025 Follow up report to come to this meeting. MATTER CLOSED 09 May 2025 Action memo sent to report writer.
6/05/2025	Cromwell Cemetery Extension Stage 1.	25.3.6	That the Cromwell Community Board A. Receives the report and accepts the level of significance. B. Approves the Cromwell Cemetery Development Plan for Stage1 subject to the adoption of the 2025-34 Long-term Plan.	Parks and Recreation Manager	13 May 2025 Work will not commence until LTP is approved. MATTER CLOSED 09 May 2025 Action memo sent to report writer.
6/05/2025	Approve Draft Cromwell Racecourse Reserve Management Plan for Consultation	25.3.5	That the Cromwell Community Board A. Receives the report and accepts the level of significance. B. Approves the draft Cromwell Racecourse Reserve Management Plan 2025 for public consultation in accordance with Section 41 of the Reserves Act 1977. The land is legally described as Lot 1 DP 301554, Cromwell District, part Certificate of Title 64/76.	Parks Officer - Planning and Strategy	03 Jun 2025 Open for consultation 19 May - 14 July 2025. 09 May 2025 Action memo sent to report writer.

			C. Agrees that the Cromwell Community Board will hear submissions received on the draft Plan.		
6/05/2025	Museum Fitout within the Cromwell Memorial Hall	25.3.4	<p>That the Cromwell Community Board</p> <p>A. Receives the report and accepts the level of significance.</p> <p>B. Recommends to Council officers facilitate the fitout of the museum in the new Cromwell Memorial Hall</p> <p>C. Recommends to Council to delegate financial authority to the Chief Executive in the amount \$1.6 million enabling awarding the design and fitout to nominated suppliers as per the procurement policy process, subject to successful external grant funding of \$500,000.</p> <p>D. Recommends authorising the Chief Executive Officer to do all that is necessary to give effect to these resolutions.</p>	Project Manager - Property	<p>12 May 2025 Report to be presented to Council - May 28 meeting. MATTER CLOSED</p> <p>09 May 2025 Action memo sent to report writer.</p>
6/05/2025	Cromwell Hall Operating Decisions	25.3.3	<p>That the Cromwell Community Board</p> <p>A. Receives the report and accepts the level of significance.</p> <p>B. Supports the café space and cinema and catering kitchen being considered for lease to commercial operators through Councils normal procurement process.</p> <p>C. Recommends to Council that staff seek broad options through expressions of interests to run spaces in recommendation B so all opportunities could be considered.</p> <p>D. That staff bring a report back to Cromwell Community Board for its consideration.</p>	Facility Experience Manager	<p>15 May 2025 Report to be presented to the 28 May Council meeting for their consideration. MATTER CLOSED.</p> <p>09 May 2025 Action memo sent to report writer.</p>

6/05/2025	2024/25 Community and Promotions & Events Grants Applications - 2nd Funding Round	25.3.2	That the Cromwell Community Board A. Receives the report and accepts the level of significance B. Approves a grant of \$4,000 to the Central Otago Friendship Network for the Cromwell Social Connection Support project. C. Requests that the Friends of the Cromwell Cemetery Group complete a project plan, in consultation with the Central Otago District Council's Parks and Recreation Department and resubmit an application in the next funding round. D. Approves a grant of \$97,500 To Cromwell and Districts Promotions Group for Light Up Winter, Street Party and Fireworks and National Cherry Pit Spitting Championships 2025 events. E. Notes that any grants approved for funding from the 2025 -26 financial year draft Long-term Plan budget are subject to budgets remaining unaltered and the approval and adoption of 2025-2034 Long Term Plan. F. Notes that it is each grant recipient's responsibility to obtain and/or have in place the appropriate consents, plans and licences (including resource consent, health and safety plans etc.) as required by legislation, agencies, property owners and/or individuals to undertake the projects.	Media and Marketing Manager	20 May 2025 Applicants advised of Board funding decision with details on how and when to uplift approved grant.
25/03/2025	Speed Management Consultation Proposal	25.2.9	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.	Roading Asset Engineer	10 Apr 2025 Feedback to be included into a Council report in the next few months. ON HOLD 31 Mar 2025 Action memo sent to report writer.
25/03/2025	Old Cromwell Lakefront Management Plan	25.2.5	That the Cromwell Community Board A. Receives the report and accepts the level of significance.	Statutory Property Team Leader	26 May 2025

			<p>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.</p> <p>C. Agrees to the variation to the lease agreement between Council and Old Cromwell Incorporated to include the extended area.</p> <p>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.</p> <p>E. Notes that the agreement is subject to the proposal complying with the Land Information New Zealand/Council management agreement and the Council/Old Cromwell Incorporated lease.</p> <p>F. Authorises the Chief Executive to do all that is necessary to give effect to the resolution</p>		<p>A copy of the signed Memorandum of Understanding between Old Cromwell Incorporated and Cromwell & Districts Community Trust received and filed on Council records. All actions for this have now been completed. MATTER CLOSED</p> <p>12 May 2025 LINZ/Council Variation to Management Agreement signed and completed. Old Cromwell Inc/Council Variation to Deed of lease signed and completed. Only have to receive a copy of the Memorandum of Understanding between Old Cromwell Inc and Cromwell & Districts Community Trust to complete all actions.</p> <p>16 Apr 2025 Draft Variation of Management Agreement between CODC and LINZ received, however clarity requested on 15 April 2025 as additional clauses added by LINZ that affects risk to Council.</p> <p>31 Mar 2025 LINZ have been contacted to amend Management Agreement and is looking into matter. Will contact me as soon as possible.</p> <p>31 Mar 2025 Action memo sent to report writer.</p>
25/03/2025	Draft Cromwell Racecourse Recreation Plan	25.2.2	<p>That the Cromwell Community Board</p> <p>A. Receives the report and accepts the level of significance.</p> <p>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.</p> <p>C. Authorises the Chief Executive Officer to all that is necessary to give effect to the resolution.</p>	Parks and Recreation Manager	<p>13 May 2025 Recreation Plan incorporated into Draft RMP for Racecourse reserve which is now out for public submissions. MATTER CLOSED</p> <p>11 Apr 2025 Draft Racecourse Recreation Plan will be incorporated into the Draft Reserve Management Plan to be presented to the May meeting.</p> <p>31 Mar 2025 Action memo sent to report writer.</p>

10/02/2025	Land Investment Strategy - Principles and Outcomes	25.1.2	<p>That the Cromwell Community Board</p> <ul style="list-style-type: none"> 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. 	Acting Group Manager - Community Experience	<p>11 Apr 2025 Report presented to this meeting.</p> <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> <ul style="list-style-type: none"> A. Receives the report and accepts the level of significance. B. Allocated \$36,533.20 to Dunstan East Side Trail Trust for the Feasibility Study and Concept Trail Design Plans to be funded from the community grants budget in the 2023/2024 financial year. 	Community Development Advisor	<p>11 Apr 2025 Work continuing, no further update.</p> <p>26 Feb 2025</p>

				<p>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 No new developments - will provide and update when there has been. ON HOLD.</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>
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10 DATE OF THE NEXT MEETING

The date of the next scheduled meeting is 5 August 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
25.4.11 - Proposal to Approve a New Lease with Central Speedway Cromwell Incorporated	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
25.4.12 - Gair Ave Development Update	s7(2)(b)(ii) - the withholding of the information is necessary to protect information where the making available of the information would be likely unreasonably to prejudice the commercial position of the person who supplied or who is the subject of the information s7(2)(h) - the withholding of the information is necessary to enable Council to carry out, without prejudice or disadvantage, commercial activities s7(2)(i) - the withholding of the information is necessary to enable Council to carry on, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations)	Commercial sensitivity To enable commercial activities To enable commercial or industrial negotiations
25.4.13 - June 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
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	Commercial sensitivity

	information would be likely unreasonably to prejudice the commercial position of the person who supplied or who is the subject of the information	
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