



AGENDA

Cromwell Community Board Meeting Tuesday, 16 September 2025

Date: Tuesday, 16 September 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, 16 September 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), L Fleck (Group Manager - People and Culture, Acting Group Manager - Community Vision), Q Penniall (Acting Group Manager - Planning, Infrastructure and Regulatory), S Righarts (Group Manager - Governance and Business Services), D Scoones (Group Manager - Community Experience), S Reynolds (Governance Support Officer)

1 APOLOGIES

2 PUBLIC FORUM

3 CONFIRMATION OF MINUTES

Cromwell Community Board - 19 August 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, 5 AUGUST 2025
COMMENCING AT 2.00 PM**

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

IN ATTENDANCE: T Alley (Mayor), P Kelly (Chief Executive Officer), L Fleck (Group Manager - People and Culture, Acting Group Manager - Community Vision), F Garrett (Acting Group Manager - Planning, Infrastructure and Regulatory), S Righarts (Group Manager - Governance and Business Services), D Scoones (Group Manager - Community Experience), D Rushbrook (Regional Deals Lead), G Robinson (Community and Facilities Manager), D McKewen (Systems and Corporate Accountant), G Bailey (Parks and Recreation Manager), Z Zeelie (Team Leader – Statutory Property), C Lipinski (Aquatics Manager), P Keenan (Capital Projects Programme Manager) via Microsoft Teams, G Chrystall (Facility Experience Manager), S Reynolds (Governance Support Officer)

4 APOLOGIES

There were no apologies.

5 PUBLIC FORUM

Kieran Parsons - Cromwell Climbing

Mr Parsons spoke on behalf of the Cromwell Climbing Club, highlighting the need for an indoor climbing facility. He noted the group are exploring a temporary option for a facility at Cromwell College but acknowledged the space would be outgrown in the medium-term. He asked that indoor climbing be considered as part of the planning for the Racecourse Reserve development, emphasising the sport's growth and its potential benefits for the Cromwell community.

Mr Parsons then responded to questions.

Shane Norton - Cromwell Senior Football Club

Firstly Mr Norton spoke on behalf of Simon Peak, the President of the Junior Club who was unable to attend the meeting, and noted the club's growth in recent years and the benefits of strong communication between the junior and senior clubs.

Mr Norton went on to speak about the formation of the Cromwell Senior Club in 2019, which had grown to include two men's teams and a women's team, and emphasised the need for a suitable clubroom to support the growing club's future. He also noted that the utility building on the ground would soon become available and requested that the club be given first refusal on the space.

Hannah Caldwell - Use of Council land for Community Gardens

Ms Caldwell spoke on behalf of Cromwell volunteers, who had proposed to create a community garden and had explored several Council-owned sites, all of which had been declined. She asked for suggestions to help identify land to progress the project and stated they were open to any lease terms. She also noted that the group would carry out all the work voluntarily and emphasised the significant benefits such a space could bring to the community.

Ms Caldwell then responded to questions.

6 CONFIRMATION OF MINUTES

COMMITTEE RESOLUTION

Moved: Scott
Seconded: Gillespie

That the public minutes of the Cromwell Community Board Meeting held on 17 June 2025 be confirmed as a true and correct record.

CARRIED

7 DECLARATIONS OF INTEREST

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

8 REPORTS

25.5.2 CROMWELL JUNIOR AND SENIOR FOOTBALL CLUBS REQUEST TO JOINTLY LEASE ALPHA STREET PAVILION

To consider the recommendation to grant a joint lease to the Cromwell Junior and Senior Football Clubs to lease the Alpha Street Pavilion.

COMMITTEE RESOLUTION

Moved: Gillespie
Seconded: Browne

That the Cromwell Community Board

- A. Receives the report and accepts the level of significance.
 - B. Recommends to Council that a joint lease agreement with the Senior and Junior Cromwell Football clubs for the lease of the Alpha Street Pavilion located on land designated for Recreation Purposes being Part of Lot 1 DP 315494 SEC 4 Block XCII Town of Cromwell be granted on the following terms and conditions:
 - Commencement 1 July 2025
 - Term Five (5) Years
 - Right of Renewal Two (2) right of renewals for another Five (5) years
 - Rental \$290 per annum plus GST
 - Rent review periods Five (5) yearly
 - Rent Review Date 1 July 2030 and 1 July 2035
 - Final Expiry Date 30 June 2040
 - Cancellation Clause Six (6) month cancellation clause included
 - C. Authorises the Chief Executive to all that is necessary to give effect to the resolution.
-

CARRIED

25.5.3 ROAD STOPPING 2024 09 - ADJ TO 15 ALPHA STREET CROMWELL - WALLIS

To consider the proposal to stop part of formed legal road adjacent to 15 Alpha Street, Cromwell in accordance with the provisions of the Public Works Act.

COMMITTEE RESOLUTION

Moved: Gillespie
Seconded: Sanford

That the Cromwell Community Board

- A. Receives the report and accepts the level of significance.
- B. Agrees to recommend to Council to approve the proposal to stop part of the formed legal road, as shown in Figure 3, in accordance with the provisions of the Public Works Act 1981, subject to:
 - The proposed section marked in red on the Plan as shown in Figure 3 of the report being stopped and amalgamated with Record of Title 1100808.
 - The stopping and legislation being approved by the Minister of Lands.
 - The final survey plan being approved by the Chief Executive.
 - The owner of 15 Alpha Street pays all the cost in relation to the road stopping.
 - The owner of 15 Alpha Street pays the value of the road reserve land to be taken, which is to be determined by an independent registered valuation.
- C. Authorises the Chief Executive to do all that is necessary to give effect to the resolution.

CARRIED

25.5.4 WOMEN'S WEDNESDAYS 10-WEEK SWIM PROGRAMME OVERVIEW AND FUNDING

A video presentation and PowerPoint presentation were given by staff to showcase the success of the Women's Swim Programme. The presentations outlined the plans for the future of the programme and detailed the associated costs.

25.5.5 GAIR AVENUE TREES

To consider undertaking community consultation on the proposal to remove all trees along Gair Avenue in Cromwell due to damage the roots were beginning to cause to surrounding infrastructure. It was noted that the consultation should also consider the street's appearance, footpaths, and include a replanting plan.

COMMITTEE RESOLUTION

Moved: Browne
Seconded: Scott

That the Cromwell Community Board

-
- A. Receives the report and accepts the level of significance.
 - B. Authorises that the Cromwell Community is consulted, in line with Councils Tree Policy, on the proposal to remove approximately 70 *Platanus x hispanica* (Plane Trees) from Gair Avenue Cromwell.
 - C. Agrees that the Cromwell Community Board consider all submissions received.
 - D. Agrees that following the hearing of submissions a further report is presented to the Cromwell Community Board detailing any decision that is made from the submissions and how that would be implemented including any funding implications.
 - E. Authorises the Chief Executive to do all that is necessary to give effect to the resolution.

CARRIED

25.5.6 INTERIM CROMWELL FINANCIAL REPORT FOR THE PERIOD ENDING 30 JUNE 2025

To consider the financial performance overview as at 30 June 2025.

COMMITTEE RESOLUTION

Moved: Browne
Seconded: Laws

That the report be received.

CARRIED

9 MAYOR'S REPORT

25.5.7 MAYOR'S REPORT

Her Worship the Mayor gave an update on her recent activities in the ward, see attached.

COMMITTEE RESOLUTION

Moved: Laws
Seconded: Sanford

That the Cromwell Community Board receives the report.

CARRIED

10 CHAIR'S REPORT

25.5.8 CHAIR'S REPORT

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

She noted that she had enjoyed the tour of the new Cromwell Memorial Hall and was excited to follow the next stages of the project. She also noted that she was an apology for the opening of the new Helipad.

COMMITTEE RESOLUTION

Moved: Harrison
Seconded: Laws

That the report be received.

CARRIED

11 MEMBERS' REPORTS**25.5.9 MEMBERS' REPORTS**

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

Cr Laws reported on the following:

- Noted the impressive developments at the Cromwell Memorial Hall.
- Attended a meeting with Matt Doocey and Miles Anderson to discuss health in Central Otago and noted the concern around this matter.
- Gave an update on recent Council meetings and the discussion on Southern Water Done Well.
- Had been on holiday, and enjoyed seeing some of the east coast of the north island.

Mr Sanford reported on the following:

- Attended the All Blacks game in Dunedin.
- Attended a work event at the curling rink in Alexandra.
- Attended the final Racecourse Reserve drop in session noting the low attendance.
- Attended the Speedway AGM.
- Attended an Automobile Association meeting.
- Enjoyed the 'Light Up Winter' event on Saturday.

Cr Gillespie reported on the following:

- Gave an update on the recent Council meetings.

Cr Browne reported on the following:

- Had been busy with sporting activities and acknowledged the great facilities in the town.
- Noted winter sports are now coming to the end and that it had been a busy season.
- Noted that the Rural Travel Fund group would be meeting soon and encouraged any local groups who needed some assistance with funding to apply.
- Attended the placing of the first Chinese stone to the Chinese village and noted how positive it was to see progress on this project.
- Noted the success of the 'Light Up Winter' event.

Mr Scott reported on the following:

- Attended a meeting of the Friends of Cromwell cemetery, and looks forward to the next steps.
 - Attended the Health Action Wānaka meeting noted the strong attendance but that disappointingly there was a lack of time for questions.
 - Attended the candidate information evening, which was extremely poorly attended.
-

- Attended a final planning meeting for Cromwell and Districts Promotions Group, ahead of their 'Light Up Winter' event. Had also volunteered at this event, selling mulled wine.

Ms McConnell reported on the following:

- Had co-chaired the Commonwealth Women in Planning (CWIP) Steering Committee that represent women planners across Commonwealth countries. Focus was on global collaboration, leadership development, and raising the visibility of women-led planning initiatives.
- Had attended the Women in Infrastructure Canterbury board meeting, focused on mentoring, regional networking events, and strengthening women's leadership in infrastructure across Canterbury.

COMMITTEE RESOLUTION

Moved: Gillespie
Seconded: Sanford

That the report be received.

CARRIED

12 STATUS REPORTS

25.5.10 AUGUST 2025 GOVERNANCE REPORT

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

A verbal update on the Gair Avenue development was given.

Staff also gave a verbal update on the bore field site update and the preliminary work that is being undertaken on the Cromwell Water Treatment plant.

COMMITTEE RESOLUTION

Moved: Scott
Seconded: Browne

That the report be received.

CARRIED

13 DATE OF THE NEXT MEETING

The date of the next scheduled meeting is 19 August 2025.

14 RESOLUTION TO EXCLUDE THE PUBLIC

COMMITTEE RESOLUTION

Moved: Gillespie
Seconded: Browne

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

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

General subject of each matter to be considered	Reason for passing this resolution in relation to each matter	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
25.5.11 - August 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 3.49 pm and the meeting closed at 4.04 pm

**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, 19 AUGUST 2025
COMMENCING AT 12 NOON**

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

IN ATTENDANCE: T Alley (Mayor), L Fleck (Acting Group Manager - People and Culture, Acting Group Manager - Community Vision), S Righarts (Group Manager - Governance and Business Services), D Scoones (Group Manager - Community Experience), G Bailey (Parks and Recreation Manager), M Burnett (Parks and Projects), W McEnteer (Governance Manager), S Reynolds (Governance Support Officer)

1 APOLOGIES

COMMITTEE RESOLUTION

Moved: Scott
Seconded: Laws

That apologies from Cr S Browne and Ms M McConnell be received and accepted.

CARRIED

2 PUBLIC FORUM

There was no public forum.

3 DECLARATIONS OF INTEREST

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

4 REPORTS

25.6.2 DRAFT CROMWELL RACECOURSE RESERVE MANAGEMENT PLAN CONSULTATION

To hear Cromwell Racecourse Reserve Management Plan 2025 submitters that wish to be heard.

Each submitter that wished to be heard spoke in support of their Cromwell Racecourse Reserve Management Plan 2025 submission.

Caitlin Crack

Ms Caitlin highlighted safety concerns for horses using areas that we open for multi-purpose use, and stressed the significant loss caused by removing grazing paddocks. She stated that the facility is currently well used throughout the year and that the current proposal is not suitable for future equestrian needs or existing users.

Ms Crack responded to questions.

Jo Fyfe

Ms Fyfe, a planner at Wanaka's ROA investment company, asked that the potential of the site in the future for healthcare, education and affordable housing also be considered as part of this management plan review process.

Ms Fyfe then responded to questions.

Grant Harris

Mr Harris spoke to the wider need in Cromwell for multi-purpose sports facilities and presented a map showing a revised layout of Anderson Park, specifically noting the need for additional parking in this area.

Mr Harris then responded to questions.

John McDonald

Mr McDonald stated that he had been a user of the racecourse reserve as he has paid to run his sheep on the reserve, and he acknowledged the need to accommodate the growth of the town, but asked that these developments are not planned at the expense of the existing users.

Laura Shallcross

Ms Shallcross noted her use of the reserve dating back to 2004, detailing the decline in appropriate spaces for equestrian activities during this period. She emphasised the significance of this distinctive resource for riders and stated that she didn't believe there was a shortage in sports fields at this stage.

Ms Shallcross responded to questions.

Kirsty Green

Ms Green spoke on behalf of the Wakatipu pony club, emphasising the demand for the facility by all equestrian groups and the high calibre of its competitors. As both a rider and coach, she also highlighted the sport's inclusivity and the reach of the reserve to attract riders from all over the country.

Robin Dicey

Mr Dicey spoke to the growth in the district and the need for further development at Anderson Park. He noted the potential for proceeds from endowment land to go towards funding an indoor sports facility on this site and stated that he believed this would be the most appropriate use of this money for the betterment of the whole community.

Paula Clark

Ms Clarke, representing the Cromwell Sports Club, discussed that a potential reduction in sports fields at Anderson Park would impact their group, and noted her concern around the safety of young people travelling to the Racecourse Reserve, even with the provision of an underpass, and the lack of suitable flood lit fields in the draft plans.

Ms Clark then responded to questions.

Anna Lisa White

Ms White highlighted that the Racecourse Reserve is a hub for pony club users throughout the south island and noted how important this facility is for all their users. She asked who would cover the cost of the proposed relocation of the cross country club, and whilst she acknowledged the scale of the site and the potential for it to be used for different sporting codes, she had reservations about the current proposed layout.

Ms White then responded to questions.

Brenda Reading

Ms Reading joined the meeting on the telephone and spoke to the marginalisation of equestrian users and the importance of retaining this facility for its current purpose. She stated that the Racecourse Reserve site was fully utilised by equestrian users and that she believed there were more suitable areas within the town for the provision of additional sports fields.

Ms Reading then responded to questions.

Gemma Smith

Ms Smith, a Wakatipu resident and regular user of the Racecourse Reserve, expressed support for the discussions on the proposed development but raised concerns about certain aspects of the plan that she believed would reduce the facility's training capacity, potentially impacting opportunities for youth riders to achieve a high competitive standard.

Olivia Kerr

Ms Kerr stated that she was a resident of Omakau but that she travelled regularly to use the facilities at the Racecourse Reserve. She outlined the possible risks to humans and horses associated with increased site usage, particularly wandering dogs and higher traffic volumes. She highlighted the site's advantages for beginner riders and horses, noting that there were very few suitable areas for novices in the south island.

Dave George

Mr George spoke as a former user of the pony club and noted that he is very familiar with the site. He suggested that there were more suitable open spaces for the expansion of field sports in the town.

Natasha Lake

Ms Lake emphasised the need for an indoor netball facility in Cromwell that could accommodate the sport's and the town's projected growth. She noted Wanaka's indoor facility is oversubscribed and wanted to ensure Cromwell's future facility would allow for expansion.

Ms Lake then responded to questions.

Peter MacDougall

Mr MacDougall spoke to his proposal to relocate the 'Wheels at Wanaka' event to the Racecourse Reserve site and that he believed the site would be ideal for the event in 2027 and beyond. He addressed concerns about temporarily relocating parts of the cross country course and event noise.

Note: the meeting adjourned at 2.06 pm and reopened at 2.16 pm

Kieran Parsons

Mr Parsons attended via Microsoft Teams and emphasised the need for an indoor climbing centre in Cromwell. He noted the growth of the club and that whilst they are currently using a site at

Cromwell College the group would soon outgrow this space and he asked for climbing to be included in plans for a new indoor centre.

Jake Woodward

Spoke on behalf of NZ Cherry Corp who neighbour the Racecourse Reserve site and asked that concerns around traffic management along Ripponvale Road were taken into account as the plan progresses, so the business can ensure the health and safety of their staff and the continued success of their operations.

Sandra Aitchison

Ms Aitchison spoke to her submission and noted the potential reduction of equestrian facilities, and how continued operations of riders could be affected from a safety and financial perspective. She noted the lease given to Central Lakes Equestrian Club had enabled the organisation to invest in the site to ensure their long-term success. She also asked that the Race NZ we considered and that the racing events were not affected by the proposals.

Ms Aitchison then responded to questions.

Lisa Fridd

Ms Fridd noted that she was an equestrian coach and described the reach of the sport to encourage youth into riding and discussed the usage at the reserve throughout different periods of the year.

Ms Fridd then responded to questions.

Janice Jones

Ms Jones gave an overview of her involvement with the equestrian community and described the importance of the sport in the town and the wider district. She detailed the busy programme of events at the reserve and said the facilities were often currently booked up with existing users, and that she believed there wasn't much potential for the site to be used by other sporting codes.

Ms Jones there responded to questions.

Nick Rhodes

Mr Rhodes provided an overview of his paintball business and the activities currently available. He mentioned that they are seeking a new location and expressed interest in possibly developing the business at the Racecourse Reserve, in addition to the other planned sports facilities.

Helen Foot

Ms Foot, joined the meeting via telephone, representing the Otago Central Lakes Health Trust Project. She outlined the group's assessment of potential sites in Central Otago for a publicly funded health facility to address districts growth. She requested that, despite the potential need for rezoning, the option for a hospital on the site remain open while future uses are evaluated.

Margaret Hay

Ms Hay stated that she was a daily user of the reserve, and was concerned about the future of the reserve and riders due to the proposed diminished equestrian facilities. She noted that there was need for a water management plan and that their future use of the plan be flexible so that it considered all users, especially the existing users.

Jessie Sutherland

Ms Sutherland presented a plan for a multipurpose sports hub in Anderson Park which she believed responded to the growth projections, fulfilled requirements in the Cromwell Masterplan and retained the green space in the centre of town.

Liana Harrison

Ms Harrison spoke representing Cromwell Youth Trust and noted that the organisation had recently increased in numbers and had outgrown their current premises in the centre of town. She asked that they could be considered as potential lessees for any vacant buildings in Anderson Park as she believed this location would be ideal for the growth of the trust.

Note: the meeting was adjourned at 3.39 pm.

Note: the meeting resumed on Tuesday 26 August 2025 at 3.00 pm at the Cromwell Service Centre, 42 The Mall, Cromwell.

PRESENT: Ms A Harrison (Chair), Mr B Scott, Cr S Browne, Cr C Laws, Mr W Sanford

IN ATTENDANCE: S Righarts (Group Manager - Governance and Business Services),
D Scoones (Group Manager - Community Experience), G Bailey (Parks and Recreation Manager), M Burnett (Parks and Projects), S Reynolds (Governance Support Officer)

5 APOLOGIES

COMMITTEE RESOLUTION

Moved: Harrison
Seconded: Browne

That apologies from Ms M McConnell be received and accepted and that an apology for lateness from Cr Gillespie be received and accepted.

CARRIED

COMMITTEE RESOLUTION

Moved: Browne
Seconded: Scott

That the Cromwell Community Board

- A. Receives the report and accepts the level of significance.
- B. Receives and considers submissions to the draft Cromwell Racecourse Reserve Management Plan 2025, and recommend amendments based on community input and staff advice for inclusion into final Draft Reserve Management Plan which will be presented at the Board's September meeting.
- C. Recommend Anderson Park and Alpha Street Reserve layouts remain the same, noting the submissions on the demand on these two locations and requests a future report come to the board.

CARRIED

5 DATE OF THE NEXT MEETING

The date of the next scheduled meeting is 16 September 2025.

The meeting closed at 4.02 pm

15 DECLARATIONS OF INTEREST

25.7.1 DECLARATIONS OF INTEREST REGISTER

Doc ID: 2016201

1. Purpose

Members are reminded of the need to be vigilant to stand aside from decision making when a conflict arises between their role as a member and any private or other external interest they might have.

2. Attachments

Appendix 1 - Declarations of Interest [↓](#)

Name	Member's Declared Interests	Spouse/Partner's Declared Interests	Council Appointments
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) Wooring 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

16 REPORTS

25.7.2 CONSIDERATION OF THE PROVISION OF A CHAIRPERSON'S GRANT FUND

Doc ID: 2549041

Report Author:	Alix Crosbie, Policy & Strategy Lead Rebecca Williams, Community Development Lead
Reviewed and authorised by:	Louise Fleck, Group Manager - People and Culture, Acting Group Manager - Community Vision

1. Purpose of Report

To consider making provision for a Chairperson's Fund for the Cromwell Community Board's Community and Events and Promotions Grants.

Recommendations

That the Cromwell Community Board

- A. Receives the report and accepts the level of significance.
- B. Agrees in principle to establish a Chairperson's Fund.
- C. Authorises the Cromwell Community Board Chair to approve applications under the Chairperson's Fund in accordance with the Grants Policy.
- D. Notes the Chairperson's Fund enables a grant of up to \$1000 per application, and the total amount a Chair could allocate is \$2500.
- E. Notes that this funding is not ringfenced and is dependent on the amount remaining after each funding allocation round.
- F. Notes that applications will be assessed by Council staff to ensure they meet the grants' criteria, and that the outcome will be reported at the next meeting of the Cromwell Community Board.

2. Background

Staff workshopped the updated Grants Policy with Cromwell Community Board on 17 September 2024, including the potential to provide for a 'Chairperson's Fund'.

Feedback from all four Community Boards was then presented as part of the Grants Policy renewal on 27 November 2024 and approved under Resolution 24.13.5 (attached).

The relevant clause of the Policy states:

"Chairpersons Fund

If chosen by the relevant Community Board, up to \$2500 from the board's annual grant allocation can be held in a Chairpersons Fund. This is an option for both Community Grants and Promotions & Events Grants.

The decision about the size of the Chairpersons Fund is made by the relevant board at the beginning of each triennium. For clarity, this is the first grants round following the approval of the Long-term Plan.

This fund can be utilised for smaller applications – of less than \$1000 – that are received between funding rounds, usually when waiting until the next round will cause a challenge or inconvenience to the relevant group, individual, promotion or event.

Applications must still meet the grants' criteria and Council staff will assess the application and provide advice to the Community Board Chair. The Chairperson has the discretion to approve or decline the application. The outcome is reported at the next meeting of the relevant board.

Recipients must complete the accountability and reporting requirements. Recipients of the Chairpersons Fund will be ineligible for the following round of grants funding, except in extraordinary circumstances as managed by Council's Grants officers."

The policy states that the decision about the fund, and its size will be made by each Board at the first grants round following the approval of the Long-term Plan. Council adopted the 2025-34 Long-term Plan on 30 June 2025.

3. Discussion

The 2025-2034 Long-term Plan was completed out of cycle, with Council choosing to adopt an enhanced Annual Plan in 2024 due to changing legislation. That means, the decision from the Board on the Chairperson's Fund will be operational for the 2025/2026 and 2026/2027 financial years.

The Fund is intended to assist the community with small expenses that arise between funding rounds, and to provide the Board with the flexibility to meet this need.

The Chairperson's Fund is drawn from the Cromwell Community Board's grant funding pool.

The following decision making is required from the Board to operationalise the Chairperson's Fund for the Cromwell Community:

- i) Determine if a Chairperson's Fund will be available.
- ii) Determine the amount in the Chairperson's Fund.
- iii) Determine if the Chairperson's Fund is ringfenced.

The Grants Policy caps the amount of funding available in a Chairperson's Fund as follows:

- Up to \$1000 per applicant
- The total amount a Chairperson could allocate is \$2500

The Board could choose to reduce these caps.

The Board can also choose from the following options:

- Ringfence up to \$2500 per year as a Chairperson's Fund, with any remaining funds to be allocated in the final grants round of each financial year.
- Do not ringfence any funding. Enable the Chairperson to utilise remaining funding up to \$2500, only if it remains available.

The (Option 1) Recommendation was developed based on Community Board feedback from the 2024 Grants Policy review workshops – to be amended based on the Board's decision making.

4. Financial Considerations

All decision making is within the Cromwell Community Board grants budget.

5. Options

Option 1 – (Recommended)

Authorise the Chairperson to approve applications under the Chairperson's Fund in accordance with the Grants Policy.

Notes the Chairperson's Fund enables a grant of up to \$1000 per application, and the total amount a Chair could allocate is \$2500.

Notes that this funding is not ringfenced and is dependent on the amount remaining after each funding allocation round.

Notes that applications will be assessed by Council staff to ensure they meet the grants' criteria, and that the outcome will be reported at the next meeting of the Cromwell Community Board.

Advantages:

- Allows flexibility to meet urgent community needs that arise between funding rounds
- Retains financial prudence measures that ensure appropriate allocation and spending of public money
- Provides the highest degree of flexibility to the board in deciding how grant funding will be allocated

Disadvantages:

- May result in all grant funding being allocated and therefore unavailable for a Chairpersons Fund

Option 2

Authorise the Chairperson to approve applications under the Chairperson's Fund in accordance with the Grants Policy.

Notes the Chairperson's Fund enables a grant of up to \$1000 per application, and the total amount a Chair could allocate is \$2500.

Notes that this funding is ringfenced and cannot be allocated during the first funding round of each financial year. It may be allocated during the final funding round of each financial year.

Notes that applications will be assessed by Council staff to ensure they meet the grants' criteria, and that the outcome will be reported at the next meeting of the Cromwell Community Board.

Advantages:

- Allows flexibility to meet urgent community needs that arise between funding rounds
- Retains financial prudence measures that ensure appropriate allocation and spending of public money
- Ensures the Chairpersons Fund is available for urgent community needs

Disadvantages:

- Reduces the funding available during the first funding round of each financial year.
- Grants funding could be under-allocated if there is no demand for the Chairperson's Fund.

6. Compliance

Local Government Act 2002 Purpose Provisions	This decision promotes the social, cultural, economic, & environmental wellbeing of communities, in the present and for the future by providing funding toward community needs across all types of community infrastructure.
Decision consistent with other Council plans and policies? Such as the District Plan, Economic Development Strategy etc.	Consistent with – and operationalises clauses within – the Grants Policy. https://www.codc.govt.nz/publications/policies
Considerations as to sustainability, the environment and climate change impacts	No specific environmental considerations.
Risks Analysis	No specific risk considerations.
Significance, Consultation and Engagement (internal and external)	Consultation not required under the Significance and Engagement Policy or the Local Government Act 2002.

7. Next Steps

Staff will update processes and community guidance in accordance with Community Board decision making.

8. Attachments

Appendix 1 - Grants Policy [↓](#)

Grants Policy



Department:	Strategy and Policy
Document ID:	568558
Approved by:	Council Resolution 24.13.5
Effective date:	September 2024
Next review:	February 2028

Purpose:

Central Otago District Council contributes to the social, economic, environmental, and cultural wellbeing of the local community through the contestable grants process.

Principles and objectives:

The **objectives** of the contestable grants process are:

- Enhance well-being in the district (social, economic, environmental, and cultural)
- Empower local communities
- Facilitate the delivery of community outcomes
- Promote our Regional Identity: Central Otago A World of Difference

The contestable grants process is aligned with the following Community Outcomes:



The policy recognises the following core **principles**:

Transparency	Council commits to transparency in all respects and at all stages of the process.
Fairness and equal opportunity	Council values all of Central Otago's diverse communities. All applicants will be treated equally and fairly in all aspects of the process.
Partnership	Council recognises the critical contribution that the community and voluntary sector makes in building a more liveable district.
Effectiveness	Council is committed to ensuring ratepayer funds are used for genuine community benefit.
Accessibility	Council will make all reasonable efforts to ensure that the public is well informed on funding opportunities available and that all information about grants is easily accessible.



Council provide clear guidance on what is required from those applying for funding and will take all reasonable steps to provide assistance to those completing applications.

Efficiency

Council will handle the applications without placing undue burden on applicants.

Scope:

The policy applies to ratepayer funded grants operated by Council. It does not apply to external grants administered by Council.

Definitions:

Grant A grant is a fund given by Council to a group or individual for a specific purpose with a wider public or community benefit. Grants do not need to be paid back.

Types of grants

Community Grants Funding for community groups or for individuals undertaking activities with a community benefit. Council's Community Grant funding is not limited to projects and can be used to fund ongoing activities.

Promotions and Events Grants Funding for events or activities that enhance the experience of residents and visitors.

Policy:

Contestable grant process

All Council and Community Board grants will be awarded through a contestable process to enable decision makers to compare funding proposals and allocate grants as fairly as possible.

Applications are invited during scheduled funding rounds, with publicly advertised opening and closing dates.

Every eligible organisation and individual have an equal opportunity to be considered for a grant.

Final allocation decisions are made in a public forum.

Funding rounds

Funding rounds occur twice per year and opening and closing dates for the applications are publicly notified.



Applications outside the funding cycle will only be considered in exceptional circumstances, including those allowed for below in the Chairpersons Fund.

Chairpersons Fund

If chosen by the relevant Community Board, up to \$2500 from the board's annual grant allocation can be held in a Chairpersons Fund. This is an option for both Community Grants and Promotions & Events Grants.

The decision about the size of the Chairpersons Fund is made by the relevant board at the beginning of each triennium. For clarity, this is the first grants round following the approval of the Long-term Plan.

This fund can be utilised for smaller applications – of less than \$1000 – that are received between funding rounds, usually when waiting until the next round will cause a challenge or inconvenience to the relevant group, individual, promotion or event.

Applications must still meet the grants' criteria and Council staff will assess the application and provide advice to the Community Board Chair. The Chairperson has the discretion to approve or decline the application. The outcome is reported at the next meeting of the relevant board.

Recipients must complete the accountability and reporting requirements. Recipients of the Chairpersons Fund will be ineligible for the following round of grants funding, except in extraordinary circumstances as managed by Council's Grants officers.

General criteria

Applications are assessed against criteria applied equally and fairly to all applications within each funding round.

Assessment criteria is publicly accessible and published on our website. Assessment criteria may change between funding rounds. Community Boards or Council may add additional criteria or areas of priority to a specific funding round.

Organisations and individuals must have appropriate health and safety practises, planning and governance, and demonstrate readiness for the receipt of funding and its appropriate use.

One application per year per applicant will be considered, except in extraordinary circumstances as managed by Council's Grants officers.

Financial requirements

It is preferred that applicants for Promotions and Events Grants have a potential to become self-sustaining and can demonstrate a plan to deliver on this. Promotions and Events Grant funding is available on an annual basis, over a period of up to five years per event.

Applicants must apply each year and Council do not guarantee the success of any future application.



For clarity, the relevant Community Board have the discretion to reduce or extend this timeframe based on information provided by the group, or individual, in their accountability reporting back to the Board.

Applicants must:

- have appropriate financial management, planning and governance, and demonstrate readiness for the receipt of funding and its appropriate use
- have a positive track record of using Council funding and are up to date with required reporting (if previously funded).

When receiving Grants over \$10,000, funding can only be provided to the bank account of an entity. It is preferred that the bank account has at least two people with the right to sign.

Excluded activities

The following projects and activities will not be funded:

- where the primary purpose is to promote religious or political activity
- where the project is part of the core business of another public organisation or service provider
- debt servicing or repayment
- legal expenses
- medical expenses
- physical works that have not received the required consents or permits
- purchase of alcohol.

The following may be considered but usually will not be funded:

- The purchase of infrastructure or large physical items to be used to support a one-off event or promotion, such as sound systems or gazebos.

Retrospective expenses

Where the project or activity has already taken place, funding will not be awarded retrospectively, except in exceptional circumstances.

Allocation of funding

The funding pool available for grants will be set by Council in collaboration with Community Boards every three years through the Long-term Plan process. No individual grant applications will be accepted during the Long-term Plan consultation process. The funding available for each different grant type will be advertised when applications are publicly called for.

All grants will need to be spent within one year of being awarded, unless an extension has been granted. Where funds remain unspent following project completion, these must be returned to Council. If the project does not proceed, funding must be returned to Council.



Where a group generates a profit and seeks to return the investment into the community, it is preferred that excess funding is returned to Council for redistribution to the community through the contestable process.

Multi-year grants

Council and Community Boards have the discretion to allocate Community Grant funding on a recurring basis for up to three financial years within a current long-term plan. If a grant is to be awarded for the maximum term of three financial years, this must be done during year one of the relevant long-term plan.

Recipients of grants awarded for multiple years are not required to re-apply each year. Recipients must report annually on the progress and the outcomes delivered from the grant money already received. Satisfactory progress must be demonstrated before funds will be released for the following year.

All multi-year funding is subject to change should Council's financial position require it.

Promotions & Events Grants are not eligible for multi-year funding.

Awarding of partial grants

In the event a grant is awarded for less than what was requested, Council and Community Board members may stipulate what part of the project or activity the grant is to be used for. Recipients cannot use the funding for any purpose other than that is stipulated.

Accountability requirements and proportionality

All recipients are required to complete and submit a Report back – Accountability Form for monitoring and evaluation. Failure to submit this form will impact on the ability of the recipient to receive future funding from the Council.

A tiered approach to accountability and application requirements is taken. The processes and documentation that applicants are asked to complete are proportionate to the size of the grant, with higher dollar value grants having greater accountability requirements.

Relevant legislation:

Local Government Act 2002

Related documents:

[Central Otago Destination Management Plan](#)

[Community Guide to the Grants Process](#)

Eventful Central – Event Development Framework



Appendix One: Community Grant criteria

Community Grant Criteria	
Is a community led activity	
Clearly demonstrates community benefit	
Has a positive impact on Social Well-being or contributes toward the Connected Community outcome in the district	Application should meet one or more of these criteria
Has a positive impact on Cultural Well-being in the district	
Has a positive impact on Environmental Well-being or toward the Sustainable Environment community outcome in the district	
Has a positive impact on Economic Well-being or contributes toward a Thriving Economy in the district	
Is well planned and defined	
Demonstrates value for ratepayers	
Builds or strengthens community organisations	
Strategic alignment	

Appendix Two: Promotions and Events Grant criteria

Promotions and Events Grant Criteria
Directly enhances user experience
Supports approved strategies and plans, including the Eventful Central – Event Development Framework
Shows alignment with the Destination Management Plan, including how it attracts and retains visitors and has broad economic and/or community benefits
Delivers community outcomes
Is well planned and defined
Benefits are demonstrated clearly
Costs are clear and reasonable
The applicant shows organisational capability
Shows progression toward sustainability, including financial sustainability

25.7.3 2025-2026 COMMUNITY AND PROMOTIONS AND EVENTS GRANTS APPLICATIONS - FIRST ROUND

Doc ID: 2541662

Report Author:	Rebecca Williams, Community Development Lead Alison Mason, Media and Marketing Manager
Reviewed and authorised by:	Louise Fleck, Group Manager - People and Culture, Acting Group Manager - Community Vision

1. Purpose of Report

To consider the first round of the community and promotions and event grant applications for the 2025/26 financial year.

Recommendations

That the Cromwell Community Board

- A. Receives the report and accepts the level of significance.
 - B. Decides the grants to be allocated to the applicants of the community and promotions and events grants
-

2. Background

The Central Otago District Council contributes to the social, economic, environmental and cultural well-being of the local community through the contestable grants process.

The objectives of the grants process are:

- Enhance well-being in the district (social, economic, environmental and cultural)
- Empower local communities
- Facilitate the delivery of community outcomes
- Promote our Regional Identity: Central Otago A World of Difference.

There are two types of grants that can be applied for, community grants and promotions and event grants. Each are funded using different targeted rates, which means that one pool cannot subsidise the other. Each application must be considered on its own merit and fit with the relevant grant criteria and available budget.

The Board considers grant applications in two rounds annually. This is the first round of funding for the 2025/26 financial year. Applications for this funding round closed on the 6th of July 2025 for a decision at this meeting.

The Cromwell Community Board is delegated the authority to consider applications for activities and projects within its boundaries.

Annually, there is \$50,000 to distribute in the Cromwell community grants scheme and \$106,219 to distribute in the promotions and events grants scheme. The following table

illustrates the commitments already made and the amounts left to distribute in the 2025/26 year.

Promotions grant applications were accepted in the March 2025 round for funding from the 2025/26 financial year. This is due to the timing of this funding round not allowing the applicants to apply, and have a Board decision, prior to the funding commitment being required.

Promotions Grants	
Total budget for 2025/26	\$106,219
Less committed from previous rounds	\$97,500
Balance left to distribute	\$8,719

Multi-year Grants

In line with the Grants Policy, Community Boards have the discretion to allocate community grant funding on a recurring basis for up to three years in year one of a Long-term Plan.

This is the first funding round for the current Long-term Plan (2025-34 LTP), which is a two-year plan. Accordingly, applicants have had the opportunity to apply for multi-year funding of up to two years in this funding round.

3. Discussion

Community Grants

Two community grant applications have been received in the current round, requesting a total of \$65,000. There is a total of \$50,000 to distribute for community grants in both this initial round and the scheduled second round of funding in the first half of 2026.

No	Name of Organisation	Name of project / service	Purpose of funding	Total costs	Amount requested
1	Cromwell Bike Park Inc.	Bike Park Upgrades	Purchase and installation of shade sails, irrigation equipment and a container	\$30,195.54	\$35,000
2	Cromwell Early Learning Centre Inc.	Centre Expansion	Subdivision, change of land use and building consents fees.	\$1,481,500.00	\$30,000.00

Promotion Grants

One promotions and events grant application has been received in the current round requesting a total of \$2,500 from the current financial year. There is \$8,719 remaining to distribute for this round and the second round in the first half of 2025. The application details are provided in the table below:

No	Name of Organisation	Name of project / service	Purpose of funding	When does the	Total costs	Amount requested
----	----------------------	---------------------------	--------------------	---------------	-------------	------------------

				project start		
3	Carrick Winery	Pedal and Pour Community Cycle Event	Event Costs	19 Sep 2025	\$16,875	\$2,500

Copies of the application, supporting documentation and staff assessments are provided to Board members under separate cover.

4. Financial Considerations

As detailed above, the Board has \$50,000 to distribute for the 2025/26 Community Grants round and \$8,719 for the 2025/26 Promotions and Events Grants.

The Board has the delegated authority to spend within this budget. Any recommendations above these amounts would fall outside of that delegation and would need to be by way of a recommendation to Council.

5. Options

Option 1 – (Recommended)

The Board is asked to consider each application and determine the appropriate level of funding. There are no other options as the Board has the delegation to allocate grants from the contestable funds.

6. Compliance

Local Government Act 2002 Purpose Provisions	This decision promotes the social, cultural, economic, environmental wellbeing of communities, in the present and for the future by providing a contestable funding pool that enables projects to be delivered in the community that enhance well-being
Decision consistent with other Council plans and policies? Such as the District Plan, Economic Development Strategy etc.	Yes, this decision is consistent with the Grants Policy, and other plans and policies that may be impacted by any of the individual grant applications.
Considerations as to sustainability, the environment and climate change impacts	There is no identified direct impact, though some applications may have a positive environmental impact. Events bring larger numbers of people together and will therefore have environmental impacts. Applicants are required to facilitate their activities in line with Councils strategies.

<p>Risks Analysis</p>	<p>There are risks where large groups of people come together at events. A Health and Safety plan must be submitted with any Council property bookings for events.</p> <p>No other risks have been identified in the funding applications.</p> <p>It is each grant recipient's responsibility to obtain and/or have in place the appropriate consents, plans and licences (including resource consent, health and safety plans etc.) as required by legislation, agencies, property owners and/or individuals to undertake the projects.</p>
<p>Significance, Consultation and Engagement (internal and external)</p>	<p>The funding rounds were advertised in the local newspaper, Council's website and Facebook page, and through combined agency community funding clinics.</p> <p>Discussions with departments of Council have taken place where there are impacts arising from the application. https://www.codc.govt.nz/repository/libraries/id:2apsqkk8g1cxbyoqohn0/hierarchy/sitecollectiondocuments/strategies-and-policies/governance-documents/Significance and Engagement Policy.pdf</p>

7. Next Steps

Once the Board has made a decision on the level of funding for each organisation, this will be communicated to each applicant and payments made.

8. Attachments

- Appendix 1 - Cromwell Bike Park Staff Assessment (under separate cover) ⇨
- Appendix 2 - Cromwell Bike Park Grant Application (under separate cover) ⇨
- Appendix 3 - Cromwell Bike Park Supporting Documents (under separate cover) ⇨
- Appendix 4 - Cromwell Early Learning Centre Staff Assessment (under separate cover) ⇨
- Appendix 5 - Cromwell Early Learning Centre Grant Application (under separate cover) ⇨
- Appendix 6 - Cromwell Early Learning Centre Supporting Documents (under separate cover) ⇨
- Appendix 7 - Carrick Winery_Pedal and Pour Event 2025_Grant Assessment (under separate cover) ⇨

Appendix 8 - Carrick Winery_Pedal and Pour Event 2025_Grant Application (under separate cover) [⇒](#)

Appendix 9 - Carrick Winery_Pedal and Pour Event 2025_Supporting Documentation (under separate cover) [⇒](#)

25.7.4 DUNSTAN EAST SIDE TRAIL TRUST COMMUNITY GRANT ACCOUNTABILITY REPORT

Doc ID: 2566751

Report Author:	Rebecca Williams, Community Development Lead
Reviewed and authorised by:	Louise Fleck, Group Manager - People and Culture, Acting Group Manager - Community Vision

1. Purpose

To consider the accountability report from the Dunstan East Side Trail Trust for their 2023/24 community grant.

Recommendations

That the report be received.

2. Discussion

At its meeting held on 7 May 2024, the Cromwell Community Board allocated a community grant of \$36,533.20 to the Dunstan East Side Trail Trust for a feasibility study and concept trail design plans.

As per the grants policy, recipients of grants over \$10,000 are required to report back to the Board.

A copy of the Trust's accountability report, along with a summary of the feasibility study is attached.

The accountability report notes that there is \$6,027.21 remaining from the original grant for the technical support landowner engagement. The landowner engagement was anticipated in the original grant application, so no further decision is required from the Community Board, other than to note that it is still in progress.

3. Attachments

Appendix 1 - Dunstan East Side Trail Accountability Report [↓](#)

Grants - Report Back (Accountability)

GRA250844506



1 Dunorling Street
PO Box 122, Alexandra 9340
New Zealand

03 440 0056

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



Grant Accountability

Original Application Number

GRA240323821

The Applicant:

Organisaton Name

Dunstan East Side Trail (DEST) Trust

Project Name:

Bridge to Bendigo Trail (Round the Lake Loop) - Feasibility Phase

Contact

Naomi Petersohn + Richard Broadhead

Data redacted from next 3 fields

Phone

Email

Address

The Project:

Amount granted by Central Otago District Council

36533.20

Total cost of the project

36533.20

If there was any significant variation from your original budget, what were the main reasons for this?

The only variation is that due to the length of time and complexity of the feasibility stage, including landowner engagement, we have \$6027.21 (including GST) remaining for technical support landowner engagement. We have a plan developed with Southern Land to put this to excellent use between now and the end of 2025, building on the positive momentum and knowledge gained from the completed feasibility report.

What outcomes were achieved from the project/event? (max 500 words)

1. Detailed feasibility report completed A detailed feasibility report on the proposed Bendigo Link trail has been completed, with the support of Southern Land, using funds from this grant. This detailed report includes: business case findings, return on investment calculations, identification of target groups and community benefits, community survey results, local business survey results, risk assessment, assessment of consent conditions, a budget, and next steps for the project. Supporting documentation produced alongside this to support the feasibility phase includes: a detailed plan of the proposed cycle trail, detailed landowner identification, land parcels and related information, tailored briefs for landowners,

and Google Earth map files. Additionally, a summary highlighting key findings of the feasibility report has been produced (and is attached). In short, the report's findings were very positive. They highlighted how the proposed trail is a low-risk, high-reward opportunity that complements existing and planned trails extremely well, and has significant potential for a positive community impact on social, environmental, and economic well-being.

2. Strengthened engagements with landowners In addition, we have progressed landowner and key local business stakeholder engagement. We met in person with the local key businesses along the trail, who were positive about the proposed trail. However, building relationships and working through options with affected landowners requires significant time and effort. This matches the experience of other trail developers/trusts in Otago. Private landowners of the affected parcels have been spoken with, emailed tailored briefs, site maps, and, where possible, we have met on site to assess trail options. For some owners, we amended and proposed several options, given various concerns and practical barriers (including significant erosion on the lakefront). This year we have also begun the process of formally applying and liaising with the national Crown Property team, based in Wellington, for an easement over Toitū te Whenua LINZ (Land Information New Zealand)-administered lakefront land; as well as with Contact Energy, which owns the Clyde Dam controlling Lake Dunstan. With Southern Land, we have developed an intensive engagement plan developed for over the last four months of this year to try and reach our target of securing access from all owners in 2025. We plan to use the remaining \$6027.21 (including GST) for this.

3. Commenced discussions with Southern Lakes Trail Trust on strategic ways forward together. We have remained in contact with key stakeholders, including the Southern Lakes Trail Trust, who are focusing on the Wanaka trail link between Cromwell and Wanaka at the end of this year. In short, the collaboration is positive. This includes our sharing of the completed feasibility report, leading to recent discussions about how to strategically leverage funding and governance expertise given the strong complementarity of this trail with SLTT's Wanaka Link. It is planned that options for this will be presented at SLTT's board meeting later this year.

4. Well-positioned for next steps. Together, the completed feasibility report, with detailed trail plans; landowner progress and plans; and potential options to work with SLTT means the DEST Trust is in a great place to progress this project.

How did your organisation acknowledge the support of the Council grant?

The Council grant is acknowledged in the final feasibility report.

When did you receive your grant funding?

03/06/2024

Support Documents Ticked

- Proof of expenditure (including receipts, invoices and/or financial statements)
- Economic impact assessment (if relevant)
- Annual report

Grants of \$10,000 or more

Declaration:

All information provided is complete and correct True

Have read and acknowledge the standard Central Otago Terms and Conditions of Grant Funding Yes

Information about your application (including the applicant's name, project title, and a summary of the proposal) and any approved funding may be made publicly available by Council Yes

Name: Naomi Petersohn

Date 20/08/2025

Signature



Feasibility Phase of the Bendigo Link Trail 2025 Grant Accountability Report

We are a group of locals from the Northburn and Bendigo area on the eastern side of Lake Dunstan, keen to connect our communities to Cromwell through a shared-use (cycle and pedestrian) trail, supporting community wellbeing.

We successfully applied for a Cromwell Community Board grant to carry out feasibility activities for a proposed 19km trail from the Cromwell Bridge to Bendigo. We now refer to this as the Bendigo Link trail.

At the Cromwell end, the trail will connect with the existing lakeside trail that currently leads to Pisa Moorings and Smith's Way, and is soon to be connected to Wānaka via the Wānaka Link Trail. At the Bendigo end, we would also connect with where the Wānaka Link Trail is going to run across the Clutha/Mata-Au by bridge. The Wānaka Link Trail is being developed by the Southern Lakes Trail Trust.

In short, this grant has enabled us to largely complete the feasibility phase of this project, strengthening our position to carry out consents and attract funding to make this trail happen.

The feasibility study will include concept trail design plans to help us decide where the best route would go, how it will be built and at what cost and risk. It will also include a project plan, timeline, a budget (with a total cost estimate for the full project and breakdowns), and assessment of consent conditions and approval processes.

It will include a 'business case' component that assesses the return on investment in terms of community wellbeing outcomes, as well as technical support for consulting with relevant identified landowners to negotiate access and obtain access approvals.

The key outcomes achieved by the grant include the following:

1. Detailed feasibility report completed

A detailed feasibility report on the proposed Bendigo Link trail has been completed, with the support of Southern Land, using funds from this grant. This detailed report includes: business case findings, return on investment calculations, identification of target groups and community benefits, community survey results, local business survey results, risk assessment, assessment of consent conditions, a budget, and next steps for the project.

Supporting documentation produced alongside this for the feasibility phase includes: a detailed plan of the proposed cycle trail, detailed landowner identification, land parcels and related information, tailored briefs for landowners, and Google Earth map files.

Additionally, a summary highlighting key findings of the feasibility report has been produced (and is attached).

In short, the report's findings were very positive. They highlighted how the proposed trail is a low-risk, high-reward opportunity that complements existing and planned trails extremely well, and has significant potential for a positive community impact on social, environmental, and economic well-being.

2. Strengthened engagements with landowners

In addition, we have progressed landowner and key local business stakeholder engagement. We met in person with the local key businesses along the trail, who were positive about the proposed trail. However, building relationships and working through options with affected landowners requires significant time and effort. This matches the experience of other trail developers/trusts in Otago.

Private landowners of the affected parcels have been spoken with, emailed tailored briefs, site maps, and, where possible, we have met on site to assess trail options. For some owners, we amended and proposed several options, given various concerns and practical barriers (including significant erosion on the lakefront).

This year we have also begun the process of formally applying and liaising with the national Crown Property team, based in Wellington, for an easement over Toitū te Whenua LINZ (Land Information New Zealand)-administered lakefront land; as well as with Contact Energy, which owns the Clyde Dam controlling Lake Dunstan.

With Southern Land, we have developed an intensive engagement plan developed for over the last four months of this year to try and reach our target of securing access from all owners in 2025. We plan to use the remaining \$6027.21 (including GST) for this.

3. Commenced discussions with Southern Lakes Trail Trust on strategic ways forward together.

We have remained in contact with key stakeholders, including the Southern Lakes Trail Trust, who are focusing on the Wanaka trail link between Cromwell and Wanaka at the end of this year. In short, the collaboration is positive. This includes our sharing of the completed feasibility report, leading to recent discussions about how to strategically leverage funding and governance expertise given the strong complementarity of this trail with SLTT's Wanaka Link. It is planned that options for this will be presented at SLTT's board meeting later this year.

4. Well-positioned for next steps.

Together, the completed feasibility report, with detailed trail plans; landowner progress and plans; and potential options to work with SLTT means the DEST Trust is in a great place to progress this project.

Bendigo Link Trail – Feasibility Summary



Prepared for: Dunstan East Side Trail Trust
Date: 4 August 2025
Prepared by: David Howard, Southern Land Ltd

Level 2, Brownston House
21 Brownston Street
Wanaka 9305
Ph: 021 673 283
Email: Dave@southerland.co.nz



Purpose

This feasibility study evaluates the viability of a 19km lakeside cycle trail linking Bendigo to Cromwell, forming part of a 40km Upper Lake Dunstan Loop in Otago. The report informs funding applications and next-stage planning.

Project Highlights

- Trail Length: 19km Bendigo Link; connects to Wanaka Link for a 40km loop around the northern part of Lake Dunstan.
- Trail Grade: NZCT Grade 2, suitable for most users.
- Cost: Estimated \$4.9 million including contingency and inflation.
- eROI: \$1 invested returns \$5 in economic benefit over 10 years.
- Net Positive: From year 3 of operation.
- Annual Visitors: Projected 65,000 (30% local; 70% visitors).



Image 1: Demonstrating the Bendigo Link fit with the Otago Great Ride Trail Network

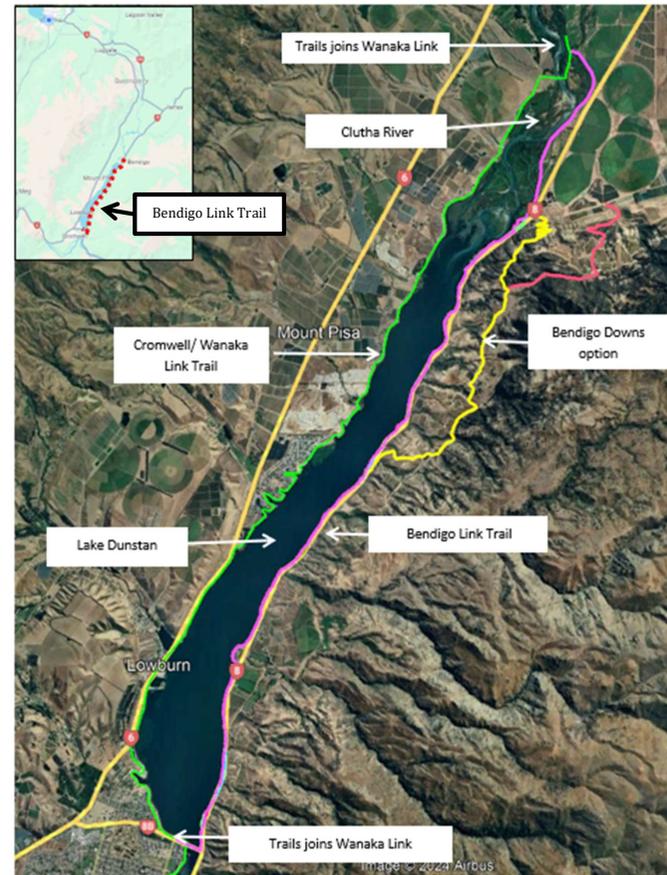


Image 2: Bendigo Link Trail Location

Key Benefits

1. Community & Health

Improved local access to recreational and commuting options.
 Direct link for Cromwell, Northburn, Bendigo Downs, Pisa Moorings.
 Positive mental and physical wellbeing impacts.
 Community surveys show 91% want more Grade 1-2 trails.

2. Economic

\$3.5M annual direct economic impact.
 Adds a new standalone trail product attractive to leisure and e-bike riders.
 23 new jobs projected by local businesses.
 Business growth opportunities in accommodation, food, and trail services.

3. Environmental

Supports low-carbon tourism.
 Enables predator control, planting, and habitat restoration.
 Trail corridor access facilitates long-term conservation efforts.

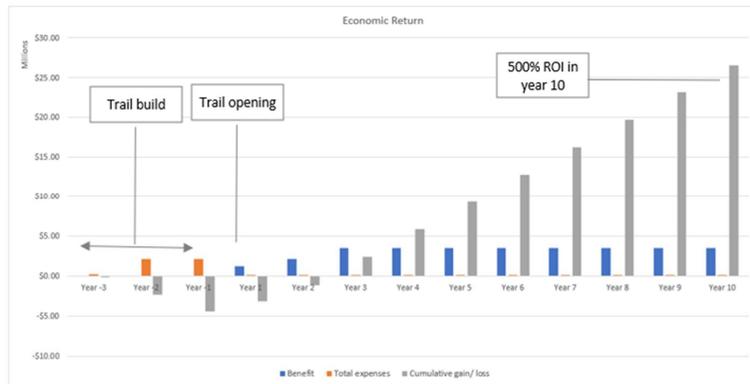


Image 3: Economic ROI graph

Trail Demand

Demand aligns with similar Great Ride trails in the region (45-93k users/year).
 Loop design and lakeside scenery rated top factors by users.
 Otago's trail network growth and tourism strategy reinforce long-term demand.

User Profiles

Trail caters to: Families, social riders, e-bike and fitness users.
 Future appeal to cultural, eco-conscious, and luxury travellers.
 Opportunity for branding around food, wine, and heritage.

Costs & Maintenance

Construction Cost: \$4.88M (2026 projection).
 Ongoing Cost Target: \$20,000/year.
 Maintenance: \$0.33/m/year plus \$90k resurfacing each 10 years.
 Managed via Trail Trust model, community fundraising, and grants.

Implementation Readiness

Land Access: 15.4km confirmed; 2 easements needed (private land).
 Consents: CODC not required for lakeside section; ORC and Heritage NZ consents needed.
 Construction Risk: Low geological/climatic risk; strong local capacity and contractor experience.
 Positioning Opportunity: Boutique food/wine/cultural trail potential.

Next Steps

1. Secure easement agreements.
2. Finalise alignment and obtain consents.
3. Confirm funding for detailed design and construction.

(Refer to the Bendigo Link Trail – Full Feasibility Report for comprehensive analysis)

Stakeholder analysis

Community

Community survey results demonstrate overwhelming community support for the development of new, accessible trails in the Cromwell region:

- **98%** of respondents agreed that more trails would benefit the community, given the high usage of existing ones.
- **91%** expressed a strong preference for **Grade 1-2 trails**, accessible for all users.
- **97%** viewed a Cromwell-Pisa-Bendigo-Northburn **around-the-lake loop** as a valuable community asset.
- **97%** also stated they would **actively support** the development of such a trail.

Wider Benefits

- Cited **health and wellbeing improvements** for the local community.
- Enhanced **transport safety** by allowing travel away from the busy state highway.



An open-ended comments section received **129 individual responses**, with **127 of them expressing positive feedback**. Key themes included safety, accessibility, economic benefit, community connectivity, and suitability for all ages and abilities.

Representative Comments:

- “Fantastic idea! This would benefit so many people and would be money very well invested in the community.”
- “A vital link so residents of Northburn and Bendigo can commute into Cromwell without using petrol vehicles.”
- “Great idea – would spread the load from current overcrowded trails, especially during holidays.”
- “Would be a safe way to access these communities and a wonderful way to see the lake from new perspectives.”
- “Would be great for daily commuters, recreational users, and tourists alike.”

Tour Operators



Trail Operators

Trail Operator Support for the Proposed Upper Lake Dunstan Loop

Feedback from trail operators strongly supports the development of the **40km Upper Lake Dunstan Loop**, highlighting its value as a complementary and standalone product that would strengthen the broader **Central Otago Trails network**.

Strong Industry Endorsement

- **100%** of trail operators agreed (with **67% strongly agreeing**) that the Upper Lake Dunstan Loop would be a **valuable addition** to the Otago trail network.
- Operators believe the trail would **enhance the appeal of the region**, particularly at the **Grade 1–2 level**, where there is **high unmet demand**.

Market Growth & New Opportunities

- On average, operators estimate **26% of existing customers** would add the new trail to their packages **immediately** if it were available.
- **30% of future customers** are expected to include the trail in their itineraries.
- All operators indicated the new trail would result in at least **one additional bed-night in Cromwell or Central Otago**, driven by new and extended multi-day tour options.
- Cromwell is seen as a **central hub** for multi-day packages combining easy-grade trails, with the loop trail enabling **skill-based group segmentation** and broader appeal to entry-level cyclists.

Operational Benefits

- The loop would allow operators to **better assess customer skill levels** before attempting more challenging trails like the **Lake Dunstan Trail (LDT)**.
- The loop provides **easier support logistics** compared to more remote Grade 3 trails.
- Cromwell would benefit as a **base for extended stays**, enabling operators to diversify offerings and create new tourism products.

Selected Operator Comments:

- *“Suitable for riders that cannot do LDT.”*
- *“Would split groups—some do LDT, others the loop—resulting in another night in Cromwell or Clyde.”*
- *“Enhances the network for the low-skill end of the market. High % of our customers aren’t regular cyclists.”*
- *“Easy access to support customers compared to LDT or Kawarau Gorge.”*
- *“Would bring real economic benefits to hotels in Cromwell and Pisa Moorings.”*
- *“Encourages Cromwell as a base for multiple ride options—ideal for international customers on 2–3 week holidays.”*



Business Community

Local businesses show significant optimism about the potential economic and community benefits of the proposed trail, particularly in terms of increased visitation, service development, and employment.

Economic and Business Opportunity

- **80%** of businesses agree or strongly agree that **more trail users would create new business opportunities.**
- **69%** indicated they are **likely to offer new or expanded services** to trail users.
 - **20%** did not see trail users as part of their target market or were cautious about the growth potential.
- When asked about **revenue impact:**
 - Half of the respondents projected **“some” (up to 50%) to “substantial” (100–200%) revenue growth.**
 - The other half were **unsure**, citing lack of clarity on trail usage numbers and timing.

Employment and Operational Planning

- Businesses that are “highly likely” to extend services anticipated hiring:
 - **7 full-time** staff
 - **16 part-time** staff (or expanding current staff hours).
- Additional roles may include **hospitality, tasting room staff, landscaping, tour guides, and cleaning teams.**

Perceived Opportunities

Businesses highlighted the trail’s potential to:

- **Drive new foot traffic:** “A cycleway going right past our door would be a game-changer.”
- Attract **group bookings** from cyclists, tourists, and corporate events.
- Enable **seasonal promotions and special events**, increasing brand exposure.
- **Improve employee wellbeing** with safe access to workplaces via bike.
- **Boost awareness** of under-visited areas like Bendigo and Northburn.
- Increase **property value** on the eastern side of the lake.



Concerns and Barriers

While overall sentiment was positive, some concerns and constraints were noted:

- **Mismatch with target market** for some businesses.
- Potential **highway crossing safety issues.**
- Concern about attracting **“low-value” customers.**
- **Planning and development barriers:**
 - Restrictive land covenants.
 - Complex **resource consent processes.**
 - Need for careful **trailhead and traffic management planning** to avoid congestion.

Dunstan East Side Trail Charitable Trust
Profit & Loss Report for Period from 1/01/2024 to 20/08/2025

		Actual
Sales		
	Total Sales	0.00
Less: Cost of Sales		
2001	Consulting Expenses	30,563.49
	Total Cost of Sales	30,563.49
	Gross Margin	-30,563.49
Other Income		
1001	Donations / Grants received	36,533.20
1201	Interest Income	527.70
	Total Other Income	37,060.90
	Net Income	6,497.41
Less: Other Expenses		
2002	Legal Expenses	0.00
	Total Expenses	0.00
	Profit (Loss)	6,497.41

Includes unposted transactions

25.7.5 DRAFT CROMWELL RACECOURSE RESERVE MANAGEMENT PLAN FOR APPROVAL

Doc ID: 2554600

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

1. Purpose of Report

To approve the amended Draft Cromwell Racecourse Reserve Management Plan 2025 and recommend it to Council for formal adoption under the Reserves Act 1977.

Recommendations

That the Cromwell Community Board

- A. Receives the report and accepts the level of significance.
- B. Approves the amended Draft Cromwell Racecourse Reserve Management Plan 2025, incorporating changes following consultation.
- C. Recommends to Council that the amended Cromwell Racecourse Reserve Management Plan 2025 be adopted under delegated authority from the Minister of Conservation, in accordance with Section 41 of the Reserves Act 1977.

2. Background

At its meeting on 6 May 2025, the Cromwell Community Board (the Board) approved the Draft Cromwell Racecourse Reserve Management Plan (draft Plan) for public consultation. The Board also agreed to hear submissions received.

The consultation was open from 19 May – 14 July 2025. A total of 263 adult submissions were received, along with 28 youth submissions.

All submitters were asked whether they wished to speak to their submission and given the opportunity to attend an oral hearing, which is being held on Tuesday, 19 August 2025. Twenty-five submitters spoke to their written submission.

This meeting was adjourned until Tuesday, 26 August 2025, where Board considered both written and verbal submissions along with staff recommendations on suggested changes to the Draft Plan. The Board then resolved to:

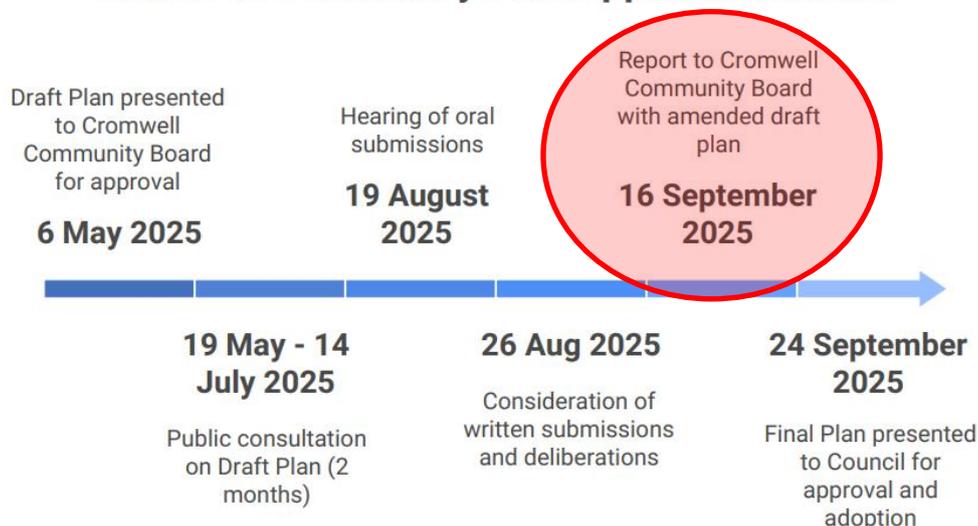
Receives the report and accepts the level of significance.

- A. *Receives and considers submissions to the draft Cromwell Racecourse Reserve Management Plan 2025, and recommend amendments based on community input and staff advice for inclusion into final Draft Reserve Management Plan which will be presented at the Board's September meeting.*
- B. *Recommend Anderson Park and Alpha Street Reserve layouts remain the same, noting the submissions on the demand on these two locations and requests a future report come to the board.*

A timeline is included below:

The Draft Reserve Management Plan has been updated following consultation and is attached to this report as **Appendix 1**.

Cromwell Community Plan Approval Timeline



3. Discussion

The Cromwell Racecourse Reserve Management Plan responds to the need for additional sports fields and improved recreation provision for Cromwell. It reflects strong community feedback while remaining grounded in strategic planning, land capability, and realistic implementation pathways. The Plan enables future improvements while protecting the Reserve's character and ensuring its development as a regional sport and recreation hub.

The Plan supports equestrian use continuing at the Cromwell Racecourse Reserve (the Reserve), alongside other recreational activities. The amended Plan reflects community feedback and ensures the Reserve can support a wide range of uses while enabling future development in a balanced and sustainable way.

The Plan does not commit Council to funding development but provides a spatial framework to guide future use. Project timing will depend on factors such as population growth, recreation and sports demand, with any changes to existing facilities forming part of project costs. Detailed elements, including lighting and toilets, will be addressed at the project development stage. Feedback also highlighted the importance of maintaining separation of activities.

Some points raised by submitters included:

- Discussion around whether the Indoor Multisport Complex should be moved to the Medium-Term Plan (5 years) rather than the Long-Term Plan (15 years). Confirmed that timings are approximate only and can be considered at any time.
- Clarify direction from Council staff around what rules for dogs will apply to the Cromwell Racecourse Reserve.

Changes made to the draft Plan include:

- Remove Pony Club from "Pony Club Arena," as it is used by more than just the Pony Club.
- All-Weather Arena – adjust wording to make it clear that this is where the all-weather arena was previously located, that it has since been converted to grass, and that if re-established it would be in Area 4.

- Change “proposed” rather than “provided” on pages 29 and 30.
- Cross-country course – change wording to “will require reworking” rather than “may require reworking” and note that relevant experts would be involved.
- Check that the two sections on Governance of the Reserve (the first in the current section and the second in the Proposed Development section) are consistent.

Once adopted by Council, the Plan becomes operative and enforceable under the Reserves Act 1977.

The updated draft is now presented to the Board for final approval and recommendation to Council for adoption.

4. Financial Considerations

The preparation and consultation costs for the Reserve Management Plan have been met through existing Council budgets for parks planning and strategy. The Plan does not commit Council to funding specific projects but supports alignment with future investment via the Long-Term Plan and operational budgets.

5. Options

Option 1 – (Recommended)

Approve the amended draft Plan and recommend it to Council for adoption (Recommended)

Advantages:

- Ensures compliance with the Reserves Act 1977.
- Reflects community input and current/future aspirations.
- Provides a clear, long-term decision-making framework.

Disadvantages:

- None have been identified.

Option 2

Do not approve the amended draft Plan

Advantages:

- Provides additional time if the Board believes further revisions are needed.

Disadvantages:

- Delays implementation and may undermine confidence in the process.
- The Reserve continues to be managed under an outdated plan.

6. Compliance

<p>Local Government Act 2002 Purpose Provisions</p>	<p>This decision enables democratic local decision making and action by, and on behalf of</p>
--	---

	<p>communities by finalising a Reserve Management Plan that reflects public input and provides guidance for future development and protection of the Cromwell Racecourse Reserve.</p> <p>This decision promotes the social, cultural, and environmental wellbeing of communities, in the present and for the future by ensuring high-quality, accessible, and resilient open space for recreation, events, and community gatherings.</p>
Decision consistent with other Council plans and policies? Such as the District Plan, Economic Development Strategy etc.	<p>The Plan aligns with the Cromwell Masterplan, Long-Term Plan 2021–2031, the Cromwell Recreation Plan (2025), and regional strategies for sports and open space provision. The Cromwell Recreation Reserve Management Plan 2000.</p>
Considerations as to sustainability, the environment and climate change impacts	<p>The Plan promotes water-sensitive design, sustainable land use, and ecological planting, contributing to climate resilience and long-term environmental sustainability.</p>
Risks Analysis	<p>Adopting the Plan mitigates risk by ensuring the reserve is managed in line with legislative requirements and public expectations. Not progressing could create delays and reputational risks.</p>
Significance, Consultation and Engagement (internal and external)	<p>This matter is of high significance due to the size and potential of the Reserve. Public consultation followed the Reserves Act 1977 and Council's Significance and Engagement Policy. Mana whenua, leaseholders, user groups, and the wider community were engaged through multiple channels.</p>

7. Next Steps

- Recommend the Plan to Council for formal adoption.
- Once adopted, the Plan becomes operative under the Reserves Act 1977.
- Implementation will occur via the Long-Term Plan and operational priorities.
- Staff will continue engagement with users, leaseholders, and stakeholders.

8. Attachments

Appendix 1 - Updated Draft Cromwell Racecourse RMP [↓](#)



CENTRAL OTAGO DISTRICT COUNCIL

DRAFT Cromwell Racecourse Reserve Management Plan



Cromwell Racecourse Reserve Management Plan process under the Reserves Act 1977, Section 41:

First public notification to prepare draft plan	25 March 2025
Draft plan released for public submissions	19 May 2025
Hearing of written and verbal submissions	19 August 2025 & 26 August 2025
Report to Cromwell Community Board for feedback	16 September 2025
Final plan presented to Council for approval and adoption	24 September 2025

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Preface to Reserve Management Plan

A Reserve Management Plan provides the community with certainty about the function, future management, and development of a reserve. It is developed by listening to community preferences for the reserve and documenting the best way to provide for them. A Reserve Management Plan is not a detailed operational plan, instead it provides a framework that guides management decisions.

It is good practice for local authorities to develop Reserve Management Plans for most reserves that are administered under the Reserves Act 1977. The Act sets out a formal public consultation process to engage the community (refer to Appendix 1). Plans must also be reviewed regularly so they remain up to date.

The plan was released for public comment, so the community had the opportunity to provide Council with their feedback. The Cromwell Community Board considered submissions received and made recommendations amending the draft plan. Council approved the final plan under delegation from the Minister of Conservation.

A timeline has been included below as Figure 1.



Figure 1: Process for the development of the Management Plan (Source Council).

This plan contains:

- Introduction – contents, introduction, purpose and outline of plan and introduction to the Cromwell Racecourse Reserve
- Reserve description
- Description of primary users and activities
- Goals, objectives and policies

Introduction

The Cromwell Racecourse Reserve is situated in the Cromwell Ward, on the intersection of Kawarau Gorge Road (State Highway 6) and Ripponvale Road in Cromwell. The Cromwell Racecourse Reserve is used for equestrian activities. It has also been used for, community events. The reserve is approximately 91 hectares in area.

An aerial image of the Cromwell Racecourse Reserve provides context for its location, layout, and relationship to surrounding land uses.

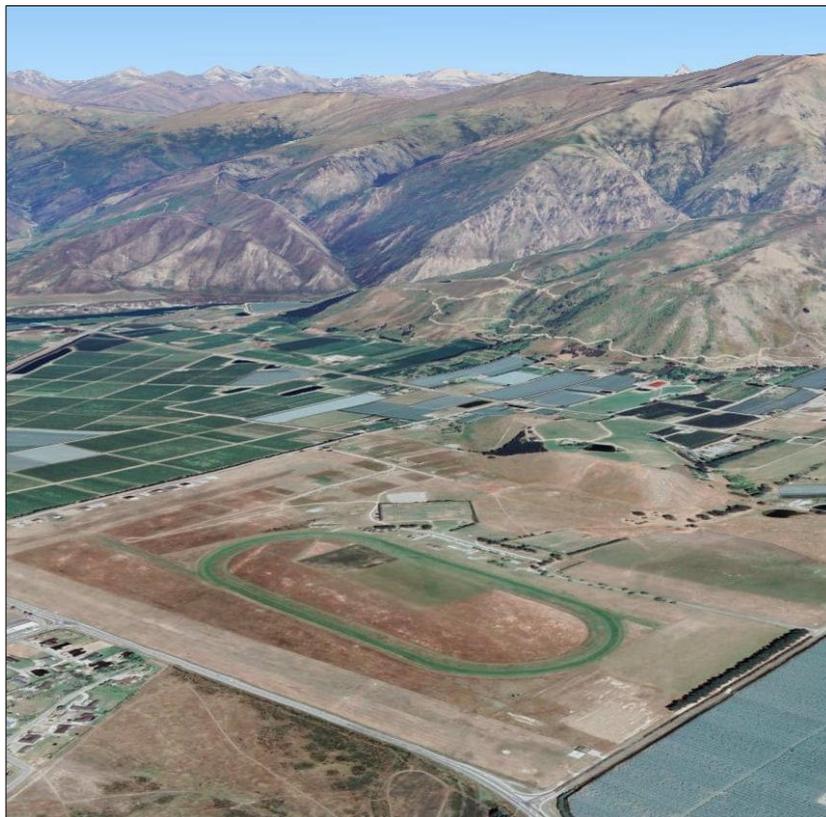


Figure 2: Aerial view of the Cromwell Racecourse Reserve and surrounding land uses (Source: Central Lakes Equestrian Club).

Purpose

The purpose of a Reserve Management Plan is to:

“provide for and ensure the use, enjoyment, maintenance, protection and preservation, as the case may require, and, to the extent that the administering body's resources permit, the development as appropriate, of the park for the purposes for which it is classified and shall incorporate and ensure compliance with the principles set out in section 17 of this Act for a recreation reserve¹”

Under section 41 of the Reserves Act every recreation reserve shall have an operative Management Plan. The purpose of a Management Plan is to ensure that the development and implementation of objectives and policies for reserves enhances the long-term use of reserves without compromising their existing use. A Management Plan is a document that consists of some reserve history and current information with a list of management statements to guide consistent decision-making regarding the future development, and management of a reserve.

In addition, the plan shall be continuously reviewed so that the plan is adapted to changing circumstances or in accordance with increased knowledge.

The purpose of this Management Plan is to provide Central Otago District Council with an effective guide for managing the Cromwell Racecourse Reserve.

¹ section 41 (3) Reserve Act 1977

Background

In 2000, Council adopted the first Reserve Management Plan for the Cromwell Racecourse Reserve. While the reserve's core use has remained consistent, a new plan is needed to better guide future use, investment, and management.

New demands, both now and into the future, from the community for this reserve have resulted in this new Reserve Management Plan being developed.

Council has had a hands-off approach to management of the reserve instead leasing the operational responsibility to the Central Lakes Equestrian Club. This Club have been passionate in developing the reserve and activities within the site. They continue to undertake this work on a voluntary basis.

This new plan, like the old plan, also encourages and facilitates the use of the reserve for recreation and sporting purposes (particularly equestrian activities) and for the welfare and enjoyment of the public.

With Cromwell's current and projected population growth, increased recreational facilities will be required. The Reserve Management Plan outlines how increased recreational activities could be accommodated within the Racecourse Reserve. The exact timing of that need will be determined by Cromwell's population growth over the next 5 – 30 Years.

Reserve description

The Cromwell Racecourse Reserve is just over 91 hectares of land located just outside of Cromwell on the Kawarau Gorge Road (State Highway 6). It contains a Racetrack and is predominantly used for equestrian-related activities.

A general view of the Cromwell Racecourse Reserve illustrates the open nature of the site.



Figure 3: General view of the Cromwell Racecourse Reserve, located on State Highway 6 near Cromwell (Source: Council).

Central Otago District Council is the administering body for the Cromwell Racecourse Reserve in terms of Section 40 of the Reserves Act.

History

The Cromwell Racecourse Reserve has a long history of use for racing and equestrian activities, with racing first recorded on the site in 1862. Early meetings were held by local clubs, and the reserve's history is closely associated with the Cromwell Jockey Club, which operated from 1876 until 1999.

Under the Public Reserves Act 1854, the Crown initially granted the land, now comprising the racecourse and adjacent aerodrome reserve, to the Superintendent of Otago in trust as a racecourse for the inhabitants of Cromwell.

In 1876, the Cromwell Racecourse Reserve Act was enacted. This legislation vested the land in a Board of Trustees and established provisions for its administration as a public racecourse and for other related purposes. The Act authorised the Board to set apart land for racecourse use, lease land not required for racing and apply proceeds toward improvements. The Board was required to maintain financial records and prepare annual accounts.

In 1941, a Gazette notice revoked the vesting of the reserve in the Trustees. The land was instead vested in the Cromwell Borough Council in trust for a racecourse or any other purpose in connection with it, while remaining subject to the provisions of the 1876 Act.

Since 1941, the land has been vested in the name of Council or its predecessor entities. Although the land continues to be described as "subject to the Cromwell Racecourse Reserve Act 1876", the Act is considered to have limited relevance following the revocation of the original vesting in 1941. It is likely that the revocation was either initiated by the Trustees or occurred because the Trustees had ceased to function, and the dissolution was carried out by the Governor under section 12 of the Act.

The land is now subject to the Reserves Act 1977. All planning and management responsibilities are required to comply with this legislation.

Between 1953 and 1974, part of the land was used as an aerodrome. In 1974, that portion of the reserve, now legally described as Section 91, was reclassified as a reserve for aerodrome purposes under section 4 of the Reserves and Other Lands Disposal Act 1974.

Leases and other occupations

The Cromwell Racecourse Reserve is subject to a primary lease agreement with the Central Lakes Equestrian Club, as summarised in the table below.

Table 1: Leases in place for Cromwell Racecourse Reserve

Organisation	Purpose	Details	Expiry Date
Central Lakes Equestrian Club Inc.	Sports Club	Deed of Lease commenced 1 July 2007, applying to Lot 1 DP 301554 (91.34 ha), as per Certificate of Title 6476. Includes all improvements on-site. The lease term is 7 years with 3 rights of renewal of 7 years each. Rent is \$1 per annum, with rent reviews every five years.	30/06/35

Sub-leases

Table 2: Sub-leases in place for Cromwell Racecourse Reserve

Organisation	Purpose	Details	Expiry Date
Snowline Rams	Farm grazing	Sub-lease arrangement for a defined portion of the reserve, enabling commercial grazing for vegetation control. Managed under a long-term agreement.	TBC
Horse and pony grazers	Horse and pony grazing	Agreement between CLEC and Horse/Pony Grazers. CLEC provides Grazers with a securely fenced paddock with an access gate, a water trough and water from CLEC's irrigation entitlement (when available) and access to CLEC's grounds, excluding all-weather arena and Pony club arena/ equipment unless the Grazer has paid the appropriate fees for their membership.	Varied

Land Status – District Plan provision

The Cromwell Racecourse Reserve is Crown-derived land held under the Reserves Act 1977. The Central Otago District Council is the administering body for the Reserve under section 40 of the Act.

Order in Council 5121 (cancelled of the vesting of the Cromwell Racecourse Reserve in the Corporation of the Trustees of the Cromwell Racecourse) and Order in Council 5122 records that “in exercise of the powers and authorities conferred upon him (the Governor-General) by section 9 of the Public Reserves, Domains and National Parks Act 1928 doth hereby declare” that from 28 August 1941 the Cromwell Racecourse Reserve shall become vested in the Cromwell Borough Council.

The land was vested in Council by Gazette notice in August 1941 and is legally described as Section 17, Block III, Cromwell Survey District. The land has been classified as a Racecourse Reserved by the Otago Gazette (1874, page 361, Order In Council 5122) and further surveyed as Lot 1 Deposited Plan 301554. It is subject to both the Reserves Act 1977 and the Cromwell Racecourse Reserve Act 1876.

In 2009, the boundary between the Racecourse Reserve and the adjacent Aerodrome Reserve was adjusted to better provide for existing and future aerodrome-related infrastructure. As a result, the current area of the Racecourse Reserve is 91.4629 hectares.

Under section 54(1A) of the Reserves Act 1977, Council is authorised to issue leases for activities consistent with the Cromwell Racecourse Reserve Management Plan without reference to the Minister of Conservation or additional consultation.

In the Central Otago District Plan, the Reserve is designated as Designation 81 for ‘Recreation Purposes’. This designation recognises the long-standing and ongoing recreational use of the site and allows for a range of compatible development activities.

Further information on land status is summarised in the table below.

Table 3: Land status information

Plan key	Legal description	Land status and classification	Council Designations, leases, other restrictions	Scheduled activity	Area (hectares)
A	Lot 1 Deposited Plan 301554	Racecourse Reserve, Crown-derived	D81 ‘Recreation Purposes’ ²		91.4629 hectares

² Designation shown on Maps 13 and 44.

Location and context

The Cromwell Racecourse Reserve is located on Ripponvale Road, approximately 2 km northwest of Cromwell town centre. The Reserve is situated within the Cromwell Ward of the Central Otago District.

The Reserve is zoned 'Rural Resource Area' under the Central Otago District Plan. It is bordered by a mix of rural and recreational land uses. To the east and south, the Reserve adjoins the Cromwell Aerodrome, which creates a fixed boundary and introduces some operational constraints due to aviation activity. To the west and north, the Reserve is bordered by rural landholdings, including orchards and lifestyle blocks.

The surrounding area includes land used for viticulture, horticulture, and grazing, reflecting the broader land use patterns of the Cromwell Basin. The Reserve itself is generally flat and open, with a limited number of established trees and shelterbelts along some internal and boundary areas.

The location, scale, and surrounding land use context position the Reserve as a potential site for a broader range of recreation and community activities, particularly in response to population growth in Cromwell and the wider region.

An aerial photo of the Cromwell Racecourse Reserve (outlined in red) is included in the figure below.



Figure 4: Aerial photo of the Cromwell Racecourse Reserve, outlined in red (Source Council GIS Maps).

The location of the Cromwell Racecourse Reserve in relation to Cromwell township and other nearby reserves is shown in the image below. This illustrates the Reserve's proximity to residential areas and its accessibility by foot and vehicle.

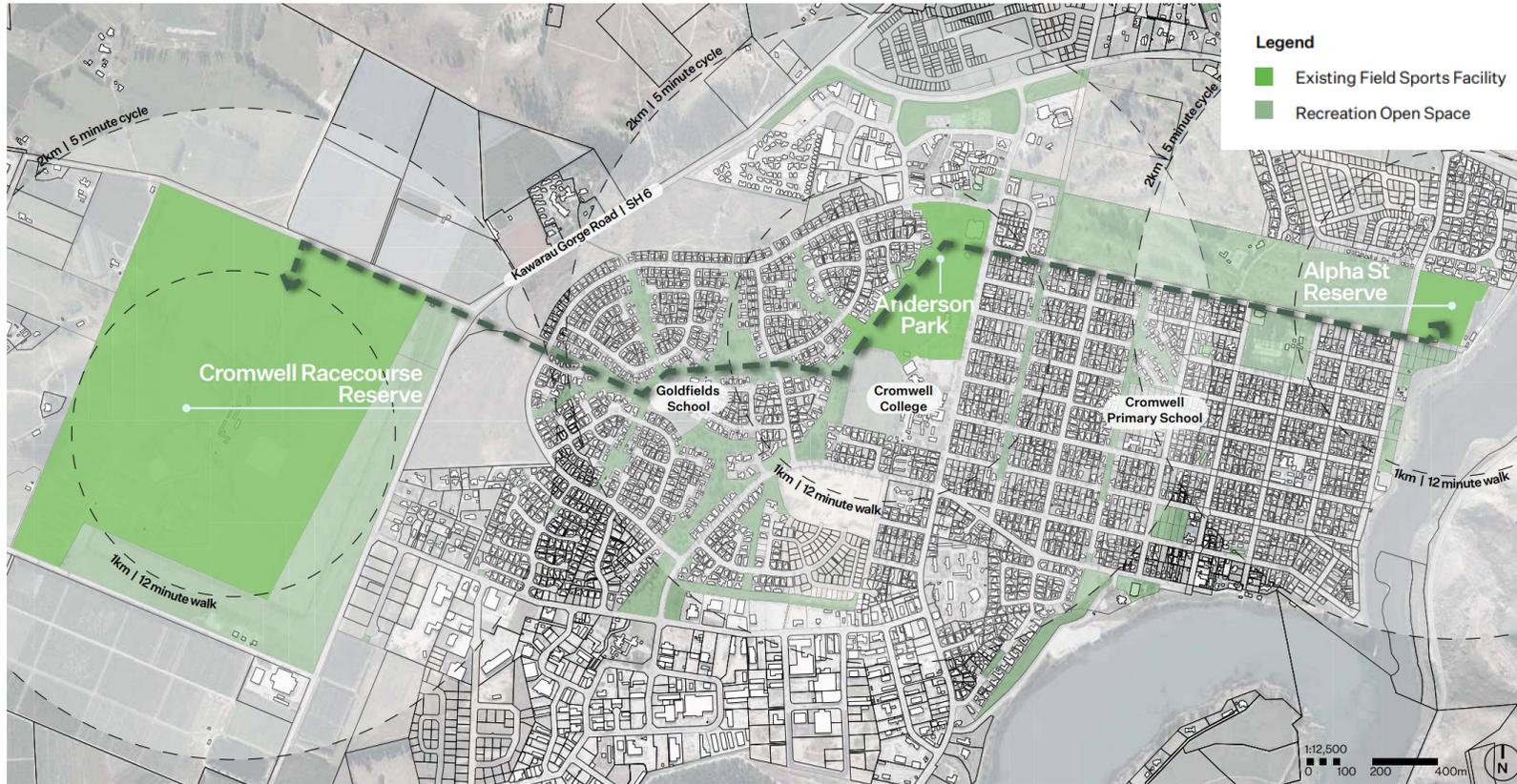


Figure 5: Study Site Extent

Adjacent land use

The Cromwell Aerodrome borders the Racecourse Reserve to the east and south. This adjacency creates a fixed boundary for development and introduces minor reverse sensitivity considerations, particularly in relation to noise and height restrictions associated with aviation activity as well as established horticultural and agricultural activities which includes such activities as chemical application, bird and frost control from time to time.

Features

The Cromwell Racecourse Reserve has been used primarily for racecourse and related equestrian purposes since 1862. It has also been used for community fetes, equestrian activities, motorhome rallies, army training and other community recreational activities.

The reserve has undergone several upgrades over the years, including the upgrading of the racetrack and associated buildings, including the stables, office and toilets.

An example of current activity on the site is shown in the image below.



Figure 6: Harness racing at the Cromwell Racecourse Reserve, which has supported equestrian activity since the 1860s (Source: Otago Daily Times).

Access

Vehicular access

The main entry to Cromwell Racecourse Reserve is off Ripponvale Road in Cromwell. There is a secondary entrance off Ord Road. The reserve is adjacent to Kawarau Gorge Rd (SH 6) but there is no access from the State Highway.

It is noted that the neighbouring horticultural land use activities generates significant traffic movements along Ripponvale Road at certain times of the year.

Pedestrian and cycle access

There is no formal access for walkers or cyclists at the entrance.

The proposed State Highway underpass will enhance off-road cycling and pedestrian access to the reserve.

Parking

There is no formal parking infrastructure within the Reserve. Users typically park on grassed areas, which are generally adequate under dry conditions. Parking is unallocated and informal, and larger events may require temporary arrangements to manage increased demand.

Services and infrastructure

Recent upgrades have connected the Reserve to mains potable water, wastewater, and power services. These improvements support more intensive future use of the site. In addition, a groundwater bore has been developed to provide water for wider irrigation of the reserve.

Vegetation and shelter

Tree canopy cover across the Reserve is limited, providing minimal shade or shelter. This reduces user comfort during warmer months and limits opportunities for habitat enhancement. Strategic planting has been identified as a future improvement priority.

Reserve management and governance

The Cromwell Racecourse Reserve is currently managed under a lease agreement with the Central Lakes Equestrian Club, which acts as the primary governance and operational body. For more information refer to the 'Leases' section above. The Club is responsible for day-to-day oversight of the reserve, including coordination of equestrian use, maintenance of facilities, grazing arrangements, and management of the pony paddocks. Their role spans both recreational leadership and operational management.

The reserve is also used by a range of community members and groups for casual recreation, equestrian activities, and events. These reserve users are described in more detail in the sections below.

While the current lease-based model has effectively supported equestrian activities and community access over many years, it was established during a time of more limited recreational demand. As the role of the reserve shifts and broadens, Council anticipates that future governance and operational models will need to be reviewed to reflect this changing context. See the 'Reserve Management and Governance' subsection under the 'Proposed Development' section later in this Plan for further detail on what is proposed.

Reserve users

The Cromwell Racecourse Reserve is a multi-use recreational site with a primary focus on equestrian activity. The Reserve is regularly used by both local and regional groups for training, competition, grazing, and occasional event use. Other recreational uses occur from time to time.

Equestrian users

Equestrian activity is currently the predominant use of the Reserve. The site includes facilities such as a grassed racetrack, equestrian arena, stables, and yards. The following organisations are known to use the Reserve for various equestrian-related activities:

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

Use by these groups includes pony club rallies, showjumping, dressage, cross country, training sessions, and race meetings.

Grazing

Grazing is an established secondary use of the Reserve. Grazing assists with vegetation management, supports equestrian activity, and provides income that and contributes to the Reserve's ongoing maintenance and operations. Grazing occurs under two distinct arrangements:

Farm lease grazing

A portion of the reserve is managed under a formal farm lease agreement. This lease enables commercial stock grazing, primarily for vegetation control, and contributes to the operational costs of the reserve. The lease is administered through a long-term sub-lease.

Pony and horse grazing

Pony and horse grazing on the reserve is primarily accommodated through a set of designated pony paddocks, which provide access to grazing that supports recreational equestrian use. These grazing arrangements are closely tied to the reserve's role as an equestrian hub and are not easily replicated elsewhere in the district due to land availability and cost constraints. The pony paddocks are leased out under local hire arrangements and play an important role in enabling access to horse ownership and riding within the Cromwell community. Further detail on the size, layout, and location of the paddocks is provided in the Section 'Pony and horse grazing paddocks' of this Plan.

Event use

The Cromwell Racecourse Reserve is regularly used to host local events that benefit from its large open space, central location, and flexibility of use. These have included equestrian competitions, community gatherings, and informal recreational events. While events are not currently a major use of the reserve, the site has potential to accommodate a wider range of event types due to its size, access, and proximity to Cromwell township.

At present, events at the reserve are typically managed on a case-by-case basis by the Central Lakes Equestrian Club as the leaseholder. Supporting infrastructure such as power, toilets and parking has been developed to enable events. There is potential to expand event use of the site over time, particularly if future development improves supporting facilities and there is community interest.

The Management Plan recognises this potential and seeks to balance event use with the protection of the reserve's primary functions and environmental values.



Figure 7: Cromwell Festive Fête held at the Cromwell Racecourse Reserve, showcasing community use of the open space (Source: Event finder).

Management and priorities

The Central Lakes Equestrian Club prepared a Business Plan (2020–2030) outlining priorities for ongoing Reserve management. Key points identified in the plan include:

- A 156-year history of equestrian use on the site
- Regional-level use for district events
- Coordination between multiple user groups
- The need for additional water for irrigation
- Infrastructure improvement priorities including:
 - Upgraded toilet facilities
 - Shade tree planting
 - Reinstatement of an all-weather arena surface
 - Future provision of a multi-purpose covered arena

These considerations have been used to inform this Management Plan and provide context for future development planning.

Existing land use and spatial layout

Land use and spatial layout

Existing land use within the Reserve has developed to meet the need of the user groups resulting in an arrangement that supports diverse activity. Future planning provides an opportunity to improve spatial organisation and accommodate a broader range of users.



Figure 8: Cromwell Racecourse Reserve – Existing features map

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

Existing built facilities

The Reserve contains several built structures that support current recreational and equestrian use. These include stables, storage sheds, equestrian yards, and an administration building, which was recently redeveloped and is currently in active use. While the existing facilities generally meet the needs of current users, future development of the Reserve may require additional built infrastructure to support a broader range of activities and increased user demand.

Racetrack

The Reserve contains a grassed racetrack. The track supports both harness and thoroughbred racing and is a key feature of the site's ongoing equestrian use. There are approximately five race days held at the Reserve each year, coordinated by local and regional racing clubs.

Pony and horse grazing paddocks

The Reserve includes multiple areas of fenced pony and horse grazing paddocks, which are used to support equestrian activity and generate income through local hire arrangements. These arrangements are a specific form of grazing lease and operate under the provisions set out in 'Leases and other occupations' above.

Fourteen paddocks were established along the western boundary of the Reserve, with access from Ord Road. These paddocks range in size from approximately 4,140 square metres to 5,205 square metres and are leased for private horse grazing. These paddocks are not irrigated.

An additional twelve paddocks were developed by the Central Lakes Equestrian Club and are located adjacent to the east-west runway of the adjoining aerodrome land. These paddocks range in size from approximately 3,200 square metres to 3,600 square metres.

Twelve larger paddocks, established in the 1990s, also remain on site. These are typically used to accommodate larger groups of horses or can be temporarily subdivided as required.



Figure 9: Pony/horse paddocks (Source Council).

Horse pens tie-up stalls

A designated area within the Reserve is used for the temporary accommodation of horses during race meetings and other large equestrian events. This area is located within the square shelterbelt to the southwest of the main building complex.

The area contains two buildings used as tie-up stalls. One is a tilt-slab structure that can accommodate up to 14 horses, and the other is a concrete block building with capacity for 20 horses. In addition to these buildings, there are two horse wash-down stalls and a number of open pens.

Adjacent to the tie-up stalls is a large open area used for temporary accommodation during events. This includes 80 pens measuring 2 metres by 2 metres. Behind this area are 24 larger pens, each measuring 18 metres by 18 metres, which can be divided into smaller enclosures if required. A further 20 pens, each 6 metres by 6 metres in size, are located in the southeast corner of the area.



Figure 10: Horse pens tie-up stalls (Source Council).

Horse stalls and stables

There are three buildings that are believed to have been built in the 1930's which are used as horse stalls/boxes/stables. The Club consider these facilities to be dated and not user-friendly and wish to replace them in the future. A total of 46 stalls is provided between these three buildings.



Figure 11: Horse stalls (Source Council).

Pony Club arena

The Reserve includes a fenced arena used by the Cromwell Pony Club. It is located to the south of the horse pens and tie-up stalls. The arena is used for training, rallies, and other Pony Club activities. It is maintained by the club and is part of the broader equestrian area within the Reserve.

Cross-country course

The Reserve includes a cross-country course. The course begins adjacent to the Pony Club arena and extends northward across paddocks towards Ripponvale Road, looping back to the starting point. It features a variety of jump types, including a water jump.

The course has been expanded in recent years to support a greater range of training needs. It is now able to accommodate multiple track configurations across four different difficulty levels. In future years the course may need to be realigned to allow for additional sports fields.



Figure 12: Cross-Country Course (Source Council).

Large event marquee area

North of the cross-country course are two small buildings: one is the former entranceway and gates, and the other is a relocated tote building, commonly referred to as the “garage” building. Adjacent to these structures is a flat grassed area that is used for erecting large marquees during events.

Caretaker’s shed

A caretaker’s shed is located to the south of the horse stalls. This structure was built in 2004 and supports the day-to-day maintenance of the Reserve.

Administration building

The administration building is located near the main entrance and was constructed in 2007 to replace the previous administration facility. The building has a total floor area of 423 square metres and contains meeting space, office areas, storage, and support facilities.

A photo of the administration building is included in the figure below:



Figure 13: Administration Building (Source: Cromwell Equestrian Club).

Former all-weather arena

The Reserve previously included an all-weather arena owned by the Cromwell Riding Club. Constructed around 2006, it was a fenced square area measuring approximately 100 metres by 100 metres, located on the south side of the finish line within the interior of the racetrack. The arena has since been converted to grass. If demand and external funding were confirmed, a new all-weather arena would be re-established in Area 4 for future Riding Club use.

Future development

Context for future development

In May 2022, Council undertook an assessment of the current and future demand for sports fields in Cromwell³. The aim of the study was to increase understanding of the sporting and recreational needs for the Cromwell community, how they can interact, and what opportunities there may be for the future. The study established that the Central Otago district is predicted to grow in the next 20 years, which is important because population growth is a key driver of increased demand for sports fields and turf.

Central Otago's population is projected to be 31,183 by 2040, which is an increase of 26.5% on the 2022 estimate. The population of Cromwell Town catchment area population is estimated to be 7,300 by 2030, which is an increase of 10.1% from the 2022 population estimate level. These total population projections are set out in the table below:

Table 4: Total Population Projections from 2022-2040 for Central Otago District and Cromwell

Population	2022	2030	2040
Central Otago District	24,449	27,762	31,183
Cromwell Town	6,630	7,300	8,018

As part of this work, Council also engaged with a range of local sport and recreation clubs and organisations. This included a survey of field sports in May 2022, engagement with Racecourse Reserve users in August 2022, and consultation meetings held in October 2022.

Building on this research and consultation, Council identified a number of potential options to meet the short-, medium-, and long-term recreation needs of the Cromwell community and wider region. The Cromwell Racecourse Reserve was identified as a strong candidate for the development of a regional hub for sports fields, due to its size and central location. In 2024, stakeholder workshops were held to assess the spatial capacity of the site, identify potential layouts for additional sports and recreation infrastructure, and explore how the site could evolve to meet future demand. This work provides the foundation for both the existing and proposed layout maps included in this Reserve Management Plan.

This work also aligns with the direction set out in the Queenstown Lakes–Central Otago Sub-Regional Sports and Recreation Facility Strategy (2020), which promotes collaboration across the region and supports the development of well-located, multi-use facilities.

The proposed development of the Reserve builds on the spatial analysis and recommendations of the Recreation Plan. This section outlines future layout options that respond to community needs and optimise the use of space within the reserve. Two staged concepts are presented: a medium-term option and a long-term option. These show how the Reserve could evolve over time to accommodate increased demand for sports fields, improved amenity, and a wider range of recreation opportunities. The options aim to balance future growth with the reserve's existing character, environmental values, and operational needs.

³ Cromwell Reserves Supply and Demand Assessment Report, December 2022

Proposed layout maps

Two layout maps are provided below. The first shows the proposed medium-term layout, expected to be in place until 2030. In this stage, four sports fields are proposed on the northern end of the Racecourse Reserve.

The second map shows the proposed long-term layout, anticipated to be in place by 2045. In the long term, eight sports fields are proposed for the northern end of the Racecourse Reserve.

Summary of changes

A clear summary comparing the Proposed Medium-Term (2030) and Proposed Long-Term (2045) for the Cromwell Racecourse Reserve is set out below:

Medium-Term Layout (2030) – Key features

- Four sports fields are developed at the northern end of the reserve
- Existing uses remain in place, with early improvements to multi-use space, event areas, and equestrian infrastructure
- Layout supports initial shared use, with space retained for grazing and equestrian activity
- Event space and equestrian zones are clearly defined and separated from sports fields
- Pathways and circulation start to improve, setting up for future access and integration

Long-Term Layout (2045) – Key differences

- Sports field provision doubles, increasing to eight fields in the northern zone
- A potential indoor multisport complex (Area 11) and associated parking is introduced near Ripponvale Road. For more information see 'Potential indoor multisport complex' below.
- Equestrian areas remain but are further consolidated to allow expanded sports infrastructure
- Site use intensifies, supporting a regional-level recreation hub with clearer activity zones
- Greater tree planting and path network reflect long-term greening and connectivity goals

Cromwell Racecourse Reserve: Proposed Medium-Term (2030) Layout Map

In the medium term, four fields are proposed on the northern end of the Racecourse Reserve. Sports facilities (such as toilets and changing rooms) indicated as light blue rectangle in Area 5.

Legend

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

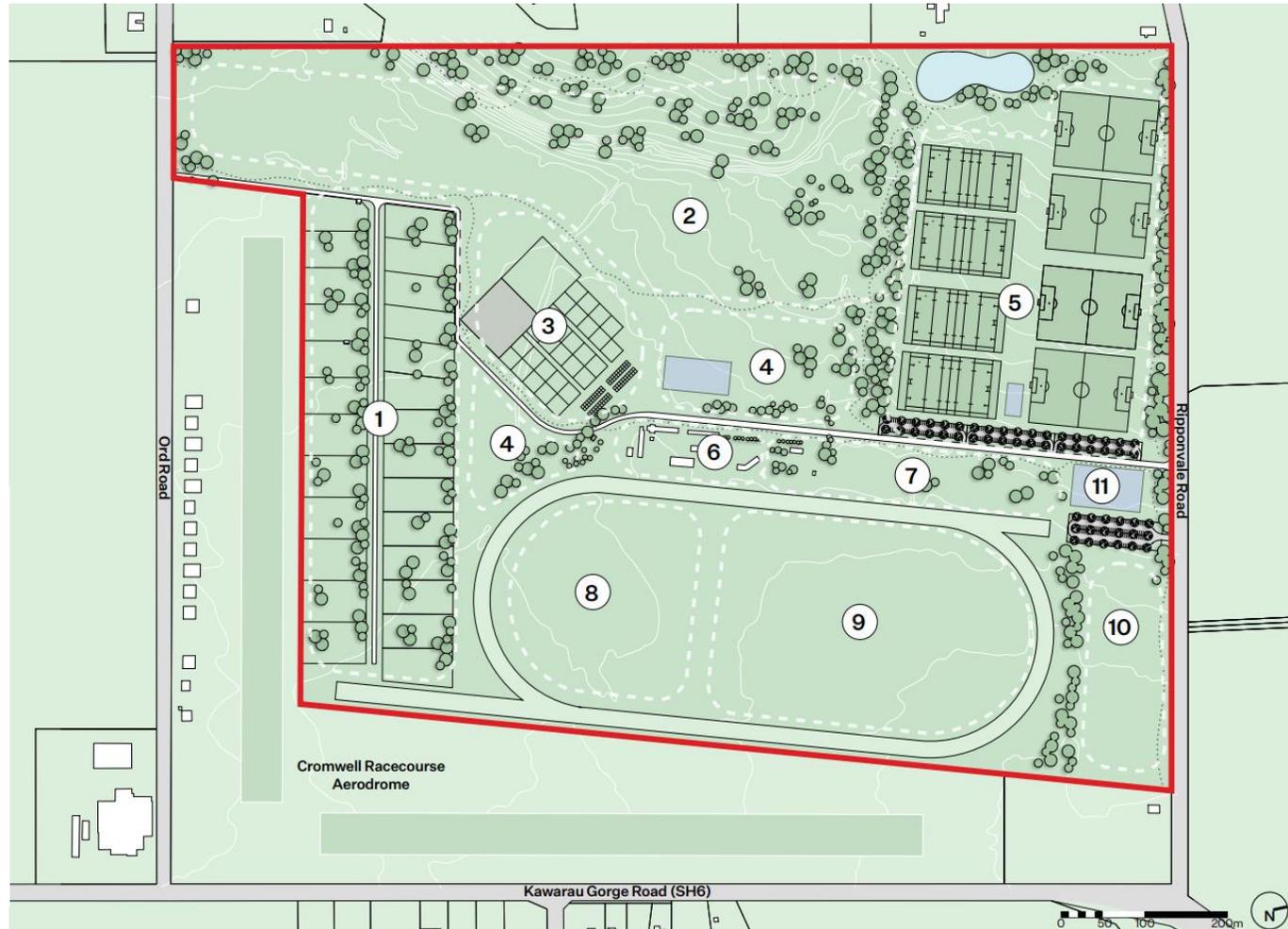


Cromwell Racecourse Reserve: Proposed Long-Term (2045) Layout Map

In the long-term, eight fields are proposed in the northern end of the Racecourse Reserve. Sports facilities (such as toilets and changing rooms) indicated as light blue rectangle in Area 5. Provision for a potential Indoor Multisport Complex included as Area 11).

Legend

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





Sports hub

A multi-field sports hub is proposed for Cromwell Racecourse Reserve.

This hub will provide a central location for future outdoor sports fields, supporting infrastructure, and, in the long term, a potential indoor multisport complex.



Figure 14: Cromwell Racecourse Reserve – Proposed Sports Hub area outlined in blue, showing the portion of the reserve identified for future development of sports fields and supporting facilities.

Sports hub approach

A sports hub brings together multiple sports fields and facilities in one location. This co-location approach enables shared use of infrastructure such as changing rooms, toilets, lighting, and storage. It supports efficient land use, reduces duplication, and allows the site to cater to a wide range of sports and community activities.

Cromwell Racecourse Reserve is the Council administered site in the area with sufficient space for this level of development. It is located close to Cromwell township, well-connected, and already used for community recreation.

The layout maps are spatial only and not detailed designs. They are intended to guide land use and long-term planning. Detailed design will occur at a later date.

Sports fields

The spatial plan allows for up to four sports fields in the medium term, expanding to eight fields in the long term, as demand increases. The fields shown are a mix of football and rugby, but this is conceptual only. Fields may be used for whichever sports are needed at the time, such as football, rugby, touch rugby or other sports. Providing multiple fields in one location enables Cromwell to host larger tournaments and reduces pressure on smaller reserves.

Sports facilities

Supporting facilities are included in the medium-term plan, such as:

- Changing rooms
- Toilets
- Showers
- Equipment storage
- Shelter

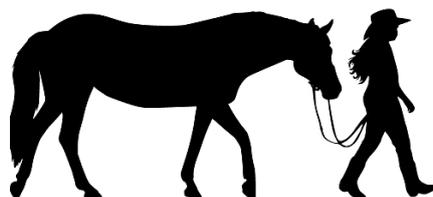
These are indicated on the layout maps as a light blue rectangle, next to the sports fields in Area 5. Facility related infrastructure such as sports field lighting is anticipated and will be addressed at the detailed design stage. Facilities will be phased over time based on need.

Potential indoor multisport complex

Provision for a potential indoor multisport complex is included in this plan, with Area 11 identified as a possible location. This location is indicative only and may shift within the reserve depending on site conditions, detailed design, and community needs at the time of development.

The plan allows space for a facility with approximately four indoor courts, though the final design, layout, and mix of uses would be confirmed during the detailed design stage. In addition to traditional indoor court sports, the facility could also support non-traditional or emerging activities.

Development of the complex would be a long-term opportunity, subject to funding availability and demonstrated community demand.



Equestrian use

Equestrian activity will continue to be supported at the Cromwell Racecourse Reserve. Council recognises the importance of this use and will work with the Central Lakes Equestrian Club and other stakeholders to ensure equestrian activity remains a core part of the reserve. It is expected that equestrian and other recreational and sporting uses can successfully coexist. Future planning will focus on integrating facilities and coordinating changes to minimise conflict between users. The establishment of an indoor horse arena facility is permitted (Area 4), subject to independent funding.

Cross-country course

In the long term (approximately 15 years), expansion of the sports fields from four to eight may require reworking the cross-country course. Council will work with equestrian users and those with relevant expertise to redesign the course, with the intention of retaining a full cross-country loop within the Reserve.

Grazing area reconfiguration

Grazing paddocks will continue to be provided, but their location and layout may change over time. These changes aim to balance equestrian needs with broader community use and will be managed in collaboration with affected users.

Building upgrades and improvements

Several building upgrades and new facilities are proposed to support the future use of the Reserve as a regional hub for sport and recreation. These proposed buildings will enhance the functionality of the reserve and ensure that future development is supported by adequate infrastructure. A broad description of the building envisaged are outlined above in the medium- and long-term layout maps. It is acknowledged that over time existing equestrian-based buildings and infrastructure will need to be renewed, and the plan permits that subject to demand and independent funding.

Shared pathways

Shared pathways will be permitted subject to compatibility with other reserve uses.

Events use of the Reserve

The Reserve has the potential to accommodate a range of community and sporting events due to its size, central location, and existing open space.

The Reserve will remain available for appropriately scaled events that align with its recreational purpose. Events that are compatible with the reserve's layout and facilities, and that do not cause long-term damage or significantly restrict public access, will be encouraged.

The proposed layout maps show the centre of the racetrack as a flexible event space, for equestrian use and community events. These areas are soft zoned only, with no physical barriers proposed between them. Events could take place in other parts of the reserve, depending on their nature, scale, and operational requirements.

Council will work in collaboration with the Central Lakes Equestrian Club, where appropriate, to assess and approve events, to ensure events support community wellbeing, protect the reserve's values, and are managed safely and sustainably, while also ensuring they do not unreasonably interfere with existing activities.

Proposed access and connectivity

Access to and within the Reserve

Improving access to the Reserve is critical to its success as a multi-purpose community and sub-regional recreation hub. The main vehicle entrance is located off Ripponvale Road, with a secondary access point from Ord Road.

Pedestrian and cycling access within and to the reserve is currently limited. As development progresses, new internal pathways and entrance points will be needed to ensure safe, inclusive access for people of all ages and abilities. These improvements will also help reduce reliance on car-based access, supporting Council's sustainability and climate goals.

Parking

As part of the future development, additional parking areas are planned to accommodate increased use of the reserve, including organised sport, community events, and casual recreation. The layout maps identify several locations for expanded car parking that minimise impact on open space.

Parking areas will be designed to support flexible use, including the ability to accommodate overflow parking during peak times or large events. Where possible, grassed or permeable surfaces may be used to reduce environmental impacts. Parking provision will be staged in alignment with future development, ensuring that capacity grows with demand.

Connectivity to the existing township

The adjacent Shannon Farm development is underway, and Council has required the inclusion of a pedestrian and cycle underpass beneath the State Highway. While designed to support access for new residents, the underpass will also form a key link between the Cromwell urban area and the Racecourse Reserve. The plan will permit a linkage into the reserve if required.

Reserve management and governance

To support the Reserve's development as a multi-purpose recreation hub, a co-governance approach will be developed. This would identify clear roles and responsibilities while ensuring collaboration across the full reserve. Under this model:

- Equestrian activities will continue to be managed by the Central Lakes Equestrian Club, consistent with their existing lease and expertise in equestrian operations.
- Sports fields and associated infrastructure will be overseen by Council, reflecting its role in managing other district-level sports facilities.

Racecourse Reserve Act 1876

The Cromwell Racecourse Reserve is subject to the Racecourse Reserve Act 1876. This Act is now considered outdated and no longer fit for purpose in the context of modern land management and recreation planning. Council will investigate the process required to repeal the Act, with the aim of aligning the reserve's legal status with its intended long-term use as a multi-purpose community recreation space.

It should be noted that all reserves which immediately before the commencement of the Reserves Act 1977 that were set apart as racecourse reserves or for racecourse purposes under the Reserves and Domains Act 1953 shall, after the commencement of this Act, and without further notice or gazetting, be held and administered as recreational reserves under section 17, subject to sections 65 to 70 of the Act.

Accordingly, the Cromwell Racecourse Reserve is classified as a recreation reserve for a site for a racecourse under the Reserves Act 1977. Sections 65 to 70 of the Reserves Act 1977 provide specifically for recreation reserves set apart for racecourse purposes.

Irrigation

The Ripponvale Irrigation Scheme supplies only a limited amount of water to the reserve. In recent years, two bores have been drilled to improve water availability on-site; however, only one has been fully activated to date. While the second bore may help supplement supply in the future, it is still unclear how much water will ultimately be available. A water supply and demand plan will be developed to determine the appropriate water supply to the reserve to meet future requirements.

Play

Play will be an important consideration in the future development of the reserve. While the location of formal playgrounds will be guided by Council's Play Strategy, opportunities for informal and creative play, such as nature play and "play on the way", will also be explored. Play areas will be permitted subject to compatibility with other reserve uses.

Landscape planting

Future development of the Cromwell Racecourse Reserve will include landscape planting to enhance amenity, support biodiversity, and provide shelter and shade for reserve users. Planting will be focused on key pedestrian routes, gathering areas, car parks to help define spaces and improve user comfort, particularly during summer.

Vision and outcomes

Cromwell Racecourse Reserve is managed and developed to ensure the recreational use, enjoyment, and protection of the reserve for the public of Cromwell and the wider Central Otago community.

	OUTCOMES
1	Cromwell Racecourse Reserve is preserved in perpetuity for the welfare and enjoyment of the general public.
2	Development of the Reserve acknowledges its use as a recreation hub (including racing) while also providing for the needs of the local community and having due regard to the public's use and access to the publicly accessible areas of the Reserve.
3	Recognition that recreational activities (including play), sporting organisations, and the racetrack provide a significant role in facilitating recreational and sporting uses of the Reserve.
4	The reserve's development has regard for the views of present users as well as consideration of accommodating future trends and emerging activities.

Objectives and policies

Sporting use

Cromwell Racecourse Reserve may be used from time to time for sporting events and for annual summer concerts, various vehicle events such as car and tractor events, campervan rallies.

The Council will preserve in perpetuity Cromwell Racecourse Reserve as a recreational area for the enjoyment of the people and visitors to Cromwell. Encourage and facilitate the use of the reserves for active and passive recreational pursuits. Manage and maintain the reserves as significant and important open space in the Cromwell township. Provide for other public use and events to the extent that the above objectives are not compromised.

There is considerable demand for additional playing fields in Cromwell. Cromwell Racecourse Reserve provides an opportunity to cater for some of this demand. The establishment of full-size sports fields will enable tournament and recreational Football and Rugby. It will also provide sufficient space for a variety of casual play and other recreational opportunities.

	POLICIES
1	Minimise the impact of organised sports and events on playing surfaces by defining and enforcing maintenance requirements and recovery periods.
2	Permit the establishment of toilet and changing facilities in line with the layout maps at Cromwell Racecourse Reserve as demand arises.

Occupation agreements

The term occupation agreement refers to any lease, licence, easement (including right-of-way and telecommunication agreement), exchange of letter, or other agreement reached between Council and a person, organisation, or company that is occupying part of Cromwell Racecourse Reserve (including below ground utilities). Further details of these different agreements and policies follow. Council requires that leases are granted, both to satisfy statutory requirements and to clarify the responsibilities of Council and clubs, including for existing occupations. The Reserves Act 1977 details the requirements and processes for any occupation or agreement on reserve land. Any structures associated with occupation agreements including signs will require approval from Council as the landowner and may require building consent or other approvals.

	OBJECTIVES
1	To confirm the occupation of Cromwell Racecourse Reserve for approved uses and facilities by the granting of occupation agreements where required.
2	To ensure adequate compensation to remedy or mitigate the adverse effects of all utility, stormwater discharge, drainage rights, and underground facilities on the Reserve.
3	To consider the use of Cromwell Racecourse Reserve for network utilities where utilities do not detract from the purposes of the reserve and no costs for these utilities are accrued to Council.
4	To require compensation for all temporary or permanent effects on reserve values caused by right of ways, easements, access ways, leases, licences, or network utilities.
5	To limit timeframes for easements and rights-of-way agreements (e.g., linked to the life of the building or activity). Applications will be assessed on an individual basis, with an intention that the reserve values will be reinstated at the completion of the agreement period.

	POLICIES
1	Applications for leases, licences and other occupations may be allowed if there are no adverse effects on reserve values.
2	Applications for licences will need to be made in writing.
3	All legal costs and agreement costs, as well as the costs of any formation and maintenance to Council's satisfaction shall be borne by the grantee.

Leases

Management requirements for recreation reserves under the Reserves Act 1977 emphasise the retention of open space and accountability to the public of reserve management. On recreation reserves, leases must be drawn up subject to the relevant provisions of the Reserves Act 1977.

Council uses the provisions contained in the Reserves Act 1977 when leasing land. Leases will be subject to Council's Leasing and Licensing Policy and standard lease conditions so that leases are consistent.

The leasing of public land restricts the type of activities that can be undertaken and usually limits use of the land by the general public.

	POLICIES
1	Any exclusive use of Cromwell Racecourse Reserve, including buildings, will be subject to a lease.
2	<p>New Leases</p> <p>Land may be leased to groups and organisations for the following purposes:</p> <ul style="list-style-type: none"> • Sports facilities and associated buildings at the groups or organisation's expense. • The construction of buildings and other structures that increase or improve the use of the reserve for recreation at the groups or organisation's expense. <p>Provided that:</p> <ul style="list-style-type: none"> • The sportsground area is not leased so it can provide for the recreation needs of the general public, groups or organisations. • The land is used for recreational activities that increase or improve the use of the Cromwell Racecourse Reserve. • The proposed activities cannot satisfactorily take place in existing facilities, or in the locality.
3	<p>Existing Leases</p> <p>Any opportunities shall be taken to renegotiate existing leases in cases where they do not comply with the policies of the Management Plan or, in the case of land that is subject to the Reserves Act 1977, with the requirements of the Act.</p>
4	

	Leases shall incorporate the appropriate provisions of the Reserves Act 1977, except where Council's tenure of the land requires otherwise, and shall incorporate where necessary, the policies detailed in this Management Plan document and other Council documents.
5	Any new or renegotiated lease shall include: <ul style="list-style-type: none"> • A clause requiring that all details of financial income and expenditure be made available on request to Council. • A clause requiring that there will be no subletting of the leased land or of the building erected thereon without the prior approval of Council.
6	Vehicle parking requirements of a potential lessee should be considered.
7	The notification of proposed leases in this Management Plan shall serve as public notice for the purposes of the Reserves Act 1977.
8	All outgoing costs associated with leases and other agreements are the responsibility of the lessee or holder of the agreement.
9	Rents and rates as per Council policy will be payable on all leases, except where Council has resolved that no or reduced rental is required. Rents for approved users (e.g., voluntary recreation facilities, approved community users) will be set at an agreed level. Other rents (e.g., commercial use) will be based on 'market' levels.

Licences

Licence to occupy grants the non-exclusive right to use a Reserve for a specific purpose.

Tenancies over Reserve land are subject to the provisions of the Reserves Act 1977. The Reserves Act 1977 permits the granting of licences for communication stations and any works connected with the station.

POLICIES	
1	Licences may be allowed over the sports field area provided that there are no adverse effects on the reserve's values.
2	Applications for licences will need to be made in writing.
3	Licences will include provision for public access where this is appropriate and desirable.
4	A rental fee may be charged for all licences based on tenders received. Council may charge a rental other than a market rental for approved recreational or management purposes.
5	It shall be a condition of all licences negotiated that Council may, before expiry, cancel all or part of the tenancy at one month's notice, should the land be required for recreational use or if the licensee fails to meet the conditions of the licence.
6	It shall be a condition of all licences negotiated that Council may, before expiry, cancel all or part of the tenancy at one month's notice, should the land be required for recreational use or if the licensee fails to meet the conditions of the licence.
7	It shall be a condition of every licence that Council will not compensate occupiers for improvements upon termination of the agreement.
8	Licences may be granted for communication stations and any works connected with the station, in accordance with the Reserves Act 1977 where adverse effects are mitigated.

Easements including for underground services

An easement lawfully grants the rights for one party to use another person's land for a specified purpose, in this case the use of Cromwell Racecourse Reserve for access or utility facilities.

Easements granted will generally have limited timeframes (e.g., linked to the life of the building or an activity) and an annual fee for rental may be required. Conditions regarding reinstatement of the site at the completion of the agreement period should also be included with any permission granted. By not granting easements in perpetuity, and requiring reinstatement of the site, the values of the reserve will be re-established.

Easements for private underground or overground facilities can affect future development and will only be considered by Council where no other options are available, and establishment costs and rental may be charged after a market valuation.

Where easements are approved, easement owners are responsible for maintaining utility facilities (stormwater, wastewater, sewerage, water and gas, pipes, electrical, telecommunication cables) connecting between their property and the main network operator's facilities including reinstatement of reserve land following work being carried out on facilities.

It is important for Council to know the location and ownership of private utility facilities crossing Cromwell Racecourse Reserve so that their location can be taken into consideration when development enhancement or maintenance work is being planned or carried out on the reserve and for payment to be made for the use of this land. As-built plans will generally be a requirement of an easement agreement.

	POLICIES
1	<p>Applications for pipes, cabling, discharge, or drainage rights including applications for Council infrastructure must be made in writing and contain the following information:</p> <ul style="list-style-type: none"> • A statement of alternative pipe location or discharge options and their costs; • Discussion on why these alternative options cannot be used; • Evidence that the pipes or discharge will not detract from the purpose of the reserve; and • A diagram of the proposed works and a survey.
2	An easement or formal agreement will be required for every pipe, cable, or discharge on Cromwell Racecourse Reserve.
3	All legal costs and the costs of formation and maintenance to Council's satisfaction shall be borne by the grantee.
4	Payment for the benefit of a pipe, cable or drainage easement shall generally be made at market valuation.
5	Council will require those holding easements for services crossing Cromwell Racecourse Reserve to meet the costs of maintaining the pipes or cables.
6	When services and utilities are no longer required, the service / utility owner shall remove them from the site and reinstate the reserve to Council's satisfaction. If this is not completed to Council's satisfaction, any costs will be recovered from the services/utility owner.
7	No private access easements will be granted across any land covered by this management plan.

Events

Events and temporary commercial activities may be beneficial to the community and are by nature of short duration. Events can greatly improve the use and enjoyment of the Reserve by the community and visitors to Cromwell. By necessity many sporting events, recreation activities and other events are becoming more commercialised. Issues of ticketing, security and signage all arise and need to be managed to ensure the sustainability of the events while protecting the values associated with the Reserve. Formal approval is required for all events. Approval is at the discretion of the Council and/or the Central Lakes Equestrian Club implementation - develop a permit and approvals system for event bookings that ensures close liaison between Council and Central Lakes Equestrian Club.

Improve event infrastructure, such as permanent water, sewer and three-phase power supplies to minimise disturbance to the grounds and reduce set up and break down times for events, as resources permit.

	POLICIES
1	Permit the use of the Cromwell Racecourse Reserve for sporting, community, cultural and recreational events (both ticketed and non-ticketed).
2	Ensure that events do not compromise the primary function of the reserve and that events have contingency plans to relocate should ground conditions not be suitable.
3	Ensure ticketed or exclusive events/functions do not occupy the reserve or any part of the reserve for more than six consecutive days or a total of 40 days in any one calendar year unless provided for by way of lease or license as approved by the Council. No single event shall use the park for more than one period of six consecutive days within a month.
4	Prohibit the use of glass on areas of the reserve laid out for sporting activities.
5	Permit the operation of a regular food, produce and markets on the Cromwell Racecourse Reserve subject to any permits or certifications required

Access and use of the Reserve

The reserve is used as a racecourse reserve with a racetrack. It is also a public recreation reserve, and it is important that it is accessible for the general public to use whenever possible.

OBJECTIVES	
1	To restrict public access on the reserve where access would be detrimental to other reserve users, or where facilities might be at risk of damage.

POLICIES	
1	<p>The extent to which Cromwell Racecourse Reserve may be used by the public for recreation shall be determined according to the following categories:</p> <ul style="list-style-type: none"> • Public will not be allowed access to exclusive use areas covered by an occupation agreement, which includes the racetrack, unless the occupation agreement states otherwise. • Public will have access to all other areas which are not in use for racing, or other activities.

Temporary use

Use of the Reserve for an organised event requires prior approval. While events can enhance community use of the Reserve, large numbers of people and activities can affect the reserve and neighbours. Council and the Central Lakes Equestrian Club will work together to ensure temporary events are consistent with the reserves values.

OBJECTIVES	
1	To manage the use of Reserve for events and temporary use so that it is consistent with the values of the Reserve.

POLICIES	
1	Events, social activities, functions, and exhibitions may be allowed on parts of the Reserve where adverse effects on other users, lessees, the reserve, and neighbours are minimised, and the proposal meets statutory and policy obligations.
2	Applications must be made in writing at least four weeks prior to the event.
3	Where temporary exclusive use is necessary for an event or activity, part or all of the reserve will be closed to the public for the duration of that event.
4	Where part or all of the Reserve is closed to the public for event use, public notification will be made before the activity requiring closure. Where closure is required by a body other than Council, that body will be responsible for meeting the cost of public notification.
5	A charge or bond may be levied for exclusive use, set under Council's Fees and Charges Schedule.,
6	Event organisers are to reinstate the reserve to the same condition as before the event to the satisfaction of Council.
7	Bookings for the sports ground area will be managed by Council and bookings for the balance of the reserves will be managed by Central Lakes Equestrian Club.

Commercial use

Council may, from time to time, receive applications for the use of Cromwell Racecourse Reserve for temporary or permanent commercial activities. These activities include filming, markets, coffee carts and commercial recreation ventures, amongst other commercial activities.

Commercial activities may be a legitimate part of the range of activities within reserves where they relate to the purposes of the Reserve. Some commercial activities such as filming regional or national sporting events may be assessed as appropriate. While not contributing to the public's enjoyment of the reserve such activities can promote Cromwell.

While commercial activities can be appropriate, they must not be allowed to detract from the primary purposes of the Reserve. Also, the activities should not adversely impact on the reserve, its use or users and reserve neighbours. Controls on activities should ensure that the effects of activities are minimised. All commercial activity is required to comply with Council bylaws and other relevant legislation.

	OBJECTIVES
1	To ensure any permanent or temporary commercial use of Cromwell Racecourse Reserve does not compromise the reserve's values, adds to the public enjoyment of the reserve and is in accordance with the Reserves Act 1977 and relevant bylaws.

POLICIES	
1	All applications to operate commercial activities on the Cromwell Racecourse Reserve must comply with Councils Trading in Public Places Bylaw and the Reserve Management Plan.
2	Temporary commercial activity applications need to be made at least ten working days prior to the event.
3	Conditions necessary for the protection of values will be imposed on any permission for the commercial use of Cromwell Racecourse Reserve. Such conditions will also be sought on any resource consent application for the same activity.
4	A charge may be levied for the commercial use of Cromwell Racecourse Reserve.
5	A bond may be required for permanent and temporary commercial activities.
6	Compliance with the relevant conditions of the District Plan, Building, Health and Safety at Work Acts and other relevant Acts is the responsibility of the applicant.

Camping

The Cromwell Racecourse Reserve is designated for “Recreation Purposes” (D81). Part of the reserve is occasionally used for overnight camping by the NZ Armed Forces and NZ Police. Some equestrian events may require personnel to camp overnight in order to supervise horses and equipment. Some larger groups, such as festivals or jamborees, may wish participants to remain overnight.

	OBJECTIVES
1	To allow event-specific overnight camping on the reserve only.

	POLICIES
1	To allow camping to take place at the Cromwell Racecourse Reserve where this is associated with events and this is compatible with other park activities only.
2	The Central Lakes Equestrian Club and or Council may approve overnight camping associated with sporting and community events on the reserve where there is evidence that the effects of camping will be adequately managed. The assessment of effects will include the following: <ul style="list-style-type: none"> • Effects on others using the reserve and neighbours • Services • Damage to the reserve • Health and safety provisions.
3	All other forms of camping that is not associated with an activity or event within the reserve is prohibited.

Multi-generational play

Reserves provide important open space areas for people to play, whether that is through using natural features, or the provision of formal playgrounds, skate parks and bike parks.

OBJECTIVES	
1	To provide as demand and resources permit creative and diverse play opportunities for everyone by the extension and enhancement of the natural or artificial environment.

POLICIES	
1	Emphasis shall be on the opportunities for physical adventure and exploration.
2	The existing play features will continue to be provided, and expanded where appropriate, in preference to duplicating play features in other parts of the Reserve.
3	All play equipment and associated safety surfaces shall be designed, constructed, and maintained to conform to New Zealand standards for playground equipment and surfaces (currently NZS5828:2004).

Markets, festivals, and concerts

Council may receive requests from markets, circuses, concert promoters, side-shows, gypsy fairs and similar operators to use Cromwell Racecourse Reserve.

OBJECTIVES	
1	To allow occasional use of Cromwell Racecourse Reserve for markets, circuses, vehicle displays, concerts, side-shows, and similar uses provided that this is compatible with other reserve activities.

POLICIES	
1	<p>Approve markets, circuses, concerts, side shows, gypsy fairs and like operations where there is evidence that the adverse effects can be minimised. The assessment of effects will include the following:</p> <ul style="list-style-type: none"> • Effects on others using the reserve and neighbours • Services • Damage to the reserve • Health and safety provisions. • District Plan rules.

Fireworks displays

Fireworks are not permitted.

	OBJECTIVES
1	To prohibit fireworks displays in all circumstances.

	POLICIES
1	Fireworks displays are prohibited.

Dogs

	OBJECTIVES
1	To allow dogs on reserves where appropriate, in line with Council's Dog Policy and Dog Control Bylaw.

	POLICIES
1	Council's Dog Policy and Dog Control Bylaw takes precedence for dog rules in parks and reserve areas.
2	Dog Agility Events and working dogs are permitted.

Facilities and chattels abandonment

Changes in levels of participation and trends in sport sometimes result in sports clubs and groups dissolving, amalgamating, or falling into recess. A consequence of this could lead to the abandonment of facilities such as the Racecourse facilities.

OBJECTIVES	
1	To ensure buildings or structures that are of benefit to Cromwell Racecourse Reserve users are retained in a safe and operable condition.
2	To ensure the owner of a building or structure is responsible for the facility and its condition until disposal has occurred.

POLICIES	
1	The owner of a building or structure will dispose of the facility under the terms of the lease agreement and in conjunction with this policy.
2	Council will have the right to decide what assets have a benefit to Reserve users.
3	<p>Where a building or other structure is no longer required by an occupier or Council, the following steps will be taken in priority order:</p> <ul style="list-style-type: none"> • The occupier will be required to find a new approved occupier (as permitted by relevant acts, or policies) and subject to approval by Council, or remove the building or structure from the reserve; • If the occupier cannot either find a new suitable occupier or remove the building or structure, then council will make reasonable efforts to find a new suitable occupier or use for the building; • If no suitable occupier or use can be found, Council will remove the building having considered all other options. • Council will have the option to tender or sell the building (not the land) as an alternative to demolishing it, providing it can be removed from the site. • Where the building or structure is not compatible with the primary function and values of the reserve, it will be removed from the Reserve. • Where Council does not own the building, feasible costs associated with removal or demolition of the building and or structure and reinstatement of the reserve to Council’s satisfaction shall be charged to the owner.

Alcohol licences

The selling of alcohol is often viewed by organisations as a means of raising funds for club activities and is only indirectly linked to the use of the reserve for sporting or recreational purposes.

The consumption of alcohol on the reserve can have adverse effects on people using the reserve and reserve neighbours including noise and damage that may reduce the amenity of the Reserve.

Approval is needed from Council as landowner of the reserve, and separately from Council for an alcohol licence. Other approvals, including resource consent, may also be required.

OBJECTIVES	
1	To allow the granting of alcohol licences over premises on Cromwell Racecourse Reserve where the values of the reserve are not diminished and where the effects on other reserve users and reserve neighbours can be minimised.

POLICIES	
1	Any alcohol licence application is subject to the Sale and Supply of Alcohol Act 2012, Council's Local Alcohol Policy and any subsequent legislation.
2	Council will only support the granting of an alcohol licence for premises located on Cromwell Racecourse Reserve where: <ul style="list-style-type: none"> • The granting of a licence is consistent with the purposes of the reserve; • The effects on the reserve, its use and users, and reserve neighbours can be avoided, remedied, or mitigated; and • The values of the reserve are not diminished.
3	The environmental impact of increased traffic and parking demand and other factors, which may be associated with ancillary use of facilities, shall be carefully assessed in considering any application for a general ancillary liquor licence.
4	Applicants will be responsible for ensuring that all relevant statutory approvals are obtained and that the conditions of any approvals granted are met.
5	The use of clubrooms for social purposes shall be ancillary to the principal sport and recreation purpose of the Reserve.

Hazardous substances

Hazardous substances such as chemicals and biological agents, in some circumstances, may need to be used in the maintenance or operation of the Cromwell Racecourse Reserve. It is important to assess the risks and if needed minimise the effects for Reserve users and neighbours.

OBJECTIVES	
1	To ensure that where it is considered necessary to use or store hazardous substances, application is undertaken in a manner that minimises the potential risk to Reserve users and neighbours.

POLICIES	
1	The use or storage of hazardous substances on the Reserve requires Council approval and must follow all relevant legislation, with measures in place to minimise risks to people, property, and the environment.

Fire management

Fire prevention and response measures protect the Reserve, neighbouring properties, and public safety, especially during periods of high fire risk.

	OBJECTIVES
1	Reduce fire risk and ensure rapid response.

	POLICIES
1	Council will support and liaise with FENZ to provide for the prevention, detection, control, and suppression of fire within the reserve, in accordance with legislation or by-laws.
2	Council will assist and cooperate with FENZ on all fire control measures in accordance with legislation, regulations, or by-laws to reduce the risk of damage by fire to the Reserve.
3	Council will support FENZ in legal action, including the recovery of fire suppression costs that may be taken against a person or persons who light or cause to be lit any fire on the reserve without permission.
4	During times of extreme fire danger the reserve may be closed.
5	Council shall take all reasonable measures to ensure the reserve is kept clear of all fire hazards endangering adjacent properties in respect of fire risks in accordance with legislation or bylaws.
6	Any action or event necessary for the purposes of saving or protecting life or health, or preventing serious damage to property, or avoiding an actual or likely adverse effect on the environment may be carried out without the prior permission of Council or prior public notice. This policy is subject to those involved taking every reasonable step to contact Council or carry out public notification.
7	Such an action or event must be followed up by providing Council with a copy of the fire report immediately after the event or incident.

Smokefree and vapefree zones

Smokefree and vapefree outdoor areas protect young people from the negative role-modeling effect of smoking and vaping.

The less young people see smoking around them; the less 'normal' smoking and vaping becomes and the less likely they are to take up smoking and vaping themselves.

The council has adopted a smokefree and vapefree policy where all Council-owned parks and reserves, tracks and walkways, sportsgrounds and playgrounds are designated Smokefree and Vapefree. A ten metre smokefree and vapefree perimeter is designated around these facilities on any council owned land.

OBJECTIVES	
1	That the Cromwell Racecourse Reserve is a smokefree and vapefree zone as per the Council's Smokefree and Vapefree Policy 2021.

POLICIES	
1	Council will use a mix of education and signage to enforce the smokefree and vapefree zone.
2	All of Cromwell Racecourse Reserve is designated as smokefree and vapefree zones.

Trading in public places

Council has rules in place regarding trading in public places, identifying allowed locations, hours of trade and licence requirements. Refer to Council's Trading in Public Places Policy/Bylaw for exact locations and more information.

	OBJECTIVES
1	To permit trading activity on the Cromwell Racecourse Reserve in accordance with the Council Trading in Public Places Policy/Bylaw.

	POLICIES
1	Approval to trade at the reserve is permitted subject to obtaining licence.

Buildings and structures

All buildings and structures including signs, temporary structures, lighting, fences and art will require approval from Council as the landowner. They may also require building consent and other approvals.

Any structures should be located where they allow for access within and through the reserve and should be designed to be compatible with the amenity of the Reserve.

Council may provide amenity lighting for vehicle parks and paths where there is a clear public benefit. This will be limited to Council-owned facilities. Any development proposal will need to demonstrate Crime Prevention Through Environmental Design (CEPTD) principles as part of the proposal.

	OBJECTIVES
1	To ensure that buildings and other structures complement the Cromwell Racecourse Reserve and are located, designed, and maintained so that they do not detract from the amenity of the reserve and racetrack, and facilitate public recreational use and enjoyment.
2	To support the development or redevelopment of buildings and structures on the reserve where the need for these has been fully assessed and it is demonstrated that recreation and community outcomes are better enabled.
3	To encourage sharing of existing facilities to prevent unnecessary duplication or expansion of facilities.
4	To ensure that buildings and structures have necessary approvals.

POLICIES	
1	Buildings on the reserve shall be provided for the specific proven needs of the users where this provision does not detrimentally affect the appearance or utilisation of the Reserve.
2	Buildings on the reserve shall be provided for the specific proven needs of the users where this provision does not detrimentally affect the appearance or utilisation of the Reserve.
3	New buildings on the reserve shall be located only where: <ul style="list-style-type: none"> • Neither they, nor associated vehicle parking, unduly restrict the area useable for recreation. • They do not obstruct the entrances to the Reserve. • Are consistent with the medium- and long-term layout maps.
4	The design of all buildings and structures proposed to be erected shall be referred to Council for approval.
5	All new buildings and structures shall be of a size and design that: <ul style="list-style-type: none"> • Is such that they provide no more than a service ancillary to the use of the area for sport. • Is to acceptable architectural standards. • Is in scale with, and suited to, the character of the reserve. • If possible, they shall be sited so that they can be extended to provide such further facilities as may be required at a later date.
6	Buildings shall be designed or modified for multi-purpose use where practicable and desirable.

Multipurpose use of facilities

Some existing facilities could sustain higher levels of use, and the sharing of such facilities would prevent unnecessary duplication and cost.

Sub-letting of facilities by clubs can generate revenue and spread the load of paying for overheads such as power.

	OBJECTIVES
1	To encourage the sharing of existing facilities to prevent unnecessary duplication or expansion of facilities.

	POLICIES
1	The multiple use of buildings and other facilities by sports, cultural bodies and schools shall be actively encouraged.
2	The sub-letting and shared use of leased facilities to other clubs shall be actively encouraged, subject to Council approval.

Vehicle parking and access

Vehicle parks support recreational use by users who need to drive to the reserve including those travelling longer distances. Vehicle parking areas reduce reserve land available for recreation and encourage access by vehicles. While it is preferable to encourage walking and cycling before using a vehicle, the reserve is not currently easily accessible by walking and cycling, and most visitors will use a vehicle to access the area. However, the installing of an underpass through the state highway will alleviate this issue.

The racecourse also attracts users with horse floats. Consideration should be given around mitigation of cluttered parking. Formal parking should not be designed to meet peak parking times.

	OBJECTIVES
1	To provide and maintain vehicle parks, where appropriate, to a level that is adequate for servicing the usual activities carried out within the reserve and are consistent with medium- and long-term layout maps.
2	To provide where practicable additional vehicle access and parking areas at proven peak times but limiting this to preserve the natural qualities of the Reserve.
3	To recover the costs of vehicle parking facilities from groups obtaining exclusive use.

	POLICIES
1	Vehicle parks are for vehicles associated with recreation and other legitimate use of the Reserve.
2	Regular overnight, or long-term parking is not permitted.
3	Vehicle parking shall be available to the public using the reserve during the hours of operation defined by the Council.
4	Parking in areas other than recognised parking areas may be allowed by special permit from the Council to accommodate extra demand for vehicle parking/event services associated with an infrequent recreational use of the Reserve. This permission may be varied or withdrawn if damage to grounds may occur.
5	Exclusive use of vehicle parks may be allowed for special sporting and recreation events. Council may set a charge for this exclusive use.
6	Groups that have permission to use vehicle parks exclusively may levy a charge on users during the time they have exclusive use. This charge is to be approved by Council and be used to recover costs only.
7	Vehicle parks for users with disabilities may be set aside where vehicle parks are marked or established near facilities.

Lighting

Amenity lighting is used to illuminate vehicle parks and footpaths to facilitate safe pedestrian access.

Council may provide amenity lighting where there is a clear public benefit. Furthermore, the provision is limited to Council-owned facilities. Council recognises that the racecourse, may need to operate some form of lighting at night.

Any lighting required will be considered where it is in accordance with Crime Prevention Through Environmental Design (CPTED) principles, and Council District Plan requirements.

	OBJECTIVES
1	To provide lighting to facilitate night-time use and access where appropriate.

	POLICIES
1	Council may provide amenity lighting where there is a clear public benefit, and where it supports the principles of CPTED.
2	Installation of lighting by reserve occupiers is subject to the approval of Council.
3	Lighting of cycle and pedestrian paths may be provided where appropriate for the safety and convenience of the public.
4	Cables for light fixtures shall be underground wherever possible.
5	Hours of operation of lights shall be limited to those approved by the Council.
6	Sports field lighting is permitted, subject to District Plan requirements.
7	All lighting is to have minimal light spill, give consideration to the night skies and meet District Plan requirements.

Signs

Signs can play an important role in wayfinding and reinforcing a reserve's identity and status. Signs are also essential in aiding identification of hazards that visitors might be exposed to. Some areas have important or special stories to tell and can be enhanced by the use of interpretive signage.

The use of promotional or advertising signage is one way that organisations are able to raise income over and above levying their membership, however signs other than those inside club buildings that are not visible from public places are generally not appropriate.

Inward facing signs on fences may be visible from the surrounding reserve area and will increase the fence being a visual barrier. Signs must comply with any District Plan requirements.

	OBJECTIVES
1	To provide sufficient signs of a design appropriate to the reserve to facilitate public use and enjoyment of the Reserve.
2	To permit the display of club and sponsorship signs on Cromwell Racecourse Reserve, subject to District Plan provisions.

	POLICIES
1	Signs shall be provided to give clear and positive guidance to assist public enjoyment of the Reserve.
2	Generally, all signs and symbols on the reserve shall be of standard design and appropriately placed in their surroundings.
3	The number and size of signs in the reserve shall be kept to a minimum to avoid visual detracting from the amenity of the Reserve.
4	Council may provide interpretive information for areas of interest at Cromwell Racecourse Reserve.
5	Where possible signs will be located on existing buildings and structures.
6	Club signs are permitted not more than a total of three-square metres relating to the use of the site (i.e. not advertising signs).
7	Unless specifically approved by Council, advertising signage will not be allowed at Cromwell Racecourse Reserve.
8	Where advertising signage is approved by Council, it will still be subject to obtaining a resource consent.
9	All signs must comply with Council's Signage Guide. Sponsorship signage is exempt.

Helicopter landings

The open nature of Cromwell Racecourse provides an important opportunity for helicopter landings in proximity to Cromwell and civic defence operations base. The use of the recreation reserve for landings in association with events or promotions is not appropriate. Implementation Process requests for landings in accordance with these policies.

	POLICIES
1	Permit helicopter landings on Cromwell Racecourse for emergency, civil defence or park management purposes only.
2	Generally, all signs and symbols on the reserve shall be of standard design and appropriately placed in their surroundings.
3	The number and size of signs in the reserve shall be kept to a minimum to avoid visual detracting from the amenity of the Reserve.

Appendix 1: Reserve Management Plan process from Reserves Act

The following table summarises section 41 of the Reserves Act 1977 – Management Plans, and the process used to develop and revise a management plan. When a plan is being revised the first 2 steps may not be repeated.

Relevant Sections of the Reserves Act	Public Consultation	Description of Activity	Phase
Section 41 (5)	Optional	Council notifies the public that it is preparing a management plan and calls for submissions (1 month) ↓	Not undertaken for this review.
Section 41 (5)c		Public submissions are received and incorporated into a draft management plan ↓	Management Planning
Section 41 (6) a-c	Mandatory	A draft management plan is made available to the public for further comment (2 months) ↓	
Section 41 (6) d		The draft management plan is edited to incorporate input from public submissions ↓	
Section 41 (6) d		The final document is presented to Council for adoption	
Section 41 (6) e		Council adopts management plan ↓	Implementation
Section 41		All policies come into effect and are enforceable by Council ↓	
Section 41 (4)		The management plan is continually monitored and reviewed	

Appendix 2: Record of Amendments, corrections & updates

Date	Section	Short Description for Change	Reason for change
1			
2			
3			

25.7.6 CROMWELL GOLF CLUB - FUNDING REQUEST

Doc ID: 2543129

Report Author:	Helen Giles, Property and Facilities Officer (Cromwell)
Reviewed and authorised by:	David Scoones, Group Manager - Community Experience

1. Purpose of Report

To consider a request from the Cromwell Golf Club for financial assistance with the removal of trees and site reinstatement, using funds held in the Club's Fund Account.

Recommendations

That the Cromwell Community Board

- A. **Receives** the report and accepts the level of significance.
- B. **Recommends** that the Board approves funding of \$8,000 from the Cromwell Golf Club fund to assist with the removal of the trees.
- C. **Directs** that this funding be subject to the provision of a copy of the invoice for the removal of the trees.

2. Background

The Cromwell Golf Club currently leases land situated on a Part Section Block XCII Town of Cromwell comprising 22.279 ha.

In terms of the Reserves Act 1977, the former Cromwell Borough Council established fund accounts for each of the clubs that leased Council reserve land. Each club fund account is funded by the annual rentals that the club pays for the land.

The purpose of the fund accounts is to enable the lessees to build up a capital development fund able to be called upon to spend on their particular reserve/facilities for specific projects. Use of the fund is subject to approval by the Cromwell Community Board.

The closing balance of the Cromwell Golf Club Fund Account as at 1 July 2025 is \$8,109 (note this is an unaudited figure and is subject to change as part of Audit NZ end of financial year adjustments.) Council staff believe it is unlikely to change due to the reasonable basis behind the 2024/2025 financial year movements in the account.

3. Discussion

Attached is a letter (see Appendix 1) from the Cromwell Golf Club requesting funds to assist with the removal of Old Man Pine trees and then the resulting land reinstatement as the trees

have reached the end of their life and will become a health and safety issue particularly during high winds. This is the second stage of the tree removal project for which you approved funding for the first stage in November 2024

The club engaged Greg Turner (Course Development Advisor) to advise on his philosophy for tree management around the course. The removal of the trees (appendix 2) was identified as a key starting point in the future development of the course, starting with the Old Man Pines due to their age and potential risks.

The club have already discussed the tree removal and replacement programme with Gordon Bailey, Parks and Recreation Manager at CODC who has given them his approval.

The club has been successful to negotiate with a same contractor used for stage one, to fell and remove the trees at no cost to the club but seek funding to assist with plant establishment (appendix 3), stump removal (appendix 4) and costs for bulk earthwork mounding to reinstate the site (appendix 5) for a total amount of \$16,400.

The club has only obtained one quote for the work from Skip Johnson of Wanaka Woodchip Ltd, as he is a club member and does the work on a direct cost, non-profit basis, no other contractor would be able to match this quote.

The total cost for all works within this course development stage are \$17,400, the club will be using their own money and that raised from selling firewood to pay the balance of the costs not covered by the fund account.

4. Financial Considerations

The Club's annual rentals have been accumulating within the account for several years. The Club has sufficient money within the account to provide for the requested funding of \$8,000.

5. Options

Option 1 – (Recommended)

The Board approves the request for funding from the Cromwell Golf Club's fund account to assist with the removal of the trees and replacement programme.

Advantages:

- The club can use the funds that have accumulated within its fund account to assist with the redevelopment of the Club's facilities.
- Improvement and sustainability of a safe golf course environment.

Disadvantages:

- The funds will be diminished by \$8,000 for future projects which might be required.

Option 2

The Board declines the request for funding from the Cromwell Golf Club's fund account to assist with the removal of the trees and replacement programme.

Advantages:

- The fund remains intact for future projects.

Disadvantages:

- The purpose of the Club's fund account is to accumulate funds to assist with the redevelopment of the Club's facilities, and the removal of trees is not directly facility redevelopment. However, it directly contributes to the upkeep and redevelopment of the course.
- The decision to decline the funding request would be inconsistent with previous Board decisions to provide funds as requested by the club facility development
- If the Board declined the request, the Club would need to raise additional funding to assist with the tree removal and replacement costs.
- The safety of golf course users and staff could be affected by trees not being removed in a timely and controlled manner.

6. Compliance

Local Government Act 2002 Purpose Provisions	This decision enables democratic local decision making and action by, and on behalf of communities by meeting the current and future needs of communities for good quality local infrastructure, local public services, and performance of regulatory functions in a way that is most cost effective for households and business. Providing funding towards the removal of the trees will maintain safety and contribute to a good quality golf course in Cromwell.
Decision consistent with other Council plans and policies? Such as the District Plan, Economic Development Strategy etc.	Not applicable in this instance.
Considerations as to sustainability, the environment and climate change impacts	Removing the trees in a controlled manner allows the club to time the work with the usage demands of the course and the ideal times of the year to successfully reinstate the area.
Risks Analysis	If the trees are not removed in a timely and

	controlled manner, they could naturally remove themselves, particularly during high wind. Whilst this work is not urgent, it is encouraged sooner rather than later.
Significance, Consultation and Engagement (internal and external)	The proposal does not exceed any of the thresholds nor meet any of the criteria in the Significance and Engagement Policy and public consultation is not considered required.

7. Next Steps

- Inform Cromwell Golf Club of the Board's decision.
- Payment of the \$8,000 inc GST to be processed on receipt of a copy of the invoice.

8. Attachments

Appendix 1 - Cromwell Golf Club - Funding Application - September 2025 [↓](#)

Appendix 2 - Greg Turner site visit [↓](#)

Appendix 3 - Quote - Tree Felling plant establishment stage two - Cromwell Golf Course
[↓](#)

Appendix 4 - Quote - Stump Removal and Grinding stage two - Cromwell Golf Course [↓](#)

Appendix 5 - Quote - Reinstatement stage two - Cromwell Golf Course [↓](#)



Cromwell Golf Club (Inc)

Established 1903

“Great golf is a matter of club selection”

PO Box 27, Cromwell 9342

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Wednesday, 23 July 2025

The Chief Executive
Central Otago District Council
PO Box 122
Alexandra 9320

Re: Reserve Fund Application – Cromwell Golf Club

To whom it may concern

Cromwell Golf Course Incorporated would like to apply to draw \$8,000 from its Reserve Fund to continue with the Old Man Pines tree felling project from land leased from the Central Otago District Council.

Background

The Cromwell Golf Club has four groups of Old Man Pines (OMP) trees that have reached the end of their life and will need to be removed in a controlled manner over the next few years as funds permit.

The trees have become a health and safety issue on windy days and seven were blown over in strong winds last year. Fallen trees also become an obstruction to golf operations until they can be safely removed.

Greg Turner, our course development advisor, has inspected the course recently and among other things has recommended we start removing OMPs now. Attached is a copy of a discussion paper and Greg’s recommendations with reference to OMP tree removal.

The four groups of trees in descending order of priority are:

1. Row of 35 OMP trees between #12 and #15 fairway (completed early 2025)
2. Block of 60 OMP trees between #1 and #13 fairway
3. Row of OMP trees between driving range and #12 fairway
4. Row of OMP trees between driving range and #1 fairway

Having successfully completed Stage One of the project, the Club now proposes to commence Stage Two in early spring 2025. This timing aligns with the seasonal growth cycle, ensuring optimal conditions for replanting and long-term success.

The planned work includes 60 OMPs between the #1 & #13 fairways and the first 5 OMP trees between the driving range and #12 fairway (see attached screenshot) and rehabilitate the area with mounding and selected tree replacement.

The tree removal and replacement programme has been discussed and approved with Gordon Bailey, Parks and Recreation Manager at CODC.

The club has chosen to engage the same contractors as used for Stage 1 based on the professional manner the contractors completed the previous work. Once again, the Club has been successful to negotiate with a contractor to fell and remove the trees at no cost to the club. The Club seek funding to assist with the plant establishment, additional labourer costs, stump removal and costs for bulk earthwork mounding to rehabilitate the site.

The total cost to undertake this work is as follows (all costs exclude GST):

a. Establishment of plant and equipment		\$5,800
b. Tree felling and removal –	No cost to the club	\$0
c. Additional qualified labourer		\$3,000
d. Cart, spread and shape topsoil to mounds		\$3,600
e. Stump removal	2 days @ \$2000/d	\$4,000
f. Ground prep and seeding, fertilizer, temporary irrigation		\$1,000
		Total \$17,400

Attached are the quotes from Wanaka Woodchips (a-c) and a copy of May's invoice 1 from Wanaka Treecare for actual work completed for 1 day's work during Stage (d).

We seek funding to cover items (a) to (d) for a total amount of \$8,000. The Club will be using their own money and that raised from selling firewood to pay the balance of the costs not covered by the reserve fund account.

Please do not hesitate to contact me should you have any questions regarding this funding application.

Sincerely,



Jolanda Foale
Manager

Cromwell Golf Club

Greg Turner Visit – February 22, 2024

In attendance: Greg Turner, Wayne Bosley, Doug Harradine, Les Topping, Jud Rawcliffe, Lester Scott.

The objective of the visit was firstly to get advice from Greg on the philosophy for tree management, in particular, gum trees and the remaining old man pine trees.

Things to consider are:

The cost to a club for

- Nutrients
- Water
- Damage to machinery
- Time
- Trees compete with turf growth

Priorities for tree placement**What will their impact be on?**

Greens – Priority 1

Tees – Priority 2

Fairways – Priority 3

What is practical to us as a club?

What do we do after felling the trees?

What is the replacement procedure?

1. Gums

Gums generally are a problem on a golf course and over time we should get rid of them all.

It would be useful to let members know the cost of gums to the club – damage to machinery, time for green staff ...

What should we replace them with?

Gums could be replaced with a variety of elements over time

- Could be trees.
- Could be a bunker
- Could be left as is once stumps are removed
- Replacement is on a case by case basis
- Replacement trees require irrigation.

Trees on the council site or the front nine do not have to be replaced in the same position as those felled.

Types of Replacement Trees

- Elders

- Elms
- Trees that survive and thrive in a hot windy climate
- Appropriate species for a Cromwell climate
- Seek professional help on species to plant
- Decide where all replacement trees should be planted

2. Pines

Old man pines should come down over time.

The current pine trees are old and will come down anyway.

Do we want to be in control to make this orderly?

Or do we wait for trees to fall (like last November) in a disorderly way?

The driving range is also a management issue involving pines – health and safety

Current Ponderosa Pines that don't affect the course should be left alone.

Trees have no implications to the difficulty of the course. The Cromwell greens were designed to provide the challenge.

3. Tee Blocks/Tree Felling/Earth Moving

Consideration should be given to looking at all work as one to make the most of any work externally contracted.

Should the club consider creating a larger nursery?

4. Alternative scenarios when considering taking out trees

Hole 3 Green – 5 Gum trees – all should go. This will provide a wider fringe. The roots are starving the grass and the leaf litter on the greens is costing the club too much time.

Take out two gums initially until tee block upgrade – health and safety.

Hole 5 Green – there are gums behind the green that should come out.

Remove two initially as there is a possible danger off ball strikes from Number 4 tee/fairway.

A longer-term solution would be to move Number 5 Green to the right side and move the existing Number 5 Tee further left. This would require a temporary green while the turf from the current green is established on the new green.

This would allow you to take down the gums and avoid any potential danger spots.

Hole 6 Tee – Remove the pampas grass and extend tee on the right-hand side. This will straighten the tee shot which will allow you to fell the gums on the left of the fairway and big hitters will not need to aim down the second fairway.

Hole 9 Fairway (left) Remove gum trees. The proposed site for the women's tee is fine. (consider irrigation)

Pine Trees defining Holes 12 & 15

If these trees are felled (and they should be) the ground that is left is fine the way that it is. Remove the stumps but there is no need to create a fairway type area under the trees. Possibly you could merely cut the trees down to ground level and push dirt over the top.

Hole 13 Fairway

Consider flattening the rise 150 m from the tee to improve line of site.

Pine trees to the right of this fairway could be removed.

Hole 16 Fairway

The stand of gums opposite the fairway bunker. Remove the two biggest gums first. Then remove the rest over time starting with the smallest trees.

Considerations – Do you have to have trees to separate fairways E.g. Holes 11 and 16? In many ways not having trees is safer as the line of sight is clear.

If you do wish to plant – seek good advice.

Wayne Bosley, Manager

Feb 27, 2024.

Les Topping, Course Convenor – Document Feb 22 and Greg Turner Response

Items for discussion with Greg Turner

1. We have a number of gum trees on the course that are causing maintenance issues, either by continual dropping of litter, roots system encroaching into fairways, and complete barren areas. The main culprits are:
 - a. Large pine approaching #1 green
 - b. Gum trees approaching #2 green
 - c. Gum trees around #3 green (continuing problem for greens staff clearing litter off green)
 - d. Gum trees on left of #4 fairway at 180m and 90m mark.
 - e. Gum trees behind #5 green
 - f. Gum trees beside #6 yellow tee
 - g. Gum tree right of fairway at 180 to 135m mark
 - h. Gum tree at 90m mark #7
 - i. Two gums on left of #9 fairway
 - j. Gums between #11/16 fairway

We need a policy on what to do with gum trees in general. Removal all gum trees, remove only offending trees, replace selective trees?

Policy should be to remove eucalyptus (aka gums) over time and replace with either more suitable species or alternative cover (turf grasses, unmaintained roughs, shaped undulation etc). General priorities (in order) should be 1/ those that impact on greens, 2/ those that impact on tees, 3/ those that impact on fairways, 4/ others. The exception should be those behind five green and left of 6 tee as their removal has safety implications. Adjustments to the location of five green and six tees (and some adjustment to five tees) should be considered.

2. We also have a number of old pine trees that will need to be removed in the coming years. Early this year 7 were blown over in strong winds. The main areas in descending order of priority are:
 - a. Row of trees between #12/15
 - b. Driving range /#1 fairway
 - c. Driving range/#12 fairway
 - d. Between #13/1 fairway

Again, we need direction on removal and replacement. If replacement, what type and location to best suit the course.

Many of the old pines are either becoming a safety issue or nearing the end of their life (or both) and therefore removal over time makes sense (if this is not done in an orderly manner, then it will happen in a disorderly manner via nature itself).

3. Course Improvements.
Some of the main items that need attention are:
 - a. Increase size of tee blocks, #3 layout & size, #6 widen, #9 layout, #10, #13 widen, #15 surround, #18 white, #3 being the priority (if possible, this work should be combined with any reshaping desired around areas of tree removal)
 - b. Fairway improvements of bald areas
 - c. Removal of some paths to reduce tracking
 - d. Marram grass maintenance to reduce rabbit. Maintenance issue not a design issue

R J Johnston

Wanaka Woodchip Ltc
 524 Ardour Roac
 RD 3
 Cromwel
 GST 013-702-543
 Phone: 0272890903
 wanakawoodchip@gmail.com

Quote

Quote number
 IV00000004807

Issue date
 16/06/2025

Expiry date
 20/07/2025

Les Topping

Item ID	Description	UoM	Qty	Unit price (\$) <i>excluding GST</i>	GST	Amount (\$) <i>excluding GST</i>
	Establishment fee to get Gear on site to undertake Tree removal		1	2,200.00	S15	2,200.00
21	Tree Removal Cut down 5 Trees behind Workshop, Cut down trees on #13 Fairway Trees belong to contractor ,access to trees CGC to provide ,leave site clean and tidy.	Qty	1	3,000.00	S15	3,000.00
	To supply Truck and Digger to cart Sand on site 3 days		1	3,600.00	S15	3,600.00
Subtotal (<i>exc. GST</i>)						\$8,800.00
GST						\$1,320.00
Total amount <i>including GST</i>						\$10,120.00

Note:
 Tree Removal cost of \$3,000 is additional qualified labour on request letter



TAX INVOICE

Cromwell Golf Club
56 Neplusultra Street
Cromwell 9310

Invoice Date
21 May 2025

Wanaka Tree Care

Invoice Number
INV-0396

Reference
897

GST Number
140-125-423

Description	Quantity	Unit Price	Amount NZD
Stump Grinding - hourly rate	0.00	300.00	0.00
Stump grinding - Standard rate	8.00	225.00	1,800.00
Labour travel time x 1 man return	1.00	110.00	110.00
- Grind out 26 large stumps around the golf course.			
		Subtotal	1,910.00
		TOTAL GST 15%	286.50
		TOTAL NZD	2,196.50

Due Date: 28 May 2025

Payments may be made by direct debit to ASB 12-3234-0072844-00 CENTRAL LANDCARE LIMITED.

Please also include your name and the invoice number as a reference.

Thank you for your business.



PAYMENT ADVICE

To: Wanaka Tree Care

Customer Cromwell Golf Club
Invoice Number INV-0396

Amount Due **2,196.50**
Due Date 28 May 2025

Amount Enclosed

Enter the amount you are paying above

Note:

No hourly rate shown on quote for stump removal as total hours will depend on time taken to remove stumps but based on stage one work, it will be \$2,000 per day

R J Johnston

Wanaka Woodchip Ltd
 524 Ardour Road
 RD 3
 Cromwell
 GST 013-702-543
 Phone: 0272890903
 wanakawoodchip@gmail.com

Quote

Quote number
 IV00000004808

Issue date
 22/07/2025

Expiry date
 20/08/2025

Les Topping

Item ID	Description	UoM	Qty	Unit price (\$) <i>excluding GST</i>	GST	Amount (\$) <i>excluding GST</i>
	Cart, spread and shape topsoil to mounds		1	3,600.00	S15	3,600.00
Subtotal (<i>exc. GST</i>)						\$3,600.00
GST						\$540.00
Total amount <i>including GST</i>						\$4,140.00

25.7.7 CENTRAL OTAGO HELICOPTER VIEW 2026-2035

Doc ID: 2574298

Report Author:	Dylan Rushbrook, Regional Deals Lead
Reviewed and authorised by:	Peter Kelly, Chief Executive Officer

1. Purpose

To consider the forecast of residential development for Central Otago between 2026-2035.

Recommendations

That the report be received.

2. Discussion

Since 2015 Central Otago's residential population has seen rapid growth, regularly being recorded as one of the fastest growing regions of New Zealand alongside Queenstown Lakes and Selwyn Districts. Staff believe this growth will speed up over the next decade, and likely beyond.

The attached 'Central Otago A Helicopter View' report is intended to be an insight into the potential scale of development coming to Central Otago in the next decade. The report is based on data sourced from Council records and Infometrics.

The development forecasts noted in this report are based on the assumption of zero constraints. Constraints that may impact on the delivery are things such as Council's capacity to resource consenting and regulatory functions, availability of building contractors and building supplies. Macro factors such as the global economic climate may also have an inhibiting impact through wholesale interest rates, these are not accounted for in the report.

Key points as noted in the report;

- With zero constraints, 6,650 new dwellings are forecast to be built in Central Otago;
 - 68% (4500) of those are within the Cromwell Ward
- Resulting in 41,500 total residents by 2035, that is 63% growth from 2025
- Significant risk of social infrastructure failure without interventions
- Through the Regional Deals program, Otago Central Lakes (OCL) is working with Govt to enable and manage the region's growth

As reported in the Otago Daily Times on the 7th of October 2024, there are nearly 6,000 new residential developments being considered for the Queenstown Lakes District under the Fast Track Approvals process. It should be noted, that does not account for Queenstown Lakes District's business as usual developments. It is reasonable to expect some of the 6.650 new dwellings identified in Central Otago A Helicopter View report will look to utilise the Fast Track Approvals process also.

It should also be noted, the proposed major industrial developments of a gold mine at Bendigo and the development of an international airport at Tarras have not been factored into the forecast. It is reasonable to expect both those projects would have an impact on the level of certainty of residential developments, which as noted in the report already sits at 73% regarded as high certainty. Confirmation of these projects would shift more from moderate to high level of certainty.

As noted in the report, such growth without interventions will push social infrastructure to breaking point. It is also clear hard infrastructure delivered by Council and Central Government will not cope with such growth without investment.

The forecast provides further evidence of the need for the Otago Central Lakes region to take a co-ordinated approach with Central Government to manage some of the unique challenges the historic and forecast rapid growth will have on the region as a whole.

Through the construct of Regional Deals, the partners to the Otago Central Lakes proposal (CODC, QLDC, ORC and Central Government) are working through various options to plan for and manage growth across the CODC and QLDC territories.

There is significant focus being put into connected, regional planning. Examples where work already aligns, or is work is underway to create alignment is economic development, destination management, transport and spatial planning.

Naturally not everything asked for in the original Regional Deal proposal will progress beyond the negotiation phase. There have been refinements of asks and other projects that have progressed outside of the Regional Deal construct.

Staff and Joint Committee members will keep Councillors updated as Regional Deals progress. Council will be the final decision maker on any deal put to them.

3. Attachments

Appendix 1 - Central Otago A Helicopter View [↓](#)



Central Otago A Helicopter View

8th July 2025

Purpose

To provide a clear picture of the development pipeline over the next decade and the Regional Deal work program response.

The following slides offer a snapshot on recent growth trends, and forecast impacts of future moderate to high certainty large scale developments.

All supporting data is sourced from Council records and Infometrics.



High Level Points

For period 2026-2035

- With zero constraints, 6,650 new dwellings are forecast to be built
- Resulting in 41,500 total residents by 2035, that is 63% growth from 2025
- Significant risk of social infrastructure failure without interventions
- Through the Regional Deals program, OCL is working with Govt to plan for and manage the region's growth



Population

Population level

People, annual level, June years



Source: Infometrics

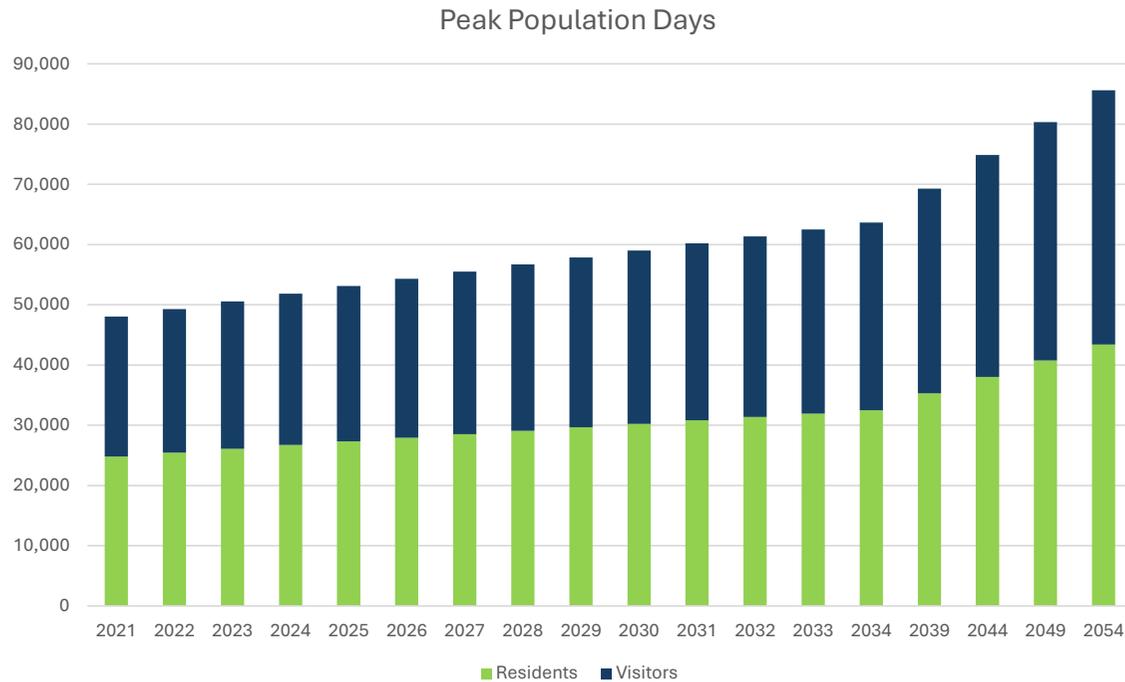
Central Otago District has been one of the fastest growing regions of New Zealand in recent time, with growth accelerating since 2015.

Over the next decade that growth is forecast to accelerate at a much faster rate than ever seen before. This is shown in the subsequent slides.

The growth has been driven by macro trends;

- Lifestyle focus
- Access to remote working
- Employment/business opportunities
- Enhanced regional connectivity

Visitor Population Impacts



On peak days, Central Otago’s population doubles due to visitors.

As a result, the infrastructure to support the community must be built with capacity to cater for twice as many that live in Central Otago and contribute to the infrastructure directly through rates.

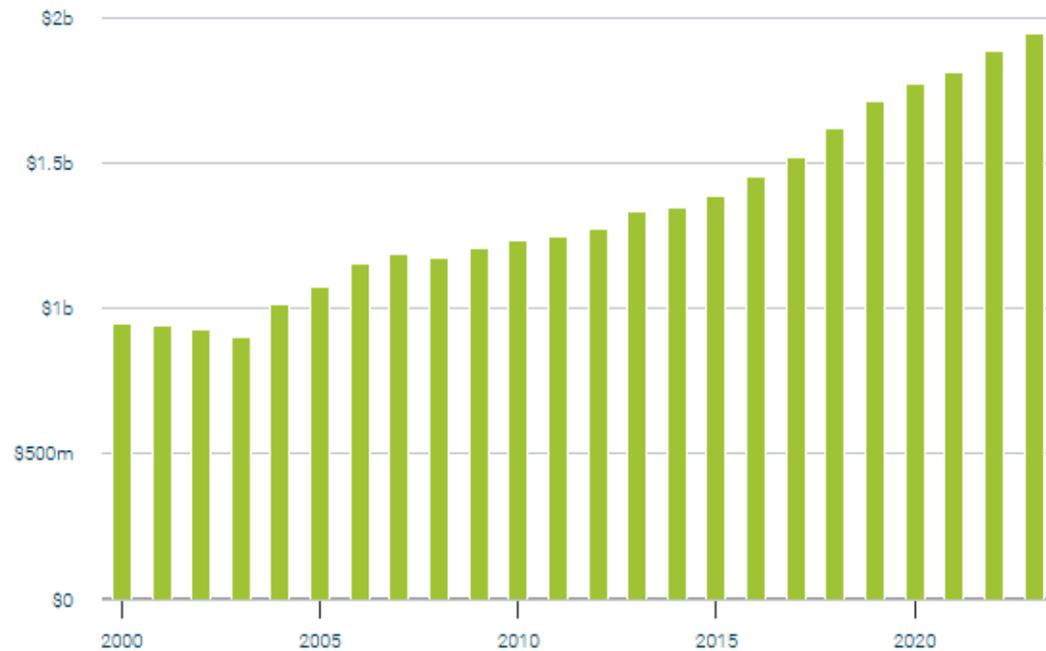
Given the small ratepayer base of Central Otago, this puts significant burden on ratepayers to provide infrastructure that is double the capacity the community itself requires.

Source: Rationale Population Forecasts 2021 (new forecasts are currently in development)

Economy

Gross domestic product

Annual level, March years, 2024 prices



Source: Infometrics

The Central Otago District economy growth has also accelerated since 2015.

Key highlights;

- Central Otago avg 3.9% growth over past 10 years compared to NZ avg of 3.0%
- Construction, Agriculture and Tourism are main drivers of the economy accounting for >30% of GDP
- Unemployment is historically very low, 1.4% compared to NZ avg of 4.0% in 2024

BaU Development Trends

Historical data from Building Control helps us identify a ‘Business as Usual (BaU) Development Trend’.

Assuming the historical trends will continue over the next decade, there will be 3,200 new residential properties built in Central Otago by 2035.

Capacity constraints to consent and build properties may impact the BaU Development Trend, this has not been factored in to the 2026-35 forecast.

Last 3 years	Total New Dwellings Jul 2022- Jun 2025	Avg p/a
Cromwell	572	191
Vincent	331	110
Teviot Valley	27	9
Maniototo	27	9
Totals	958	319

This table represents BaU new dwellings between July 2023 and June 2025 by Ward.

Forecast 2026-35	New Dwellings by Ward 2026-2035	Population factor: 2.4 2026-2035
Cromwell	1906	4575
Vincent	1104	2649
Teviot Valley	92	220
Maniototo	92	220
Totals	3193	7664

The forecasts are based on the average number of new dwellings per annum over the last three years.

‘Large Scale’ Future Development Pipeline

The Development Pipeline is all the known large scale (50 lots or more) housing developments with either a Moderate or High degree of certainty.

This illustrates the next wave growth set to hit Central Otago. Of the nearly 3,500 new dwellings, 73% of those are regarded as ‘High Certainty’.

The data also tells us, new large scale developments will be focused mainly around Cromwell.

New developments in Vincent and beyond are less certain. Constraints relating to consenting and building have not been factored into these forecasts.

Large Scale' Housing Development by Ward	New Dwellings by Ward 2026-2035	Population factor: 2.4 2026-2035
Cromwell	2,639	6334
Vincent	826	1982
Teviot		
Maniototo		
Total	3,465	8316

It is critical to note, these tables represent the large scale known developments with a moderate to high degree of certainty. These tables do not include BAU developments that occur year on year and cumulatively have an infrastructure impact.

Development BaU + Pipeline

When we overlay the development pipeline with the BaU development trend forecasts, the forecast growth sees the population of Central Otago grow by 63% in the next decade.

This outcome is based on 100% of all developments (BaU forecast + pipeline) being built in the next decade.

Constraining factors such as resourcing to enable consenting and the availability of building contractors may have an impact on the total number of developments.

The table provides a scaled approach. If 60% of potential developments were to be realised due to constraining factors, that would still result in a population increase of 9,588 across Central Otago by 2035.

Future Trends 2026-2035	Residential Developments	Population Growth
130%	8656	20774
120%	7990	19176
110%	7324	17578
100%	6658	15980
90%	5993	14382
80%	5327	12784
70%	4661	11186
60%	3995	9588

Combined BaU + Development Pipeline (moderate-high certainty) developments with a 2.4 population factor applied.

Population Impacts

Forecast 2026-35	Dwellings	Population
Cromwell	4545	10909
Vincent	1930	4632
Teviot Valley	92	220
Maniototo	92	220
Totals	6658	15980

Table represents new dwellings and new residents

Decade	Population	% change
1995	15250	
2005	16550	8.5%
2015	19550	18.1%
2025	25500	30.4%
2035	41480	62.7%

Table represents cumulative population growth for all of Central Otago

As the data suggests, there is a high level of confidence the majority of residential development will centre around the Cromwell Ward.

When a population growth factor of 2.4 is applied against every new dwelling, over the next decade the population is forecast to grow by 63% to 41,500 from the current 25,500.

While not picked up in the historical trend data or new development pipeline, it is a reasonable assumption that as demand lifts in Cromwell and Vincent, the Maniototo and Teviot will follow suit, but at a slower growth rate.



Social Infrastructure

Central Otago's social infrastructure will continue to come increased pressure. Based on growth forecasts, this will push to breaking point without interventions.

Areas needing attention are;

- Healthcare
- Education (all levels)
- Affordable housing
- Public transport
- Fibre network
- Social services



Regional Deals Proposal

Otago Central Lakes is working with Central Government to prioritize the unique challenges of the region.

Proposals being worked through;

- Capturing Value
- Transform Transport
- Electrifying OCL
- Healthcare Investment
- Visitors & Investors

Capturing Value

Otago Central Lakes seeks to capture value from the rapid growth in residents and visitors.

New tools will enable reinvestment back into the region to assist with its unique growth challenges;

- Visitor Levy
- Mining Royalties
- Affordable Housing



Transforming Transport

Otago Central Lakes is seeking to develop new forms of transport to support the region's growth, now and into the long-term future;

- Regional network planning
- Mass rapid transport
- Public bus network



Electrifying OCL

Otago Central Lakes' vision is to drive economic growth as a fully electrified subregion.

Powering innovation in untapped renewable energy potential and building a home for national, economically-important pilot projects;

- Rooftop solar uptake
- Future fit network



Healthcare Investment

Support for the continued growth in Otago Central Lakes through a partnered approach to delivering public health services that results in a significant increase in public health services for Otago Central Lakes;

- Clinical services planning
- Public/Private investments



Visitors & Investors

Focus on building economic resilience, capability and productivity across key industries, while also prioritising the increase of yield and holistic value of tourism;

- Investment shopfront
- Data driven insights
- Grow productive sectors



17 MAYOR'S REPORT

25.7.8 MAYOR'S REPORT

Doc ID: 2015428

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

18 CHAIR'S REPORT

25.7.9 CHAIR'S REPORT

Doc ID: 2015629

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

19 MEMBERS' REPORTS

25.7.10 MEMBERS' REPORTS

Doc ID: 2016135

1. Purpose

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

Recommendations

That the report be received.

2. Attachments

Nil

20 STATUS REPORTS

25.7.11 SEPTEMBER 2025 GOVERNANCE REPORT

Doc ID: 2016498

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

1. Purpose

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

Recommendations

That the report be received.

2. Discussion

CAPEX Reporting

- Memorial Hall (see Appendix 1)

Gair Ave Update

Civil works for Stages 1A and 1B commenced in August with completion expected towards the end of the year.

The Request for Proposal (RFP) for the purchase of the development land closed on the 19 August. Three high quality submitters remain in the RFP process, and they will be presenting their proposals in early September.

Status Reports

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

3. Attachments

Appendix 1 - CAPEX report for Cromwell Memorial Hall [↓](#)

Appendix 2 - 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: Bex Winders
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 13 (July 2025)			
<p>Health & Safety</p> <ol style="list-style-type: none"> Three minor incidents reported <ul style="list-style-type: none"> Packing a ladder away, workers hand injured (iced and GP visit but fine) Scissor lift struck siphonic pipe in slab. Plumber notified and split in pipe will be repaired by breaking out a sufficient depth of slab and repairs executed. Hydraulic hose on EWP failed causing hydraulic fluid to leak onto slab. Spill kit deployed and spill safely contained. 9 Hazards identified, ranging from noncompliance with safety glasses, gate left open to a toe board missing to scaffolding etc. Toolbox talk included the above and corrective measures and trends and training. No Lost Time Injury's (LTI's) to date <p>External Funding</p> <ol style="list-style-type: none"> OCT funding application still ongoing Combined approved funds from Lottery Environment & Heritage funding, Lottery Community Facilities funding and CLT totalling \$1.45M Looking at options to sell seats within the auditorium to generate funds. <p>Design</p> <ol style="list-style-type: none"> Early engagement means NL are progressing base build work for Museum fitout while working within current timeline. Jasmax and StoryInc working through design. Indication is that concept / developed design will be complete end of August 2025. FF&E scope is under review from an operational perspective. Cultural Elements schedule has been issued by Jasmax, capturing scope and target dates. Naylor Love reviewing. 		<p>Construction</p> <ol style="list-style-type: none"> Roof is on and the building is deemed weatherproof. Zone A fitout is in full swing Plasterboard is mostly painted to the auditorium ceiling, services and precast wall prep and painting has commenced. Sto plaster system has begun and is progressing. Zone B fitout progressing well. Some scaffolding has been removed allowing great visibility of the brickwork and cladding, Sto system underway. First fix services are well advanced in Zone B, and in some areas; walls are lined and stopped with ceilings commencing. MSB and plant rooms are progressing slightly ahead of schedule. Critical path includes the first fix services to the auditorium and subsequently; the stagehouse, which also drives commissioning. This is NL's biggest priority. An increase in Contract Instructions has eroded some of the project float and has caused some delays. To mitigate NL have re-sequenced some of the programme. <p>Stakeholder Engagement</p> <p>TnC work has been completed – coordination with access is ongoing</p>	

Cromwell Memorial Hall Project

Next Steps – August 2025

External Funding

1. Submission to OCT set for review at their meeting on the 26th of August 2025.

Design

1. Museum Fitout design, FF&E, Cultural Elements workstreams continue
2. NL reviews of rigging system, cinema, AV, joinery and cavity sliders.

Construction

1. Completion of services first fix in Zone B is underway
2. Completion of cladding systems (aluminium) in Zone B to be completed
3. Completion of internal framing to Zone A is underway
4. Continuation of first fix services in Zone A is underway
5. Planning for mid-level first fix services and technical gantry
6. Continuation of Zone A envelope is underway
7. Planning to commence for external siteworks / landscaping package

Stakeholder Engagement

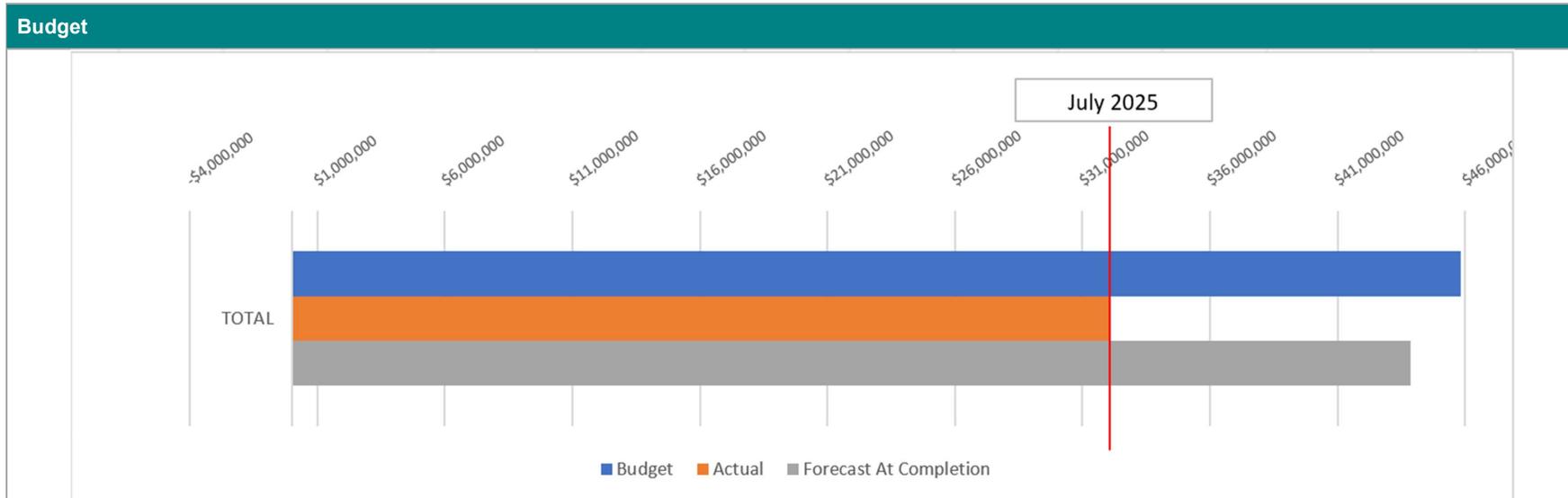
TnC work has been completed – coordination with access is ongoing

Project Health

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 \$2,071,982 – variations continue to be monitored carefully \$1.6M being sought for museum fitout (\$1.45M secured to date)								
Risks	A	A	Consumption of contingency is estimated as follows: <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td>Preconstruction costs Eg. Additional asbestos removal</td> <td style="text-align: right;">\$116,000</td> </tr> <tr> <td>3waters</td> <td style="text-align: right;">\$222,000</td> </tr> <tr> <td>In-ground work Eg. Siphonic drainage, poor condition existing SW & MH</td> <td style="text-align: right;">\$249,000</td> </tr> <tr> <td>Vertical construction (incl EoT claim) Eg. Seismic restraint additions, gallery flooring redesign</td> <td style="text-align: right;">\$1,484,000</td> </tr> </table>	Preconstruction costs Eg. Additional asbestos removal	\$116,000	3waters	\$222,000	In-ground work Eg. Siphonic drainage, poor condition existing SW & MH	\$249,000	Vertical construction (incl EoT claim) Eg. Seismic restraint additions, gallery flooring redesign	\$1,484,000
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Vertical construction (incl EoT claim) Eg. Seismic restraint additions, gallery flooring redesign	\$1,484,000										
Issues	G	G	Only some examples have been provided as there are lots of itemised variations ranging from \$1000 - \$10,000 creating the above variation expenses.								

Cromwell Memorial Hall Project

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. Drone footage to take place late August after additional scaffolding is removed, with images added to Comms piece.

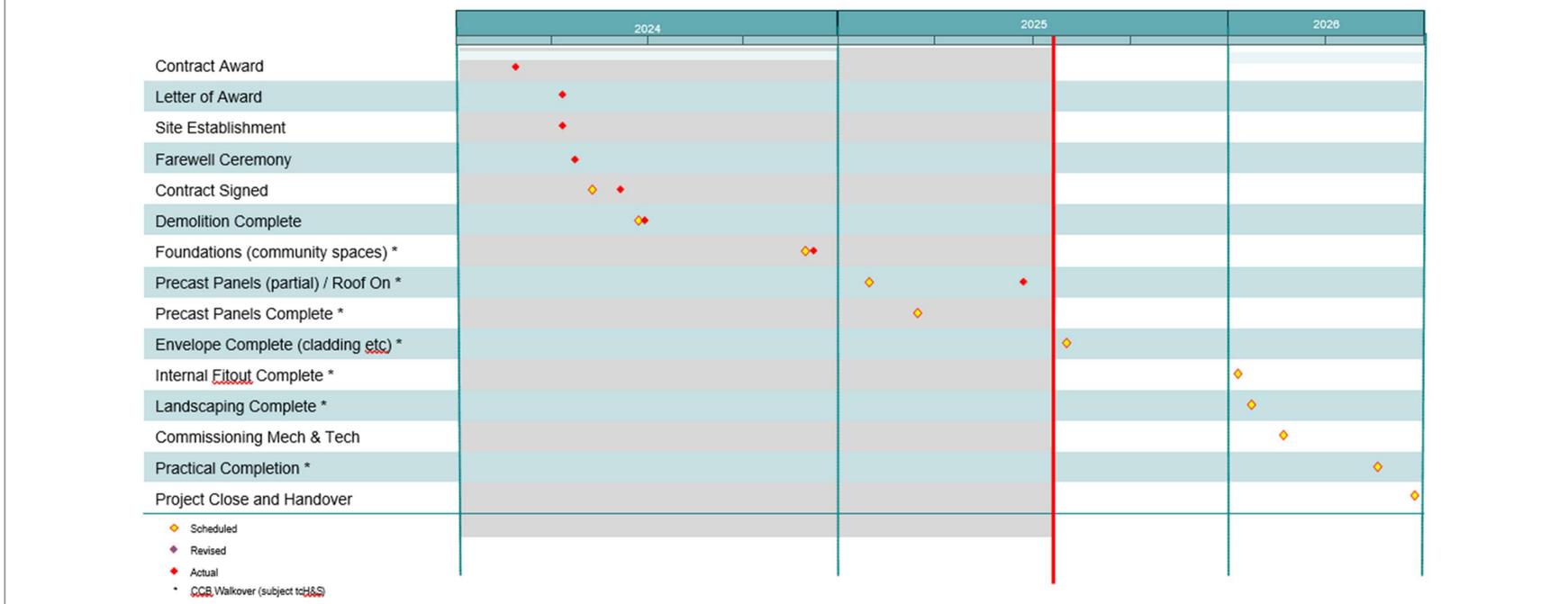


Cromwell Memorial Hall Project

Project Risk Analysis – Key Rated Risks

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

Milestone Report



Cromwell Memorial Hall Project

Special Addendum | Progress



Scaffolding removed, revealing cladding

Extensive scaffolding still in place

Lining and stopping on internal walls progressing

MSB in place



Status Updates		Committee: Cromwell Community Board			
Meeting	Report Title	Resolution No	Resolution	Officer	Status
17/06/2025	Land Investment Strategy	25.4.5	That the Cromwell Community Board A. Receives the report and accepts the level of significance. B. Notes the suggested changes on the final draft of the land investment strategy. C. Approves the strategy and recommends to Council they adopt the land investment strategy. D. Recommends to Council that the strategy be reviewed after 12 months and subsequently on a three-year cycle.	Group Manager - Governance and Business Services	28 Aug 2025 Report presented to the July Council meeting. MATTER CLOSED. 29 Jul 2025 Land Strategy Paper to be presented to Council meeting 30 July 2025. 04 Jul 2025 Action Memo sent to Report Writer
7/05/2024	2023/24 Community and Promotions Grants Applications - 2nd Round	24.4.2	That the Cromwell Community Board: A. Receives the report and accepts the level of significance. B. Allocated \$36,533.20 to Dunstan East Side Trail Trust for the Feasibility Study and Concept Trail Design Plans to be funded from the community grants budget in the 2023/2024 financial year.	Community Development Lead	28 Aug 2025 Accountability report to be presented today. MATTER CLOSED 11 Apr 2025 Work continuing, no further update. ON HOLD 26 Feb 2025

					<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 land-owners, 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>
6/05/2025	Approve Draft Cromwell Racecourse Reserve Management Plan for Consultation	25.3.5	<p>That the Cromwell Community Board</p> <p>A. Receives the report and accepts the level of significance.</p> <p>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</p>	Parks Officer - Planning and Strategy	<p>28 Aug 2025 Hearings and Deliberations have taken place. Final draft to come back to the board at this meeting. MATTER CLOSED</p> <p>03 Jun 2025 Open for consultation 19 May - 14 July 2025.</p> <p>09 May 2025</p>

			<p>301554, Cromwell District, part Certificate of Title 64/76.</p> <p>C. Agrees that the Cromwell Community Board will hear submissions received on the draft Plan.</p>		Action memo sent to report writer.
25/03/2025	Speed Management Consultation Proposal	25.2.9	<p>That the Cromwell Community Board</p> <p>A. Receives the report and accepts the level of significance.</p> <p>B. Recommends the proposed speed limits for the Cromwell Ward to Council.</p>	Roading Asset Engineer	<p>28 Aug 2025 Consultation period closed. Report going to Council in September. MATTER CLOSED</p> <p>29 Jul 2025 Speed Limit Consultation currently open.</p> <p>10 Apr 2025 Feedback to be included into a Council report in the next few months. ON HOLD</p> <p>31 Mar 2025 Action memo sent to report writer.</p>

21 DATE OF THE NEXT MEETING

The date of the next scheduled meeting is 3 November 2025.

22 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
25.7.11 - Confidential Minutes of the Cromwell Community Board Meeting held on 5 August 2025	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
25.7.12 - Bannockburn Industrial Subdivision Sale & Purchase Agreement	<p>s7(2)(b)(ii) - the withholding of the information is necessary to protect information where the making available of the information would be likely unreasonably to prejudice the commercial position of the person who supplied or who is the subject of the information</p> <p>s7(2)(h) - the withholding of the information is necessary to enable Council to carry out, without prejudice or disadvantage, commercial activities</p> <p>s7(2)(i) - the withholding of the information is necessary to enable Council to carry on, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations)</p> <p>s7(2)(j) - the withholding of the information is necessary to prevent the disclosure or use of official information for improper gain or improper advantage</p>	<p>Commercial sensitivity</p> <p>To enable commercial activities</p> <p>To enable commercial or industrial negotiations</p> <p>To prevent use of the information for improper gain or advantage</p>
25.7.13 - September 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	Commercial sensitivity

	person who supplied or who is the subject of the information	
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