



# AGENDA

## **Cromwell Community Board Meeting Tuesday, 7 April 2026**

**Date:** Tuesday, 7 April 2026

**Time:** 2:00 pm

**Location:** Cromwell Service Centre, 42 The Mall,  
Cromwell

(A link to the live stream will be available on the Central Otago District Council's website.)

**Peter Kelly**  
**Chief Executive Officer**



Notice is hereby given that a meeting of the Cromwell Community Board will be held in Cromwell Service Centre, 42 The Mall, Cromwell and live streamed via Microsoft Teams on Tuesday, 7 April 2026 at 2:00 pm. The link to the live stream will be available on the Central Otago District Council's website.

## Order Of Business

<b>KarAkia</b> .....	<b>5</b>
<b>1 Apologies</b> .....	<b>5</b>
<b>2 Public Forum</b> .....	<b>5</b>
<b>3 Confirmation of Minutes</b> .....	<b>5</b>
Cromwell Community Board Meeting - 3 March 2026 .....	7
<b>1 Declarations of Interest</b> .....	<b>14</b>
26.3.1 Declarations of Interest Register .....	14
<b>2 Reports</b> .....	<b>17</b>
26.3.2 New Cromwell Facility - Naming .....	17
26.3.3 Fees and charges - Cromwell Facility .....	76
26.3.4 Gair Avenue Trees.....	83
26.3.5 Cromwell Town Centre .....	93
26.3.6 Request for Minister of Conservation's Consent for Electricity Easements over Anderson Park Recreation Reserve Cromwell. ....	144
26.3.7 Request for Minister of Conservation's Consent for Electricity Easements over Melmore Terrace Reserve Cromwell.....	149
26.3.8 Road Stopping Policy .....	155
<b>3 Mayor's Report</b> .....	<b>165</b>
26.3.9 Mayor's Report .....	165
<b>4 Chair's Report</b> .....	<b>166</b>
26.3.10 Chair's Report.....	166
<b>5 Members' Reports</b> .....	<b>167</b>
26.3.11 Members' Reports .....	167
<b>6 Status Reports</b> .....	<b>168</b>
26.3.12 April 2026 Governance Report .....	168
<b>7 Date of the Next Meeting</b> .....	<b>179</b>
<b>8 Resolution to Exclude the Public</b> .....	<b>180</b>
26.3.13 March 2026 Confidential Governance Report .....	180



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

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

## **KARAKIA**

- 1 APOLOGIES**
- 2 PUBLIC FORUM**
- 3 CONFIRMATION OF MINUTES**

Cromwell Community Board - 3 March 2026



**MINUTES OF A MEETING OF THE  
CROMWELL COMMUNITY BOARD  
HELD IN THE CROMWELL SERVICE CENTRE, 42 THE MALL, CROMWELL  
AND LIVE STREAMED VIA MICROSOFT TEAMS ON TUESDAY, 3 MARCH 2026  
COMMENCING AT 2:00 PM**

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

**IN ATTENDANCE:** T Paterson (Deputy Mayor), P Kelly (Chief Executive Officer), Q Penniall (Group Manager - Planning, Infrastructure and Regulatory), S Righarts (Group Manager - Governance and Business Services), D Scoones (Group Manager - Community Experience), G Bailey (Parks and Recreation Manager), Z Zeelie (Team Leader Statutory Property), W Harris (Venue Director), G Chrystall (Community Experience Manager), S Reynolds (Governance Support Officer)

### **1 KARAKIA**

Mr Casey gave a karakia to begin the meeting.

### **2 APOLOGIES**

There were no apologies but it was noted that Cr Browne was joining online and may have intermittent signal. It was also noted that Mr Casey would be an apology for early departure.

### **3 PUBLIC FORUM**

#### Kylie Murdoch & Shirley Calvert - Cromwell & Districts Community Trust, Project Lead – Project Tirau

Ms Murdoch provided an overview of the trust's work exploring potential options for the former polytechnic site on Molyneux Avenue, envisioning it as a community learning and wellbeing centre to support education, culture, health, and connection. She noted that a feasibility study was the next step to assess project viability and that Council and Ngāi Tahu involvement was hoped to support this stage, while the polytechnic had not yet confirmed whether it would sell the site, with a collegial partnership agreement seen as key to maintaining it for community use.

Ms Murdoch and Ms Calvert then responded to questions from attendees.

#### Gary Kirk - Mall Development

Mr Kirk noted that he had been involved with properties in the mall for many years and had previously attempted to revive it as a commercial developer. He was against spending more public money in the mall, suggesting that developing a complex along Murray Terrace would allow growth to occur naturally, with potential uses on the west side including youth facilities, a library, and council offices.

Mr Kirk then responded to questions.

#### Lisa Telle - Cromwell Dogs

Ms Telle provided an update, noting that the group was funding a report to obtain a second opinion on whether the trees in the Sandflat Road area needed to be felled. She noted that she would inform the board once this report was available.

Note: Cr Browne joined the meeting at 2.15 pm.

**4 CONFIRMATION OF MINUTES**

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**COMMITTEE RESOLUTION**

**Moved: Casey**  
**Seconded: Anderson**

That the public minutes of the Cromwell Community Board Meeting held on 4 February 2026 be confirmed as a true and correct record.

**CARRIED**  
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**5 DECLARATIONS OF INTEREST**

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

**6 REPORTS**

**26.2.2 CROMWELL RACECOURSE RESERVE EVENT**

To approve improvements at Cromwell Racecourse Reserve to enable large events to be undertaken within the reserve.

It was noted that the function aligned with the long-term aspirations for the reserve and that the required earthworks would not impact existing lease, with the all parties collaborating to ensure the successful delivery of the event.

Opportunities for long-term improvements to the reserve through collaboration between these groups were also noted.

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**COMMITTEE RESOLUTION**

**Moved: Casey**  
**Seconded: Sanford**

That the Cromwell Community Board

- A. Receives the report and accepts the level of significance.
- B. Recommends to Council its support of the proposed Wheels event at the Cromwell Racecourse Reserve and that Council provides its consent for the associated improvements under clause 5 of its lease with the Central Lakes Equestrian Club.

**CARRIED**  
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**26.2.3 CROMWELL GOLF CLUB - REQUEST TO AUTHORISE BUILDING ALTERATIONS AND OTHER IMPROVEMENTS ON RESERVE LAND**

To consider recommending to Council to grant permission to the Cromwell Golf Club Incorporated to:

- 1. Extend the current club house footprint
- 2. Erect a new deck outside the club house

## 3. Construct a new Pro Shop

on Recreation Reserve Section 4 BLK XCII Town of Cromwell, Cromwell Golf Course, 55 Neplusultra Street, Cromwell (pursuant to delegated authority), in accordance with Section 54(1) of the Reserves Act 1977.

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**COMMITTEE RESOLUTION**

**Moved: Anderson**  
**Seconded: Sanford**

That the Cromwell Community Board

- A. Receives the report and accepts the level of significance.
- B. Recommends to Council to approve the granting of the consent of the Minister of Conservation (under delegated authority), to extend the current club house footprint, erect a new club house deck and construct a new pro shop on Recreation Reserve, Cromwell Golf Course, 55 Neplusultra Street, Cromwell, in accordance with Section 54(1) of the Reserves Act 1977.
- C. Recommends to Council that consent is granted on the condition that a variation to the original 1981 Lease agreement with the Cromwell Golf Club is executed by the parties to insert the standard clauses for the removal of improvements at termination of the lease that are currently not provided for in the 1981 lease.
- D. Authorises the Chief Executive to do all that is necessary to give effect to the resolution.

**CARRIED**

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**26.2.4 USE OF FINANCIAL CONTRIBUTIONS FOR BANNOCKBURN CYCLE PATH CONNECTION**

To consider the use of Financial Contribution Reserves to fund a shared path connection in Bannockburn (approximately 185m) to improve safety and accessibility for pedestrians and cyclists, in line with the opening of the Kawarau Gorge Cycle Trail.

It was noted that a physical barrier should be installed between the road and the trail to further discourage cyclists from using the road.

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**COMMITTEE RESOLUTION**

**Moved: Anderson**  
**Seconded: Sanford**

That the Cromwell Community Board

- A. Receives the report and accepts the level of significance.
- B. Approves the use of Financial Contribution Reserves to fund the design and construction of the Bannockburn shared path connection, up to a budget of \$300,000.

**CARRIED**

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**7 MAYOR'S REPORT****26.2.5 MAYOR'S REPORT**

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

**8 CHAIR'S REPORT****26.2.6 CHAIR'S REPORT**

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

- Attended a Museum Trust meeting and noted the change in their governance structure and the collaboration discussed at the meeting.
- Completed a virtual tour of the facility by the lake, observed the rapid changes, and encouraged submissions on the hall naming discussion.
- Had a walk around at the Racecourse Reserve with the Wheels of Wanaka group and CLEC, discussing logistics and planning for the event, including potential benefits for long-term site leases.
- Met with the new franchise holder of a Cromwell gym, who expressed interest in exploring a comprehensive wellbeing centre.
- Attended the morning drop-in session for the hall naming at the Library and promoted the next session at that evening at the RSA Club.

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**COMMITTEE RESOLUTION**

**Moved:** Harrison  
**Seconded:** Sanford

That the report be received.

**CARRIED**

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Note: Cr Browne left the meeting at 3.05 pm and did not return.

**9 MEMBERS' REPORTS****26.2.7 MEMBERS' REPORTS**

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

Mr Sanford reported on the following:

- Attended the "Naming of Our Place" drop-in session at the library.
- Participated in BA5 business meeting at Alexandra Community House.
- Attended the club athletics day in Wanaka.
- Spoke with locals about Sandflat Road development and the Cromwell town centre.
- Attended the land development stakeholder session, noting the strong attendance.
- Completed his annual visit to the Water Park.
- Visited Queenstown, including a walk up Wye Creek and a dinner out.

Ms Anderson reported on the following:

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- Had unfortunately had to spend some time at hospitals with sick family members.
- Spent time at the youth centre with participants of the BLAST programme, with 20 young people and acknowledged it as a highly valuable programme.
- Attended the drop-in session on the facility naming, which yielded interesting discussions.

Mr Casey reported on the following:

- Dog Walkers and Sandflat Road
  - Had been on a site visit on with Zoomies representative to understand their priorities and the focus on the triangle at the northern end of Sandflat Road.
  - Facilitated round table discussion with 6 local dog walkers who outlined the following preferences:-
    - To retain existing pine trees for shade; open to alternative tree options due to safety advice.
    - A willingness to consider increased dog registration fees to fund dog-related infrastructure.
    - Support for shared/integrated land use with dog walking coexisting with solar generation or passive leisure activities.
- Cromwell Promotions Group
  - Attended the first meeting with the group and received an overview of current and upcoming initiatives.
  - Discussed increasing lanterns at Light Up Cromwell from 1,000 to 2,500; FENZ had no concerns.
  - Noted that the group intends to reform from incorporated society to charitable trust.
  - Gave an overview of upcoming events: street party over Labour Weekend, cherry spitting event in December, and detailed a new potential autumn event.
  - Noted that they had lodged their grant application for the Cromwell Community Board.
- Cromwell and Districts Community Trust
  - Was an apology to their recent meeting.
  - Met with Shirley Calvert to discuss current trust projects, board funding and their priorities.
  - Noted the planned redevelopment of the former Cromwell Primary School.
- New Zealander of the Year Awards
  - Noted that he had been selected as a finalist in the Kiwibank New Zealander of the Year Awards, Sustainability category and that the winner would be announced 19 March.

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## COMMITTEE RESOLUTION

**Moved:** Anderson

**Seconded:** Casey

That the report be received.

**CARRIED**

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**10 STATUS REPORTS****26.2.8 MARCH 2026 GOVERNANCE REPORT**

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

Staff gave a presentation on the proposed updates to the Cemetery Bylaw, which are currently under development.

**COMMITTEE RESOLUTION**

**Moved:** Sanford

**Seconded:** Casey

That the report be received.

**CARRIED**

**11 DATE OF THE NEXT MEETING**

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

**12 RESOLUTION TO EXCLUDE THE PUBLIC****COMMITTEE RESOLUTION**

**Moved:** Anderson

**Seconded:** Sanford

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:

<b>General subject of each matter to be considered</b>	<b>Reason for passing this resolution in relation to each matter</b>	<b>Plain English Reason</b>
<b>Confidential Minutes of the Cromwell Community Board Meeting held on 4 February 2026</b>	s7(2)(b)(ii) - the withholding of the information is necessary to protect information where the making available of the information would be likely unreasonably to prejudice the commercial position of the person who supplied or who is the subject of the information	Commercial sensitivity
<b>26.2.9 - March 2026 Confidential Governance Report</b>	s7(2)(b)(ii) - the withholding of the information is necessary to protect information where the making available of the information would be likely unreasonably to prejudice the commercial position of the	Commercial sensitivity

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	person who supplied or who is the subject of the information	
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**CARRIED**

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The public were excluded at 3.27 pm and the meeting closed at 3.32 pm.

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**CHAIR** / /

## **1 DECLARATIONS OF INTEREST**

### **26.3.1 DECLARATIONS OF INTEREST REGISTER**

**Doc ID: 2693159**

#### **1. Purpose**

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

#### **2. Attachments**

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

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

Name	Member's Declared Interests	Spouse/Partner's Declared Interests	Council Appointments
Anna Harrison	Principal Goldfields Primary School Runs the Dunstan Zone swimming championships Cromwell Swim Club (life member) Central Otago Primary School Sport Association (member) Dunstan Zone Sports Group (member) Principal of Goldfields Primary School	Mojo Modern Joinery Cromwell (Owner / Director)	Bannockburn Community Liaison Cromwell Museum Trust Liaison
Wally Sanford	Paterson Pitts Ltd (Employee) Southland Zodiac Zephyr Club (Member) Cromwell Mountainbike Club (Member) Survey and Spatial New Zealand (Voting Member)	Vinpro (Employee)	Cromwell Youth Trust Liaison Lowburn Hall Committee Liaison Friends of Cromwell Cemetery Liaison

## 2 REPORTS

### 26.3.2 NEW CROMWELL FACILITY - NAMING

Doc ID: 2747379

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

#### 1. Purpose of Report

To consider the feedback from the community regarding the English name for the new facility and to agree a name to recommend to Council.

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#### Recommendations

That the Cromwell Community Board

- A. Receives the report and accepts the level of significance.
- B. Recommends to Council the English name for the new facility in Cromwell.

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#### 2. Background

The new facility is on track to open July 2026. It has had a working name of Cromwell Memorial Hall and Events Centre and now needs a formal English name to be confirmed.

A workshop held with the Cromwell Community Board in August 2025 provided some guidance to staff about an English name for the building and it was recommended that staff go out to the community for their feedback on a name.

At the Cromwell Community Board meeting on 25 November 2025, the process for obtaining community feedback was discussed, and it was requested that local community groups and schools be approached to ensure broad community involvement in naming the facility. There was preference for a quick turnaround to gather feedback from the community during March 2026.

The Cromwell Community Board recommended to Council that the facility be dual named, and Council ratified that recommendation at its meeting on 12 December 2025. Staff continue to work with Aukaha around the gifting of a Te Reo name from mana whenua.

The Board also decided they would like to hold a workshop on 4 February, to clarify the purpose and intended use of the facility, and to identify key stakeholders. The Board expressed its desire to lead this process with the community.

A two-week feedback period ended on 16 March 2026.

### 3. Discussion

A report summarising the feedback received from the wider Central Otago community on the English name is attached to this report. This feedback was sought with the intention of informing the Board of the community's broad views, before deciding on a name for the facility.

There are a number of factors to consider in naming the facility.

The new facility is intended to serve both community and commercial users, with a 70/30 split in the first year. The focus will be on community engagement, and commercial use increasing over time. The name chosen will be important for brand and marketing, and terms like "Hall" or "Centre" could be considered for how well they reflect the venue's purpose.

Memorial Hall carries historical weight, linked to post-war remembrance. While the new Cromwell facility will honour this legacy through the war memorial, memorial garden and dedicated space for the RSA, it also has a broader purpose that is future-focused — hosting performances, exhibitions, and community events. A name that also reflects its modern, multi-use function and aligns with national trends toward "living memorials" that serve both remembrance and public engagement is worth considering.

The venue is intended to serve not just Cromwell but the wider Central Otago region. A name that acknowledges its regional significance, shared funding, and anticipated broad usage should be discussed. This would foster a sense of collective ownership and pride across communities. As Cromwell grows, the centre will become a cultural and civic cornerstone. Choosing a name that reflects its inclusive and visionary role ensures it honours the past while inspiring future generations.

The building's design is deeply rooted in Central Otago's cultural and natural landscape. Aukaha's presentation to the Community Board highlighted the significance of the site. The story of Rākaihautu, who shaped the land with his Ko (digging stick), is central to the cultural narrative and is symbolically represented at the building's entrance and throughout. A Te Reo name will be gifted by mana whenua.

### 4. Financial Considerations

There are no financial considerations for this decision.

### 5. Options

#### Option 1 – (Recommended)

Recommend to Council an English name for the new facility.

Advantages:

- Builds the identity of the building.
- Provides the ability to promote the venue and events and to include in marketing material.
- Reinforce the facilities purpose.
- Board is able to give it's recommendation to Council

Disadvantages:

- No disadvantages

#### Option 2

Do not recommend to Council an English name for the new facility.

Advantages:

- No advantages identified

## Disadvantages:

- The Board would not have given its recommendation to Council.
- Communication and wayfinding challenges
- Reduced visibility and engagement

**6. Compliance**

<b>Local Government Act 2002 Purpose Provisions</b>	This decision promotes the social and cultural wellbeing of communities, in the present and for the future by encouraging community ownership and pride in the new facility.
<b>Decision consistent with other Council plans and policies? Such as the District Plan, Economic Development Strategy etc.</b>	Yes  Dual naming is consistent with the Open Spaces Naming Policy
<b>Considerations as to sustainability, the environment and climate change impacts</b>	There are no implications.
<b>Risks Analysis</b>	Not engaging with the community could pose reputational risk. It could be perceived that the decision is being made without transparency or community consideration, which could lead to public dissatisfaction and reduced trust in council processes.
<b>Significance, Consultation and Engagement (internal and external)</b>	The name of the building is important to the community and the Board recommended we get feedback from the community across the district to help inform the decision.

**7. Next Steps**

A report with the Board's recommendation for an English name will go to the Council meeting on 29 April for ratification.

**8. Attachments**

**Appendix 1 - Our Place Our Name - Survey Report** [↓](#)



# NAME OUR PLACE COMMUNITY FEEDBACK REPORT



## Contents

<b>Introduction</b> .....	<b>2</b>
<b>Research Design</b> .....	<b>2</b>
Context .....	2
Method .....	2
Feedback Form Design .....	3
Survey Promotion .....	3
<b>Survey Results:</b> .....	<b>4</b>
Option One .....	4
Option Two .....	9
Part One .....	9
Part Two .....	10
Part Three .....	11
Comments .....	11
<b>Appendix One: Who did we hear from?</b> .....	<b>14</b>
Ward .....	14
Age .....	15
<b>Appendix Three: Let's Talk Analytics</b> .....	<b>16</b>
Visitors Summary .....	16
Types of visitors .....	16
<b>Appendix Four: Advertising</b> .....	<b>17</b>
<b>Appendix Five: Questionnaire</b> .....	<b>18</b>
<b>Appendix Six: Verbatim Comments</b> .....	<b>20</b>

# Name Our Place Community Feedback

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## Introduction

A new, state-of-the-art facility will be opening in Cromwell in July 2026 and needs a formal name. The Cromwell Community Board resolved to get feedback from the community, to provide some guidance on possible English names for the facility. This report outlines the community feedback received.

## Research Design

### Context

We sought feedback from the community between 2 – 16 March 2026.

We received 611 submissions. Of those submissions, 434 were received online through the Let's Talk | Kōrero Mai consultation platform and 177 were received through hard copy. Two additional submission were received after the closing date but are not included in this report.

### Method

This survey was conducted primarily using the Let's Talk | Kōrero Mai consultation platform, but hard copy submissions were available in all council service centres and libraries. Participants who submitted through Let's Talk | Kōrero Mai were required to provide an email and a screen name if they were not registered. If they were a registered participant, then they were prompted to sign in. If anonymity was desired, hard copies of the feedback form were available. The sample gathered was based on self-selection.

Demographics of this survey: The majority of respondents (82%) indicated that they live in the Cromwell Ward. Vincent Ward made up 12% of respondents, Maniototo Ward made up 1% of respondents, Teviot Valley had 1% of respondents and 5% do not live in the District. The 61+ age group was overrepresented with 265 out of 611 respondents. For more information on the demographics of the respondents, please see Appendix One.

### Margin of error

All surveys are subject to sampling error. Based on the number of responses to this survey, (611) and the population of the Central Otago District (25,800<sup>1</sup>), the results in this survey are subject to a maximum sampling error of plus or minus 3.92% at the 95% confidence level. That is, there is a 95% chance that the true population value of a recorded figure of 50% actually lies between 48.8% and 51.2%. As the sample figures moves further away from 50%, the error margin decreases.<sup>2</sup>

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<sup>1</sup> [Regional Economic Profile | Central Otago District | Overview](#)

<sup>2</sup> [Margin Of Error Calculator - SmartSurvey](#)

### Open ended comments

A sample of verbatim quotes (responses to open ended questions) are included in this report. Minor edits have been made to these for grammar and clarity. A complete list of all comments is included in Appendix Six.

## Feedback Form Design

Respondents who already had a name in mind for the Cromwell facility were given the opportunity in Option One to provide that name. Respondents who were less sure about the name and wanted a few more prompts could choose Option Two.

Option Two provided a three-step formula to explore potential name options by answering:

- What name best describes the place it represents?  
*Respondents could only select one option.*
  
- What kind of activities will be happening in this space?  
*Respondents could select more than one option.*
  
- What is the physical structure of the facility?  
*Respondents could select more than one option.*

Putting these three parts together created the preferred name for the facility.

It is important to note that many respondents selected to participate in both Option One and Option Two.

An opportunity to provide additional comments was provided to allow respondents to elaborate further on the reasons for their recommendation.

The only mandatory questions were “Where do you live?” and “What age group are you in?”. The age group question included the option, “I prefer not to say”.

## Survey Promotion

This survey was promoted in a number of ways, including through a CODC media release [Name our place - community engagement opens 2 March - Central Otago District Council](#), advertising in The Noticeboard (The News), community bulletins, Central App and Facebook posts.

A YouTube video produced for this engagement process, provided a virtual tour of the facility, guided by Cromwell Community Board Chair Anna Harrison. The video was very popular on social media, garnering almost 50,000 views on the CODC Facebook page.

Stakeholders, community groups, social service networks, and business groups were encouraged to provide feedback. The Let’s Talk | Kōrero Mai registered users who indicated an interest in being informed about community engagement opportunities (1150 participants) were sent an email with a link to the feedback form to encourage participation. Public screens positioned through the District in Council offices, libraries and pools displayed information promoting this opportunity.

Community drop-in sessions were held in Cromwell and Alexandra. Council staff and elected members were present at each drop-in.

- 3 March, Cromwell Library
- 3 March, Town and Country
- 8 March, Cromwell Sunday Market
- 11 March, Alexandra Library

Internally, Council staff and elected members were informed about this engagement opportunity through an article in Council's internal intranet.

## Survey Results:

### Option One

Respondents who had an idea for the name were prompted to share that idea.

Respondents were asked, *"Please share the name that you prefer"*

The following is a complete list of all suggested names received. The number indicates how many times each particular name was suggested.

<b>Name</b>	<b>Number</b>
Cromwell Memorial Events Centre	51
Cromwell Memorial Centre	39
Central Otago Events Centre	33
Cromwell Memorial Hall	31
Cromwell Events Centre	27
Cromwell Memorial Hall and Events Centre	21
Cromwell Community Centre	14
Cromwell Memorial Community Centre	13
Cromwell Memorial and Events Centre	11
The Junction	8
Cromwell Convention Centre	5
Cromwell Memorial Complex	5
Cromwell Memorial Events Complex	3
Cromwell Memorial Convention Centre	3
Cromwell Community Complex	3
Cromwell Events Centre	3
The Cromwell Centre	2
Lakeside Hall	2
Cromwell Memorial Community Complex	2
The Valley's Heart	2
Pavilion	2
Central Otago Community Centre	2
Cromwell Junction Complex	2
Central Otago District Hall	2
Cromwell Memorial Heritage and Event Complex	2
Cromwell Community Hub	2
Memorial Hall	2
Cromwell Memorial Function Centre	2

Central Otago District Council – Name Our Place Community Feedback Report 4 | Page

The Confluence	2
Central Lakes Convention Centre	2
The Cromwell Memorial Hall	2
Cromwell Memorial and Events Center	2
The Pavillion	2
Cromwell Memorial Hall and Heritage Centre	2
Cromwell Memorial Hall and Museum	2
Cromwell Town Hall	2
Te Wairere Cromwell Memorial Facility	1
Lake Dunstan Pavillion (LDP)	1
The Otago Lake Hall	1
Central Events Centre	1
Our Place	1
Cromwell Community Events Centre	1
Cromwell Arts and Memorial Centre	1
Cromwell Community Facility	1
Junction Centre	1
Cromwell Community Hall	1
Matau-Au Community Centre	1
Central Lakes Activity Hall	1
Te Ngakau O Te Riu	1
Cromwell Community Memorial Centre	1
The Central Exchange - Cromwell, Central Otago	1
Cromwell Community Memorial Hall (or Centre)	1
The Junction Cromwell	1
Cromwell Community Memorial Hub	1
Gifted te reo name and Central Otago Events Centre	1
Cromwell Comunity Centre	1
Kotahitanga - Cromwell Living Heritage Centre	1
Adjunctorial	1
Lakeside Pavilion	1
Cromwell Event and Community Centre	1
Memorial Town Hall	1
Cromwell Events and Memorial Centre	1
Something like the following ... Cromwell Events Centre & Goldfields Museum, Lakeside Event Complex, Junction Event Centre and Museum	1
Central Lakes Hall	1
Te reo name: Central Otago Events Centre	1
Central Otago Arts, Culture and Event Centre	1
The big cheese	1
Cromwell Events Centre and Museum	1
The Cromaseum	1
Cromwell Function Centre	1
The Hall of Memories/Te whare Maumahara	1
Cromwell Hapori Memorial Hall	1
The Lake Dunstan Hub - Central Otago or The Cromwell Hub - Central Otago	1
Cromwell Heritage and Events Centre	1
Tirau Events Centre	1
Cromwell Heritage and Events Centre or Memorial	1
Golden Event Centre	1
Cromwell Heritage Center	1
Kawarau Junction Community Centre	1

Cromwell Heritage, Culture and Event Complex Central Otago	1
Kristians promised theatre	1
Cromwell Junction Memorial Centre	1
Lakeside Centre	1
Central Otago Big Fruit Events Centre	1
Mata Au Events Centre	1
Cromwell Junction Cromwell (Memorial) Events Centre Memorial Centre	1
Cromwell Junction Event Centre	1
One that does not contain the word "memorial".	1
Cromwell Junction. Community Memorial and Visitors Centre	1
Propose that the English name include the words 'Cromwell' and 'Memorial'. Not using 'Hall', as this building is so much more. Use 'Hub' to reflect regional transport and cycle trail focus points.	1
Cromwell Lakeside Memorial Hall	1
Te Ara Centre	1
Cromwell Lakeside Pavilion - and Memorial Gardens	1
Te Puna Hapori (The Community Spring)	1
Cromwell Memorable Hall	1
Te Wahi Maumahare or Central Lakes hub (a place to remember)	1
Cromwell Memorial Events Centre	1
The Auric – Central Otago Events Centre	1
Cromwell Memorial and Community Centre	1
The building to be named Central Otago Events Centre, located within an expanded and renamed Cromwell Memorial and Heritage Precinct.	1
Central Otago Community and Event Centre	1
Cromwell and District Memorial Events Centre	1
Aronui	1
The Cromwell Exchange - Legacy Centre	1
Cromwell Memorial and Heritage Events Centre	1
The Diggings	1
Cromwell Memorial Arts Centre	1
Cromwell Centre Hub	1
Central Otago Community Events Complex	1
The Junction Legacy Centre	1
Cromwell Memorial Centre for Arts and Events	1
The New Cromwell Memorial District Centre	1
Bean There or Traveling Treasure	1
The Sentinel	1
Central Otago Event and Community Centre	1
Toku Pūtahitanga Hapori: Central Otago Memorial Hub	1
Central Otago Events and Facilities Centre	1
Golden Adventures/ Gold Adventures	1
Bottomless Pit	1
Golden Events	1
Central Otago Events Centre and Memorial Hall	1
Junction House	1
Cromwell Memorial Events Centre	1
Kotahi Pae - One Horizon	1

Cromwell Memorial Events Centre - Te Whare	
Kawarau	1
Koura	1
Cromwell Memorial Events Centre or Complex	1
Lake Dunstan Events Centre and Memorial Gardens	1
Central Otago Heritage and Events Centre	1
Lake Side Pavillion Mem. Gardens	1
Central Otago Lair for Fun Times	1
Connect Central Otago	1
Central Otago Memorial Hall and Events Centre	1
Lakeside Pavilion with Memorial Gardens	1
Cromwell Memorial Hall and Civic Centre	1
Mata-Au Centre (Maori name for the Clutha River)	1
Cromwell Memorial Hall and Community Hub	1
Melmore Terrace. It's the oldest street name in Cromwell	1
Cromwell Memorial Hall and District Events Centre	1
Cromwell Advents Centre	1
Central Otago Memorial Hub: Toka Putahitanga Hapori	1
Museum should be part of the new facility's name	1
Cromwell Memorial Hall and Events Centre (English name should come first)	1
Otago Art Facility	1
Central Scene Centre	1
Cromwell and Central Lakes Community Centre	1
Centre Lakes Events Centre	1
Sir Edmund Hallery.	1
Cromwell Memorial Hall Events Centre	1
Te Ao Marama	1
Cromwell Memorial Hall, Museum and Event Centre	1
Te Awa Rau - the meeting of the waters	1
Cromwell Memorial Hall. When doing Maori name meaning Confluence of the 2 Rivers.	1
Te Pou O Tirau - Cromwell Memorial and Events Centre	1
Community Corner	1
Te Reo Maori-Aroha ki nga maunga	1
Cromwell Memorial Heritage and Events Complex or Cromwell Memorial Pavilion or Cromwell Memorial Arts and Heritage Centre	1
Te Tuapapa (The Foundation)	1
Cromwell Memorial Town Hall and Civic Centre	1
Te Wairere Cromwell Events Centre	1
Cromwell or Central Otago Events Centre	1
Te Whare Roto Waenganui - The Central Lakes Hall	1
Cromwell Remembrance, Arts and Cultural Centre	1
The Auric - Central Otago Memorial and Events Centre	1
Wāhi whakaminenga and event Centre - Something with meaning and inclusiveness, has to tie the past and future together. BUT it also needs to be acknowledged and recognised to the large organizations, national and international that wish to hire it	1
The Big M Hall	1
Whare Tapere	1
The Central	1

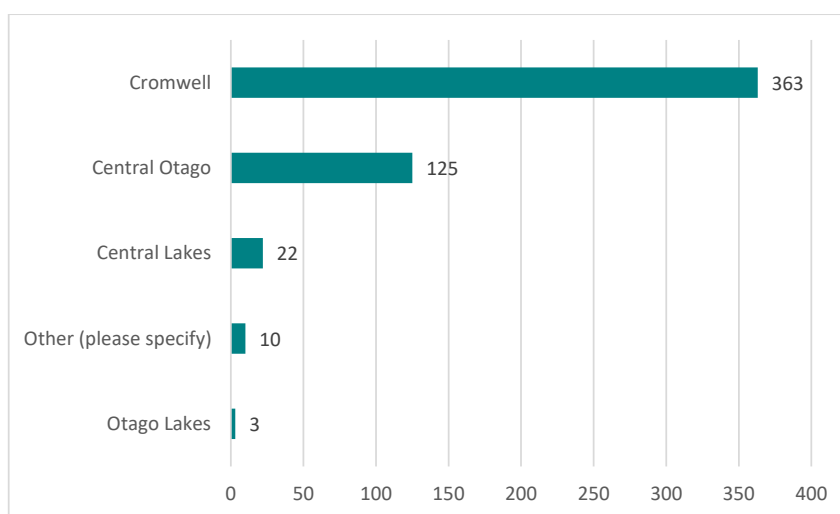
A Maori name gifted by mana whenua	1
The Central Otago Civic Centre – Recognising the building's role as a regional hub for community, culture and events across the district, while the Cromwell Memorial Gardens beside it honour those who served.	1
Cromwell War Memorial Complex	1
The Confluence Cultural Centre	1
Cromwells Hally Mc Hallface	1
Cromwell and District Memorial Hall	1
Cromwell-Tirau Memorial Centre	1
The Cromwell Memorial Events Centre	1
Dunstan Community Centre DCC	1
The Cromwell Remembrance Centre	1
Dunstan Memorial	1
The Goldfields Arts and Culture Lab	1
En~cluther-Mata au memorihareal hall Te reo~whare mata au me kawarau_ OR _whare o mata au me kawarau nga awa e rua e hono ana i a tatou	1
The House Of Unity	1
english - Central otago event centre. Maori- Mohua.	1
The Junction Centre/ Central Junction/ Cromwell Junction/ Community Junction	1
English- Cromwell Civic Center Maori- Te Whare Maharo o Tirau	1
The Junction Events Centre	1
English- memorial hall Moari- Whare Whakamaharatanga	1
The Kawarau Centre	1
English- The Gold Timeline confluence memorial Maori- te tutakitanga	1
The Memorial and Events Centre	1
English The mountainair Maori rangi maunga	1
The Otago Complex	1
English. the heart of the basin maori. Te Manawa o te Rohe	1
Cromwell Community and Memorial Centre	1
ENGLISH: Cromwell Lakeside Memorial MAORI: Kei Hea te Hitori (where History lies)	1
Cromwell Community and Memorial Venue	1
English: riverside hall Te reo: Te puku Tirau Junction	1
English: Twin rivers community hall. Maori: Mahanga awa hapori hapori	1
Central Complex or Complex Central (CC)	1
Founders Memorial Hall (community hall)	1
Cromwell Unified Memorial Hall	1
Cromwell War Memorial Centre	1
<b>Grand Total</b>	<b>478</b>

## Option Two

Respondents were given the option of going through a three-step formula to help explore potential name options.

### Part One

*“A key part of the facility is the place it represents. In your opinion, which term best describes the place that it represents?”*



N=523

Of those who provided feedback on Option Two, 69% of respondents indicated that “Cromwell” best describes the place that it represents and 24% indicated that “Central Otago” best describes the place it represents.

Those who indicated “Other” suggested naming the facility after a famous New Zealander, the name Goldfields was suggested as well as Mata Au because the Clutha River flows to the other districts that the building will serve and looks out to the water as a key feature. Another comment noted a concern around funding, disproportionate benefit to different parts of the district and suggested privatisation.

#### By ward

Of those respondents who indicated that they live in the Cromwell Ward (425), 78% indicated that “Cromwell” best describes the place that it represents. and 17% indicated that “Central Otago” best describes the place that it represents.

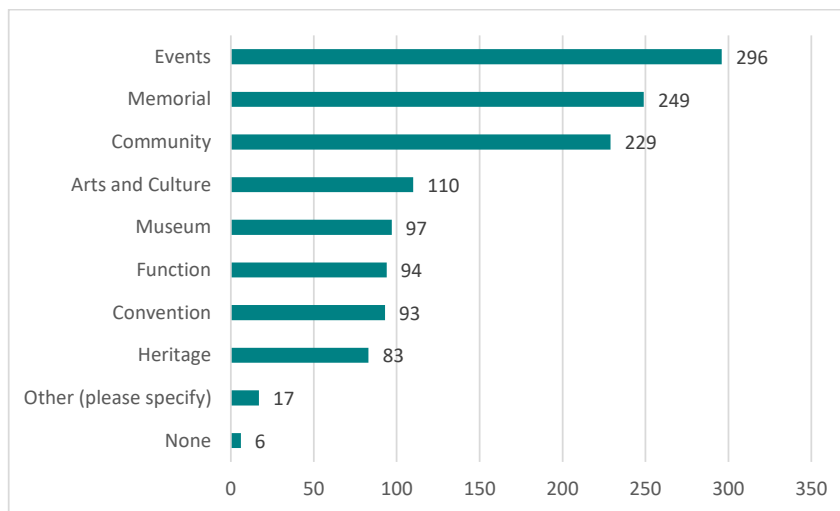
The results were quite different for those respondents who live in either Vincent Ward, Maniototo Ward or Teviot Ward (72 respondents). The majority of those respondents (64%) indicated that “Central Otago” best describes the place that it represents and 19% indicated that “Cromwell” best describes the place that it represents.

**By age**

Of those respondents 21 years old or younger (46), 37% indicated that “Central Otago” best describes the place that it represents and 30% selected “Cromwell”, and 24% selected “Central Lakes”.

**Part Two**

Respondents were then asked, “Another part of the name identifies what kind of activities will be happening in the facility. What would you want the space to be known for?”



N= 1274

“Events” was selected the most often by respondents (23%), followed by “Memorial” (20%) and “Community” (18%).

**By ward**

About a quarter (23%) of Cromwell Ward respondents (419) selected “Events”, slightly less (21%) selected “Memorial” and (18%) selected “Community”.

The results were quite different for those who live in either Vincent Ward, Maniototo Ward or Teviot Ward (72 respondents). A higher percentage selected “Events” (29%), a slightly higher percentage selected “Community” (19%) and a much lower percentage selected “Memorial” (9%).

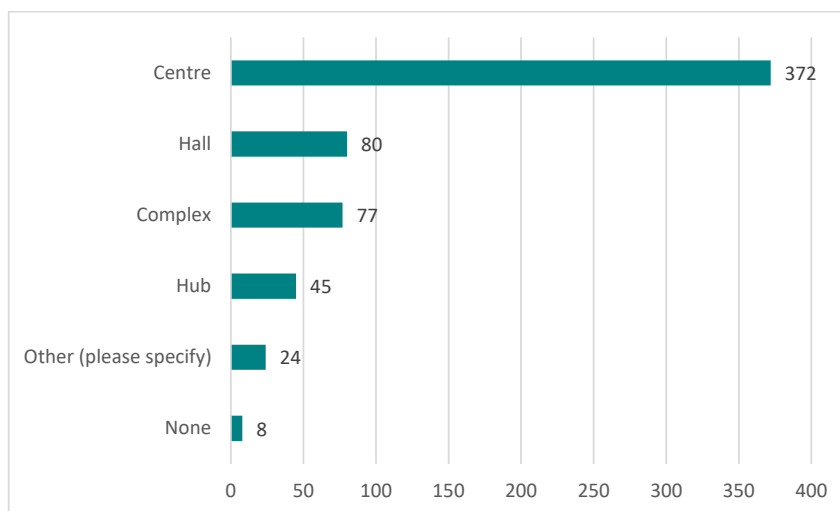
Those who indicated “Other” suggested including the terms such as “Cultural”, “Community & Events”, “Living Heritage (combines the past and the present)”, “Complex”, “Meeting Place”, and “Sports functions and dance”. Others were less optimistic about the future of the facility, suggesting “A sink hole for ratepayers money” and a “dump”.

**By age**

Similar to the other age groups, under 21 respondents (46) supported “Events” the most (23%). However, younger respondents were more likely to select “Community” (18%) than “Memorial” (13%).

**Part Three**

Respondents were then asked, “The last part of the name takes into consideration the physical structure of the facility. How would you like the structure itself to be described?”



N=606

Most respondents (61%) indicated that “Centre” best describes the structure itself.

**By Ward**

When looking at Cromwell Ward respondents (424), there was slightly higher support for “Centre” (63%). Those who live in Vincent Ward, Maniototo Ward or Teviot Ward (72 respondents) also supported the term “Centre” but at a lower percentage (53%)

Those who indicated “Other” suggested “Movie Theatre”, “Pavilion”, “Junction”, and “Civic Centre”. Some had a playful suggestion of referring to the physical structure as the “Lair”, noting that it would intrigue people.

**By age**

Similar to other age groups, most of the under 21 respondents (46) supported “Centre” (40%), but a significant number (34%) supported “Hall”.

**Comments**

Respondents were asked, “Would you like to provide comments to support your recommendation?”

Of the 611 submissions received, there were 316 separate comments received. The information below outlines the most common themes. The inclusion of comments following each theme are representative of the overall sentiment.

Artificial Intelligence (AI) tools were used to assist with the analysis of these comments.

Overall, the comments suggest a tension between modern functionality/regional appeal and local heritage/remembrance (e.g. Cromwell Memorial Hall). There were six themes that emerged from a review of the comments.

1. **Retain “Memorial” and War History** (156 comments). This is the most dominant theme. These comments strongly advocate for retaining the word "Memorial", respecting the history of the original Memorial Hall, and continuing to honour the RSA, veterans, and local war history.

*“This building replaces the Cromwell Memorial Hall, so it is good to recognise that, but including community reflects how it covers a wider area now. Hall could be replaced by Centre as it covers a number of facilities.”*

*“This name must have “Cromwell” and “Memorial” included in the name.*

2. **Te Reo / Māori Name Perspectives** (34 comments). This theme encompasses comments regarding the use of Te Reo Māori in the name. It includes support for bilingual or gifted names, as well as opposition to using Māori names or a preference for English-first names.

*“I recommend my name because the Maori translates to “Love the mountains.” This phrase fits because the building is surrounded by mountains.”*

*“This is what it is replacing please don’t forget that!! We don’t need any Moari name as there were almost none here then or now”*

3. **Cromwell Identity and Location** (29 comments). This theme emphasises that the facility is located in Cromwell and serves the local town. They argue that "Cromwell" must be prominent in the name, so people know exactly where the building is located.

*“There should be no other choice than using Cromwell as it replaces the original Cromwell Hall and is in Cromwell.”*

4. **Central Otago / Regional Identity** (27 comments). Unlike the Cromwell-centric theme, these comments argue that the new facility is a significant district-wide investment. They prefer names like "Central Otago" to reflect the broader region, shared ratepayer funding, and to attract out-of-town conferences.

*“This facility is located in Cromwell but should identify the entire District as one unified community.”*

*“There will never be another one of these built in Central Otago. All Central Otago ratepayers are going to pay the running costs forever so the name should reflect that.”*

5. **Events Centre / Functional Focus** (15 comments). These comments focus purely on the functional aspect of the building. They advocate for simple, descriptive, and modern names (like "Events Centre", "Hub", or "Venue") that are highly marketable and clearly state what the building is used for.

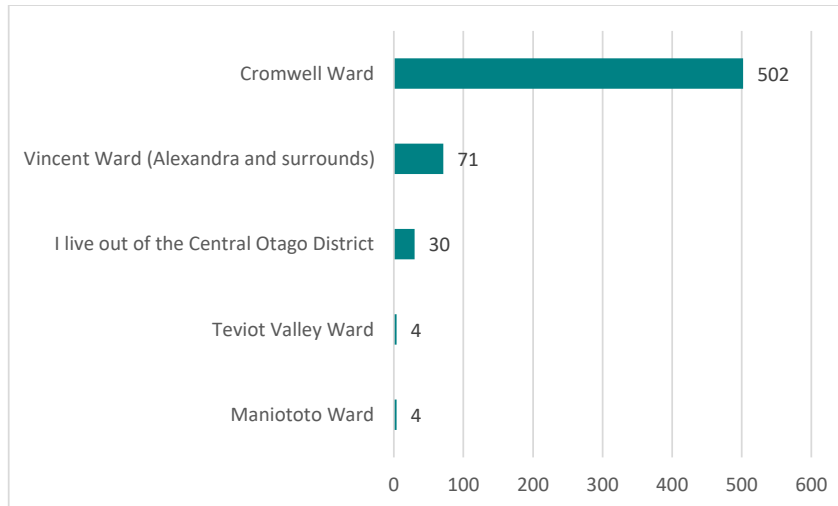
*“It needs to attract serious users to generate revenue. Make sure you market the venue professionally. A good start is to give it a professional name.”*

*“The name needs to be simple, straightforward & to the point providing immediate recognition of its function and purpose.”*

6. **General Comments / Future Focus** (55) This category captures general sentiments, neutral comments, feedback about the cost of living/rates, ideas for naming individual rooms rather than the whole building, and other miscellaneous remarks.

## Appendix One: Who did we hear from?

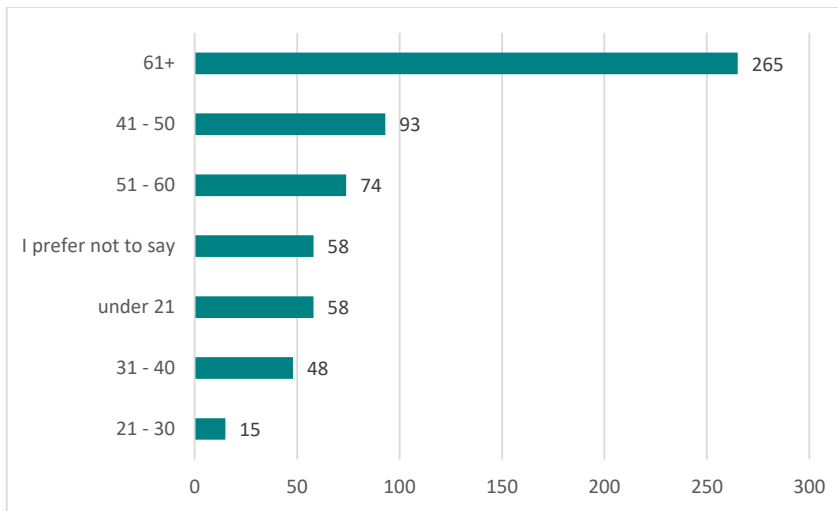
### Ward



N=611

The vast majority of respondents indicated that they live in the Cromwell Ward (82%). A small number (12%) indicated that they live in the Vincent Ward and only 5% indicated that they live out of the Central Otago District.

## Age



N=611

The age group that we heard from the most were those 61+ (43%), followed by the 41-50 age group (15%). The under 21 age group made up 9% of the respondents. The group we heard the least from were those 21-30 (2%).

## Appendix Three: Let's Talk Analytics

### Visitors Summary

#### Types of visitors

Aware – 1,500

An **aware** visitor has made at least one single visit to the site or project. On average, there were 239 aware visitors per day.

Informed - 431

An **informed** visitor has taken the next step and clicked on something.

Engaged – 611 (This number includes both online and hard copy entries by Council staff)

An **engaged** visitor has contributed in some way or participated in a survey or quick poll.

## Appendix Four: Advertising



### A FACILITY FOR CENTRAL OTAGO

A new, state-of-the-art facility will be opening in Cromwell in July 2026, but first it needs a name. This facility will be a place that respects its memorial status while providing a modern, contemporary space for all of our community and visitors to feel welcome.



#### PURPOSE OF THE NAME

- Wayfinding tool
- Explains what the facility offers
- Easy to say and remember
- Explains what the place offers
- Can be marketed
- Will stand the test of time (intergenerational)
- Respectful



Hover over this QR code to learn more

#### WHAT IS IN THE NEW FACILITY

- Café
- Museum
- Auditorium, capacity 400-tiered seating
- Cinema, capacity 40 seated
- Small community space, capacity 6-8
- Medium community space, capacity 30
- Large community space with wooden dance floor, capacity 70
- Flexible community space - X Large, capacity 120



#### HISTORY

For many years, the original Cromwell Memorial Hall stood as a witness to the passage of time, and a repository of countless memories.

The design of the new facility respects and honours the past and looks to the future. This includes the War Memorial Gardens, the relocation of the cenotaph and a dedicated space to proudly display RSA memorabilia and host RSA meetings.

#### DUAL NAME

The facility will be dual named, with an English and te reo Māori name. The te reo Māori name will be gifted by mana whenua.

The two names will be complementary rather than direct translations of one another.

#### HOW TO GET INVOLVED COMPLETE THE SURVEY 2-16 MARCH 2026

Go to Let's Talk and complete the survey [lets-talk.codc.govt.nz](https://lets-talk.codc.govt.nz)

Hard copies available at all council service centres and libraries.

#### DROP-INS

Cromwell Library  
Tuesday, 3 March 11.30am - 1.30pm

Cromwell Town and Country Club  
Tuesday, 3 March 5.30pm - 7pm

Cromwell Market  
Sunday, 8 March 10am - 12pm

Alexandra Library  
Wednesday, 11 March 11.30am - 1.30pm



Soon we'll be naming the new state-of-the-art facility in Cromwell, and we want to hear from you. Between 2 and 16 March you can provide feedback by completing the survey at [lets-talk.codc.govt.nz](https://lets-talk.codc.govt.nz), complete a hard copy available at all service centres and libraries or come to one of the drop-ins listed below.

**Tuesday 3 March**  
Cromwell Library  
11.30am-1.30pm

**Tuesday 3 March**  
Town & Country Club, Cromwell  
5.30-7pm

**Sunday 8 March**  
Cromwell Market  
10am-12pm

**Wednesday 11 March**  
Alexandra Library  
11.30am-1.30pm



## Appendix Five: Questionnaire



### Name Our Place

A new, state-of-the-art facility will be opening in Cromwell in July 2026, but first it needs a name. This facility will be a place that respects its memorial heritage while providing a modern, contemporary space for all of our community and visitors to feel welcome.

More information and video tours of the facility are available at [lets-talk.codc.govt.nz](https://lets-talk.codc.govt.nz)

*We take your privacy seriously. Any personal details you provide will remain confidential. The results will be collated in a summary report that will include key themes that come through in the comments.*

*Please note that comments received for any survey are considered official information and may be released if requested under the Local Government Official Information and Meetings Act 1987(LGOIMA).*

*Please read our privacy policy before you begin.*

The questions with an asterisk (\*) are mandatory.

### Your Feedback

This survey asks for your feedback to help us choose the right name for this new facility. We're looking for a practical name that will:

- Explain what the facility offers
- Be easy to say and remember
- Be a directional tool
- Stand the test of time
- Be respectful
- Be easy to market

**Option One:** You've got an idea and you're ready to share it.

1. Please share the name that you prefer.

**Option Two:** This option provides a three-step formula for you to explore potential name options by answering:

- What name best describes the place it represents?
- What kind of activities will be happening in this space?
- What is the physical structure of the facility?

Putting these three parts together will create your preferred name for the facility. It's easy to make changes once you've put a name option together, or you can go back to the beginning and choose a different option altogether.

2. A key part of the facility name is the place it represents. In your opinion, which term best describes the place that it represents?

- Central Otago
- Cromwell
- Central Lakes
- Otago Lakes
- Other (please specify)

3. Another part of the name identifies what kind of activities will be happening in the facility. What would you want the space to be known for?

- Events
- Convention
- Memorial
- Community
- Arts and Culture
- Function
- Museum
- Heritage
- None
- Other (please specify)

4. The last part of the name takes into consideration the physical structure of the facility. How would you like the structure itself to be described?

- Centre
- Hall
- Hub
- Complex
- None
- Other (please specify)

5. Would you like to provide comments to support your recommendation?

### Please tell us a bit about you

Name (optional):

Where do you live?\*

- Cromwell Ward
- Vincent Ward (Alexandra and surrounds)
- Maniototo Ward
- Teviot Valley Ward
- I live out of the Central Otago District

What age group are you in?\*

- under 21
- 21 - 30
- 31 - 40
- 41 - 50
- 51 - 60
- 61+
- I prefer not to say

Thank you for your feedback. Please return this form to your nearest council service centre or library by 16 March 2026.

## Appendix Six: Verbatim Comments

This table reflects all verbatim comments, with all personal details removed.

<b>Would you like to provide comments to support your recommendation ?</b>
<p>I propose that the existing Cromwell Heritage Precinct be formally expanded to include the Memorial Gardens, relocated cenotaph, RSA presence, and the new facility, and that the precinct be renamed the Cromwell Memorial &amp; Heritage Precinct to reflect its full scope and significance.</p>
<p>The new building should be named the Central Otago Events Centre. This facility is a significant district investment delivered through the Central Otago District Council Long Term Plan process. Both the capital build and ongoing operational costs are supported by district-wide funding mechanisms, meaning ratepayers across Central Otago contribute to its development and sustainability. It is therefore appropriate that the name reflects shared regional ownership rather than a single township identity.</p>
<p>The long-term viability of the facility will depend on its ability to attract national and international users, alongside local community use. To achieve this, the name must be clear, strong, professional and marketable. “Events Centre” clearly communicates the function of the building — a flexible, modern venue capable of hosting conferences, performances, cinema screenings, exhibitions, meetings, and community celebrations.</p>
<p>Central Otago already carries established national and international recognition as a destination region. Aligning the facility with this broader brand strengthens its market positioning and supports tourism, business events and external bookings in a way that a more locally focused name may not.</p>
<p>Expanding and renaming the precinct ensures the memorial function is formally acknowledged and elevated. Embedding remembrance within the wider precinct identity protects the dignity of the War Memorial Gardens, cenotaph and RSA heritage, while allowing the Central Otago Events Centre to operate sustainably as a contemporary regional facility.</p>
<p>This approach provides structural clarity, reflects sound governance, recognises district-wide funding responsibility, and supports the commercial positioning necessary for long-term sustainability.</p>
<p>I really appreciated the walkthrough presentation showing all the spaces and clearly defined areas within the new complex. It highlighted just how significant this development is for Cromwell.</p>
<p>One suggestion is Kotahi Pae – One Horizon. “Kotahi” means one, and “Pae” means horizon — many histories and many cultures standing together under one shared future. It acknowledges remembrance while recognising that Cromwell, like New Zealand itself, is a community of blended cultures moving forward together.</p>

<p>I believe this building is not simply a replacement for the Memorial Hall, but a much larger complex that incorporates and honours it. With that in mind, perhaps each space could carry its own plaque or designation that reflects its purpose — for example: Kotahi Pae Memorial Room, Kotahi Pae Cinema, Kotahi Pae Art Centre, and so on. This would allow remembrance to remain visible and meaningful within a broader, future-focused facility.</p> <p>If this new building overlooks the lake and carries forward the legacy of the Memorial Hall, it feels like an opportunity to choose a name that honours the past while also representing the Cromwell of today — and the Cromwell our children are growing up in.</p> <p>Our schools are filled with children from blended cultures and diverse backgrounds. They are proud of who they are. They are learning te reo Māori, embracing heritage, and reflecting the inclusive, modern New Zealand we are becoming. A name that speaks to unity and shared identity would honour history without being confined by it.</p> <p>Whatever name is ultimately chosen, I hope it reflects the whole community — past, present, and future — and is something our children can feel proud of.</p>
<p>Te Reo name should have first acknowledgement . Cromwell was known during the gold mining days as The Junction before 1863.References the confluence of the two rivers, coming together of community and joining of difference. Fits in with museum, arts, conference functions of the complex.Locates it in Cromwell.</p>
<p>It would be nice to acknowledge the history of the site internally through using memorial somehow.</p>
<p>There is already a Cenotaph for those that want Memorial in the title .</p>
<p>We need to think of the future - we are the centre if Cebtral Otago. Love that iwi have gifted us a name already</p>
<p>What I've suggested incorporates both the historical and new additional capabilities to provide current and future relevance for communities.</p>
<p>Memorial must be included, respect,homage to our returned servicemen and those that have helped build our Community</p>
<p>Although it seems like everyone in Central Otago may be paying for the upkeep of this Centre through districtisation, our small towns through Central have their own halls or event centres, therefore, I think it's appropriate to call the building ours - Cromwell Memorial and Events Centre.</p>
<p>Keep the name but change to Centre not Hall</p>
<p>Keep the name of the original hall, but I would like it to now be a Centre as it serves the town best.</p>
<p>This facility is to replace the condemned Cromwell Memorial Hall, which was the home to the Cromwell RSA, and catered for limited events Naming the new facility - Cromwell Memorial &amp; Events Centre, incorporates the RSA, and caters for public events, whether they be shows, movies or conferences.</p>

<p>This building is built from the forethought of past generations. i.e. Endowment Money. It represents the past. e.g. RSA room and Museum.</p> <p>More importantly, it represents the future.</p> <p>The community coming together to make new memories. In my mind the new name will reflect the future for the next generations to come.</p> <p>Be it the gold in the ground, the mighty confluence of the rivers of Lake Dunstan, or in memory of those who fought in the great World Wars, it will be the current and new residents of the Central Otago District who will dance, perform and socialise in this new building. May this building and landmark standing strong by the lake, be representation of future generations to come. The facility has a memorial garden, a museum and a RSA room which I feel are all enough to represent the past.</p>
<p>As we have all seen the comments made on social media by some cromwell members. This is not a hall and was not built in remembrance of the soldiers. That was the Memorial Hall. Its had its time. Doesnt mean we will never forget it, it just means that this new building, which is built for more then what a hall can provide is named correctly and not because of elderly residents being stuck on a name not a purpose</p>
<p>This is an invalid consultation. I resent that there is a Maori Name already decided. But not part of this consultation.</p> <p>If you want a bi cultural name then may I suggest an Irish one. The Irish contributed much to this area and there is significant history.</p> <p>There are significant precedents. Some of it very surprising.</p> <p>Cromwell himself was the conqueror of Ireland. Nasty History</p> <p>Streets in old Cromwell are named after Irish provinces.</p> <p>The Catholic church is the Church of the "Irish Martyrs". Interesting these are not religious, but politicians hung by the British in the 1700s</p> <p>The Vincent County Council, an 'ancestor' council named the "Daniel O'Connell" bridge at Ophir. he was a independence for Ireland politician of the time. Think about the extraordinary significance of that, and what it says of the character of our district.</p> <p>There was a play "The Colleen Bawn" (try Wikipedia) one of the most performed plays of the 19th Century. Which illustrated the tensions between the English and the Irish.</p> <p>This play was even performed in Cromwell and Bannockburn. There was even a mine on the Carrick Range named after her.</p> <p>I suggest "The Colleen Bawn Theatre".</p> <p>Thankyou</p>
<p>The name Cromwell has to be in the title and if a Maori name has already been gifted it would sit underneath the main name</p>
<p>I understand the desire to recognise what was and hence my suggestion of using Memorial but not hall. Hall in my opinion really limits the marketability and makes it sounds so much less than it is.</p>
<p>It would be appropriate to ask Kai Tahu for a possible name that encapsulates Central Otago, community and Hub/centre.</p>
<p>Naming it a hall causes massive confusion because it is not a hall, and it massively undersells the scale and purpose of the facility. There can be a memorial onsite but there is no need to name the building memorial as it only makes the name longer. The name has to be short and take into account commercial appeal and being visible in web search</p>

(SEO) and generative search (AI search) to generate bookings and attract events for commercial viability.
Not being racist but I am against any moari name being part of the naming of this new building. Have lived here all my life and feel we need to be listened to more so than the people that have lived here for a short time .
Logic for my name - it needs to be "less is more" yet give a clear indication of its purpose. Cromwell - makes it easy for people to find and remember where it is Memorial - nostalgic reference to the old hall and to honour the RSA and fallen soldiers Community - this is a place for the wider community to use - embraces more than just Cromwell. Centre - it will be the centre of activities for the wider region.
I am appalled by the overt racism that has arisen around the facility having both a European and Maori name. Freedom of speech allows people to express opinions, even unpopular ones. However, civic leadership has a responsibility to set the tone for respectful discourse. I hope that the reports generated by this consultation reflect the CODC's duty to meet obligations under the Human Rights Act, not to enable discrimination, to role-model respectful engagement, and to the Council's ability to moderate official channels and set standards for public meetings and submissions.
I THINK THAT THE NAME I MENTIONED SAYS IT ALL
The Junction or The Point was what the area was originally known following the discovery of gold by Hartley and Reilly in the early 1860's Not only relates to the joining of the two rivers cradling Cromwell, but a place where community come together to interact and build relationships.
I don't agree there has to be a moari name on this new building, if they are going to think that it should be on it, it should be at the end. Not before, Maori names are taking over. Ridiculous in my opinion.
Short and easy, consider google search methods/marketing. Complicated names reduce the likelihood of people successfully finding the facility online or on facebook
It needs to support the gold mining heritage of the area as does old Cromwell, it does not necessarily need to have anything in name as to the physical structure, that will become known very quickly, better to give it a name to make it more community friendly.
Using something generic like Hub creates options for marketing the venue - Exhibitions at The Hub or Art at The Hub. Using the location of the venue ties the region to the heart of what the community is trying to achieve and will create ownership from the community as they will be the majority users of the facility
The name provided , Junction House is a nod to our history, both Maori and Europeans established camps and homes here due to its location being the junction of the Clutha and Kawarau, the town itself was originally called The Junction and renamed (there was controversy surrounding the name of Cromwell so it is nice to go back to the previous version). The use of the word House is a reference to the whanau/community feel and gives people of Cromwell and surrounding districts a sense of belonging imbedded in the name- a House for all despite the many different activities which may happen there. This draws us together. I have omitted a Maori name as traditionally Cromwell has few so it would feel artificial to make it primarily a Maori name, however there could be a dual name for formal uses such as Junction House/ Whare Huinga.

Cromwell Memorial Community Complex has a nice ring to it. It would be good to include the Memorial part of the name, in recognition of the Hall it replaces. It was the site of the Memorial Hall for a very long time and to disregard this portion of a potential name would cause a lot of unhappiness and anger in the community, especially by those who's ancestors helped build the original hall after WW2. It is still likely to be referred to as the Memorial Hall no matter what is chosen, so why rock the boat. Remember it is a community building funded by the ratepayers in the whole district of CODC.

To: Central Otago District Council — Cromwell Memorial Hall Project Team / Submissions Panel

Kia ora koutou,

I'm writing to submit a proposed naming framework for the new facility being developed at the junction (confluence) of the Kawarau and Clutha/Mata-Au Rivers, on the site of historic gold workings, replacing the original community-built memorial hall.

This proposal is designed to achieve four outcomes: (1) honour the memorial heritage of the site, (2) reflect Cromwell's long community-led journey to deliver the project, (3) create a clear, "bookable" identity for touring acts and conferences, and (4) establish an intuitive internal naming system that strengthens visitor experience and supports commercial success.

1. Primary name (formal / civic)  
Cromwell Memorial Events Centre (CMEC)

Rationale: "Memorial" preserves the founding purpose and continuity with the original hall. "Events Centre" is globally understood and commercially functional, signalling a professional multi-use venue able to host performances, conventions, meetings, cinema, exhibitions, and community activity. "CMEC" is a clean acronym suitable for signage, booking collateral, and digital listings.

2. Secondary brand (market-facing)  
The Junction (used as "The Junction at CMEC" or "The Junction at Cromwell" in external marketing)

Rationale: "The Junction" is geographically true (two major rivers meet here and it is a former name of the town) and strongly place-based—simple, memorable, and internationally legible. For promoters, conference organisers, and visitors, it immediately communicates "the central meeting point" and positions the precinct as the natural hub of Cromwell and Central Otago. Used alongside the formal name ("The Junction at CMEC" or "The Junction at Cromwell"), it provides a distinctive marketing hook without diminishing the memorial status.

3. Internal spaces (visitor-facing venue names)  
These names create a cohesive place-story (goldfields heritage + the confluence) while

<p>staying easy to say, easy to find, and easy to sell in event listings:</p> <ul style="list-style-type: none"> <li>• Goldfields Theatre — the primary theatre, converting to a convention hall. Rationale: Anchors the performing arts and conferencing offer to Cromwell’s goldfields history in a dignified, premium way.</li> <li>• Lode Cinema — the cinema. Rationale: Short, distinctive, and thematically aligned (“lode” as a rich seam/vein), ideal for marketing and listings.</li> <li>• The Diggings — the café. Rationale: Warm, welcoming, and locally themed; a name that also works as a standalone meeting point (“Let’s meet at The Diggings”).</li> <li>• The Confluence Museum: Goldfields &amp; Chinese Heritage — the museum. Rationale: “Confluence” recognises the meeting of rivers and histories. Explicitly including “Chinese Heritage” respectfully acknowledges the major contribution and presence of Chinese miners and communities in Cromwell’s gold era, ensuring this history is visible to visitors, schools, and tourists.</li> </ul> <p>If "the Junction" or "the Diggings" are not used for other spaces, then they could also make great alternative brand names for the Museum space.</p> <ul style="list-style-type: none"> <li>• Sluice Studio — the dance / studio space. Rationale: “Sluice” connects to goldfields ingenuity and water movement, while also fitting the motion and energy of a dance studio. It’s unique, on-theme, and brandable for classes and programmes.</li> </ul> <p>In summary: CMEC provides the formal, civic, heritage-forward identity; The Junction provides the distinctive, marketable destination identity; and the internal names build a coherent narrative that strengthens wayfinding, experience, and commercial appeal.</p>
<p>The facility is located in Cromwell. The memorial prominently placed acknowledges those who have served our country from the Cromwell community, whether they returned or not. In addition, it is a place to remember those who have gone before, be it serving our community (as shown through the museum) or elsewhere. So potentially Cromwell Memorial Events Centre (CMEC).</p>
<p>Name options Cromwell Memorial Events Centre Cromwell Memorial &amp; Events Centre Or Cromwell Memorial Centre</p>
<p>We need to remember the soldiers who fought in World War 2 and the many who gave up their lives fighting for not only NZ but also their own families who were then left without family support following their deaths . Also to the many men of Cromwell and surrounding area who volunteered hundreds of hours to build the hall. Lest we Forget.</p>
<p>I think it’s important to use ‘Cromwell’ in the name to distinguish us apart from Queenstown or Wanaka. As an ex service member I understand the importance of the</p>

<p>memorial aspect, however the new building encompasses so much more than just that. I'd love to have ANZAC in the name somewhere but can't think of any suitable ideas. Complex and Centre are both suitable, but Centre flows off the tongue a bit better.</p>
<p>The name needs to be clear, concise and state simply what it is. It needs to honor the past service of those before us, and be really understood.</p>
<p>We need to embrace this magnificent investment and space, I was genuinely surprised and delighted when watching the walkthrough video of the calibre of facility we have been provided.</p> <p>There is a lot of discussion about memorial and honouring the past, I totally support and concur with this, however this can easily be accommodated with a space within the space.</p> <p>We need this facility to be easy to market and descriptive of the location and function. It is an events center in central Otago and I firmly believe the name should reflect this.</p>
<p>Our community is growing and diversifying, having an inclusive name is important and one that can speak to future generations is very uplifting. Linking a legacy building to a place name future-proofs it.</p>
<p>I am proposing the name Sentinel because it respectfully acknowledges Cromwell's memorial heritage while giving the new facility a strong, contemporary identity.</p> <p>A sentinel is a guardian — one who stands watch in service of others. The term reflects the courage, duty and sacrifice of those whose service this site commemorates, without relying on traditional titles such as “memorial” or “civic hall.” It honours history in a subtle yet powerful way.</p> <p>At the same time, Sentinel is forward-looking. This new building will stand at the heart of the community as a place of gathering, connection and shared experience. In that sense, it symbolically “stands watch” over future generations — representing resilience, unity and pride.</p> <p>The name is distinctive, memorable and architecturally strong. It gives the facility landmark presence and avoids sounding like a standard council venue. It balances heritage with modernity, remembrance with community life.</p> <p>For these reasons, I believe Sentinel provides a meaningful and inspiring name for this significant new space.</p>
<p>Cromwell Memorial Hall is no longer and we need to move forward with a name that reflects the whole community, the future and not live in the past. I believe, with the RSA room and the Cenotaph placement this acknowledges the past and is a fitting memorial space.</p>
<p>Cromwell because it is in our town Memorial definitely for our past Community Centre encompasses any number of activities that can be done there.</p>
<p>The name should be short &amp; descriptive otherwise it will not be used everyday</p>
<p>It must remain as the Memorial, what draws people to Central Otago is the History and more often than not 2 degrees of separation. The Cenotaph is there which points to Memorial. There's already a Junction lookout, and a Heritage Precinct. . And if there's a</p>

gifted name on top There's no need for Cultural label as it's already there. Always go in as the being the Customer, tourist as opposed to the operator!
I strongly disagree with having a "dual" name...ie adding Te Reo name after the English name...
The idea was to replace the memorial hall. Why change the name? We are not honouring the history.
Come on, thats funny
must have Cromwell and Memorial in the main name for the whole building.
Think it is a Community space for all, with a range of activities, including all the ones listed above. That is too hard to encapsulate in one word, so Hub is a good catch all word.
I believe that it is essential to include 'memorial' in the name because that was what this hall was originally intended to be - a reminder of the sacrifices made by our people fighting for our nation's future!
It needs to be known that rooms are for hire as well as honouring those who have given their lives for our freedom. The building needs to pay its way or it will end up being like the Mall!
<p>I am proposing Tīrau Junction because it perfectly captures Cromwell's identity as a historical, geographic, and social "meeting point."</p> <ul style="list-style-type: none"> <li>• Honouring the Past (Tīrau): Tīrau is the traditional name for the Cromwell area, referring to the cabbage tree groves planted as navigation markers for travelers. Just as those trees guided people to this spot centuries ago, this new center will be the modern landmark that draws people in.</li> <li>• The Physical Junction: The name honors our famous "Junction"—the confluence of the Mata-au and Kawarau rivers. This is the heart of Central Otago, the most inland point from the sea, where the land meets the vast "hole in the sky."</li> <li>• A Modern Hub (The Present &amp; Future): As an event center, this is where our community stories merge. It is a "Junction" for the RSA and our history, a venue for weddings and ceremonies, and a vibrant hub for cinema, retail, and cafes.</li> <li>• Accessibility: "Tīrau Junction" is short, easy to pronounce (Tee-row), and highly promotable. It feels like a prestigious destination while remaining grounded in our local roots.</li> </ul>
The previous facility was a memorial hall. The new facility still needs to incorporate the previous facility.
In researching Aronui an easy name to say, it represents the pursuit of knowledge, curiosity, and the appreciation of the arts and skills that benefit humanity. It refers to the "basket of knowledge" concerning the arts, literature, philosophy, and environmental observation, known as Te Kete
<p>Central Otago Memorial Hub:</p> <p>Central Otago: I feel it is very important to use 'Central Otago' rather than 'Cromwell' as it insures the building is seen as a flagship for the entire district, it will create a shared sense of ownership and pride in the entire Central Otago and it invites everyone in from Alexandra, Roxburgh and beyond to use and support it.</p> <p>Memorial: It acknowledges the vital 'Memorial' heritage of the site/building.</p> <p>Hub: This creates an idenity that is inclusive, warm and active .</p> <p>Toka Putahitanga Hapori:</p>

<p>Toka (The Rock): Represents the iconic schist landscape that is the common foundation for all residents across the district. It signifies the building as a solid and permanent landmark for Central Otago.</p> <p>Putahitanga (The Junction/Confluence): Honours the unique geography of this site and historic meeting point of the Kawarau and Mata-Au (Clutha) rivers.</p> <p>Hapori (Community): This defines the building's soul, signifyinbg a place for people, belonging and a shared community space.</p> <p>Please note: This submission was previously sent to the official consultation period. I am resubmitting now to ensure it is included in the formal process.</p>
<p>The original hall, cenotaph and memorial gardens were all originally collectively known as the Cromwell Memorial Centre - there was signage with this name on the wall fronting Melmore Terrace.</p> <p>Seems like it would be a fitting name for the new complex with a nod to the previous building and grounds</p>
<p>This is totally unjustified during a cost of living crisis where ratepayers are demanding a relief in the annual rate increases being forced upon them. Shame on you.</p>
<p>I'm not in favour of memorial hall being used as this facility is so much more than that.</p>
<p>its beside the lake</p>
<p>because its on the river side</p>
<p>because it is a event space</p>
<p>I think that Dunsten Memorial is a good name because it is an open space with the heart of the place being the museum, which is a memorable place in otago</p>
<p>I chose my Māori name because it means memorial hall in english</p>
<p>I think this name suits the facility and the area</p>
<p>I recommend my name because the Maori translates to "Love the mountains." This phrase fits because the building is surrounded by mountains.</p>
<p>Te Whare Maharo o Tirau means The Cromwell House of Remembrance</p>
<p>Having english and maori names shows respect to the maori and english so i think its best to have both names and they also tell you about whats the use of this building</p>
<p>umm nothing really it already very good</p>
<p>I would be pleased with my choice of name if i saw it was up on such a nice modern event center. I'd be very happy with myself.</p>
<p>Te Ara means the path.</p>
<p>I chose the name because it sort of matchs with the scheme and places around it. It also explains the two rivers also known as the name twin rivers in the real name that I really hope it gets elected!</p>
<p>because there are a lot of mountains</p>
<p>because events happen there and i think it sounds cool</p>
<p>Yes, it's not a hall anymore it's so much more</p>
<p>The Gold Timeline Confluence Memorial is a name that means there will be gold in the past, there is gold in the present, and there will be gold in the future, and the confluence part is the meeting of the Clutha River and the Kawarau River.</p> <p>The Māori name(Te Tutakitanga ) means a place for meeting and gathering at the junction of two rivers.</p>

I think Te Ngakau O Te Riu should be the name because it represents our māuri heritage. Te Ngakau O Te Riu means the heart of the valley.
The hall replaces the previous Cromwell Memorial Hall which was entirely funded by the people of Cromwell and built largely by voluntary labour. This hall however is different. Although most of the cost of building was, or rather is, going to be, funded by the sale of Cromwell endowment land the ongoing operational and maintenance costs are being met by all the Central Otago ratepayers. In this respect the hall belongs to the whole district. It is no longer a local memorial hall, and it needs an appropriate name that is reflective of district-wide ownership. The Matau-Au/Clutha runs through the middle of the district and like the new hall, belongs to all of us.
Keep it clear and simple
Less focus on memorial as it feels static and formal. more focus on attracting big events, vibrancy, and community use into the future. Not otherwise too concerned about the details. Central Lakes feels Queenstown.
This is not a replacement for the current hall.its an event centre for all of Central Otago. The council certainly cannot afford to build more than one of these in Central Otago
While there may be Te Reo Māori included in the name I would like to see an English name used first
Reflects the old town location (rather than area) Easy to say and remember, may get shortened to Memorial Complex but will be a well known icon of CROMWELL.
The word "memorial" can be remembered by the meusem onsite and the anzac statue. The name should reflect modern use and be a responsible choice for not us but our children and their children in generations to come. Not what suits our current voting demographic. No disrespect intended.
Queenstown has an Events Centre, Cromwell now has one and the name should reflect that
The centre needs a simple name - easy to remember and easy to market. If you make it complicated, people will quickly shorten it. My second choice is Cromwell Community Centre, for the same reasons, plus it has handy alliteration.
I feel Cromwell, and Memorial, are essential in the name. Cromwell is where the building is located and where the Memorial is.
I think that the word Cromwell needs to be in there. As I understand it, the building is a replacement and extension of the Cromwell Memorial Hall, and that historical link should be retained. Community Hub is a descriptive term and hopefully the community uses it as such, although looking at the potential costs involved for using parts of the faciity, there may be less community involvement than anticipated.
This building is suposed to replace the original Memorial hall that was funded by the people of Cromwell in memory of the many men lost during the 1st World War. The fact that many things have nw been crammed in it at great expense to the cimmunity should not overshadow its history.
Think big and bold. The name should attract big events that maximise community returns.
Please don't use a name in Te Reo . Remember the history but also incorporate the memorial side of the building.
Yes. It is important to recognize this is a Cromwell facility, much like the Queenstown and Wanaka Recreation Centre. Like the Dunedin Forsythe Barr. It needs to honor the town, the past and its use. Anything else would be wrong.

I understand the soldier's garden is to be called a memorial garden. A fitting memorial to something old. The new building is something totally new.
Let's not ruin this great opportunity by calling it a memorial hall.... it's a chance to put Cromwell back on the map
Cromwell Community Centre is easy for people to find when searching on line to make bookings or to simply find the location etc. of the building. Essential in any business name is to ability of the general public to find it !
If someone is looking for it from out of town this would be an obvious name. Plus is is a Community facility.
If you don't have the word "Memorial" in the name I suspect you will have a mutiny on your hands! Cromwell helps tell people where to locate the facility and the venue will host a variety of events so that word encompasses all possible scenarios for the venue use. We are a multicultural community and English is our common thread- please use English as the principal title
The definition of an event centre explains exactly why I prefer this name for the new structure.
Coronation and Memorial were names used to as a memory of the past WW1 and the Coronation of the kings. This is a building of the future. We do not need 2 names or a name in a language that 90% of the people do not speak and cost us! The tax payers of the area should be able to choose the name with pride.it should be simple easy to remember and state the town it is in.
The name needs to encompass the whole region, not just one town. Central Otago is our region and we are unique. Central Lakes also has a nice ring to it, but is very close to Souther Lakes (Queenstown & Surrounds). I think its time to move on from 'Memorial' as it has had its time and we are now in 2026....the days of naming halls 'Memorial Hall' are in the past, let's move on. We still have the mall so if anyone wants to get sentimental, they can take a stroll through that
The name should be Cromwell Memorial Hall & Events Center. This name remains true to the building's origin, identity and purpose. The site has always been a place of remembrance for Cromwell and the Central Otago District, and it would be an injustice to forget this. "Lest We Forget". It is imperative that Memorial is still in the name. Adding "& Events Center" to the end of the name reflects the modern purpose of the building in creating a meeting place for the district to have and hold Events of all types, welcoming all cultures and to bring people together.
In 1992 Te Papa was founded which strode boldly away from the old image of a museum or art gallery. It has a longer version name but very VERY few people could tell you what that is . . . . and that isn't important. The name stands for something new, something unique, something bold and embracing of Maori and Pakeha heritage but signaling a new way of working together. That institution is world leading. The name is short, catchy, timeless . . . .
<p>This new 'structure' in Cromwell and the mana it gains will determine the geographic place(s) it represents - it doesn't need a name that limits it.</p> <p>This new 'structure' and the inspiration of those who use it will determine the activities it embraces - there is no need to name those activities that limit it.</p> <p>The 'structure' and what happens within and around it will describe it - nouns like centre, hall, hub etc are too limiting, dull and stodgy.</p>

<p>A Maori name should certainly be to the fore - it is one of things that makes Aotearoa unique. This was, after all, Maori land before Mantell and Co swindled it (for a pittance and a string of broken promises) from those original caretakers.</p> <p>It certainly shouldn't be a 'memorial' - be bold, be forward looking not looking back. There will be a "memorial garden", an RSA Room and RSA cenotaph . . . . come on, look to new horizons, look over those horizons . . .</p> <p>If Kai Tahu are gifting a name one wonders is a word like Pokapū could be included.(meaning - Centre spot, middle, hub, core, axis, or agency). It's short, easily remebered (and spelt), catchy, embracing, unique . . . .</p>
<p>There should be no other choice than using Cromwell as it replaces the original Cromwell hall and is in Cromwell. Also if choosing to use a gifted name also the English name should be the prominent one and officially known as that.</p>
<ul style="list-style-type: none"> <li>* The new building is located in Cromwell.</li> <li>* The word Events describes the purpose and function of the building.</li> <li>* The new building has multiple purposes, so the name needs to recognise this. Centre will cover all intended activities.</li> <li>* Cromwell Events Centre is easy to say.</li> <li>* I would be more likely to use its Māori name when referring to the new building.</li> </ul>
<p>Name must be Cromwell as people outside area will not know where it is. If we want to attract outside users the building need to be easily identified.</p>
<p>This is not just a hall anymore.</p>
<p>A junction is a place of coming together. "The Junction" is short, easy to say and remember. Cromwell was historically known as The Junction.</p>
<p>Yes. Each memorial hall in Central Otago has its own individual name eg Alexandra Memorial Hall, Wanaka Memorial Hall. Why should Cromwell have a different name. I know we are a very special town .if you take away the Cromwell name vistors /tourist etc won't know where eg :Central Otago Hall. For goodness sake . Dont mind a maori name being added to my suggestion slashed with the Cromwell/----- Memorial Event Centra. Remember what the former Hall was built, dont loose site of that.</p>
<p>Keep it simple</p>
<p>The former Cromwell Memorial Hall held an important place in the history of our town and in the memories of many in the community. For generations it was a venue for gatherings, events and commemorations, and it is understandable that many people feel a strong connection to that name and what it represents.</p> <p>At the same time, the new facility clearly represents something broader in both function and purpose. From the information provided, it will include an auditorium, cinema, café, museum space, meeting rooms, and flexible areas for events such as school formals, community gatherings and conferences. In addition, it will host RSA memorabilia and provide space for RSA meetings. This combination of civic, cultural and community functions suggests the building will serve as a central gathering place for the district rather than solely an event venue.</p> <p>Importantly, the design also honours Cromwell's history through the War Memorial Gardens, the relocation of the cenotaph, and the dedicated space for RSA memorabilia. These elements provide a clear and visible place for remembrance and reflection. In my view this allows remembrance to remain prominent and meaningful without requiring the</p>

<p>building name itself to carry the full weight of that role.</p> <p>For that reason I suggest the name "The Central Otago Civic Centre".</p> <p>Including "Central Otago" reflects the reality that this facility is funded by ratepayers across the district and will serve communities throughout Central Otago. Although located in Cromwell, the facility is intended to be a regional hub for gatherings, events, meetings, culture and community life.</p> <p>The term "Civic Centre" is broad enough to reflect the wide range of activities that will take place there — community events, cultural activities, meetings, exhibitions, performances and social occasions. It also has a sense of permanence and dignity appropriate for a facility that is likely to play a central role in the life of the district for decades to come. The name also lends itself naturally to everyday use, as people are likely to refer to it simply as "The Civic," which is clear, memorable and easy for the community to adopt.</p> <p>At the same time, the presence of the Cromwell Memorial Gardens beside the building ensures that remembrance remains visible and respected. In this way the past is honoured in a dedicated and meaningful space, while the building itself reflects the broader civic, cultural and community role it will play for Central Otago into the future.</p> <p>In summary, the name The Central Otago Civic Centre recognises both the regional contribution to the project and the wide civic purpose the facility will serve, while the Cromwell Memorial Gardens ensure that remembrance remains an important and visible part of the site.</p> <p>A name that reflects the wider Central Otago community also signals the shared ownership and pride that comes from a district-wide investment. Facilities such as this have the potential to bring people together from across the region for events, culture and community life, and the name can help reinforce that sense of a common civic space for all.</p>
<p>It embraces all activities, acknowledges heritage and memorial and notes the location as Cromwell Central Otago</p>
<p>As long as it has "Memorial" and doesn't have any "Gifted" maori name! Cheers</p>
<p>It's fun, fresh, and instantly memorable — way more engaging than another "Memorial Hall."</p> <p>The name would give Cromwell a real personality and sense of humor.</p> <p>It reflects a modern, community-driven spirit rather than a formal, old-fashioned image.</p> <p>It would make the building a landmark people actually talk about. It shows that Cromwell doesn't take itself too seriously — and that's a good thing. Visitors would remember it long after they leave. It's a conversation starter and great for tourism buzz. It represents the community's voice if the name came from a public vote. It feels welcoming and approachable — like the town hall belongs to everyone. It would stand out compared to</p>

<p>the standard "Civic Centre" or "Memorial Hall." It creates positive media attention and free publicity. It shows creativity and community spirit. Kids and families would love it — it makes local government feel less intimidating. It captures a sense of fun while still being a serious space for important work. It's unique — there's only one Hally McHallface!</p>
<p>It should be a English name that says what it is.</p>
<p>The naming (and RSA blessing of the name) for the "War Memorial Garden" satisfies my desire for "Memorial" to be included and saves having that as a descriptor in the main name - which should be as succinct as possible. I think "Events" covers most of the remaining uses of the centre, except the Museum. So, if the Community Board / Council don't think it is too wordy, I'd go with "Cromwell Events Centre and Museum".</p>
<p>Including Cromwell in the name establishes location and makes it easier for people to find. Gives a sense of pride and future proofs other development making in the wider district</p>
<p>To me the building is for the community to come together by way of connection</p>
<p>Nobody understands maori names</p>
<p>I chose these names because it is the name of the rivers that run past cromwell It also just sounds right to me</p>
<p>The Māori name is about gold. and the english name desibes what it is.</p>
<p>For the English version it details all the facility has to offer and and can be abbreviated for those who love to do so. I have already submitted Aronui for the Maori component.</p>
<p>I think it's extremely important to retain "memorial" in the name of this beautiful complex. It's important for us to remember the ethos of a memorial hall - built to commemorate the fallen through active use by the living. The old Cromwell Memorial Hall through its lifecycle was used by so many for a range of reasons - family gatherings, sport and recreation, musicals, exhibitions and more - used as intended and meaningful to many.</p> <p>Had the new venue been constructed on a different site, naming this could have reflected the community or region in a more holistic way, but this is not the case.</p> <p>We should honour and respect those who fought so bravely for a better New Zealand. Honour the tradition of a memorial hall and all it stands for. Yes, we should look to the future, and we have by building this amazing space that will benefit our region and its people for many years to come. But a new name in its entirety, in my opinion, isn't a respectful or right choice.</p>
<p>All The Best for an exciting Future 🍀🍀</p>
<p>Once a hall but no longer looks like a hall, so needs a new modern name to move with the times!</p>
<p>Cromwell as every town has its own hall/centre etc</p> <p>Events - as it can pretty much cater for any event</p> <p>Centre - as its front and centre for the community to come together</p>
<p>I believe we should keep the honour for those lives lost defending our freedom. My own opinion is thank Māori for the name offer, but respectfully decline. We need to show respect to Chinese, Dutch and others who actually built this beautiful area</p>

To get the facilities to its full potential it should be promoted as "Central Otago". Cromwell will benefit by default
It needs to be Cromwell and as it replaces the Cromwell memorial hall that was taken down. It needs to have the word memorial as it was build as a memorial hall aftr the war. Complex describes the group of facilities available there. I'm not in favour what so ever of having a Maori name on the building at all. This is for all NZers and we are 1 people.
Definitely not a hall, a facility for a large range of events
'Memorial' doesn't have an expiry date, the people who fought should always be remembered. Go to other countries and they still immortalise their history from centuries ago. We should be no different.
The building must have Cromwell in its name.
The centre is bringing together activities, people, history, community... Together represents the past, present and future.
Māori name please. Doesn't need twi names
<p>Central Otago vs Cromwell"</p> <p>The name will be critical to attracting out of region conferences and events to Central Otago. Tourism Central Otago's market perceptions research shows Cromwell has poor brand recognition, and in fact ranks lower than Alexandra. Central Otago is a strong, recognized brand, associated with quality experiences and products such as wine, food and tourism. Using Cromwell instead of Central Otago will create confusion and uncertainty for those out of the region, resulting in missed opportunities to secure conferences and events.</p> <p>"Events Centre"</p> <p>Looking across the country, key venues that are comparable to this facility are titled either Convention Centre or Events Centre. This obviously is not solely a Convention Centre, as the offering is broader than that. Therefore Events Centre fits better and puts the facility on the same footing as places like Rotorua Energy Event Centre, Viaduct Events Centre, Lower Hutt Events Centre. It is again critical to get this right to attract the right out of region events and conferences.</p> <p>The facility will have a number of different operations housed, and those can retain or develop their own brand, encompassed under the broader Central Otago Events Centre title. Things such as the Museum, Theatre, Cafe don't need to be captured in the top level name, instead they would create their own brands as subsets.</p> <p>"Memorial"</p> <p>Acknowledging 'Memorial' at the site is important, this can be achieved by providing for the name of the outdoor space as the Memorial Gardens. Both my grandparents were part of WWII and both settled post war in Central Otago, initially Roxburgh and then Cromwell. They both came to Central Otago and fell in love with the landscape and enjoyed adventures in the outdoors.</p> <p>The space and freedom offered by the landscapes of Central Otago is what they fought for. They didn't go to war to have buildings named after them. Incorporating the term Memorial into the gardens that provides a space for acknowledgment and reflection in the</p>

landscape provides a sense of the space and freedom they fought for.
<p>Dual Naming</p> <p>While not knowing what the name from mana whenua will be, it is an expectation that will carry great significance for the region and facility. Once again looking at naming conventions used across other venues in NZ it is the te reo name first, followed by the english name. Examples being Te Pai Christchurch Convention Centre and Tākina Wellington Convention and Exhibition Centre. It would be my suggestion this facility follows those same conventions and carries the reo name first.</p>
Important to me to have Cromwell's Maori name reflected.
Central Otago enjoys brand recognition throughout NZ and internationally, hence recommending that 'Central Otago' lead the name for this new centre in our region
It is very clear this building is not a hall it is so much more. It needs to be marketable and suitable for the corporate / business and events user as well as community. There are opportunities in / around the building to acknowledge the memorial aspect - i.e. memorial garden. The Maori name when gifted may be the primary - top level- name of the building.
If it is going to generate money to sustain itself, it needs to sell itself to the wider New Zealand and be a recognisable destinational place.
this is located in the town of Cromwell no where else, so cromwell is the only logical name to use 1st, the rest can be anything
<p>The name Cromwell Junction Memorial Centre reflects both the history and the future role of this important community facility. The term “Junction” symbolises the historic meeting point of the Clutha and Kawarau Rivers, a natural crossroads that has long connected people, cultures and travellers throughout Central Otago. It also reflects the centre’s purpose as a place where the community gathers for events, arts, learning and social connection — a modern junction where paths and ideas meet.</p> <p>Including “Memorial” honours the RSA memorial and recognises the service and sacrifice of those from the community. It ensures that remembrance remains a visible and respected part of the centre’s identity.</p> <p>As a multi-purpose facility incorporating a museum, meeting rooms, dance studio, cinema, café, event hall and links to local walking and cycling trails, the centre will bring together residents, visitors, arts and heritage in one place. The name therefore represents connection, community and shared purpose.</p> <p>The centre’s location also connects to the heritage of Cromwell, including the stories of Old Cromwell and the historic Chinese settlement, ensuring that local history remains visible and valued alongside contemporary community life.</p> <p>Cromwell Junction Memorial Centre is a locally meaningful and forward-looking name that reflects remembrance, connection and the community’s shared future. My ideas were crafted into words with the assistance of ChatGPT.</p>
You cannot change historical names
The naming needs to maintain the words Cromwell and Memorial. Thanks
Although the Events Centre houses the Museum, adding Museum to the name makes it too long and cumbersome. Suitable street signage all the way from the town centre will

<p>ensure that people will know where the museum is. Whatever is decided on the name, locals will refer to it simply as the The Events Centre.</p>
<p>Memorial embodies the fact that the cenotaph is located; where it has always been; and want to honour those that have gone before us, and that fought for us. Community because it's all about the local community and the various activities and events that will be held their, with the community attending. And Centre because it is not just a hall and complex sounds too neutral. Centre because it is at the centre of the community. Used by lots of different people and groups within the community. It is a central gathering place for many. I don't think 'Hub' will stand the test of time; and it's not just a 'hall', it's so much more than that.</p>
<p>Cromwell name represent the town its inand where to find it, for example if you call it central otago it could be in any town in the entire region. Cromwell makes no mistakes where it is. Memorial shows the history and background of where it came from and least we forget what was fought for in the beginning. To lose this in my view is very disrespectful for the ones that fought and forged this town. Events Center shows its a multi use complex and a place for wedding receptions and hall areas. ALSO I Strongly disagree with the use of a Maori name being attached to it, gifted or not. As already mentioned by you that the name has to be something easily said and remembered. Cromwell Memorial Events Center is easy to say, easy to remember and rolls off the tounge. It's also timeless</p>
<p>As the old hall has been replaced it still should retain the names memorial and Cromwell. As I gather endowment land left to the Cromwell township is going to be used to pay building cost then the name Cromwell is very important</p>
<p>Cromwell' because it needs to clearly identify the location, marketing can incorporate the location of Cromwell in the wider Central Otago area, but for locals here needs to a clear identifier as being 'ours'. 'Community' as this is broad enough to include all the other ideas provided, such as hall or hub. It is no longer a Hall and in a new century is now something much wider and more forward thinking, and the name needs to suggest the huge breadth of activities that will occur in the new complex. Complex is a bit harsh in a name. My family was involved in the building of the original hall, and I recall the work that went in to raise money for it. 'Memorial' needs to be used for one of the rooms or areas within the Centre, so that those who fought in the wars are recognized, respected and remembered. There is a vocal group who are pushing for the word Memorial in the name of the new facility, but my preference is for the past to be respected by using "memorial" for part of the facility. This would retain respect and acknowledge the origins and the site. the initials CCC would be easy to market. 'Centre' hints at a range of activities and is forward looking. I am a property owner in Cromwell and have been a parttime resident for the past 70 years. I am disappointed that there is no space to allow me to state my firm loyalty to Cromwell.</p>
<p>This facility has just replaced the original memorial hall which was built by the returning service men to Cromwell. In respect to them and the people of Cromwell (who have paid for the new Centre) the "Cromwell Memorial" has to be kept and it is no longer just a hall, so "function Centre" covers what it is now. I have no interest in a Māori name for this hall.</p>
<p>Having being born in Cromwell and helped my grandfather when the former hall was constructed I feel this new complex should just be named Cromwell Memorial centre , there by covering all the early ancestors ( Chinese,Māori and pioneers of the greater</p>

<p>Cromwell area</p> <p>I do not feel that the name of the complex should be jointed names as it then does not cover all the other early ancestors and pioneers., therefore rather than upset all the other nationalities I would suggest it is named as the Cromwell Memorial Centre.</p>
<p>'Cromwell' is important to identify the geographic location. It is owned by Cromwell ratepayers.</p> <p>The word 'Junction' in the name represents both the rivers and the meeting point of community activities.</p> <p>The word 'Memorial' should only apply to the cenotaph and RSA component of the complex. The small vocal group who want it within the name do not represent the community.</p>
<ul style="list-style-type: none"> <li>* 'Cromwell' is important to identify the geographic location. The building's prime purposes are for the ratepayers of Cromwell, who paid for it.</li> <li>* The word "Junction" in the name relates to being both the location at the junction of the rivers, and the meeting point of community activities.</li> <li>* "Hall" antiquated term and does not suit this structure.</li> <li>* The word 'Memorial' should only apply to the cenotaph and RSA component of the complex. The small vocal group who want it within the name do not represent what we hear in the the community.</li> </ul>
<p>This is Cromwell's Hall not Alexandra's or Central Otago's, so locals should name it, and why does it have to have a P C Maori name as well, maybe Chinese is more appropriate</p>
<p>The name Central Otago Events Centre better reflects the facility's intended role as a modern, multi-purpose regional venue capable of hosting a wide range of cultural, community, and economic events. While the historical significance of the Cromwell Memorial Hall is acknowledged and should be preserved within the building (and in the building grounds). In my opinion a broader name will support regional identity, marketing, and future use.</p>
<p>We are unified to retain the name!</p>
<p>Cromwell Memorial Hall Why change it? Why waste so much Rate Payers money?</p>
<p>It is important to have the community support for this wonderful new facility but we must also respect the past.</p>
<p>In memory of the original builders.</p>
<p>This Building is not a replacement for the Memorial Hall, it is a entirely new complex - a modern hub that will serve Central Otago now and into the future. The name needs to reflect this. There is space within the facility itself to ensure the historical aspects of our town and region are preserved and celebrated.</p>
<p>Feel it's important to retain Cromwell and Memorial in the name</p>
<p>'Goldfields 'reflects historical aspect - of the various settlements like Bannockburn Lawrence Bendigo Ophir Lowburn - and beyond.</p> <p>'Lab' - evokes action and curiosity .</p> <p>I dislike 'Cromwell 'as this is to serve Arts and culture the wider region. "The Junction "referring to confluence of our 2 big rivers is nice but would be misunderstood.</p>

<p>Ps I love that this building is finally here (after much incredible toil of many - and hopes dashed and reignited) to house the events and the people ... It is close to 20 years since the idea- first whetted my mental appetite for a well-designed space to see and hear the community perform, display exhibit and entertain!</p>
<p>Ps Memorial is NOT about the old building that stood previously- surely it's about genuine remembrance and gratitude for the servicemen and servicewomen land girls and local communities who lost loved ones in various wars. Be there at Anzac Day - pray for peace - thank the RSA - wear a poppy ... Lest we forget .</p>
<p>My home town in Scotland has a community centre - The Buccleuch Centre which has an auditorium, cafe, bar and meeting room. This was a hall built in the 40s and operated by the council. It was taken over by the community and funds raised to update it with ongoing support from the community with the public being able to sponsor a seat, £200 per seat and a name plate on the seat, they also have a brick sponsorship at £25. We have a variety of seats and bricks within our family as a remembrance for my parents and aunts as well as ourselves.</p> <p>The centre particularly during the winter have lots of musical acts from around the country performing which attracts people from all over the local area. The cafe usually offers a pre concert meal and the bar is always open. The cafe is operated by a concession. The centre has around 2 or 3 paid staff and then lots of community volunteers help in the box office and when shows are on and also in the cafe daily.</p> <p>The centre also is available for varying uses, weddings conferences. Have a look at their web site <a href="http://www.buccleuchcentre.com">www.buccleuchcentre.com</a></p> <p>My home town is only around 3000 of a population and manages to have this brilliant facility and engages not only the local and surrounding community but expats from around the uk and world.</p>
<p>This name must have "Cromwell " and "Memorial" included in the name. I do not agree to having the Gifted Name used.</p>
<p>I think the old memorial halls name should be reflected in the new building. It was in honor of the soldiers who fought for our freedom and that must not be forgotten</p>
<p>I believe Cromwell &amp; Memorial are both important in the naming of the Centre/Complex/Hub. My Great Uncle's name is on the cenotaph, and I have a strong historical attachment to Cromwell.</p>
<p>I feel the new building's name should embody what the main purposes of the building are - a complex or hub for community arts and culture. The new building replaced the Memorial Hall and whilst I don't think the main building's name should retain the 'Memorial Hall' name, I do understand the sentiment from many of those in the community.</p> <p>Consequently, perhaps one of the spaces could be named the 'Memorial Room' - the museum space for example. The other rooms could also be named either after notable local landmarks eg Kawarau Room, Clutha/ Mata-au Room, Cromwell/Tirau or notable heritage areas - Carrick, The Sluicings, Bendigo, The Junction etc.</p>
<p>It is a place of confluence - of rivers, ideas, spaces and uses - of community</p>
<p>Cromwell Memorial Hall, surely, the name says it all? A permanent memorial to those who died and gave their future, for their community and their country. And for those who returned, but were forever physically or mentally injured by their experiences. The key here is, "a permanent memorial". I understand that a Maori name has already been</p>

'gifted'? I do trust the English version of the name, will come first and be the most prominently displayed. Check the names on the Cromwell cenotaph, to ascertain the origin of the fallen.
I would like the gifted Maori name to be the first name of the facility with the English name secondary
Let's get on with the more pressing issues : )
Memorial must be used out of respect to our elders
Cromwell Events Centre The hall needs to be named and easily recognised as to where you will find it. Any other name reflects a huge area & does not pin point where you will it stands.
Cromwell Heritage Centre As an ex local from Cromwell my family were part of the town during the late 1950 to 1980's, the new building must reflect those that built it originally with their own funding
I would like an English (universal language) name that tells people clearly what the building is. This name should be used on directional signage in particular which also identifies the museum, art gallery, cinema and cafe because these are elements that visitors will be looking for. The Maori name should only be used on formal documents where confusion is less likely to occur. The road signage should not use both names as you need absolute clarity when driving.
English name should precede and appear above Maori name. This reflects the fact that the local community is responsible for designing and paying for it. Further, for branding, marketing, heritage and way finding reasons it would make no sense to go away from its present name, which should have primacy.
Te Papa was very controversial in its day with its name and a move away from a traditional old-fashioned museum. Today it stands as an icon. I think the new facility could be the same for our region. Removing the words Cromwell and Memorial places significance to its new future instead of its past.. Mata Au Events Centre I really like. I equally can't wait for the iwi's gifted name to be revealed. As that will have a new culturally linked name which will no doubt have the "white man moaners" but I welcome the name and look forward to its reveal.
This has been built for future generations so please think about how the name will sound in 10-20 years time. This will put Cromwell on the map, only old people think it needs Cromwell in the title
Cromwell Memorial Events Complex/Centre This naming process is a serious farce. It appears the CCB and the Council which should not be involved have already decided. Why is the whole world involved when this is a Cromwell amenity? Do we all name the Roxburgh Hall when it is replaced or the Oamakau Community Centre recently completed? Asking the public to forward names runs the risk of receiving such an assortment that no outcome will satisfy many. A superior option would have been to select say 5 options and let us vote on them. The CCB members are acting like ghosts. Stand up and tell us what you have in mind and thus show leadership instead of acting like confined mice. The idea of a Maori name is totally misplaced in my opinion. There involvement with Cromwell is minimal. Do they make up 10% of our population? They are only 17.8% in New Zealand.

<p>Central Otago wine became famous because a group banded together for marketing, cromwell can be a centre for central otago arts, culture and sharing</p>
<p>I think the memorial hall should somehow be acknowledged in the centre, or a “memorial park” outside, where we honour this on Anzac Days as such.</p> <p>The centre is such an awesome building, with so many different things on offer giving it the name “memorial hall” does not really tell the story we want 😊</p> <p>This is new an exciting for our community, and the walkthrough video looks amazing, I hope we give of the name it deserves!</p>
<p>There are some very vocal people who want ‘memorial’ in the name... this new building is a place of the future of Cromwell.. we have statues and plaques to honour the memory of what the place used to be. The name memorial seems old, outdated and un-marketable what this buildings purpose is for. Think of the Wanaka event centre, Queenstown events centre.. can't we just align with them..</p>
<p>Cromwell Events Centre (CEC) is relatively short, clear and the acronym is easy to remember.</p>
<p>It is important to have the place part of the name being Cromwell. The other options are too vague as to placement. While long term residents of the local area will get to know where the 'Central Lakes' or 'Central Otago' events centre is, anyone coming from out of the district or new to the area has the potential to find it frustrating for ease of recognition as to where the location is (just ask someone living elsewhere where they think the Central Otago A&amp;P show is being held - Omakau is not one of the top 10 places they suggest!). The location needs to be quickly and easily identifiable without the need for research.</p>
<p>Although I live in Central Otago, I would very rarely be coming over to Cromwell to use this facility. Districtisation means that we will all contribute as ratepayers however I have no affinity with this structure and feel that the people of Cromwell should have the final decision where naming is concerned. It must mean something to them as it is housed in their place. I have no issue with a naming convention that includes te reo but would want to see this aspect widely publicised and its story told within the building.</p>
<p>There will never be another one of these built in Central Otago. ALL CO ratepayers are going to pay the running costs forever so the name should reflect those two points. To maximize the revenue we need a name and brand that is recognized throughout the country and takes the high ground over Queenstown and Wanaka. Cromwell as a name won't achieve that.</p>
<p>One of the major attractions in Cromwell is the Highlands Motorsport Park. A name which describes the activity but not the location. Yet no one seems to be concerned that the word Cromwell is not included.</p> <p>There are two memorials involved. Firstly, the War Memorial unveiled on 25 April 1923, eight years after the catastrophic landing at Gallipoli This memorial was paid for from funds raised by the local Patriotic. The government of the day simply was unable to fund war memorials throughout the country. The second Memorial was the demolished Cromwell Memorial Hall. This hall was built to replace the Athenaeum Hall built three quarters of a century earlier. Funding for the building of this hall came from local fundraising led by the Cromwell War Memorial Committee; a government subsidy of a</p>

<p>pound for a pound of local fundraising and the Cromwell Borough War Memorial Hall Loan 1948. The cost of the construction was reduced by thousands of hours of voluntary labour work. So, the funding of the construction of the demolished hall came from several sources. It is a local myth that it was built by voluntary labour - alone!</p>
<p>I love the idea of the name representing the meeting of the waters which also represents how Cromwell is placed in the region. A Central hub for community to come together and connect.</p>
<p>Let's move forward into the future for our young families to enjoy</p>
<p>Cromwell Community Hub says what it is clearly without narrowing the facilities. I prefer Hub to Centre as it is a little more modern.</p>
<p>The new facility will be a fantastic asset for both the community and visitors. The name of the facility should reflect the full range of activities it offers (museum, meeting rooms, café, cinema, theatre, etc.) and not focus solely on the memorial aspect. To maximise the chances of success, the facility should have a name that is easily identifiable by the events industry, helping to attract as many events as possible. I believe the garden in front of the building, where the cenotaph will be located, should be called the Cromwell Memorial Gardens.</p>
<p>Including the location of Cromwell within the venue's name helps avoid misunderstanding and ensures people know exactly where they're going.</p> <p>Clear venue naming also supports the wider visitor experience. Accommodation choices can be affected when venue locations are ambiguous.</p> <p>Someone booking for an event in 'Central Otago' may reasonably select lodging in Ranfurly or Millers Flat, not realising these areas are significantly distant from the new venue. A clear venue name upfront helps set accurate expectations and prevents avoidable inconvenience.</p> <p>Clear venue naming of Cromwell would enhance wayfinding, support tourism, and contribute to a more positive experience for everyone engaging with local events - an outcome that aligns strongly with the Council's goals for accessibility, visitor satisfaction, and regional promotion.</p>
<p>I am very supportive of the MEMORIAL word being used in the name as it has the heritage of Cromwell with the museum and RSA cenotaph incorporated in the building and grounds. In addition adding EVENT centre covers all the other facets of Civil defence, clubs, performances, weddings, conventions etc that will be held in the Centre.</p>
<p>The key part is not in the list, being where this place is. To help pay to run this place, user from outside need to know where it is. From a marketing viewpoint, the name Cromwell is essential in the name in my view.</p> <p>Centre denotes it is more than one thing. Using Hall would limit outside people's understanding of what the facility offers. The name is suggest is long and utilitarian but there is a te reo name being gifted that will give uniqueness and beauty to the title.</p> <p>It must have Events for marketing purposes and Memorial is very important to the community. Adding Museum makes it long but locals will shorten it to what they want and</p>

<p>visitors will know what it is.</p> <p>Centre denotes it is more than one thing. Using Hall would limit outside people's understanding of what the facility offers. The name is suggest is long and utilitarian but there is a te reo name being gifted that will give uniqueness and beauty to the title.</p> <p>It must have Events for marketing purposes and Memorial is very important to the community. Adding Museum makes it long but locals will shorten it to what they want and visitors will know what it is.</p> <p>The name is a crucial marketing tool, and marketing this place across the country successfully will lessen its burden on ratepayers. Please don't lose sight of this fundamental point in making this decision. Good luck.</p>
<p>Central Lakes as it represents a region, events centre as this describes it as multi purpose facility</p>
<p>Use a Cromwell name focus for the building, use District Ward names for internal rooms. Remember there were Chinese and Gaelic pioneers who also left their stamp on Central Otago, not just English and Maori. I am concerned that 'Te Reo Maori' gets a free shot at alternate building naming, gifted or otherwise. I would much prefer that District-wide Maori-speaking folk be able to propose alternate name options. Not my specialist subject, but something like 'Te Whare Kawarau' - clear, simple, known, easily branded beside the Kawarau River. Please do not accept any Maori name for a 'three-legged pot' or 'cabbage trees'. Our 'Waenga' name is far more appropriate, meaning something like 'in the center of', which highlights Cromwell's local weather pattern concept of 'the hole in the sky' - ie the way weather events commonly go around Cromwell (our hills causing a rain-shadow effect). I am very pleased that the saga of replacing the Cromwell Hall is coming to a conclusion, and that you are using a mechanism to allow all in the community to offer our perspectives on its branding. Please don't falter at the last step by just accepting whatever 'gifted' (at what cost I wonder) te reo Maori name is ordered. Do select something meaningful, relevant and marketable as per your suggested guidelines. Thanks very much for the opportunity to comment.</p>
<p>Cromwell Memorial Hall. Please respect our community.</p>
<p>The Significance of the Name:</p> <ul style="list-style-type: none"> <li>• Toka (The Rock): Represents the iconic schist landscape that is the common foundation for all residents across our district. It signifies the building as a solid and permanent landmark for Central Otago.</li> <li>• Pūtahitanga (The Junction/Confluence): Honours the unique geography of this site and historic meeting point of the Kawarau and Mata-Au (Clutha) rivers. It speaks to our heritage as a crossroads and a symbolic meeting place for all our communities for travellers and locals alike.</li> <li>• Hapori (Community): This defines the building's soul, signifying a place for people, belonging, and a shared collective identity.</li> <li>• Central Otago Memorial Hub: By moving away from "Events Centre" to "Hub," I think you create an identity that is inclusive, warm, and active. It acknowledges the vital "Memorial" heritage of the site while positioning the facility as a central flagship for the entire district, which I feel is very important in this instance as it will create a shared sense of ownership and pride in the entire Central Otago District.</li> </ul>

<p>By placing the te reo Māori name first, modern best practices will be followed for significant New Zealand landmarks, although I would be open to the names being switched English then Māori – if the council feels that better serves the Central Otago Community.</p>
<p>The name needs to be simple, straightforward &amp; to the point providing immediate recognition of its function and purpose.</p>
<p>Strong name that people know.</p>
<ul style="list-style-type: none"> <li>- Needs to be simple, direct</li> <li>- Needs to be able to be echoed on all necessary signage, thus English, simple, direct</li> <li>- Māori equivalent to be placed second/under</li> </ul>
<p>The name should:</p> <ul style="list-style-type: none"> <li>- reflect Cromwell</li> <li>- be more than a hall</li> <li>- there are a number of sub-entities within the centre</li> <li>- should be relatively short</li> <li>- be in English with a maori second name.</li> </ul>
<p>I would like to suggest that the English name for the new hall in Cromwell should also include the name — Cromwell.</p> <p>Nothing is more frustrating than trying to find a venue and the name is in Maori or if it's English, has no obvious relevance to the place or the area.</p> <p>The new hall is replacing the Memorial Hall — so an obvious name is 'The Cromwell Memorial Hall'</p> <p>As for throwing the naming of it, open to all the C.O. district, is very poor I feel. Just because the C.O. Council will be helping to pay for the on-going yearly costs is no excuse, because those same yearly expenses are paid for all halls, libraries, museums, swimming pools etc, under districtisation.</p> <p>Will this same criteria be applied when the new Roxburgh hall is built and needs a name.? I can just imagine their reaction, to that idea as well. It will go down like a lead balloon, the same as Cromwell's reaction with the naming of our hall.</p> <p>I do believe that rooms within the New Hall could have names for each, but these would need to be associated with Cromwell's history and the area surrounding us.</p> <p>I don't believe the Maori played a very big role in this area, but the Chinese certainly did and the gold miners from other countries. Names need to come from the history associated with us. Or the businesses associated with us today — GRAPES, WINE , FRUIT , CHERRIES ETC.</p> <p>Cromwell is the hub of this area — The Junction. Not only with the meeting of the rivers but also with the surrounding towns. We are centre for other towns in this area to pass through.</p> <p>Please consider the feelings of the people in Cromwell, when making the decision for the new hall's name.</p>

A lot of thought, planning and finance has been contributed from the people of Cromwell. And they have taken great pride in its development. Don't belittle this achievement by ignoring their wishes.

The new Museum, with its prime location within the new facility, opens up exciting new opportunities for the Cromwell visitor experience and for overall community engagement. The Trust is committed to contributing to both the ongoing success of the Museum and the sustainability of the entire facility.

#### Naming

Our overall concern is to make it easy for locals and visitors to Cromwell to find and explore what will be an impressive modern museum with engaging exhibits and storytelling. To this end, we believe including the word museum as part of the new facility's name will be important to ensure the Museum is prominent and highly visible to visitors.

We note with some concern that in most (if not all) of Council's public comments to date about the naming of the new facility, the Museum has not been mentioned. We appreciate the Museum is just a component within the new facility, but we would argue that it will be a key driver of visitor traffic (at least during daytime hours).

Although the Trustees have not formed a collective view of what should be the overall name for the facility, we are unanimous that word museum should be part of that name. Additionally, while we applaud the notion that the facility will be gifted a Te Reo name, we believe it will be important that the English name (including the word museum) takes prominence so as to have relevance for international visitors.

Although we are aware of the planned public engagement process around the facility's naming, we felt it important to draw your attention to this right now. Similarly, references to the Museum need to be prominent in all wayfinding signage leading people to the facility, as well as outside the facility itself. For example, there needs to be clear signage indicating the location of the museum near the intersection of Barry Avenue and SH 8B and also at the roundabout at Barry Avenue and Melmore Terrace. Once inside the building, there also needs to be clear signage pointing visitors to the Museum and the associated "Gallery" (which we consider to be a more appropriate name than the current working title of "Temporary Exhibition Space").

This name represents the memory of the past and future people of the land.

Signage inside foyer - Chinese signage, Maori signage, Immigrants past and future, RSA Flags - From past and people now to add flags of their countries inside the building.

For marketing it has to be identified as being in Cromwell

#### Why "Memorial" Must Remain

The word "Memorial" is not symbolic-it is foundational. It represents the heart and history of this facility and the values of the Cromwell community.

- Continuity of Legacy: It honours the original Cromwell Memorial Hall and the tradition of commemorating service and sacrifice.

- Historical Significance: The new complex will house the Veterans Association and

<p>Museum, making remembrance a core function.</p> <ul style="list-style-type: none"> <li>- Community Values: It reinforces gratitude and respect, ensuring future generations understand the importance of heritage and the price of freedom.</li> </ul> <p>Removing "Memorial" would erase a vital link to our identity and history.</p> <p>Proposed Names</p> <ul style="list-style-type: none"> <li>- Cromwell Memorial Heritage &amp; Events Complex</li> <li>- Cromwell Memorial Pavilion</li> <li>- Cromwell MemorialArts &amp; Heritage Centre</li> </ul> <p>Closing Statement</p> <p>This new facility represents progress for Cromwell, but it also stands on the foundation of history and sacrifice.</p> <p>The original hall was not just a building-it was a Memorial, a place dedicated to honouring those who served and the values we hold dear.</p> <p>Removing the word "Memorial" from its name would erase that legacy. It would disconnect future generations from the story of service and remembrance that defines our community. We are not asking for prominence-we are asking for continuity, respect, and identity.</p> <p>We urge the board to uphold the principle of remembrance by ensuring that "Memorial" remains in the name of the new facility, because this is more than a hall. It is a living tribute.</p>
Location Cromwell!
Name needs to reflect where - Cromwell What - Events + Heritage 'C entre' - refers to gathering point.
I would like to see the previous name continued. Mainly for links to the past well known families.
Thrilled the gardens are including word Memorial Gardens on signage for this area. No need to repeat on main building also. Future proof the building name.
Our Memorial Events Centre (OMEC) or The Memorial Hub/or Centre
I feel calling it anything but a "Memorial" is watering down the true meaning of the real sacrifice of our lost personal in wars! Lew Mc
It ticks all the necessary boxes (6 on pg 1)
To remember those who served our country + died.
The english name must have precedence over any given maori name.
English only meeting rooms (District names, ie Maniototo rm) etc. Maybe a maori name within the building.
To take "Cromwell Memorial Hall" out of its name to me id disrespectful of why the Hall was first built by our past families, friends, etc.
<ul style="list-style-type: none"> <li>- Name pertinent to actual site</li> <li>- Non-racial</li> <li>- The name reflects the purpose of the original hall</li> </ul>

<p>- "Heritage" effectively covers a number of activities</p> <p>- The new hall is, indeed a centre for perceived activities, commonly with a heritage theme</p>
<p>It is a sad day when the Council chooses to not recognise the input of the Chinese miners and shopkeepers in the development of the town of Cromwell. After all, the hall site is within the footprint of Chinatown and its miscellaneous activities, so the historic link is clearly evident. My view is a "gifted" name should have a Chinese element to it, rather than a Maori equivalent, as the latter were not involved in the siting or evolution of Cromwell (forebear, "The Junction") as a community.</p>
<p>I think the name needs to indicate the location and purpose to attract visitors - as many as possible without sounding too precious.</p>
<p>The Chinese community (the overwhelming majority of the Cromwell population in this area) have offered to "gift" a suitable name for the facility. This should be actively pursued.</p>
<p>I used to live opposite the centre and I grew up in the Otago region.</p>
<p>Maori names have good aura that attracts customers</p>
<p>It would be a good name</p>
<p>It should reflect on the entire central otago area.</p>
<p>The rivers/waterways are a central part of this region. the Kawerau river runs alongside the river.</p>
<p>Te Ao Marama is the name that inspires learning, guidance, and a sense of togetherness for everyone who enters.</p>
<p>Tapere = community centre, where people gather for activities, within the community as a 'come-together' with events, games.</p>
<p>It was Cromwell Memorial Hall and must be renamed as</p> <p>1/ Cromwell to identify the location</p> <p>2/ Memorial to recognise the past</p> <p>3/ Community to say that it is there for everyone</p> <p>4/ Centre (or Hub) to acknowledge it is a multi use venue</p>
<p>1/ Cromwell - because that is where it is</p> <p>2/ Memorial - to recognise the past history</p> <p>3/ Community - because it is for community use</p> <p>4/ Centre or Hub - because it is a centre for multi use</p>
<p>Memorial- taking in to account its history.</p> <p>Community- is a great word to bring people together.</p> <p>Convention-a good description for multiple uses.</p>
<p>Definitely needs the name "Cromwell" as it identifies where it is located, no confusion.</p>
<p>This building replaces the Memorial Hall, built by Cromwellians to remember and honour those who died or were injured in past wars. That should not be swept away just because it is a new building. The additional features of the complex are those of an event centre, in that they provide space and commercial food preparation areas for events, so that is an accurate description of the versatility of the complex. There is no need to complicate the name of the complex by adding a maori name to it, as there is scope to use maori words in the naming of the rooms and cafe in the complex if it is felt necessary to have that -</p>

even though there was no maori settlement here, and the museum will incorporate the history of maori use of the land as a rural thoroughfare anyway.
no thank you
nah im good
<p>The gold rush of the 1860s brought thousands of men into Otago to seek their fortunes. These men came from all over the world, England, Scotland, Ireland, Europe and China. The result of this rush made Otago the richest province in New Zealand. When the gold rush was over those men turned to their original skills, trades to seek out a living for themselves and families. It was the skills of those founding fathers, Farmers, stone masons, Black smiths, Builders and Traders which made this province, Otago great. Not the gold, that was just the catalyst.</p> <p>The we suffered Two World wars. Those families who had worked so hard to build the province then lost thousands of loved defending it. I believe the heading Name "FOUNDERS" reflects the contribution that those who have gone before us have made.</p>
<p>I would like to thank the Council for the opportunity to submit a name for the new facility.</p> <p>I propose "The Auric – Central Otago Events Centre" as the official name. Giving the facility a distinct and memorable name rather than a generic title adds prestige, identity, and pride to this important community space. It ensures the centre is recognised as a landmark in Cromwell and Central Otago, immediately identifiable to both locals and visitors.</p> <p>"Auric" is an English word derived from the Latin aurum, meaning "gold" or "of gold." This subtly references Central Otago's historic gold-mining heritage, paying homage to the region's history in a way that will hopefully satisfy older generations who value recognition of our past. At the same time, the name signals aspiration, value, and significance, reflecting the modern, vibrant role of the facility.</p> <p>The memorial space — including the War Memorial Gardens and relocated cenotaph — remains a dedicated, respectful outdoor area, and does not need to be included in the building's name. Its significance is preserved in the landscape and programming, while the facility itself can focus on events, community gatherings, and tourism.</p> <p>"The Auric" also creates a strong, brandable identity. Without it, people are likely to shorten the name to "Events Centre," which is generic and meaningless outside Cromwell. The Auric is easy to say, memorable, and instantly recognisable, for example: "Where are you going tonight?" — "The Auric." This makes it ideal for marketing, signage, and establishing a landmark identity for the town.</p> <p>"Central Otago" anchors the facility geographically, and "Events Centre" clearly communicates its multi-use purpose, including performances, meetings, school functions, and community activities.</p> <p>By choosing this name, the Council establishes a facility that balances heritage with forward-looking purpose, honours the region's gold history, and creates a modern, iconic, and inclusive hub that the community and visitors can take pride in.</p>
history + community (hall o center)

<p>This hall is funded by Central Otago so should represent all of Central Otago. It will be utilised by those all over the region</p>
<p>One building that does more than the rest of the town combined. We need to reflect that with something bold. A single roof over the whole community's life. all in one place</p>
<p>I would like to propose the name  The Central Exchange  Cromwell, Central Otago  The name reflects Cromwell's role as a natural meeting point in the heart of Central Otago, where people, ideas, business and community come together. "Exchange" captures the purpose of the facility - a place for conference, events, culture and connection.</p> <p>This name reflects Cromwell's unique position as the geographic and economic heart of Central Otago. Historically a meeting point for trade, community and connection, Cromwell continues to serve as a hub between key destinations such as Queenstown and Wanaka.</p> <p>The name is modern, memorable and strong enough to represent the wider region while remaining clean and easy to market.</p> <p>The word "Exchange" represents:  The exchange of ideas (Conference, forums, business events)  The exchange of culture (community events, performances, exhibitions)  The exchange of connection (bringing people together across seasons and industries)  The exchange of wedding vows</p> <p>Importantly, the name is  Strong and Modern  Memorable and easy to market  Scalable for future growth  Suitable for national event listings and corporate bookings</p> <p>The word "Central" positions the facility as a regional asset rather than solely a local venue. It signals that the Centre services all of Central Otago and has the scale and ambition to host events of regional and national significance.</p>
<p>The first hall was built by the pioneers of Cromwell. The name should reflect the work and sacrifices made by these pioneers. Out side is also where the memorial is.</p>
<p>'The Junction' I believe was the original name of our town and this name will reconnect with our history. It is a short and easily recalled name and is connected in local citizens minds to the old town (which unfortunately was dubbed The Precinct at some stage) This name would take us back to re-establishing the area as the historical centre of town. I do not believe we need more than one name, especially if it's just for virtue signalling or to pander to a minority.</p>
<p>A simple, recognizable, descriptive name would be best</p>
<p>I believe it to be a building for all of Central Otago to use for events and it is centre for all supporting activities</p>
<p>we must honour the past and remember</p>

Because of the RSA we need Memorial in the name and because Cromwell paid for it must have Cromwell in the name this also states its location for any one from outside the district
I believe that this name represents and acknowledges all that this centre stands for and tells people about the history of our area by just the name. I believe that choosing a name suggested by a young person in the community shows that Cromwell values young minds.
The Valley's Heart is a place where the people of Central Otago come together — a warm, welcoming space at the centre of our community. Nestled among the valleys and landscapes that make Cromwell special, it celebrates connection, creativity, and belonging. Here, stories are shared, friendships grow, and generations gather for events, learning, and celebration. Just as the valley brings our region together, The Valley's Heart will be a place where everyone can meet, support one another, and help our community thrive.
Cromwell sits in the heart of Central Otago's valleys near Lake Dunstan and has long been a place where people come together to live, work, and celebrate community life. Cromwell Central Otago Awesome Hub Area
This facility is located in Cromwell but should identify the entire District as one unified community.
Would like to see the chosen/selected name e.g. "Cromwell Memorial Centre" put at the forefront of any signage - not the gifted Maori name.
Being an RSA member, I would like to see Memorial included in the name. Any gifted Maori name can be put after the chosen name.
At a later stage, what about a series of murals starting with Maori art on the boring blank walls that face Melmore Terrace.
Remember it's great to have a new facility but its built first for the community and wider region. It needs to be called a local identity.
Cromwell should be part of the name, it is our town, not Central Otago as a whole.. Memorial, for obvious reasons. Events, for the multiple events that will take place there. Centre, because of the museum, cafe etc in the same building.
Named after the great Mata-Au, the Clutha River whose waters have shaped the landscape of our community for generations. The name reflected a place where people, culture, ideas and celebration flow together.
A hub sounds vibrant and inviting to younger people and visitors. The word Cromwell will also stick easier in overseas visitors minds.
As above, the name needs to identify the location, what the function is and above all it needs to be as brief as possible, in words of common usage; and easy to remember and say. The last hall was built as a memorial, but times change and this one fortunatly wasn't. The war memorial is very respectfully located directly outside. We need to move on, from the old halls purpose. This is a new beginning for Cromwells new growth.
Its a hard one to keep every one happy I think it needs to be cromwell and to keep memioral and is no longer just a hall so needs to reflect that
While I get the desire to retain Cromwell Memorial Hall, it doesnt support what's actually been built. Maybe name the gardens, Cromwell Memorial Garden or the like
Name doesn't need to over complicated.

To disregard and cast it aside after over half a century renders "Lest we forget" to nothing, Is that the story you want to tell?
It includes Cromwell so the name is clearly linked to the town. The word convention doesn't suggest the building is limited to just one purpose, which suits a venue used for many different events. It also sounds professional and makes the building feel like a major regional venue rather than simply a hall.
This term succinctly describes both the physical and the human aspects of the facility. It represents the physical manifestation of the confluence of the Kawarau and Mata Au and at the same time describes the convergence of the many paths that people have taken to reach this place.
The name needs to reflect this community and not the desires of people looking to create a legacy or acting to fulfil an agenda. Please listen to what the people want and not a vocal or influential minority. This is an opportunity for decision makers associated with CODC to show they listen.
Kia ora, I grew up in Cromwell and have many fond memories of the Memorial Hall. It was a place where the community came together for events like school discos, activities, and ANZAC Day commemorations. Seeing the transformation into the new facility is wonderful, and I'm sure it will continue to serve the community just as the original hall did. The name Cromwell Memorial Collective reflects both the history and the future of the space. The original hall was a gathering place for the community, and the new building represents a collective of everything Cromwell stands for today — tourism, history, contemporary spaces, Central Otago, and most importantly, community. Cromwell Memorial Collective acknowledges the past while bringing people together for the future.
I would really like to see this name of this be commercial - we want to sell this as a facility to the world not to just our residents. Sure it needs to honour the past but it can do that in other ways.
The name should include 'Memorial' as it is rep-locating the former Memorial Hall
The Cromwell name should be retained in this new facility - even though the wider Central Otago community will benefit - it really should markedly belong to Cromwell.
It requires Cromwell as that is where it is located. The memorial gardens and cenotaph are there so it requires Memorial. It is more than a hall it is a complex.
I am more than disappointed that the naming of this significant facility that must represent major past events and sacrifices that have allowed us as a community to celebrate our own identity and plan forward to a bright new future, has again been offered at the last minute as a default form of consultation process to one of a tick the box process, similar to the Council pre-determined district-wide process. It also concerns me that two names are going to apply, with the Te Reo name being decided exclusively without community involvement,. y The RSA community is the heart of relevance to this new building, which is simply a modern replacement of the original, along with its remembrance functions. Albeit I have no absolute doubt the Te Reo name gifted by Kai Tahu ki Otago would be beautiful and respectful in every respect, and will have regard to Maori historical associations with inland Central Otago over the past hundreds of years that includes cultural beliefs to the mauri of land, landscapes and water, toanga and waihi tapu sites. However, I was very hopeful that iwi, the keepers of Maori culture, and Council being the

<p>keeper of cultures of the diverse ethnic groups that now make up the combined culture of our very special communities, would amalgamate to deliver a single name of very special significance and connection, embodying and remembering the past and focusing on the future that lies ahead. For the people that live in our diverse communities having a "sense of home" helps us know who we are and shapes us. I was hoping that the term "kotahitaka" being rooted in Maori culture with an emphasis on togetherness and solidarity and the importance of working to achieve common goals and outcomes together, would have been acknowledged, understood and accepted by both Council and Kai Tahu ki Otago representing Te Runanga o Moeraki, Kati Huirapa Runaka ki Puketeraki and Te Runanga o Otakau as a new modern way forward embracing full inclusion of all Central Otago cultures working and coming together to achieve great things. I believe Council have performed very badly in this regard however, there is still time for Council leadership to move quickly to meet with Kai Tahu ki Otago to promote such a partnership to develop a very special enduring, meaningful, respectful and marketable name for our new facility. That working partnership must, in my view, importantly include local RSA Presidents and the Head Boy and Head Girl representing our high school younger community generation to provide the future path for community generations to come.</p> <p>My other major concern relates to the inclusion of the museum into the Memorial Hall replacement with the resulting massive increase in the construction cost to cover the additional floor space to accommodate the museum. On refreshing myself with the context of the Cromwell "Eye to the Future" Master Plan - Spatial Framework - Stage 1: Spatial Plan document I find the Museum I am not surprised to find under section 3.5.7 Civic Facilities and Community Precinct (page 053) that the museum and library are key components of the objectives for a revitalized and vibrant town center/community heart. To now have the museum occupying valuable floor space within the new complex without any consultation with the community is concerning. From a commercial perspective I believe that to be a significant error as the museum has historically been a very low attendance and low value experience. I believe the space occupied by the museum would be better utilized for community use meetings/workshops/cultural/art facilities. Running costs associated with the museum now funded via the district wide platform I believe will be in direct conflict with the Alexandra Central Stories Museum and Art Gallery and to some extent replicate the Central Otago history and story. I am hopeful that when the town center project is rejuvenated the library and inclusion of a relocation of the museum will form a key component of that design as consulted on throughout the extensive process associated with the objectives of the Spatial Framework: Spatial Plan.</p> <p>Hub = the central most important part of a system, where many "connections" converge. Acts as a focal point for activity, central connection for a community Cromwell name needs to be used, Location is paramount, LESS confusion for those visiting, or unfamiliar with our region/area. Central Otago too broad! The Junction - Huinga</p> <p>It needs to attract serious users to generate revenue. Make sure you market the venue professionally. A good start is to give it a professional name.</p> <p>It is vital that the word Memorial is included in the name to remind future generations or their forbears service and sacrifice during war time.</p> <p>It is in Cromwell but it will support all of Central Lakes area. No need for Memorial as this is a new centre that has had it's time.</p>
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<p>The Junction Legacy Centre</p> <p>Junction - reflects the town name prior to it being called Cromwell. It lends itself to being promoted as The Junction, which help those in the marketing and promoting future events. Legacy - is a nod to those that have gone before us and contributed to the construction of the Cromwell Memorial Hall, but just as importantly to those that built the new centre. It also provides an opportunity for those that use the facility to build a future legacy for the Cromwell township, by way of the events it brings, the community engagement and the economic activity that it will support and generate. Centre - is to simple capture the building purpose being a centre of all the activities that are able to be held, facilitated and promoted to form the new legacy for future generations.</p> <p>The Junction Legacy Centre.</p>
<p>A key part of naming this facility is the place it represents, so I do not believe it is necessary or relevant to include any other option in the proposed 'formula'. The facility is located in Cromwell and has been commissioned to replace the Cromwell Hall that was demolished.</p> <p>In terms of a name that reflects the activities and helps people understand its purpose, I have opted for Heritage &amp; Events. Considering the history of the former Cromwell Hall, which was built by local returned servicemen, and the fact that a museum will be included in this purpose-built facility, the word Heritage acknowledges both the history of our Returned Services and the broader history of Cromwell itself.</p> <p>Given the location of the site, using the word Heritage would also help create a natural connection with Old Cromwell Town and the Heritage Precinct when promoting the venue. This could provide an additional point of difference when marketing the facility as a destination for conventions and other events.</p> <p>The word Events reflects the wider range of activities the facility will host, including community, cultural and convention-based gatherings.</p> <p>Finally, I have chosen the word Centre because the building is more than just a hall, but it is not a complex either, as it consists of a single building. While I considered the word Hub, it feels somewhat like a buzzword and less appropriate in this context.</p>
<p>This is what it is replacing please don't forget that!! We don't need any Moari name as there were almost none here then or now</p>
<p>The name represents the district and puts the region as whole on the map</p>
<p>I believe that the new facility should have a simple name that speaks of its location, while also honouring what it has replaced. It is replacing Cromwell's memorial hall, and is serving the Cromwell community. I acknowledge it is also serving the wider Central Otago community, and Central Otago could be added on in some instances, such as for promoting it outside the district, eg The Cromwell Centre - Central Otago. I've put through the word centre to represent both its activities and its structure. Hopefully it will become a Centre of our community, a gathering place where we share in art, culture, heritage and hosting of new events. A Centre for our memorial activities.</p>

The other words listed under #3 above do not encompass all that it could be, whereas Centre is inclusive and for my aspirational. The Cromwell Centre - Central Otago
Please no gifted names!
Cromwell Memorial Convention Centre
No gifted names please.
The district is responsible for paying for this going forward so it would be good to have a wide incorporation in the name. It will be a much more inclusive approach.
As the original Cromwell War Memorial Hall had to be demolished, the name should be 100% transferred over to the new building as the sacrifices made by our soldiers should never be diminished whatsoever. We are here today because of their bravery.
Must have Southern Lakes which Cromwell is part of and who in the future will be the biggest users of this centre.
Location a great place but costs too much looks like a prison containers stacked on top of each other not in keeping with Old Cromwell
1. Historic name for the area. 2. It's a confluence of/for all the events + activities that will occur in the centre.
If the blank southwest wall of the building is being considered for a mural, I would strongly suggest this artist: <a href="http://xlstreetmurals.com">xlstreetmurals.com</a>
In simple terms the issue of the name of the new building is being over complicated. I take this view:  <ul style="list-style-type: none"> <li>- the community originally built the Cromwell Memorial Hall and named it that for reasons that are well understood</li> <li>- the community decided to demolish the Cromwell Memorial Hall and rebuild it - none of the decision making over the long gestation of that decision ever contemplated a change in the name!</li> <li>- the new building will replace the demolished Cromwell Memorial Hall</li> <li>- the question that could/should be asked of the community is; do you want to change the name of the Cromwell Memorial Hall to something different?</li> <li>- as is the case elsewhere in the Central Otago District, Cromwell has seen significant changes from when the Cromwell Memorial Hall was first built - arguably more than most after the changes that came about as a result of the Clyde Dam</li> <li>- Cromwell is its own place, has its own identity that is steeped in history - its name will likely never change and even though it is part of the "Central Otago" territorial authority which will very likely change in time just as it did from the Cromwell Borough Council.</li> <li>- a name that reflects anything other than Cromwell has no place for as long as that is the name of the township - could anyone imagine changing the name of the Bannockburn Coronation Hall?</li> <li>- Cromwell has lost a lot of its historic fabric and thanks to the efforts of the community has managed to recreate/memorialise that with the likes of the Old Cromwell Heritage Precinct</li> <li>- the reasons that existed for the Cromwell Memorial Hall being given that name in the first place have not changed and I'm yet to hear any compelling reason for that name to no longer apply to the building.</li> </ul>

<p>So my request is simple - the new building is the "Cromwell Memorial Hall" and no change of name is required or necessary!</p> <p>Thanks you.</p>
<p>The name should give a clear signal that this is a multi-function facility, capable of hosting a range of events, conferences and performances. It is not a single use facility and needs to balance these factors with being easily marketable and distinctive in a national sense. Anecdotal feedback says that 'hall' does not reflect the diversity of usage that the space and community aspire too. Reference to the historical narrative of the site is important but can be conveyed in a range of ways throughout the site.</p> <p>The venue name should lean into the regional place strengths ("Central Otago" is seen as a premium brand in the wine industry and has strong national and global awareness to visitor and business events markets. Cromwell is identifiable on a map and is building its reputation as a fast-growing town. An example might be Central Otago Events &amp; Cultural Centre. Or the location may naturally become a by-line. Venue name &gt; Cromwell, Central Otago</p> <p>A strong and distinctive name that sits alongside (and stands apart) when discussing venues nationally can become stronger than the location; e.g NZICC (Auckland), Takina (Christchurch). It is fantastic to see the dual-naming progressing - and look forward to seeing the name gifted to this venue from Mana Whenua.</p> <p>As the facility is an anchor investment for the region the wider Central Otago community need to feel a connection to the place, and to be advocates for how it develops. The venue can bring our people together in new ways and support the development of new opportunities for the arts, culture and business events sectors.</p>
<p>This building replaces the Cromwell Memorial Hall so it is good to recognise that, but including community reflects how it covers a wider area now. Hall could be replaced by Centre as it covers a number of facilities.</p>
<p>I would like to see the building retained namely for it represents. Initially built to remember the people who paid the ultimate sacrifice. So that the country could remain peaceful + secure.</p>
<p>This is a building in Cromwell for the Community and should have Cromwell in the name so people can understand which town it is in. Central Otago Community Centre could be anywhere.</p>
<p>No Maori names as I cannot even spell or understand all the meanings - keep it simple.</p>
<p>The memorial gardens are stand alone and don't need to be part of the pavilion name</p>
<p>This need to be a name that people in the wider district will use. ie. Central Otago Events Centre</p>
<p>The Hall is in Cromwell so that should be the name. That's where it is.</p>
<p>All the small towns, eg Bannockburn Rm, Omakau Rm, Teviot Rm, Tarras Rm. The Cafe The Museum If each room was named it would be easy for public to locate for meeting etc.</p>

<p>This hall belongs all of us and no doubt some rates will be required to run it. Myself I have enjoyed gatherings in both the old halls on many occasions dances, balls and many a films.</p>
<p>Please do not disregard the word Memorial. The new building replaces a memorial hall - dedicated to those who gave their services and lives for their country. They must be respected and remembered.</p>
<p>Also: "Central Community Centre"</p>
<p>It's a new start for Cromwell so it needs a new name. The facility still represents the RSA angle with their own room + the outside garden + statue, but it's time to move on. The building itself looks amazing, wish there was more schist on the outside, but needs must.</p>
<p>Please no maori names</p>
<p>Cromwell must be included so people know where the hall is! The memorial light and memorial is there. A hall can be used for so many purposes.</p>
<p>I believe it should stay the Cromwell Memorial Hall. But bring in names for the areas inside the hall, including the Chinese names as they mined that end of the town. The Maori could be komititanga the convergence of the rivers.</p>
<p>Needs Cromwell and Memorial in the name.</p>
<p>Needs Cromwell and Memorial in the name.</p>

### 26.3.3 FEES AND CHARGES - CROMWELL FACILITY

Doc ID: 2758160

Report Author:	Will Harris, Venue Director
Reviewed and authorised by:	David Scoones, Group Manager - Community Experience

#### 1. Purpose of Report

To consider the fees and charges for the new Cromwell Facility.

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#### Recommendations

That the Cromwell Community Board

- A. Receives the report and accepts the level of significance.
  - B. Recommends to Council that the attached fees and charges be accepted for the first year of operation.
  - C. Notes that this is not an exhaustive list and directs staff to continue to develop fees and charges as the operation of the venue evolves.
- 

#### 2. Background

The fees and charges for the new Cromwell venue need to be established as a starting point so staff can begin taking bookings.

A workshop with the Board on Tuesday, 5 August 2025, provided guidance on the parameters for developing these charges. Feedback from that session indicated some prices were not aligned with other local venues, so adjustments were made.

The amended paper was presented to the Board on the 25<sup>th</sup> of November 2025. Feedback indicated that the commercial rates were too low and needed adjusting.

A workshop with the Board on the 4<sup>th</sup> of February 2026 provided the amended fees and charges and are in the attached schedule.

This list is not exhaustive and will require updates as the venue's operations become better understood. This report seeks to review and approve the initial set of fees and charges.

#### 3. Discussion

##### Community access and utilisation

The Board has provided early direction that the venue should be accessible and welcoming for community use. In its first year of operation, the focus will be on celebrating the new facility and encouraging broad community engagement, with a target utilisation of 70% community use and 30% commercial use.

**Funding model and review timeline**

The venue's funding model aligns with other Council community facilities, with one-third of costs recovered through user fees and two-thirds funded by rates. Revenue is expected to increase gradually over time. The facility's operations, including fees and charges will be reported upon a six-monthly basis.

Performance indicators will include;

- Revenue vs. expenses
- Occupancy/ Utilisation rates
- Attendance numbers
- Community engagement and feedback
- Highlights and opportunities

Staff have developed a schedule of fees and charges for the hire of the spaces within the venue. This includes overall hire rates and includes the space, set up and equipment hire such as chairs, tables, WIFI and access to AV technology. The schedule does not include combined hospitality and event packages which will be created once suppliers are confirmed. It also does not include extra hire charges for items like extra security, technical equipment and staff depending on the size and scale of the event.

The community board has discussed the level of access required by both community and commercial stakeholders. This report summarises those discussions and outlines the proposed parameters for charging, balancing affordability for community users with the need for sustainable venue management.

Staff are also directed to develop terms and conditions for venue hire that align with those used across other Council-managed facilities. This will ensure consistency in service delivery, risk management, and user expectations.

**Parameters**

Fees and charges have been developed for the facility with the following parameters:

1. Tiered pricing
  - a. Commercial hire (commercial business and events)
  - b. Tier One rates: CODC Local business events, private event hire
  - c. Activation discount to encourage activity to the region
  - d. Community one (ticketed community events)
  - e. Community two (non-ticketed, free or by-donation events).
2. Hire rates are based on existing council facilities, research of other local facilities and similar facilities from around the country. As well as discussion with community groups and potential users.
3. Included is an Activation discount line. This will allow the venue director to strategically adjust to demand or areas of focus. The example on the attached schedule demonstrates how in the first 6 months we can target touring shows and events to increase the offerings for the community and market the building on a national level.
4. The rates take into account feedback from the Cromwell Community Board following the workshops on 5<sup>th</sup> August, 25<sup>th</sup> November 2025 and February 4<sup>th</sup> 2026.

**Catering kitchen lease**

Leasing options for the catering kitchen are currently being worked through. Registrations of interest for leasing venue spaces closed on 29 August 2025. Potential lessees presented

their proposals to the Community Board at a workshop on 12 November 2025. The catering kitchen lease will be priced according to the level of service provided.

As the venue begins to operate and its usage patterns become clearer, it may be necessary to review and adjust the fees and charges. These updates will ensure that the pricing structure remains fair, sustainable, and reflective of actual demand and operational costs. Flexibility in this area will allow the venue to better serve our community, support a wide range of activities, and respond to evolving needs over time.

#### 4. Financial Considerations

Fees and charges set for usage of the venue will contribute to Council's revenue.

The fee structure aims to reflect both market fit for commercial users and community fit for local groups, ensuring equitable access while supporting financial sustainability. Given the technical nature of the facility and the diverse ways in which it can be used, it is necessary to include a combination of room hire, and equipment hire. This approach allows for a more accurate reflection of usage and resource demands, while also aligning with best practice in venue management.

#### 5. Options

##### Option 1 – (Recommended)

Accept the attached fees and charges as the initial schedule for the venue. Staff will continue to refine and update these charges over time, based on the agreed parameters for all bookable spaces.

Advantages:

- Enables bookings to commence, giving users clarity on pricing before the venue opens.
- Provides a flexible starting point that can be adjusted as operational experience grows.
- Ensures fees are broadly aligned with comparable facilities, supporting fairness and market consistency.
- Balances accessibility for community groups with financial sustainability

Disadvantages:

- Initial pricing may be perceived as inequitable by some users until further refinements are made.
- A parameter-based structure can be complex to manage and update, requiring ongoing monitoring.
- Future adjustments may lead to confusion if changes are frequent or not well communicated.

##### Option 2

Do not accept the attached fees and charges. Request staff to prepare a comprehensive pricing schedule that includes all potential pricing options for the venue.

Advantages:

- Provides a complete and detailed pricing structure from the outset.
- Reduces the need for frequent updates or adjustments after opening.
- Offers greater transparency for users by outlining all possible charges upfront.

## Disadvantages:

- Delays the ability to take bookings, which may impact early revenue and community engagement.
- May slow down the venue's opening timeline if pricing is not finalised promptly.
- Could result in overcomplication if too many pricing options are included.

**6. Compliance**

<b>Local Government Act 2002 Purpose Provisions</b>	This decision promotes the social and cultural wellbeing of communities, in the present and for the future by making sure the fees and charges set for the usage of the new venue makes it accessible for the community to use and enjoy.
<b>Decision consistent with other Council plans and policies? Such as the District Plan, Economic Development Strategy etc.</b>	This is consistent with other fees and charges set for Council facilities.
<b>Considerations as to sustainability, the environment and climate change impacts</b>	There are no sustainability, environment and climate changes implications.
<b>Risks Analysis</b>	Risks could include inconsistency and perceived unfairness amongst users, complexity that could lead to errors and potential confusion for users.  This can all be mitigated with clear information about the fees and charges and how they have been set.
<b>Significance, Consultation and Engagement (internal and external)</b>	There are no consultation implications relating to this decision.

**7. Next Steps**

This report will go to the next Council meeting to be ratified.

**8. Attachments**

**Appendix 1 - CMH Fees and Charges 24-03-26.pdf** [↓](#)

## CHM: Fees and charges (all prices excl. GST).

<b>Auditorium</b>	Commercial Hire	Local/ private event	Activation Discount	Community 1	Community 2
Pack in Day (9am – 5pm)	500	450	315	125	125
Full day hire (9am – 11pm)	3500	1800	1260	650	560
Half day hire (5 hours: 9am – 2pm or 3pm – 8pm)	1800	1000	850	350	275
Pack in and event same day (9am – 5pm)	2000	1500	850	450	375
Foyer (exclusive event space only)	1500	750	-	400	300
Dark days (in between nights in a show season)	-	-	50	30	20
<b>Inclusions</b> <ul style="list-style-type: none"> <li>- All specified technical equipment</li> <li>- All specified furniture and front of house staff</li> <li>- Set up where possible</li> </ul> <b>Exclusions</b> <ul style="list-style-type: none"> <li>- Catering</li> <li>- Any equipment or staff out of scope</li> <li>- Ticketing services</li> <li>- Technical operators for lights, sound, AV @ \$65 p/h (can also be provided by hirer)</li> </ul> <b>Exceptions</b> <ul style="list-style-type: none"> <li>- Two show days may incur additional costs</li> <li>- Exclusive access for conferences and events will incur additional charges</li> </ul>					

<b>Commercial kitchen</b>	Commercial	Preferred supplier	Community 1	Community 2
External Caterer (per day)	600	400	300	250
External Caterer (half day)	400	300	200	180
Compulsory cleaning charge	200	200	200	200
<b>Inclusions</b> <ul style="list-style-type: none"> <li>- All specified catering equipment</li> </ul> <b>Exclusions</b> <ul style="list-style-type: none"> <li>- Rubbish removal</li> <li>- Cleaning</li> </ul>				

<b>XL Flex*</b> *hire time includes set up and return to zero	Commercial	Local/ private event	Community 1	Community 2
Half day hire (5 hours 9am – 2pm or 3pm – 8pm)	650	450	200	150
Full Day (10 hours)	1000	750	400	300
Hourly (minimum two hours)	250	200	75	50
Inclusions - Specified technical equipment - TBC furniture/ lectern etc				

<b>Dance Studio*</b> *hire time includes set up and return to zero	Commercial	Local/ private event	Community 1	Community 2
Half day hire (5 hours)	350	250	150	80
Full Day (10 hours)	700	400	300	100
Hourly (minimum two hours)	75	65	40	20
Inclusions - Specified technical equipment - TBC furniture/ lectern etc				

<b>RSA Room</b>	Commercial	Local/ private event	Community 1	Community 2
Half day hire (5 hours 9am – 2pm or 3pm – 8pm)	250	150	100	60
Full Day (10 hours)	500	300	200	120
Hourly (minimum two hours)	90	80	40	20

<b>Meeting Room</b>	Commercial	Local/ private event	Community 1	Community 2
Half day hire (5 hours 9am – 2pm or 3pm – 8pm)	180	120	60	60
Full Day (10 hours)	250	200	90	90

Hourly (minimum two hours)	80	50	20	20
<b>Research Room</b>	Commercial	Local/ private event	Community 1	Community 2
Half day hire (5 hours 9am – 2pm or 3pm – 8pm)	180	120	100	60
Full Day (10 hours)	250	200	200	120
Hourly (minimum two hours)	80	50	40	20

### 26.3.4 GAIR AVENUE TREES

Doc ID: 2758218

Report Author:	Paul Fleet, Roading Manager
Reviewed and authorised by:	Quinton Penniall, General Manager - Planning and Infrastructure

#### 1. Purpose of Report

To consider options for addressing ongoing damage caused by approximately 70 *Platanus × hispanica* (London Plane trees) along Gair Avenue, Cromwell. These trees are causing significant and recurring impacts to footpaths, private property, and other Council assets due to root intrusion.

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#### Recommendations

That the Cromwell Community Board

- A. Receives the report and accepts the level of significance.
- B. Recommend to Council the removal of approximately 70 *Platanus x hispanica* (Plane Trees) from Gair Avenue Cromwell and repair of the footpaths as part of the 2026/27 Roading Annual Plan budget.

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#### 2. Background

Council-owned trees contribute significantly to the character and wellbeing of local communities. The CODC Tree Policy recognises the role of urban trees in:

- providing shade and cooling,
- contributing to biodiversity and habitat,
- improving visual amenity and local identity,
- enhancing mental wellbeing and quality of life, and
- supporting climate resilience and stormwater absorption.

The Policy also encourages retention of healthy trees wherever practicable, while balancing this with the need to manage infrastructure risks, public safety, and long-term maintenance costs.

Gair Avenue is lined with approximately 70 *Platanus × hispanica* (London Plane trees), around 40 years old and in good condition. Their size and canopy contribute significantly to the streetscape. However, London Planes are known for vigorous, shallow rooting behaviour, particularly in constrained urban environments.

On Gair Avenue, the berm width and limited soil volume restrict root development, resulting in extensive conflicts with surrounding assets.

### Service Requests and Resident Concerns

Since 2018, Council has received ongoing service requests regarding:

- trip hazards and uneven footpaths,
- mobility and accessibility concerns,
- damage to private fences and driveways,
- leaf litter impacts, and
- requests for individual or full tree removal.

Residents have repeatedly expressed concern that maintenance efforts do not address the underlying problem. A petition was submitted in 2018, and more recent correspondence reflects ongoing dissatisfaction with the state of the footpaths and the impacts on private property.

### Previous Board Decisions

- December 2018: The Board resolved to remove selected problematic trees and crown-lift the remainder.
- August 2025: The Board resolved to consult the community, in line with the Tree Policy, on the potential full removal of the remaining trees.

Following this, staff undertook further analysis of infrastructure impacts, financial implications, and Tree Policy requirements.

## **3. Discussion**

As the trees have matured, root mass has increased substantially. This has resulted in widespread footpath uplift, kerb and channel deformation, and damage to private property.

An inspection in October 2024 confirmed 685 m<sup>2</sup> of repair work required, and since 2018 approximately \$62,000 has been spent on reactive repairs. These issues recur quickly after repairs, demonstrating that the underlying conflict cannot be managed through maintenance alone.

Council's Tree Policy recognises the value of urban trees but allows removal where trees cause significant and persistent damage to infrastructure or unreasonable impacts on private property, or where long-term costs outweigh the benefits of retention. The Policy also notes that a tree may be removed even if healthy, where infrastructure or safety impacts are unacceptable. While large-scale removals typically involve community engagement, the Policy emphasises the need to balance public input with affordability, safety, and asset management responsibilities.

Financial implications are central to determining whether retention is viable. Removing all trees, repairing footpaths, and replanting is estimated to cost approximately \$350,000, including:

- \$70,000 for tree removal and stump grinding,
- \$183,750 for footpath repairs (+ \$18,500 traffic management),
- \$70,000 – \$80,000 for replanting with appropriate species and root guards.

Roading funding for removal and footpath repairs is already included in the 2026/27 Annual Plan, with replanting to be considered in the 2027–2030 Long Term Plan.

Retaining the trees with best-practice root management would cost \$175,000 – \$332,500 plus \$202,500 of footpath repairs, totalling \$380,000 – \$535,000, with ongoing uncertainty about long-term effectiveness.

Retaining the trees without intervention would result in continued annual repairs estimated at \$300,000 – \$400,000 over 10 years.

Given these differences in cost and long-term asset risk, staff consider it important that the Board first determines whether it supports retention of the trees before proceeding with the consultation previously resolved in August 2025.

At the time of that resolution, the full financial implications of retaining the trees, including best-practice root management, footpath reinstatement, and ongoing monitoring were not yet known. Now that these costs have been properly quantified, it is evident that retaining the trees may not be financially viable and would continue to expose Council to ongoing risk, even with significant investment.

Proceeding with consultation is an option that may not be practical, fundable, or effective. This would also be inconsistent with sound asset management practice and could mislead the community by seeking feedback on an option that Council ultimately cannot deliver.

For this reason, staff consider it appropriate to instead present the Board with all relevant information so it can consider whether to recommend removal of the trees without consultation, as provided for under the Tree Policy where infrastructure damage, safety risks, and financial constraints outweigh the benefits of retention.

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

All financial information is detailed within the Discussion.

The removal and repair option is currently the only fully funded scenario under existing budgets. No budget is currently allocated for replanting, and estimated costs would be included in the 27/37 Long Term Plan for consideration.

#### **5. Options**

##### Option 1 – (Recommended)

Recommend to Council the removal of approximately 70 *Platanus x hispanica* (Plane Trees) from Gair Avenue Cromwell and repair the footpaths as part of the 2026/27 Annual Plan budget.

Advantages:

- Lowest upfront cost.
- Current budget available to address both tree removal and footpath repairs.
- Current safety issues can be addressed sooner.
- Substantially reduces root conflict with reduced future uplift or infrastructure damage.
- New species can be selected for compact or deep-rooting habits.
- Avoids ongoing footpath patch-repair cycles.
- Lower long-term OPEX maintenance costs than managing Plane roots for next 40–60 yrs.
- Opportunity to diversify canopy (NZ research supports increased urban tree diversity for resilience).

Disadvantages:

- Loss of 40-year-old canopy cover for 10–20 years until replacements mature.
- Potential public opposition to removal of established street trees.
- Requires significant disposal of large biomass.
- New plantings require 2–3 years of watering and establishment care.
- Streetscape character changes substantially.

Option 2

Recommend to Council that approximately 70 *Platanus x hispanica* (London Plane Trees) on Gair Avenue in Cromwell are retained and maintained using best practice of root pruning and installation of root guard protection.

Advantages:

- Retains mature London Plane canopy providing shade, cooling, and urban ecological benefits.
- Lower community disruption than full removals.
- Immediate retention of amenity and streetscape character.

Disadvantages:

- Root pruning is a potentially injurious practice, this varies by age, species, and site conditions.
- Mature London Plane trees may re-establish surface roots beyond the barrier zone after 10–20 yrs.
- Requires trenching near structural roots.
- Footpath may still show movement over time.
- Higher upfront CAPEX cost than removal/replanting.
- Higher OPEX maintenance costs due to likelihood of ongoing root intrusion over the remaining life of the trees.

Option 3

Recommend to Council that approximately 70 *Platanus x hispanica* (London Plane Trees) on Gair Avenue in Cromwell are retained in their current state, repair current damage and continue to maintain footpaths on a regular basis.

Advantages:

- Lowest immediate disruption to trees and community.
- Lowest short-term cost (only repairing damaged areas).
- Retains mature London Plane canopy providing shade, cooling, and urban ecological benefits.
- Immediate retention of amenity and streetscape character.

Disadvantages:

- Does not address the underlying cause: shallow spreading roots.
- Footpath uplift will continue to recur every 2–7 years.
- Ongoing OPEX maintenance likely to escalate.
- Continues trip hazards and safety risks.
- Eventually may require emergency removals.
- Does not align with good long term asset management practices.

- NZTA may scrutinise this investment decision without addressing the tree root issue.

## 6. Compliance

<b>Local Government Act 2002 Purpose Provisions</b>	This decision promotes the (social/cultural/economic/environmental) wellbeing of communities, in the present and for the future by ensuring footpaths are safe and usable by all members of the community.
<b>Decision consistent with other Council plans and policies? Such as the District Plan, Economic Development Strategy etc.</b>	Yes.Councils Tree Policy
<b>Considerations as to sustainability, the environment and climate change impacts</b>	This will impact on the environment through the removal of semi mature trees. Significant shading provided by these trees would be temporarily removed.
<b>Risks Analysis</b>	Moderate risk in this decision of dissatisfaction with the recommendation to remove the trees.
<b>Significance, Consultation and Engagement (internal and external)</b>	Consultation is being considered as part of the report in-line with Council's Tree Policy.

## 7. Next Steps

Take the board recommendation to Council.

## 8. Attachments

**Appendix 1 - August 2025 - CCB Report - Gair Avenue Trees** [↓](#)



5 August 2025

**25.5.5 GAIR AVENUE TREES**

Doc ID: 2404158

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

**1. Purpose of Report**

To consider undertaking community consultation on the proposal to remove all trees from along Gair Avenue in Cromwell due to the damage the roots are starting cause to surrounding infrastructure.

**Recommendations**

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.

**2. Background**

At its December 2018 meeting the Cromwell Community Board (the Board) received a report seeking direction from the Board on the future of these trees following requests and a petition from neighbouring residences on the effects the trees were having on their property and the adjacent road and footpath. This report is attached as **Appendix 1**.

At that meeting the Board resolved the following.

- A. *Recommended that the report be received and the level of significance accepted.*
- B. *Approve to remove only selected trees causing issues to infrastructure and crown lift remaining trees*
- C. *Agree that the residents be advised of this decision*

Both sides of Gair Avenue in Cromwell are lined with approximately 70 *Platanus x hispanica* (London plane) trees. Collectively they provide significant visual and ecological street amenity.

While these trees are currently in good condition and are maturing they are developing extensive root systems, which are proving unsuitable for their current location. Given their size and the limited root space available, relocation is not a viable option.

The trees are beginning to cause damage to infrastructure, including footpaths, curb and channel, and adjoining property fences. Unfortunately, no amount of root pruning or management can completely mitigate these issues. As a result, removing all these trees is under consideration.

### 3. Discussion

Following the Boards 2018 resolution work was carried out in 2019 which saw some trees being removed and root guard installed where possible on others. As the trees were already well established only the surface roots were able to be intercepted by the root guard.

Councils roading Team have undertaken an in-depth survey of Gair avenue and have identified that some of the remaining trees are causing damage to Council assets particularly the footpath

Service requests have continued to be received by Council regarding issues from the trees to neighbouring properties. These have centred around damage to private assets – roots lifting accessways, wall foundations, private water/wastewater laterals.

**The below link** shows photos and comments of some of the damage to Council infrastructure.

<https://codc.magiqcloud.com/Documents/docs/~S?DocumentId=1961976&Login=True>

Modern Street tree planting techniques involves the installation of tree pits which act to direct roots down into the soil profile rather than allowing them to fan out at ground level causing the damage evident in Gair Avenue. The trees are approximately 40 years old.

For any future replanting the use of root guards would be essential.

Councils Tree Policy should be followed regarding the potential removal of the Gair Avenue trees given there is a significant number proposed to be removed.

Councils Tree Policy states – Tree Removals.

*The benefits of trees must be sustained for future generations. Tree removal is therefore a last resort option. The removal of trees is subject to the replacement requirements of Section 5.0 of this Policy. (Note this requires 2 trees to be planted for every 1 tree removed – not necessarily in the same location)*

*4.1 Allow removal of trees in a state of irreversible decline, that are dead and/ or which are structurally unsound, as determined by a CODC arborist, where they pose an unacceptable risk to the public or property.*

*4.2 Allow removal of trees that pose an unacceptable safety risk to the public or property that cannot be mitigated through pruning or other engineering solutions.*

*4.3 Consider tree removal where the tree is causing, or likely to cause, significant damage to buildings, services or property (both public or privately owned), and the damage cannot be reasonably rectified or mitigated except by removing the tree.*

*4.4 Consider removal of trees that are impeding consented legal access only when all other alternatives have been explored and are not viable.*

*4.5 Approve tree removal to carry out repairs or replace underground infrastructure only where all available alternatives have been explored and are not viable.*

*4.6 Consider tree removal for public works only where all available alternatives have been explored and are not viable.*

*4.8 Allow tree removal in emergency situations where the removal is absolutely necessary for immediate access to critical infrastructure. This will only be undertaken where failure to access critical infrastructure will lead to an unacceptable risk to public health, significant property damage or harm to personnel.*

*4.11 Prohibit tree removals for the following reasons:*

- To minimise obstruction of views.*
- To minimise obstruction of commercial or advertising signage.*
- To reduce leaf or fruit litter, blossom, bird droppings and other debris.*
- To reduce shading.*
- For contributing to allergenic or irritant responses unless approved under section*

*4.13 Avoid tree removal, other than in exceptional circumstances, where the CODC arborist has assessed the tree as being unsuitable for its location due to species type.*

*4.15 Require planting and establishment of replacement trees prior to the removal of the existing tree(s) where possible, particularly where a significant tree(s) is proposed to be removed.*

*4.16 Undertake public consultation where a significant tree(s) is proposed to be removed.*

*4.17 Require all tree removals to be undertaken by a suitably qualified arborist or appropriately skilled contractor.*

*4.18 Ensure that the costs associated with the removal of trees are met by the Applicant.*

*4.19 Require financial compensation for the loss or removal of trees where they are not able to be replaced in accordance with the policies in Section 5.0. Payment is required prior to the removal of the tree. Note: The Royal New Zealand Institute of Horticulture's (RNZIH) Standard Tree Evaluation Method (STEM) shall be used as the standard for identifying the required financial compensation, or any such tree evaluation methodology such as I Tree that CODC adopts in the future.*

Councils Tree Policy 4.16 above requires consultation, given these trees contribute to a significant street scape within Cromwell it would be pertinent to consult widely on the proposal to remove them.

#### 4. Financial Considerations

Since 2018, Council's roading team has spent approximately \$57,000 on footpath repairs along Gair Avenue to address ongoing trip hazards caused by tree root damage.

A full inspection of the footpaths on both sides of Gair Avenue was completed in October 2024. This identified around 685 square metres of further repair work needed, with an estimated cost of \$175,000. This estimate covers footpath repairs only and does not include associated costs such as kerb and channel repairs or traffic management, which would increase the total cost further.

Historically, footpath repairs in this area last only about four years before tree roots begin to cause damage again. Without tree removal, ongoing maintenance costs are expected to remain high, with a continued challenge in balancing pedestrian safety and the long-term condition of the footpath.

To remove all trees including grinding the stumps along Gair avenue would cost approximately \$65,000.

Replanting ideally would include irrigation for tree establishment but given that the area has multiple driveway and there would be large dead roots under the ground this is would be a challenging option to achieve.

Replanting with a more suitable species using root guards and not as many trees lining the street would over time re-establish some amenity. Watering would be undertaken by hand for the first few years until the trees were established.

Replanting costs including roots guards would be approximately \$50,000.

No budget has been allocated in the 2025/34 Long Term Plan. Should the public consultation process lead to the removal of trees budget will need to be included in the next Annual Plan.

#### 5. Options

##### Option 1 – (Recommended)

The Cromwell Community is consulted on the proposal to remove approximately 70 *Platanus x hispanica* (Plane Trees) from Gair Avenue Cromwell.

Advantages:

- The Board review feedback from the whole community on the proposal

Disadvantages:

- The issues caused by the trees is not dealt with immediately

##### Option 2

The Cromwell Community is not consulted, on the proposal to remove approximately 70 *Platanus x hispanica* (Plane Trees) from Gair Avenue Cromwell.

## Advantages:

- The damage caused by trees could be mitigated at an earlier time

## Disadvantages:

- There is not budget allocated to undertake this work in current Long-Term Plan
- Public do not get their chance to provide feedback
- Council Tree Policy processes are not being followed

**6. Compliance**

<b>Local Government Act 2002 Purpose Provisions</b>	This decision enables democratic local decision making and action by, and on behalf of communities by providing the opportunity for the community to provide feedback on the proposal.
<b>Decision consistent with other Council plans and policies? Such as the District Plan, Economic Development Strategy etc.</b>	Councils Tree Policy
<b>Considerations as to sustainability, the environment and climate change impacts</b>	This will impact on the environment through the removal of semi mature trees. Significant shading provided by these trees would be removed.
<b>Risks Analysis</b>	Moderate risk in this decision.
<b>Significance, Consultation and Engagement (internal and external)</b>	Consultation is being recommended before any decisions are finalised.

**7. Next Steps**

Consultation plan will be developed, and community consultation will begin.

**8. Attachments****Appendix 1 - Gair Ave Tree Maintenance Options**

### 26.3.5 CROMWELL TOWN CENTRE

Doc ID: 2741813

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

#### 1. Purpose of Report

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

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#### Recommendations

That the Cromwell Community Board

- A. Receives the report and accepts the level of significance.
- B. Recommends to Council that staff investigate options within the Northwest Precinct and conduct high-level detailed concept design.
- C. Recommends to Council that the high-level detailed concept design includes necessary civic facilities.
- D. Recommends to Council that staff investigate and cost road realignments on Murray Terrace and the intersection at Barry Avenue and Waenga Drive, Cromwell.
- E. Recommends to Council the implementation of private property design guidelines within the Cromwell Town Centre.
- F. Recommends to Council the adoption of the Project Structure and Governance Group framework.
- G. Recommends to council that governance updates to be provided at every Board and Council meeting.

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#### 2. Background

The Cromwell Town Centre project has been discussed for many years due to the projected population growth, economic development and the need for improved community amenities. Previous work, including the Cromwell Masterplan and Spatial Plan, identified the town centre as a priority area for investment.

At the Council meeting held on 26 November 2025 Council resolved the following:

#### 25.21.24 CROMWELL TOWN CENTRE PROJECT

To consider the relaunch of the Cromwell Town Centre Project and develop a refreshed long-term vision and delivery framework that reflects current community needs, market conditions, and partnership opportunities.

After discussion it was agreed that reference to new civic buildings should be removed from the resolution. In addition, while agreeing to the idea of a joint governance group, it should be approved by Council in the first instance.

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## RESOLUTION

**Moved:** Alley  
**Seconded:** Scott

That the Council

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

**CARRIED**

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Following this recommendation council staff held a workshop on February 11<sup>th</sup>, 2026, see **appendix 1** for the full presentation. The purpose of this workshop was to work through the information to date and seek direction on including the project in the upcoming Longterm plan 2027-2037. It was also to ensure all members of Board and Council had the same background and understanding of the history of the project, which has been discussed and consulted on since approx. 2008.

During the workshop key points were identified:

- Central Otago District Council own land/property to the northwest of the precinct including the Big Fruit reserve, development of this results in investment to existing assets.
- Ensure any civic facilities are future proofed by scoping according to potential growth and changes.
- That the fast growth within the region is highlighting the need to assess the road layout and ensure it is appropriate.

### 3. Discussion

#### Development Opportunities on Council Land (North-West Precinct)

The north-west precinct contains well located Council owned land with the potential for development, community facilities or commercial activation.



Indicative land owned by CODC

Early design and investigation will clarify development potential, reduce risk and support future funding decisions for the Long-Term Plan.

Approval is sought to:

- Undertake high level detailed concept design to test development scenarios.
- Engage with stakeholders (e.g Business and Accommodation Groups etc) and potential partners to refine options.
- Report back with a preferred development pathway and investment implications.

Early wins that can be created within the existing mall may help to build momentum and demonstrate progress.

Murray Terrace / Big Fruit Road Reserve Realignment



\*Above image, indication of potential and upgrade – example only

Murray Terrace was identified as a barrier. Realignment may improve safety, traffic flow and integration with the wider town and centre upgrades.

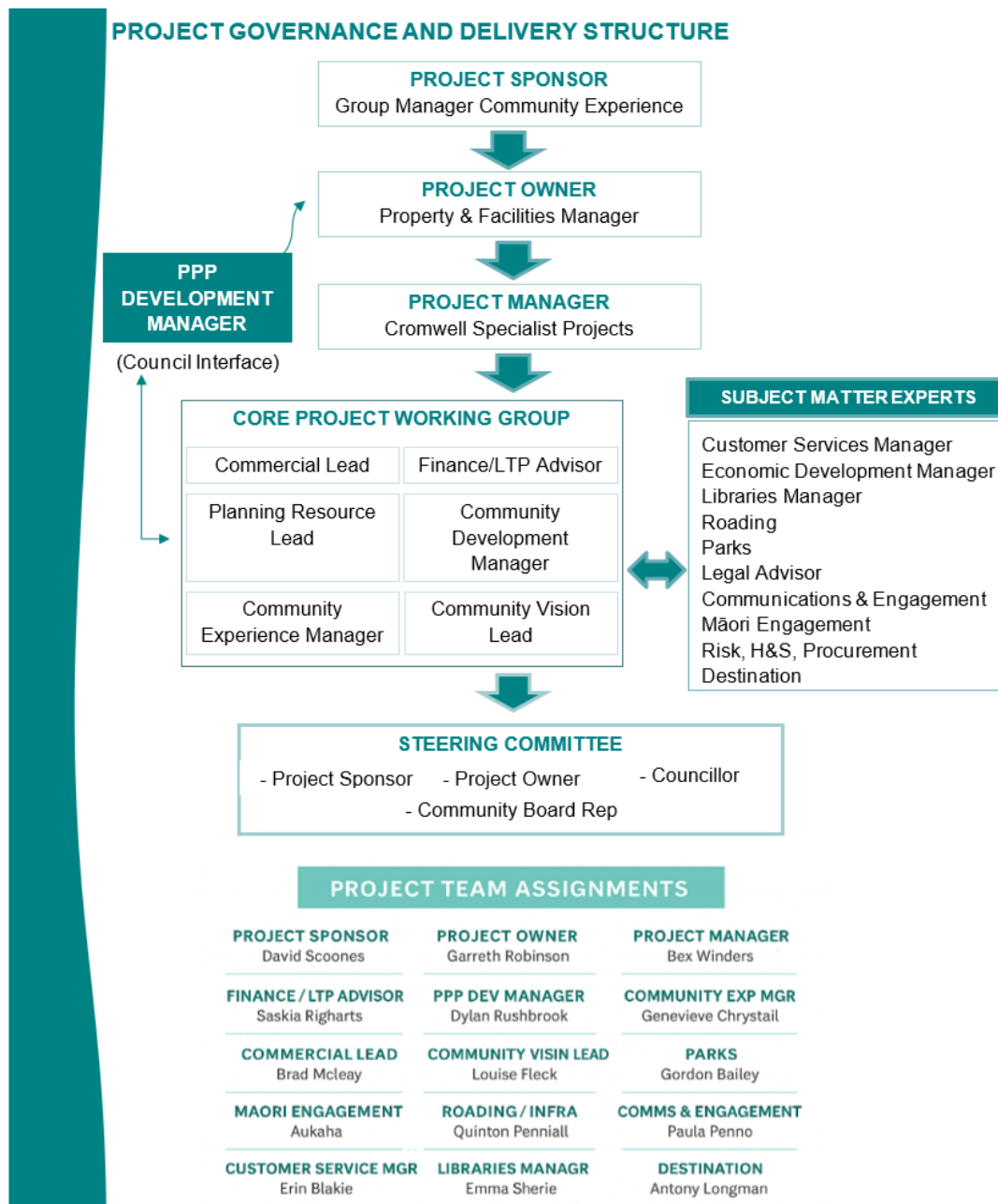
Approval is sought to:

- Enable staff to investigate alignment options and constraints
- Assess impacts on traffic, pedestrian movement and adjacent land uses
- Identify costs, risks and staging implications
- Provide recommendation for inclusion in the Cromwell Town Centre project.

While the project looks to investigate options, the current town centre requires targeted improvements to enhance amenity, accessibility and vibrancy. Progression of planned upgrades (such as pedestrian improvements) should be undertaken. Consideration should be given to align any design with the overall project to work in tandem to create a flow through the centre.

Proposed Project Structure and Governance

A strengthened governance model is recommended to ensure clear and transparent decision-making, accountability, workstreams and programme oversight.



#### 4. Financial Considerations

\$250,000 has been included in the current 2025/2026 financial year. This is to develop the vision, high level detailed concepts and to pay for intersection design and investigation.

#### 5. Options

##### Option 1 – (Recommended)

To approve:

- Staff to investigate options within the Northwest Precinct and conduct high-level detailed concept design.
- The high-level detailed concept design includes necessary civic facilities.
- Investigation and costing of road realignments on Murray Terrace and the intersection at Barry Avenue and Waenga Drive, Cromwell.
- Implementation of the private property design guidelines within the Cromwell Town Centre.
- the Project Structure, and Governance Group framework, and appoint a member of the Cromwell Community Board and one Councillor to the steering committee.
- An update be presented at every Board and Council meeting.

Advantages:

- Aligns with community expectation and builds on already established information, research and community feedback.
- High level detailed concept designs (including civic facilities) provide an effective way to assess the implications and benefits of progressing within the northwest precinct.
- Establishes a clear and efficient governance structure that supports timely, well-informed decision making throughout the project.

Disadvantages:

- Budget implications when the current budget is allocated for this financial year.
- Community expectation is reduced, increasing the risk of reputational impact if progress is slower or put on hold again.

##### Option 2

Does not proceed with approval as stated within Option 1 and considers the need for additional workshops to ascertain further direction.

Advantages:

- None

Disadvantages:

- Delays cause budget implications.
- Reputational risk increases by not proceeding and meeting community expectations.

## 6. Compliance

<b>Local Government Act 2002 Purpose Provisions</b>	This decision promotes the social, cultural, economic wellbeing of the community, in the present and for the future by delivering a town centre and civic facilities that meets the needs of a growing community.
<b>Decision consistent with other Council plans and policies? Such as the District Plan, Economic Development Strategy etc.</b>	This decision is consistent with the 'Eye to the Future' Cromwell Masterplan and previous long term plans
<b>Considerations as to sustainability, the environment and climate change impacts</b>	The upgrade of the town centre with Cromwell's existing developed area will not negatively impact on sustainability.
<b>Risks Analysis</b>	Risks will be managed by close project management.
<b>Significance, Consultation and Engagement (internal and external)</b>	<p>Effective engagement with both internal and external stakeholders is essential to the success of the project. A well-defined project structure ensures that subject matter experts can contribute efficiently, private sector partners can liaise constructively, and business owners and other key participants have appropriate opportunities to provide input. This structured approach supports informed decision-making and helps maintain transparency and collaboration throughout the project lifecycle.</p> <p>The Long-term plan 2027 – 2037 has time restraints when it comes to projects being included, allowance of adequate time is needed.</p>

## 7. Next Steps

- Present report to Council including Cromwell Community Board Feedback, if resolutions are approved:
  - Confirm Project Structure, along with the inclusion of a Cromwell Community Board Member and Councillor to the Steering Committee. Create Terms of Reference to be signed.
  - Investigations begin regarding the northwest precinct. Undertake high-level detailed concept design, ensuring civic facilities are included as directed.
  - Commence investigations and costings for the Murray Terrace realignment and the Barry Ave/Waenga Drive intersection. Engage relevant transport agencies and coordinated with internal infrastructure teams.

- Review completed Design Guidelines to ensure still relevant and identify stakeholders.
- Prepare a timeline to be included in governance update to ensure each workstream is transparent and returns to Cromwell Community Board and Council.

## **8. Attachments**

**Appendix 1 - Cromwell Town Centre Workshop Presentation** [↓](#)



# Redevelopment **Cromwell Town Centre**

Central Otago District Council – Pre-workshop Presentation

11 February 2026





# Contents

Introduction

Background

Why Change is Needed

Strategic Context, Risk & Redevelopment

Civic Facilities

Public Realm & Urban Design

Economic Insights & Funding

Outcomes & Engagement

Looking forward



# Introduction



# Purpose of this workshop



## Workshop Objectives

Engagement to shape strategic direction and clarify the redevelopment rationale.



## Review and Input

Review project progress and gather input on key decisions for the redevelopment's next phase.



## Alignment and Collaboration

Ensure alignment between elected members and project goals, fostering transparency and collaboration.



# Objectives of the redevelopment

## Revitalising Public Spaces

- Transform public areas to promote community interaction and vibrant social engagement.

## Modernising Civic Facilities

- Upgrade civic facilities to meet future service demands and improve functionality.

## Enhancing Economic Sustainability

- Create an environment that attracts private investment, tourism, and reduces retail leakage.

## Improving Transport Connectivity

- Enhance transport links to improve accessibility and connectivity within the town centre.





# Background





# Cromwell Town Centre Redevelopment – Timeline

## 2008 – 2010 Initial Recognition

Growing concerns about outdated town centre design.

CODC commissions Urbanism+ report (2010) recommending seven big moves for revitalisation.

## 2018 – 2019 Community Engagement & Masterplan

Let's Talk Options Survey (2018): 79% support ambitious redevelopment.

'Eye to the Future' Masterplan developed (2019) to manage growth for next 30 years.  
**Identified key capital projects:** Town Centre upgrade, Civic Facilities, Events Centre.

## 2021 Funding Commitment

2021–31 Long-Term Plan adopted.

\$73.5M allocated for Cromwell Masterplan projects.

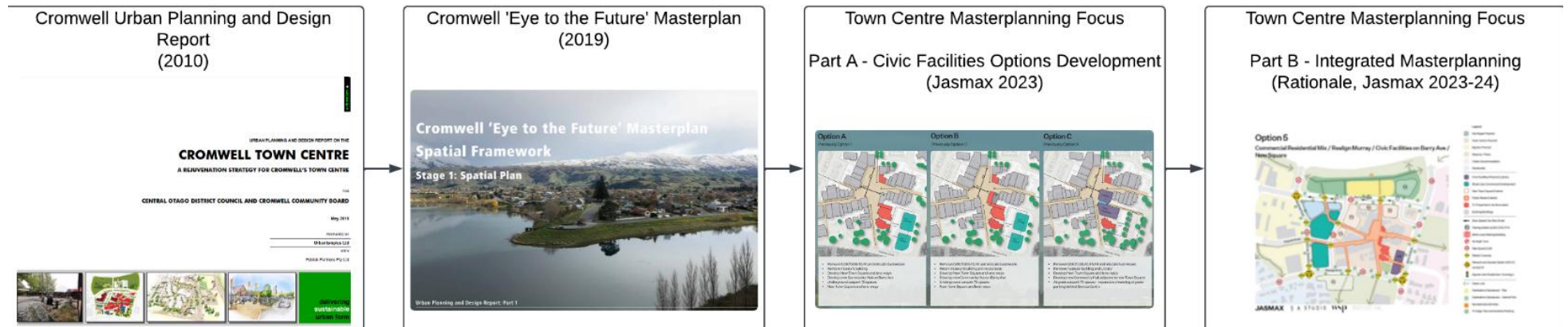
\$42M earmarked for Town Centre & Civic Facilities.

## 2023 – 2024 Design & Review

Council approves funding for design work.

Decision: Library and Service Centre will not be demolished.

District costs to be reviewed in 2023/24 Annual Plan.





# Why change is needed





## Current Challenges and Priorities for Change

### **Outdated Infrastructure**

Cromwell's Town Centre design from the 1980s is outdated and fails to support current community needs.

### **Economic Leakage**

Significant retail spending is lost to nearby towns, weakening Cromwell's local economy.

### **Low Visitor Engagement**

Tourists spend less than two hours locally, indicating weak visitor engagement in Cromwell.

### **Population Growth Pressure**

Projected doubling of population over 30 years creates urgent demand for better infrastructure and amenities.





# Community and Economic Drivers



## Community Support for Redevelopment

79% of community respondents favour transformative redevelopment options, showing strong local support.



## Economic Growth Potential

Strategic investment could recapture retail leakage and add over \$200 million in Gross Domestic Product (GDP) by 2054.



## Enhanced Public Spaces

Redevelopment will create event spaces, improve pedestrian safety, and reflect local heritage and lifestyle.





## Considerations for Workshop Questions

### **Redevelopment, Strategy and Ambition**

Councilors consider the appropriate level of ambition to guide the redevelopment process effectively.

### **Civic Facilities**

Decision needed on whether civic facilities should be located in the town square or on Barry Ave for optimal impact.

### **Urban Design & Public Realm**

Identifying non-negotiable elements for public space design to ensure functionality and community appeal.

### **Economic Insights & Funding**

Balancing public investment with private partnerships and funding tolerance for staged delivery is crucial.

### **Outcome & Engagement**

Councilors use a structured scale to prioritise economic uplift, community wellbeing, or placemaking outcomes.



# Guiding North Star



**“To create a lively, welcoming and future-ready town centre that brings people together, strengthens community life, attracts ongoing private investment, and becomes the beating heart of Cromwell for generations to come.”**

The above captures the three fundamental outcomes the project exists to deliver:

### *A place for people*

A centre that is welcoming, social, functional and alive — not just a set of buildings.

### *A catalyst for economic growth*

A town centre that supports new business opportunities, reduces retail leakage, and attracts private-sector investment.

### *A source of identity and pride*

A town centre that reflects the lifestyle, culture, and aspirations of Cromwell, and strengthens its regional presence.



# Strategy, Risk & Redevelopment



# Alignment with Long-Term Plans



## Masterplan & Funding

The redevelopment follows the Cromwell 'Eye to the Future' Masterplan, with \$73.5 million allocated for local projects.

## Economic and Tourism Support

Project supports regional economic development and tourism, advancing Cromwell's role in Central Otago.



## Community Consultation

Extensive community input guided strategic priorities for growth and redevelopment efforts.

# Risks & Constraints



## Financial and Regulatory Risks

- Financial constraints arise from competing infrastructure demands and regulatory reforms like:
  - Three waters changes.
  - Rates cap – affects and mitigation.

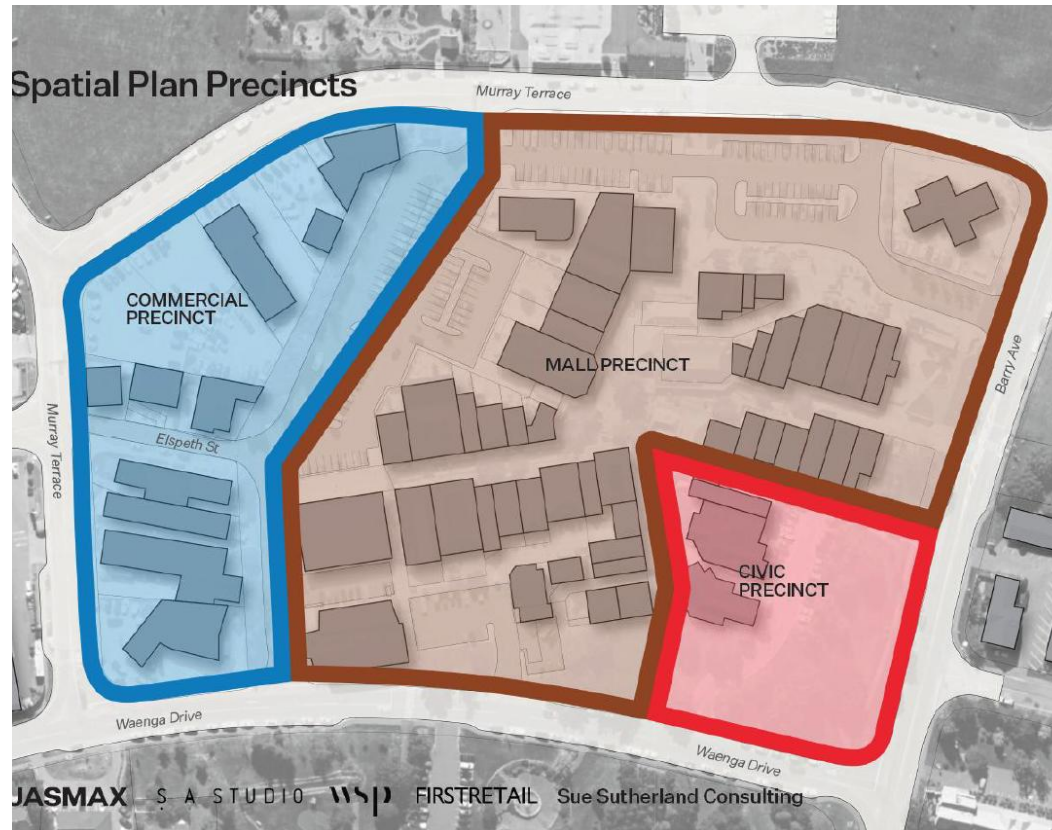
## Market and Property Challenges

- Market uncertainties and property acquisition difficulties increase the complexity of project delivery.

## Mitigation Strategies

- Staged project delivery, private investment, and transparent stakeholder communication builds confidence and manage risks.

# Recommended Approach



## Civic Facilities Relocation

Relocating civic facilities to the town square centralises community services for accessibility and engagement.

## Northwest Precinct Expansion

Expanding the Northwest Precinct supports mixed-use development, fostering economic growth and community vibrancy.

## Public Realm Enhancements

Enhancing public spaces (all shared, accessible spaces where people move, gather and interact from streets and footpaths through to the town centre), includes opening the mall for connectivity and creating green destination areas like Big Fruit reserve.

## Traffic Flow Improvement

Realigning Murray Terrace improves traffic flow, reducing congestion and enhancing mobility around the precinct.



# **1. Strategy (Vision, Purpose, Scope)**

***1.1 What is the actual purpose of redeveloping the town centre?***

***1.2 What level of ambition does the Board and Council want?***

***1.3 What does success look like in 10, 20, 30 years?***

***1.4 Is the redevelopment intended to be delivered mainly by Council or via partnership?***



# 1. Vision, Purpose, Scope

## What we know

Retail has changed — less traditional shopping, more social experiences.

The town square is not functioning well and needs to be more open.

Civic buildings are undersized and outdated.

The NW precinct is underutilised but has significant commercial potential.

Cromwell's economy is growing faster than the built form is responding.

**The purpose is to create a future-proofed, vibrant town centre that supports civic services, social connection, economic growth and commercial activation — shifting Cromwell from a “drive-through town” to a destination.**

**1.2** Options ‘High’ and ‘Very High’ show strong Benefit Cost Ratios, making transformational investment justified however caution is required around heavy public expenditure.

### A “Balanced–Ambitious” approach

- Enough investment to be transformational
- Not so expensive or disruptive that it is rejected by the community
- Includes civic improvements, town square upgrade, and NW precinct catalyst

Board/Council must confirm a financial threshold they are comfortable with.

### 1.3 Success in the future

- A commercially active NW precinct capturing local spending and job creation (*jobs*)
- A vibrant, connected town square that regularly hosts events (*activation*)
- A centre that businesses actively want to invest in (*commercial*)
- A safer, more walkable centre with slower traffic and strong cycling links (*visitation*)
- High utilisation of civic buildings with space for growth

### 1.4 Council or Partner

The NW precinct feasibility improves dramatically with private-sector involvement.

Council alone cannot afford a full transformation.

**Solution - A mixed model (Council-led for civic and public realm; private-led for NW precinct).**



# Civic Facilities



## 2. Civic Facilities

### 2.1 Should civic facilities be on Barry Ave or move into the Town Square?

Option 5

Commercial Residential Mix / Realign Murray / Civic Facilities on Barry Ave / New Square



Option 6

Commercial Residential Mix / Realign Murray / Central Civic Facilities / New Square



# 2. Civic Facilities

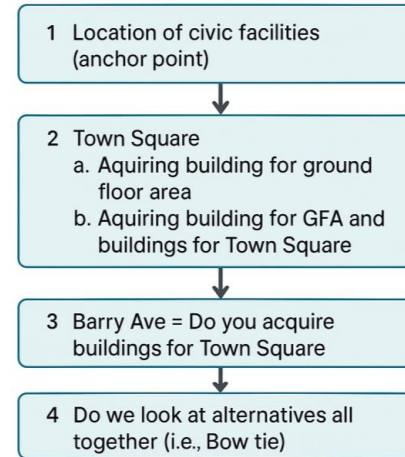
## 2.1 ✓ Evidence shows:

Town square location opens foot traffic and strengthens activation.

Barry Ave is functional but doesn't drive transformation. Town Square site provides the greatest public-realm and economic benefit.



### Critical Path



### Design - Options for review + analysis

Option 1 - Museum Removed

Option 1.1 - Museum Retained





## **2. Civic Facilities**

***2.2 What risks are introduced by placing civic facilities on acquired land requiring demolition?***

***2.3 What footprint and services are needed in a future Service Centre + Library?***

***2.4 What is the difference in operating costs between status quo or a new location?***

## 2. Civic Facilities



### 2.2 Complex negotiations

- Demolition delays
- Perception of "Council destroying private assets"
- Higher contingency costs

But the importance of activating the Town Square outweigh these risks if managed accordingly.



### 2.3 ► Minimum requirements:

- |                            |                                |
|----------------------------|--------------------------------|
| • 40–60% larger library    | Contemporary customer          |
| • Flexible community rooms | Digital services               |
| • Quiet/learning spaces    | Civic administration functions |
| Passive Income             |                                |

### 2.4 Operating cost differences:

Town Square location is slightly more expensive to build but more efficient operationally due to:

- Modern layout
- Co-location synergies
- Increased use and revenue potential (meeting rooms, events)



# Urban Design & Public Realm





## **3. Urban Design & Public Realm**

***3.1 What kind of public realm experience do residents actually want?***

***3.2 What is the desired identity or “feel” of Cromwell’s future town centre?***

***3.3 How far is Council willing to go to use urban design to create better places for people?***

***3.4 How open should the Town Square be?***



## 3. Urban Design & Public Realm

**3.1** Based on South Island town center precedents:

- Shaded seating
- Play elements
- Outdoor dining
- Event space
- Lighting
- Green canopy

**3.2 Desired Fit** - tourism, community culture and regional positioning 'Cromwell: Heart of Lakes, Wine and Outdoor Living'

- Create a central, open, flexible space for events, markets, and social interaction.
- Integrate laneways and green links for permeability.
- Ensure visual openness and physical accessibility from surrounding streets.

**3.3 Minimum needs**

- + Open the square
- + Refresh public realm
- + Improve circulation
- + Move civic facilities or create strong anchors

**Anything less risks under-delivering.**

**3.4** "Opening up the Mall" is identified as a key move to improve connectivity and attractiveness.

Options that activate the town square scored highest in the Multi-Criteria Analysis (MCA) because they:

- Increase visitation and dwell time.
- Enhance connectivity between civic facilities, retail, and NW precinct.
- Support mixed-use vibrancy (retail, hospitality, civic spaces).



## **4. Transport & Parking**

***4.1 What are the actual transport outcomes we need?***

***4.2 Is realigning Murray Terrace worth the cost?***

***4.3 What parking supply is needed in a future state?***

***4.4 How do the four surrounding intersections need to function?***



## 4. Transport & Parking

### 4.1 Outcomes needed:

- + Slower speeds
- + Better turning movements at intersections
- + Improved access to NW precinct
- + Safer pedestrian crossings
- + Integrated parking strategy

### 4.2 Is changing Murray Terrace worth it?

**Yes — IF the NW precinct is redeveloped.**

No — if only minor upgrades occur.

### 4.3 Parking supply

A parking building is **unlikely to be commercially viable** for at least 5–10 years without Council subsidy.

Short-term: optimise surface parking + wayfinding.

### 4.4 Intersection upgrades:

All four intersections need traffic calming and improved pedestrian/cyclist safety.



# Economic Insights & Funding





# Economic Benefits



## Job Creation Impact

Redevelopment will create over 1,200 new jobs over the next 30 years, stimulating local employment opportunities significantly.

## Business Attraction

Improved commercial spaces attract diverse businesses, enhancing the local economic landscape.

## Tourism and Spending Boost

Improved public amenities increase tourism and local spending, benefiting the community economically.

## Strong Cost-Benefit Analysis

From stage 3 onward, the report indicates that every dollar invested returns over three dollars indicating strong returns on investment.

\*Summarised from the Benje Patterson report

# Funding Strategies



## **Diverse Funding Sources**

Funding combines council investment, private sector contributions, government grants, and partnerships to ensure financial support.

## **Innovative Funding Mechanisms**

Mechanisms such as endowment land and developer agreements help reduce dependence on rates and diversify income.

## **Financial Risk Management**

A clear financial strategy is crucial to manage risks effectively and maintain affordability over time.



## **5. Economic & Commercial**

***5.1 What is the actual level of private-sector interest in the NW Precinct?***

***5.2 What are the expected commercial returns from the NW Precinct?***

***5.3 How do these options compare in attracting sustainable retail and hospitality tenants?***

***5.4 How much retail leakage can realistically be recaptured?***

# 5. Economic & Commercial



## 5.1 Interest

### ✓ Evidence:

- Patterson's report shows strong commercial demand projections.
- High visitation, population growth, and regional tourism trends support investment.

### ➤ Probable conclusion:

Developers will be interested IF:

- Council enables higher density/mixed use
- Public realm upgrades increase foot traffic
- Land assembly issues are resolved

## 5.2 Key Insights for the NW Precinct

### Population and Visitor Projections

Population expected to double to over 20,500 and daily visitors to rise to 6,000 by 2054, driving demand for commercial space.

### Commercial Space Demand

An additional 38,020 square meters of commercial space needed by 2054 for retail, office, hospitality, and community uses.

### Development Strategy and Opportunity

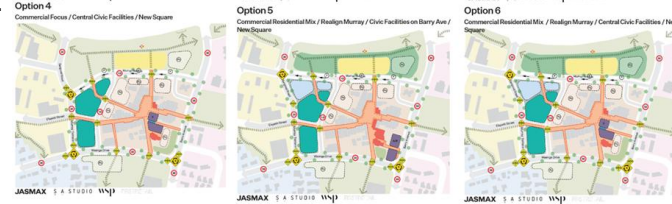
Focus on high-value retail, office, and hotel developments with staged growth and integrated transport to maximize success.

**Employment:** Up to 1,294 additional jobs in industries suited to Town Centre (retail, hospitality, offices, accommodation).

**GDP uplift:** From \$136m now to \$466.8m by 2054 if redevelopment fully meets demand. This is an increase of \$331m annually compared to today. If no redevelopment occurs, GDP would only rise to \$229.5m (due to productivity gains), meaning \$237m of potential GDP is at stake.

## 5.3 Tenancy?

Options 4–6 significantly improve tenancy viability by increasing foot traffic and creating an anchor around civic facilities and the town square.



Option 3 alone improves amenity but may not be enough to change investment behavior.

## 5.4 Retail Leakage now and after

**Current leakage:** \$27.8m spent by locals in Queenstown Lakes (2023).

**Realistic recapture:** ~10% = \$2.8–\$3.0m annually, achievable by improving Cromwell's retail mix and visitor appeal.

Approximately 15–25% of leakage to Queenstown/Wānaka/Alexandra can be recaptured with a revitalised centre.

## Economic Gravity

**Now:** Cromwell's Town Centre currently generates \$135.8 million GDP and supports 1,252 jobs, representing 27% of the local economy (stats from 2023).

**After redevelopment:** Up to \$466.8m GDP, 2,546 jobs (≈30–35% share), making Cromwell a **regional anchor** for retail, hospitality, and services.

\*Summarised from the Benje Patterson report



## **6. Financial, Funding & Affordability**

***6.1 What funding is realistic in the 2026–2035 LTP?***

***6.2 What external funding sources are available?***

***6.3 What is the financial risk profile for each option?***

***6.4 Should Council act as master developer or enabler?***



## 6. Financial, Funding & Affordability

**6.1** Council could likely support a **\$20–35m** staged package over 10 years **IF private investment supplements it.**

### **6.2 Most realistic sources:**

Developer contributions

PPP for NW precinct

MBIE tourism funding

Endowment land mechanisms

Community trust grants for cultural components

### **6.3 Highest risks:**

Acquisition

Construction inflation

Market downturn

Political rejection

### **6.4 Should Council be master developer?**

Discuss – No. **Council should be enabler + investor in civic/public realm.**

A private master developer should lead NW precinct activation.



# Outcome & Engagement





## **7. Deliverability & Program**

***7.1 What is the appropriate staging sequence over 10–20 years?***

***7.2 Which disposable assets (buildings) must be acquired first — and what is the risk of not securing them?***

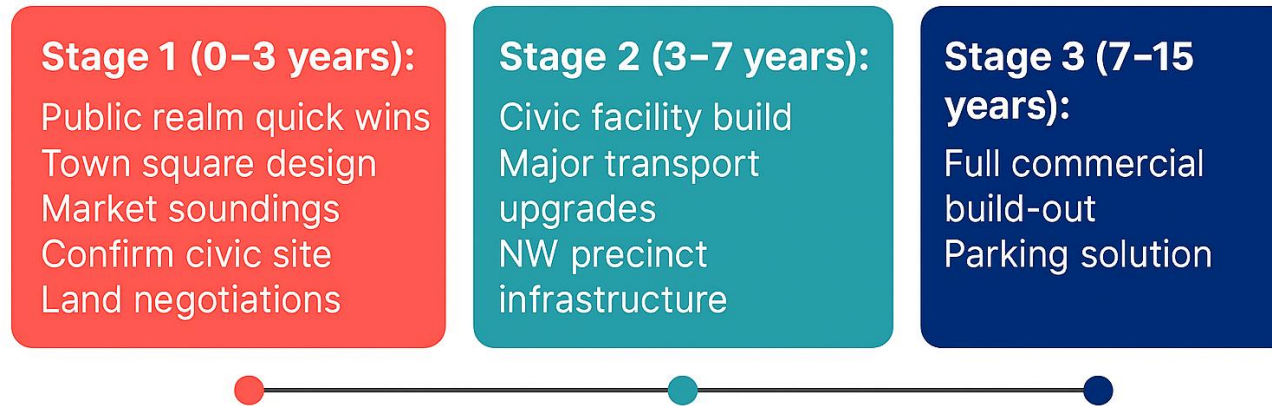
***7.3 What is the consenting pathway?***

***7.4 What can realistically be delivered before 2028 (next LTP cycle)?***

# 7. Deliverability & Program



## 7.1 What is the correct staging?



## 7.2 What assets must be acquired first?

Those blocking the opening of the Town Square + land required for civic building footprint.

## 7.3 What is the consenting pathway?

Standard RMA processes, with the possibility of appeals — therefore early engagement is essential.

## 7.4 What can be delivered before 2028?

Quick wins  
Design work  
Land acquisition  
Engagement  
First phase of public realm upgrades



## **8. Political, Social & Engagement**

***8.1 How do we bring councilors and community along without triggering “allergic reactions to spending”?***

***8.2 How do we address tensions between private owners and Council?***

***8.3 What does the community actually want the town centre to become?***

***8.4 What level of disruption is acceptable during construction?***



# 8. Political, Social & Engagement

## 8.1 How to avoid allergic reactions?

- Clear economic benefits
- Staged cost profile
- Private-sector leverage story
- Community mandate evidence



## 8.3 What does the community want?

- Survey data shows desire for:
- Gathering spaces
- Events
- Modern, welcoming civic facilities
- Less car dominance
- More activation



## 8.2 How to manage tensions with private owners?

- Clear expectation that Council investment unlocks private value
- Structured agreements
- Incentives for façade upgrades
- Bring owners into a partnership forum



## 8.4 Acceptable level of construction disruption?

- Residents will tolerate **moderate disruption** if:
- Communication is strong
- Benefits are visible
- Staging minimises pain for businesses



# Future



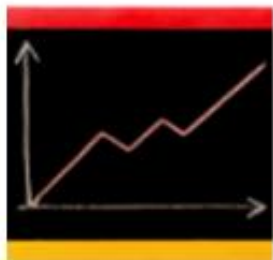


# Implementation Principles



## Staged Delivery Approach

- Implementation will be carried out in phases, focusing on quick wins first like public realm improvements and design finalization.



## Value for Money

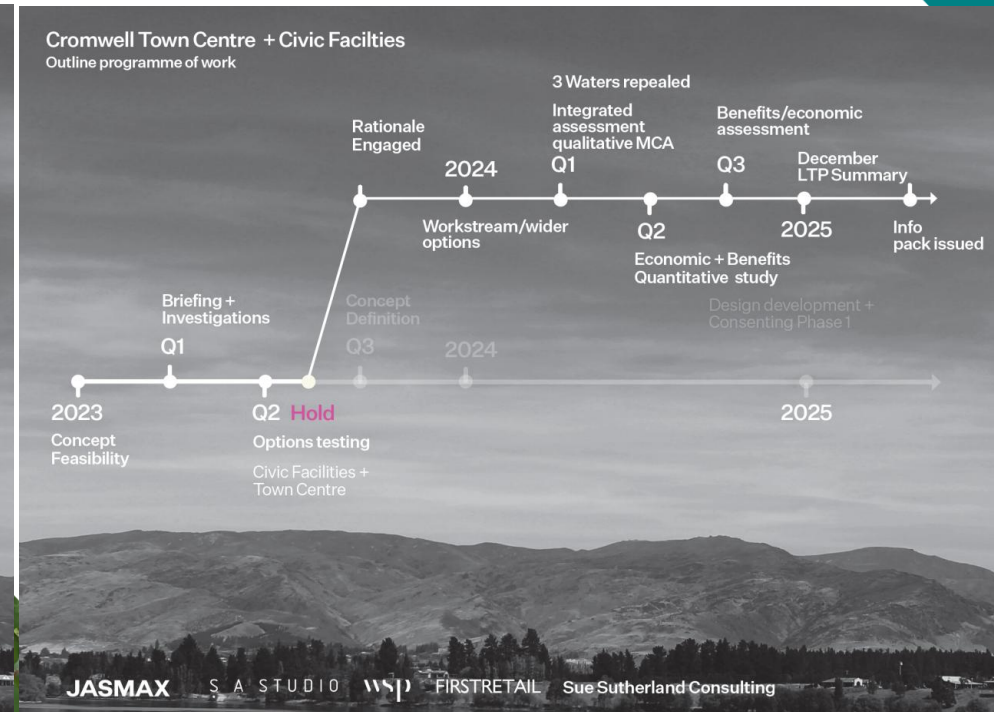
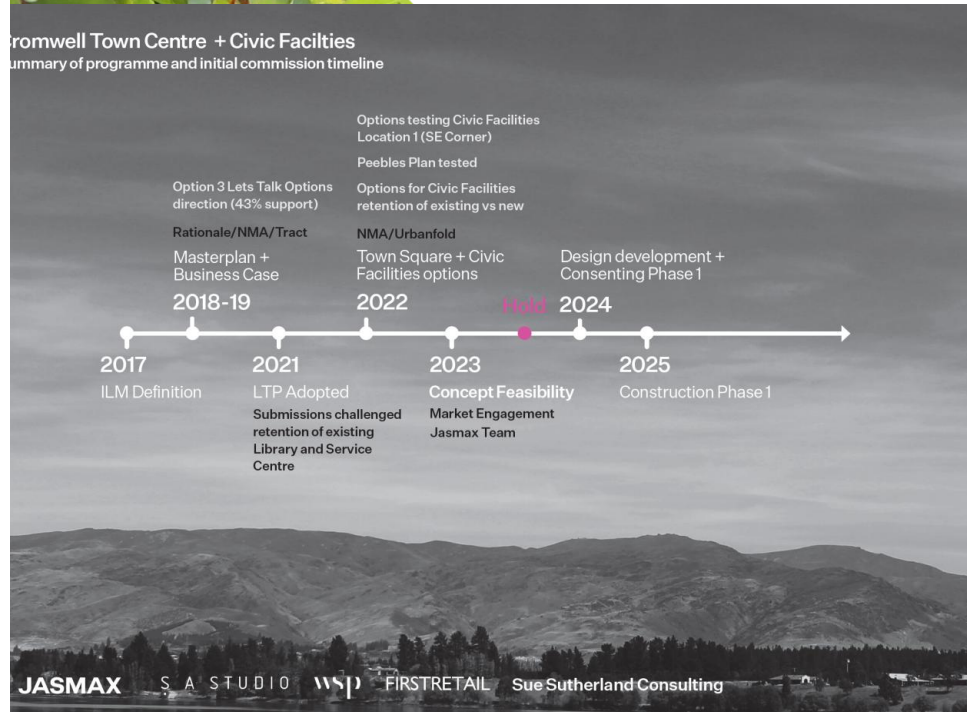
- Project activities will emphasize efficient use of resources to deliver high impact at optimal cost.



## Partnership and Engagement

- Collaboration with private developers and community stakeholders will ensure aligned goals and shared investment.

# Learnings





# Immediate Actions

## **Confirm Civic Facility Location**

Finalise the preferred site for the new civic facility to guide subsequent planning and development.

## **Initiate Market Soundings**

Engage potential private investors to explore funding opportunities for the project.

## **Refine Public Space Designs**

Improve and develop design concepts to enhance community spaces reflecting local needs.

## **Engage Council for Priorities**

Collaborate with Council to align actions with community priorities and long-term plans.

## 26.3.6 REQUEST FOR MINISTER OF CONSERVATION'S CONSENT FOR ELECTRICITY EASEMENTS OVER ANDERSON PARK RECREATION RESERVE CROMWELL.

Doc ID: 2746311

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

### 1. Purpose of Report

To consider requesting Council to grant (pursuant to delegated authority) the consent of the Minister of Conservation, for electricity easements over Cromwell Reserve land.

---

### Recommendations

That the Cromwell Community Board

- A. Receives the report and accepts the level of significance.
- B. Agrees to request that Council grants the consent of Minister of Conservation (pursuant to delegated authority), to easements in gross in favour of Aurora Energy Ltd as shown on the attached plans within this report, over Anderson Park Recreation Reserve legally described as Section 17 Block XVII Town of Cromwell parcel ID 3119539 for the installation of electricity infrastructure, in accordance with section 48 of the Reserves Act 1977.

---

### 2. Background

Following a recent request from a Telecommunications Company (Telco) to install a Communications tower in the road reserve adjacent to the Anderson Park Hockey Turf, Aurora have identified there are no formal easements for their existing electricity assets on this section of Anderson Park. It is anticipated that the Telco will require to hook up to these assets for electricity.

The Telco application is being processed by Councils Resource Consents Team.

The land is classified as recreation reserve. Aurora have requested that the legality of the existing utilities, installed between 1998 and 2007, are resolved by way of formal utility easement.

### 3. Discussion

The images below show the location of the existing utility infrastructure and underground cables that require a formal easement.





The above image depicts the location of the proposed communications tower (blue dot) with the associated cabinetry (red square).

The Reserve that requires the easement is,

- Anderson Park Recreation Reserve - Section 17 Block XVII Town of Cromwell parcel ID 3119539

### Easements over Reserve Land

Section 48(1) of the Reserves Act 1977 (the Act) authorises the granting rights of way and other easements over a reserve or any part thereof to facilitate access to an area leased or licenced under the Act, or to provide for electrical installations or works. Therefore, the granting of an easement for the purpose of facilitating access, construction, and ongoing operation of this critical infrastructure is consistent with provisions of the Act.

While public notice can be required when easements or other rights are granted over reserves, section 48(3) of the Act states that public notification is not required where the reserve is vested in an administering body and is not likely to be materially altered or permanently damaged; and the rights of the public in respect of the reserve are not likely to be permanently affected. Therefore, in this case it is recommended that no public notification is required.

This report seeks to formalise the existing electrical installation on reserve land. The Cromwell Sports Park Reserve Management Plan supports the formalisation of such easements.

### Minister of Conservation's Consent

Under the Reserves Act 1977, (the Act) the Minister of Conservation's consent is required by the administering body when granting an easement over or erection of buildings and/or structures on a recreation reserve. The purpose of the Minister's consent is to ensure due process under the Act has been followed by the administering body.

Pursuant to section 10 of the Act, and in accordance with the 'Instrument of Delegation to Territorial Authorities' dated 12 June 2013, the Minister of Conservation has delegated the granting of these consents to the Council.

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

All costs will be covered by Aurora Energy Limited.

#### **5. Options**

##### Option 1 – (Recommended)

To ask Council to grant the consent of the Minister of Conservation (pursuant to delegated authority), for easements in gross in favour of Aurora Energy Ltd over Anderson Park Recreation Reserve, in accordance with section 48 of the Reserves Act 1977.

Advantages:

- This option will formalise the exiting utility infrastructure on the reserve.

Disadvantages:

- None have been identified.

##### Option 2

To not grant the consent for the electrical easements over various Cromwell reserves.

Advantages:

- None

Disadvantages:

- Aurora Energy Limited has existing use rights for the existing easements which they could choose to continue to utilise.
- Decision not consistent with the Reserves Act 1977 or Councils Cromwell Sports Park Reserve Management Plan.

**6. Compliance**

<b>Local Government Act 2002 Purpose Provisions</b>	The Local Government Act 2002 does not apply to this decision.  The Minister of Conservation's consent is delegated to Council in accordance with the Reserves Act 1977, and the "Instrument of Delegation to Territorial Authority's" dated 12 June 2013.
<b>Decision consistent with other Council plans and policies? Such as the District Plan, Economic Development Strategy etc.</b>	The recommendation is consistent with the Reserves Act 1977 and with the "Instrument of Delegation to Territorial Authority's" dated 12 June 2013. Cromwell Sports Park Reserve Management Plan.
<b>Considerations as to sustainability, the environment and climate change impacts</b>	No sustainability, environmental or climate change impacts are related to the decision as the legalising the existing will have no material effect on the land.
<b>Risks Analysis</b>	There are no risks to Council associated with the recommended option.
<b>Significance, Consultation and Engagement (internal and external)</b>	The Significance and Engagement Policy has been considered, with none of the criteria being met or exceeded. Pursuant to section 48(3) of the Reserves Act 1977, public advertising of the intention to grant of an easement over a reserve or any part thereof is not required where the reserve is not likely to be materially altered or permanently damaged; and the rights of the public in respect of the reserve are not likely to be permanently affected.

**7. Next Steps**

A report outlining the Board's recommendation will be considered by Council.

**8. Attachments**

Nil

## 26.3.7 REQUEST FOR MINISTER OF CONSERVATION'S CONSENT FOR ELECTRICITY EASEMENTS OVER MELMORE TERRACE RESERVE CROMWELL.

Doc ID: 2745945

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

### 1. Purpose of Report

To request Council to grant (pursuant to delegated authority) the consent of the Minister of Conservation, for an electricity easement over Cromwell Reserve land.

---

### Recommendations

That the Cromwell Community Board

- A. Receives the report and accepts the level of significance.
- B. Agrees to request Council grant the consent of Minister of Conservation (pursuant to delegated authority), to an easement in gross in favour of Aurora Energy Ltd, as per option 2 outlined in this report. For the following Reserve land legally described as Lot 27 Deposit Plan 303906 parcel ID 6538854, Part Lot 2 Deposit Plan 24198 parcel ID 6637892 and Section 5 Survey Office Plan 324541 parcel ID 6637899 for the upgrade of electricity infrastructure, in accordance with section 48 of the Reserves Act 1977.

---

### 2. Background

Aurora have been experiencing strong electrical load growth on the Cromwell network and wish to create a new feeder line that will help service the load in the east side of Cromwell. This area needs additional capacity to improve its reliability and add additional capacity for subdivisions such as the Prospectors Park expansion.

As much of the roadway known as Butcher Drive is not legal road and has a number of encumbrances such as Contact Energy's lake easement. Utilising the formed road area is not a straightforward option. Aurora is instead seeking an easement for underground cabling over the adjoining Council freehold reserve land fronting Butcher Drive and Melmore Terrace.

### 3. Discussion

Aurora have provided two options to address the electricity supply constraint:

1. Replace the existing cables in-situ along Kawarau Court and Matthew Crescent. This would be more expensive and disruptive to the neighbourhood and would involve the need to direct drill underneath 20 Matthew Cres or procure a new easement through 22 Matthew Cres and Council land. Additionally, the existing cable is of good condition, so it is not preferred to replace the cable purely due to capacity constraint.

- 2. (Preferred) Involves installing a new cable parallel to Butcher Drive in Council reserve land and leaving the existing cable in service. This would be cheaper and easier to construct while also providing synergy with another project allowing for additional efficiencies. The two potential options are shown as blue and orange below.

The blue route in the picture below is preferable as it will be easier to construct. It should be noted that the development at the intersection with Melmore Terrace may affect the final route. Aurora is flexible to the specific route and will liaise with Council staff on the final route





Aurora had hoped to utilise road reserve, but as shown above, the actual legal road (blue) is limited and due to the encumbrances on the formed but not legal portions of Butcher Drive, they are seeking an easement to use Council reserve land.

It is noted that part of this reserve may be required for future development. Option 2 will not impact on the reserve or future development options. A future report will be presented to the Board on the options to lift the Reserve status and classification on this reserve land.

The existing cable highlighted red will remain but could be re-routed if required once the new cable has been installed.

The Reserves that require easements are

- Lot 27 Deposit Plan 303902 parcel ID 6538854 – Local Purpose (Amenity) - Butcher Drive
- Part Lot 2 Deposit Plan 24198 parcel ID 6637892 - Recreation Reserve - Melmore Terrace
- Section 5 Survey Office Plan 324541 parcel ID 6637899 - Local Purpose (Amenity) – Melmore Terrace

### Easements over Reserve Land

Section 48(1) of the Reserves Act 1977 (the Act) authorises the granting rights of way and other easements over a reserve or any part thereof to facilitate access to an area leased or licenced under the Act, or to provide for electrical installations or works. Therefore, the granting of an easement for the purpose of facilitating access, construction, and ongoing operation of this critical infrastructure is consistent with provisions of the Act.

While public notice can be required when easements or other rights are granted over reserves, section 48(3) of the Act states that public notification is not required where the reserve is vested in an administering body and is not likely to be materially altered or permanently damaged; and the rights of the public in respect of the reserve are not likely to be permanently affected. Therefore, in this case it is recommended that no public notification is required.

Underground cables either rely on existing use rights under the Electricity Act or are in road reserves which don't require easements. This report seeks to formalise easements on reserve land for new electricity infrastructure.

### Minister of Conservation's Consent

Under the Reserves Act 1977, the Minister of Conservation's consent is required by the administering body when granting an easement over or erection of buildings and/or structures on a recreation reserve. The purpose of the Minister's consent is to ensure due process under the Act has been followed by the administering body.

Pursuant to section 10 of the Act, and in accordance with the 'Instrument of Delegation to Territorial Authorities' dated 12 June 2013, the Minister of Conservation has delegated the granting of these consents to the Council.

## **4. Financial Considerations**

All costs will be covered by Aurora Energy Limited.

## **5. Options**

### Option 1 – (Recommended)

To request Council to grant the consent of the Minister of Conservation (pursuant to delegated authority), for easements in gross in favour of Aurora Energy Ltd over the Melmore Terrace and Butcher Drive Reserve, in accordance with section 48 of the Reserves Act 1977.

Advantages:

- This option will facilitate the improvement of electricity performance to Cromwell.
- Enhanced continuity of power supply from the proposed upgrade of electrical facilities.
- Location of easement will not impact on any future development options for this area.

Disadvantages:

- None have been identified.

#### Option 2

To not grant the consent for the electrical easements over various Cromwell reserves.

Advantages:

- None

Disadvantages:

- This option will not facilitate improvement in the electricity performance in Cromwell.
- Potential impact on the future development of part of this reserve.

## 6. Compliance

<b>Local Government Act 2002 Purpose Provisions</b>	The Local Government Act 2002 does not apply to this decision.  The Minister of Conservation's consent is delegated to Council in accordance with the Reserves Act 1977, and the "Instrument of Delegation to Territorial Authority's" dated 12 June 2013.
<b>Decision consistent with other Council plans and policies? Such as the District Plan, Economic Development Strategy etc.</b>	The recommendation is consistent with the Reserves Act 1977 and with the "Instrument of Delegation to Territorial Authority's" dated 12 June 2013.
<b>Considerations as to sustainability, the environment and climate change impacts</b>	No sustainability, environmental or climate change impacts are related to the decision as the legalising the existing will have no material effect on the land.
<b>Risks Analysis</b>	There are no risks to Council associated with the recommended option.
<b>Significance, Consultation and Engagement (internal and external)</b>	The Significance and Engagement Policy has been considered, with none of the criteria being met or exceeded. Pursuant to section 48(3) of the Reserves Act 1977, public advertising of the intention to grant of an easement over a reserve or any part thereof is not required where the reserve is not likely to

	be materially altered or permanently damaged; and the rights of the public in respect of the reserve are not likely to be permanently affected.
--	---

**7. Next Steps**

Report to Council to consider the Board's recommendation.

**8. Attachments**

**Nil**

### 26.3.8 ROAD STOPPING POLICY

**Doc ID: 2746317**

Report Author:	Alix Crosbie, Policy & Strategy Lead Zelda Zeelie, Statutory Property Team Leader Michelle Ridd, Statutory Property Officer
Reviewed and authorised by:	Louise Fleck, Group Manager - People and Culture, Acting Group Manager - Community Vision

#### 1. Purpose

To consider providing feedback to staff on the Road Stopping Policy.

---

#### Recommendations

That the report be received and its contents noted.

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#### 2. Discussion

The Road Stopping Policy was separated out from the Roothing Policy during the 2025-26 review.

This is due to the internal delegations involved – the Roothing Policy sits primarily with the Roothing team, whereas the Road Stopping Policy sits primarily with Property and Facilities. Both teams work together to process applications under either Policy.

The following table provides a comparison between the current provisions and the new proposed draft Road Stopping Policy.

The draft Policy is attached.

Topic	2015 Rooding Policy – Part 8	2026 Permanent Road Stopping Policy
<b>Purpose &amp; approach</b>	Operational, procedural, focused on stopping and selling to adjoining owners.	Broader policy framework with clearer principles, objectives, and legislative alignment.
<b>Scope</b>	Implicit; applies to road stopping requests.	Explicit: Applies to <i>all</i> formed & unformed legal road reserve. Clarifies difference from temporary road closures.
<b>Criteria for assessing applications</b>	Detailed list; mainly physical, planning, and access considerations.	Expanded and modernised criteria including sustainability, climate, legal compliance, significance policy alignment, and risk analysis.
<b>Statutory Process</b>	Very prescriptive rules about when to use LGA vs PWA.	More flexible, emphasises case-by-case determination using LINZ standards.
<b>Costs</b>	Extensive detail (application fee, processing fee, survey, legal, LINZ, valuation, advertising, etc.).	Similar structure but updated to reference the current Fees & Charges Schedule and include consultant fees.
<b>Objections</b>	Follows Schedule 10 LGA; applicant pays costs.	Same process but describes the procedural logic more clearly; adds specific discontinuation rules.
<b>Discontinuation rules</b>	Not formally addressed.	Clear “before agreement / after agreement” rules.
<b>Agreements</b>	General reference only.	Full section detailing Agreement for Sale and Purchase and conditions.
<b>Policy tone</b>	Procedural, somewhat operational, narrow focus.	Strategic + operational; more legal compliance, governance, consistency, and risk-based assessment.

Member feedback is invited.

### 3. Attachments

**Appendix 1 - Road Stopping Policy** [↓](#)



# Road Stopping Policy

<b>Department:</b>	Roading
<b>Document ID:</b>	<CentralDocs ID>
<b>Approved by:</b>	<Council resolution/CEO/ET and date>
<b>Effective date:</b>	<Month and year>
<b>Next review:</b>	<Month and year>

## Table of Contents

- 1 Purpose:..... 2**
- 2 Principles and objectives:..... 2**
- 3 Scope: ..... 2**
- 4 Policy:..... 3**
  - 4.1 Policy Statement ..... 3
  - 4.2 Application process ..... 3
  - 4.3 Evaluation of Application ..... 3
  - 4.4 Criteria Council may Consider ..... 4
  - 4.5 Statutory Process ..... 4
    - The Local Government Act 1974 ..... 5
    - The Public Works Act 1981 ..... 5
  - 4.6 Community Board and Council Consideration ..... 5
  - 4.7 Cost and Fees ..... 6
    - 4.7.1 Application Fee..... 6
    - 4.7.2 Processing Fee ..... 6
    - 4.7.3 Consultant Fees ..... 6
    - 4.7.4 Other Cost ..... 6
  - 4.8 Objections ..... 7
  - 4.9 Discontinuation..... 8
    - Before Agreement ..... 8
    - After Agreement ..... 8
  - 4.10 Agreement..... 8
- 5 Relevant legislation ..... 8**

## 1 Purpose:

To provide a clear framework for managing requests to permanently stop sections of legal road. Road stopping refers to the formal process of removing the legal road status from a piece of land and either amalgamating that parcel with an adjoining owner's existing title or, less frequently, creating a separate freehold title for the area of road that has been stopped. Once a road is legally stopped, the land may be sold, transferred, or retained for alternative purposes.

The process is governed by the Local Government Act 1974 (LGA) or the Public Works Act 1981 (PWA), with specific criteria determining which statutory pathway applies. Each road stopping request must be assessed individually, based on its own circumstances and merits. This policy outlines the recommended criteria to be considered for every application.

A road stopping may be initiated by the Council to support its policies or strategic objectives, or it may be initiated by an application from a third party.

When initiated by a third party, the applicant is responsible for all associated Council costs—including but not limited to legal, survey, valuation, and staff expenses. The applicant must also pay the current market value of the land to purchase the stopped road.

## 2 Principles and objectives:

The objectives of this policy are to:

- promote consistency in the processing of road stopping applications and in related decision-making,
- outline the criteria Council may, at its discretion, consider when determining whether a road should be stopped,
- support the identification of the appropriate statutory process for each situation and ensure compliance with legislative requirements,
- clarify responsibility for all costs associated with road stopping, and
- record the method by which the land will be valued.

**Note:** This policy sets out when fees and charges apply; however, specific amounts are detailed separately in the Council's Fees and Charges Schedule. Council reserves the right to apply charges for activities or circumstances not expressly covered in this policy.

## 3 Scope:

This policy applies to all road reserve under the control of the Central Otago District Council, including both formed and unformed (paper) legal roads. The term "road reserve" refers to the full legal width of the road (whether formed or unformed). The full legal width of the road reserve is always wider than the formed carriageway. The term "road" is used throughout this policy and is intended to refer to the full legal width of the road reserve.

Road stopping is distinct from a road *closure*. A road closure is a temporary measure, typically used to support road works, construction activity, or events. Temporary road closures are addressed separately in Section 5 of the CODC Roading Policy, titled *Temporary Road Closure for Events*.

## 4 Policy:

### 4.1 Policy Statement

When a section of road is legally stopped the land will be:

- sold to an adjoining landowner, or
- retained by Council for an alternative Council-determined use, or
- sold by Council on the open market

### 4.2 Application process

Adjoining landowners may apply to have a section of legal road stopped. Applications may relate to the full width of a road or only part of it. Partial road stopping requests commonly arise where an applicant seeks to address historical consenting oversights or unintentional encroachments—such as buildings, structures, or gardens extending into the legal road reserve.

Applicants must complete the prescribed application form and submit it to Council along with the required processing fee. Each application must include:

- the name and location of the road,
- whether the road is formed or unformed,
- the reasons for requesting the road stopping,
- details of any other properties that gain access from, or have frontage to, the road,
- information about any other known users of the road,
- confirmation that the applicant agrees to meet all costs associated with the road stopping process, including payment of the land's assessed value; and
- assistance from the applicant in obtaining adjoining landowner consents where these are required.

### 4.3 Evaluation of Application

Council staff will assess each application on a case-by-case basis and may use the criteria outlined in this policy to inform their decision-making. Staff will provide feedback to the applicant on the proposed recommendation to Council. If the preliminary recommendation is to decline the application, the applicant will be advised of the reasons and given the opportunity to withdraw or amend the application to address the requirements.

Road stopping proposals that would remove public access to other properties or to recreational areas—including lakes, rivers, and reserves—are unlikely to be supported unless the applicant can demonstrate that suitable alternative access can be provided and that there are good public policy reasons for removing the existing access.

Once an application is received, Council will undertake internal consultation to determine whether, from an operational perspective, the proposal should proceed. This assessment will be led by the Roading Manager and will involve seeking input from relevant Council departments. Consideration will be given to transport, environmental, legal, and planning matters, the presence of utilities, and any other relevant factors.

## 4.4 Criteria Council may Consider

Item	Criteria that Council may consider
District Plan	Has the road been identified in the District Plan for any specific use or as a future road corridor?
Current Level of Use	Is the road used by members of the public for any reasons?
	Does it provide the only or most convenient means of access to any existing lots?
	Will stopping the road adversely affect the viability of any commercial activity or operation?
	Will any land become landlocked if the road is stopped?
Future Use	Will the road be needed to service future residential, commercial, industrial, or agricultural developments?
	Will the road be needed to service future, commercial, industrial, or agricultural developments?
Non-traffic Uses	Does the road have current or potential value for amenity functions, e.g., walkway, cycleway, recreational access, access to conservation or heritage areas, park land?
	Does the road have potential to be utilised by the Council for any other public work either now or potentially in the future?
	Does the road have significant landscape amenity value?
Access to Waterbody	Does the road provide access to a river, stream, lake or other waterbody?
	If so, there is a need to consider Section 345 of the Local Government Act, which requires that after stopping some land must be vested in Council as an esplanade reserve to ensure public access to the waterbody is maintained.
Infrastructure	Does the road currently contain any services or other infrastructure, such as electricity, telecommunications, irrigation, or other private infrastructure?
	Can the existing services or infrastructure be protected by easements?
Traffic Safety	Does the use of motor vehicles on the road constitute a danger or hazard?
Compliance	Does a decision to stop the road comply with the provisions and purpose of relevant legislation.
	Is a decision to stop the road consistent with other Council Plans and Policies? Such as the District Plan, Economic Development Strategy, etc.
Considerations as to sustainability, environment and climate change impacts	Will a decision to stop the road impact on sustainability, environment and climate change?
Risk Analysis	Is there any significant risk if the Road Stopping is approved.
Significance, Consultation and Engagement (internal and external)	Is a decision to stop the road in line with CODC Significance, Consultation and Engagement Policy?

## 4.5 Statutory Process

The following criteria are intended to ensure that Council consistently applies the appropriate statutory procedure for road stopping and to minimise, as far as practicable, the likelihood of decisions being contested.

Council may stop roads under the **Local Government Act 1974 (LGA or Public Works Act 1981 (PWA))** The appropriate statutory pathway must be determined on a case-by-case basis.

## The Local Government Act 1974

Section 342 (1) of the LGA authorises Council to stop any road, or part of a road, within the district, provided the requirements of Section 342 (1)(a) and Schedule 10 are followed.

When applying this provision, Council may, at its discretion, consider any of the criteria listed in section 4.4 of this policy.

Once Council has resolved to proceed with a road stopping, it must complete all steps prescribed in Schedule 10 of the LGA. Schedule 10 prescribes that Council must publicly notify the proposed road stopping.

Where the road proposed to be stopped is located in a rural area, the consent of the Minister of Lands is required before the Schedule 10 process can commence, as set out in section 342(1) of the LGA.

This pathway is generally used where the proposed road stopping is a full width stopping. However, in certain circumstances where a full width stopping is proposed, it may still be possible to rely on the Public Works Act 1981 particularly if there are no public access issues in relation to the proposed stopping.

## The Public Works Act 1981

Council may request that the Minister of Lands stop a road under the PWA where the circumstances justify this approach. Each case must be assessed individually. Council should refer to the LINZ *Standard for Stopping or Resumption of Road LINZS15002* (or any subsequent equivalent LINZ standard) when considering the use of the PWA.

Factors Council may consider when determining whether to request a road stopping under the PWA include:

- whether the road stopping is required for a public works purpose,
- whether the road stopping would restrict or remove access to other areas,
- whether the proposal is likely to be contentious, or
- any other relevant circumstances.

Council should also consider the criteria listed in section 4.4 of this policy when evaluating a road stopping under the PWA.

If the Minister of Lands declines a request to stop a road under the PWA, Council must revert to the LGA process should it wish to continue with the proposal.

## 4.6 Community Board and Council Consideration

Proposals to stop roads are referred to the relevant Community Board for its information and input. The Board's recommendation is then forwarded to Council for a decision.

Both the Community Board and Council will receive a report prepared by Council staff outlining the assessment of the proposal against the evaluation criteria, the statutory process required, and a recommendation on whether the proposal should proceed or be declined.

## 4.7 Cost and Fees

Where a road stopping is initiated by Council, all associated costs and expenses—including Council staff time—will be funded by the Business Unit initiating the process.

Where a road stopping is initiated by any other party, that party is responsible for all costs and expenses incurred throughout the process, as determined by Council. These costs may include but are not limited to consultant fees, legal and survey expenses, valuation costs, and Council staff time.

Council may, at its discretion, determine that a proposed road stopping provides a public benefit and agree to share costs with the applicant in proportions it considers appropriate. Cost-sharing will generally only be considered where a formed road is located on private property, and the road stopping is being undertaken alongside the legalisation of the existing road alignment. Applicants seeking a Council contribution must clearly indicate this in their application.

Council may not commence any road stopping procedure until it has received a written agreement from the applicant confirming their commitment to pay all associated costs and expenses.

The costs and expenses associated with the road stopping process may include, but are not limited to:

### 4.7.1 Application Fee

An application fee, set in accordance with Council's current Fees and Charges Schedule, must accompany any road stopping application submitted to Council (unless the application is made by a Council Business Unit).

This fee covers the administrative costs incurred by Council in assessing the application, including staff time required to evaluate it in accordance with this policy.

The application fee is reviewed and adopted as part of Council's Annual Plan.

### 4.7.2 Processing Fee

If the applicant chooses to proceed with the road stopping application following Council staff's evaluation and the preparation and presentation of the initial report to the relevant Community Board and Council, a further non-refundable fee—set in accordance with Council's current Fees and Charges Schedule—will become due and payable.

This fee covers the staff time required to process the application from that stage onward.

### 4.7.3 Consultant Fees

Consultant time and any associated fees incurred in evaluating and processing the application will be charged to the applicant.

### 4.7.4 Other Cost

Other costs and expenses that the applicant will be required to meet if the road stopping application proceeds include, but are not limited to:

#### 4.7.4.1 Survey Cost

Includes identification and investigations of the site and professional fees associated with the compilation of a survey office plan.

#### 4.7.4.2 Consent Cost

Any costs associated with obtaining the necessary consents for the proposal, including (but not limited to) consent from the Minister of Lands.

#### 4.7.4.3 Public Advertising Cost

Includes the costs associated with public notice requirements as prescribed under Schedule 10 of the LGA.

#### 4.7.4.4 Valuation Cost

The costs of obtaining an independent registered valuation of the proposed stopped road, including any additional expenses arising from further discussions with the valuer as a result of the applicant querying the valuation.

#### 4.7.4.5 Legal Fees

The applicant is responsible for their own legal costs, as well as any legal costs incurred by Council, including (but not limited to) the preparation of an Agreement for Sale and Purchase and the settlement of the transaction.

#### 4.7.4.6 Cost of Court and Hearing Proceedings

Pursuant to Schedule 10 of the LGA, if objections are received to a road stopping application and the matter is referred to the Environment Court for determination, the applicant must meet all Council legal and related costs arising from those proceedings.

#### 4.7.4.7 Market Value of Stopped Road (Purchase price)

In addition to the administrative and staff costs associated with a road stopping, the applicant must pay Council the current market value of the stopped road, as determined by a registered valuer appointed by Council. For the purposes of this clause, “**current market value**” refers to the value based on the land’s highest and best use, including any additional value the stopped road contributes to the adjoining land with which it will be amalgamated.

#### 4.7.4.8 Accredited Agent Fees

Includes any professional or other fees incurred as a result of required gazettal actions, as well as any applicable Land Information New Zealand (LINZ) fees.

### 4.8 Objections

If an objection is received during the public consultation process under the LGA, the procedures set out in Schedule 10 for managing objections must be followed.

If Council accepts the objection, the road stopping process will cease, and the road cannot be stopped.

If Council does not accept the objection, the proposal must be referred to the Environment Court for determination. The applicant is responsible for all costs associated with defending Council’s decision before the Court.

Where an objection is received, the applicant will be given the opportunity to review the objection and decide whether they wish to continue and meet the costs associated with consideration of the objection by both Council and the Environment Court.

## 4.9 Discontinuation

### Before Agreement

#### Council's rights

- May discontinue the road stopping application process.
- May exercise discretion not to proceed further.

#### Applicant's rights and obligations

- May discontinue the road stopping process.
- Must pay all costs payable to Council under this Policy if they choose to discontinue.

### After Agreement

Once Council and the applicant enter into an Agreement for Sale and Purchase for the underlying land, their relationship is a contractual one and obligations are governed by the terms and conditions of that Agreement for Sale and Purchase.

## 4.10 Agreement

When a third-party road stopping application is accepted by Council, the applicant will be required to enter into an Agreement for Sale and Purchase with Council.

The agreement may include terms and conditions such as:

- A requirement that the agreement is subject to obtaining approval from the Minister of Lands, if applicable
- Confirmation that the road stopping process will not commence until both parties have signed the agreement
- An obligation for the applicant to pay all costs incurred by Council up to that point and through to the conclusion of the road stopping before the road stopping can proceed
- Any additional terms and conditions that Council considers appropriate, at its discretion including but not limited to terms that give Council the authority to give effect to undertaking the actions required to complete the road stopping including amalgamating the stopped section of road with an owner's adjoining title or arranging for the issue of a separate freehold title.

## 5 Relevant legislation

- Local Government Act 1974
- Public Works Act 1981

**3 MAYOR'S REPORT**

**26.3.9 MAYOR'S REPORT**

**Doc ID: 2686604**

**1. Purpose**

To consider an update from Her Worship the Mayor.

---

**Recommendations**

That the Cromwell Community Board receives the report.

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

**2. Attachments**

**Nil**

7 April 2026

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## **4 CHAIR'S REPORT**

### **26.3.10 CHAIR'S REPORT**

**Doc ID: 2687123**

#### **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**

## **5 MEMBERS' REPORTS**

### **26.3.11 MEMBERS' REPORTS**

**Doc ID: 2688473**

#### **1. Purpose**

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

---

#### **Recommendations**

That the report be received.

---

#### **2. Attachments**

**Nil**

## 6 STATUS REPORTS

### 26.3.12 APRIL 2026 GOVERNANCE REPORT

Doc ID: 2686552

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

#### 1. Purpose

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

---

#### Recommendations

That the report be received.

---

#### 2. Discussion

##### CAPEX Reporting

- Memorial Hall (See Appendix 1)

##### Trading in Public Places Bylaw update

Work on the Trading in Public Places Bylaw has resumed after a delay, due to both hiring a new Regulatory Services Manager and seeking legal advice from General Counsel on some aspects of the proposal. The decision has been made to split the Bylaw into two documents – a short Bylaw that covers only essential Bylaw elements, and a longer Policy/guidance document with the additional detail.

The Regulatory Services Manager and Policy & Strategy Lead are working through the technical components with Planning presently. They estimate 2-3 months to finalise the draft proposal and take it through the governance processes for consultation. It remains on track to be in place by next summer.

##### Status Reports

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

#### 3. Attachments

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

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

# Cromwell Memorial Hall Project

<b>Estimated Start:</b> Apr 2024 (Construction)	<b>Estimated Finish:</b> May 2026	<b>Funding Source(s):</b> Reserves, Lending, Trusts, Land Sales	<b>Project Stage:</b> Construction
<b>Executive Sponsor:</b> David Scoones	<b>Project Owner:</b> Garreth Robinson	<b>Programme Manager:</b> Garreth Robinson	<b>Project Manager:</b> Bex Winders
<b>Key Stakeholders:</b> Council, CCB, Community, RSA, Museum, Community Groups (Fine Thyme, Theatre Groups), Community Vision / Operator (TBC), Town and Country			
<b>Key Project Deliverables</b>			
Construct as per the adopted Developed Design Scope ( <a href="#">653736</a> ) providing catalyst project to the Cromwell Masterplan (2019).			
<b>Status Update – Report 21 (February 2026)</b>			
<b>Health &amp; Safety</b> <ol style="list-style-type: none"> <li>6 Incidents reported – key incidents – electrical near miss, lifting near miss, resident complained about a new contractor parking outside their home (vehicle moved and apology made), and most importantly two tool related injuries due to improper tool handling.</li> <li>6 hazards, 8 non-conformances, 9 Hazards identified and <b>7 positive observations</b> <ul style="list-style-type: none"> <li>Issues include PPE noncompliance, access/egress, dust/silica etc</li> <li>Positive observations included workers taking pride, proactive approach to housekeeping, great external feedback re evacuation drill.</li> </ul> </li> <li>Toolbox talk includes evacuation drill, PPE, contractor parking and safety glasses compliance and demo by Bolle.</li> <li>One Lost Time Injury's (LTI's) due to fractured knuckle following improper tool handling.</li> </ol> <b>External Funding</b> <ol style="list-style-type: none"> <li>Seat sales to begin in upcoming months.</li> </ol> <b>Design</b> <ol style="list-style-type: none"> <li>Minor variations including the memorial scroll design is remaining.</li> <li>FF&amp;E is being reviewed, with operational lens in mind to ensure suitability. Working under AoG Officemax contract.</li> <li>Cultural Elements scope has been rescheduled for early April, which is contingent on Art Fetiche's availability once the design work has been finalised. Only the Wai Touch Point remains.</li> <li>Naylor Love and Jasmax working together with StoryInc regarding design and payments for the Museum fitout.</li> </ol>		<b>Construction</b> <b>Zone A</b> <p>Second fix and commissioning activities throughout Zone A are tracking well noting mitigation strategies are in place due to the Featurecraft panel delays. Within Zone A, specialist systems (AV, retractable seating, rigging) are nearing completion. The stage sprung floor is complete and lift installed. Zone A BOH rooms are complete and ready for defecting. Defecting is well progressed with further defecting planned next week.</p> <b>Zone B</b> <p>Zone B is in a good position within minor elements incomplete, including glazing and benchtops to joinery and AV equipment. Commissioning activities have progressed significantly, whilst Featurecraft delays will cause some rework and may pose a risk to third party fire sign off. Mechanical and hydraulic commissioning is on track with WSP inspections significantly progressed. Electrical inspections are also underway, with 2 more planned.</p> <b>External works</b> <p>External works are continuing and are nearing completion, with the southern elevation ready for soft landscaping this month. To the north elevation, the terrace is ready for finishing, walls are complete with final schist elements and paving taking shape. External works are on track to be mostly complete ahead of ANZAC day.</p> <b>Stakeholder Engagement</b> <p>TnC work has been completed – coordination regarding carpark sealing is ongoing. RSA – frequent meetings being held.</p>	

# Cromwell Memorial Hall Project

## Next Steps – March 2026

### External Funding

1. All external funding applied for has now been received.
2. Initiate 'Sponsor a Seat' in the auditorium to help fund the theatre lighting upgrade required for the community.

### Design

3. Museum Fitout progressing.
4. FF&E and Cultural Elements workstreams continue and require finalisation this month.









### Construction

5. Zone A:
  - Alloyfold to finish seating install and commissioning
  - Minor works still required in auditorium, such as second fix and acoustic wall linings being installed
  - Mechanical / E4M / Fire / Hydraulic / Electrical Commissioning - first WSP witnessing visits have taken place
6. Zone B:
  - Museum carpet fitout scheduled.
  - Second fix and minor works progressing such as floor finishes - making good to concrete etc
  - Mechanical / E4M / Fire / Hydraulic / Electrical Commissioning - multiple inspections planned
  - Cleaning and defecting.
7. External
  - Street furniture and memorial items prep and foundations, street signage
  - Schist walls
  - Louvres installation

### Stakeholder Engagement

TnC carpark and access to be resealed. Keeping in contact.

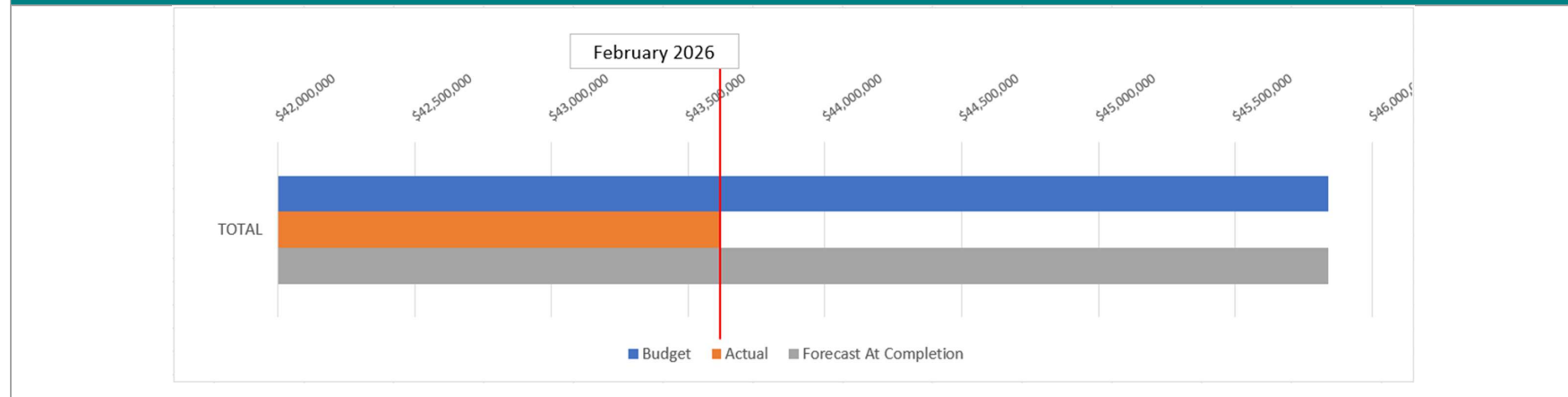
## Project Health

Flag	Previous Status	Current Status	Status Description
Overall Status			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			Project funding of \$45.8M approved at 28-Feb-24 Council Meeting. \$1.6M confirmed for the Museum fitout.
Risks			Consumption of contingency is a risk. Expected variation to date is \$1,982,467.36 Continue to monitor the Variation Process through Eng Rep constantly reviewing contingency spend
Issues			

# Cromwell Memorial Hall Project

Resources	<span style="color: green;">G</span>	<span style="color: green;">G</span>	
Key Milestones	<span style="color: green;">G</span>	<span style="color: green;">G</span>	New programme accepted with approval of EoT claim.
Health and Safety	<span style="color: green;">G</span>	<span style="color: green;">G</span>	SSSP reviewed and accepted; Site induction process implemented; WorkSafe informed on selected tasks
Scope	<span style="color: green;">G</span>	<span style="color: orange;">A</span>	When looking at the overall project, the incorporation of the Museum fitout does have the inclusion of some additional scope regarding the Naylor Love contract.
Communications	<span style="color: green;">G</span>	<span style="color: green;">G</span>	Let's Talk Page being refreshed with the commencement of construction and approved detailed design.

## Budget



## Project Risk Analysis – Key Rated Risks

Flag	Risk Name	Status Comments
<span style="color: green;">G</span>	Health & Safety on building site, with working at heights, heavy equipment etc poses on going risk	With Site Establishment Naylor's SSSP in effect Inductions in place – lots of tours being undertaken with supervision WorkSafe notified on required actions Changes to site sign in sheet and access to site
<span style="color: orange;">A</span>	Exceeding allocated total project cost of \$45.8M	Construction contract has high percentage fixed price Variation Process through Eng Rep will review contingency spend

# Cromwell Memorial Hall Project

Project funding of \$45.8M approved at 28-Feb-24 Council Meeting. This funding was secured by: Reserves \$18 million, Loan \$15.6 million, Cemetery Road Land Sales \$6.7 million, External Funding \$1.7 million = \$42 million.

As noted in the Council meeting on 28 February 2024, the \$3.8 million shortfall not secured through external funding is expected to be covered by future land sales.

Expected variation to date is \$1,982,467.36 – variations continue to be monitored carefully \$1.6M confirmed for the Museum fitout.

Spend so far approx. \$43.5M

To future proof and maximise usability of the theatre, feedback from working with community groups a lighting and rigging upgrade of approx. \$200k which will maximise usage and allow for professional events and renting out this capability. Suggest funded through seat sales.

## Milestone Report

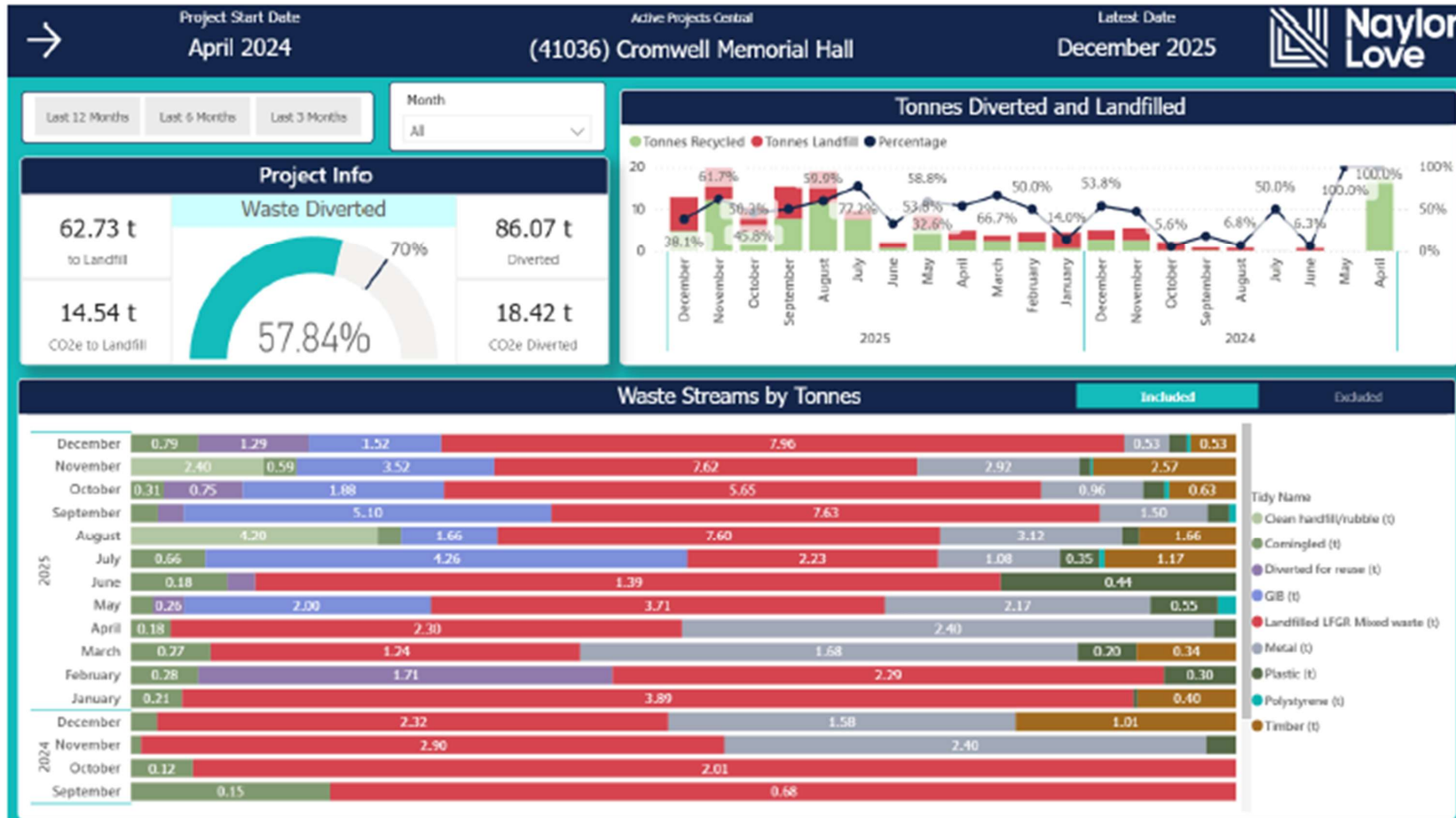
# Programme



# Cromwell Memorial Hall Project

Special Addendum | Waste Reporting

See waste statistic update which reflects the **overall** project performance to date:



Status Updates		Committee: Cromwell Community Board			
Meeting	Report Title	Resolution No	Resolution	Officer	Status
3/03/2026	Use of Financial Contributions for Bannockburn Cycle Path Connection	26.2.4	That the Cromwell Community Board A. Receives the report and accepts the level of significance. B. Approves the use of Financial Contribution Reserves to fund the design and construction of the Bannockburn shared path connection, up to a budget of \$300,000.	Roading Asset Engineer	<b>12 Mar 2026</b> Getting estimates for the proposed work. Report submitted for final approval to Council meeting scheduled on 25 March. <b>MATTER CLOSED</b>
3/03/2026	Cromwell Golf Club - Request to Authorise Building alterations and Other Improvements on Reserve Land	26.2.3	That the Cromwell Community Board A. Receives the report and accepts the level of significance. B. Recommends to Council to approve the granting of the consent of the Minister of Conservation (under delegated authority), to extend the current club house footprint, erect a new club house deck and construct a new pro shop on Recreation Reserve, Cromwell Golf Course, 55 Neplusultra Street, Cromwell, in accordance with Section 54(1) of the Reserves Act 1977. C. Recommends to Council that consent is granted on the condition that a variation to the original 1981 Lease agreement with the Cromwell Golf Club is executed by the parties to insert the standard clauses for the removal of improvements at termination of the lease that are currently not provided for in the 1981 lease. D. Authorises the Chief Executive to do all that is necessary to give effect to the resolution.	Property and Facilities Officer (Cromwell)	<b>20 Mar 2026</b> Report submitted for final approval to Council meeting scheduled on 25 March. <b>11 Mar 2026</b> Action memo sent to report writer.
3/03/2026	Cromwell Racecourse Reserve Event	26.2.2	That the Cromwell Community Board A. Receives the report and accepts the level of significance. B. Recommends to Council its support of the proposed Wheels event at the Cromwell Racecourse Reserve and that Council provides its consent for the associated improvements under	Parks and Recreation Manager	<b>18 Mar 2026</b> Report submitted for final approval to Council meeting scheduled on 25 March. <b>11 Mar 2026</b> Action memo sent to report writer.

			clause 5 of its lease with the Central Lakes Equestrian Club.		
4/02/2026	New Facility Naming Discussion and Process	26.1.3	<p>That the Cromwell Community Board</p> <p>A. Receives the report and accepts the level of significance.</p> <p>B. Recommends to Council that a district-wide public engagement for the English naming of the new facility is over a two-week period commencing Monday, 2 March 2026.</p> <p>C. Recommends to Council that feedback is gathered via online and hard copy survey.</p> <p>D. Notes that a high-level awareness and education campaign will begin prior to the public engagement period.</p> <p>E. Notes that Elected Members will lead the community engagement with support from Council staff.</p> <p>F. Notes that the findings will come back to the Board's 7 April meeting for its recommendation to the 29 April Council meeting.</p>	Facility Experience Manager	<p><b>18 Mar 2026</b> Submissions closed. Report going to 7 April meeting followed by recommendation report to Council on 29 April.</p> <p><b>20 Feb 2026</b> Let's Talk survey available for completion from 2 - 16 March. Drops in planned from Tuesday 3 March in Cromwell and Alexandra. Report to come back to the April meeting.</p> <p><b>18 Feb 2026</b> Action memo sent to report writer.</p>
25/11/2025	Bannockburn Forestry Block Harvest	25.9.8	<p>That the Cromwell Community Board</p> <p>A. Receives the report and accepts the level of significance.</p> <p>B. Recommends to Council to harvest the 60-hectare Sandflat Road Forestry Block - LOT 3 DP 403966.</p> <p>C. Recommends staff investigate the costs to replant the site to retain the carbon status and also presents options to the Board/Council for alternative uses for this site along with some indicative costs.</p> <p>D. Recommends to Council to utilise any profit generated from the harvest either to fund the replanting of the block, including implementation of a post-planting management and weed control plan, or to explore alternative investment</p>	Project Manager - Property	<p><b>13 Mar 2026</b> A Request for Proposal is Live on GETS with several contractors undertaking site visits and looking at options to include in the proposal – deadline 27th March 2026. Investigation into replanting is underway.</p> <p><b>11 Feb 2026</b> Staff are working towards uploading a Request for Tender on GETS to find the best option to fell trees (and potentially de-stump). Advice has now been received regarding carbon credits and economical liability. This needs further review. Investigation into alternative uses for the block has begun.</p> <p><b>12 Jan 2026</b></p>

			<p>opportunities associated with the land and its future use.</p> <p>E. Recommends to Council to subsequently use any remaining profit to offset costs associated with the Bannockburn Industrial Subdivision.</p> <p>F. Recommends to Council to remove the dog walking status on both the 19-hectares at Bannockburn Road and the 60-hectares on Sandflat Road.</p>		Investigation has begun into finding further information around carbon credits and what the next steps will look like. Closure over the holiday season meant limited responses.
25/11/2025	Proposed Road Stopping - Unformed Unnamed Road Through Park Burn Quarry	25.9.7	<p>That the Cromwell Community Board</p> <p>A. Receives the report and accepts the level of significance.</p> <p>B. Recommends to Council to approve the proposal to stop the unformed, unnamed road that goes through the Park Burn Quarry as indicated on the attached Title Plan – SO 616646 (appendix “1” to this report), in accordance with the provisions of the Local Government Act 1974, subject to:</p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Public notification and advertising in accordance with the Local Government Act 1974</li> <li><input type="checkbox"/> No objections being received within the objection period.</li> <li><input type="checkbox"/> The applicant paying for all costs of the road stopping including the purchase of the land at valuation.</li> <li><input type="checkbox"/> The stopped road parcels of land being amalgamated with the applicant's Record of Title.</li> <li><input type="checkbox"/> The final survey plan being approved by the Chief Executive Officer.</li> </ul> <p>C. Agrees to recommend to Council that a Section 345 certificate be issued stating that an esplanade strip/reserve is not required in terms of Section 345 of the Local Government Act 1974 as</p>	Statutory Property Team Leader	<p><b>16 Mar 2026</b> Valuation and draft SO plan in process. Council solicitor drafting agreement.</p> <p><b>11 Feb 2026</b> No further progress to report. Road Stopping still being processed.</p> <p><b>09 Jan 2026</b> The Road Stopping is being processed. A valuation of the land created after stopping road has been requested.</p> <p><b>03 Dec 2025</b> Final Survey plan is being prepared for approval by CEO and valuation of the land requested.</p>

			adequate access to Lake Dunstan is maintained and current lake access will not be affected. D. Authorises the Chief Executive to do all that is necessary to give effect to the resolution.		
25/11/2025	Cromwell Memorial Hall - Naming Discussion	25.9.6	That the Cromwell Community Board A. Receives the report and accepts the level of significance. B. Recommends to Council that the venue is dual named. C That the Board hold a workshop on 4 February 2026 to clarify the purpose and intended use of the facility, and to identify its key stakeholders. A report to the meeting on the same day would ratify the recommendation to Council. D. Recommends to Council that the community consultation process takes place in March 2026. E. Notes the option about Citizens Assemblies and recommends council looks into this process for future projects.	Facility Experience Manager	<b>18 Mar 2026</b> Submissions closed. Report going to CCB on 7 April meeting followed by recommendation to Council on 29 April. <b>12 Jan 2026</b> Council resolved to have a dual English and Te Reo name and a workshop will be held on 4 February to clarify purpose, intended use of the facility and identify key stakeholders. Community feedback will occur in March and approved name to be report back to CCB and Council by the end of April 2026. <b>02 Dec 2025</b> Action memo sent to report writer.
25/11/2025	Cromwell Memorial Hall - Fees and Charges	25.9.5	That the Cromwell Community Board A. Receives the report and accepts the level of significance. B. Recommends to Council that the attached community fees and charges be accepted for the first year of operation. C The Board recommended that commercial rates are reconsidered with market comparisons to comparable venues and brought back to the next meeting. D. Notes that this is not an exhaustive list and directs staff to continue to develop fees and charges as the operation of the venue evolves.	Facility Experience Manager	<b>18 Mar 2026</b> Report on commercial rates to be presented to this meeting. <b>20 Jan 2026</b> Approved by Council at their December meeting. Report on commercial rates to be presented to this meeting. <b>20 Jan 2026</b> Action memo sent to report writer.

			<p>E. Notes staff have received multiple bookings for the facility and supports quoted fees and that charges for these bookings are retrospectively approved.</p> <p>F. The Board recommends to Council that the RSA have preferential booking rights on 25 April and 11 November, and that no venue hire will be charged to the RSA on those days.</p> <p>G. The Board recommends to Council that the RSA room would be kept free for RSA use on their meeting days and that the RSA would not be charged any venue hire on these days.</p> <p>H. That a workshop would be held to discuss purpose, performance targets and usage projections.</p>		
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**7 DATE OF THE NEXT MEETING**

The date of the next scheduled meeting is 5 May 2026.

## 8 RESOLUTION TO EXCLUDE THE PUBLIC

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### Recommendations

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

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

General subject of each matter to be considered	Reason for passing this resolution in relation to each matter	Plain English Reason
<b>Confidential Cromwell Community Board meeting - 3 March 2026</b>	s7(2)(b)(ii) - the withholding of the information is necessary to protect information where the making available of the information would be likely unreasonably to prejudice the commercial position of the person who supplied or who is the subject of the information	Commercial sensitivity
<b>26.3.13 - March 2026 Confidential Governance Report</b>	s7(2)(b)(ii) - the withholding of the information is necessary to protect information where the making available of the information would be likely unreasonably to prejudice the commercial position of the person who supplied or who is the subject of the information	Commercial sensitivity

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