AGENDA

Ordinary Council Meeting
Wednesday, 29 April 2026

Date: **Wednesday, 29 April 2026**

Time: **10:30 am**

Location: **Ngā Hau e Whā, William Fraser Building, 1 Dunorling Street, Alexandra**

(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 Council Meeting will be held in Ngā Hau e Whā, William Fraser Building, 1 Dunorling Street, Alexandra and live streamed via Microsoft Teams on Wednesday, 29 April 2026 at 10:30 am. The link to the live stream will be available on the Central Otago District Council's website.

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Members Her Worship the Mayor T Alley (Chairperson), Cr T Paterson, Cr S Browne, Cr A Dowling, Cr S Duncan, Cr C Laws, Cr N McLean, Cr M McPherson, Cr C Pannett, Cr C Sanders, Cr B Scott

In Attendence P Kelly (Chief Executive Officer), L Fleck (Group Manager - People and Culture, Acting Group Manager - Community Vision), J Muir (Group Manager - Three Waters), Q Penniall (Group Manager - Planning, Infrastructure and Regulatory), S Righarts (Group Manager - Governance and Business Services), D Scoones (Group Manager - Community Experience), W McEnteer (Governance Manager)

1 KARAKIA

Cr Browne will begin the meeting with a karakia.

2 APOLOGIES

3 PUBLIC FORUM

4 CONFIRMATION OF MINUTES

Ordinary Council Meeting - 25 March 2026

MINUTES OF A COUNCIL MEETING OF THE CENTRAL OTAGO DISTRICT COUNCIL HELD AT MANIOTOTO RUGBY CLUB ROOMS, STADIUM DRIVE, RANFURLY AND LIVE STREAMED VIA MICROSOFT TEAMS ON WEDNESDAY, 25 MARCH 2026 COMMENCING AT 10:31 AM

PRESENT: Her Worship the Mayor T Alley (Chairperson), Cr T Paterson, Cr S Browne, Cr A Dowling, Cr S Duncan, Cr C Laws, Cr N McLean, Cr M McPherson, Cr C Pannett, Cr C Sanders, Cr B Scott

IN ATTENDANCE: P Kelly (Chief Executive Officer), L Fleck (Group Manager - People and Culture, Acting Group Manager - Community Vision), J Muir (Group Manager - Three Waters), Q Penniall (Group Manager - Planning, Infrastructure and Regulatory), D Rushbrook (Regional Deals Lead), D Scoones (Group Manager - Community Experience), A Lines (Risk and Procurement Manager), G Bailey (Parks and Recreation Manager), T Bates (Project Manager – Construction /Airports), P Keenan (Capital Projects Programme Manager), A Crosbie (Policy and Strategy Lead), N Lanham (Economic Development Manager), Z Zeelie (Team Leader – Statutory Property), W McEnteer (Governance Manager)

1 KARAKIA

Cr McPherson gave a karakia to begin the meeting.

2 APOLOGIES

There were no apologies.

3 PUBLIC FORUM

Edward Ellison – (Te Rūnanga o Ōtākou) and Sandra McIntyre (Principal Planner – Aukaha) – Proposal to raise Falls Dam

Mr Ellison spoke to the minimum flows in the Manuherekia River. He noted the concern for the depletion of the river and the importance of the waterway for Ngāi Tahu. He was critical of the report and mentioned that there was a focus on economics and not the health of the river and also cited previous work done by the ORC. He also noted that there should be iwi engagement in any setting of minimum flow of the river.

Jeff Grant -Manuhehekia River Ltd

Mr Grant commented that they were initially looking for support in principal and that work on the minimum flow for the Manuherekia River would need to be completed first before any work on raising the Falls Dam could commence.

Note: The meeting adjourned at 10.46 am and resumed at 10.56 am.

Mike Direen – Leased Land in Dunstan Road

Mr Direen spoke to the leased land that was to be discussed in the non-public session. He argued that the valuation was too high and believed that the value was lower. He then responded to questions.

Duncan Ford and Kirsten Adams-Ford – Mining Permit at Patearoa

Mr Ford and Mrs Adams-Ford spoke to the mining permit that had been issued in Patearoa. They believed that the paperwork that was circulated to adjacent landholders was orchestrated to ensure permission was obtained. They had a number of concerns around the potential mining however it was primarily the noise factor that concerned them.

4 CONFIRMATION OF MINUTES

RESOLUTION

Moved: **Paterson**
Seconded: **Browne**

That the public minutes of the Ordinary Council Meeting held on 25 February 2026 be confirmed as a true and correct record.

CARRIED

5 DECLARATIONS OF INTEREST

Members were reminded of their obligations in respect of declaring any interests.

- Cr Scott declared an interest in item 26.3.5.
- Cr Paterson declared an interest in item 26.3.15.
- Cr McPherson declared an interest in item 26.3.23.
- Her Worship the Mayor declared an interest in items 26.3.15 and 26.3.23.

Each member left the table and did not discuss or vote on the item.

6 COMMUNITY BOARD CHAIR UPDATE

26.3.2 COMMUNITY BOARD CHAIR UPDATE

Logan Dowling, Deputy Chair of the Maniototo Community Board joined the meeting to discuss matters of interest to the Board.

Mr Dowling noted that the community was doing well but that there was a lot of volunteer burnout and that in many cases it was the same people doing most of the work in multiple groups. He then responded to questions.

7 REPORTS

26.3.3 DECLARATION OF OFFICE

Each member is required to take a declaration of office. Cr Dowling must complete this declaration before assuming his duties.

Cr Dowling read aloud and signed his declaration which was witnessed by Her Worship the Mayor.

Note: Kahli Scott and George Dawes from Film Otago Southland joined the meeting for item 26.3.4.

Note: Cr McPherson left the meeting at 11.17 am and returned at 11.19 am.

26.3.4 UPDATE ON THE ACTIVITIES OF FILM OTAGO SOUTHLAND

To consider an update on the activities of Film Otago Southland (FOS).

RESOLUTION

Moved: **Browne**
Seconded: **Sanders**

That the report be received and its contents noted.

CARRIED

Note: Cr Scott declared an interest in item 26.3.5. He left the table and did not discuss or vote on the item.

26.3.5 CROMWELL GOLF CLUB - REQUEST TO AUTHORISE BUILDING ALTERATIONS AND OTHER IMPROVEMENTS ON RESERVE LAND

To consider granting 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.

After discussion it was noted that the provisions in part c were modern clauses that were not in older clauses.

RESOLUTION

Moved: **Duncan**
Seconded: **Pannett**

That the Council

A. Receives the report and accepts the level of significance.

B. Approves 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. Agrees 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

26.3.6 CEMETERIES BYLAW

To adopt the Cemeteries Bylaw 2026 and Cemeteries Handbook 2026. There were no submissions. The bylaw will come back in 2036 and the handbook is reviewed when needed.

RESOLUTION

Moved: **Paterson**
Seconded: **Duncan**

That the Council

A. Receives the report and accepts the level of significance.

B. Adopts the Cemeteries Bylaw 2026

C. Adopts the Cemeteries Handbook 2026.

CARRIED

26.3.7 CROMWELL RACECOURSE RESERVE EVENT

To approve the recommendation from the Cromwell Community Board allowing improvements at Cromwell Racecourse Reserve to enable large events to be undertaken within the reserve.

RESOLUTION

Moved: **McPherson**
Seconded: **McLean**

That the Council

A. Receives the report and accepts the level of significance.

B. That Council provides consent under clause 5 of its lease with the Central Lakes Equestrian Club for the Cromwell Racecourse Reserve to be improved to host the proposed Wheels event as per the attached plan.

CARRIED

26.3.8 ROXBURGH ENTERTAINMENT CENTRE REBUILD PROJECT LOCATION OPTIONS INVESTIGATION

To consider a submission for alternate site options for the Roxburgh Entertainment Centre project.

After discussion it was agreed to endorse the Teviot Valley Community Board's position on the entertainment centre.

RESOLUTION

Moved: **Browne**
Seconded: **Scott**

That the Council

A. Receives the report and accepts the level of significance.

B. Confirms approval to proceed with the design and construction of the Roxburgh Entertainment Centre on the existing site as planned.

C. Directs that all options for activation of the site are considered as the project progresses.

D Directs that there is continuous feedback loop with the Project Steering Group and Teviot Valley Community Board as the design progresses.

CARRIED

Note: Cr Laws assumed the Chair as the Three Waters portfolio lead.

Note: Bruce Gemmell and Fiona Smith from Southern Waters and Nichola Williams from Wynn Williams joined the meeting for item 26.3.9.

26.3.9 NOTIFICATION OF WAITAKI DISTRICT COUNCIL'S REQUEST TO JOIN SOUTHERN WATERS

To consider approval for Waitaki District Council to rejoin Southern Waters, approval for documentation to establish the Joint Council Controlled Organisation (CCO) and its incorporation as a company and to confirm the Council's two representatives on the Southern Waters Stakeholders' Representative Group (SRG).

RESOLUTION

Moved: **Alley**
Seconded: **Dowling**

That the Council

A. Receives the report and accepts the level of significance.

B. Receives and approves the request from Waitaki District Council to join Southern Waters Attachment 1.

C. Notes Morrison Low's financial analysis of Waitaki District Council joining Southern Waters.

D. Approves and enters into the Deed of Accession and Amendment to the Commitment Agreement to be entered into between Central Otago District Council, Clutha District Council, Gore District Council and Waitaki District Council in Attachment 2.

E. Approves and enters the Deed of Accession to the Deed of Amendment and Cost Sharing to be entered into between Central Otago District Council, Clutha District Council, Gore District Council and Waitaki District Council in Attachment 3.

F. Resolves that a council-controlled organisation jointly owned by Central Otago District Council, Clutha District Council, Gore District Council and Waitaki District Council be incorporated under the Companies Act 1993 and registered as Southern Waters Limited for the purposes of delivering water services.

G. Subscribes for 100 Class A Shares in Southern Waters Limited.

H. Approves and adopts the Constitution for Southern Waters Limited in Attachment 4.

I. Approves and enters into the Shareholders' Agreement relating to Southern Waters Limited in the form or substantially the form in Attachment 5.

J. Approves Bruce Gemmell as the initial director of Southern Waters Limited, on the terms set out more particularly in the Shareholders' Agreement.

K. Establish a Stakeholders' Representative Group as a Joint Committee with Central Otago District Council, Clutha District Council, Gore District Council and Waitaki District Council with the Terms of Reference set out in Schedule 4 of the Shareholders' Agreement in Attachment 5.

L. Appoints two representatives as the Council's members on the Stakeholders' Representative Group, being the mayor and Cr Cheryl Laws, as notified by or on behalf of the Council to Southern Waters Limited in accordance with the Shareholders' Agreement from time to time.

M. Delegates to its Stakeholders' Representative Group members the powers, functions and duties necessary to participate in the SRG and to carry out the members' responsibilities set out in the Terms of Reference.

N. Prepare and negotiate a Transfer Agreement with Southern Waters Limited in a substantially similar form and having regard to the principles set out in Schedule 6 of the Shareholders' Agreement in Attachment 5.

O. Delegates to the Chief Executive the power and authority to, on behalf of the Council:

   i. give notice to Southern Waters Limited of the Council's nominees to the Stakeholders' Representative Group.
   ii. approve minor amendments to and execute all documentation referred to above (other than the Transfer Agreement).
   iii. commence preparation and negotiation of a Transfer Agreement on behalf of and subject to final approval by the Council and
   iv. do all things and enter all documents that are otherwise necessary to give effect to the above resolutions.

CARRIED

26.3.10 STATUS REPORTS - THREE WATERS CAPITAL PROJECTS PROGRAMME

To consider the progress of key projects in the Three Waters Capital Projects Programme. Smaller projects are going to come as well.

RESOLUTION

Moved: **McPherson**
Seconded: **Scott**

That the report be received and its contents noted.

CARRIED

Note: Her Worship the Mayor resumed the Chair.

Note: The meeting adjourned at 12.29 pm and returned at 1.00 pm

26.3.11 LONG-TERM PLAN 2027-37: COMMUNITY BOARD PRIORITIES

To consider incorporation on the community Board's priorities into the 2027-37 Long-term Plan.

After discussion it was agreed that community boards should be sent a follow up showing where they have similar priorities with other boards.

RESOLUTION

Moved: Paterson
Seconded: Laws

That the Council

A. Receives the report and accepts the level of significance.

B. Agrees the Cromwell Community Board's priorities be developed for consideration in the 2027-37 Long-term Plan.

C. Agrees the Maniototo Community Board's priorities be developed for consideration in the 2027-37 Long-term Plan.

D. Agrees the Teviot Valley Community Board's priorities be developed for consideration in the 2027-37 Long-term Plan.

E. Agrees the Vincent Community Board's priorities be developed for consideration in the 2027-37 Long-term Plan.

CARRIED

Note: With the permission of the meeting, item 26.3.9 was taken earlier.

Note: Dr Ian Griffin, Director of Tūhura - Otago Museum joined the meeting for item 26.3.29.

26.3.29 TŪHURA - OTAGO MUSEUM'S DRAFT ANNUAL PLAN 2026-27

To present the draft Annual Plan 2026-27 from the Tūhura - Otago Museum Trust Board for review and feedback, and to note the 3% percent increase on the Central Otago District Council annual levy.

Dr Griffin gave an overview of the work being undertaken by Otago Museum at this time and gave an update regarding the moa footprints from Kyeburn. He then responded to questions.

RESOLUTION

Moved: McPherson
Seconded: Duncan

That the Council

A. Receives the report and accepts the level of significance.

B. Approves the request to fund a proposed levy increase of 3% percent in 2026/27 for the Tūhura - Otago Museum, noting this is an additional $1,118, and will increase the payment from $37,297 to $38,415, as budgeted.

C. Notes the projected levy amount for the 2027/28 financial year is $39,567 and adjusts the budget in the 2027/28 – 2037/38 financial years, to reflect this.

CARRIED

Note: Cr McPherson left the meeting at 1.35 pm and returned at 1.38 pm.

26.3.12 ELECTED MEMBER SECURITY SYSTEM REMUNERATION

To consider operationalising clause 15 of the Local Government Elected Members Determination 2025 by the Remuneration Authority – the allowance for elected member security systems.

After discussion it was agreed that this allowance belonged in the Elected Member Allowances and Reimbursements Policy. However it was noted that there should be some sort of clawback provision for members that were only in office a short time and that the policy would return to Council for its consideration when it was amended.

RESOLUTION

Moved: **Paterson**
Seconded: **Scott**

That the Council

A. Receives the report and accepts the level of significance.

B. Agrees in principle, subject to further work, to expand the existing Elected Member Allowances and Reimbursements Policy.

CARRIED

26.3.13 APPROVAL OF DRAFT ANNUAL PLAN 2026-27

To consider the Draft Annual Plan 2026-27 for approval.

It was noted that the Annual Plan and Fees and Charges would return to Council to be confirmed in June.

RESOLUTION

Moved: **Paterson**
Seconded: **Pannett**

That the Council

A. Receives the report and accepts the level of significance.

B. Agrees not to consult on the draft Annual Plan 2026-27.

C. Approves the draft Annual Plan 2026-27 to enable Long-term Plan 2027-37 budget input.

D. Approves the draft fees and charges for 2026-27.

CARRIED

26.3.14 KEY RISK REPORT

To consider the Key Risk Register as at February 2026.

RESOLUTION

Moved: **Alley**
Seconded: **McLean**

That the report be received and its contents noted.

CARRIED

Note: Her Worship the Mayor and Cr Paterson declared an interest in item 26.4.15. They left the table and did not discuss or vote on the item.

Note: With the agreement of the meeting, Cr Duncan assumed the Chair for item 26.3.15.

26.3.15 PROPOSAL TO PREPARING A LOCAL BILL

This paper seeks approval from the Central Otago District Council (CODC) to begin the process of developing a Local Bill, enabling statutory support for implementing minimum flows on the Manuherekia River and securing land/easements required to replace or rebuild Falls Dam at a higher level.

After discussion it was agreed that there should first be work undertaken to understand the project, its scope and costs. That work should then be brought to Council for its consideration on whether they would like to continue with the process. It was also agreed that the initial costs should come from the money gained from the access agreement with Matakanui Gold Ltd.

RESOLUTION

Moved: **McPherson**
Seconded: **McLean**

That the Council

A. Receives the report and accepts the level of significance.

B. Approves staff to investigate the process of developing the “Central Otago Manuherekia Minimum Flows and Falls Dam Enabling Bill” *(or other name)* as a Local Bill and to bring back to Council a decision report seeking formal approval to proceed.

C. Directs staff to engage professional services to support the work programme.

D. Notes the estimated Local Bill development cost of $180,000–$260,000, but staff will bring back a firm costing.

E. Authorises the Chief Executive to spend up to $40,000 to fund the initial study to come from the Matakanui Gold Access Agreement Funding.

CARRIED

26.3.16 ADOPTION OF THE LOCAL GOVERNANCE STATEMENT

To consider adoption of the Local Governance Statement for the 2025-28 triennium.

RESOLUTION

Moved: **McPherson**
Seconded: **Duncan**

That the Council

A. Receives the report and accepts the level of significance.

B. Adopts the Local Governance Statement for the 2025-28 triennium.

CARRIED

26.3.17 2026 LOCAL GOVERNMENT NEW ZEALAND CONFERENCE AND ANNUAL GENERAL MEETING

To consider the Central Otago District Council's involvement in the 2026 Local Government New Zealand conference in Rotorua and to register delegates for the Annual General Meeting.

RESOLUTION

Moved: **McPherson**
Seconded: **Scott**

That the Council

A. Receives the report and accepts the level of significance.

B. Approves the Mayor, Deputy Mayor and Cr Browne to attend the 2026 Local Government New Zealand Conference in Rotorua.

C. Approves the Mayor as the presiding delegate, and the Deputy Mayor as the alternate delegate for the Annual General Meeting.

CARRIED

8 MAYOR'S REPORT

26.3.18 MAYOR'S REPORT

Her Worship the Mayor spoke to her report.

RESOLUTION

Moved: **Alley**
Seconded: **Paterson**

That the Council receives the report and notes its contents.

CARRIED

9 STATUS REPORTS

26.3.19 MARCH 2026 GOVERNANCE REPORT

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

RESOLUTION

Moved: **Paterson**
Seconded: **Browne**

That the report be received and its contents noted.

CARRIED

10 COMMUNITY BOARD MINUTES

26.3.20 MINUTES OF THE MANIOTOTO COMMUNITY BOARD MEETING HELD ON 12 FEBRUARY 2026

RESOLUTION

Moved: **McPherson**
Seconded: **Paterson**

That the unconfirmed Minutes of the Maniototo Community Board Meeting held on 12 February 2026 be noted.

CARRIED

26.3.21 MINUTES OF THE CROMWELL COMMUNITY BOARD MEETING HELD ON 3 MARCH 2026

RESOLUTION

Moved: **McPherson**
Seconded: **Paterson**

That the unconfirmed Minutes of the Cromwell Community Board Meeting held on 3 March 2026 be noted.

CARRIED

11 COMMITTEE MINUTES

26.3.22 MINUTES OF THE AUDIT AND RISK COMMITTEE MEETING HELD ON 9 FEBRUARY 2026

RESOLUTION

Moved: **McPherson**
Seconded: **Paterson**

That the unconfirmed Minutes of the Audit and Risk Committee Meeting held on 9 February 2026 be noted.

CARRIED

12 DATE OF NEXT MEETING

The date of the next scheduled meeting is 29 April 2026.

13 RESOLUTION TO EXCLUDE THE PUBLIC

RESOLUTION

Moved: **Laws**
Seconded: **Pannett**

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

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

General subject of each matter to be considered	Reason for passing this resolution in relation to each matter	Plain English Reason
Confidential Minutes of Ordinary Council Meeting	s7(2)(b)(ii) - the withholding of the information is necessary to protect information where the making available of the information would be likely unreasonably to prejudice the commercial position of the person who supplied or who is the subject of the information	Commercial sensitivity
	s7(2)(h) - the withholding of the information is necessary to enable Council to carry out, without prejudice or disadvantage, commercial activities	To enable commercial activities
	s7(2)(i) - the withholding of the information is necessary to enable Council to carry on, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations)	To enable commercial or industrial negotiations
	s7(2)(j) - the withholding of the information is necessary to prevent the disclosure or use of official information for improper gain or improper advantage	To prevent use of the information for improper gain or advantage
26.3.23 - Commercial Private Swim School and Coaching Policy	s7(2)(h) - the withholding of the information is necessary to enable Council to carry out, without prejudice or disadvantage, commercial activities	To enable commercial activities
26.3.24 - Market Valuation and Freehold Ground Lease at Dunstan Road, Alexandra	s7(2)(i) - the withholding of the information is necessary to enable Council to carry on, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations)	To enable commercial or industrial negotiations

26.3.25 - Risk Management Update	s7(2)(j) - the withholding of the information is necessary to prevent the disclosure or use of official information for improper gain or improper advantage	To prevent use of the information for improper gain or advantage
26.3.26 - March 2026 Confidential Governance Report	s7(2)(b)(ii) - the withholding of the information is necessary to protect information where the making available of the information would be likely unreasonably to prejudice the commercial position of the person who supplied or who is the subject of the information	Commercial sensitivity
	s7(2)(h) - the withholding of the information is necessary to enable Council to carry out, without prejudice or disadvantage, commercial activities	To enable commercial activities
	s7(2)(i) - the withholding of the information is necessary to enable Council to carry on, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations)	To enable commercial or industrial negotiations
	s7(2)(j) - the withholding of the information is necessary to prevent the disclosure or use of official information for improper gain or improper advantage	To prevent use of the information for improper gain or advantage
26.3.27 - Confidential Minutes of the Cromwell Community Board Meeting held on 3 March 2026	s7(2)(b)(ii) - the withholding of the information is necessary to protect information where the making available of the information would be likely unreasonably to prejudice the commercial position of the person who supplied or who is the subject of the information	Commercial sensitivity
26.3.28 - Confidential Minutes of the Audit and Risk Committee Meeting held on 9 February 2026	s7(2)(a) - the withholding of the information is necessary to protect the privacy of natural persons, including that of deceased natural persons	To protect a person's privacy
	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
	s7(2)(g) - the withholding of the information is necessary to	Legal professional privilege

	maintain legal professional privilege s7(2)(j) - the withholding of the information is necessary to prevent the disclosure or use of official information for improper gain or improper advantage	To prevent use of the information for improper gain or advantage

CARRIED

The public were excluded at 2.52 pm and the meeting closed at 4.03 pm.

5 DECLARATIONS OF INTEREST

26.4.1 DECLARATIONS OF INTEREST REGISTER

Doc ID: 2770875

Report Author:	Wayne McEnteer, Governance Manager
Reviewed and authorised by:	Saskia Righarts, Group Manager - Governance and Business Services

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
Tamah Alley	Manuherikia Irrigation Co-operative (shareholder) Cliff Care Ltd (family connection) Tenaya New Zealand Ltd (Director and Shareholder) Southern Lakes Trails (Trustee) LGNZ Zone 6 Chair LGNZ National Council (Member)	Manuherikia Irrigation Co-operative Society Ltd (shareholder) Emergency Management Otago Group Controller (employee)	Central Otago Wilding Conifer Control Group Destination Advisory Board Southern Lakes Health Trust (Trustee) Otago Central Lakes Regional Deals Committee
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
Andrew Dowling	Mountain Bikers of Alexandra PGG Wrightson Ltd (employee) FD Ltd (Director)	FD Ltd (Director)	
Stuart Duncan	Penvose Farms - Wedderburn Cottages and Farm at Wedderburn (shareholder) Penvose Investments - Dairy Farm at Patearoa (shareholder) Fire and Emergency New Zealand (member) JD Pat Ltd (Shareholder and Director)	Penvose Farms - Wedderburn Cottages and Farm at Wedderburn (Shareholder) Penvose Investments - Dairy Farm at Patearoa (shareholder)	Maniototo Ice Rink Committee Otago Regional Transport Committee
Cheryl Laws	The Message (Director) Wishart Family Trust (Trustee) Wooing Tree (Assistant Manager - Cellar Door) Daffodil Day Cromwell Coordinator	Otago Regional Council (Councillor) The Message (Director)	

Nathan McLean	Alexandra Squash Rackets Club (Club Secretary) St Gerards School (Board Chair) Alexandra Hockey Club (committee)		
Martin McPherson	Alexandra Blossom Festival	CODC (employee) CODC (employee) (Daughter)	Alexandra District Museum Board Incorporated (ADMI)
Curtis Pannett	Teviot Valley Irrigation Company Ltd (Director/ Shareholder) Teviot Valley Water Care Group (Member) Rabobank Client Council (Councillor) Hill Springs Farming Company Ltd (Sole Director/Shareholder) Roxburgh Golf Club (Member)		I and H McPhail Charitable Trust Entertainment Group Steering Group/ PSG Tuapeka County Bursary Fund Committee

Tracy Paterson	Matakanui Station (Director and shareholder) Matakanui Development Co (Director and shareholder) A and T Paterson Family Trust (Trustee) A Paterson Family Trust (Trustee) Central Otago Health Inc (Elected Member) Bob Turnbull Trust (Trustee / Chair) New Zealand Wool Classers Association (Chair) Central Otago A&P Association (Member) Waiora Manuherikia Governance Group (Member) Central Otago Riding for the Disabled (Volunteer) Regional Deals Panel Member	Matakanui Station (Director and shareholder) Matakanui Development Co (Director and shareholder) A Paterson Family Trust (Trustee) A and T Paterson Family Trust (Trustee) Federated Farmers (On the executive team) Omakau Irrigation Co (Director) Matakanui Combined Rugby Football Club (Committee) Manuherikia Catchment Group (Co-chair) Omakau Domain Board Omakau Hub Committee (Chair) Manuherekia Valley Community Hub Trust (Trustee) Southern Cross Sheep Ltd (Director) Mt Stalker Ltd (Trustee) Mt Stalker Pastoral Ltd DKIL Ltd (Shareholder) Manuherikia River Limited (Director)	Central Otago Health Incorporated Otago Central Lakes Regional Deals Committee
Charlie Sanders	Cromwell Kilwinning Lodge 98 (Secretary) C&V Trustees Ltd (Director) Sandstone Design (Director)	A Women's Touch Cleaning Service (Director) A Jill of All Trades (Director)	
Bob Scott	Cromwell Golf Club (Chair and Member) Central Football Project Trust (Not active) - Trustee Dunes Owners Management Committee (Member) Central Otago Health Inc. (Committee member) Cromwell & Districts Promotions Group (Committee member)		

6 COMMUNITY BOARD CHAIR UPDATE

26.4.2 COMMUNITY BOARD CHAIR UPDATE

Doc ID: 2770857

1. Purpose

Jayden Cromb, Chair of the Vincent Community Board will join the meeting to discuss matters of interest to the Board.

2. Attachments

Nil

7 REPORTS

26.4.3 2025/26 DISTRICT WIDE GRANT APPLICATIONS - 2ND ROUND

Doc ID: 2750207

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

1. Purpose of Report

To consider the second round of the district wide grant applications for the 2025/26 financial year.

Recommendations

That the Council

A. Receives the report and accepts the level of significance.

B. Decides the grants to be allocated to the applicants of the community grants.

2. Background

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

The objectives of the grants process are:

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

This year there are three types of grants that can be applied for, community grants, museum grants and promotions & events grants. Each community board has grant pools available for both community grants and promotions & events grants, and each are funded using different targeted rates, which means that one pool cannot subsidise the other. Each application must be considered on its own merit and its fit with the relevant grant criteria and available budget. District wide community and museum grants are funded by the district general rate.

Each community board is delegated the authority to consider applications for activities and projects within its boundaries. Council considers applications for district wide community grant and museum grant applications. There is no district wide promotions & events grants pool.

Annually, there is $151,000 to distribute in the district wide community grants scheme. This is the second of two funding rounds and there is $34,742 left to distribute in this financial year.

3. Discussion

Community Grants

Three district wide community grant applications have been received in the current round requesting a total of $23,000. There is $34,742 left to distribute in the 2025/2026 financial year. The details of the applications are provided in the table below:

No	Name of Organisation	Name of project / service	Purpose of funding	Total costs	Amount requested
1	Bowel Cancer NZ	Supporting Central Otago Patients and their whānau	Counselling, financial assistance and physiotherapy	$1,428,656	$3,000.00
2	Kidney Health New Zealand Inc.	Free Kidney Testing in Central Otago	Costs of providing the free tests	$58,700	$10,000
3	Southern Cancer Society New Zealand	Cancer Society Supportive Care	Rent and Salaries	$285,879	$10,000.00 for two years

Copies of the applications, supporting documentation and staff assessments are provided to Council under separate cover.

4. Financial Considerations

There is $34,742 left to distribute for district wide Community Grants in the 2025/26 financial year.

If Council does not allocate its total budget funding will drop into the general reserve.

5. Options

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

6. Compliance

Local Government Act 2002 Purpose Provisions	This decision promotes the social, cultural, economic and environmental wellbeing of communities, in the present and for the future by providing a contestable funding pool that enables projects to be delivered in the community that enhance wellbeing.
Decision consistent with other Council plans and policies? Such as the District Plan, Economic Development Strategy etc.	Yes, this decision is consistent with the Grants Policy, and other plans and policies that may be impacted by any of the individual grant applications.

Considerations as to sustainability, the environment and climate change impacts	There is no direct impact, some applications may have a positive environmental impact from time to time.
Risks Analysis	No risks have been identified in the funding applications. It is each grant recipient's responsibility to obtain and/or have in place the appropriate consents, plans and licences (including resource consent, health and safety plans etc.) as required by legislation, agencies, property owners and/or individuals to undertake the projects.
Significance, Consultation and Engagement (internal and external)	The funding rounds were advertised in the local newspaper, Council's website and Facebook page, and through combined agency community funding clinics. Discussions with departments of Council have taken place where there impacts arising from the application.

7. Next Steps

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

8. Attachments

Appendix 1 - Council Community Grants Spreadsheet (under separate cover) ⇨
Appendix 2 - Bowel Cancer NZ Staff Assessment (under separate cover) ⇨
Appendix 3 - Bowel Cancer NZ Application (under separate cover) ⇨
Appendix 4 - Bowel Cancer NZ Supporting Documents (under separate cover) ⇨
Appendix 5 - Kidney Health NZ Staff Assessment (under separate cover) ⇨
Appendix 6 - Kidney Health NZ Application (under separate cover) ⇨
Appendix 7 - Kidney Health NZ Supporting Documents (under separate cover) ⇨
Appendix 8 - Southern Cancer Soc. Staff Assessment (under separate cover) ⇨
Appendix 9 - Southern Cancer Soc. Application (under separate cover) ⇨
Appendix 10 - Southern Cancer Soc. Supporting Documents (under separate cover) ⇨

26.4.4 THE CENTRAL OTAGO WELCOMING COMMUNITIES PROGRAMME

Doc ID: 2744644

Report Author:	Paula Penno, Community and Engagement Manager
Reviewed and authorised by:	Louise Fleck, Group Manager - People and Culture, Acting Group Manager - Community Vision

1. Purpose of Report

To consider extending Central Otago District Council's delivery of the Welcoming Communities programme.

Recommendations

That the Council

A. Receives the report and accepts the level of significance.

B. Resolves to extend Council's delivery of the Central Otago Welcoming Communities programme a further two years, through to July 2028.

C. Considers the inclusion of the Central Otago Welcoming Communities programme for four years, subject to 2027-37 Long-term Plan budget approval.

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2. Background

Central Otago's population is continuing to grow. Although growth rates have eased over the past couple of years, we are still nearly twice the rate of the national average, and this is expected to continue. Domestic migration to the district is the biggest driver, followed by international migration (see Appendix 1 for demographic breakdowns).

Central Otago is seen as a desirable place to live. There is high demand for staff, driven by a growing economy coupled with a cohort of our existing workers reaching retirement age, and low unemployment levels. A greater ability to work remotely is enabling people to choose to relocate while retaining their existing professions, adding to our population and economy but maybe also experiencing social isolation.

A proactive approach is required to ensure this district can continue to attract and hold our workforce. Inclusive work environments, coupled with a welcoming and supportive community, encourages newcomers to stay long term, engage in community activity, and contribute to economic and community resilience.

Welcoming Communities programme

Welcoming Communities (Te Waharoa ki ngā Hapori) is an Immigration New Zealand initiative, led by MBIE in partnership with the Ministry of Ethnic Communities and Human Rights Commission. The initiative supports councils, mana whenua and communities to

welcome newcomers to the district, and to build an economic and competitive advantage to attract, support and retain newcomers[1]. The programme works to grow social inclusion through welcoming activities that increase social engagement and build community connections.

At the heart of the Welcoming Communities programme are eight standards which provide a benchmark for what a successful welcoming community looks like. The standards aim to bring together local government and community leaders to build strong connections with newcomers, recognising that communities are healthier, happier, and more productive when newcomers fully participate in society and the local economy.



Central Otago District Council was selected into a three-year Welcoming Communities programme in 2021. The programme provided partnership funding of $50,000 per annum towards salaries, plus an operating budget of $7,500. In turn, Council employed a part-time coordinator and provided administrative support for this position. A Welcoming Plan was developed, and this has guided the focus and delivery of a programme of work tailored to the Central Otago District (see Appendix 2).

In July 2024, Council elected to extend the programme a further two years through to July 2026, at an estimated total programme cost of $80,000 per annum ($50,000 towards salary costs and $30,000 towards administration and project costs). The total programme cost has not been borne by Council alone. Central Lakes Trust provides an annual grant of $16,000, and community organisations and stakeholder groups have provided funding towards project initiatives:

[1] The term "newcomer" includes recent migrants, former refugees, international students, seasonal workers, plus those who have moved to our community from another part of New Zealand.

- 2025: $9,500 from MBIE (Welcoming Communities Stage 2 accreditation grant)
- 2025: $1,270 from the Ministry of Immigration (Women's swim safety programme)
- 2024/26: $1,000 grant from Alexandra Council of Social Services (ACOSS) towards Alexandra newcomer network initiatives
- 2026: $500 grant from ACOSS towards wellbeing initiatives for newcomers

In addition, the Welcoming Communities programme has partnered with numerous groups and agencies to jointly deliver a range of activities (e.g. REAP, Business South, Sport Otago, Central App, Volunteering South, Seasonal Staff Manaaki group).

Through the Central Otago Welcoming Communities programme we have established:

- Southern Labour Governance Pastoral Care Group
- Alexandra newcomer and multicultural partnership groups
- Cromwell multicultural partnership group
- Connections with school newcomer family networks
- Collaboration with REAP on migrant newcomer programmes such as 'English as a Second Language' (ESOL) and 'Drive My Life'
- A business mentorship programme for migrant newcomers, through Business South
- A water safety and learn-to-swim programme for women
- Connection with Volunteer South on initiatives like "Find your perfect match"

The programme has also run and/or is supporting:

- Immigration workshops on employer and employee rights, and streamlining immigration processes
- Cultural education workshops for employers and community organisations
- Education sessions on elections and civic processes to ESOL migrants
- Community talent festivals and cultural events
- Community activities that align with newcomer interests (badminton, walks, cycling, potluck dinners, curling, etc.)
- Coordination of *Welcoming Week* initiatives, aligning with the arrival of seasonal workers into our district
- A "New to Central" button on Central App, with helpful information for newcomers
- Cromwell newcomers group initiatives

3. Discussion

Though Council commitment to the Welcoming Communities programme concludes at the end of this financial year, local demand for the programme continues. Council's relatively small annual financial investment is creating partnerships that are producing tangible results for the district.

The Central Otago Welcoming Communities Coordinator provides a centralised contact point for connecting agencies, support networks for newcomers, and advice on Council projects (e.g. staff relations, public placemaking, civic participation).

Many Central Otago initiatives are grassroots and require hands-on support to get them established. Businesses and community organisations rely on the Welcoming Communities programme to support the 'bedding in' of welcoming practices. Newcomer networks are, and should be, ever-evolving as people join, create their own community connections and integrate into other networks. Central Otago newcomers also have different needs, and the settlement process takes time and varies among individuals and families. The Welcoming Communities Coordinator position provides a constant for these evolving environments.

Evidence that Central Otago communities value the programme is seen in event participation rates, volunteer involvement, project partnerships and local funding contributions. For example, Central Lakes Trust continues to support both the Central Otago and Queenstown Lakes District Councils Welcoming Communities programmes and have invited Council to reapply for funding this year.

The Central Otago Welcoming Communities programme is clear about what needs to be achieved, through the directives of our Welcoming Plan. Immediate goals include:

- Newcomer information is easy to find and can be self-navigated
- Our ethnic communities can see themselves in the community, through events, media stories, and in civic representation
- Our public spaces are inclusive, accessible and representative of our community's diversity
- Businesses and community groups are aware of and engaging in culturally inclusive practices
- Newcomer initiatives are integrated into business and employment initiatives
- Newcomers have the confidence and skills to get involved in civic participation

There are gaps in the programme's delivery that need attention. The initial philosophy of Welcoming Communities was for newcomer community networks to establish and be self-sustaining by passing them onto community volunteers to drive and maintain. In reality, our migrant and newcomer leaders are stretched and need additional support. Our district has organisations and agencies who can wrap around these community networks and keep them alive, but Welcoming Communities is needed to provide the conduit between these.



There are also a number of projects that are still gaining traction. We are currently working on a 'newcomers guide' with basic information on how to navigate services and activities within the district; developing text and imagery that demonstrates a welcoming multi-cultural philosophy; investigating options for language translations; growing connections with our youth; developing targeted projects with the Māniatoto and Teviot Valley communities; extending water safety initiatives to different sectors of the community; and investigating processes for ensuring newcomer inclusion in Civil Defence emergency responses.

Extending the Welcoming Communities programme by two years continues the delivery of these existing projects. If Council decided to extend the programme for four years, this would provide scope for growth in thinking with partners and the community. It would also align programme delivery discussions with Council's Long-term Plan review.

Central Otago's continued growth indicates a high likelihood of demand for the Welcoming Communities programme into the future. The dynamic of Central Otago communities is changing, with migration increasingly being the way we meet workforce needs. Retaining newcomers in their employment means settling both them and their families into the community, as well as enabling our communities to be welcoming.

4. Financial Considerations

A budget of $50,000 for a part-time salary, plus a $7,500 operating budget and staff overhead costs has been allowed for within the 2026/27 Annual Plan (to a total value of $80,000). Therefore, if Council chooses to continue the programme, there will be no change

in overall expenditure. If the programme is discontinued, this will create budget savings for the 2026/27 year.

Programme budgets for ongoing years would be included into the 2027 Long-term Plan process.

5. Feedback from Community Boards

The Welcoming Communities programme encompasses the communities and workplaces of the entire Central Otago District. While funding and decision making for this programme sits with Council, feedback and advice are welcomed from community boards on how the programme can be delivered within their communities.

6. Options

Option 1

Extend Council's delivery of the Central Otago Welcoming Communities programme a further two years, through to July 2028.

Advantages:

- Will provide time to consolidate current projects (e.g. the Welcoming guide compendium)
- Can continue progressing the settlement process for the newcomers who are already part of the programme
- Can continue the momentum that the programme has developed over these past years

Disadvantages:

- Council expenditure of $80,000 per annum, less grants

Option 2 – (Recommended)

Extend Council's delivery of the Central Otago Welcoming Communities programme a further two years through to July 2028, and budget through the 2027-37 Long-term Plan for the programme's extension through to July 2030 (a four-year extension)

Advantages:

- The programme's longevity will align with current and future growth projections for the district (and related ongoing newcomer needs)
- Now that the programme is established and relationships formed, efforts can be focussed on prioritised business and community deliverables
- We can instil confidence with existing project partners that the programme will continue
- We can offer position assurance to employed staff
- The programme can continue to support other Council projects to deliver welcoming and inclusive outcomes

Disadvantages:

- Continued funding contributions from Council

Option 3

Discontinue Council's support of the Central Otago Welcoming Communities programme, from July 2026.

Advantages:

- Budget savings

Disadvantages:

- The 'grass-roots' nature of the Central Otago Welcoming Communities programme means that many initiatives will wane without a key coordinator/facilitator
- The knowledge base developed and network of relationships forged through the Welcoming Communities coordinator role will dissipate
- There will no longer be a position/programme to connect with new opportunities and partnership initiatives

7. Compliance

Local Government Act 2002 Purpose Provisions	This decision enables democratic local decision making and action by providing opportunities through Welcoming Communities for employers and local residents to seek out welcoming practices, and for our newcomers to have the confidence to participate in work and community civic opportunities. **AND** The programme works to build a stronger community: • **Economic prosperity**. Working with employers to attract and retain employees. • **Robust social fabric**. Building connections through newcomer, community, sport and cultural partnership groups. • **Expressions of culture.** Supporting activities that recognise and embrace the cultural diversity of our communities (talent festivals, shared food, multilingual signage and artwork).
Decision consistent with other Council plans and policies? Such as the District Plan, Economic Development Strategy etc.	**Yes** This programme directly aligns with Council's Economic Development Strategy: Pillar 2: Building thriving and inclusive communities • *2.5 Build on Central Otago's Welcoming Communities framework*Support workforce integration

	• Foster cross-cultural connections • Enhance accessibility to services • Promote inclusive business practices • Celebrate and leverage diversity
Considerations as to sustainability, the environment and climate change impacts	The Welcoming Communities programme feeds directly into Council's Sustainability Strategy workstreams. In particular: • Economic Development; and • Celebrating our culture, heritage and landscape The programme works towards building quality employment opportunities and building community connection and resilience, through understanding shared values.
Risks Analysis	The fixed-term nature of this recommendation provides Council with the option to opt out of the Welcoming Communities programme if, over time, the need for Welcoming Communities programme initiatives declines.
Significance, Consultation and Engagement (internal and external)	Welcoming Communities is an inclusive programme that connects with mana whenua, businesses, the social service sector, community groups and Council staff. Projects and activities are developed collaboratively, with the overall objective being community/stakeholder empowerment and ownership.

8. Next Steps

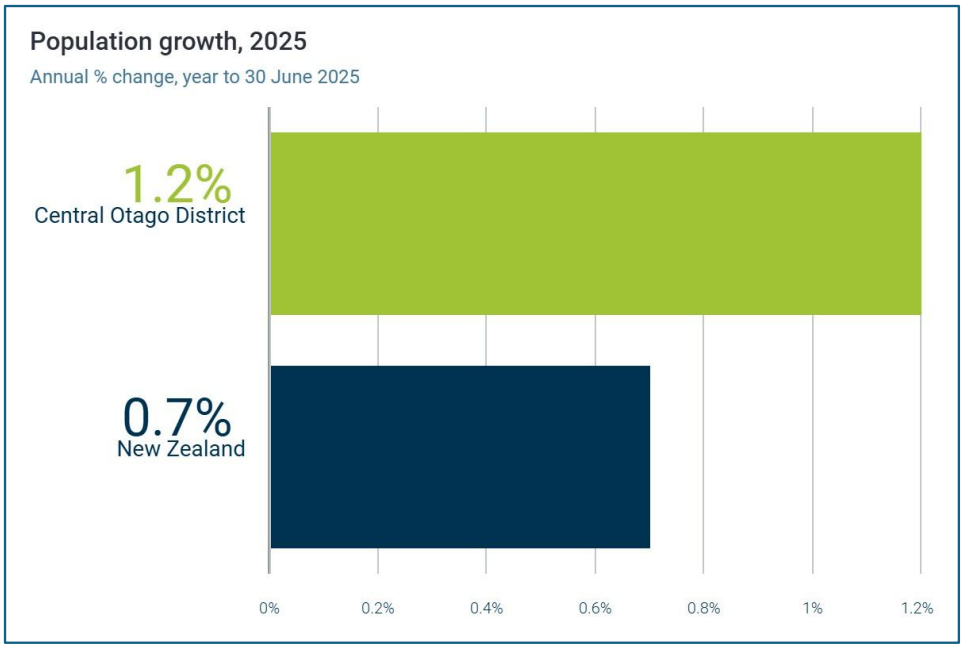
If Central Otago's Welcoming Communities is to continue, the coordinator's contract will be extended and programme initiatives will progress as planned. If Council chooses to cease the programme, staff will commence winding up the programme for final disestablishment by September 2026.

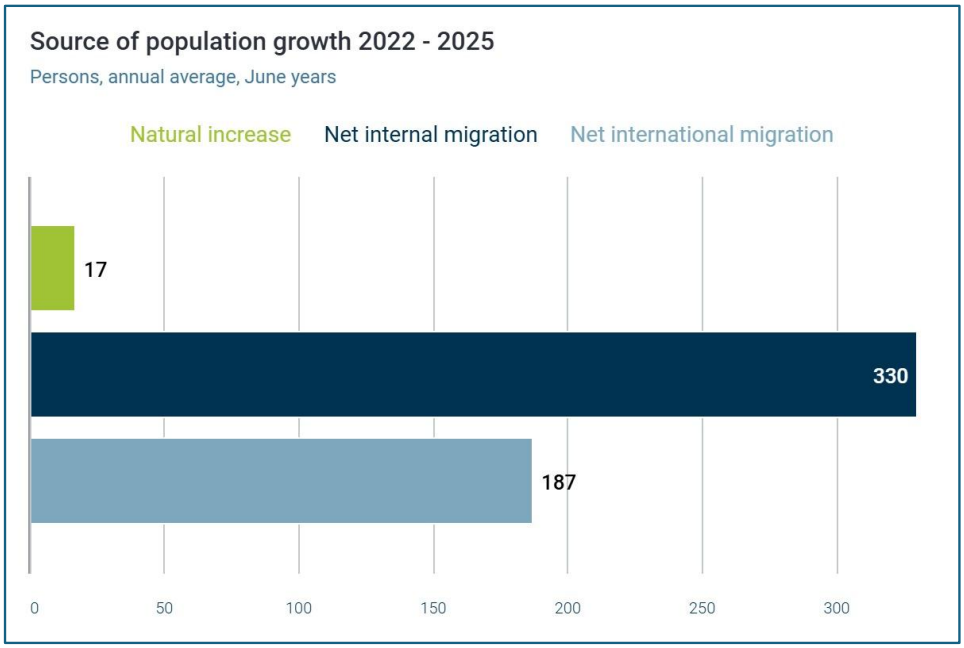
9. Attachments

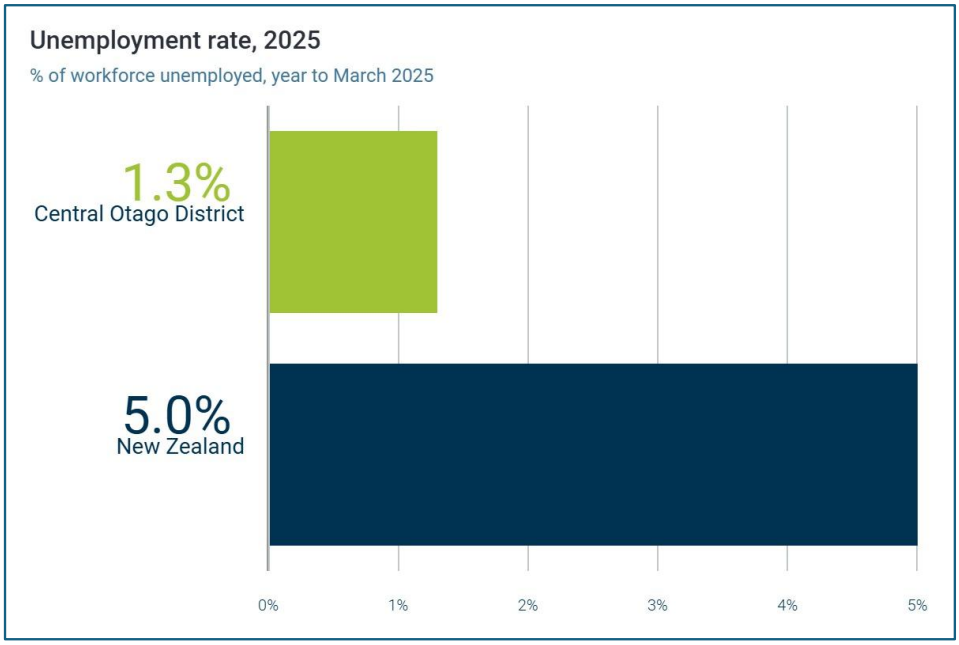
Appendix 1 - Central Otago population demographics ⇩
Appendix 2 - Central Otago Welcoming Plan ⇩

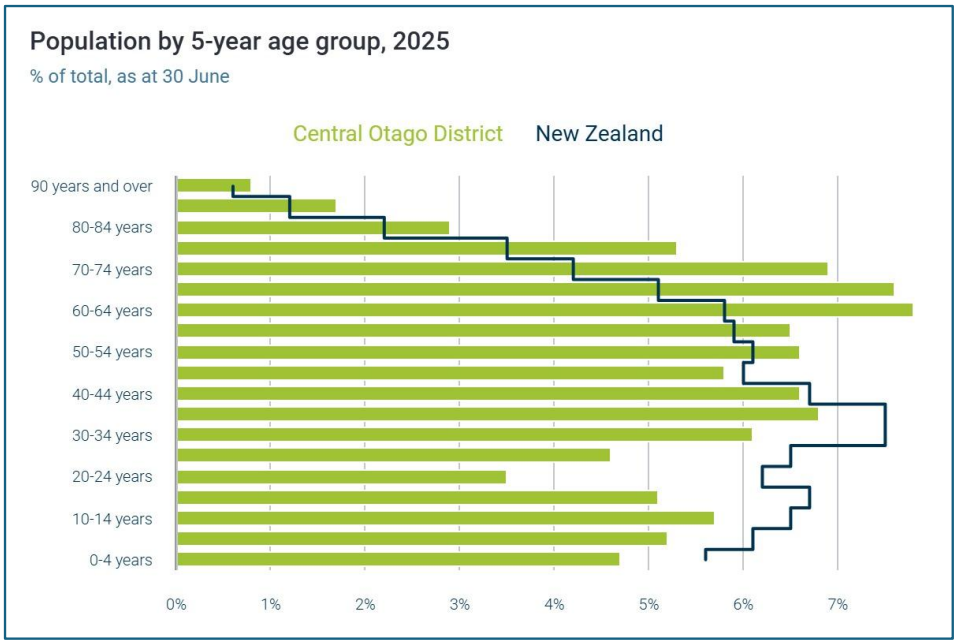
Appendix 1: Central Otago population demographics

Source: Infometrics






Unemployment rate, 2025
% of workforce unemployed, year to March 2025
1.3%
Central Otago District
5.0%
New Zealand
0%
1%
2%
3%
4%
5%


Population by 5-year age group, 2025
% of total, as at 30 June
Central Otago District
New Zealand
90 years and over
80-84 years
70-74 years
60-64 years
50-54 years
40-44 years
30-34 years
20-24 years
10-14 years
0-4 years
0%
1%
2%
3%
4%
5%
6%
7%


Welcoming Communities
TE WAHAROA KI NGĀ HAPORI
CENTRAL OTAGO DISTRICT COUNCIL
CENTRAL OTAGO
WELCOMING PLAN 2022
Te Waharoa ki Ngā Hapori

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Appendix 32

ACKNOWLEDGEMENTS

The Central Otago Welcoming Communities Advisory Group consists of representatives of the larger communities in the district and shares a passion for welcoming newcomers. These committed members played an integral role in developing the Central Otago Welcoming Plan. The Advisory Group received guidance and direction from Welcoming Communities Māori advisor David Ellison.

Our appreciation also goes to the many groups and individuals in the community who have contributed to the development of the Welcoming Plan thus far, to the support provided by Immigration New Zealand and Ministry for Business, Innovation and Employment, and to the staff within Council who have provided their time and expertise.

Welcoming Communities
TE WAHAROA KI NGĀ HAPORI

WHAT IS WELCOMING COMMUNITIES?

Welcoming Communities brings together local government and communities to make the places we love more welcoming for everyone.

Central Otago's Welcoming Communities programme recognises that a strong, vibrant community is one that enables all of its members to participate in its economic, civic and social life. It is a community where everyone feels included and has a sense of belonging. Communities that proactively foster an environment where newcomers feel welcomed are more likely to enjoy better social outcomes and economic growth.

Welcoming Communities actively seek to mobilise and involve local residents in welcoming activities. Newcomers include recent migrants, former refugees, international students - as well as those who have moved to our community from another part of New Zealand.



LETTER FROM CENTRAL OTAGO MAYOR
TIM CADOGAN



Tim Cadogan

Letter from Tim Cadogan Central Otago Mayor

When I first moved to Central Otago, I didn't know a single person. I remedied that by going to the local pub and standing at the bar until someone talked to me. Once people found out I had moved here, I was soon taken and introduced to everyone, which started some long-term friendships.

I realise though that standing at a bar certainly isn't everyone's cup of tea (or glass of beer). That is why myself and my Council are such keen supporters of the Welcoming Communities programme.

Central Otago is growing and changing in more dynamic ways than just about any other time in our history, with people making this special place their home from all corners of the country and the world, bringing with them new ways of thinking, of living, of sharing that enrich us all. I congratulate the Welcoming Communities leaders for making the pathways into this place and its people clearer and easier for our new neighbours and friends.

Tim Cadogan

A LETTER FROM DAVID ELLISON

Letter from Upoko (chief) of Kāti Huirapa Rūnaka ki Puketeraki

Kāi Tahu te iwi
Hikaroroa te maunga
Waikouaiti te awa
Puketeraki, Ōtākou, me Moeraki ngā rūnaka
Araiteuru te moana
Ngā mihi ki a koutou katoa

Everywhere we live in this world of ours, people support each other. My personal experience of living in a new country – in my case – the Yukon Territory became our new home. In those twenty years, we experienced no father, mother, or siblings, and no aunties and uncles. It is therefore my duty as Upoko, Puketeraki marae, to congratulate the Central Otago District Council and community members for creating and developing a Welcome to Central Otago kaupapa. I urge all newcomers to this beautiful rohe, to get involved in this initiative. I can assure you that Central Otago has a fine history of providing Aroha, Manaakitanga, and Fellowship.

Nō reira,

Kia hora te marino, kia whakapapa pounamu te moana, kia tere te kārohirohi i mua i tō huarahi

May the calm be widespread, may the sea glisten like greenstone and may the shimmer of summer dance across your pathway.

David Ellison



David Ellison

EXECUTIVE SUMMARY

Welcoming Communities supports the Council and other community organisations to take a greater role in ensuring the local community is welcoming to newcomers. It also seeks to involve local residents in welcoming activities.

The Welcoming Communities programme works closely with individual communities to develop actions that suit their unique needs and help bring people together. Building on existing initiatives and programmes in the district will be important as there is limited capacity. The key to success will be genuine and continued engagement and collaboration with local communities to identify and take up opportunities to help newcomers feel more included and want to make Central Otago their home.

The Welcoming Plan (the plan) was developed by the Central Otago Welcoming Communities Advisory Group, relying on information from the Stocktake Report (March 2022), data from the Newcomer Survey (March-April 2022) and a series of four Welcome Workshops conducted throughout the district (July 2022). In addition to these specific efforts to gather data, there have been ongoing discussions with individuals and community leaders throughout the district who provided feedback to help guide the direction of the plan.

At the heart of the programme are the Welcoming Communities eight standards, which provide a benchmark for what a successful welcoming community looks like. Those standards include: Inclusive Leadership; Welcoming Communications; Equitable Access; Connected and Inclusive Communities; Economic Development, Business and Employment; Civic Engagement and Participation; Welcoming Public Spaces; Culture and Identity.

The plan identifies the action items that the programme will work towards achieving in the three-year funding timeframe (July 2024) and beyond. The momentum created by the development of this plan creates an environment where communities can take ownership, drive and adapt those action items to suit their needs. This is not a stagnant document to sit on a shelf, but an action plan to be used, marked on, and edited as necessary.

WELCOMING COMMUNITIES BACKGROUND

Welcoming Communities brings together local government and community leaders to make the district more welcoming to newcomers by building better connections with the land and each other.

The Welcoming Communities programme recognises communities are healthier, happier and more productive when newcomers are welcomed and can participate fully in society and in the local economy.

Welcoming Communities actively seeks to mobilise and involve members of the local communities in welcoming activities, along with newcomers. This approach promotes building strong connections to integrate these two groups together.

This programme is part of a global movement, originally developed as a response to the recent resurgence of anti-immigrant discourse, which aims to engage local communities to be purposefully welcoming to migrants. Other programmes include Cities of Migration, in Canada, Welcoming America, in the United States, and Australia's Welcoming Cities.

In November 2020, CODC submitted to the Ministry of Business, Innovation and Employment (MBIE) an expression of interest to join the Welcoming Communities programme. In July 2021, MBIE confirmed that CODC was selected to join 14 other councils in the programme. The three-year commitment commenced in July 2021.



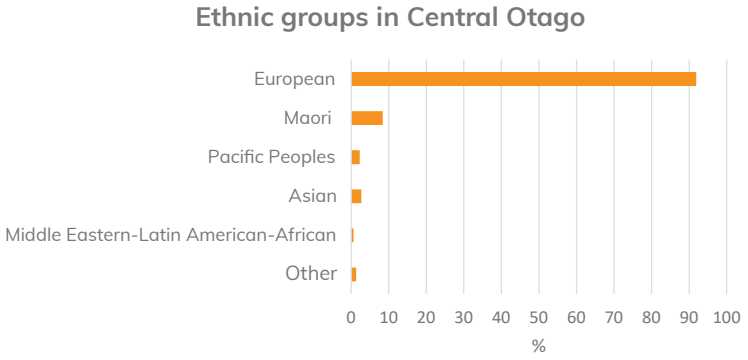
Central Otago District Council CEO Sanchia Jacobs and Central Otago Mayor Tim Cadogan signing the Welcoming Communities Statement of Commitment

LOCAL CONTEXT

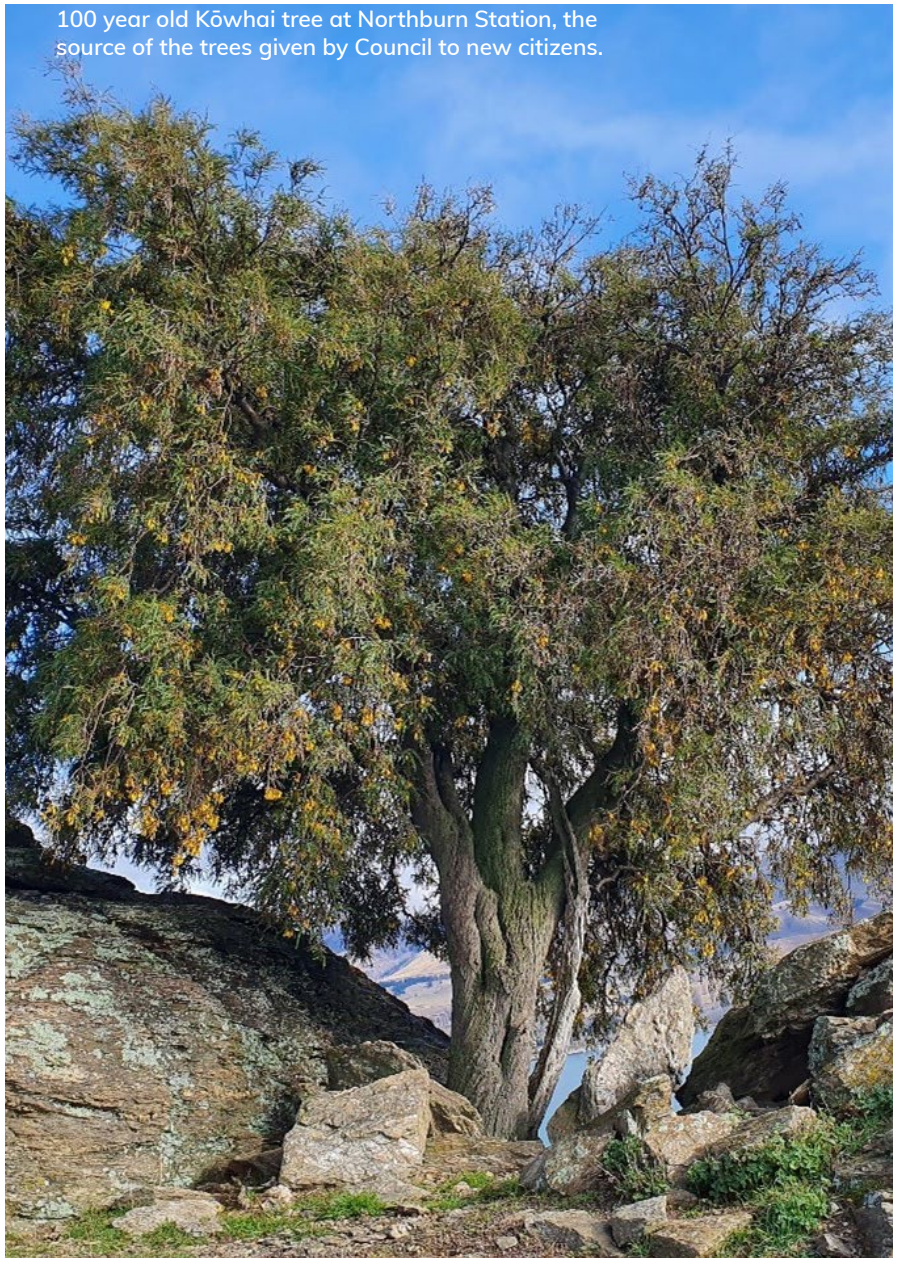
In Central Otago we are a unique group of people sparsely spread over a wide, remote rugged region. That sense of remoteness has shaped the way we live our lives. We are a collection of communities fiercely independent, and competitive yet united in our love for Central Otago, its landscapes, people, climate, its stories and its vision. Each town or settlement is 'part of the sum'.

Across the district, food and fibre industries play an influential role in shaping the workforce. Primary sectors such as horticulture, viticulture and dairy farming employ large numbers of permanent and temporary migrant workers, as well as those who are more established in the district. Tourism, construction, manufacturing and professional services are also important economic drivers.

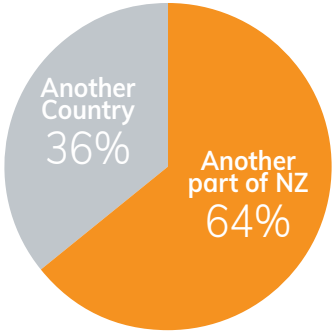
The ethnic mix of our district continues to grow, albeit at a slower pace than other parts of New Zealand. According to the 2018 census, 85 percent of residents were New Zealand born, with 15 percent born overseas. We learned from the Newcomer Survey that the largest group of migrants in Central Otago are from other places in New Zealand. Many of them come to Central Otago for the lifestyle. International migrants in Central Otago come from the United Kingdom and Ireland, South America, Africa, Asia, Australia and Europe. Māori and Pasifika people make up a growing proportion of our population. Census statistics don't accurately take into account the presence of migrant workers who may not reside permanently in our district.



Where a person reported more than one ethnic group, they were counted in each applicable group.


100 year old Kōwhai tree at Northburn Station, the source of the trees given by Council to new citizens.

Unlike many densely populated cities, with an obvious multicultural presence, Central Otago is mostly rural, isolated from large cities and the multicultural presence is often not documented and not visible. However, Central Otago has a number of thriving ethnic groups, both permanent and seasonal. Nonetheless, the large majority of newcomers to Central Otago don't come from overseas but have moved here from another part of New Zealand (see below).



In a recent newcomers survey respondents were asked whether they moved to Central Otago from a different country. Most newcomers have moved here from another part of New Zealand rather than internationally, with only 36% of respondents moving from another country.

The Central Otago Welcoming Communities programme takes into account these unique aspects of the district and works to address the needs of all newcomers to our communities.



FORMATION OF THE WELCOMING PLAN

This document is structured to align with the national Welcoming Communities Standard, which is shaped around eight outcome areas: Inclusive Leadership; Welcoming Communications; Equitable Access; Connected and Inclusive Communities; Economic Development, Business and Employment; Civic Engagement and Participation; Welcoming Public Spaces; Culture and Identity. The standard provides a benchmark for what a successful welcoming community looks like and has guided decisions on what activities we have included in this Welcoming Plan.

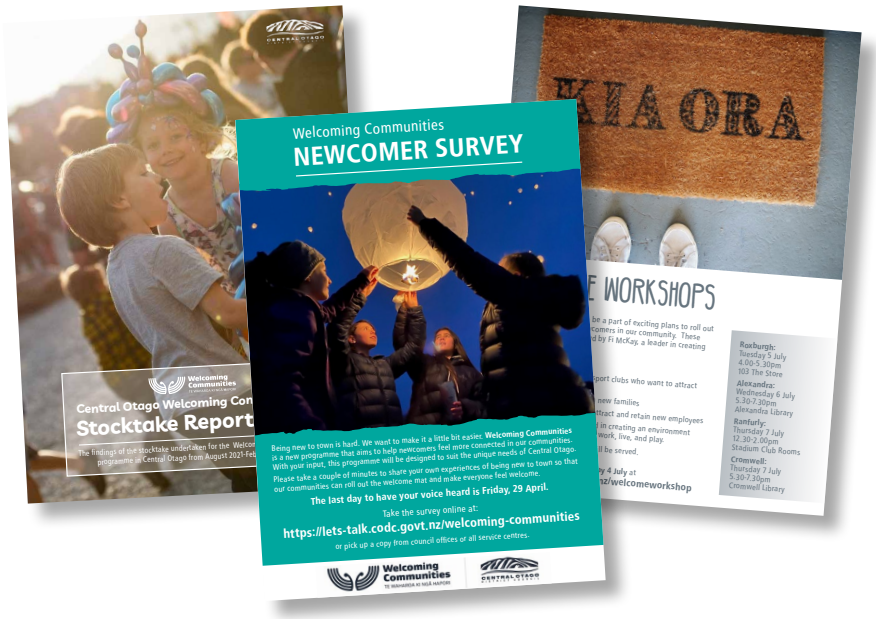
Developing the Welcoming Plan was a collaborative effort that involved four key parts:

1. **Advisory Group.** A group of committed community leaders who represent each part of the district were selected because they share the vision of making all newcomers to the district feel welcomed and at home. This group serves as the sounding board for the direction of the programme and provided specific input on the development of the Welcoming Plan.

2. **Stocktake Report.** A comprehensive review of welcoming activities, policies, programmes and services that currently exist in Central Otago. This report establishes benchmarking of the district against the eight outcome areas of the Welcoming Communities national standard. This report contains the analysis of the stocktake, identifying areas of strength and opportunity.

3. **Newcomers Survey.** This survey sought feedback from newcomers about their personal experiences and asked for advice on what could be done to make those experiences better. The data received from this survey helped to identify strengths and weaknesses, from the perspective of those new to the community.

4. **Welcome Workshops.** A series of Welcome Workshops were held throughout the district in July 2022. The community was invited to attend these workshops and highlight their community priorities for the programme. Hosting community workshops allowed for genuine input with the expectation that there will be collaborative delivery of the key action items identified.





Welcoming Communities Advisory Group as of November 2021.
Not pictured, Jackie van der Voort.

WELCOMING COMMUNITIES STANDARDS



1. INCLUSIVE LEADERSHIP

Local government, tangata whenua and other community leaders work together to create, advocate for and continue to foster a welcoming and inclusive community. They lead a shared plan to increase connections between newcomers and existing residents.



Outcomes

1.1 As the indigenous peoples of Aotearoa New Zealand, Māori – represented by tangata whenua, mana whenua, iwi and hapū and/or other hapori Māori – have a prominent role in Welcoming Plan activities.

Action	Timeframe	Who is involved
Engage with Aukaha representative to seek advice on the direction of the programme.	Ongoing	• Central Otago District Council • Welcoming Communities • Aukaha
Explore opportunities to work with tangata whenua throughout the programme. Seek input from Uruuruwhenua Health.	Ongoing	• Central Otago District Council • Welcoming Communities • Aukaha

1.2 Leaders both designated and unofficial – reflect the diversity in the local community, as does the council workforce.

Action	Timeframe	Who is involved
Establish and support working group to focus on the needs of Recognized Seasonal Employer (RSE) staff and their natural integration into the community.	Year 2 - Ongoing	• Welcoming Communities • Seasonal Solutions • Central Otago District Council • Vakameasina • Fruit Growers
Explore opportunities to work with tangata whenua throughout the programme. Seek input from Uruuruwhenua Health.	Year 2-3	• Central Otago District Council • Seasonal Staff Manaaki
Facilitate engagement of newcomer youth in leadership opportunities in the region.	Year 2-3	• Central Otago Youth Council • Cromwell Youth Council

1.3 Leaders model the principles of inclusiveness, openness, tolerance, respect and acceptance of all cultures in the community.

Action	Timeframe	Who is involved
Citizenship ceremonies recognize acceptance of all cultures.	Ongoing	• Central Otago District Council • Welcoming Communities
Encourage community groups to hold cultural festivals and events, such as the South Asian Cultural Festival in Alexandra.	Ongoing	• Welcoming Communities • Alexandra Cultural Diversity Group • Newcomer Groups • Media outlets • Event organisers • Local businesses • Community organisations
Collaborate with Community Liaison, New Zealand Police, to identify opportunities for connecting with the community such as the Coffee with a Cop initiative.	Ongoing	• Welcoming Communities • New Zealand Police
Encourage community groups to host potluck meals and other initiatives to celebrate diversity.	Year 2-3	• Alexandra Cultural Diversity Group • Newcomers Groups • Community organisations • Welcoming Communities



Property and Facilities Officer Christina Martin and Central Otago District Council CEO Sanchia Jacobs at a newcomer lunch.

1.4 There are clear roles, responsibilities and ownership within Council and in the wider community for the Welcoming Communities programme.

Action	Timeframe	Who is involved
Welcoming Communities Advisory Group meets monthly to identify opportunities to provide advice and support local initiatives.	Year 1 - Ongoing	• Welcoming Communities • Central Otago District Council
Periodic Welcome Workshops held to gauge community support for a variety of initiatives and seek community involvement.	Year 1 - Ongoing	• Welcoming Communities • Central Otago District Council • Community organisations • Local businesses • Community members
Provide Central Otago Welcome Guide (electronic and print) to real estate agents, property managers, information centres, libraries, community groups, and local schools.	Year 2-3	• Central Otago District Council • Tourism Central Otago • Welcoming Communities

1.5 Council internal and external policies, services, programmes and activities recognise and address cultural diversity.

Action	Timeframe	Who is involved
Review of council policies to ensure application of the eight Welcoming Communities standards council-wide.	Year 1	• Central Otago District Council, Policy Team • Welcoming Communities
Develop initiatives that engage and celebrate newcomers and migrant CODC staff.	Ongoing	• Welcoming Communities • Central Otago District Council
Compile 'Hidden Gems' in the district to be available to newcomers through Council Welcoming Communities web page.	Ongoing	• Welcoming Communities • Central Otago District Council



Grant Harrex, Business South,
Emily Walters, Newcomer Leadership Scholarship recipient,
Deborah Beange, Welcoming Communities Officer

2. WELCOMING COMMUNICATIONS

People of all cultures and backgrounds feel included, listened to and well informed through a range of ways that take into account their different communication needs.

Outcomes

2.1 The community is well informed about the local benefits of immigration and the Welcoming Communities programme, including success stories.

Action	Timeframe	Who is involved
Establish regular positive profiles in local media to highlight individuals, organisations and initiatives, new and existing, which reflect the Welcoming Communities ideals.	Year 2-3	• Welcoming Communities • Newcomers Groups • Seasonal Staff Manaaki • Central Otago District Council • Media outlets

2.2 The council is well informed about newcomers to their region and proactively seeks data about newcomers from relevant sources.

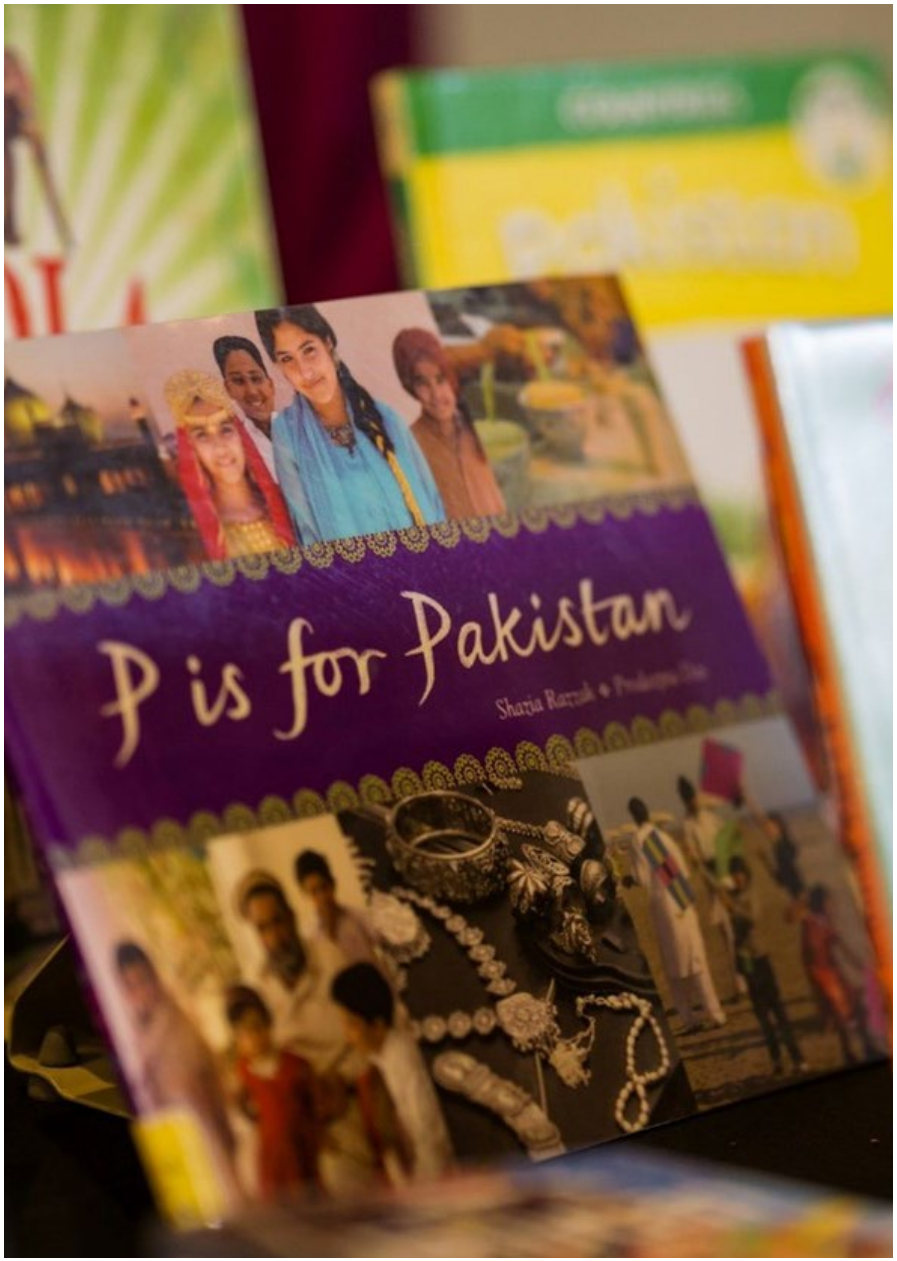
Action	Timeframe	Who is involved
Newcomer Survey conducted and results are considered in programme planning. Explore the possibility of a follow-up survey.	Year 1 - Ongoing	• Central Otago District Council • Welcoming Communities

2.3 Council's engagement with all residents is two-way, culturally appropriate and fit for purpose.

Action	Timeframe	Who is involved
Periodic Welcome Workshops held to gauge community support for a variety of initiatives and seek community involvement (See 1.4).	Year 1 - Ongoing	• Central Otago District Council • Welcoming Communities
Community embraces the arrival of seasonal staff by placing welcome posters around town in languages spoken by seasonal staff.	Year 2-3	• Seasonal Staff Manaaki • Welcoming Communities
Better utilise existing platforms to communicate welcome messages to newcomers (such as screens and signage in the district).	Year 2-3	• Central Otago District Council • Welcoming Communities

2.4 Council communication materials and messages are inclusive and reflect the diversity of the local community. Council encourages other agencies, businesses and organisations to follow this model.

Action	Timeframe	Who is involved
Improve Council imagery to more accurately reflect the diversity of the community.	Year 2-3	• Central Otago District Council • Tourism Central Otago • Welcoming Communities



3. EQUITABLE ACCESS

Opportunities to access services and activities and to participate in the community are available to all, including newcomers.

Outcomes

3.1 Council partners with local businesses, organisations and sectors to identify and address barriers for newcomers to accessing services and participating in the community.

Action	Timeframe	Who is involved
Investigate barriers for newcomers accessing driver licences and explore ways to reduce those barriers.	Year 2-3	• Rural Education Activities Programme (REAP) Drive My Life programme • Seasonal Staff Manaaki
Address language barriers through community programmes.	Ongoing	• REAP ESOL • English Language Partners



3.2 Council and other organisations in the community research, design and deliver services that take account of the different circumstances (for example rural/urban) and cultural backgrounds of all service users, including newcomers.

Action	Timeframe	Who is involved
Include questions about cultural diversity and the experiences of newcomers in research tools.	Ongoing	• Central Otago District Council • Welcoming Communities
Identify and celebrate the ethnic diversity of Council staff.	Year 2	• Central Otago District Council

3.3 All community members are well informed about the services available in the community. Newcomers are made aware of and are using these services.

Action	Timeframe	Who is involved
Develop Central Otago Welcome Guide for newcomers. See 1.4.	Year 2	• Central Otago District Council • Tourism Central Otago • Welcoming Communities
Consider developing specific welcome information and/ or welcome signage for seasonal staff.	Year 2-3	• Seasonal Staff Manaaki • Tourism Central Otago • Schools



Amy Kahukura, Cromwell Youth Trust



Recipe submissions for Neighbours Day, Kai Connections. Deborah Beange, Kirsty Anderson, Raylicia Checketts, Zuleyha Bingul, Shona Bain, Ruth McNamara

4. CONNECTED AND INCLUSIVE COMMUNITIES

People feel safe in their identity and that they are connected with and belong in the community. There are high levels of trust and understanding between members of the receiving community and newcomers.



Outcomes

4.1 Coordinated, comprehensive and appropriate initial welcoming support services are available from Council, other agencies and community organisations.

Action	Timeframe	Who is involved
Newcomers networks are created and supported to provide social connection, and a sense of belonging for newcomers.	Ongoing	• Cromwell Newcomers • Manaakitanga Tirau • Alexandra-Clyde Newcomers
Collaborate with community groups to encourage hosting Community Expos that showcase what is available in the community.	Ongoing	• Welcoming Communities Advisory Group • Local clubs and organisations • Alexandra Community House, Cromwell Community House • Connect Cromwell • Media outlets
Introduce newcomers to their community through events and activities that highlight places of significance and are community specific, such as a scavenger hunt.	Year 2-3	• Ministry of Primary Industries HUB grant in Teviot Valley • Libraries • Museums • Welcoming Communities
Develop a partnership with a local organisation to plant and nurture donated citizenship trees.	Year 2	• Keep Alexandra/Clyde Beautiful • Haehaeata Natural Heritage Trust
Lists of local community groups in rural communities are made available to newcomers.	Year 2-3	• Rural communities
Encourage activity and event organisers to provide up-to-date information to local media and community bulletins.	Year 2-3	• Community members • Local organisations • Media outlets

Action	Timeframe	Who is involved
Explore opportunities for rural communities to offer a personalized welcome such as a newcomers' afternoon tea.	Year 2-3	• Rural communities
Consider establishing connections between newcomers and locals to "share a cuppa" as an opportunity to provide a personal introduction to the community.	Year 3	• Alexandra Newcomers • Cromwell Newcomers • Community groups

4.2 The receiving community is well equipped and supported to welcome and interact with newcomers.

Action	Timeframe	Who is involved
'Hidden gems' are identified by locals and made accessible to newcomers.	Ongoing	• Welcoming Communities • Central Otago District Council
Explore opportunities for new community events such as outdoor movies, but also support existing initiatives that would connect locals with newcomers, such as social bowls.	Year 2-3	• Community groups • Event organisers • Welcoming Communities



Seasonal staff from Vanuatu and Fiji prepare a meal as part of their Vakameasina cooking class.

4.3 Members of the receiving community and newcomers build relationships and are at ease with connecting and learning about and from each other.

Action	Timeframe	Who is involved
Relationship established with Seasonal Solutions to develop initiatives to acknowledge and be inclusive of seasonal staff.	Ongoing	• Seasonal Staff Manaaki • Organiser of Blossom Festival and Cherry Chaos



4.4 Different cultures are celebrated, and people are supported to express their cultural beliefs and customs, including language and religious practices.

Action	Timeframe	Who is involved
Planning and organising South Asian Cultural Festival in collaboration with Arasan NZ Trust. Other cultural celebrations may include an international food festival as a stand-alone event or in combination with the Alexandra Blossom Festival.	Year 2	• Welcoming Communities • Arasan NZ Trust • Local businesses • Community groups • Event organisers
Celebrate key international holidays and significant events through learning institutions, workplaces, libraries and schools.	Year 2-3	• Libraries • Schools • REAP • Vakameasina • Business South
Explore opportunities to partner with other organisations to influence school curriculum to encourage students to learn about different cultures.	Year 3	• REAP Enviroschools
Acknowledge the annual harvest with a community celebration.	Year 2	• Seasonal Staff Manaaki • Welcoming Communities
Consider events such as the development of a seasonal staff football tournament, that integrates seasonal staff with the local community.	Year 2-3	• Seasonal Staff Manaaki • Central Otago District Council • Welcoming Communities • Radio Central • Football South • FIFA
Buddies are identified for newcomers with language challenges.	Year 3	• REAP • ESOL • Cromwell Newcomers Network • Alexandra Newcomers Network



Seasonal staff from Vanuatu celebrating the completion of a Vakameasina Money Matters course.

5. ECONOMIC DEVELOPMENT, BUSINESS AND EMPLOYMENT

Communities maximise and harness the economic development opportunities that newcomers can offer. Councils work with business associations to promote the contribution that newcomer business owners and skilled migrants make to the region's economy.



Outcomes

5.1 Newcomers, including international students, are supported to access local employment information, services and networks.

Action	Timeframe	Who is involved
Promote access to advice and training specifically for migrants entering the Kiwi workforce.	Year 2-3	• Work Connect • Connected Employment Liaison based in Queenstown • Schools
Promote availability of online English language courses specifically for the workplace.	Year 2-3	• English Language Partners

5.2 Coordinated, comprehensive and appropriate initial welcoming support services are available from council, other agencies and community organisations.

Action	Timeframe	Who is involved
Promote support services, networking opportunities and events to newcomer business owners and entrepreneurs.	Year 2-3	• Local businesses through Business Breakfast Networks • Central Otago District Council • Business South
Partner with Business South to offer leadership scholarship to newcomers in the business community to attend the Central Otago Leadership Academy.	Ongoing	• Welcoming Communities • Business South • Vakameasina • Primary ITO
Explore the possibility of expanding monthly business breakfast meetings to include community members.	Year 2-3	• Local businesses through Business Breakfast Networks

Action	Timeframe	Who is involved
Identify workforce training opportunities for newcomers.	Year 2	• Ministry of Business, Innovation and Employment Relationship Manager • Work Connect • Connected • Business South • Accredited Industry Training Organisations
Collaborate with RSE seasonal staff and their employers to identify key skills gaps (such as leadership) and seek approved provider to fill those gaps.	Ongoing	• Seasonal Staff Manaaki

5.3 The receiving community recognises the value of diversity in the workplace, of newcomers' contribution to the region's growth and of the resulting wider economic benefits.

Action	Timeframe	Who is involved
Promote positive media stories highlighting the benefits of cultural diversity in the workplace.	Year 2-3	• Central Otago District Council • Ministry of Primary Industries Teviot HUB grant • Media partners • Seasonal Solutions
Encourage positive stories about newcomers in the community.	Year 2-3	• Welcoming Communities • Newcomers groups • Seasonal Staff Manaaki • Media outlets
Investigate establishing a category at local business awards such as the Central Otago Awards and/or the biennial Grand Business South Awards, to recognize the contributions of a newcomer in business. See 1.6.	Year 2-3	• Central Otago District Council • Business South • Local businesses

5.4 Local employers and workforces develop their intercultural competency.

Action	Timeframe	Who is involved
Diversity and inclusion training opportunities are available for local workforces.	Year 2-3	• Workplace inclusion training • Local businesses • Local community organisations

5.5 Mutually beneficial connections and initiatives are set up with migrant business people by the local business community and professional networks.

Action	Timeframe	Who is involved
Build connections with local businesses through attendance at business breakfast networks and networking events.	Ongoing	• Business Breakfast Networks • Business South



Clyde School students show their posters to welcome Seasonal Staff

6. CIVIC ENGAGEMENT AND PARTICIPATION

Newcomers feel welcome to fully participate in the community.
Newcomers are active in all forms of civic participation.



Outcomes

6.1 Council's elected members and staff effectively communicate with newcomers to promote their engagement in local government processes.

Action	Timeframe	Who is involved
Develop targeted engagement opportunities for newcomers to learn about and take part in local government processes.	Year 2-3	• Central Otago District Council • REAP • Youth Council

6.2 Newcomers are encouraged and enabled to get involved in local government and civil society.

Action	Timeframe	Who is involved
Participate in Adulting 101 to encourage local youth to enrol, vote and be engaged in the election process.	Year 2	• Puna Rangatahi • New Zealand Electoral Commission
Support Youth Council candidate forums to provide information about the local election process, voting, and local authority candidates.	Year 2	• Central Otago Youth Council • Welcoming Communities • Central Otago District Council

6.3 Newcomers' efforts and achievements in civic participation and community life are acknowledged and celebrated.

Action	Timeframe	Who is involved
Identify opportunities to highlight newcomers role in the community, including RSE seasonal staff.	Year 2	• Seasonal Staff Manaaki
Newcomer volunteer contributions are recognised in the community.	Year 2	• Volunteer South



Election Education delivered to REAP's Choices class.



Ethan Knights and Hannah Tait, both members of the Welcoming Communities Advisory Group, participated in the Central Otago District Council's Get out the Vote campaign.

7. WELCOMING PUBLIC SPACES

The design and operation of public spaces and facilities are culturally appropriate and reflect the diversity of the community.



Outcomes

7.1 Council's elected members and staff effectively communicate with newcomers to promote their engagement in local government processes.

Action	Timeframe	Who is involved
Council's open spaces strategy reflects cultural diversity in the community.	Year 2-3	• Central Otago Youth Council
Highlight locations of mana whenua significance, as well as other ethnic group contributions for community scavenger hunts.	Year 2-3	• Uruuruwhenua Health • Museums • Libraries

7.2 Welcoming public spaces provide opportunities to build trust and relationships between newcomers and members of the receiving community.

Action	Timeframe	Who is involved
Partner with local arts groups to create a multicultural mural in a public space where international people gather.	Year 2-3	• Central Otago District Council • Central Otago District Arts Trust • Welcoming Communities
Improve accessibility to sporting clubs by encouraging clubs to offer free trials to newcomers or offer 'have a go' opportunities.	Year 3	• Sport Central

7.3 Public spaces and buildings create a sense of community ownership.

Action	Timeframe	Who is involved
Support development of story walk in Cromwell.	Year 2-3	• Connect Cromwell • Cromwell Library • Te Hau Toka Trust


the Teviot Valley.
刻苦耐劳
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8. CULTURE AND IDENTITY

There is a shared sense of pride in being part of a culturally rich and vibrant community. People feel their culture is respected and valued by other members of the community. There are opportunities to learn about each other's cultures.

Outcomes

8.1 Receiving communities and newcomers share and celebrate their cultures with each other, facilitated by the council and others in the community.

Action	Timeframe	Who is involved
Education providers celebrate the cultural diversity of their students.	Year 2-3	• REAP Enviroschools • Schools
Schools participate in multicultural opportunities in the community.	Year 2-3	• Welcoming Communities • Schools
Co-host South Asian Cultural Festival with Arasan NZ Trust.	Year 2	• Arasan NZ Trust • Welcoming Communities

8.2 Newcomers and the receiving community understand what values they each hold dear.

Action	Timeframe	Who is involved
Appointment of Advisory Group, who represent each of the different parts of the district.	Year 1	• Central Otago District Council • Welcoming Communities
Conduct Newcomer Survey.	Year 1	• Central Otago District Council • Welcoming Communities
Welcome Workshop series throughout district to identify community priorities. Follow-on Welcome Workshops may be held.	Year 1 - Ongoing	• Welcoming Communities



Bronwyn Townsend celebrates Australia Day at Central Otago District Council.



Joyce Thomas and Kirti Naicker practise the art of rangoli at the Alexandra South Asian Cultural Festival.

APPENDIX

2021-2022 Central Otago Stocktake Report
2022 Welcoming Communities Newcomer Survey Report
2022 Welcome Workshop Community Priorities

www.codc.govt.nz/welcome-plan

26.4.5 NEW CROMWELL FACILITY - NAMING

Doc ID: 2776520

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

1. Purpose of Report

To consider and agree the English name for the new facility in Cromwell.

Recommendations

That the Council

A. Receives the report and accepts the level of significance.

B. Notes the Cromwell Community Board's recommendation.

C. Decides the English name for the new facility in Cromwell.

D. Decides the order of the dual name.

E. Authorises the Chief Executive to do all that is necessary to give effect to the resolution.

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 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 the name.

Another workshop for the Board and Council was held in November with Aukaha and mana whenua representatives presenting the cultural values and narrative of the building. This was a public workshop and open to all.

The Cromwell Community Board recommended to Council that the facility be dual named, and Council ratified that recommendation at its meeting on 17 December 2025. Staff have worked with Aukaha around the gifting of a Te Reo name from mana whenua.

A workshop held with the Board on 4 February clarified the purpose and intended use of the facility and identified key stakeholders to gather feedback on the name. Elected members expressed a desire to lead the naming process with the community. A two-week community feedback period was completed, ending on 16 March 2026.

At its meeting on17 December 2025 Council approved the following recommendations:

That the Council

A. Receives the report and accepts the level of significance.

B. Agrees that the venue is dual named with an English name and a Te Reo Māori name gifted by Mana Whenua.

C. Notes that the Board will hold a workshop on 4 February 2026 to clarify the purpose and intended use of the facility, and to identify its key stakeholders.

D. Agrees that a community feedback process on the English name takes place in March 2026

E. Agrees that a name be approved via report to the Cromwell Community Board and to Council by the end of April 2026.

F. Notes the option about Citizens Assemblies and the Cromwell Community Boards recommendation to consider this process for future consultation.

At its meeting on 25 February 2026 Council approved the following recommendations:

That the Council

A. Receives the report and accepts the level of significance.

B. Agrees to ratify the recommendation from Cromwell Community Board to engage the Central Otago community over a two-week period, from 2 March, to gather feedback on an English name for the new facility in Cromwell.

C. Notes that a high-level awareness and education campaign about naming the new facility has begun due to the tight timeframe.

D. Notes that Elected Members will lead the community engagement with support from Council staff.

E. Agrees that the feedback be gathered and reviewed by the Cromwell Community Board at its April meeting and recommends an English name to Council for its 29 April meeting.

3. Discussion

The 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” are being 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, it also has a broader purpose that is future-focused — hosting performances, exhibitions, and community events. A name that includes Event Centre may better reflect its modern, multi-use function and align with national trends toward “living memorials” that serve both remembrance and public engagement.

The venue is intended to serve not just Cromwell but the wider Central Otago region. Including Central Otago in the name would acknowledge its regional significance, shared funding, and anticipated broad usage. 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.

Council's Open Spaces Naming Policy provides guidance for naming in both English and Te Reo Māori. It emphasises engagement with mana whenua, supports Te Reo names, and encourages dual naming.

Examples from across New Zealand show a mix of Māori and English names for similar facilities, such as Te Pae Christchurch Convention Centre, Takina Wellington Convention and Exhibition Centre, and Te Pou O Mata-Au Clutha District War Memorial and Community Centre. These examples illustrate how naming can honour cultural heritage while serving practical purposes.

The community feedback report is attached as an appendix to this report.

4. Financial Considerations

There are no financial implications resulting from this decision.

5. Feedback from Community Boards

Feedback has been sought from the Cromwell Community Board. The Board has considered and discussed the English name and recommended to Council that the facility be called Cromwell Memorial Events Centre.

6. Options

Option 1 – (Recommended)

Agrees an English name for the new facility in Cromwell.

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.

Disadvantages:

- No disadvantages

Option 2

Does not agree an English name for the new facility.

Advantages:

- No advantages identified

Disadvantages:

- The building would not open with an English name
- Reduced visibility and engagement

7. Compliance

Local Government Act 2002 Purpose Provisions	This decision promotes the social and cultural wellbeing of communities, in the present and for the future by strengthening cultural identity and belonging, encouraging social cohesion and mutual respect and supports language revitalisation and education.
Decision consistent with other Council plans and policies? Such as the District Plan, Economic Development Strategy etc.	Yes Dual naming is consistent with the Open Spaces Naming Policy
Considerations as to sustainability, the environment and climate change impacts	There are no implications.
Risks Analysis	The building will be opening in July and may open without an English name if no decision is made.
Significance, Consultation and Engagement (internal and external)	Feedback has been gathered from the community. There is a representative from Aukaha on the project team who has been involved in all discussion around a potential dual name for the venue. Inviting mana whenua to gift a Te Reo name for the building is in line with CODC's partnership with Aukaha.

8. Next Steps

The name of the facility will be agreed and signage will be developed and promotion will begin.

9. Attachments

Appendix 1 - Name Our Place survey report.pdf ⇩



NAME OUR PLACE COMMUNITY FEEDBACK REPORT

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Name Our Place Community Feedback

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[1]), 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. [2]

[1] Regional Economic Profile | Central Otago District | Overview
[2] 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.

Name	Number
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

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	1
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

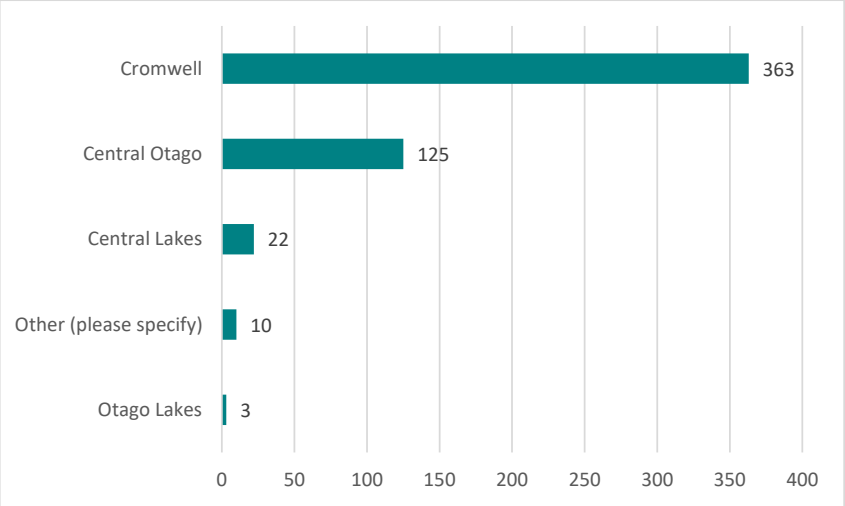
A Maori name gifted by mana whenua	1
The Central Otago Civic Centre – Recognising the building's role as a regional hub for community, culture and events across the district, while the Cromwell Memorial Gardens beside it honour those who served.	1
Cromwell War Memorial Complex	1
The Confluence Cultural 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_ 0R _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	1
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
Grand Total	**478**

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

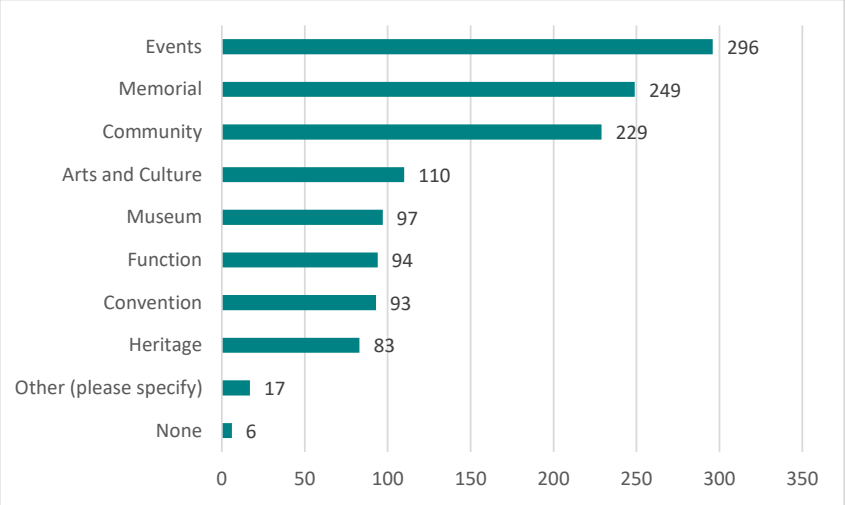
Of those respondents who indicated that they live in the Cromwell Ward (425), 78% indicated that "Cromwell" best describes the place that it represents. and 17% indicated that "Central Otago" best describes the place that it represents.

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”.

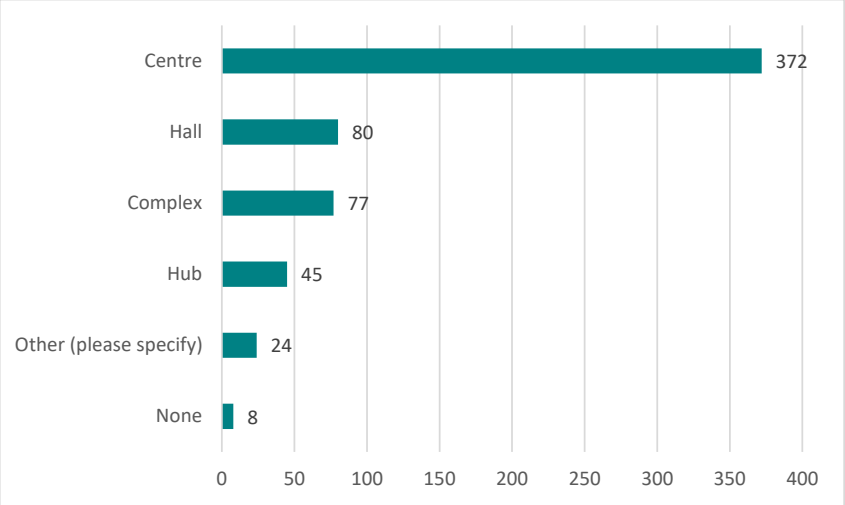
The results were quite different for those who live in either Vincent Ward, Maniototo Ward or Teviot Ward (72 respondents). A higher percentage selected “Events” (29%), a slightly higher percentage selected "Community” (19%) and a much lower percentage selected “Memorial” (9%).

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.

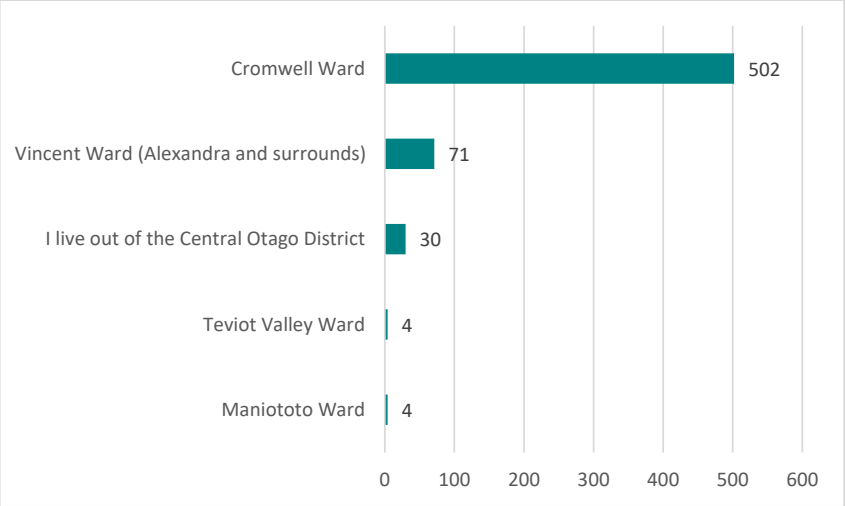
   “It needs to attract serious users to generate revenue. Make sure you market the venue professionally. A good start is to give it a professional name.”

   “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?

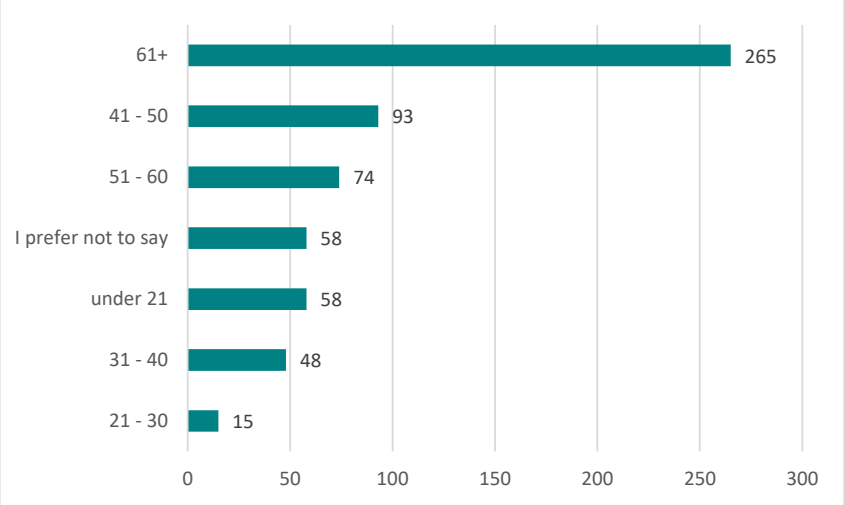
Ward



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**

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

CENTRAL OTAGO DISTRICT COUNCIL



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,** 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

CENTRAL OTAGO DISTRICT COUNCIL

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

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.

Would you like to provide comments to support your recommendation ?
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 & Heritage Precinct to reflect its full scope and significance. 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. 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. 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. 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. This approach provides structural clarity, reflects sound governance, recognises district-wide funding responsibility, and supports the commercial positioning necessary for long-term sustainability.
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. 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.

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. 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. 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. 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.
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.
It would be nice to acknowledge the history of the site internally through using memorial somehow.
There is already a Cenotaph for those that want Memorial in the title .
We need to think of the future - we are the centre if Cebtral Otago. Love that iwi have gifted us a name already
What I've suggested incorporates both the historical and new additional capabilities to provide current and future relevance for communities.
Memorial must be included, respect,homage to our returned servicemen and those that have helped build our Community
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.
Keep the name but change to Centre not Hall
Keep the name of the original hall, but I would like it to now be a Centre as it serves the town best.
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 & Events Centre, incorporates the RSA, and caters for public events, whether they be shows, movies or conferences.

This building is built from the forethought of past generations. i.e. Endowment Money. It represents the past. e.g. RSA room and Museum. More importantly, it represents the future. The community coming together to make new memories. In my mind the new name will reflect the future for the next generations to come. 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.
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 purpuse
This is an invalid consultation. I resent that there is a Maori Name already decided. But not part of this consultation. 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. There are significant precedents. Some of it very surprising. Cromwell himself was the conqueror of Ireland. Nasty History Streets in old Cromwell are named after Irish provinces. The Catholic church is the Church of the "Irish Martyrs". Interesting these are not religious, but politicians hung by the British in the 1700s 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. 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. This play was even performed in Cromwell and Bannockburn. There was even a mine on the Carrick Range named after her. I suggest "The Colleen Bawn Theatre". Thankyou
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
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.
It would be appropriate to ask Kai Tahu for a possible name that encapsulates Central Otago, community and Hub/centre.
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

(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 any thing 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

staying easy to say, easy to find, and easy to sell in event listings: • 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. • Lode Cinema — the cinema. Rationale: Short, distinctive, and thematically aligned ("lode" as a rich seam/vein), ideal for marketing and listings. • 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"). • The Confluence Museum: Goldfields & 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. 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. • 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. 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.
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).
Name options Cromwell Memorial Events Centre Cromwell Memorial & Events Centre Or Cromwell Memorial Centre
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.
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

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.
The name needs to 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.
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. 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. 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.
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.
I am proposing the name Sentinel because it respectfully acknowledges Cromwell's memorial heritage while giving the new facility a strong, contemporary identity. 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. 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. 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. For these reasons, I believe Sentinel provides a meaningful and inspiring name for this significant new space.
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 paat. I believe, with the RSA room and the Cenotaph placement this acknowledges the past and is a fitting memorial space.
Cromwell because it is in our town Memorial definitely for our past Community Centre encompasses any number of activities that can be done there.
The name should be short & descriptive otherwise it will not be used everyday
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

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!
I am proposing Tīrau Junction because it perfectly captures Cromwell’s identity as a historical, geographic, and social "meeting point." • 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. • 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." • A Modern Hub (The Present & 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. • 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.
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
Central Otago Memorial Hub: 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. Memorial: It acknowledges the vital 'Memorial' heritage of the site/building. Hub: This creates an idenity that is inclusive, warm and active . Toka Putahitanga Hapori:

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. Putahitanga (The Junction/Confluence): Honours the unique geography of this site and historic meeting point of the Kawarau and Mata-Au (Clutha) rivers. Hapori (Community): This defines the building's soul, signifyinbg a place for people, belonging and a shared community space. 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.
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. Seems like it would be a fitting name for the new complex with a nod to the previous building and grounds
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.
I’m not in favour of memorial hall being used as this facility is so much more than that.
its beside the lake
because its on the river side
because it is a event space
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
I chose my Māori name because it means memorial hall in english
I think this name suits the facility and the area
I recommend my name because the Maori translates to "Love the mountains." This phrase fits because the building is surrounded by mountains.
Te Whare Maharo o Tirau means The Cromwell House of Remembrance
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
umm nothing really it allready very good
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.
Te Ara means the path.
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!
because there are a lot of mountains
because events happen there and i think it sounds cool
Yes, it’s not a hall anymore it’s so much more
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. The Māori name(Te Tutakitanga) means a place for meeting and gathering at the junction of two rivers.

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 . . . . 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. 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. The 'structure' and what happens within and around it will describe it - nouns like centre, hall, hub etc are too limiting, dull and stodgy.

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 pitance and a string of broken promises) from those original caretakers. 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 . . . 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 . . . .
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.
* The new building is located in Cromwell. * The word Events describes the purpose and function of the building. * The new building has multiple purposes, so the name needs to recognise this. Centre will cover all intended activities. * Cromwell Events Centre is easy to say. * I would be more likely to use its Māori name when referring to the new building.
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.
This is not just a hall anymore.
A junction is a place of coming together. "The Junction" is short, easy to say and remember. Cromwell was historically known as The Junction.
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.
Keep it simple
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. 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. 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

building name itself to carry the full weight of that role. For that reason I suggest the name "The Central Otago Civic Centre". 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. 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. 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. 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. 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.
It embraces all activities, acknowledges heritage and memorial and notes the location as Cromwell Central Otago
As long as it has "Memorial" and doesn't have any "Gifted" maori name! Cheers
It’s fun, fresh, and instantly memorable — way more engaging than another “Memorial Hall.” The name would give Cromwell a real personality and sense of humor. It reflects a modern, community-driven spirit rather than a formal, old-fashioned image. 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

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!
It should be a English name that says what it is.
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".
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
To me the building is for the community to come together by way of connection
Nobody understands maori names
I chose these names because it is the name of the rivers that run past cromwell It also just sounds right to me
The Māori name is about gold. and the english name desibes what it is.
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.
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. 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. 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.
All The Best for an exciting Future 🙌
Once a hall but no longer looks like a hall, so needs a new modern name to move with the times!
Cromwell as every town has its own hall/centre etc Events - as it can pretty much cater for any event Centre - as its front and centre for the community to come together
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

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
Central Otago vs Cromwell" 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. "Events Centre" 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. 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. "Memorial" 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. 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

landscape provides a sense of the space and freedom they fought for. Dual Naming 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.
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
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. 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. 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. 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. 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 assisance of ChatGPT.
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

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.
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.
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
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
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.
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.
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

Cromwell area 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.
‘Cromwell’ is important to identify the geographic location. It is owned by Cromwell ratepayers. The word 'Junction' in the name represents both the rivers and the meeting point of community activities. 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.
* ‘Cromwell’ is important to identify the geographic location. The building's prime purposes are for the ratepayers of Cromwell, who paid for it. * 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. * "Hall" antiquated term and does not suit this structure. * 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.
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
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.
We are unified to retain the name!
Cromwell Memorial Hall Why change it? Why waste so much Rate Payers money?
It is important to have the community support for this wonderful new facility but we must also respect the past.
In memory of the original builders.
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.
Feel it's important to retain Cromwell and Memorial in the name
‘Goldfields ‘reflects historical aspect - of the various settlements like Bannockburn Lawrence Bendigo Ophir Lowburn - and beyond. ‘Lab’ - evokes action and curiosity .   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.

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! 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 .
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. 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. The centre also is available for varying uses, weddings conferences. Have a look at their web site www.buccleuchcentre.com 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.
This name must have "Cromwell " and "Memorial" included in the name. I do not agree to having the Gifted Name used.
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
I believe Cromwell & 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.
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. 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.
It is a place of confluence - of rivers, ideas, spaces and uses - of community
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

‘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 is 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 it's 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.

Central Otago wine became famous because a group banded together for marketing, cromwell can be a centre for central otago arts, culture and sharing
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. 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 😄 This is new an exciting for our community, and the walkthrough video looks amazing, I hope we give ot the name it deserves!
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..
Cromwell Events Centre (CEC) is relatively short, clear and the acronym is easy to remember.
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&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.
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.
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.
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. 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

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 is was built by voluntary labour - alone!
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.
Let's move forward into the future for our young families to enjoy
Cromwell Community Hub says what it is clearly without narrowing the facilities. I prefer Hub to Centre as it is a little more modern.
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.
Including the location of Cromwell within the venue's name helps avoid misunderstanding and ensures people know exactly where they're going. Clear venue naming also supports the wider visitor experience. Accommodation choices can be affected when venue locations are ambiguous. 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. 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.
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 cenotath 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.
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. 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. 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. 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. 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. 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.
Central Lakes as it represents a region, events centre as this describes it as multi purpose facility
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.
Cromwell Memorial Hall. Please respect our community.
The Significance of the Name: • 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. • 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. • Hapori (Community): This defines the building's soul, signifying a place for people, belonging, and a shared collective identity. • 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.

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.
The name needs to be simple, straightforward & to the point providing immediate recognition of its function and purpose.
Strong name that people know.
- Needs to simple, direct - Needs to be able to be echoed on all necessary signage, thus English, simple, direct - Māori equivalent to be placed second/under
The name should: - reflect Cromwell - be more than a hall - there are a number of sub-entities within the centre - should be relatively short - be in English with a maori second name.
I would like to suggest that the English name for the new hall in Cromwell should also include the name —- Cromwell. 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. The new hall is replacing the Memorial Hall — so an obvious name is 'The Cromwell Memorial Hall' 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. 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. 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. 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. 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. Please consider the feelings of the people in Cromwell, when making the decision for the new hall's name.

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 pat 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 Sígnificance: The new complex will house the Veterans Association and

Museum, making remembrance a core function. - Community Values: It reinforces gratitude and respect, ensuring future generations understand the importance of heritage and the price of freedom. Removing "Memorial" would erase a vital link to our identity and history. Proposed Names - Cromwell Memorial Heritage & Events Complex - Cromwell Memorial Pavilion - Cromwell MemorialArts & Heritage Centre Closing Statement This new facility represents progress for Cromwell, but it also stands on the foundation of hístory and sacrifice. 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. 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. 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.
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.
- Name pertinent to actual site - Non-racial - The name reflects the purpose of the original hall

- "Heritage" effectively covers a number of activities - The new hall is, indeed a centre for perceived activities, commonly with a heritage theme 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.
I think the name needs to indicate the location and purpose to attract visitors - as many as possible without sounding too precious.
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.
I used to live opposite the centre and I grew up in the Otago region.
Maori names have good aura that attracts customers
It would be a good name
It should reflect on the entire central otago area.
The rivers/waterways are a central part of this region. the Kawerau river runs alongside the river.
Te Ao Marama is the name that inspires learning, guidance, and a sense of togetherness for everyone who enters.
Tapere = community centre, where people gather for activities, within the community as a 'come-together' with events, games.
It was Cromwell Memorial Hall and must be renamed as !/ Cromwell to identify the location 2/ Memorial to recognise the past 3/ Community to say that it is there for everyone 4/ Centre (or Hub) to acknowledge it is a multi use venue
1/ Cromwell - because that is where it is 2/ Memorial - to recognise the past history 3/ Community - because it is for community use 4/ Centre or Hub - because it is a centre for multi use
Memorial- taking in to account its history. Community- is a great word to bring people together. Convention-a good description for multiple uses. Definitely needs the name "Cromwell" as it identifies where it is located, no confusion.
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 -

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
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. 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.
I would like to thank the Council for the opportunity to submit a name for the new facility. 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. “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. 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. “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. “Central Otago” anchors the facility geographically, and “Events Centre” clearly communicates its multi-use purpose, including performances, meetings, school functions, and community activities. 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.
history + community (hall o center)

This hall is funded by Central Otago so should represent all of Central Otago. It will be utilised by those all over the region
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
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. 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. The name is modern, memorable and strong enough to represent the wider region while remaining clean and easy to market. 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 Importantly, the name is Strong and Modern Memorable and easy to market Scalable for future growth Suitable for national event listings and corporate bookings 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.
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.
‘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.
A simple, recognizable, descriptive name would be best
I believe it to be a building for all of Central Otago to use for events and it is centre for all supporting activities
we must honour the past and remember

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-loacing the fformer 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

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. 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 withing 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.
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
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.
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.
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.

The Junction Legacy Centre 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. The Junction Legacy Centre.
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. In terms of a name that reflects the activities and helps people understand its purpose, I have opted for Heritage & 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. 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. The word Events reflects the wider range of activities the facility will host, including community, cultural and convention-based gatherings. 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.
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
The name represents the district and puts the region as whole on the map
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.

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 to 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: xlstreetmurals.com
In simple terms the issue of the name of the new building is being over complicated. I take this view: - the community originally built the Cromwell Memorial Hall and named it that for reasons that are well understood - 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! - the new building will replace the demolished Cromwell Memorial Hall - 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? - 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 that most after the changes that came about as a result of the Clyde Dam - 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. - 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? - 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 - 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.

So my request is simple - the new building is the "Cromwell Memorial Hall" and no change of name is required or necessary! Thanks you.
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. 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 & Cultural Centre. Or the location may naturally become a by-line. Venue name > Cromwell, Central Otago 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. 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.
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.
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.
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.
No Maori names as I cannot even spell or understand all the meanings - keep it simple.
The memorial gardens are stand alone and don't need to be part of the pavilion name
This need to be a name that people in the wider district will use. ie. Central Otago Events Centre
The Hall is in Cromwell so that should be the name. That's where it is.
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.

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.
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.
Also: "Central Community Centre"
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.
Please no maori names
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.
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.
Needs Cromwell and Memorial in the name.
Needs Cromwell and Memorial in the name.

26.4.6 CROMWELL FACILITY FEES AND CHARGES

Doc ID: 2789180

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.

Recommendations

That the Council

A. Receives the report and accepts the level of significance.

B. Authorises 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 Cromwell Community 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 25th of November 2025. Feedback indicated that the commercial rates were too low and needed adjusting. A workshop with the Board on the 4th of February 2026 provided the amended fees and charges and are in the attached schedule. On the 7th of April the paper was presented to the Board and they accepted the report and recommended it to Council for approval.

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 5th August, 25th November 2025 and February 4th 2026.

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. Feedback from Community Boards

COMMITTEE RESOLUTION

Moved: **Casey**

Seconded: **Anderson**

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.

CARRIED

6. 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:
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.

7. Compliance

Local Government Act 2002 Purpose Provisions	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.
Decision consistent with other Council plans and policies? Such as the District Plan, Economic Development Strategy etc.	Yes This is consistent with other fees and charges set for Council facilities.
Considerations as to sustainability, the environment and climate change impacts	There are no sustainability, environment and climate changes implications.
Risks Analysis	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.
Significance, Consultation and Engagement (internal and external)	There are no consultation implications relating to this decision.

8. Next Steps

9. Attachments

Appendix 1 - CMH Fees and Charges.pdf ⇩

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

Auditorium	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
Inclusions - All specified technical equipment - All specified furniture and front of house staff - Set up where possible Exclusions - Catering - Any equipment or staff out of scope - Ticketing services - Technical operators for lights, sound, AV @ $65 p/h (can also be provided by hirer) Exceptions - Two show days may incur additional costs - Exclusive access for conferences and events will incur additional charges					

Commercial kitchen	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
Inclusions - All specified catering equipment Exclusions - Rubbish removal - Cleaning				

XL Flex* *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				

Dance Studio* *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				

RSA Room	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

Meeting Room	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
Research Room	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

26.4.7 PROPOSED AIR QUALITY MONITORING STATION - TABLE PARK ALEXANDRA

Doc ID: 2736603

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

1. Purpose of Report

To consider the Vincent Community Boards recommendation, that Council publicly notify its intention to grant a lease in accordance with the Reserves Act 1977, to the Otago Regional Council for an air quality monitoring station on Table Park Recreation Reserve, Alexandra

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Recommendations

That the Council

A. Receives the report and accepts the level of significance.

B. That Council determine if it is appropriate to locate the proposed Air Monitoring Station within the Table Park Recreation Reserve.

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2. Background

At its March 2026 meeting the Vincent Community Board (the Board) considered a proposal by the Otago Regional Council to install an Air monitoring station on Table Park in Alexandra. Full report can be found in **Appendix 1.**

The meeting recommended the following.

Moved: Cromb
Seconded: Hammington

That the Vincent Community Board
A. Receives the report and accepts the level of significance.
B. Recommends to Council to publicly notify its intention to grant under section 54 of the Reserves Act 1977, a lease to the Otago Regional Council to install an Air Quality Monitoring

The Otago Regional Council (ORC) is re-organising its air quality network in Alexandra and seeks a lease to install an air quality monitoring station in the Table Park Reserve Alexandra.

Under the National Environmental Standard-Air Quality (NES-AQ) ORC is required to monitor the ambient air quality in the greater Alexandra urban area.

The instrument will monitor levels of particulate matter in the air; tiny particles that are a harmful pollutant emitted by combustion.

The Table Park Recreation Reserve is the preferred site as the existing site in Alexandra no longer meets the required measuring standards.

The full proposal can be found in **Appendix 2.**

Table Park Recreation Reserve is situated on Ashworth Street Alexandra and is in a residential location. The reserve is 4600m2 and has been classified under the Reserves Act 1977 as a Recreation Reserve. The reserve is Crown land vested in Council for recreation purposes.

3. Discussion

ORC's proposed design for the park includes a fenced compound of at least 6m x 6m within which will be located an insulated cabinet, with double doors on both sides and two air inlets on top, for the primary analysers. It will be a maximum of 1.8m high x 2m wide x 1m deep. Also, within the compound will be a pair of sequential filter samplers that measure 1.6m x 0.5m x 0.3m.

Measurement of wind and temperature will require a 6m tall mast for locating the sensors.

The ORC has proposed 3 options, with their preferred site in the middle of the park. The preferred site would potentially impact potential development options and use of the park.

The Blackmore crescent location is the recommended location as it is close to a power supply, and least likely to interfere with access and use of the park. If the proposal is approved an easement for the underground services within the park will need to be approved.

Below is a google picture of a similar structure in English Park, Christchurch. Note this reserve is not classified as a recreation reserve so the application was dealt with under both the Local Government Act and Reserves Act. Table Park application sits entirely under the Reserves Act.



At its meeting the Board discussed the fact that the application is potentially not consistent with the main purposes of the Reserves Act 1977 which include -

providing, for the preservation and management for the benefit and enjoyment of the public, areas of New Zealand possessing—

recreational use or potential, whether active or passive; or

wildlife; or

indigenous flora or fauna; or

environmental and landscape amenity or interest; or

natural, scenic, historic, cultural, archaeological, biological, geological, scientific, educational, community, or other special features or value:

A possible option could be to issue a lease for an area of the reserve for *masts, or other structures as per below,* this would need public notification and a hearing.

Sec 48 A – states -
The administering body of a reserve vested in the administering body acting with the consent of the Minister may grant a licence to any person or department of State—
(a)to erect, maintain, and use buildings, dwellings, masts, and other structures, and plant and machinery; and
(b)to construct, maintain, and use tracks and engage in other works—comprising or in connection with and for the purposes of any station for the transmission, emission, or reception of any form of radio, electric, or electronic communication on any reserve or part of a reserve.

At the time of the Board meeting no definitive advice had been received on whether this application strictly complies with the Reserves Act 1977or not. Based on advice to hand at the time the Board resolved to request that Councill advertise its intention to lease part of Table Park to the ORC for an air monitoring device. This would allow the public to have its say and allow the Council to weigh up those submissions against the proposal before making a decision.

Subsequent to the Board meeting further investigations have been undertaken to clarify whether the application is consistent with the Reserves Act 1977.

As the Council is the delegated authority for this application on behalf of the Minister of Conservation, it difficult to provide advice on exactly when being a purest in terms of the Reserves Act is the right approach and when to be adaptable (in terms of how CODC sees its role/application of this delegation).

In exercising the Minister's delegation, the administering body (i.e. the Council) must give consideration to those matters previously applied by the Minister, for example ensuring that:
1. The land has been correctly identified.
2. The necessary statutory processes are followed.
3. The functions and purposes of the Reserves Act have been taken in account in respect to the classification and purpose of the reserve as required under section 40 of the Act.
4. The administering body has considered submissions and objections from affected parties and that, on the basis of the evidence, the decision is a reasonable one.
5. Pursuant to the requirements of section 4 of the Conservation Act 1987, the administering body has consulted with and considered the views of Tangata Whenua or has in some other way been able to make an informed decision.

Council could be challenged on its decision if it's not consistent with the Reserves Act. Such monitoring stations do not fit comfortably within the Reserves Act as the proposal is not a recreational activity.

An air monitoring station does not align with principles of the Reserves Act 1977, but there may be other reasons that Council considers it as having potential.

It would be appropriate for Council to err on the side of caution and reject the proposal and ask the ORC to seek an alternative site that wasn't a recreation reserve.

The Board sought information from the ORC as to what alternative sites had been considered so the Board could be satisfied that sec 48A (2)(b) - *can the facility be readily provided outside the reserve*?

The ORC advised that no alternative sites that could satisfy as many of their requirements as Table Park could had been identified.

As there is no current reserve management plan for Table Park Recreation Reserve, and in order to issue a lease over a recreation reserve, Council must first publicly advertise the intention to grant a lease, and hear any submissions received. This will be done in accordance with Section 119 of the Reserves Act 1977.

Before considering a resolution that would involve consultation the Council should consider the likely submission responses to the application. If it considers that strongly negative community feedback would be received, is it appropriate to go through the process of consulting in the first place.

The underlying zone of the reserve is residential therefore a resource consent would be required for this location should a lease or licence under the Reserves Act be approved.

4. Financial Considerations

A 10-year lease is sought along with two rights of renewal of 5 years. This will give the ORC the security to gather important data over an extended period.

Fees will be determined by Councils Community Leasing Licencing Policy.

The ORC has offered to cover any associated costs for the application.

5. Options

Option 1 –

Council agrees to publicly notify its intention to grant under section 54 of the Reserves Act 1977, a lease to the Otago Regional Council to install an Air Quality Monitoring Station on Table Park Recreation Reserve Alexandra. Legally described as Section 88 Block XXXV Town of Alexandra.

Notes that it be located on the Blackmore Crescent side of Table Park and consist of a mast of 6 metres in height and a cabinet 1.8m high x 2m wide x 1 m deep including a sequential filter 1.6mx.05mx.03m within a fenced area of 6mx6m.
That the Vincent Community Board hear all submissions received and make a final recommendation to Council.

Advantages:

- Monitoring of the air will enhance the region's knowledge of the air quality and may ultimately assist in generating positive environmental and health outcomes.
- The location is the most feasible and will have minimum impact and effects on the public's use of the reserve.
- The public will be able to comment on the proposal.

Disadvantages:

- The equipment would restrict the use of reserve land in this location, potentially also limiting future planting of vegetation in close proximity.
- Potential operational noise.
- Potential inconsistency with the purposes of the Reserves Act 1977.

Option 2 -

To decline the establishment of an air quality monitoring station on Table Park.

Advantages:

- Would not restrict the future potential recreational use of the reserve.

- Recognises that the application is potentially not consistent with the Reserves Act 1977.

Disadvantages:

- Would require an alternative location to provide the region with quality monitoring data for Alexandra reporting on pollution events and reviewing air quality trends over time.

6. Compliance

Local Government Act 2002 Purpose Provisions	This decision enables democratic local decision making and action by, and on behalf of communities by affected parties being able to provide feedback for consideration on the proposal.
Decision consistent with other Council plans and policies? Such as the District Plan, Economic Development Strategy etc.	The following Council policies, strategies and bylaws were considered: Reserves Act 1977 Local Government Act 2002 Open Spaces and Recreation Strategy 2025
Considerations as to sustainability, the environment and climate change impacts	The item is assisting environmental well-being by monitoring air quality by assisting with a better understanding of pollution drivers within the Alexandra township.
Risks Analysis	There is risk with the potential inconsistency with this application and the principal purposes of the Reserves Act 1977. This has been addressed within the report.

Significance, Consultation and Engagement (internal and external)

This matter is of medium significance, as determined by reference to the Council's Significance and Engagement Policy because it involves restricting the use of a public reserve.

The persons who are affected by or interested in this matter are the public and users and immediate neighbours of the reserve.

The proposal to lease will be publicly notified in accordance with section 119 of the Reserves Act 1977.

7. Next Steps

The ORC will be informed of the resolution.

8. Attachments

Appendix 1 - Vincent Community Board March 2026 Report ⇩
Appendix 2 - Proposed Relocation of Air Quality Monitoring Station Alexandra ⇩

17 March 2026

26.2.2 PROPOSED AIR QUALITY MONITORING STATION - TABLE PARK ALEXANDRA

Doc ID: 2402587

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

1. Purpose of Report

To consider granting a lease in accordance with the Reserves Act 1977 to the Otago Regional Council for an air quality monitoring station on Table Park Recreation Reserve, Alexandra

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Recommendations

That the Vincent Community Board

A. Receives the report and accepts the level of significance.

B. Recommends to Council to publicly notify its intention to grant under section 54 of the Reserves Act 1977, a lease to the Otago Regional Council to install an Air Quality Monitoring Station on Table Park Recreation Reserve Alexandra. Legally described as Section 88 Block XXXV Town of Alexandra.

C. Notes that it be located on the Blackmore Crescent side of Table Park and consist of a mast of 6 metres in height and a cabinet 1.8m high x 2m wide x 1 m deep including a sequential filter 1.6mx.05mx.03m within a fenced area of 6mx6m.

D. That the applicant cover all costs associated with the application.

E. Recommends to Council that the Vincent Community Board hear all submissions received and make a final recommendation to Council.

F. Authorises the Chief Executive to do all that is necessary to give effect to the resolution.

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2. Background

The Otago Regional Council (ORC) is re-organising its air quality network in Alexandra and seeks a lease to install an air quality monitoring station in the Table Park Reserve Alexandra.

Under the National Environmental Standard-Air Quality (NES-AQ) ORC is required to monitor the ambient air quality in the greater Alexandra urban area.

The instrument will monitor levels of particulate matter in the air; tiny particles that are a harmful pollutant emitted by combustion.

The Table Park Recreation Reserve is the preferred site as the existing site in Alexandra no longer meets the required measuring standards.

If approved, the Table Park Recreation Reserve monitoring station will join an existing network of seven monitoring sites across Otago. These include Milton, Mosgiel, Dunedin,

Frankton, Clyde, Cromwell and Arrowtown. Once operational, the air monitoring data from this instrument will be publicly available online.

The full proposal can be found in **Appendix 1.**

Table Park Recreation Reserve is situated on Ashworth Street Alexandra and is in a residential location. It has been classified under the Reserves Act 1977 as a Recreation Reserve. The reserve is crown land vested in Council for recreation purposes.

3. Discussion

ORC's proposed design for the park includes a fenced compound of at least 6m x 6m within which will be located an insulated cabinet, with double doors on both sides and two air inlets on top, for the primary analysers. It will be a maximum of 1.8m high x 2m wide x 1m deep. Also, within the compound will be a pair of sequential filter samplers that measure 1.6m x 0.5m x 0.3m.

Measurement of wind and temperature will require a 6m tall mast for locating the sensors.

The ORC has proposed 3 options, with their preferred site in the middle of the park. The preferred site would potentially impact potential development options and use of the park.

The Blackmore crescent location is the recommended location as it is close to a power supply, and least likely to interfere with access and use of the park. If the proposal is approved an easement for the underground services within the park will need to be approved.

It should be noted that the unit once is installed it will generate minimal noise less than 36dB (A). Any generated noise levels would need to comply with the District Plan Rules for noise.

The ORC has also proposed an alternative 3mx 2m Portacom unit to contain the equipment as used in Arrowtown and Mosgiel. Such a structure would impact on the amenity of the park from both a user and neighbour perspective and is not recommended.

The site will be set up to remotely monitor the small particulate matter that is less than 2.5 micrometres. These are the air pollutant particles that can most effectively get into people's lungs and cause health issues.

To compliment measurement of this parameter ORC will also measure the following meteorological parameters that provide context to the pollutant data:

- Air temperature
- Barometric pressure
- Humidity
- Solar radiation
- Wind direction
- Wind speed

The application is potentially not consistent with the main purposes of the Reserves Act 1977 which include -

providing, for the preservation and management for the benefit and enjoyment of the public, areas of New Zealand possessing—

recreational use or potential, whether active or passive; or

wildlife; or

indigenous flora or fauna; or

environmental and landscape amenity or interest; or

natural, scenic, historic, cultural, archaeological, biological, geological, scientific, educational, community, or other special features or value:

A possible option could be to issue a lease for an area of the reserve for *masts, or other structures as per below,* this would need public notification and a hearing.

Council could be challenged but due to the age of the Reserves Act such monitoring stations like this potentially weren't contemplated back in the 1970s. The proposal is not a recreational activity.

Sec 48 A – states -
The administering body of a reserve vested in the administering body acting with the consent of the Minister may grant a licence to any person or department of State—
(a)to erect, maintain, and use buildings, dwellings, masts, and other structures, and plant and machinery; and
(b)to construct, maintain, and use tracks and engage in other works—comprising or in connection with and for the purposes of any station for the transmission, emission, or reception of any form of radio, electric, or electronic communication on any reserve or part of a reserve.

Should Council agree to progress under s 48A above, then the key provision in this section is to (2)(b) - can the facility be readily provided outside the reserve.

The ORC has not proposed any alternative sites that can satisfy as many of their requirements as Table Park can.

As there is no current reserve management plan for Table Park Recreation Reserve, and in order to issue a lease over a recreation reserve, Council must first publicly advertise the intention to grant a lease, and hear any submissions received. This will be done in accordance with Section 119 of the Reserves Act 1977.

If the proposed lease proceeds following public consultation, then it will be issued under section 54(1) of the Reserves Act 1977.

The underlying zone of the reserve is residential therefore a resource consent would be required for this location should a lease or licence under the Reserves Act be approved.

4. Financial Considerations

A 10-year lease is sought along with two rights of renewal of 5 years. This will give the ORC the security to gather important data over an extended period.

Fees will be determined by Councils Community Leasing Licencing Policy.

The ORC has offered to cover any associated costs for the application.

5. Options

Option 1 – (Recommended)

To recommend to Council to publicly notify its intention to grant a lease to ORC for an air quality monitoring station situated on Table Park with a consist of a mast of 6 metres in height and a cabinet 1.**8**m high x 2m wide x 1 m deep including a sequential filter 1.6mx.05mx.03m within a fenced area of 6mx6m.

Advantages:

- Monitoring of the air will enhance the region's knowledge of the air quality and may ultimately assist in generating positive environmental and health outcomes.
- The location is the most feasible and will have minimum impact and effects on the public's use of the reserve.
- The public will be able to comment on the proposal.

Disadvantages:

- The equipment would restrict the use of reserve land in this location, potentially also limiting future planting of vegetation in close proximity.
- Potential operational noise.

Option 2

To decline a lease to ORC for an air quality monitoring station.

Advantages:

- Would not restrict the future potential use of the reserve.
- Recognises that the application is potentially not consistent with the Reserves Act 1977.

Disadvantages:

- Would not be able to provide the region with quality monitoring data for Alexandra reporting on pollution events and reviewing air quality trends over time.

6. Compliance

Local Government Act 2002 Purpose Provisions	This decision enables democratic local decision making and action by, and on behalf of communities by affected parties being able to provide feedback for consideration on the proposal.
Decision consistent with other Council plans and policies? Such as the District Plan, Economic Development Strategy etc.	The following Council policies, strategies and bylaws were considered: Reserves Act 1977 Local Government Act 2002 Open Spaces and Recreation Strategy 2025
Considerations as to sustainability, the environment and climate change impacts	The item is assisting environmental well-being by monitoring air quality by assisting with a better understanding of pollution drivers within the Alexandra township.
Risks Analysis	There is risk with the potential inconsistency with this application and the principal purposes of the Reserves Act 1977. This has been addressed within the report.
Significance, Consultation and Engagement (internal and external)	This matter is of medium significance, as determined by reference to the Council's Significance and Engagement Policy because it involves restricting the use of a public reserve. The persons who are affected by or interested in this matter are the public and users and immediate neighbours of the reserve. The proposal to lease will be publicly notified in accordance with section 119 of the Reserves Act 1977.

7. Next Steps

Public consultation will be undertaken in accordance with Section 119 of the Reserves Act 1977 for 2 months.

VCB will hear the submissions and make a recommendation to Council.

8. Attachments

Appendix 1 - Proposed Relocation of Air Quality Monitoring Station Alexandra

Otago Regional Council

Proposed Relocation and Upgrade of Alexandra Air Quality Monitoring Station

The Proposal

Otago Regional Council (ORC) requests that CODC issue ORC a Licence to Occupy or Lease for a part of the Table Park Reserve for the purpose of monitoring the ambient air quality in the Alexandra urban area. This monitoring is required under the National Environmental Standard-Air Quality (NES-AQ).

Previously, monitoring has been undertaken at two locations in Alexandra: 65 Ventry Street from 2005 – 2016, and at the current 5 Ventry Street location since 2017. A review of the current site involved a survey of the variation of air quality across the Alexandra which has confirmed that this location does not meet the requirements of the NES-AQ. The survey identified that for our monitoring programme to be compliant the site needs to be moved to a location in the vicinity of the Table Park recreation reserve between Ashworth Street and Blackmore Crescent. We are proposing to install the necessary infrastructure and instrumentation for long term air quality and meteorological monitoring at this location.

Location

Figure 1 below shows Table Park in Alexandra with three options within the Recreation reserve that ORC is requesting to fence off a 6m x 6m compound in which to locate the monitoring equipment.

Property details:

Parcel ID: 3023496
Appellation: Lot 88 DP 19735
Valuation: 2853232100
Legal Description: SEC 81 BLK XXXV TN OF ALEXANDRA
Statutory Actions: [Create] Recreation Reserve [Table Park Recreation reserve] New Zealand Gazette 1984 P 419



Figure 1: Table Park and preferred monitoring location.

Otago Regional Council

The blue square in Figure 1 and Figure 2 indicates the area within which we propose to locate the station. The National Environmental Monitoring Standard (NEMS) for air quality monitoring stipulates a minimum distance of 50m from roads or point emissions sources, in this case chimneys. However, in practice it is nearly impossible to meet all the requirements for the ideal location in urban areas. At least, the site should not be directly beside the road, because of the unwanted influence of vehicle emissions and road dust. It also needs to be 10m or more away from any large trees so that air flow is not affected.

Ideally the station will be situated near the centre of Table Park as indicated by the blue square in Figure 1 as it best meets the location requirements of the NEMS. Although this is by far our preferred location in the Reserve, we do recognise that this may impact on the public enjoyment of the open space. Should that be an insurmountable issue then we are willing to consider, as a compromise, to locate it on an edge of the reserve as indicated by the orange squares in Figure 1. Given the location of trees and the distance from roads and houses around the park, the location adjacent to Blackmore Crescent is preferrable. Although much less ideal than our preferred location this option is better than the Ashworth St side as it has less traffic impact.



Figure 2: Preferred location in Table Park

Site configuration

The monitoring we need to do at the site involves precision analytical equipment for measuring particulate matter in air, a suite of meteorological sensors, and potential for future analysers measuring other air pollutants. This is all sensitive equipment that requires a suitable and secure enclosure.

The proposed design for the new site includes a fenced compound of at least 6m x 6m within which will be located an insulated cabinet, with double doors on both sides and two air inlets on top, for the primary analysers. It will be a maximum of 1.8m high x 2m wide x 1m deep, Figure 3 shows an example of a similar cabinet. Also, within the compound will be a pair of sequential filter samplers (Figure 4) that measure 1.6m x 0.5m x 0.3m. This is a recently emerging addition to the suite of required monitoring parameters. Measurement of wind and temperature will require a 6m tall mast for locating the sensors (Figure 6). The analytical instruments require a mains power supply and

Otago Regional Council

most likely a new power connection to the network. We are happy to paint, clad, fence, wrap the cabinets and if required plant to suit the surroundings and are happy to work with CODC and the community on a design. For example, at our Arrowtown site, Figure 5, there is an informative graphical wrap.



Figure 3: Example analyser cabinet



Figure 4: Sequential filter analyser



Figure 5: Arrowtown Portacom

Due to the additional filter analysers we will require the area to be secure and fenced. It is worth noting that our preferred configuration for a site such as this is to use a 3m x 2m Portacom style

Otago Regional Council

building (Figure 5) as it is more secure, more future proof, and doesn't require a fenced compound. However, we recognise that this may be too intrusive in this location.



Figure 6: Meteorological mast

The site will generate a minimal amount of noise. The latest suite of analysers do not require air conditioning and do not use external pumps so are very quiet. The filter analysers use a small pump and produce less than 36dB(A) of noise which is equivalent to a domestic refrigerator.

Management of the site will involve monthly visits by our air quality technical staff to ensure that the instruments are calibrated and working to the required standard. Data are transmitted to our database in near real-time and then also reported to the LAWA (Land, Air, Water Aotearoa) website.

The need for monitoring in Alexandra

Breathing polluted air, particularly smoke from fuel burning, can lead to respiratory and cardiovascular illness, including lung cancer, heart attack, stroke, high blood pressure, and even premature death. It can also aggravate asthma and has been linked with diabetes. Children, the elderly, and people with existing heart or lung issues have a higher risk of health problems from exposure to PM_{10}. When breathed in, particles less than 10μm in diameter, referred to as PM_{10}, can deposit in the upper airways and cause irritation. Smaller particles less than 2.5 μm ($PM_{2.5}$), which are present in woodsmoke, can lodge deep into our lungs and reach the bloodstream.

Otago Regional Council

Alexandra is consistently in the top ten most polluted monitored airsheds in New Zealand during winter months. Peak daily concentrations during these months occur in the evening/nighttime with a second peak mid-morning. At these times, the majority of the PM_{10} is in the most harmful $PM_{2.5}$ size fraction from domestic solid fuel burning.

Rationale for Relocating to Table Park

ORC is required under the National Environmental Monitoring Standards for Air Quality (NES-AQ) to monitor airsheds where:

- it is likely that the ambient PM_{10} standard will be breached,
- where people are likely to be exposed,
- and where the ambient standards are most likely to be breached by the greatest margin or with the most frequency.

In other words, it requires that air quality monitoring be carried out in a worst-case location in each airshed. Due to property ownership and the need for a long-term monitoring location, this can often be difficult to achieve, but every effort should be made to choose the best possible location.

The Alexandra air quality site was located at 65 Ventry Street for the period 2005 to 2016 but had to be urgently relocated to the current site at 5 Ventry Street in 2017 due to property development at the original site. The current site was chosen as it was possible to move there quickly and easily without a long gap in monitoring.

Recent research has shown that to best comply with the NES-AQ, ORC should re-locate the air quality station. An investigative monitoring programme[1] concluded that the current air quality site reports concentrations around 23% lower than the previous site. Not only that, but both the current and previous sites under-represent the maximum concentrations of particulate matter in Alexandra.

The map in Figure 7 shows that monthly-average PM_{10} concentrations varied from 15.9 – 36.4$\mu g/m^3$, with a median concentration across the grid of 24.5$\mu g/m^3$. The highest concentrations were recorded in the vicinity of Table Park and Ashworth Street (white zone in Figure 7), in the NW of Alexandra around 250-500m from the old monitoring site.

A comparison between the previous and current sites done by Otago Regional Council from June to September 2017 gave average 24-hour concentrations of PM_{10} 1.9 times higher at the previous site, which is considerably more than the NIWA study. Two different types of instruments were used (BAM1020 and EBAM), so it may be an overestimate, but it still shows that the old site was better located than the current site.

Figure 8 depicts the number of exceedances of the NES-AQ standard for PM_{10}, during the June 2023 spatial monitoring campaign. The current air quality monitoring site recorded zero exceedances during the same month, while our monitoring suggests that three exceedances would have been recorded at the previous monitoring site, and six if monitoring were conducted at the true hot spot in vicinity of Table Park. This suggests that the current site is under-reporting exceedances of the recommended limits for healthy air in the worst parts of Alexandra and therefore not meeting the requirements of the NES-AQ.

[1] Longley, 2023

Otago Regional Council

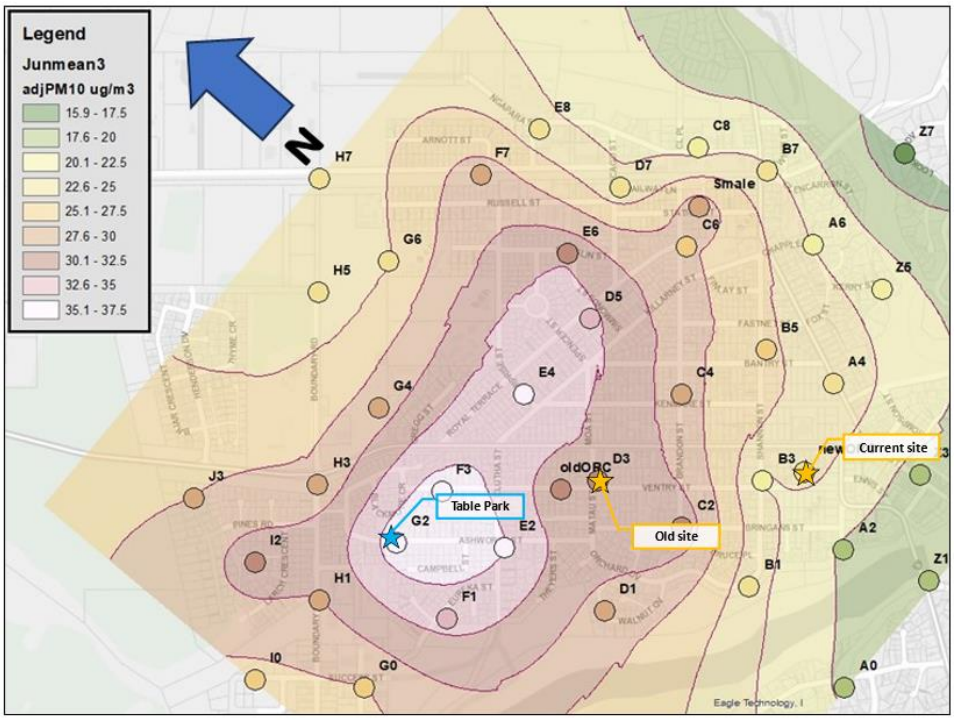


Figure 7: NIWA study mean adjusted PM10 for the period 2nd June - 3rd July (from NIWA, 2023). The old and current sites are at D3 and B3 respectively, while Table Park is marked by a blue star at G2.

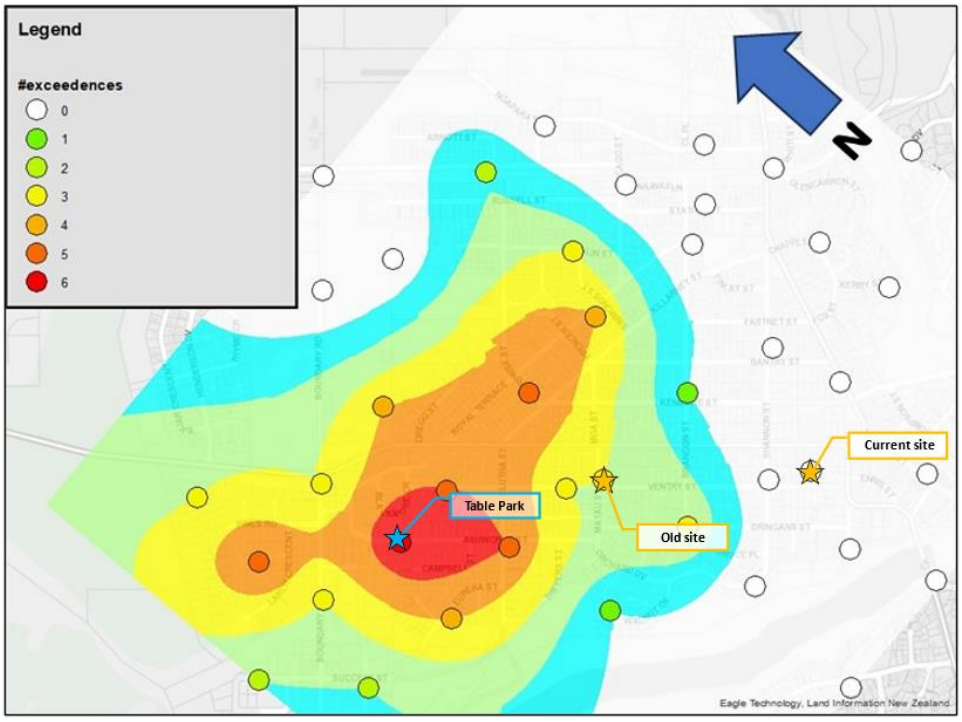


Figure 8: Predicted number of NES-AQ exceedances based on individual monitors for the period 3rd Jun - 2nd Jul 2023 inclusive. Table Park is marked by a blue star.

Otago Regional Council

Network Upgrades

ORC run a network of air quality monitoring sites of various types across the region. Since 2023, all the other air quality monitoring stations in Otago have been upgraded, including new instruments, meteorological sensors, and enclosures. The Alexandra site is due for a major upgrade this year to bring it up to the same standards as our other core level sites. This gives us the ideal opportunity to also relocate it to the correct part of the Alexandra urban area.

Contact details

For matters concerning this application please contact:

Nick Boyens – Environmental Monitoring Network Lead

Email: nick.boyens@orc.govt.nz

Phone: 027 247 6351

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

Doc ID: 2769460

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

1. Purpose of Report

To consider a recommendation from the Cromwell Community Board 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 Council

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.

The Cromwell Community Board (the Board) considered the request at its April 2026 meeting and resolved the following.

COMMITTEE RESOLUTION
Moved: Sanford
Seconded: Casey

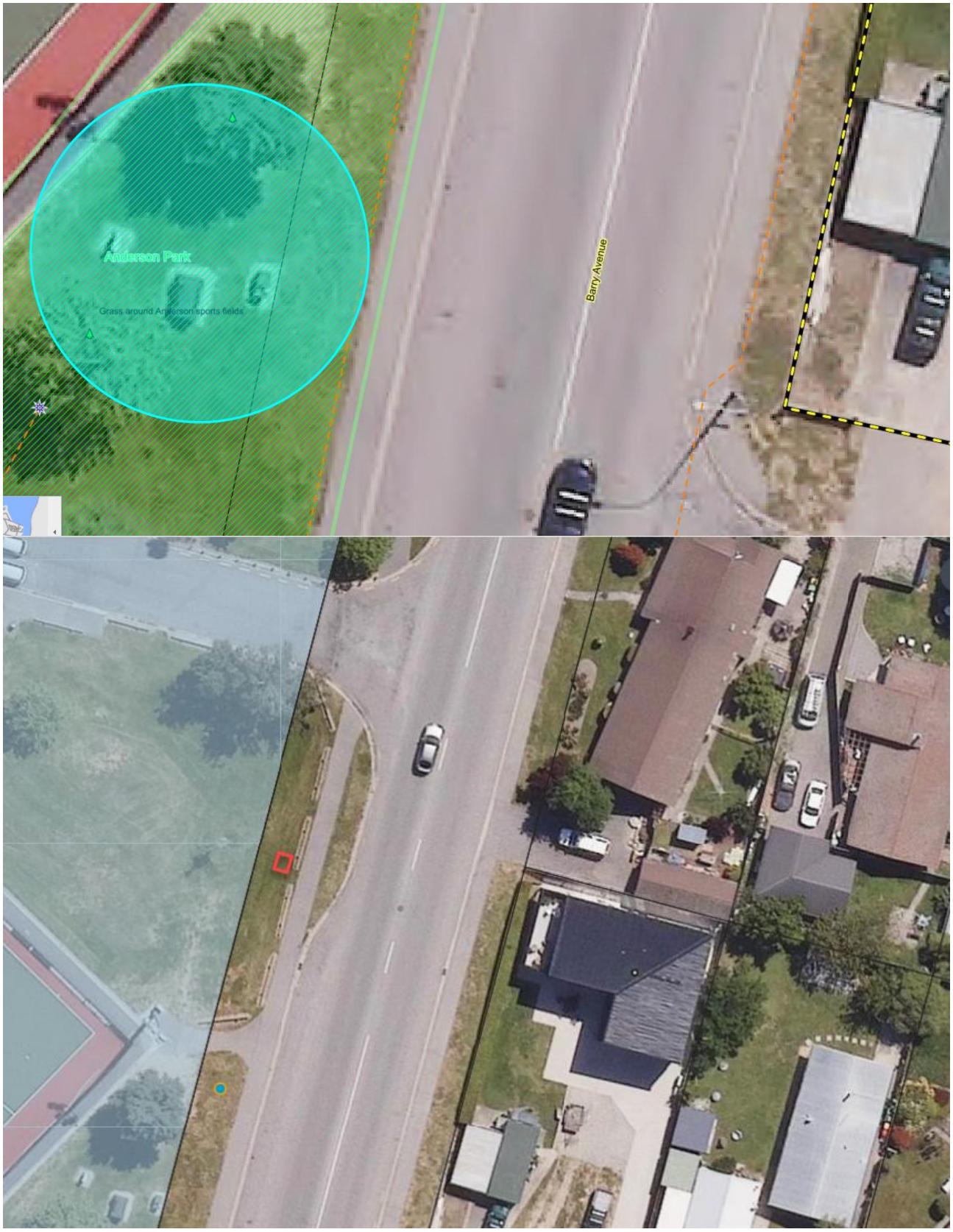
That the Cromwell Community Board
A. Receives the report and accepts the level of significance.
B. Agrees to request that Council grants the consent of Minister of Conservation (pursuant to delegated authority), to easements in gross in favour of Aurora Energy Ltd as shown on the attached plans within 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.

CARRIED with Cr Browne abstaining from the vote.

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)

Council grants 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 this Cromwell reserve.

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

Local Government Act 2002 Purpose Provisions	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.
Decision consistent with other Council plans and policies? Such as the District Plan, Economic Development Strategy etc.	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.
Considerations as to sustainability, the environment and climate change impacts	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.
Risks Analysis	There are no risks to Council associated with the recommended option.
Significance, Consultation and Engagement (internal and external)	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

Aurora will be advised of Councils decision.

8. Attachments

Nil

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

Doc ID: 2769490

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

1. Purpose of Report

To consider a request from the Cromwell Community Board asking 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 Council

A. Receives the report and accepts the level of significance.

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

C. And that Aurora is advised that the cable marked red on the plan within this report will require relocation or removal once the site is confirmed for development.

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.

At the April 2026 meeting of the Cromwell Community Board (the Board) the easement request was considered, and the Board recommended the following. Full report **Appendix 1.**

COMMITTEE RESOLUTION

Moved: Sanford
Seconded: Anderson
That the Cromwell Community Board

A. Receives the report and accepts the level of significance.

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

C. Recommends that Council request that existing infrastructure is moved to an agreed location.

Discussion

The work would Involve installing a new cable, blue route in the picture below, 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 orange option below has been discounted as it goes through the middle of part of the reserve earmarked for future development.





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. The proposed location in blue 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 in the interim. Recommendation C from the Board seeks to relocate this cable.

Aurora have subsequently advised they would work with the Council to relocate or remove the cable if and when the development of the site is imminent. It would be a relatively simple process to undertake at the same time as any ground works were occurring.

The new route (blue) proposed would effectively enable this to happen as there would be the alternate route of supply in place.

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.

3. Financial Considerations

All costs will be covered by Aurora Energy Limited.

4. Options

Option 1 – (Recommended)

Council grants 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.

5. Compliance

Local Government Act 2002 Purpose Provisions	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.
Decision consistent with other Council plans and policies? Such as the District Plan, Economic Development Strategy etc.	The recommendation is consistent with the Reserves Act 1977 and with the "Instrument of Delegation to Territorial Authority's" dated 12 June 2013.
Considerations as to sustainability, the environment and climate change impacts	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.
Risks Analysis	There are no risks to Council associated with the recommended option.
Significance, Consultation and Engagement (internal and external)	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.

6. Next Steps

Aurora will be advised of Councils recommendation.

7. Attachments

Appendix 1 - Vincent Community Board March Meeting Report ⇩

7 April 2026

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 Cresent. 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 preferrable 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

Local Government Act 2002 Purpose Provisions	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.
Decision consistent with other Council plans and policies? Such as the District Plan, Economic Development Strategy etc.	The recommendation is consistent with the Reserves Act 1977 and with the "Instrument of Delegation to Territorial Authority's" dated 12 June 2013.
Considerations as to sustainability, the environment and climate change impacts	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.
Risks Analysis	There are no risks to Council associated with the recommended option.
Significance, Consultation and Engagement (internal and external)	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

26.4.10 KĀMOANAHAEHAE - RIVER PARK UPDATE REPORT

Doc ID: 2774761

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

1. Purpose of Report

To provide the Council with an update on the Kāmoanahaehae – River Park project.

Recommendations

That the Council

A. Receives the report and accepts the level of significance.

B. Agrees that for the Kāmoanahaehae – River Park project**,** Stage 2 the Viewing Platform is completed subject to allocated budget.

C. That Stage 3 (the Ramp) of the project does not proceed.

D. Authorises the Chief Executive Officer to do all that is necessary to give effect to the resolution.

2. Background

At its meeting of 23 January 2024, the Vincent Community Board resolved the following.

Moved: Cromb
Seconded: McPherson
That the Vincent Community Board
A. Receives the report and accepts the level of significance.
B. Approves the staged developed design for the Alexandra River Park Project and agrees to proceed with the project as per Council's procurement policy, subject to available funding.
C. Authorises the Chief Executive Officer to do all that is necessary to give effect to the resolution.

The January 2024 report attached as **Appendix 1** provides a good background on the project and approved a staged approach be undertaken for each component of the project.

At the Boards March 2026 meeting the following was resolved. **Appendix 2**.

COMMITTEE RESOLUTION
Moved: Cromb
Seconded: McPherson
That the Vincent Community Board
A. Receives the report and accepts the level of significance.

B. Agrees that for the Kāmoanahaehae – River Park project, Stage 2 the Viewing Platform is completed subject to allocated budget.
C. Recommends to Council that Stage 3 of the project does not proceed.
D. Authorises the Chief Executive Officer to do all that is necessary to give effect to the resolution.

3. Discussion

This project has faced unforeseen Geotechnical issues, multiple building and Resource Consents and Heritage New Zealand compliance.

The project has been broken down into three construction stages, each with separate construction contracts issued once each stage was ready to be constructed.

To date inground utility preparation, Geotechnical investigation, Heritage New Zealand compliance work has all been completed within Stage 1, the toilet and plaza area. This stage was available for public use from November 2025.

In partnership with the Otago Regional Council and Wairoa Manuherekia Trust, trees along the Clutha - Mata Au and Manuherekia Rivers were removed and the area replanted with natives. A track linking the Park with Linder and Die is partially completed.

Since the completion of the toilet and plaza area, work has been ongoing on the detail design of Stage 2 – the Viewing Platform which will provide a view out over both rivers.

Further investigation work has been undertaken for Stage 3 the Ramp, to connect from the viewing platform down towards the river. From this investigation it has become clear that installing the ramp as envisaged, will require significant engineering along with the need to drive piles at least 5m into the riverbank with no guarantee at what depth they will find secure footings. This will involve specialist skills and equipment. The Vincent Community Board have recommended that stage 3 not proceed.

A tender for stage 2 has been awarded to Fulton Hogan through a competitive tender process.

Once Stage 2 the Viewing platform is completed it will finish off the project at riverbank level. This stage will feature the Pou Whenua artwork and cultural designs worked on with Aukaha that reflect the history of the place.

The trail will link through to the Linger and Die with appropriate wayfinding and signage.

The Alexandra Riverside Trust have been kept informed on the projects progress.

4. Financial Considerations

Details of funding for the entire project are found in **Appendix 1** report attached.

As at the 31 January the remaining budget for this project is $500,000.

5. Options

Option 1 – (Recommended)

Council supports the Vincent Community Boards recommendations.

Advantages:

- The main parts of the project are completed.

Disadvantages:

- The entire project is not completed as originally envisaged.

Option 2

That both stage 2 and 3 are progressed and that additional funding is sought for Stage 3.

Advantages:

- The project as originally envisaged is completed.

Disadvantages:

- Additional funding may need to be found to undertake a detailed costing as well as additional budget for construction.

6. Compliance

Local Government Act 2002 Purpose Provisions	This decision promotes the (social/cultural/economic/environmental) wellbeing of communities, in the present and for the future by ensuring money is allocated appropriately for the project.
Decision consistent with other Council plans and policies? Such as the District Plan, Economic Development Strategy etc.	Council 2025/34 Long Term Plan
Considerations as to sustainability, the environment and climate change impacts	Design of this project have been undertaken to minimise climate impacts.
Risks Analysis	There is risk that the prices for Stage 3 are difficult to determine accurately.
Significance, Consultation and Engagement (internal and external)	The project has been consulted on through the Long-Term Plan.

7. Next Steps

Proceed with the stage 2 of the project.

8. Attachments

Appendix 1 - VCB January 2024 River Park Meeting Report ⇩
Appendix 2 - Vincent Community Board Report March 2026 ⇩

23 January 2024

24.1.2 ALEXANDRA RIVER PARK PROJECT

Doc ID: 624042

1. Purpose of Report

To consider approving the staged developed design for the Alexandra River Park Project, subject to the available budget.

Recommendations

That the Vincent Community Board

A. Receives the report and accepts the level of significance.

B. Approves the staged developed design for the Alexandra River Park Project and agrees to proceed with the project as per Council's procurement policy, subject to available funding.

C. Authorises the Chief Executive Officer to do all that is necessary to give effect to the resolution.

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2. Background

In 2017, the Alexandra Miners Village and Riverside Park Trust (the Trust) was formed. The Trust's vision is to rejuvenate lower Tarbert Street in Alexandra by creating a new public space at the junction of the Mata-au/Clutha and Manuherekia Rivers.

To realise this vision the Trust sought to integrate the two rivers and adjacent riverside with the pedestrian heart of Alexandra. This would become a space for family-friendly recreation and community events, as well as being a destination for cyclists and walkers using the network of local trails that are easily accessed from this area. This improved and revitalised space will be the building block from which businesses and activities in this area can grow.

In 2018, the Trust approached the Vincent Community Board (the Board) to fund a business case assessment for the project. A report on the business case assessment was presented to the Board at its March 2019 meeting and the Board resolved the following.

19.2.9 **Miners Village Feasibility Study Report Back**

A report from the Economic Development Manager to present the Business Case Assessment for the Alexandra Miners' Village & Riverside Park that was completed in September 2018 had been circulated.

A. RESOLVED that the report be received, and the level of significance accepted.

Fitzgerald / Garbutt

B. RESOLVED that the Vincent Community Board receive the Business Case Assessment for the Alexandra Miners' Village & Riverside Park.

Fitzgerald / Garbutt

C. NOTED the September 2017 resolution that the Vincent Community Board agree in-principle that the Vincent Community Board will take responsibility for the ongoing maintenance of the green areas and public ablution facilities of the proposed village and park should the project proceed.

Fitzgerald / Garbutt

D. RESOLVED that the Vincent Community Board agree Council staff investigate the possibility of Council leasing the land and subsequent sub-leasing to the Alexandra Miners' Village & Riverside Park Trust, should the project proceed.

Fitzgerald / Garbutt

In 2019/20, Council undertook an investigation into the land ownership of the site. The investigation highlighted that the land is subject to several encumbrances and easements in favour of Contact Energy. These could potentially complicate any future developments on some of the land.

Council obtained legal advice on the potential effect these encumbrances could have on the project. The advice received resulted in the project being refined to only using the lower part of the proposed site. Therefore, the Miners Village concept was removed from the project's and what remained was the development of a cycle hub and community events space with river views and access.

The Trust approached the Council to consider assisting with providing funding for the project. Through the 2021-2031 Long Term Plan Council consulted on options to fund the enhancement of lower Tarbert street and subsequently allocated $650,000 to plan and construct the project.

In 2021, Council and the Trust signed a Memorandum of Understanding that details how both parties will work together on this project.

In late 2021, a draft concept plan was developed for the site along with early engagement with Aukaha who have a significant cultural interest in this site, being the meeting point of both the Clutha/Mata-au and Manuherekia rivers. Aukaha has worked closely with Council on the final design of this project.

At its September 2022 meeting the Board resolved the following.

22.6.3. **Alexandra River Park**

To approve the development of the Alexandra River Park and authorise that the draft concept plan for the Alexandra River Park proceed to detailed design.

That the Vincent Community Board

A. Receives the report and accepts the level of significance.

B. Agrees to develop the Alexandra River Park.

C. Approves the concept design for the Alexandra River Park, and agrees to proceed with detailed design.

D. Notes that the final detailed design will be presented to the Vincent Community Board for approval.

E. Authorises the Chief Executive Officer to do all that is necessary to give effect to the resolution.

Moved: Claridge
Seconded: McPherson

In December 2022, all necessary Resource Consents for the project were granted.

3. Discussion

Over the past year, the Trust, Aukaha and Council staff have been working together to progress the concept plan that was consulted on with the public in 2022, into a developed design. **See Appendix 1** for the resulting draft design plan.

Through the involvement of Aukaha the developed design depicts strong cultural themes depicting the story of Rakaihautu and early Māori links to the area. These stories are detailed in the plan document. The plan also pays tribute to the early European influence on this area, particularly the mining and landscape values. These depictions are shown as design element detailing throughout the site, where appropriate.

The main feature of the plan is the walkway from a viewing platform at the end of Tarbert Street to a wooden platform on the river that is within an area where native plants will replace the Willow and Poplar trees currently on the site.

Additional enhancements are the toilet, bike racks, shade trees.

The play area is situated at the start of Rivers Street. The play area is proposed to reflect a more nature/adventurous play space rather than one focused on plastic equipment.

Traffic will still be able to access through the site to the Warehouse carpark and to Rivers Street. Vehicle speed limits will be reduced through the site by using road surface treatments.

4. Financial Considerations

Updated Cost Estimate

The 2018 Business Case Report contained a high-level cost estimate of the enhancement of lower Tarbert street as $895,000.

A Quantity Surveyor was engaged to provide an estimated cost of the draft developed plan to check that the resulting design is achievable. The total cost estimate for the construction of developed design exceeded the available budget.

The Trust and Council staff have over the past few months worked through a process to revise and reprioritise the draft plan to bring the project back within achievable funding parameters. This has resulted in developing a staged approach to progress the project.

See appendix 2 for the revised staged developed plan. A summary of the staged approach and updated quantity survey cost estimates as follows.

Stage 1: Plaza and River Access	Cost Estimate: $1,460,000	Completion: End Dec 2024

Key points of change from original developed design:

- Plaza area reduced in size.

- Plaza trees, bench seats, bike racks, and planting reduced.
- Trail connects to the Alexandra Bridge achieved through more economical means of existing paths and painting of cycle/walking lanes.
- Bespoke balustrade of viewing platform replaced with off the shelf item. Mana Whenua Art installation will remain.
- Extent of the river access track is rationalised to provide an accessible gradient of 1:12 and will be in the form of a gravel path with timber batten edging as opposed to a perforated steel boardwalk with pop out rest areas. This will meet accessibility standards however will not be fully accessible for wheelchair users initially due to the surface finish being gravel. As future funding is secured the surface will be fully accessible.
- Removal of the pontoon.

Stage 2: Ongoing enhancements	Cost Estimate: $1,360,000	Completion: 2025 – 2028

Once the essential infrastructure proposed in stage 1 is completed it is envisaged ongoing enhancements in line with the original design will be made by the Trust as funding allows. These will include:

- Increase in the Plaza size.
- More plaza trees, bench seats, bike racks, and planting.
- Bespoke balustrade.
- River track upgrade to perforated steel boardwalk with rest areas to be fully compliant.
- Pontoon.

Stage 3: Play area	Cost Estimate: $400,000	Completion: 2028 – 2029

It is proposed that the play area will be the final stage and would be developed after the completion of Councils Play Strategy.

At the time of writing, $200,000 towards a playground is included in year four of the draft Long-term Plan, along with ongoing operational costs of maintaining the plaza and river access grounds and public toilet.

Contingency

The updated cost estimate contains a 15% contingency.

Community Goodwill

As this is a community driven project, there is a high probability that local contractors will be interested in being involved in this project and there could be reduced costs as a result of community goodwill.

It is therefore proposed that procurement of the project is run in conjunction with funding applications so that applications and final detailed design can be adjusted to suit.

Proposed Funding

Council staff and the Trust have updated external funding agencies on the revised approach. All external funders approached were in support of this staged model.

The updated proposed funding of this project is as follows:

Central Otago District Council	$650,0000	Funding approved via the Long-term Plan 2021-31.
Tourism Infrastructure Fund	$325,000	Council managed application. Funding approved.
Central Lakes Trust	$250,000	Council managed application. Funding application to be made in Jan/Feb 2024
Lotteries – Otago/Southland Regional Community grant	$50,000	Trust managed application. Tagged to the Mana Whenua Art Installation. Application to be made early in 2024.
Otago Community Trust	$185,000	Trust managed application. Application will be made last in April for the remaining funds.
TOTAL	$1,400,000	

Further Options

The external funders approached reported that they are experiencing reduced funding and continued oversubscription of those funds.

If funding is not achieved at the levels anticipated above Council staff and the Trust have identified the following items that could be moved to a later stage:

- Number of toilet pans reduced from four to two with provision for another two-pan unit to be attached in the future.
- Reduce the specification in the plaza area from pavers to paint markings to define the area in the carpark and road.
- Mana Whenua Art Installation.

A stagged approach will allow the key elements of the project (plaza area, access to the river) to be completed with additional elements to be added in future stages as additional funding is secured.

5. Options

Option 1 – (Recommended)

To approve the staged design for the Alexandra River Park Project and agrees to proceed with the project in accordance with Councils procurement policy, subject to available budget.

Advantages:

- This will enable the project to proceed as anticipated in the 2021-2031 Long term plan
- The space will be enhanced to become a community hub for Alexandra
- Aukaha are fully supportive of the project
- The community have indicated they are supportive of the project.

Disadvantages:

- No disadvantages have been identified.

Option 2

Agrees not to proceed with the development of the Alexandra River Park.

Advantages:

- Council will not be required to draw down the entire loan.

Disadvantages:

- Council will forfeit $325,000 of Tourism Infrastructure Fund grant for the project
- This part of Alexandra will remain unchanged and not enhanced
- Expenditure that has already been committed will be lost without an outcome.

6. Compliance

Local Government Act 2002 Purpose Provisions	This decision promotes the (social/cultural/economic/environmental) wellbeing of communities, in the present and for the future by enhancing the lower end of Tarbert Street which will rejuvenate this underutilised community space.
Decision consistent with other Council plans and policies? Such as the District Plan, Economic Development Strategy etc.	This project was highlighted in the 2021-2031 Long term plan as a key project for Alexandra.
Considerations as to sustainability, the environment and climate change impacts	The design of this space will be undertaken to ensure climate change impacts are considered.
Risks Analysis	There is a risk of high-water levels during construction period which may impact the project site. There is a risk of the construction costs exceeding available budget.
Significance, Consultation and Engagement (internal and external)	Link to Significance and Engagement Policy.The 2021 – 2031 Long term plan highlighted the Alexandra River Park as a key Council project. During the consultation of the Long-Term Plan there was strong community support for the Riverside Park project. Council has engaged with the community on the concept plan for this project. Feedback received was considered through the developed design process. Immediately affected businesses and neighbours have been approached with no negative responses received.

7. Next Steps

January 2024	Vincent Community Board approve the staged developed plan.
January - June 2024	External funding and procurement.
July 2024	Construction contracts executed.
December 2024	Construction completed.

8. Attachments

Appendix 1 - Alexandra River Park Draft Developed Design.
Appendix 2 - Alexandra River Park Revised (staged) Developed Design.

Report author:

Gordon Bailey
Parks and Recreation Manager
10/01/2024

Reviewed and authorised by:

David Scoones
Group Manager - Community Experience
10/01/2024

17 March 2026

26.2.3 KĀMOANAHAEHAE - RIVER PARK UPDATE REPORT

Doc ID: 2728498

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

1. Purpose of Report

To provide the Vincent Community Board with an update on the Kāmoanahaehae – River Park project.

Recommendations

That the Vincent Community Board

A. Receives the report and accepts the level of significance.

B. Agrees that for the Kāmoanahaehae – River Park project**,** Stage 2 the Viewing Platform is completed subject to allocated budget.

C. Recommends to Council that Stage 3 the Ramp is put on hold for review through the 2027/37 Long-term Plan.

D. Authorises the Chief Executive Officer to do all that is necessary to give effect to the resolution.

2. Background

At its meeting of 23 January 2024, the Vincent Community Board resolved the following.

Moved: Cromb
Seconded: McPherson
That the Vincent Community Board
A. Receives the report and accepts the level of significance.
B. Approves the staged developed design for the Alexandra River Park Project and agrees to proceed with the project as per Council's procurement policy, subject to available funding.
C. Authorises the Chief Executive Officer to do all that is necessary to give effect to the resolution.

The January 2024 report attached as **Appendix 1** provides a good background on the project and approved a stage ed approach be undertaken for each component of the project.

3. Discussion

As has been shared with the Vincent Community Board during past updates on this project, it has faced unforeseen Geotechnical issues, multiple building and Resource Consents and Heritage New Zealand compliance.

The project has been broken down into three construction stages, each with separate construction contracts issued once each stage was ready to be constructed.

To date inground utility preparation, Geotechnical investigation, Heritage New Zealand compliance work has all been completed within Stage 1, the toilet and plaza area. This stage was available for public use from November 2025.

In partnership with the Otago Regional Council and Wairoa Manuherekia Trust, trees along the Clutha - Mata Au and Manuherekia Rivers were removed and the area replanted with natives. A track linking the Park with Linder and Die is partially completed.

Since the completion of the toilet and plaza area, work has been ongoing on the detail design of Stage 2 – the Viewing Platform which will provide a view out over both rivers.

Further investigation work has been undertaken for Stage 3 the Ramp, which will connect from the viewing platform down towards the river. From this investigation it has become clear that installing the ramp as envisaged, will require significant engineering along with the need to drive piles at least 5m into the riverbank with no guarantee at what depth they will find secure footings. This will involve specialist skills and equipment.

Given the complexities of both stages 2 and 3, and the agreed staged approached to this project, the plans for stage 2 have been made available to open tender. It is anticipated that the results of the tender process will be known in mid-March. A completion date of 30 June 2026 for this stage has been listed in the tender.

It is recommended that Stage 3 be placed on hold, due to its additional complexity and with the estimated cost to complete being potentially outside existing budgets. This can be revisited through the Long-Term Plan. The Stage 2 Viewing Platform has been designed to allow for the ramp to be added at a later date.

Once Stage 2 the Viewing platform is completed it will finish off the project at riverbank level. This stage will also feature the Pou Whenua artwork and cultural designs worked on with Aukaha that reflect the history of the place.

The trail will link through to the Linger and Die with appropriate wayfinding and signage.

The Alexandra Riverside Trust have been kept informed on the projects progress.

4. Financial Considerations

Details of funding for the entire project are found in **Appendix 1** report attached.

As at the 31 January the remaining budget for this project is $500,000.

5. Options

Option 1 – (Recommended)

That Stage 2 the Viewing Platform of the project is completed subject to allocated budget, and that Stage 3 the Ramp is put on hold for review through the 2027/37 Long Term Plan.

Advantages:

- The main parts of the project are completed.

Disadvantages:

- The entire project is not completed within a similar time frame.

Option 2

That both stage 2 and 3 are progress and that additional funding is sought for Stage 3.

Advantages:

- The project as originally envisaged is completed.

Disadvantages:

- Additional funding may need to be found to undertake a detailed costing as well as additional budget for construction.

6. Compliance

Local Government Act 2002 Purpose Provisions	This decision promotes the (social/cultural/economic/environmental) wellbeing of communities, in the present and for the future by ensuring money is allocated appropriately for the project.
Decision consistent with other Council plans and policies? Such as the District Plan, Economic Development Strategy etc.	Council 2025/34 Long Term Plan
Considerations as to sustainability, the environment and climate change impacts	Design of this project have been undertaken to minimise climate impacts.
Risks Analysis	There is risk that the prices for Stage 2 are not within remaining budgets.
Significance, Consultation and Engagement (internal and external)	The project has been consulted on through the Long-Term Plan.

7. Next Steps

Award Tender for stage 2 subject to available budget.

Provide project updates to the Board at each meeting.

8. Attachments

Appendix 1 - VCB January 2024 River Park Meeting Report

26.4.11 CROMWELL TOWN CENTRE PROJECT

Doc ID: 2748291

Report Author:	Bex Winders, Project Manager - Cromwell Special Projects Garreth Robinson, Property and Facilities Manager
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.

Recommendations

That the Council

A. Receives the report and accepts the level of significance.

B. Approves staff investigate options for the Council owned land which includes the Northwest Precinct and conducts a high-level detailed 30-year concept design for inclusion in the 2027/37 Long-term Plan.

C. Approves the high-level detailed concept design includes necessary civic facilities.

D. Approves staff to investigate and cost road realignments on Murray Terrace and the intersection at Barry Avenue and Waenga Drive, Cromwell.

E. Approves the implementation of private property design guidelines within the Cromwell Town Centre.

F. Adopts the Project Structure and Governance Group framework.

G. Directs that governance updates to be provided at every Board and Council meeting.

H. Notes that the purpose of these recommendations is to enable the guiding North Star statement as in appendix 1 of the report.

I. Directs the Chief Executive Officer to do all that is necessary to give effect to the Council's resolutions.

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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.

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

Following this recommendation council staff held a workshop on February 11th, 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

<u>Development Opportunities on Council Land (North-West Precinct)</u>
The north-west precinct contains well located Council owned land with the potential for development, community facilities or commercial activation.



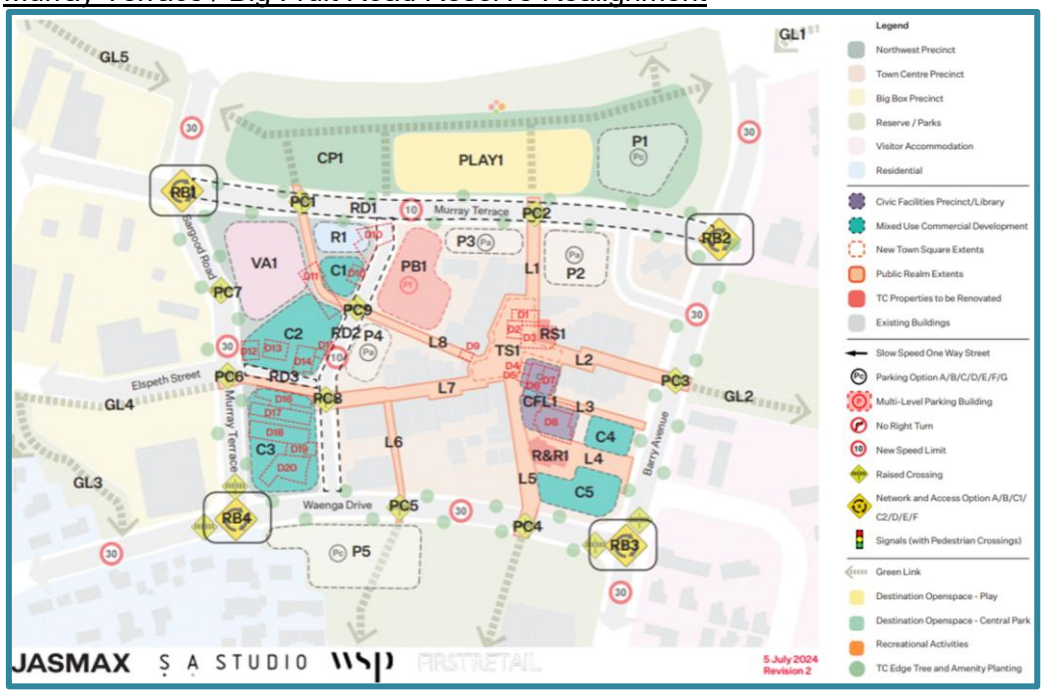
Indicative land owned by CODC

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

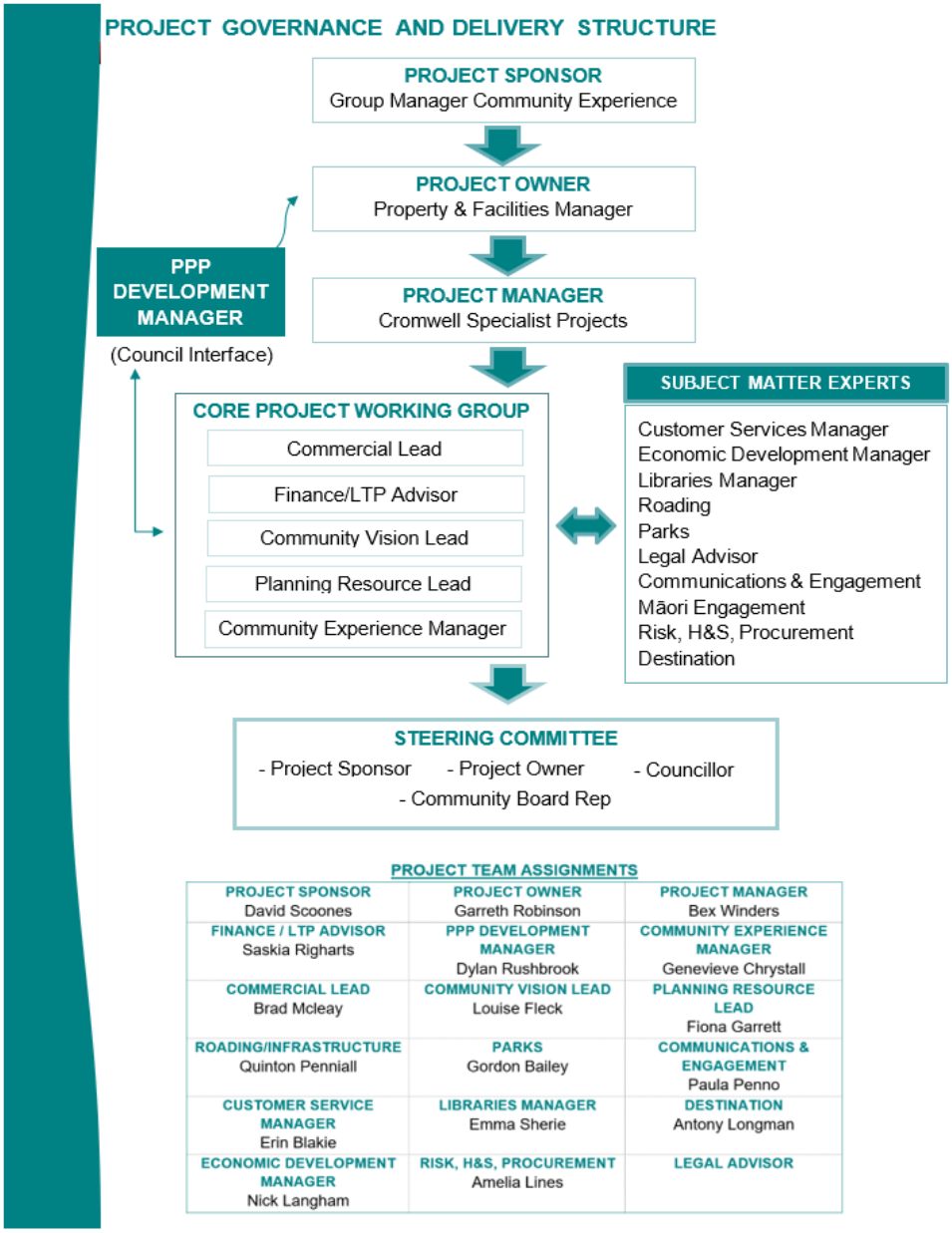
Murray Terrace was identified as a barrier. Realignment may improve safety, traffic flow and integration with the wider town and centre upgrades.
Approval is sought to:

- 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.



PROJECT TEAM ASSIGNMENTS

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

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. Feedback from Community Boards

A report was presented to the Cromwell Community Board on the 7th April 2026.
Please see the Board resolution below.

26.3.5 CROMWELL TOWN CENTRE

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.

It was noted that town centre plans had been discussed for many years, and members cautioned that the scope should not be limited to the mall area, as the project needed to include the civic centre, extending to parts of Barry Avenue and the northwest precinct. It was also countered that previous projects had become too large and that this could be managed by a staged approach with prioritisation of areas where Council could have influence.

COMMITTEE RESOLUTION

Moved: **Sanford**

Seconded: **Browne**

That the Cromwell Community Board

A. Receives the report and accepts the level of significance.

B. Recommends to Council that staff investigate options for the Council owned land which includes the Northwest Precinct and conducts a high-level detailed 30-year concept design for inclusion in the 2027/37 Long-term Plan.

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 be provided at every Board and Council meeting.

H. Notes that the purpose of these recommendations is to enable the guiding North Star statement as in appendix 1 of the report.

CARRIED

6. 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.

7. Compliance

Local Government Act 2002 Purpose Provisions	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.
Decision consistent with other Council plans and policies? Such as the District Plan, Economic Development Strategy etc.	This decision is consistent with the 'Eye to the Future' Cromwell Masterplan and previous long term plans
Considerations as to sustainability, the environment and climate change impacts	The upgrade of the town centre with Cromwell's existing developed area will not negatively impact on sustainability.
Risks Analysis	Risks will be managed by close project management.
Significance, Consultation and Engagement (internal and external)	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. The Long term plan 2027 – 2037 has time restraints when it comes to projects being included, allowance of adequate time is needed.

8. Next Steps

- 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, see original design guidelines attached **Appendix 2.**
- Prepare a timeline to be included in governance update to ensure each workstream is transparent and returns to Cromwell Community Board and Council.

9. Attachments

Appendix 1 - Cromwell Town Centre Project Full Presentation.pdf ⇩
Appendix 2 - 20231017_Property Design Guidelines.pdf ⇩



Redevelopment

Cromwell Town Centre

Central Otago District Council – Pre-workshop Presentation

11 February 2026



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Background

Why Change is Needed

Strategic Context, Risk & Redevelopment

Civic Facilities

Public Realm & Urban Design

Economic Insights & Funding

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Looking forward

CENTRAL OTAGO
DISTRICT COUNCIL

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

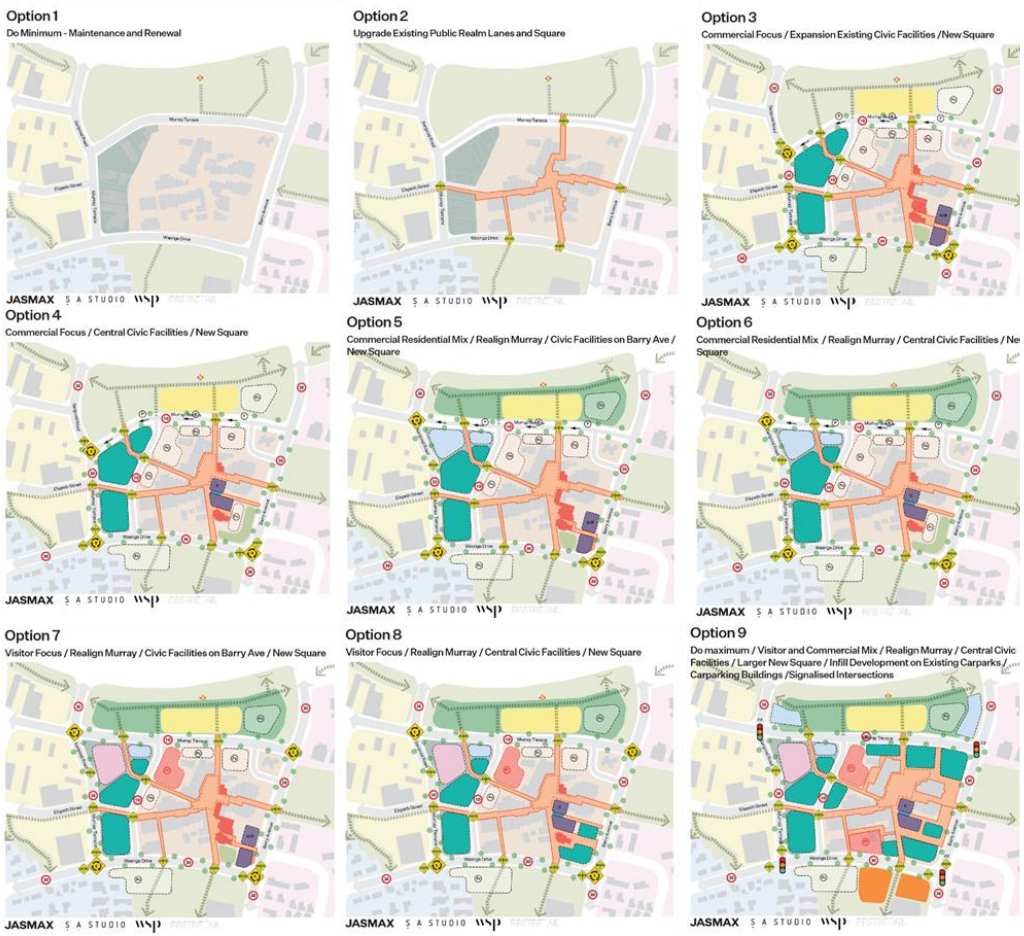
- Upgrade civic facilities to meet future service demands and improve functionality.

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.



CENTRAL OTAGO
DISTRICT COUNCIL

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.

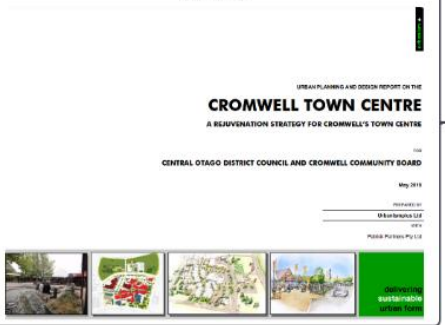
2023 – 2024 Design & Review

Council approves funding for design work.

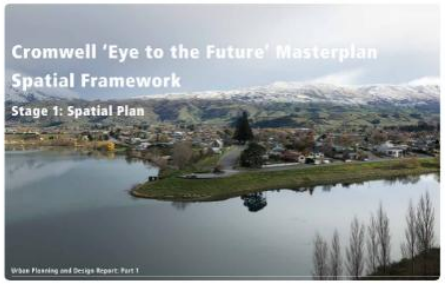
Decision: Library and Service Centre will not be demolished.

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

Cromwell Urban Planning and Design Report (2010)



Cromwell 'Eye to the Future' Masterplan (2019)



Town Centre Masterplanning Focus

Part A - Civic Facilities Options Development (Jasmax 2023)



Town Centre Masterplanning Focus

Part B - Integrated Masterplanning (Rationale, Jasmax 2023-24)



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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.

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Strategy, Risk & Redevelopment



Alignment with Long-Term Plans

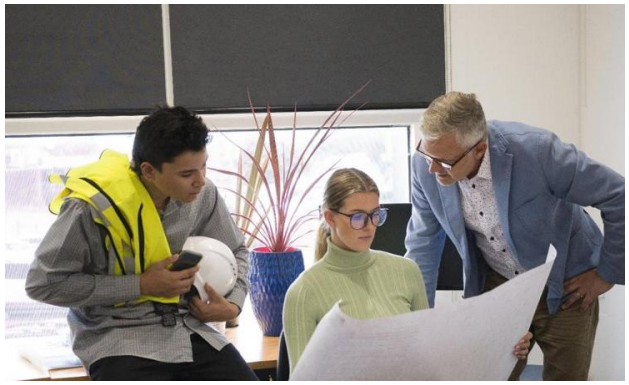


Masterplan & Funding

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.

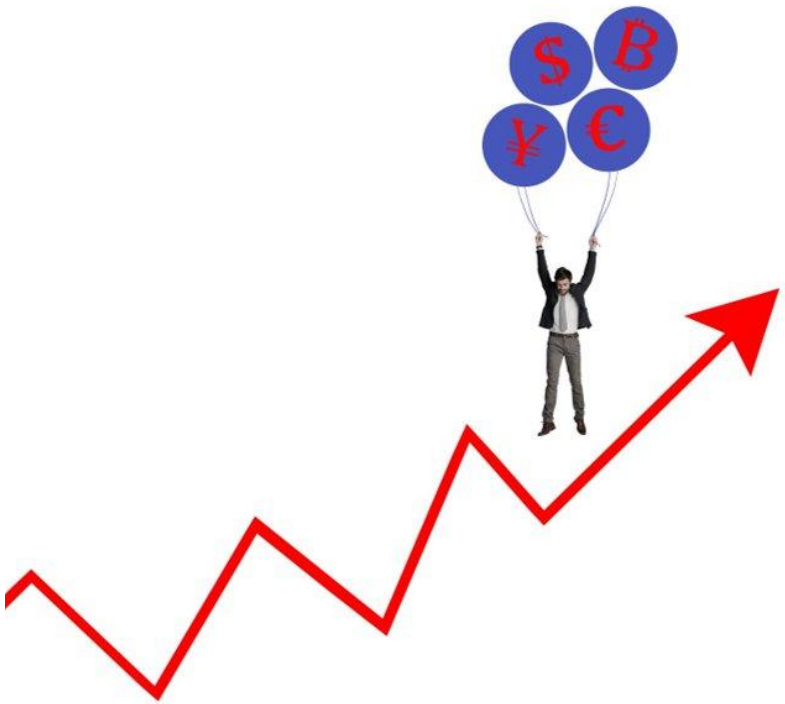




Community Consultation

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.

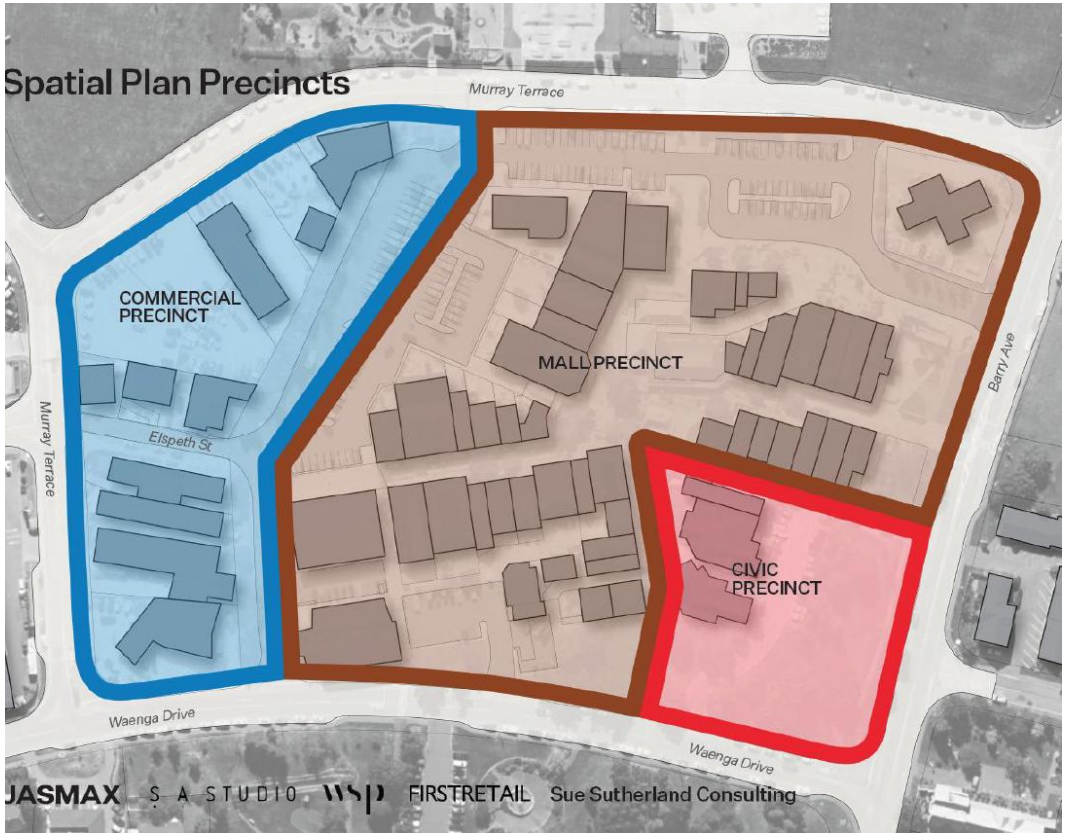
Market and Property Challenges

- 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 abound 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).**

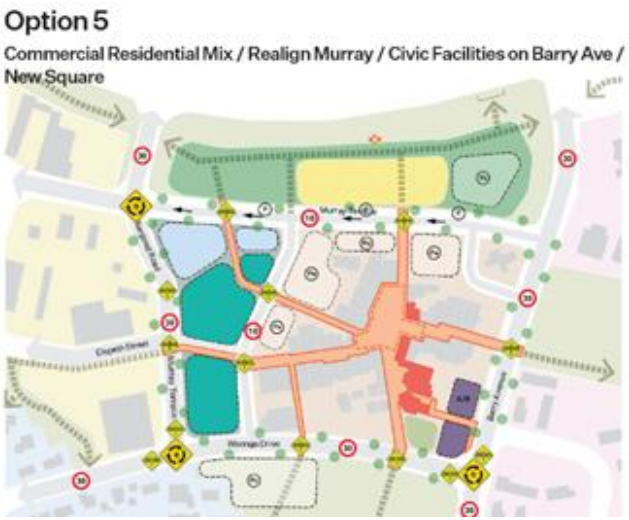
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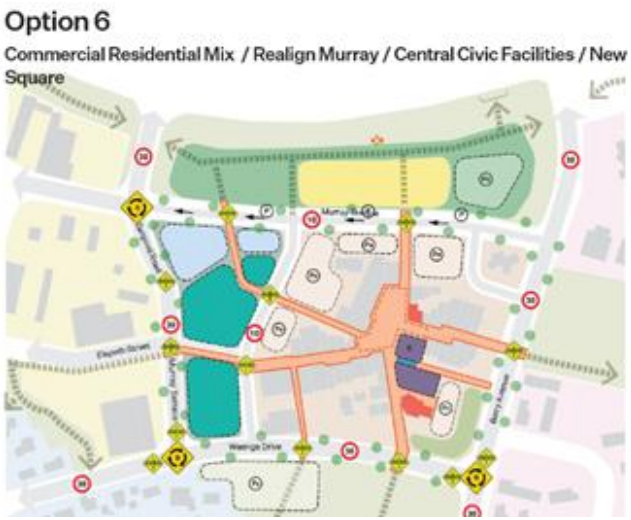
Civic Facilities



2. Civic Facilities

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





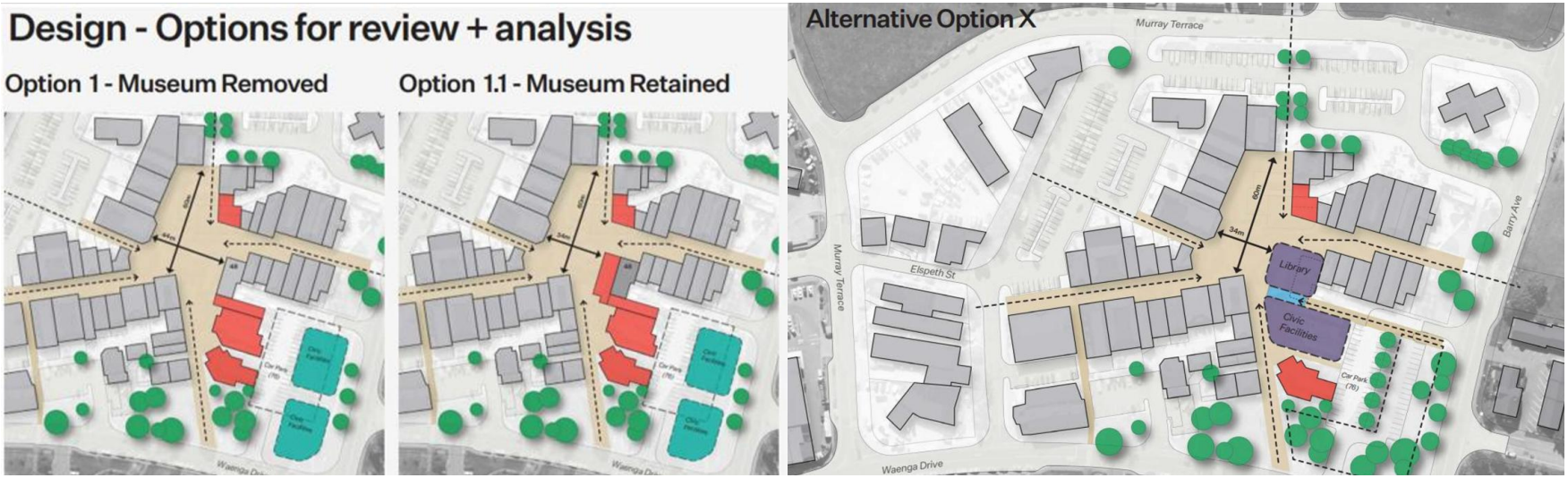


2. Civic Facilities

Critical Path

1. Location of civic facilities (anchor point)
2. Town Square
   a. Aquiring building for ground floor area
   b. Aquiring building for GFA and buildings for Town Square
3. Barry Ave = Do you acquire buildings for Town Square
4. Do we look at alternatives all together (i.e., Bow tie)

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.



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
- Flexible community rooms
- Quiet/learning spaces
- Contemporary customer
- Digital services
- 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)

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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.

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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.

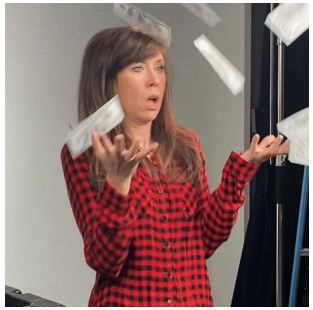
Strong Cost-Benefit Analysis
From stage 3 onward, the report indicates that every dollar invested returns over three dollars indicating strong returns on investment.

*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.

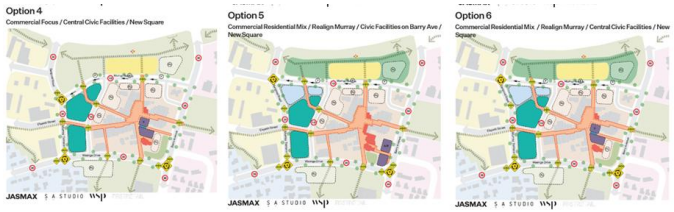
Commercial Space Demand
An additional 38,020 square meters of commercial space needed by 2054 for retail, office, hospitality, and community uses.

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.

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Outcome & Engagement



7. Deliverability & Program

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

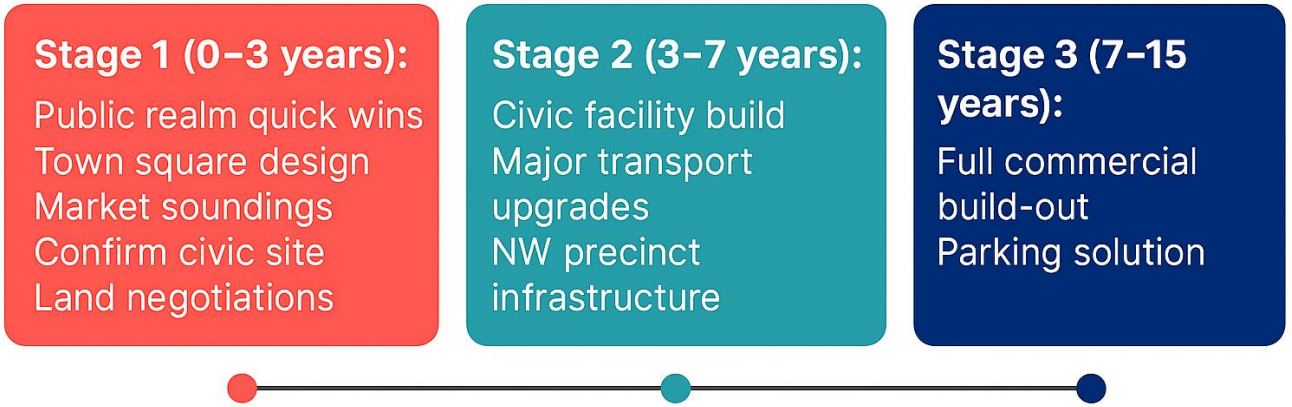
7.2 Which disposable assets(buildings) must be acquired first — and what is the risk of not securing them?

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

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Future

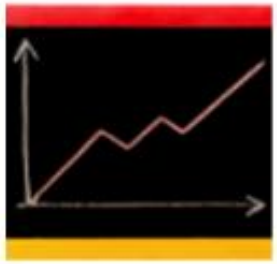


Implementation Principles



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

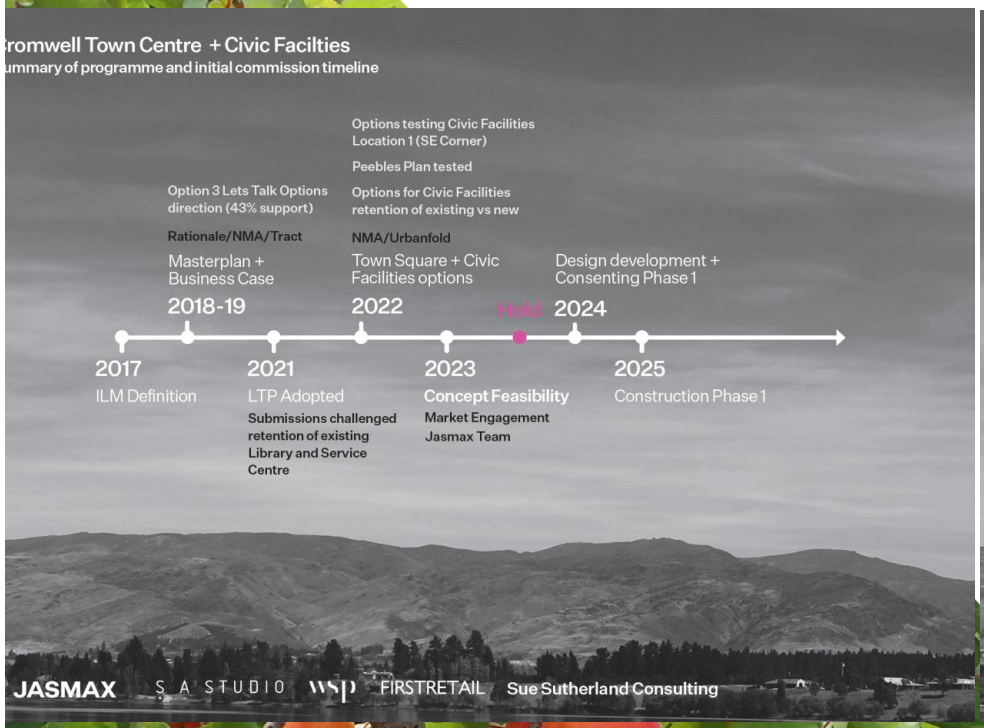
- Project activities will emphasize efficient use of resources to deliver high impact at optimal cost.

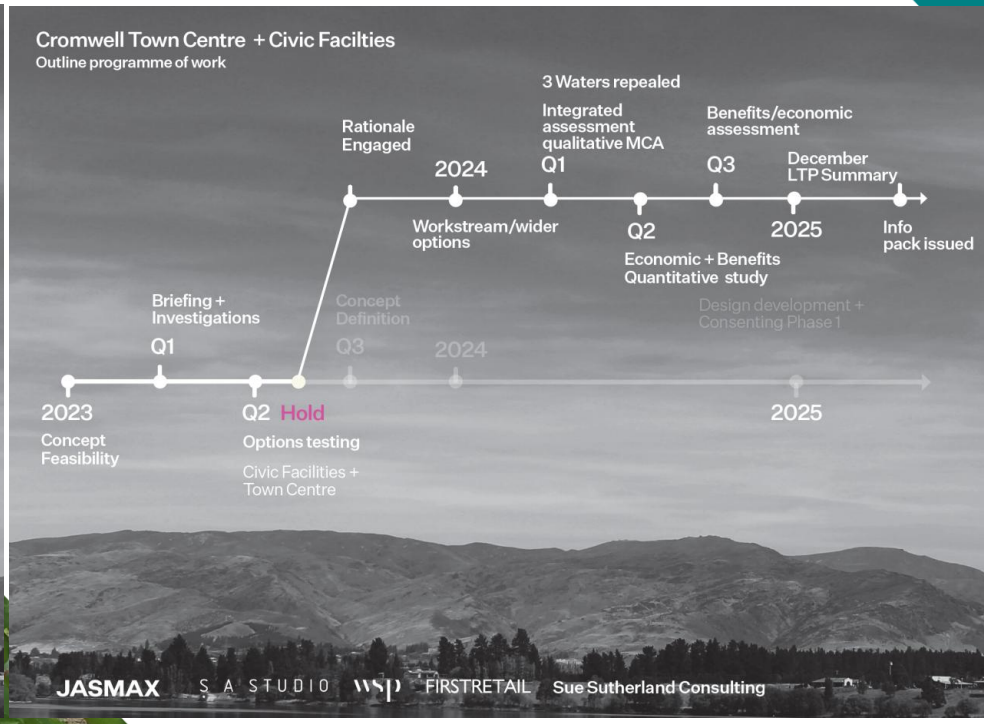


Partnership and Engagement

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

Learnings







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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

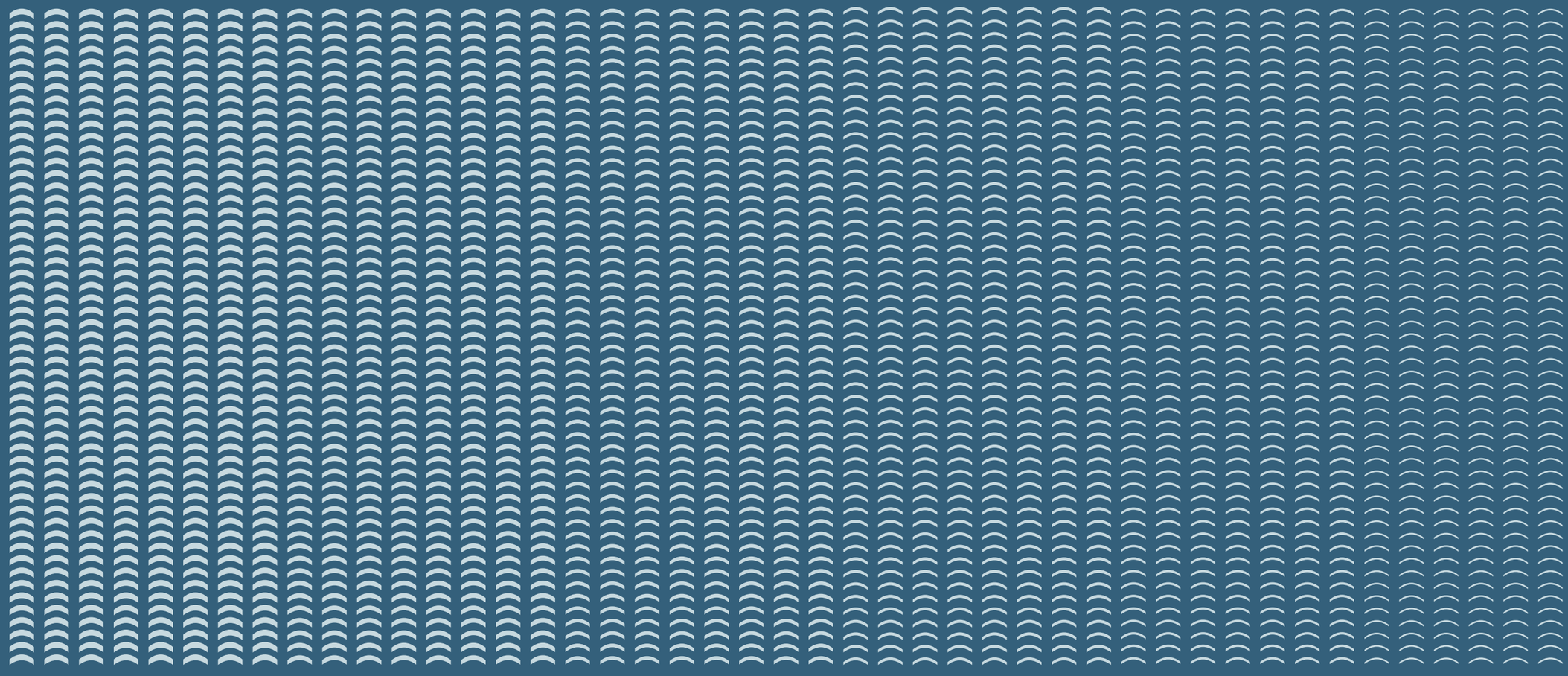
Improve and develop design concepts to enhance community spaces reflecting local needs.

Engage Council for Priorities

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

Cromwell Town Centre & Laneways

Design Guidelines - for discussion



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Agenda

- Overview
- Site and Building Analysis
- Strategy & Guidelines
- Discussion Topics
- Case Study

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Overview

The Cromwell Town Centre services one of New Zealand's fastest growing areas with the region benefiting from strong economic uplift as a service centre and increasingly as a regional hub.

Locals, and visitors want to experience a Town Centre that reflects their needs and aspirations, however the town has remained in a state of hiatus which has delayed opportunities for regeneration.

There is growing competition from neighbouring commercial centres, which is attracting public and visitors to take their spend elsewhere.

Upgrading buildings within the Town Centre can give a positive uplift to the user experience, promote increased foot traffic and in turn bring positive returns to retail and building owners.

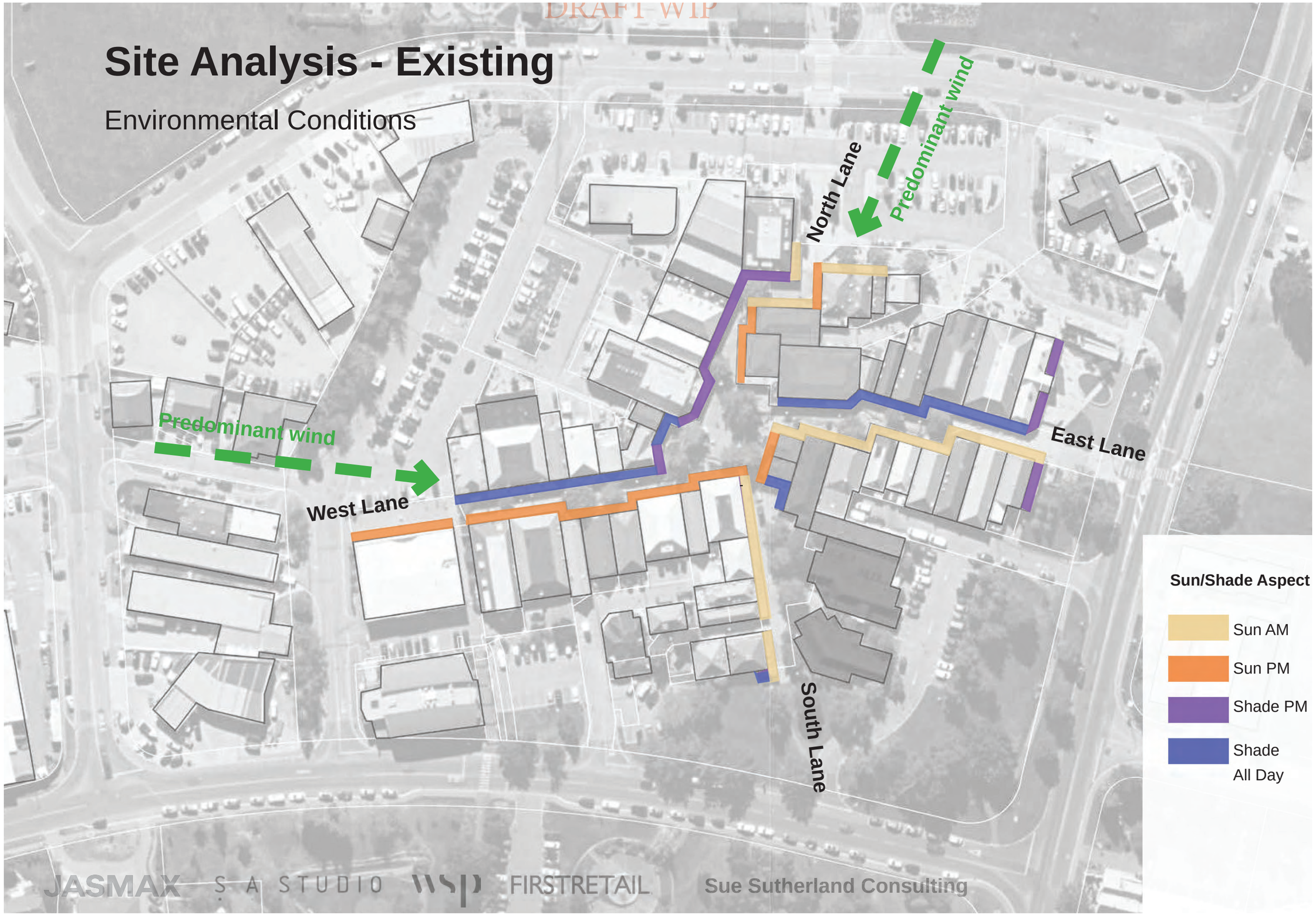
By reviewing the environmental and built conditions of the existing Town Centre the following observations and guidelines are proposed.

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DRAFT WIP

Site Analysis - Existing

Environmental Conditions

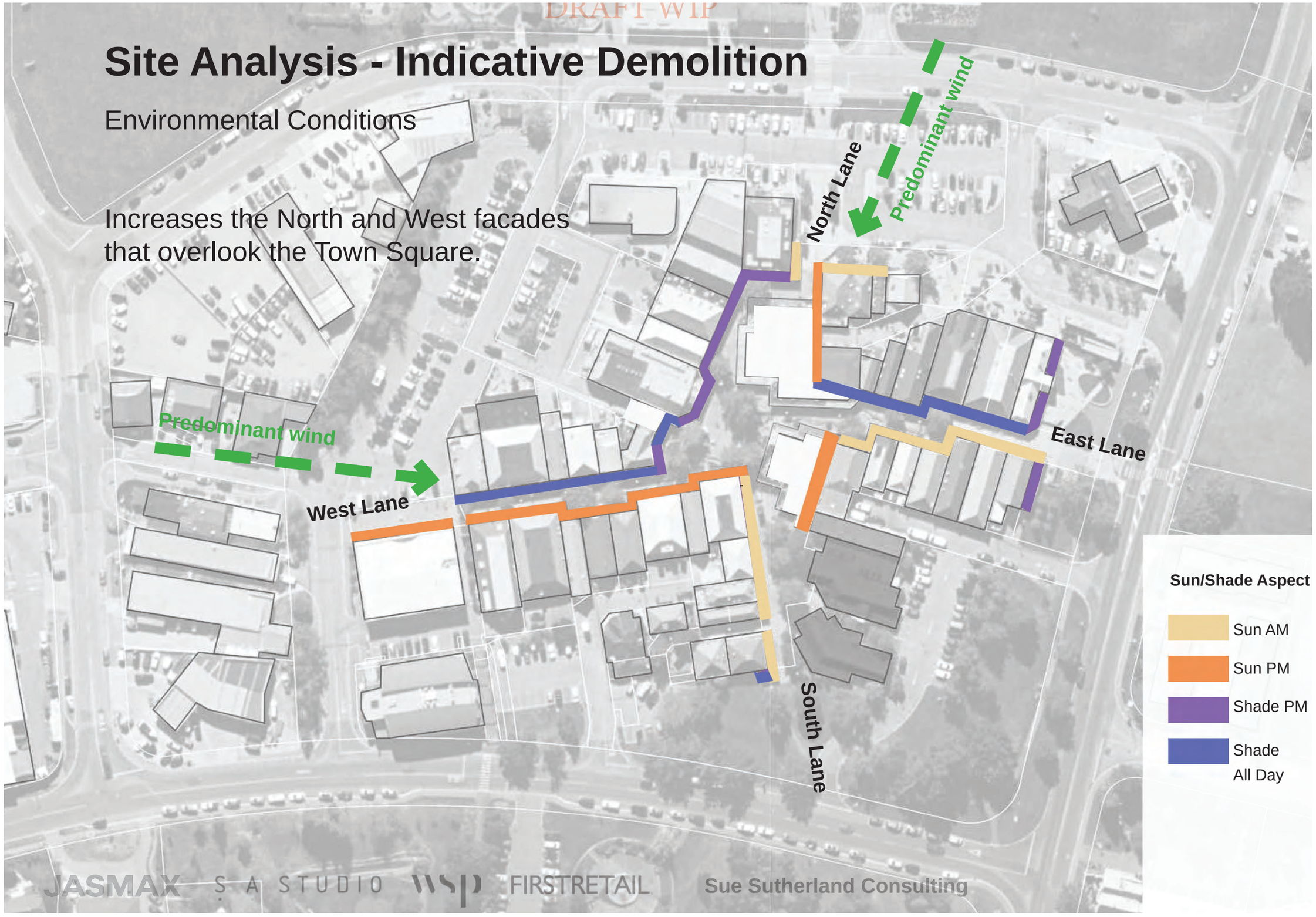


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Site Analysis - Indicative Demolition

Environmental Conditions

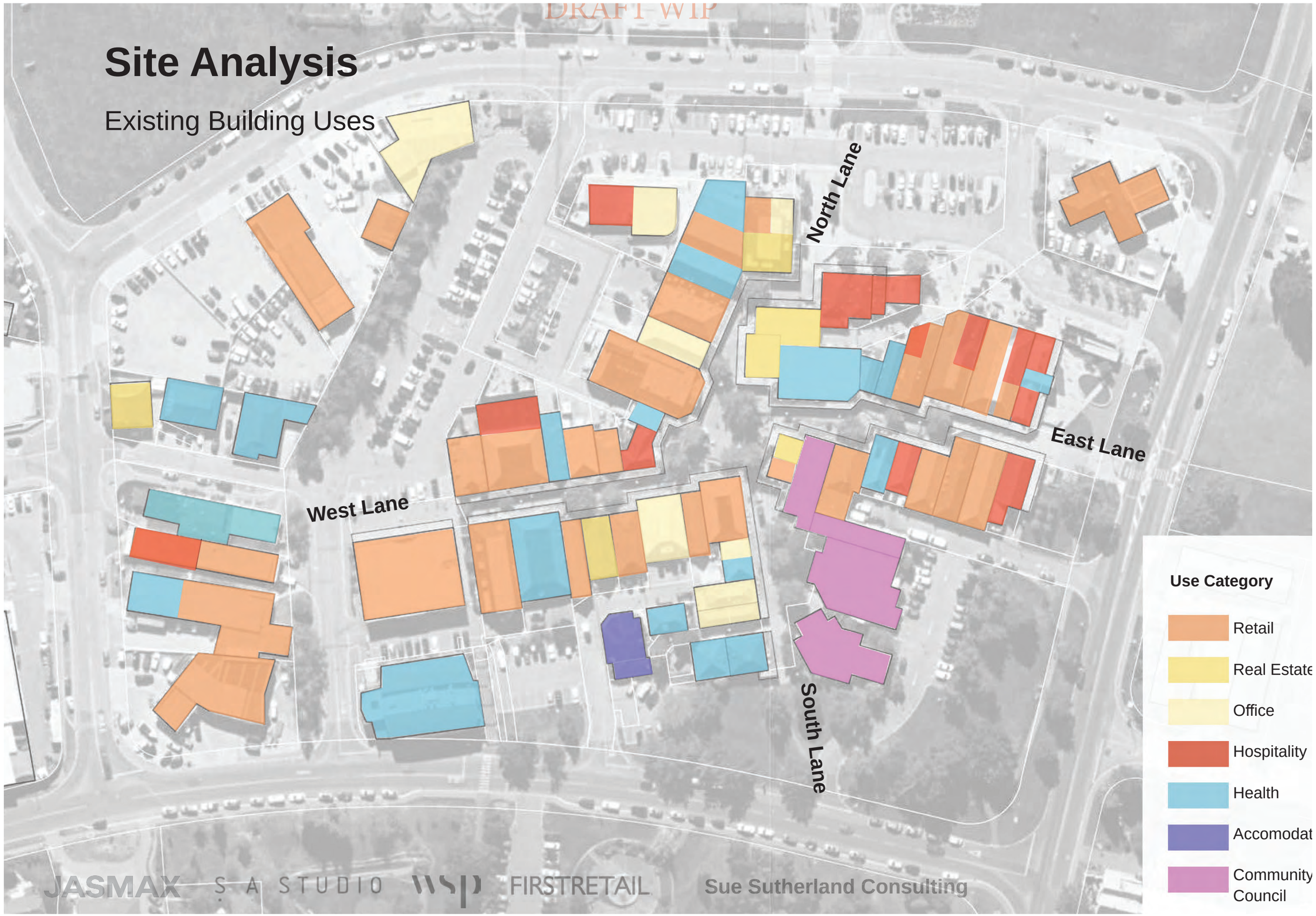
Increases the North and West facades that overlook the Town Square.



DRAFT WIP

Site Analysis

Existing Building Uses



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Strategy + Guidelines

Developing Laneway Precincts

Town Square & Public Realm

Building Edges
- Entrances
- Cladding and materials
- External joinery
- Lighting and window display

Footpath to front door
- Canopies
- Signage

Discussion Topics
- User Comfort
- Lighting
- Servicing
- Yards/ screening

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Town Square & Public Realm

Upgrade response overview

- Declutter
- Right sized
- Universal access
- Welcoming to all
- Improved way finding
- Celebrating culture and Cromwell Character

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Site Analysis

Existing Building Elevations - Built Elements
West Lane: North side



Retail

Roof:
End hip + dormer

Cladding:
Stone veneer

External Joinery:
Brown frames
Top sashes

Entry doors:
Original hinged
+ Modern side auto slider

Retail

Roof:
Side hip

Cladding:
Stained weatherboard

External Joinery:
White frames + cross frame
Pop out feature windows

Entry doors:
Original hinged

Health

Roof:
End gable

Cladding:
Stone veneer

External Joinery:
Brown frames
Top sashes

Entry doors:
Original hinged

Retail

Roof:
End hip

Cladding:
Plaster + tiled

External Joinery:
White frames
Angled frame
Pop out display

Entry doors:
Original hinged

Retail

Roof:
End gable

Cladding:
Stone veneer

External Joinery:
Brown frames.
Triangle pop out windows

Entry doors:
White hinged

Hospitality

Roof:
Side hip + Gable

Cladding:
Corrugate over weatherboards

External Joinery:
Brown frames.
Pop out windows

Entry doors:
Timber hinged

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Site Analysis

Observations



Roof scape

- Distinctive character
- Consistent 40° pitch

Challenges
- Long, non-active sides or hips
- Front mounted services

Opportunities
- Hip roof forms converted into gable ends
- Services could be concealed behind dormer or gable screens
- New colour palette to be developed
- New dormers/gable ends could be installed, helping to identify entry points.

External Joinery

- Wide range of joinery and pop-out windows are used.

Challenges
- Low performing thermal envelope
- Original joinery adds to dated appearance

Opportunities
- New joinery can uplift and modernise
- Pop out windows can be removed if not needed or modernised
- New entry doors and hardware
- Consider lower sill heights to increase glazing

Cladding

- This facade is in shadow most of the day, additional day light and artificial light can brighten the facade

Challenges
- Age has degraded or broken some cladding elements.

Opportunities
- Colour palette to refresh
- Consider re-clad of lightweight non-stone claddings to refresh the facades.
- Consider if additional windows can be added.

Signage

- Signage is largely orientated to be seen from under the verandahs.
- Flags are used as open signs.

Challenges
- Inconsistent locations
- No associated lighting

Opportunities
- Verandah mount signs.
- Lighting to signs
- Consistent soffit mounted sign box
- Removing flag signs will reduce clutter

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Site Analysis

Existing Building Elevations
West Lane - South Side



Observation and Opportunities:

To discuss & develop

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Site Analysis

Existing Building Elevations
North Lane - West Side



Observation and Opportunities:

To discuss & develop

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Site Analysis

Existing Building Elevations
South Lane - West Side



Observation and Opportunities:

To discuss & develop

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Developing Laneway Precincts

Lane-way Precincts with a predominant use category can increase the legibility and enhance the character and vibrancy of the Town Centre.

Other uses are still acceptable within each lane-way. There is an aim for nearby uses to be compatible and support the vibrancy of each lane-way.

Discuss the attributes that contribute to creating precincts.

Precinct Typologies

Retail

Hospitality

Health + Wellbeing

Community + Council

Office + Consulting

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Developing Lane-way Precincts

- Eat Street
- Multiple eateries to create a vibrant atmosphere
- Provisions for shelter and shade







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Developing Lane-way Precincts

- Retail
- Health
- Personal Care
- Office
- Greater fixed furniture that is public use
- Amenity planting









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Building Edges

The ground level of the building has the greatest potential to support activity and enliven the Town Centre. Enhancing the components that can add interest and activation to the ground level will provide a positive experience for Town Centre visitors.



Components

Entrances
- Easily identifiable
- Welcoming
- Accessible
- Appropriate to the building

Cladding
- Robust materials
- Ease of maintenance
- Texture and scale

External Joinery
- Window and door frames
- Glazing
- Manifestation/ Transparency

Lighting & **Window Displays**
- Lighting to be inviting
- Lighting to enhance the display
- Interesting displays that promote the product for sale
- Window displays that address the building edge

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Building Edges

Examples of original facades and joinery















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Building Edges

Examples of facades with renovated joinery













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Building Edges - Entrances

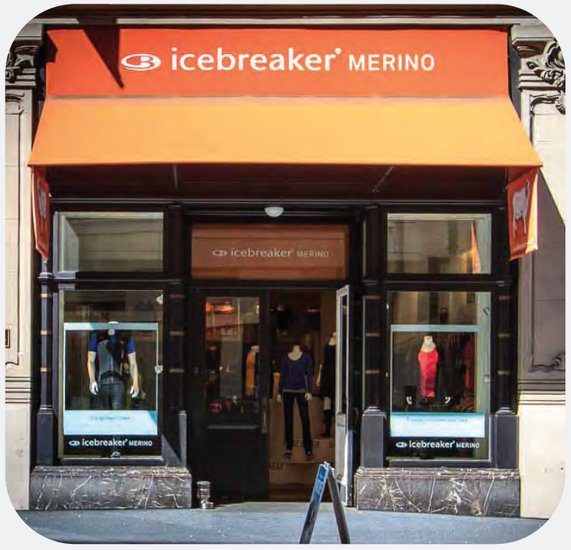
Easily identifiable

1. Aim for the entrance to be set back from the building line

2. Aim for the main entry door to be visible by patrons when approached

3. Where dis-used entry doors are evident, remove to reduce the confusion of where the entrance is.

If there are private doors, articulate them differently from public doors







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Building Edges - Entrances

Welcoming & Accessible

1. Make the entry door as inviting and welcoming as possible.

Maintain a clear, accessible path to the entrance and into the shop.



2. Locate signage and window manifestation away from the eye level zone on the entry door.

Provide accessible hardware at an appropriate height for universal use.



3. Consider the size and arrangement of the entry door and what is appropriate for the building and the typical tenant.
i.e. single, double, bi-fold or auto doors.



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Building Edges - Cladding

Materiality

1. Consider robust, quality materials that will last and are appropriate for a commercial & public environment.
i.e. brick, stone, tile, and concrete will withstand wear and tear and are well placed as full or low level cladding materials.

2. Consider the maintenance requirements of different materials and the location they are used in.
i.e. Timbers, painted board or profile metal claddings can be used in locations where they wont be frequently knocked. Also consider the re-coating and maintenance of these materials.

3. Materials that add texture and scale to a facade enhance the experience for the user. Quality materials and creative detailing can make for a more interesting experience.

Vertical rhythm

1. Vertical elements can be used to break up a long building edge, or group of neighbouring buildings. Consider the use of columns to create interest and rhythm.

2. To create an appealing rhythm, vertical elements should be located every 3 to 5m along the building edge, this makes walking more engaging as you move from one element to the next.





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Building Edges - External Joinery

Window and door frames

1. Consider new modern, thermally efficient, joinery suites and glazing.

2. Consider how glazing proportions can add character to your building.

3. Consider new door hardware, larger commercial grade pull handles will easily identify the entrance.

4. When upgrading joinery, consider what type of glass will give public the greatest view into your building. Tinted or mirrored glass can have a negative effect as public may not know the building is open.

5. Consider full height, or low sill height glazing to increase the visibility and activation of the building frontage.









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Building Edges - External Joinery

Manifestation / Transparency

1. Manifestation is a film that can be applied to glass. This may be needed in commercial and public locations to clearly identify there is a glass barrier. It can also be used to provide privacy to the internal use.

2. Maintain clear vision lines at the entry door to promote public to enter the building.

3. When manifestation is required for privacy of the internal use, consider manifestation that engages with the exterior.

4. Manifestation with images that are appropriate to the business type could also act as marketing.

5. Manifestation is secondary to active displays. But may be required in some locations







Modernise boxed-out windows

1. Consider if boxed out windows are required for your building. In some cases these could be removed and replaced with modern larger format glazing.

2. If boxed-out windows are beneficial to act as a display window, consider modernising the feature.

3. Boxed-out windows could be modernised by installing new cladding and flashing as well as installing new glazing.





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Building Edges - Lighting and Window Displays

Lighting

1. Consider upgrading the internal lighting to be energy efficient, non-fluorescent lighting.

2. The tone, warm or cool coloured light, can promote positive interest in your shop display. The type of business may require different light requirements.

3. Consider the placement of internal lighting. Vertical, spotlights, pendants or feature lighting can create interesting window displays.

Window Displays

- Displays that sell your products or services
- Entice, excite and invite customers
- Can be coupled with signage and manifestation





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Verandahs

Shop front verandahs offer a range of benefits to Town Centre users and businesses. They provide shelter from the elements, articulate the circulation path at the building edge and offer a platform for signage, lighting and other services. In the Cromwell Town Centre, verandahs also collects rainwater from building roof surfaces and discharge via spouting and downpipes to the main stormwater connection.

Components

Fascia board
- This is the board fixed to the outside edge and ends of the verandah. The gutter is typically mounted to the fascia board.
- Signage can be fixed to the fascia board.

Rainwater control.
- External spouting, away from building edge.
- Internal spouting, running along side the building.
- Downpipes or rainwater heads, connected to the main network.

Soffit lining
- This is what is seen from the underside, it is typically a sheet material (eg fiber cement lining/ timber composite boards.
- Signage can be fixed to the underside of the soffit.

Fire sprinklers
- To meet fire compliance requirements and allow for combustible materials to be used as cladding or soffit lining there are existing sprinklers installed.
- This is maintained by CODC..

Structure
- Cantilevered – horizontal and structurally integrated with the building
- Cantilevered – vertical, not integrated to the building.
- Post and beam structure
- Suspended structure - more common off gable ends.

Lighting
- Lighting can be integrated into the underside of the soffit

Skylights or Glazed panels
- Skylights or glazed panels can allow increased natural light.
- Full glazed verandahs can be installed on structural frames, greater coordination is needed with services and lighting to allow for full glazed verandahs.

Maintenance
- Regular maintenance is cheaper overall than one-off large repairs. Regular maintenance will ensure that they are watertight and fit for purpose.

Checking for the following items and cleaning as required will be beneficial.

i. dirt and debris (eg bird droppings, leaves)
ii. rust
iii. materials or elements that have holes in them or are rotten
iv. surfaces that need repainting
v. broken gutters and downpipes
vi. loose, visible or exposed electrical wires
vii. projections or other features that pose a danger to anyone using a public place, eg redundant security or light fittings.

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Verandahs

Verandahs typologies

Mix of glazed and solid



Glazed

Solid with interesting posts

Cantilevered

Posts and shading integrated









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Verandahs

Existing Verandahs - West Lane example

North side:
2.9 wide x 2.650 high

South side:
2.3 wide x 2.650 high

Fascia/Signage Depth:
430mm typical
580mm large

Soffit Material:
Ship-lap stained timber 800mm along building edge.
Painted fiber cement board to remainder.
Skylights included along north side.

Services:
Sprinkler
Lights
Smoke detectors





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Verandahs

Continuous Cover

- Aim to have verandahs that extend the full length of the building frontage.
- Aim to fully connect to the neighbouring verandah. This provides the best cover for pedestrians.





Right size and form

- Consider the height and depth of the verandah to respond to the environmental and building conditions.
- Aim for the underside of the verandah to be no less that 2.650m (existing).
- The height range should be between 2.650m and 3m above ground.
- Ensure no verandah is higher than 4m.
- Verandah depth should be between 2.3m and 2.9m. 2.5m is a good depth to comfortably walk under.



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Verandahs

Integrated Verandah

- Integrate signage into the design of the verandah. Signage should be limited to the underside/soffit or the fascia edge.
- Integrate lighting and required services into the verandah. This may include public space lighting as well as building or display lighting.

Materiality

- Consider the materiality of the verandah and if a solid or glazed verandah suits your building and location. i.e. Verandahs in a lot of shade might consider glazed panels to let more natural light on the building frontage.
- Consider the maintenance requirement of different materials.
- Consider the roof form above if a glazed verandah is to be installed.
- Locate roof top services away from any glazed section.

Screening

Can be used to hide services or uplift the building above the verandah



Corner Sites

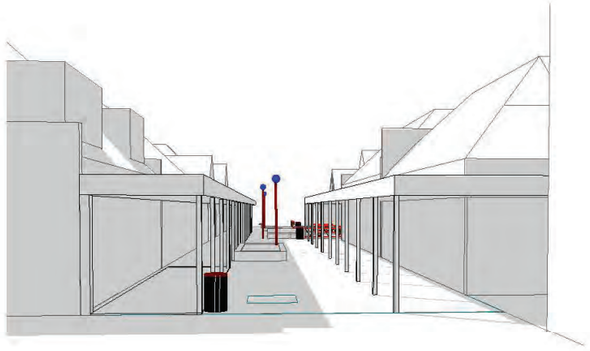
Importance should be given to key corners



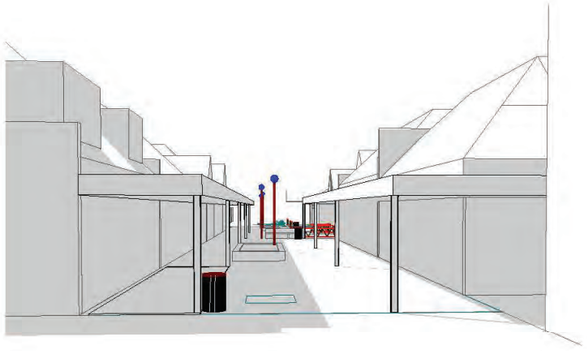
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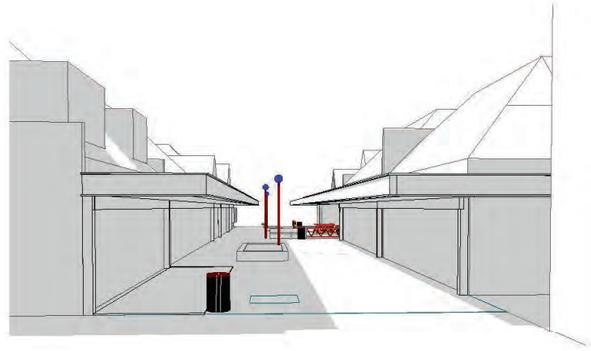
Verandahs - Working examples



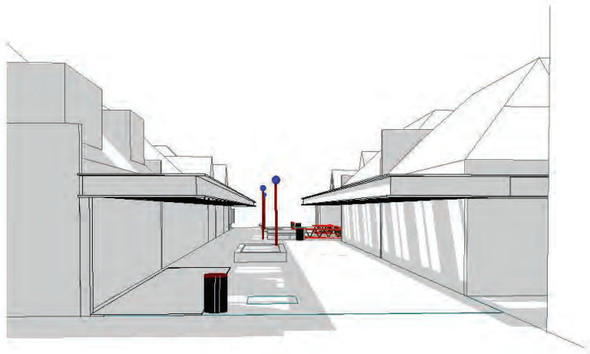
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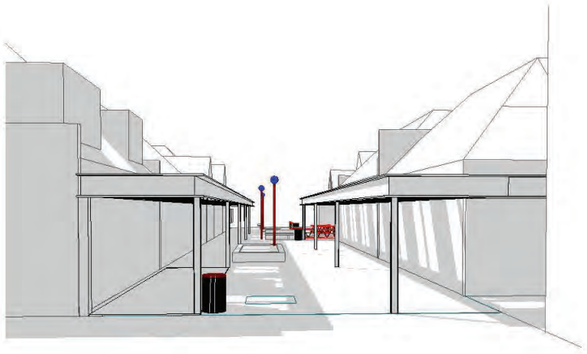
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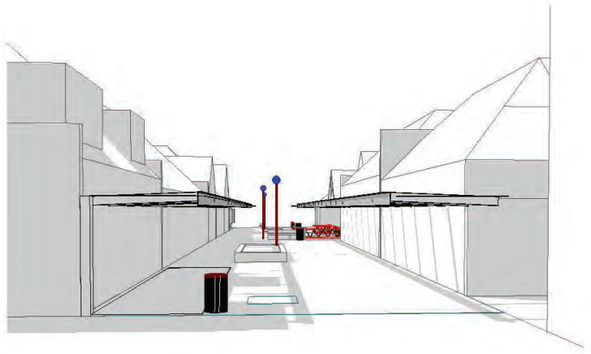
3 CANTILEVER CANOPY



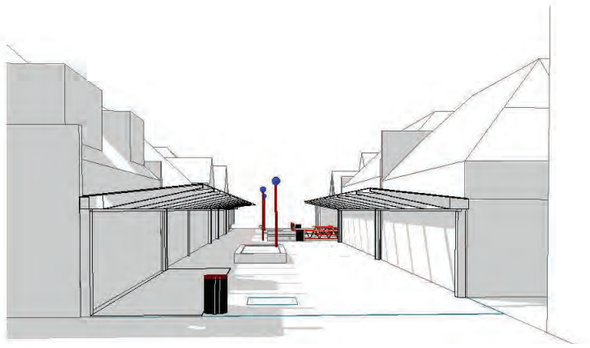
4 CANTILEVER CANOPY CUTOUTS



5 CANOPY CUTOUTS reduced posts



6 CANTILEVER CANOPY FLAT GLASS



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Signage

Scale

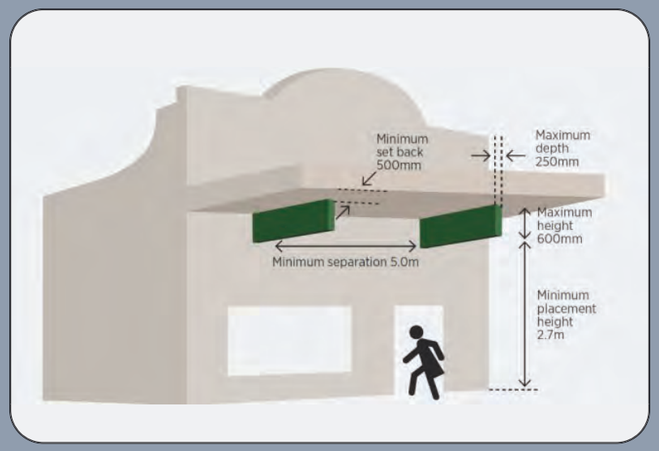
1. Signs should consider the size of the building that they are attached to. The dimension should be appropriate to the building elements, including:

- The height and width of the building
- The window proportions
- Vertical rhythm, and the spacing of columns
- Verandahs
- Roof form, signs should not protrude past the roof line.

- Rule of Thumb

Signage should not be more than 25% of any building elevation





EXAMPLE AUCKLAND CITY COUNCIL



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Signage

Coherent and uncluttered

1. Signs should be able to be read easily. Too many signs can create confusion and obstruct visibility.

2.Consider signage placement integrated with the Town Centre design.

3. Signs that are placed consistently across neighbouring buildings will create a coherent environment.

4. Create signs with consistent size and shape.

5. Aim to keep free-standing signs to a minimum so they do not restrict pedestrian access.

6. Consider creating signage directories so users can easily navigate different lane-ways.







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Discussion Topics

- **Internal**
- Comfort
- Lighting

- **Servicing**
- Yards and Screening
- Service Access
- Maintenance

- **Other items**
- ??

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Case Study Examples

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Laneway Case Study

Observation and Opportunities: Glazing and Roof Scape



Existing glazing locations



1. Potential to increase glazing for increased ground activation

2. Potential to align sill levels

3. Potential to louvre gable ends to screen plant and enhance the roof scape character

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Building Case Study - discussion

Observations

- Range of window sill heights
- Original, low performing, single glazing
- Verandah mounted air con services
- Multiple posts
- Centrally located down pipe



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Case Study - discussion

Opportunity

- Remove central post
- Remove rubbish bin
- Install new joinery
- Align window sills
- Install window sill detail
- Install manifestation to provide privacy for office use.
- Install new black parapet cap flashing



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Case Study - discussion

- Construct a gable screen and extend back to meet existing roof form.
- Conceals the air con services
- Enhances the building edge appearance



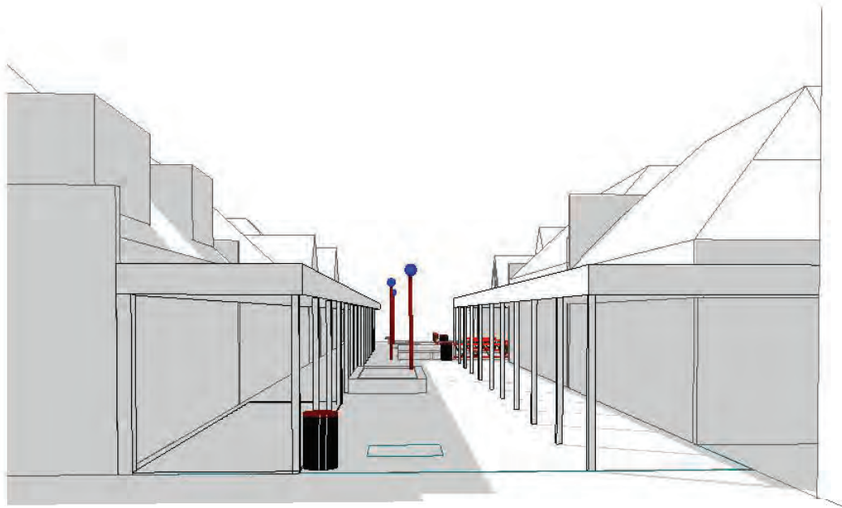
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Ngā mihi

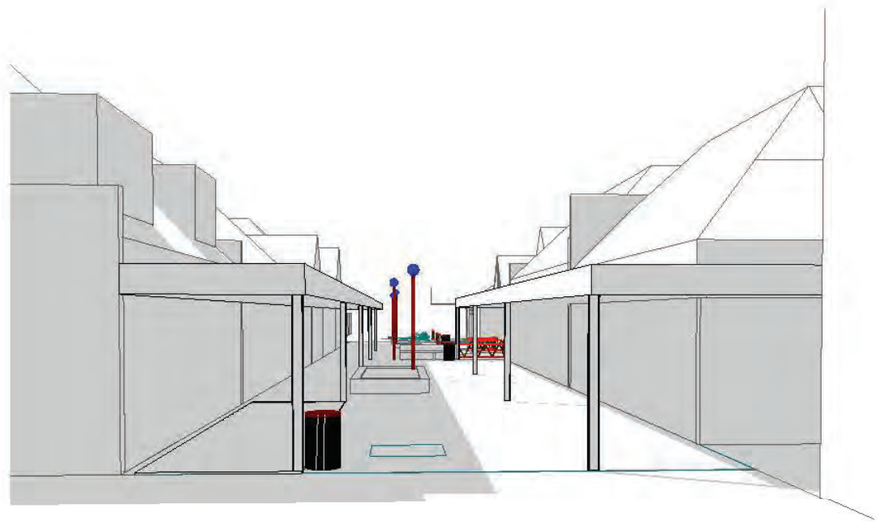
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Verandahs



1 EXISTING POSTS

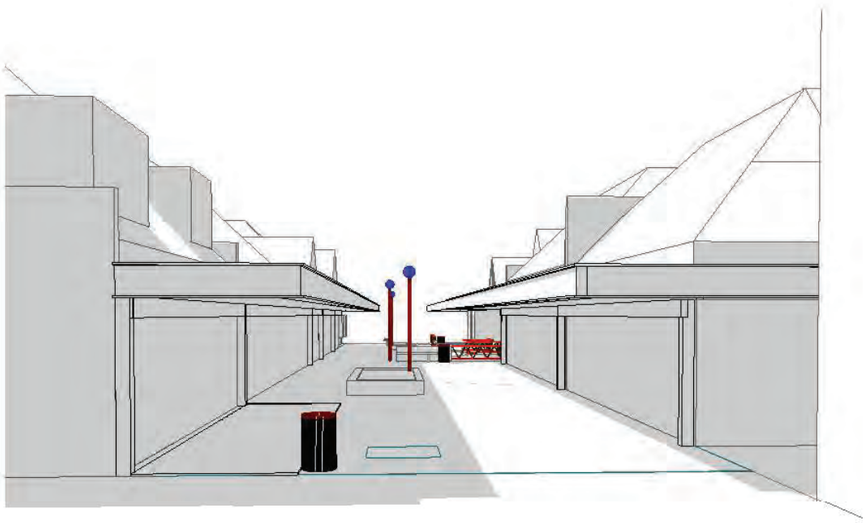


2 REDUCED POSTS

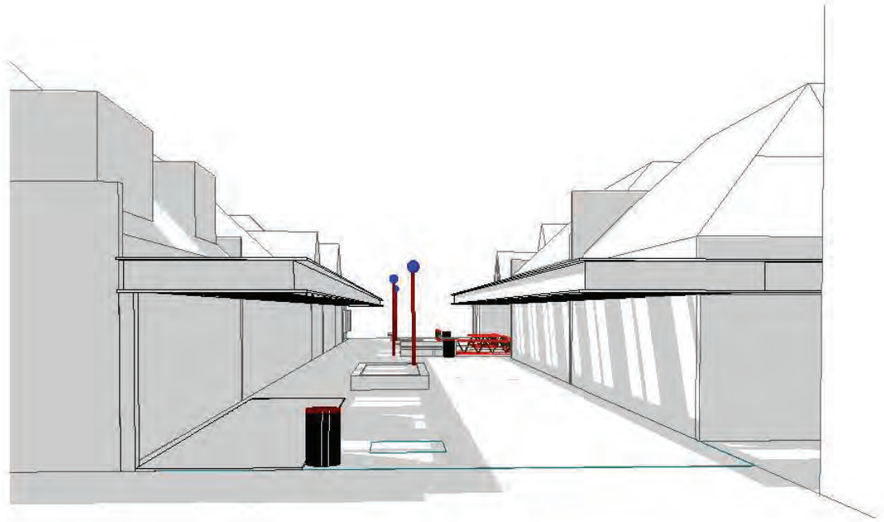
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Verandahs



3 CANTILEVER CANOPY



4 CANTILEVER CANOPY CUTOUTS

Inverted 'L' Cantilever - Post added to the building edge

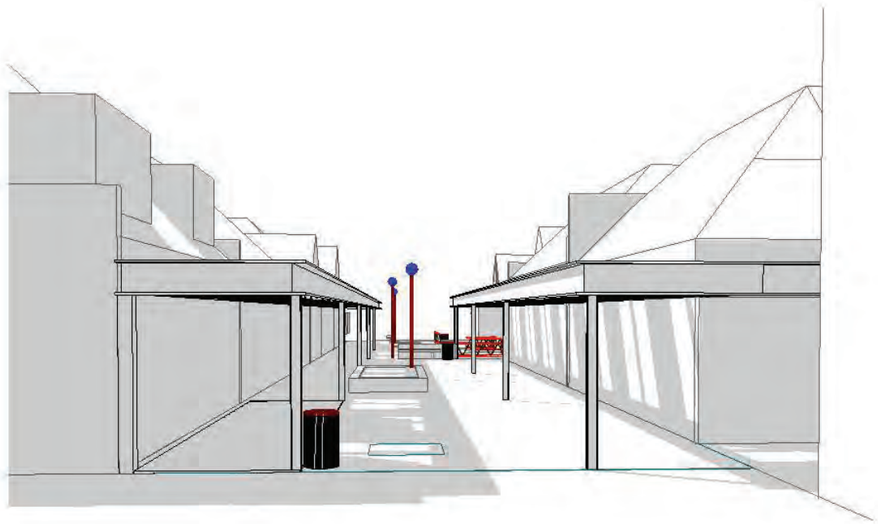
Clash with sprinklers?
- can these move out
-where are they fed from
-are they still needed
-frost protection

tie rods back to roof above?

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Verandahs

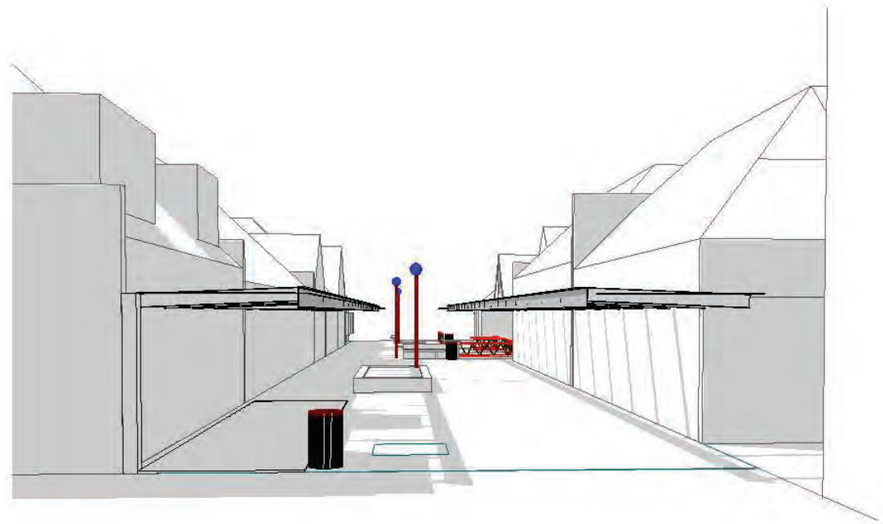


5 CANOPY CUTOUTS reduced posts

Reduced Posts - Glazed + solid panels

May need some posts in certain locations,
i.e. corners or large extensions.

- If light poles are largely removed from laneways, is it ok to have some posts for ease of structure and sprinkler co-ordination



6 CANTILEVER CANOPY FLAT GLASS

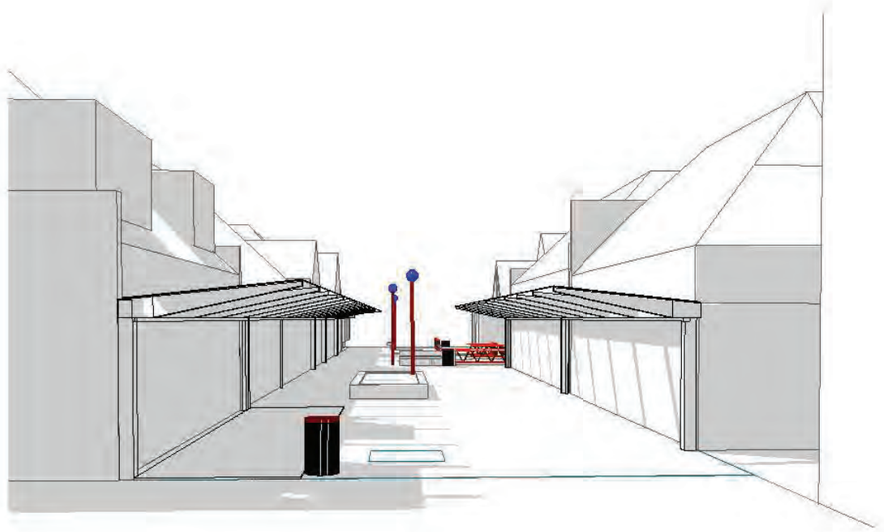
Glazed roof - Cantilever

- cleaning maintenance
- access
- lighting and cables
- cost
- exposes the roof and any roof top services
- Internal spouting / against building line
- Signage on the outer fascia

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Verandahs



7 CANTILEVER CANOPY TAPERED GLASS

Sloped Glazed roof - Cantilever
cleaning maintenance
access
lighting and cables
cost
exposes the roof and any roof top services
Internal spouting / against building line

Slope promotes water run-off and cleaning
Less scope for signage

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26.4.12 PLAY STRATEGY

Doc ID: 2713207

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

1. Purpose of Report

To consider feedback received on the Draft Play Strategy and to approve and adopt the final Play Strategy 2026.

Recommendations

That the Council

A. Receives the report and accepts the level of significance.

B. Approves and adopts the Play Strategy 2026.

2. Background

The development of the Play Strategy has been informed by multiple stages of community, mana whenua, and technical engagement to ensure a robust, 30-year direction for play across the district.

Mana whenua (ongoing)

Council collaborated with Aukaha to ensure the Play Strategy reflects mana whenua values and aspirations. This partnership heavily influenced the strategic pillars, particularly regarding the connection to the land, the use of locally significant narratives in play space design, and the prioritisation of natural materials.

Initial community engagement (March–April 2025)

Prior to drafting the Play Strategy, extensive public consultation was undertaken from 9 March to 6 April 2025 to identify local needs and aspirations. This initial phase generated strong community interest, with over 580 insights gathered from more than 580 people across the district who participated in one or more feedback activities during the pre-consultation period.

Participation was made up of:

- Play Strategy Feedback Form: 50 responses
- Play Challenge QR feedback: 391 submissions
- Targeted youth engagement: 143 students (53 worksheets submitted)

Council approval of Draft Play Strategy (February 2026)

Following the drafting process, the Draft Play Strategy was presented to Council at is meeting held on 26 February 2026. Council resolved the following.

That the Council

A. *Receives the report and accepts the level of significance*

B. *Approves the Draft Play Strategy for public consultation*

C. *Authorises the Chief Executive to make editorial and minor amendments to the Draft Play Strategy prior to consultation (where these do not change intent)*

Refinement and technical input (March–April 2026)

Following Councils resolution, the Draft Play Strategy was released for formal consultation from 9 March to 7 April 2026. During this period, the Draft Play Strategy was refined through three key inputs: public consultation, ongoing mana whenua engagement, and technical input from Sport NZ Ihi Aotearoa.

Public consultation
A public survey was made available via Let's Talk Central Otago, with hard copies also provided at Council service centres and libraries. This process resulted in 12 submissions, which provided targeted feedback to refine aspects of the strategic framework.

Mana whenua engagement
Engagement with mana whenua continued throughout this period, building on the partnership established during the development of the Strategy. This iterative process ensures the Strategy continues to reflect mana whenua values and aspirations, with collaboration expected to continue through implementation.

Technical input
The Strategy was further strengthened by technical input from Sport NZ Ihi Aotearoa Play Advocates during their visit to the district from 17–19 March 2026.

This input was delivered through a structured, multi-method evaluation process, combining a detailed review of the Draft Play Strategy with place-based assessment and system-level analysis. The approach included engagement with tamariki, rangatahi, community partners, elected members, and Council staff, alongside site visits and a review of relevant Council strategies and policy settings.

Key components of this work included:

- Technical audit of the Draft Play Strategy to assess alignment with national best practice, including play value, inclusive design, climate responsiveness, and benefit–risk approaches
- Place-based assessment through field visits across the district to understand how play is currently experienced and delivered in different contexts
- Stakeholder engagement with staff, community and schools to test assumptions and capture lived experience
- System integration review to assess how play can be embedded across planning, infrastructure, and policy frameworks
- Participation in the Central Otago Play Innovation Hui 2026, which tested the practical application of the Strategy and its alignment with Sport NZ frameworks

This process ensured the Draft Play Strategy is both strategically aligned and operationally grounded. Insights from this work validated the overall direction of the Draft Play Strategy and informed targeted refinements to strengthen implementation.

This process also resulted in a series of supporting outputs provided to Council, including the Play Innovation Hui 2026 Inspiration Pack and a Cromwell Neighbourhood Play System

(NPS). These documents translate the Strategy into place-based opportunities and practical actions to support implementation.

The proposed amendments to the Draft Play Strategy are identified using tracked changes in **Appendix 1** and will form the Final Play Strategy 2026 if approved.

3. Discussion

Overview of consultation feedback

Council received 12 formal submissions during the public consultation phase. While this is a relatively small sample size, this reflects the engagement approach taken. Extensive pre-draft consultation was undertaken in 2025 to shape the Strategy's direction, with formal consultation focused on testing and refining the draft.

The feedback received was generally consistent with earlier engagement and, in many cases, provided specific and detailed comments that informed minor wording changes and clarifications within the Strategy.

Key themes raised include:

- Continued support for the four core outcome areas and overall strategic direction
- Interest in climate-responsive design, including the need for both natural and built shade
- The importance of geographic equity across the district, particularly for smaller and rural communities
- A desire for improved supporting amenities such as seating and toilets
- Support for a diverse range of play opportunities, including nature-based, adventurous, and inclusive play

Detailed feedback from public consultation and technical input is provided in **Appendix 2**. which include a summary of community feedback, along with Council staff comments and recommendations on whether changes to the Draft Play Strategy are proposed in response.

Key changes made following consultation

Following analysis of feedback from the public, mana whenua, and technical input, a number of minor refinements have been made to the Draft Play Strategy. These changes do not alter the overall direction of the Strategy but strengthen clarity and better reflect specific community priorities.

Key updates include:

- Strengthening of wording related to climate-responsive design, including the prioritisation of natural shade alongside built shade solutions
- Strengthened acknowledgement of geographic equity across the district
- Clarification of the Strategy's role as a strategic document, with project delivery subject to Long Term Plan and Annual Plan processes
- Refined language relating to accessibility and inclusion to ensure play opportunities cater to all ages and abilities
- Clarification of how play provision is defined and assessed across the network
- Increased emphasis on nature-based and adventurous play

Detailed feedback and responses are provided in the supporting appendices.

Technical and expert input

In addition to public feedback, the Strategy was further informed by technical input from Sport NZ Ihi Aotearoa Play Advocates.

This feedback is captured in detail within the supporting appendices and includes specific comments on the Draft Play Strategy, along with Council staff responses and recommendations. The feedback generally supported the overall direction of the Strategy, while identifying opportunities to strengthen clarity, consistency, and alignment with best practice.

Key areas of refinement included:

- Improving clarity and consistency of language across the document, including the use of Māori terminology and key definitions
- Strengthening the strategic focus of the document by reducing operational detail and reinforcing its role as a high-level framework
- Refining how key concepts are expressed, including play value, inclusion, and climate responsiveness
- Ensuring alignment with best practice approaches, including benefit–risk thinking and the role of play beyond traditional playground provision
- Identifying opportunities to better reflect growth, cultural diversity, and changing community needs

Not all feedback has resulted in immediate changes to the Draft Play Strategy. Some recommendations are more appropriately considered in the next phase of work, including the development of an implementation or activation plan.

Detailed feedback from this process, along with Council responses and recommendations, is provided in the supporting appendices.

Strategy status and implementation approach

The Play Strategy provides strategic direction and decision-making support for future prioritisation. It does not allocate or commit Council to specific projects.

Implementation will occur through:

- Long Term Plan and Annual Plan processes
- renewals and upgrade programmes
- development contributions in growth areas
- partnership opportunities with schools, mana whenua, and community organisations

The Strategy will also guide how Council assesses play value, distribution, equity, and where investment will have the greatest impact over time.

Supporting implementation resources developed through the Play Innovation Hui, including the Inspiration Pack and Cromwell Neighbourhood Play System (NPS), will assist in translating the Strategy into practice.

4. Financial Considerations

The Play Strategy has been developed and consulted on within existing budgets.

The Play Strategy does not commit Council to funding specific projects. Instead, it provides a framework to guide future investment and prioritisation through Long Term Plan capital renewal budgets, Annual Plan operational budgets, development contributions, and potential partner funding.

An implementation or activation plan will be developed following adoption of the Play Strategy, which will further inform the timing, prioritisation, and funding of future projects.

Council has allocated capital renewal funding for play through the 2026/27 Annual Plan.

5. Options

Option 1 – (Recommended)

Adopt the Play Strategy 2026

Advantages:

- completes the first district-wide Play Strategy and provides long-term strategic direction
- reflects community, mana whenua, and technical input
- strengthens decision-making for prioritising renewals and upgrades
- supports coordinated and consistent planning for play across the district

Disadvantages:

- None identified

Option 2

Do not approve the Play Strategy at this stage.

Advantages:

- None identified

Disadvantages:

- delays the establishment of clear strategic direction for play
- undermines the value of consultation undertaken and reduces momentum
- creates uncertainty for future planning and prioritisation of renewals and upgrades

6. Compliance

Local Government Act 2002 Purpose Provisions	This decision enables democratic local decision-making and action by, and on behalf of, communities through the adoption of a strategic framework that reflects public input and guides the future planning and provision of play opportunities across the district. This decision promotes the social and cultural wellbeing of communities, in the present and for the future, by supporting inclusive, age-diverse, and locally distinctive opportunities for play in parks and public places.

Decision consistent with other Council plans and policies? Such as the District Plan, Economic Development Strategy etc.	The Play Strategy 2026 aligns with the Open Spaces and Recreation Strategy 2025 and supports the Long Term Plan 2025–34 by guiding the prioritisation of play renewals, upgrades, and future provision through asset management planning and Council funding processes.
Considerations as to sustainability, the environment and climate change impacts	No adverse impacts are anticipated.
Risks Analysis	Key risks relate to community expectations, equity of provision, and budget constraints. These will be managed through clear communication and staged implementation via existing planning and funding processes.
Significance, Consultation and Engagement (internal and external)	This matter is of medium to high significance due to its district-wide scope and level of community interest. Consultation has been undertaken in accordance with Council's Significance and Engagement Policy.

7. Next Steps

Following adoption, the Play Strategy will be published and used to guide play planning, renewals prioritisation, and future investment decisions through the Long Term Plan, Annual Plans, and operational work programmes.

An implementation or action plan will be developed as the next phase of work to support delivery of the Strategy. This will provide further detail on priorities, timing, and funding pathways.

8. Attachments

Appendix 1 - Play Strategy 2026 (tracked changes) ⇩
Appendix 2 - Consultation and technical feedback ⇩

(DRAFT) CENTRAL OTAGO



STRATEGY

2026 – 2056

Acknowledgements

Central Otago District Council acknowledges the many people and partners who have contributed to the development of this Play Strategy.

First and foremost, we acknowledge the Aukaha Design Team for their partnership, guidance and commitment to ensuring this strategy reflects the values, identity and mātauraka of this place. Their contribution has helped ground this work in the landscape and cultural context of Central Otago.

We acknowledge the support of Sport New Zealand Ihi Aotearoa and Sport Central in progressing this kaupapa. Through enabling the Central Otago Play Innovation Hui and leading youth engagement across the district, their collective contribution strengthened connections between Council and the community, brought national play expertise into our local context, and helped shape the direction of this strategy.

We also acknowledge the vision and support of Council leadership for recognising the need for this work and championing its development.

Most importantly, we thank the people of Central Otago. This strategy has been shaped by the voices, ideas and lived experiences of our community. The enthusiasm and spirit shown throughout this process reflects how deeply play matters here.

This strategy is one step in an ongoing journey, recognising that when we design great places for tamariki and rangatahi, we create better places for everyone.

Ngā mihi nui ki a koutou katoa.

Central Otago District Council

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Central Otago: One expansive playground

Everyone's place, creating our future.

This Play Strategy is grounded in Central Otago's long-term vision, *Central Otago – Our Place in the World*, which reflects our community's deep connection to landscape, belonging and cultural identity. As we consider the role of play in shaping our future, it is important that this work is anchored in who we are and the place we call home.



Grounded in respect for the environment

- **Connection to place:** Play initiatives encourage our tamariki and whānau to engage with our stunning landscapes, fostering a lifelong love and respect for our natural environment.
- **Sustainable spaces:** By prioritising natural play spaces and outdoor exploration, we protect what makes our region special.

Advanced by increased economic prosperity

- **A place to thrive:** A region that prioritises play and active recreation becomes a more attractive place for families to live, work, and stay, supporting long-term sustainable growth.
- **Innovation:** Play fosters the creativity and "working smarter" mindset needed to drive our future economy.

Empowered by a robust social fabric

- **Social connection:** Play is the ultimate *social glue*, building a strong sense of community and value for connection across all ages and backgrounds.
- **Well-being:** A community that plays together is resilient, healthy, and empowered.

Enriched by expressions of our culture

- **Unique identity:** Play allows us to share our stories and regional identity through ~~traditional games, Māori play elements (tākaro), and~~ cultural expression.
- **Partnership:** Our strategy integrates the values and knowledge of mana whenua, ensuring our play spaces reflect the unique identity of this district. ¶
- **Cultural diversity:** Play spaces and opportunities can also celebrate and include the cultures of our wider community, recognising the growing diversity of Central Otago, including both permanent and seasonal communities.

We have chosen to collaborate with the Aukaha design team (Mana Ahurea), who work on behalf of mana whenua, to embed key values within this Play Strategy and ensure it is appropriately contextualised within Aotearoa, particularly through a Māori worldview.

Internationally, many play frameworks lack a clear cultural anchor. They often reflect individual or universalised ideas of play without being deeply connected to national identity. In contrast, Aotearoa holds a distinct advantage. Our bicultural foundations and the people of this land (mana whenua) provide a unique starting point for understanding play, active recreation and sport in ways that are inseparable from who we are as a nation.

Our migration story further enriches this landscape. The diversity of cultures that now call Aotearoa home continues to shape how we gather, move, celebrate and play. Together, these influences give meaning and depth to our play environments.

Within Te Ao Māori, the past is not separate from the future. Knowledge is carried forward through whakapapa and expressed through pūrākau, which hold mātauraka and ~~practical~~ wisdom that sustain~~ed~~ whānau ~~through both hardship and abundance~~. When we examine our contemporary “play system” through this lens, we begin to see how environments, decisions and design either strengthen or limit wellbeing.

To authentically reflect play in Aotearoa, Mana Whenua perspectives must be central rather than supplementary. Embedding Māori concepts

Kia kawea tātou e te tākaro

Let us be taken by the spirit of play

Our strategy on a page

Vision			
Central Otago: One expansive playground			
Purpose			
To position play as essential infrastructure that supports community wellbeing, connection and belonging.			
Central Otago Outcomes			
Increased economic prosperity	Respect for the environment	Robust social fabric	Expressions of culture
Values			

Whakapapa - Learning layers of stories of **people and place, past present and future**	**Mauri -** Connection to the **environment** and having sustainable approaches	**Mana -** Uplifting all people and **community**	**Tapu / Noa -** Creating **safe** and appropriate spaces
Key Outcome Areas			
Connected communities (linked to the value Whakapapa): Our play spaces tell the unique stories of Central Otago, fostering a deep sense of belonging and identity for all who visit them.	**Thriving environments (linked to the value Mauri):** Play is integrated into our natural landscapes in a way that respects and enhances the life force of our environment for future generations.	**Active & empowered people (linked to the value Mana):** Every resident, regardless of age or ability, feels invited to move, explore, and play, uplifting the wellbeing of our whole community.	**Adventurous & balanced play (linked to the value Tapu / Noa):** We provide a network of spaces that balance safety with the "positive risk" and mischief (Haututū) essential for resilience and growth.
Action Plan			

Where we're heading

Our vision (vision statement)

Central Otago: One expansive playground

~~*What our future looks like once we've achieved this vision.*~~ *The future we are working toward.*

~~Our~~ values (core pillars)

1. **Whakapapa:** Learning layers of stories of people and place, past present and future

2. **Mauri:** Connection to the environment and having sustainable approaches
3. **Mana:** Uplifting all people and community
4. **Tapu / Noa:** Creating safe and appropriate spaces

The m~~M~~ana w~~W~~henua values that will help guide decision-making for future design outcomes.

Associated values (additional concepts to explore)

- **Oraka:** Personal and community wellbeing
- **Kaitiakitaka:** Taking responsibility of our environment
- **Haututū / Raweke:** Being mischievous and taking risks
- **Auahataka:** Being creative
- **Whanaukataka:** Bringing communities together
- **Te Taiao / Kā hua o te Tau:** Connecting to our natural environment and engaging with the changing seasons

Additional concepts to explore when designing specific approaches to play. These additional values were provided by mana whenua to complement the core values and may overlap across multiple outcome areas.

Outcome Areas (the long-term results we aim to achieve)

1. **Connected communities (Whakapapa)** Our play spaces tell the unique stories of Central Otago, fostering a deep sense of belonging and identity for all who visit them.
2. **Thriving environments (Mauri)** Play is integrated into our natural landscapes in a way that respects and enhances the life force of our environment for future generations.
3. **Active & empowered people (Mana)** Every resident, regardless of age or ability, feels invited to move, explore, and play, uplifting the wellbeing of our whole community.
4. **Adventurous & balanced play (Tapu / Noa)** We provide a network of spaces that balance safety with the *positive risk* and mischief (Haututū) essential for resilience and growth.

The long-term results we aim to achieve for our community. How we developed our Outcomes: These outcomes were built through a mix of research and community input, ensuring that the four core pillars of Whakapapa, Mauri, Mana, and Tapu / Noa are translated into measurable results for our people.

Next steps

A detailed action plan will be developed following the approval of the strategy. This plan will outline the specific projects and timelines required to bring our vision to life.

Purpose of the strategy

The Play Strategy sets an intention for how Council will provide opportunities for play on its lands and within facilities it owns for the next 30 years.

It helps guide decisions about where and how we create play spaces, so they're fun, accessible, and suitable for people of all ages and abilities. The strategy gives clear direction for Council and others to respond to what our communities want, support wellbeing through play, and make the most of the spaces and resources we have.

This is Central Otago District Council's first Play Strategy.

This strategy provides an overview of the current state of play in our district, sets a clear vision for the future, and outlines actions to support more people to play, more often.

Play is an important part of everyday life. It supports physical and mental wellbeing, social connection, learning and creativity. In Central Otago, play takes many forms, from building huts and climbing trees to exploring rivers, staging backyard performances, and visiting local parks and play spaces. While play is often informal and self-directed, the way we design and manage public spaces has a big influence on how easy, safe and appealing it is for people to play.



This strategy recognises that community expectations around play are changing. People want more inclusive, high quality and accessible play spaces close to where they live. It also responds to the practical challenges of limited budgets and the need to make fair, future-focused decisions that serve a wide range of people and places. It provides a framework for how Council can plan, invest and design play opportunities in ways that reflect local character, support wellbeing, and make the best use of available resources.

Section 2: The context

Background

What is play?

In this Strategy, play refers to unstructured, spontaneous activity undertaken for enjoyment, curiosity or connection, not for a set outcome. It may take place in playgrounds but also happens in backyards, parks, rivers, streets and open spaces throughout the district.

While play is often associated with tamariki (children), it is valuable at every age. Play connects generations, strengthens families and communities, and helps people of all ages to learn, move and interact. This Strategy places particular focus on enabling children to play, while also recognising the importance of spaces and experiences that encourage intergenerational play and a sense of fun for everyone.

Play is not the same as organised sport or structured recreation. It is self-directed, freely chosen and intrinsically motivated, and it is an essential part of healthy, connected communities.

Why play matters

Play helps us grow physically, emotionally and socially. It supports wellbeing, strengthens communities and sparks imagination. In Central Otago, play is also about identity: playing in wild places, seasonal adventures and having freedom to explore.

Play is recognised internationally as a right of every child. Article 31 of the United Nations Convention on the Rights of the Child affirms children's right to rest, leisure and play, and to participate freely in cultural and artistic life. This Strategy reflects that principle by recognising play as a vital part of daily life and ensuring all tamariki and rangatahi have opportunities to play, no matter who they are or where they live.

Benefits of play include physical activity and development of fundamental movement skills in a fun way, and use of imagination through self-directed creativity and innovation. Play also fosters social and emotional connection.[1] The Mental Health Foundation also advocates for the mental health benefits of physical activity as a boost to wellbeing, decreasing stress, depression and anxiety.[2]

Key statistics

- **Global:** Every child has the right to play, as recognised in Article 31 of the United Nations Convention on the Rights of the Child, ratified by New Zealand in 1993 (United Nations).
- **Global:** Around 80% of children worldwide lack sufficient daily access to safe play spaces, especially in urban areas (UNICEF Urban 95 Initiative, 2022).
- **National:** Only 7% of New Zealand children aged 5–17 meet the recommended one hour of physical activity per day (Active NZ, 2023).
- **National:** One in three New Zealand children are overweight or obese, highlighting the role of play and active recreation in supporting health and wellbeing (Te Whatu Ora, 2024).
- **National:** 90% of Kiwi parents believe play is vital for their child's wellbeing, but fewer than half think their children get enough free play (*Sport NZ | Ihi Aotearoa*).
- **Local:** Only 18% of Otago rangatahi are meeting physical activity guidelines of being physically active for at least 60 minutes every day[3]

Play for all ages

[1] The importance of play | Sport New Zealand - Ihi Aotearoa (sportnz.org.nz)
[2] Be active, me kori tonu | Mental Health Foundation
[3] Sport Otago's "Voice of Rangatahi" insights

For tamariki and rangatahi, play fosters joy and is a vital starting point for building physical competence, confidence, and life skills. However, we also recognise that our public spaces must be age-friendly. Designing for older adults is an emerging priority, ensuring they can participate equally in public life, whether as active participants or as caregivers and observers.

Demographic and social context

Central Otago has experienced significant population growth in recent years. The district's population increased from 22,200 in 2018 to 26,000 in 2023, representing an average annual growth rate of 3.2 percent. Growth has been particularly concentrated in Cromwell, where population growth has averaged 4.9 percent per annum over the past five years.¶

Population growth in Central Otago has been largely driven by internal and international migration, including spillover from neighbouring Queenstown Lakes. The district's high quality of life and expanding employment opportunities are key drawcards for new residents. As the district continues to grow, integrating play into communities will be important to support social connection, wellbeing, and a sense of belonging.

Population growth is expected to continue, with projections indicating Central Otago could reach approximately 31,600 residents by 2033 and 37,410 by 2048. Around 91 percent of future growth is projected to occur in the Cromwell and Vincent community board areas.

Central Otago's age profile is distinctive. The district has a higher proportion of older residents than the national average, with 23 percent of the population aged 65 or over in 2023. This is projected to increase to 31 percent by 2048. At the same time, Cromwell has a comparatively younger population profile, with higher proportions of children and people in their prime working years.

The Māori population in Central Otago is significantly younger than the wider population. In 2023, 31 percent of Māori residents were aged under 15 years and a further 21 percent were aged 15 to 29. These proportions are notably higher than those of ~~across~~ the total population.

Youth retention remains a challenge, as many young people leave the district for education and employment opportunities elsewhere. As the district continues to grow and diversify, planning for play must also respond to changing demographics, an ageing population, and the needs of tamariki and rangatahi across our communities.

Considerations

Play value

Play is important for all ages and holds benefits for different ages in various ways. It is a vital starting point for equipping children with motivation, physical competence, confidence, knowledge and understanding. It allows children to value and engage in physical activity for life. Play allows children to assess danger and navigate risk, and to solve problems through an understanding of cause and effect. This helps them with decision making in the future.

Age specific play equipment enables children to take risks appropriate to their typical abilities at a particular age. Some of our current playgrounds cater for particular age groups. This may have been appropriate when they were installed but may no longer reflect the demographics of the area surrounding the playground.

We have assessed our playgrounds to identify the age groups they currently do or do not cater for. A playability assessment by an external playground expert has also identified opportunities to improve the overall play value of our current playgrounds.

This will help guide renewals and upgrades of playgrounds. Play value is a key consideration when designing new playgrounds and should also be embedded across wider open spaces, streetscapes, and multipurpose environments to support informal and everyday play opportunities for all ages.

Accessibility

We ensure our network is accessible by focusing on two key areas:

1. **Network distribution and connectivity**

Play spaces must be easy to reach. We prioritise placing playgrounds within reasonable distance of residential areas and ensuring they are well-linked to transport routes, walkways, and cycleways. A balanced distribution of different park types ensures all residents have access to a variety of recreational experiences.

2. **Inclusive and uUniversal dDesign**

We aim to create environments that are welcoming for all ages, physical abilities, and sensory needs.

Accessibility is broader than just "wheelchair-friendly" facilities; it encompasses a wide range of physical, sensory, and cognitive impairments, whether permanent or temporary. ~~While it is not possible to cater to every conceivable situation, we aim to provide facilities for a broad range of abilities and improve access where common barriers exist.~~ While we aim to remove barriers where possible, we also recognise that inclusive play is not only about ease of use, but about providing meaningful, enjoyable, and appropriately challenging experiences for a wide range of abilities. This means considering not just how people access a space, but what experiences are available to them. Designing for inclusion should not unintentionally limit opportunities for adventure, risk, or skill development. A key question is: *what kinds of play experiences do people with different abilities want to have?* ¶

Key focus areas include:

- **Social inclusion:** Design should ensure that even if an individual cannot use every piece of equipment, they can access the space to enjoy the company of others and feel part of the community.

- **Intergenerational support:** We recognise that older people often supervise tamariki. We cater to this by providing level access, seating, and shade for caregivers.
- **Strategic provision:** While specialised equipment may not be feasible at every park, we prioritize high-spec inclusive play at our Community and Destination playgrounds.
- **Partnership:** We collaborate with local disability groups and individuals ~~during~~ throughout the design process to ~~identify and address the specific needs of our residents.~~understand lived experience and ensure spaces provide both access and meaningful play opportunities.

Compliance

There are increasing compliance requirements and costs that affect physical works as well as routine maintenance operations. These include health and safety legislation, playground safety standards, accessibility expectations, and asset management and inspection requirements. When it comes to compliance issues, Council is expected to lead by example.

Compliance with voluntary standards, such as the playground safety standards, reassures our community that Council is exercising its duty of care for the public and is not exposing people to unacceptable levels of risk. This duty of care relates to both safety and health outcomes.¶

While managing risk is important, research shows that opportunities for risk-taking in play are essential for healthy physical, social, and cognitive development. Council will seek to balance safety requirements with the provision of positive risk and challenge in play environments, using recognised approaches such as benefit-risk assessment. Tools such as ISO 4980 (benefit-risk assessment for play) support a balanced approach, ensuring that play spaces are both safe and developmentally valuable.¶

As play equipment becomes more complex so do maintenance and inspection costs. ¶

The risk of removing risk

What does it really mean for a play space to be safe? ¶

Our responsibility is not to eliminate risk, but to manage it.¶

Well-designed play spaces allow for positive risk, where children can explore, test themselves, and build confidence in a supported environment.¶

When challenge is removed, opportunities for developing independence and resilience may also be reduced.¶

A helpful question to consider:¶

Are we designing for children's development, or for adult perceptions of safety?¶

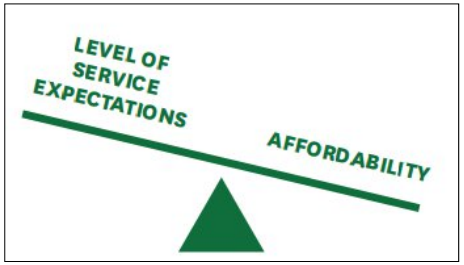
The goal is not "no risk," but "no unnecessary harm."¶

Community expectations

Community expectations around play are changing. Increasingly, people expect play spaces to be high quality, inclusive, and located close to where they live and work. Expectations have grown beyond basic playground equipment to include features like shade (from both vegetation and structures), toilets, water fountains, fencing, and play opportunities for all ages and abilities.

Across New Zealand, standout examples like the destination playground at Caroline Bay in Timaru and Hamilton's network of award-winning playgrounds have raised the bar, prompting comparisons and calls for similar investment in other areas. Council play spaces have focused on children aged 5 to 15. Pre-school age children play areas need significant compliance and have not been targeted by Council leaving them to other providers.

As expectations continue to rise, there is a growing tension between the community's desire for more and better play spaces and the willingness to fund these improvements through a variety of sources.



How the strategy was developed

A partnership approach: The development of this Play Strategy was led by a partnership between Central Otago District Council and the Aukaha Design Team (Mana Ahurea). Together, we worked to ensure that every stage of research and engagement was grounded in the landscape and cultural context of this place, reflecting the values and mātauraka of Mana Whenua.

Collaborative engagement: The strategy was shaped through a mix of research, community input, and deep collaboration with key partners. Alongside broad community engagement, Council worked closely with Sport Central, Health New Zealand | Te Whatu Ora, and the Dunstan High School Youth Council.

Specialist insights were provided by professionals in tamariki and rangatahi support roles, including Uruuruwhenua, Puna Rangatahi, and the Central Otago Youth Rangatahi Support Group. Their expertise, combined with the lived experiences of groups such as Cromwell Young Families, the Cromwell Youth Trust, and CCS Disability Support Service, has helped shape a strategy that reflects local needs, supports wellbeing, and ensures play is accessible for everyone.

Capturing the Voice of our Tamariki and Rangatahi Sport Central has been a pivotal partner, leading youth-focused engagement to capture the authentic voices of our young people. Through their play and physical education expertise, we connected directly with schools and youth groups, ensuring their perspectives were included in a fun, inclusive, and effective way.

What you told us

Before drafting the Play Strategy, Council undertook pre-engagement from 3 March to 28 April 2025 to understand how people in Central Otago experience and value play.

Our foundation: Looking back to look forward

To build this strategy, we wanted to understand play through an intergenerational lens. We designed our questions and conversation prompts around three key questions:

The Past: How did you play?

The Present: How do you play now?

The Future: What should the future of play look like in Central Otago?

While our survey began as a way to gather data, the results revealed a living Whakapapa of play. Whakapapa represents the layers of stories that connect people and place across the past, present, and future.

This process mirrored the principle of *Hoki whakamuri, kia haere whakamua,* which involves looking to the past to inform the way we move forward. By asking people to reflect on their own history, we invited the community to see play as a continuous thread rather than something isolated to the current moment. This shift in perspective helped us recognise that play is a vital, lifelong value that connects generations. We look to our past to find the wisdom and the stories needed to shape a play filled future for those who come after us.

The lightbulb moment

Many adults we spoke to initially felt they had nothing to add to a strategy about play, assuming it was a topic only for children. However, when we asked them to look back at their own history, their perspective shifted.

They realised that their own memories of adventure and discovery were not actually that long ago. This reflection helped our community see that we are all part of a continuous line of play. It proved that play isn't just for kids; it is a vital, lifelong thread that connects our past to our future.

Engagement results

More than 580 people contributed through a mix of surveys, on-site feedback, school-based workshops and community outreach. This included 50 open-ended survey responses, 391 submissions through the Play Challenge using QR codes at play spaces, and targeted youth engagement facilitated by Sport Central with 143 students from five schools (Years 3 to 8).

Additional stakeholder sessions were held with organisations such as CCS Disability Action and Te Whatu Ora, alongside outreach to parent and youth groups. Parks Week events and a broad promotional campaign across social media, local media, schools and community networks supported awareness and participation.

Together, these activities marked the beginning of a wider district conversation about the role of play in everyday life.

Key themes

From this pre-engagement, clear themes emerged that highlight what play means to the people of Central Otago and what they want to see in the future.

The main themes were:

- **Connection to nature and outdoors**
  Feedback highlighted the importance of play opportunities that connect children with the outdoors. People spoke about building huts, climbing trees, exploring rivers and using the natural landscape as a place for adventure and imagination.
- **Accessibility and inclusion**
  Feedback emphasised the need for play spaces that are inclusive for people with disabilities and suitable across a wide age range. Families asked for play that supports toddlers through to teenagers, and spaces that encourage intergenerational play.

- **Variety and adventurous play**
  Requests included more diverse and challenging equipment such as flying foxes, fitness circuits and climbing features. Children and young people in particular wanted places to climb, swing and test themselves, while adults highlighted the importance of play spaces being fun for families together.
- **Amenities and maintenance**
  Many existing sites need upgrading. Shade, seating, fencing, water fountains, toilets, bins and better maintenance were frequently mentioned as essentials for making playspaces safe, welcoming and well used.
- **Visibility and connection**
  People want play to be woven into everyday life by linking spaces with parks, trails, schools and town centres. Play should be easy to access and part of daily routines rather than confined to standalone sites.
- **Local identity**
  Communities expressed a strong desire for play spaces that reflect Central Otago's stories, landscapes and character, creating a sense of pride and belonging.
- **Creative and social opportunities**
  Alongside equipment, people asked for spaces that encourage imagination, creativity and social interaction. This included water play, natural play features and community hubs where families gather**.**

Overall, the feedback showed that play is highly valued at all ages. There is a shared aspiration to create playful, welcoming places that reflect Central Otago's unique character while meeting the needs of a growing and diverse population.

Beyond the equipment

The examples show their desire for challenge and variety. These are not fixed wish lists but reflect a wish for adventurous play and opportunities to take positive risks. This feedback helps guide how we design spaces that encourage exploration and creativity through equipment, natural features and flexible landscapes.

What play spaces do we currently have?

Central Otago District Council maintains:

34 play spaces
4 skateparks
2 bike parks
1 learn-to-ride bike park

There are also a number of playgrounds (early childhood education centres, primary and intermediate schools) that Council does not have control over or manage but acknowledges as contributing to the overall network of play in Central Otago District.



Management categories

Our play spaces are classified into four management categories based on the Recreation Aotearoa Parks Categories and Service Levels Guidelines to ensure a consistent approach to investment and maintenance across the district.

Management category	Description	Provision guidelines	Development guidelines	Service guidelines
Destination Playground	A destination playground offers a wide range of play experiences, which are comprehensive and interesting, for all ages and abilities and has a high level of use. The location will be attractive enough to be a destination in its own right and be a significant draw card in bringing people (residents and visitors) to the area.	No minimum provision requirement. Consider merits on a case-by-case basis.	Destination playgrounds have a high level of development, providing for play for all age groups – toddler, child, teenager play opportunities.	High level of service.
Community Playground	A community playground offers moderate play experience for all ages and is located in areas generally supported by or near to other recreational or community facilities.	Within 15-20 minutes' walk from residences in urban setting, located in key setting. Minimum of one playground in a central location per town. Key location easy access.	Offering opportunities of play for all age groups. May have separate areas for different age groups.	Medium - high level of service.

Neighbourhood Playground	A neighbourhood playground offers basic play experiences located less than a 15-minute walk from residential properties. These playgrounds support the immediate residential area providing for an hour-long visit.	Within 15-20 minutes' walk from residences in urban settings	Neighbourhood playgrounds are generally located within grass areas, small parks, local open space and are designed for play and informal recreation.	Medium level of service.
Youth Facilities	Facilities providing physical activity opportunities for youth. (E.g., skate parks, skate paths, pump tracks, outdoor exercise equipment, outdoor basketball courts, extreme swings etc.)	At least one facility per town catering for youth.	Typically located at Sports Parks or Community Parks. Could also be located at Outdoor Adventure Park if the nature of the activity requires it of Linkage Park if compatible.	Medium to high level of service, depending on nature of facility and location.



Linking play categories to park types

Neighbourhood playgrounds

Neighbourhood playgrounds are most often located in neighbourhood parks, which serve local communities within walking distance of their homes. Council's Open Spaces and Recreation Strategy sets a target of providing neighbourhood parks within 500 metres, or about a 5-to-10-minute walk, of most urban residential areas. These parks are generally 3,000 to 5,000 m² in size and include grassed areas, play equipment, seating and paths.

In the past, some playgrounds were placed in recreation or ecological linkages. Future provision will focus more on neighbourhood parks where playgrounds are visible, accessible and well-integrated with residential areas.

Examples of neighbourhood playgrounds are Dustin Park in Pisa Moorings and Fache Street Playground in Clyde.

Community playgrounds

Community playgrounds are typically located in larger community parks or central reserves, often alongside other facilities. They serve a whole town rather than just one neighbourhood and provide a broader range of play options, sometimes with separate spaces for different age groups. They are intended to be accessible and visible, with a medium to high level of service.

Examples include Pioneer Park in Alexandra, John Street Reserve in Ranfurly and King George Park in Roxburgh.

Destination playgrounds

These are major district focal points designed as drawcards for both residents and visitors. They offer comprehensive play opportunities and full amenities like toilets and parking. While Central Otago does not currently have a site that meets the full Destination criteria, the Big Fruit Reserve in Cromwell is a location with the potential to be developed into this status. Other national examples include the Margaret Mahy Playground in Christchurch and the Caroline Bay Playground in Timaru.

Youth facilities

Youth-focused facilities such as skateparks, pump tracks, basketball courts, outdoor exercise equipment, and informal hang-out areas provide

dedicated opportunities for rangatahi to be active, social, and independent. These spaces support physical activity, skill development, and connection during the important transition years of adolescence.

They are typically located within larger community or sports parks, where there is sufficient space, visibility, and supporting infrastructure. Examples include the Roxburgh and Cromwell Skateparks, and the Cromwell Bike Park.

Play space asset condition and compliance

Council playgrounds are inspected regularly against New Zealand Standards to check safety and condition. The most recent audit of 34 sites found most playgrounds in good or excellent condition, with overall compliance at 64 percent.

These audits focus on safety. They do not measure whether a playground is inclusive, age-appropriate or offers quality play opportunities. The strategy therefore looks beyond compliance, ensuring playspaces are not only safe but also engaging, accessible and suited to all ages.

Council-owned or managed play spaces

Council-owned or managed play spaces					
	Playground Name	**Street Name**	**Town**	**Usage Score**	**Management Category**
1	Alpha Street Playground	Alpha Street	Cromwell	High	Community
2	Anderson Park Playground	Waenga Drive	Cromwell	Medium	Community
3	Bannockburn Recreation Reserve Playground	Domain Road	Cromwell	Low	Neighbourhood
4	Big Fruit Playground	Murray Terrace	Cromwell	Medium	Community
5	Cecil Anderson Playground	Donegal Street	Cromwell	High	Neighbourhood
6	Cromwell Skate Park	Murray Terrace	Cromwell	High	Youth Facility
7	Cromwell Bike Park	Neplusultra Street	Cromwell	Medium	Youth Facility
8	Dustin Park Playground	Ferry Lane	Pisa Moorings	Medium	Neighbourhood
9	Lowburn Hall Playground	Lowburn Valley Road	Lowburn	High	Neighbourhood
10	Tarras Hall Playground	Lindis Pass -Tarras Road	Tarras	Low	Neighbourhood
11	Naseby Domain Playground	Derwent Street	Naseby	Medium	Neighbourhood
12	Naseby Swimming Dam Playground	Swimming Dam Road	Naseby	Medium	Neighbourhood
13	Patearoa Hall Playground	Ranfurly – Patearoa Road	Patearoa	Low	Neighbourhood

14	Patearoa Recreation Reserve Playground	Ranfurly – Patearoa Road	Patearoa	Low	Neighbourhood
15	Ranfurly Skate Park	Pery Street	Ranfurly	Low	Youth Facility
16	John Street Playground	John Street	Ranfurly	Low	Community
17	Waipiata Hall Playground	Main Street / Factory Road	Waipiata	Medium	Neighbourhood
18	Oturehua Domain Playground	Ida Valley – Omakau Road	Oturehua	Low	Neighbourhood
19	Ettrick Hall Playground	Hogg Street	Ettrick	Low	Neighbourhood
20	King George V Memorial Park Playground	Scotland Street	Roxburgh	Low	Community
21	Lake Roxburgh Village Playground	Tamblyn Drive	Lake Roxburgh Village	Low	Neighbourhood
22	Millers Flat Recreation Reserve Playground	Teviot Road	Millers Flat	Low	Neighbourhood
23	Roxburgh Skate Park	Till Street	Roxburgh	Low	Youth Facility
24	Alexandra Bike Park	Poole Road	Alexandra	Low	Youth Facility
25	Becks Domain Playground	Lauder Road	Becks	Low	Neighbourhood
26	Blackmore Park Playground	Aronui Road	Alexandra	Low	Neighbourhood
27	Clyde River Park Playground	Miners Lane	Clyde	High	Community
28	Fache Street Playground	Fache Street	Clyde	Medium	Neighbourhood
29	Koreke Lane Park Playground	Koreke Lane	Clyde	Low	

30	Molyneux Natural Play Area	Poole Road	Alexandra	Low	Neighbourhood
31	Molyneux Park Playground	Centennial Avenue	Alexandra	Medium	Neighbourhood
32	Molyneux Park Skate Park	Poole Road	Alexandra	Medium	Youth Facility
33	Omakau Recreation Reserve Playground	Alton Street	Omakau	Low	Neighbourhood
34	Pioneer Park Playground	Centennial Avenue	Alexandra	Medium	Community
35	Table Park Playground	Ashworth Street	Alexandra	Low	Neighbourhood
36	Poolburn Hall Playground	Poolburn Moa Creek Road	Poolburn	Low	Neighbourhood

A note about usage and value

Usage levels (low, medium or high) reflect observed or reported activity at the time of assessment. Lower usage does not automatically mean a playground is unnecessary or lacks value. Some spaces may serve smaller or more dispersed communities, while others may not yet be delivering a compelling or high-quality play experience. These insights help identify where renewal, redesign, or reinvestment could better support local need and unlock greater community benefit.

~~Playgrounds that are not Council-owned or managed~~Wider play environment

While this strategy focuses on Council-owned and managed play spaces, it is important to acknowledge the broader play environment, including play spaces provided by early childhood education centres, schools, and other organisations.¶

These spaces can contribute to play opportunities within the district, however they are generally not publicly accessible and do not replace the need for publicly available play spaces. Early childhood education playgrounds are typically restricted to enrolled children and are often not accessible outside operating hours. School playgrounds and grounds may be available for community use outside of school hours, but access can vary.¶

Council has limited control over these non-Council spaces. Where communities rely on them to support local play opportunities, it is important to understand their availability and, where appropriate, seek to build relationships or agreements to support ongoing access.

Early Childhood Education (ECE) playgrounds			
ECE Name	**Street Name**	**Town**	**Ward**
BestStart Alexandra	Matau Street	Alexandra	Vincent
Dunstan Educare	Ngapara Street	Alexandra	Vincent
Kidsfirst Kindergartens Alexandra	Ventry Street	Alexandra	Vincent
Kopuwai Early Learning Centre	Marslin Street	Alexandra	Vincent
Little Oaks Early Learning Centre	Ngapara Street	Alexandra	Vincent
Kids Pace Education (Homebased Care)	Hall Road	Alexandra	Vincent
The Terrace Kindergarten	Russell Street	Alexandra	Vincent
Clyde Playcentre	Fache Street	Clyde	Vincent

Kidsfirst Kindergartens Cromwell	Gilling Place	Cromwell	Cromwell
Little Wonders Early Childhood Centre	Barry Avenue	Cromwell	Cromwell
Molyneux Educare Inc	Molyneux Avenue	Cromwell	Cromwell
Willows Early Learning Centre	Pinot Noir Drive	Cromwell	Cromwell
Cromwell Early Learning Centre	Monaghan Street	Cromwell	Cromwell
Barnardos Early Learning Centre	Gilling Place	Cromwell	Cromwell
Omakau and Districts Playcentre	Swindon Street	Ophir	Ophir
Ranfurly Playcentre	Bute Street	Ranfurly	Maniototo
Teviot Valley Educare	Hawick Street	Roxburgh	Teviot Valley
Roxburgh Playcentre	Scotland Street	Roxburgh	Teviot Valley
Kids at Play Ranfurly	Bute Street	Ranfurly	Maniototo
Kidsfirst Kindergartens Maniototo	Welles Street	Ranfurly	Maniototo

Primary school playgrounds			
School Name	**Street Name**	**Town**	**Ward**

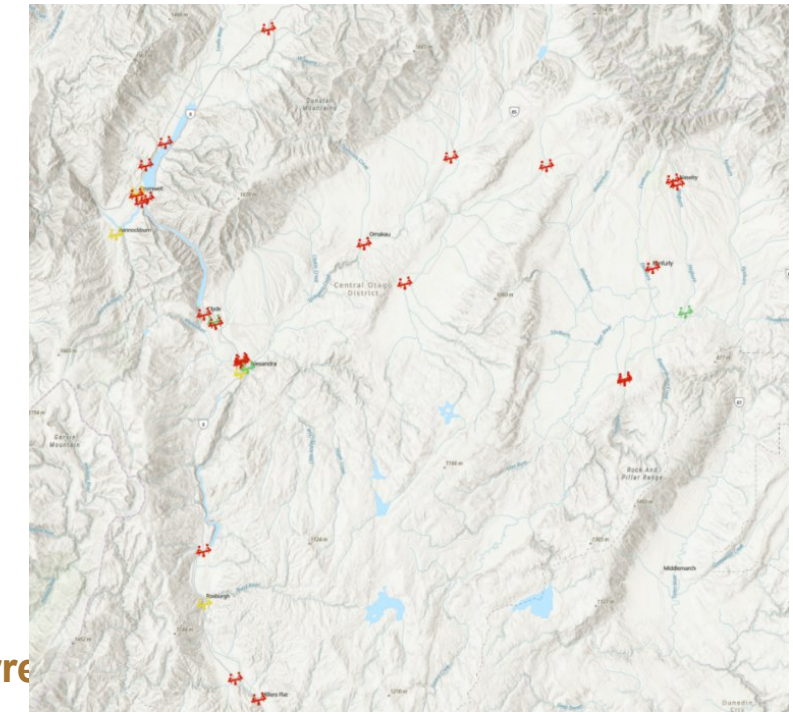
Alexandra Primary School	Ventry Street	Alexandra	Vincent
Clyde Primary School	Blyth Street	Clyde	Vincent
Cromwell Primary School	Molyneux Avenue	Cromwell	Cromwell
Goldfields Primary School	Gilling Place	Cromwell	Cromwell
Maniototo Area School	Caulfield Street	Ranfurly	Maniototo
Millers Flat School	Teviot Road	Millers Flat	Teviot Valley
Omakau School	Deaker Street	Omakau	Vincent
Poolburn School	Ida Valley – Omakau Road	Poolburn	Vincent
Roxburgh Area School	Scotland Street	Roxburgh	Teviot Valley
St Gerards School	Station Street	Alexandra	Vincent
St Johns School	Stuart Road	Ranfurly	Maniototo
Tarras School	Tarras Cromwell Road	Cromwell	Cromwell
Terrace School	Marslin Street	Alexandra	Vincent

Secondary school playgrounds			
School Name	**Street Name**	**Town**	**Ward**

Cromwell College	Barry Avenue	Cromwell	Cromwell
Dunstan High School	Enterprise Street	Alexandra	Vincent

Distribution of playgrounds across Central Otago using the NZ Playground Explorer App

This map shows the distribution of playgrounds across Central Otago, with each icon marking the location of a Council-managed play space. The images included in the strategy are drawn from the NZ Playground Explorer app, a national web tool developed by the University of Otago that provides filterable information and photos of every council-owned playground in Aotearoa New Zealand. The photos give a snapshot of local playgrounds as they appear in the app, helping to illustrate the variety of spaces in our district and their role in supporting play opportunities.



Commentary on curre

Central Otago's vast geographic spread and diverse communities create a unique challenge in providing high quality, accessible play for both residents and visitors. The majority of our urban residential properties are located within walking distance of a play space, providing a strong foundation for the network.

However, the network is at a turning point. While safety compliance is high and well managed, much of the current play equipment is aging. A significant portion of our existing playgrounds will require complete replacement or removal over the next 30 years. Historically, these spaces have relied on standard equipment and loose fill bark surfaces which are increasingly seen as outdated and often present physical barriers to those with limited mobility.

There is a clear need to move away from repetitive designs toward high value play experiences that offer:

- **Greater challenge:** Equipment that engages older children (9+) and rangatahi rather than just traditional preschool play.
- **Inclusive environments:** A shift toward accessible surfacing and integrated play for all abilities.
- **User comfort:** Better provision of associated facilities such as shade, seating, and water fountains to support longer stays.
- **Nature and landscape:** Integrating play into the natural environment using local materials like schist and timber rather than being confined to a fenced off plastic structure.

While school playgrounds currently bolster our network, particularly in rural areas, access remains at the discretion of the schools. Furthermore, our youth facilities have historically been limited to skate parks and basketball hoops, missing the opportunity to provide crossover facilities like pump tracks and fitness equipment that serve a wider age range. This commentary highlights that while we have a solid foundation, the network requires a strategic shift toward quality, variety, and comfort.



What this strategy does and does not cover (scope of the strategy)

This Play Strategy focuses on the provision of play across Council-owned and managed land. It covers the location, type, and quality of play opportunities that Council will plan for and provide in the future. This includes playgrounds, play spaces, and play features integrated into our parks, town centres, and open spaces.

The strategy also considers how play can be supported more broadly across the district, including collaboration with schools, community groups, and mana whenua, although these spaces are not directly managed by Council.

Outside the scope of this strategy are matters such as:

- Operational detail (for example, day-to-day playground maintenance, renewals scheduling, and budgets)
- Play facilities located on private or school land
- Other recreation infrastructure such as sports fields, courts, and indoor facilities

Delivering the network through four key outcome areas

To deliver a meaningful and enduring play network for Central Otago, we have identified four key outcome areas. Each outcome is directly grounded in the four core values of this strategy: Whakapapa, Mauri, Mana, and Tapu / Noa. These values~~, drawn from mana whenua perspectives,~~ guide how we think about people, place, environment and wellbeing.

Together, the Outcome Areas translate our values into long-term results we aim to achieve for our community. They were developed through a combination of research, best practice, and community input, ensuring the ~~principles~~ values of Whakapapa, Mauri, Mana, and Tapu / Noa are embedded in practical, measurable directions for the future of play in Central Otago.

Outcome area 1: Connected communities (Whakapapa)

"Our play spaces tell the unique stories of Central Otago, fostering a deep sense of belonging and identity for all who visit them".

- **Focus on identity:** We will move away from repetitive, cookie-cutter designs toward high-value play experiences that reflect local character and stories.
- **Whānau and ~~W~~Whanaukataka (bringing communities together):** Our play spaces will serve as the village green of the modern era. We will intentionally design these areas to foster **Whanaukataka** by creating social hubs where families and neighbours naturally congregate.
- **Intergenerational connection:** Play is a lifelong thread. We will design spaces that encourage adults and seniors to share their history of play with younger generations to strengthen the social fabric.
- **Cultural grounding:** By embedding Māori narratives and concepts of play, we ensure our network has deep resonance for all residents of Aotearoa.
- **Strategic placement:** Playgrounds will be prioritised in visible, accessible locations within neighbourhood parks. This ensures they are well integrated into the daily lives of the community.

Outcome area 2: Thriving environments (Mauri)

Play is integrated into our natural landscapes in a way that respects and enhances the life force of our environment for future generations."

- **Natural integration:** We will prioritise nature play by integrating natural features like schist, timber, and water into our play spaces rather than relying solely on fenced-off plastic structures. We will embed play into the natural landscape by utilising natural contours and landforms, and interweaving play spaces with natural waterways.
- **Learning through play:** Our play spaces will serve as outdoor classrooms where children learn about the world around them. This includes the use of original place names, sharing the history of the area, and highlighting the unique flora and fauna that live there.
- **Te ~~t~~aiao ~~/ Kā hua o te tau~~ (c~~C~~onnecting to the environment):** By embracing **Te taiao**, we will design spaces that encourage seasonal engagement **(Kā hua o te tau)**. This involves celebrating the frost of winter and the heat of summer so that play is a year-round connection to the changing rhythm of our landscape.
- **Climate-responsive design, sun safety and shared use:** We will design play spaces to respond to Central Otago's climate by incorporating natural shade, selecting materials that perform in heat, and exploring opportunities for cooling features such as water play. While not all sites can be fully protected from extreme temperatures, improvements will be prioritised where they have the greatest impact, and play environments will continue to support learning through natural conditions.
- **Sustainable approaches & kaitiakitaka:** Future development will emphasise the use of sustainable materials that reflect the Central Otago landscape. We hold a responsibility of **Kaitiakitaka** to take active guardianship of our environment so that ~~the Mauri of~~ our play spaces remains healthy for generations to come.
- **Nature-based play:** Recognising that residents value memories of building huts and climbing trees, we will provide spaces that allow for unstructured, nature-based exploration.
- **Ecological respect:** All play developments will be designed to enhance and respect the **Mauri** (life force) of the local environment.

Outcome area 3: Active & empowered people (Mana)

"Every resident, regardless of age or ability, feels invited to move, explore, and play, uplifting the wellbeing of our whole community."

- **Oraka (Personal and community wellbeing):** At the heart of this outcome is Oraka. We recognise that play is a fundamental pillar of health, providing the physical activity and social joy necessary for total community wellbeing.
- **Equity, inclusion and access:** Council will target equitable access across the district by using an equitable assessment framework to prioritise upgrades. We aim to remove physical and social barriers so everyone can take part in play regardless of age, ability, or background.
- **Balanced network & auahataka (being creative):** We will provide a variety of play experiences that move beyond fixed equipment to spark Auahataka, inviting users to be creative and imaginative in how they move through a space.
- **Play in rural areas:** In smaller settlements, we will focus on informal play and features like bike skills areas that fit the unique character of rural spaces rather than standard fenced equipment.
- **Space for rangatahi:** We will explore ways to provide dedicated spaces for our young people that support social connection. This includes investigating design principles for sheltered or covered "hang out" areas that offer weather protection, ensuring our rangatahi feel welcome to connect in our public spaces across different seasons.
- **Embedding play on the way:** Play is a cross-council opportunity. We will encourage infrastructure teams to ~~ensure our wider public realm is playable, from designing stormwater basins that double as nature spaces to using textured paving and playful seating on our streets.~~ consider how our wider public realm can be more playable, where practicable, from pedestrian environments such as footpaths and shared spaces, to incorporating textured paving, playful seating, and small-scale interactive elements.
- **Sustainable and flexible investment:** Our investment strategically balances community aspirations with fiscal responsibility. By prioritising adaptable designs and natural materials, we maximise play value and financial sustainability while ensuring our network can grow and evolve.

Outcome area 4: Adventurous & balanced play (Tapu / Noa)

"We provide a network of spaces that balance safety with the 'positive risk' and mischief (Haututū) essential for resilience and growth."

- **Balancing Tapu and Noa**: We recognise that play must be balanced with the sacredness or specific purpose of a site. While some environments require quiet respect and are not appropriate for active play, other public spaces previously seen as off limits can be activated for social connection. This involves matching the type of play to the setting. In locations where high energy activity is unsuitable, subtle playful elements like a bench designed to encourage conversation can still spark wonder without disrupting the primary use of the space.
- **Positive risk-taking & haututū / raweke (mischief and risk):** We will design spaces that allow children to assess danger and navigate risk. By embracing **Haututū**, we celebrate the mischievous nature of play and provide the wilder spaces required for children to test their limits and build true resilience.
- **Age-appropriate challenge:** Our network will offer greater challenges for older children and teenagers. This ensures that play remains engaging as they grow and enter different developmental stages.
- **Safety standards:** ~~While encouraging **Haututū**, we will maintain a 100 per cent commitment to safety compliance and duty of care in all Council-managed spaces.~~ We are committed to improving compliance with relevant safety standards across our network, while recognising that compliance alone does not define a successful play space. Safe environments must also support health and development, including opportunities for challenge, exploration, and positive risk.

Recommended management category

The management categories for our playgrounds were established in Section 2 of this strategy to ensure a consistent and sustainable approach to play across the district. Delivering this network is a core component of Outcome 3: Active and Empowered People, which focuses on ensuring everyone has the opportunity to play. By categorising our sites, we can strategically improve accessibility and remove barriers, ensuring our play spaces are inclusive and welcoming for people of all ages, abilities, and backgrounds. This categorisation also ensures long term financial sustainability by allowing Council to focus high-value investment in key hubs while using flexible, low-maintenance, and nature-based solutions for local neighbourhood spaces.



Play network implementation

Provision of playgrounds

As resources allow, Council will ensure equitable access across the district. We aim to keep basic neighbourhood playgrounds within a 10-to-15-minute walk of urban residential areas. For larger town hubs, our goal is to provide at least one high quality community level playground within a 15-to-20-minute walk of residents. We will also ensure at least one youth facility aimed at rangatahi is available in each ward.

Play in rural areas

In smaller rural settlements, playground provision will be considered based on factors like population and proximity to other features such as school grounds or tourist spots. Rather than installing standard fenced equipment in every settlement, we will focus on natural and informal play opportunities in local parks and reserves. Outdoor adventure parks and nature spaces provide free play without the need for formal equipment, though we may add specific features like bike skills areas where they fit the character of the space.

Guidance for developers

When new subdivisions are developed, land for neighbourhood parks must be provided or development contributions directed toward upgrading existing parks. Developers are expected to deliver parks of a size and quality that support play. This includes providing seating for rest and supervision, utilising natural themes and landscaping, and selecting equipment for different age groups. Open grassed areas and paths should be included to encourage informal play.

Embedding play across Council assets

Opportunities for play are not limited to traditional parks and reserves. Council manages a wide range of assets where playful design can be integrated at little or no additional cost. By embedding play into everyday projects, we expand the reach of play across the district. Stormwater infrastructure like swales and basins can be designed to double as explorable nature spaces. Streets and footpaths can provide play on the way through painted games, textured paving, or playful seating.

Age groups

Our play provision focuses primarily on children aged five and over. Providing for ~~under five-year-olds involves different surfacing requirements and fall heights that increase costs and compliance complexity.~~ younger children can require more specialised design responses, including considerations around scale, surfacing, and supervision, which can increase cost and complexity.¶

While we will continue to prioritise investment where it delivers the greatest benefit across the community, we recognise the importance of play opportunities for younger children. Where appropriate, these will be incorporated into play spaces. Where this is not feasible, opportunities for younger children can still be supported through integrated and informal elements, such as interactive features, sensory experiences, and opportunities for exploration within the wider park environment. ¶

~~However, we will still include small wins for younger children where possible, such as age friendly walls and simple features that support inclusive use.~~ Our spaces will also incorporate ~~elements~~ features that ~~cater to the wider community and~~ support inclusive and multi-generational use, ensuring that a wide range of ages and abilities can engage with play in different ways.

Funding play

There are two separate costs to consider when funding our network. Maintaining existing spaces involves ~~safety,~~ inspection, maintenance, safety repairs, renewals, and upgrades, which are largely covered by Long Term Plan allocations. Providing new play spaces involves identifying and delivering new sites in growth areas. Opportunity lies in new developments where development contributions allow Council to guide the creation of spaces that move beyond standard swings and slides. We will also explore partnerships with community trusts, service clubs, and corporate sponsors for larger destination features.

Monitoring and progress

We will track the success of this strategy by collecting stories and photos from the community and including play related questions in future surveys. Progress will be reviewed with Council every three years to ensure we are meeting our quality and provision targets. This strategy is a living document and will undergo a review in 2029 to stay aligned with the growth of Central Otago.

Conclusion

Play is central to the wellbeing and identity of Central Otago. This strategy sets a clear direction ~~to move from many small, outdated playgrounds toward fewer, higher-quality playspaces that are safe, inclusive and reflect the unique character of the district~~ for how play is understood, planned for, and supported across the district. ~~By focusing investment where it has the most impact, Council can ensure that play remains accessible, creative and valued for all ages, now and into the future~~.

Play is not limited to playgrounds. It happens in parks, streets, reserves, and everyday spaces, and plays a vital role in building connection, resilience, and a sense of belonging. Through this strategy, Council is committing to a broader, more flexible approach to play that supports all ages, abilities, and communities.¶

By embedding play into the wider environment, balancing safety with positive risk, and working alongside communities and partners, Central Otago can create a network of spaces that reflect its unique character and support healthy, active lifestyles.¶

This approach positions play as an essential part of how we design our places, now and into the future.¶



Amendments

From time-to-time matters arise that require amendments or updates to be made to this document. Updates and corrections that do not change the intent of the plan (e.g. name changes to organisations or other documents mentioned in the text may be made without public consultation as they do not change the intent or meaning of the document. Major amendments to the document should be approved by Council and be subject to public consultation if the matter is significant. For transparency, a record of updates and amendments will be maintained as an appendix to this document.

Appendices

Appendix #	Appendix name
Appendix 1	Glossary
Appendix 2	Current and recommended management categories
Appendix 3	Record of amendments, corrections & updates

Appendix 1 – Glossary

Term	Definition
Aotearoa ¤	The Māori name for New Zealand. Often translated as “land of the long white cloud”, Aotearoa reflects the identity, history and cultural foundations of this country.¤
Equity	Fairness in the way opportunities and resources are shared. In play, equity means making sure everyone has a chance to play, no matter their age, ability, location or background.
Inclusive play	Play opportunities that are welcoming and usable for people of all ages, abilities and backgrounds. Inclusive play means removing barriers so everyone can take part in a way that suits them.
Informal play	Play that happens naturally and is not organised or structured. This might include climbing a tree, building a hut, balancing on a log, or making up a game with friends. Informal play often happens in everyday places, not just in playgrounds.
Kaupapa¤	A guiding idea, purpose or shared direction. Kaupapa reflects the values, principles and intentions that underpin an approach, shaping how people work together and make decisions.¤
Mana whenua¤	Local iwi or hapū who have ancestral connections to a particular area. Mana whenua have authority and responsibility for the land, and their knowledge and perspectives are important in shaping how places are understood, used and cared for.¤
Mātauraka¤	Māori knowledge, understanding and wisdom, passed down through generations. Mātauraka includes ways of knowing, doing and being, and reflects deep relationships between people, place and the natural world.¤
Pūrākau¤	Traditional stories and narratives that carry cultural knowledge, values and histories. Pūrākau are used to share lessons, explain the world and connect people to place and identity.¤

Play	Play is a freely chosen, self-directed activity that is fun, imaginative or physically active. It can be structured or unstructured, and supports learning, creativity, social connection and wellbeing. Play is important for people of all ages and is especially vital for children's healthy development.
Play space	A space where play happens. This can include formal areas like playgrounds and skateparks, as well as informal spaces like grassy areas, riverbanks, walking trails or town centres. A play space does not need to have equipment.
Tamariki¤	Children. In this strategy, tamariki refers to children in their early and middle childhood years. A child is a person under the age of 18, as defined by the United Nations Convention on the Rights of the Child.¤
Te ao Māori¤	The Māori worldview, which reflects a way of understanding the world based on relationships between people, place and the natural environment.¤
Whakapapa¤	Layers of connection across generations, linking people, place and identity across past, present and future. Whakapapa shapes how people relate to the land, to each other and to their environment.¤
Whānau¤	Extended family and close connections. Whānau can include immediate family as well as wider kinship groups and people connected through shared relationships, care and support.¤
Rangatahi	Young people, often aged between 12 and 24. The Māori term *rangatahi* is commonly used to describe this age group, though the exact range can vary depending on context and iwi. In this strategy, *rangatahi* refers to teenagers and young adults in our communities.

¶

Appendix 2 – Current and recommended management categories

	Playground name	Management category	Recommended management category
1	Alpha Street Playground	Community	Community
2	Anderson Park Playground	Community	Community
3	Bannockburn Recreation Reserve Playground	Neighbourhood	Neighbourhood
4	Big Fruit Playground	Community	Destination
5	Cecil Anderson Playground	Neighbourhood	Neighbourhood
6	Cromwell Skate Park	Youth Facility	Youth Facility
7	Cromwell Bike Park	Youth Facility	Youth Facility
8	Dustin Park Playground	Neighbourhood	Neighbourhood
9	Lowburn Hall Playground	Neighbourhood	Neighbourhood
10	Tarras Hall Playground	Neighbourhood	Neighbourhood
11	Naseby Domain Playground	Neighbourhood	Neighbourhood
12	Naseby Swimming Dam Playground	Neighbourhood	Neighbourhood
13	Patearoa Hall Playground	Neighbourhood	Neighbourhood
14	Patearoa Recreation Reserve Playground	Neighbourhood	Neighbourhood

15	Ranfurly Skate Park	Youth Facility	Youth Facility
16	John Street Playground	Community	Community
17	Waipiata Hall Playground	Neighbourhood	Neighbourhood
18	Oturehua Domain Playground	Neighbourhood	Neighbourhood
19	Ettrick Hall Playground	Neighbourhood	Neighbourhood
20	King George V Memorial Park Playground	Community	Community
21	Lake Roxburgh Village Playground	Neighbourhood	Neighbourhood
22	Millers Flat Recreation Reserve Playground	Neighbourhood	Neighbourhood
23	Roxburgh Skate Park	Youth Facility	Youth Facility
24	Alexandra Bike Park	Youth Facility	Youth Facility
25	Becks Domain Playground	Neighbourhood	Neighbourhood
26	Blackmore Park Playground	Neighbourhood	Neighbourhood
27	Clyde River Park Playground	Community	Community
28	Fache Street Playground	Neighbourhood	Neighbourhood
29	Koreke Lane Park Playground	Neighbourhood	Neighbourhood
30	Molyneux Natural Play Area	Neighbourhood	Neighbourhood

31	Molyneux Park Playground	Neighbourhood	Neighbourhood
32	Molyneux Park Skate Park	Youth Facility	Youth Facility
33	Omakau Recreation Reserve Playground	Neighbourhood	Neighbourhood
34	Pioneer Park Playground	Community	Community
35	Table Park Playground	Neighbourhood	Neighbourhood
36	Poolburn Hall Playground	Neighbourhood	Neighbourhood

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Appendix 3 – Record of amendments, corrections & updates

Date	Section	Short description of change	Reason for change

Play Strategy Survey Feedback			
#	**The Draft Play Strategy sets the right overall direction for how Council supports play in Central Otago.**	**If you selected “neither agree”, “somewhat disagree, “definitely disagree”, or “unsure” please tell us why.**	**Council staff comment & recommendation**
1	somewhat agree		
2	somewhat disagree	I am writing to raise a suggestion that many families in our community have been discussing. As you know, the weather in Central Otago is well known for its intense summer heat. While we are fortunate to have beautiful lakes and rivers for swimming and water recreation, these environments are not always suitable or safe for very young children. Many families have noticed that there are currently very limited dedicated water play options for younger children other than natural waterways. I understand that there are outdoor pools available at the public pool, which are great facilities. However, a free playground splash pad or small paddle pool that families can enjoy while having a picnic, playing at the park, and letting children run around would be much more beneficial and accessible for many in the community. Something as simple as a small splash pad or basic paddle pool designed for young children and families could make a huge difference during the summer months. Facilities like the suburb paddle pools in Christchurch, the paddle pool at Ashburton Gardens, or the newer splash pad at Oamaru Gardens are great examples of simple, family-friendly water play spaces that are widely used and appreciated. Water play offers many benefits for children. It supports physical development through movement and coordination, encourages sensory learning and exploration, promotes social interaction with other children, and helps build confidence around water in a safe and controlled environment. It also provides families with a free and healthy way to stay cool and spend time together outdoors. There are several potential locations that could suit a facility like this, such as park areas near the swimming pool or spaces close to existing lakeside parks. Even a modest splash pad could potentially operate with a simple seasonal system, for example pumping water from the lake during the summer months and switching it off over winter. A facility like this would not only benefit local families but also make the area more welcoming for visitors travelling with young children. It would be a well-used community asset that promotes outdoor play, wellbeing, and safe water experiences for our youngest residents. Thank you for considering this idea. I believe many families in the community would strongly support a project like this and	The Play Strategy has been updated to strengthen its direction around climate-responsive design, including consideration of shade, materials, and opportunities for cooling features such as water play. This specific suggestion will be carried forward for consideration during the development of the subsequent Action Plan. Strategy updated to reflect climate and seasonal considerations; request noted for assessment during the Action Plan phase to identify suitable projects that give effect to the strategy's objectives in a practical and sustainable way.
3	definitely agree		
4	neither agree nor disagree	It depends which sports you will allow in the designated areas	The strategy focuses on informal recreation (e.g. basketball, skate, or kick-about) rather than organised sport. Designated play zones and large open spaces support these activities, while organised sport is managed via the Open Spaces Strategy. Strategy to remain unchanged; feedback noted for consideration during the Action Plan phase.
5	somewhat agree	I think in a rising rates scenario, the focus should be on basic maintenance and more details on the funding certainty.	Balancing the maintenance of existing assets with the development of new infrastructure is a core component of our long-term financial planning. Strategy to remain unchanged; fiscal priorities and funding certainties are addressed within the Long Term Plan.
6	somewhat agree		
7	somewhat agree		
8	definitely agree		
9	somewhat agree		
10	somewhat disagree	The areas considered 'play zones', tend to be very structured reserves, with playground equipment provided, and no opportunity for "free play", such as building huts, or bike tracks, or even off-lead dog zones.	The draft strategy aligns with this thinking and provides the high-level framework for varied play. This will inform the Action Plan to identify projects giving effect to the strategy. Strategy unchanged; feedback noted for consideration during Action Plan development.
11	somewhat agree		

Play Strategy Survey Feedback			
#	The four outcome areas are the right priorities for Council to focus on in supporting play in Central Otago (see pages 41-44 of Draft Play Strategy). - Connected communities - Thriving environments - Active and empowered people - Adventurous and balanced play	If you selected “neither agree”, “somewhat disagree, “definitely disagree”, or “unsure” please tell us why.	Council staff comments & recommendations
1	somewhat agree		
2	somewhat disagree	Duplicate Feedback: Water play / splash pad	Same comment as provided in previous section regarding updates to strengthen climate-responsive design and consideration of water play within the high-level strategy. As per previous recommendation; request noted for Action Plan phase.
3	definitely agree		
4	definitely agree		
5	definitely agree		
6	somewhat agree		
7	somewhat agree		
8	definitely agree		
9	somewhat agree		
10	definitely agree		
11	definitely agree		

Play Strategy Survey Feedback			
#	The Draft Play Strategy outcomes feel realistic for Council to deliver within its existing plans and budgets.	The Draft Play Strategy sets the right approach for how Council will support play in Central Otago (see Section 3, from page 39, of Draft Play Strategy). - Fewer higher-quality play spaces - More inclusive & accessible design - More nature-based & adventurous play - Better amenities like shade & seating	The Draft Play Strategy supports play on Council land for a diverse range of people. Including: -Tamariki (children) - Rangatahi (teenagers) - Older adults - People with disabilities - Rural communities - Families
1	somewhat agree	somewhat agree	neither agree nor disagree
2	somewhat disagree	somewhat agree	somewhat agree
3	definitely agree	defintely agree	definitely agree
4	somewhat disagree	somewhat agree	somewhat disagree
5	somewhat agree	somewhat agree	definitely agree
6	somewhat agree	defintely agree	definitely agree
7	definitely agree	somewhat agree	somewhat agree
8	somewhat agree	defintely agree	somewhat agree
9	somewhat agree	somewhat agree	somewhat agree
10	somewhat agree	defintely agree	neither agree nor disagree
11	somewhat disagree	unsure	somewhat agree

Play Strategy Survey Feedback		
#	Is there anything important about play in Central Otago that you feel is missing or needs strengthening in this draft?	Council staff comments & recommendations
1	Consideration of the big fruit playground and its proximity to busy roads and it being unfenced isn't overly attractive to parents with small children. Pioneer Park in Alex should be re-evaluated in terms of junior play spaces safety. It has drop offs and equipment that put young children at risk (the tooth chipper aka wobbly digger). It doesn't seem to have actually been designed with small children in mind. More 2.5/3 upwards leaving it as not meeting the needs for those under 3s. The playspaces at ece I wouldn't have thought really count as they are not publicly accessible. Adult play should be bolstered. Pioneer Park would be perfect for an outdoor exercise route around the border, under the trees. An obstacle course type arrangement would be amazing. Challenge whole families to get active.	We acknowledge the point regarding Early Childhood Centres (ECCs); the strategy will be clarified to reflect that these facilities do not contribute to public play provision. Site-specific safety and age-suitability are managed via operational renewals.
2	Duplicate Feedback: Water play / splash pad	Same comment as provided in previous section regarding updates to strengthen climate-responsive design and consideration of water play within the high-level strategy. As per previous recommendation; request noted for Action Plan phase.
3	Yes. What consideration is given to: Dogs / Bikes / Horses / Dirt Bikes & other 'play' buddies in these spaces ? I would like to think 'Neighbourhood' parks especially are a little more welcoming to at least Dogs and Bikes; and with any luck resident equines might be welcome too. Prefer not to see/hear Dirt Bikes personally !	The Open Spaces and Recreation Strategy guides appropriate activities by park type to manage conflicting uses. While designated playgrounds in neighbourhood parks typically have restrictions on dogs and motorbikes for safety, the Play Strategy recognises that play happens across all areas where such activities may be appropriate. Strategy to remain unchanged; feedback regarding the management of varied user groups and informal play noted for consideration during the Action Plan phase.
4	Why have fewer high quality spaces?	The strategy prioritises improving the quality of play experiences across the network. Wording has been adjusted to ensure this is clear.
5	It would be interesting to know how the success of the strategy will be meaured. Will be there any specific targets?	Specific success metrics and monitoring frameworks will be developed during the Action Plan phase. Request regarding targets noted for Action Plan development.
6		
7	As a parent of young children who regularly uses these play spaces, I consider climate responsiveness to be a critical gap. While the strategy acknowledges seasonality, it does not sufficiently address the practical impacts of Central Otago's extreme climate on play space usability. Hot summers are a defining local condition, yet many existing playgrounds lack adequate shade and heat-appropriate materials. As a result, equipment can become excessively hot and spaces effectively unusable during peak summer periods, limiting access and reducing the effectiveness of play spaces at times of highest demand.	It is acknowledged that climate responsiveness, including shade, material selection, and overall usability during peak summer conditions, is an important consideration. The strategy has been updated to more explicitly address climate-responsive design, including the prioritisation of natural shade, consideration of structured shade where appropriate, and materials that perform better in heat, while recognising this requires balancing site context, play value, and practical constraints..
8	The concept of the whole town being considered as a play area is excellent however I feel you are missing the opportunity to create a recreation reserve in the pine forest opposite the golf course, between SH8 and the Mata Au river. This precious resource so close to Alexandra needs protection from urban development, as 66ha of this pine area north of Alexandra has already been used for urban development. It is heavily used by walkers with their dogs, runners, mountain bikers and orienteering events. It also provides access for the 4 x 4 club to play in their training grounds and is one of the few areas around the town suitable for horse riding. It is quite common to see kids out there exploring, building huts out of branches and doing the outdoor activities listed in the Play Strategy. 7.7 hectares of the southern end of the pine forest is designated as a recreation reserve; however the remaining 40 hectares is not. To fulfil the aims of the draft Play Strategy, the CODC long term plan should be amended at its next revision to gazette this remaining forest (Parcel no 3020255, legal description PT SEC 88 BLK VII LEANING ROCK SD) as a recreation reserve. At several points in the draft strategy there are references to landscapes, outdoor exploration and natural play spaces. For example on Page 7 Grounded in respect for the environment •Connection to place: Play initiatives encourage our Tamariki and whānau to engage with our stunning landscapes, fostering a lifelong love and respect for our natural environment. •Sustainable spaces: By prioritising natural play spaces and outdoor exploration, we protect what makes our region special. It is fantastic to see that statement in the draft; however the listed play areas do not accommodate this aspect, being largely very urban and man-made. I fear you are missing an opportunity to include natural spaces. The expanding population wanting to get out and play makes the remaining free public access areas even more important. This area could be fenced to have free running area for dogs and their owners and would also make an ideal site for frisbee golf. The shade provided by the trees in summer is much appreciated. Initially it would not require any funding or resources, however once some funds are made available there could be signposting and the boundary with SH 8 could be fenced. In the very long term, the pines could be gradually replaced with native planting. A long term plan for recreational use might enable the council to allocate more resources to look after these areas. When approving the Play Strategy the council should ensure that this proposal is put before those who are revising the Long Term Plan.	The strategy supports natural play and connection to landscape. While specific land classification and protection occur at an operational level via the Long Term Plan and Reserve Management Plans, this feedback aligns with the strategy's high-level objectives. Strategy unchanged; request regarding land gazetting and the Long Term Plan noted for consideration during future open space and reserve reviews.
9	we need properly shaded recreation spaces - skin cancer is a huge concern in our community. A good example is the lovely Sandflat Rd pines space - it's brilliant.	It is acknowledged that climate responsiveness, including shade, material selection, and overall usability during peak summer conditions, is an important consideration. The strategy has been updated to more explicitly address climate-responsive design, including the prioritisation of natural shade, consideration of structured shade where appropriate, and materials that perform better in heat, while recognising this requires balancing site context, play value, and practical constraints..
10	An adult exercise area, a "playground" with selected pieces of equipment to enable upper body strength and mobility, uneven ground between rails, and some lower limb exercises for strength and balance.	The high-level strategy supports play across all ages, including fitness-focused activities. Equipment selection for strength and mobility is an operational matter managed during the project design phase. Strategy unchanged; feedback noted for consideration during the Action Plan phase.

11	Central is known for its crazy sun in summer , having some parks with uv cover would be great - the concrete tables in centenial park in Alex have sucked for the past 15 years , they are too cold to sit on in winter and I have seen numerous kids with teeth knocked out and big head knocks from running up to their parents and tripping . Locally owned companies doing the work would also be great for a community feel . There is also a lack of disability play areas compared to what I have seen in other areas - the natural play ground vibe is also kind of a waste of funds as there is so many areas publicly that require no real upkeep for people to explore (plenty of rock areas and thyme to wander about)	It is acknowledged that climate responsiveness, including shade, material selection, and overall usability during peak summer conditions, is an important consideration. The strategy has been updated to more explicitly address climate-responsive design, including the prioritisation of natural shade, consideration of structured shade where appropriate, and materials that perform better in heat, while recognising this requires balancing site context, play value, and practical constraints. The Strategy prioritises high-quality play experiences and cost-effective maintenance. Project delivery and procurement, including the use of local contractors, are managed at an operational level. Strategy unchanged; feedback regarding maintenance and local delivery noted for the Action Plan phase.

Submission received outside the Play Strategy Survey process	
Submission from Wakatipu Pony Club	**Council staff comment & recommendation**
Wakatipu Pony Club appreciates the opportunity to provide feedback on the draft Central Otago Play Strategy. We strongly support the vision of Central Otago as "one expansive playground" and the recognition that play is essential for wellbeing, connection and community life. The strategy highlights the importance of outdoor exploration, adventurous play, connection with nature, and opportunities for young people to develop confidence and resilience through play. These are all values we strongly support. However, we believe the strategy currently overlooks an important form of play in Central Otago - equestrian activity. Horse riding and pony club participation are deeply connected to the outdoor lifestyle and landscapes that make Central Otago unique. For many young people, particularly girls, equestrian sport is their primary way of being active, building confidence, and connecting with nature and their community. Wakatipu Pony Club is part of the wider Central Otago Pony Club network, and many of our members regularly use the Cromwell Racecourse Reserve as a key equestrian venue. Facilities like this are vital for training, learning and social connection across clubs in Queenstown, Wānaka, Cromwell, Clyde and Maniototo. Equestrian activity aligns strongly with the outcomes set out in the Play Strategy. It encourages young people to be active and empowered, connects them with the natural environment, and provides opportunities for positive risk-taking and skill development, all of which are central themes in the strategy . Equestrian is also one of the few sports where girls and young women participate in large numbers, making it an important contributor to equitable opportunities for physical activity. We encourage Council to ensure the Play Strategy recognises equestrian activity as part of the district's wider play network. This could include acknowledging equestrian spaces as important community play environments and ensuring that key facilities are protected and supported into the future. By recognising equestrian alongside other forms of play, the strategy will better reflect the way young people in Central Otago actually experience play — outdoors, in nature, and connected to the unique character of the region.	Council thanks Wakatipu Pony Club for their thoughtful submission and for their strong support of the vision and direction of the Draft Play Strategy. Staff acknowledge the important role that equestrian activity plays in Central Otago, particularly in supporting young people to build confidence, develop skills, connect with the outdoors, and participate in community life. These outcomes align closely with the broader wellbeing benefits that the Play Strategy seeks to support. The Play Strategy, however, has a deliberately focused scope. It is centred on play as a freely chosen, self-directed activity, with an emphasis on informal, everyday opportunities for play, particularly those that enable children and young people to explore, take risks, and engage independently in their environments. While equestrian activity provides many of these benefits, it is generally delivered as a structured and organised activity, and therefore sits alongside, rather than within, the primary focus of the Play Strategy. This distinction is important to maintain clarity of purpose and to ensure the strategy remains targeted on informal and unstructured play opportunities across the district. Council also recognises the importance of facilities such as the Cromwell Racecourse Reserve in supporting equestrian activity. The recently adopted Cromwell Racecourse Reserve Management Plan addresses this. Provision, protection and development of these types of facilities are more appropriately addressed through Reserve Management Plans and other sport and recreation planning processes.

Sport NZ Feedback	
Sport NZ Feedback	**Council staff comments & recommendations**
This is a great piece of work that you should be proud of. It cleverly links to the district vision and clearly includes community play desires with council aspiration and the direction play is going in NZ. It also appears to take inspiration from other play policy and strategy documents without regurgitation, anchored really well to people and place. Well done!	Feedback acknowledged.
For consistency and ease of reading, include the meanings for all Māori terms in parentheses following the terms or all in the glossary in the appendix. E.g. you've included it on pg 15 for tamariki but not on pg 8 for whakapapa, pūrākau, etc.	Staff acknowledge this feedback. Māori terms have been defined more consistently throughout the document, including within the glossary, to support ease of reading and understanding. Where appropriate, translations have been added; however, some sections have been developed in partnership with mana whenua and intentionally retain te reo Māori without direct translation. This reflects both the integrity of that partnership and the role of the strategy in supporting cultural visibility and shared understanding over time.
The usage and management categories, park types, usage information is more operational than strategic (noting also that there's only one recommended management category change listed on pg 45). - These could be removed entirely (or shifted to an appendix) in favour of high-level information of value included on pg 38.	Staff agree that this content is more operational in nature. The section has been refined, with detailed information reduced moved to an appendix to maintain a clear strategic focus.
Pg 7. RE: Expression of Culture - Also consider how this can support/include other cultures in the district noting the growing Filipino community and the seasonal workers from the Islands.	Staff agree and have updated this section to better reflect the diversity of communities within Central Otago, including seasonal workers and growing cultural groups, while maintaining alignment with the strategy's values framework.
Pg 10. RE Vision - A vision statement already describes the future you're aiming for, so saying "what our future looks like once we've achieved this vision" repeats the meaning of the word vision. Perhaps "The future state we are working toward" is more appropriate.	Staff agree and have refined the wording to avoid repetition and improve clarity.
Pg 11. RE Te Taiao / Kā hua o te Tau: Connecting to our natural environment and engaging with the changing seasons. - Is this its own value or is it part of your Mauri value?	The associated values were provided by mana whenua as additional concepts to explore. Wording has been added to clarify that these complement the core values and may overlap across multiple outcome areas. Note that this section has also undergone changes following feedback from mana whenua.
Pg 17. RE population growth - May be worth signalling why rapid population growth is occurring and how play will be an important aspect of responding to that growth, not just that planning for it must be responsive to the change.	Staff agree and have strengthened this section to better explain the drivers of population growth and the role of play in responding to this change.
Pg 18. RE Playground play value - Play value should also be a key consideration in non-playground contexts or in multipurpose playable spaces.	Staff agree and have broadened the language to reflect that play value applies across a range of environments, including informal and multipurpose spaces, not just playgrounds.
Pg 19. RE Inclusive and universal design - Absolutely improve accessibility where necessary but also note that this is broader than just modifications for ease of use. E.g. be aware of universal design without partnership with disability groups or individuals as this could also remove fun. A helpful question would be what adventures, that may be unique, do people with various impairments want to experience? (Regarding physical disability there's a spectrum between wheelchair skills training to help people navigate a world that hasn't been well designed for them and the guy in Nitro Circus doing double backflips in his wheelchair).	Staff agree and have updated this section to better reflect the broader intent of inclusive design, including the importance of enabling meaningful and diverse play experiences alongside accessibility.

Pg 20. RE Compliance - What compliance requirements are increasing? - You mention duty of care several times throughout the document, including here. Remember that the duty is about both health safety, or rather, safety AND health. Most calls to duty of care only refer to safety and ignore important aspects of health. The research is clear that risk taking in play is necessary for healthy development, so this is an opportunity to address that side of the equation. - Using ISO 4980 on benefit-risk assessment can ensure measured risk taking is available in public space.	Staff have clarified the types of compliance requirements referenced and strengthened the section to better reflect the balance between safety and health outcomes, including the importance of appropriate risk in play. A side text box has been added to support reader understanding of health and safety, while also challenging the perception that all risks must be eliminated.
Pg 43. RE stormwater comment - Is multipurpose stormwater basins a dream or a commitment?	Wording has been updated to include a broader range of examples and to clarify how play can be supported across Council functions, recognising that delivery sits across multiple teams.
Pg 44. RE Safety standards - You indicate maintaining a 100 percent commitment to safety compliance but also only have a 64% compliance rate for your playgrounds. You can't maintain something you haven't achieved yet. But remember, a fully compliant playground or even a fully compliant network may not be fully healthy. Researchers even indicate that it can undermine certain aspects of safety in children's development, so this is probably worth rewording. When safety undermines health it is not care, it's constraint. Perhaps a commitment might need to be towards a balance of opportunities E.g. unforeseen hazards while preserving necessary risk taking.	Staff agree and have revised the wording to reflect a more balanced approach, acknowledging both the importance of safety compliance and the role of managed risk in supporting healthy development.
Pg 49. RE Age groups - You say that under 5s have different surfacing requirements and fall heights. Are you certain? ECEs have ministry requirements in their licensing criteria regarding their NZS 5828 compliance, but the playground standard doesn't differentiate between age groups for Critical Height of Fall or Impact Attenuating Surfaces.	Staff have reviewed this and updated the wording to ensure alignment with relevant standards and remove any potential inaccuracies.
Pg 49. RE Funding play - "Maintaining existing spaces involves safety, renewals, and upgrades…." Do you mean safety repairs?	Staff have clarified wording to improve understanding, including specifying safety repairs where relevant.
Pg 50. RE Conclusion - The conclusion is relatively lacklustre compared with the positivity and aspiration of the vision, values, and outcome areas. It also narrows the understanding of play back to playgrounds, so it's worth rewording to talk about what was the norm and where the district is heading with this new approach to play. - "This strategy sets a clear direction to move from many small, outdated playgrounds toward fewer, higher-quality playspaces…" What? Not sure why this is included here. There's been nothing in the document about removing playgrounds, consolidating sites, or investment shifting away from maintaining the full network. So that's not a clear direction in the strategy and the need or desire for this didn't come up in conversation during our visit either.	Staff agree and have strengthened the conclusion to better reflect the vision and strategic direction of the document, including a broader understanding of play beyond playgrounds. Staff agree this statement was not clearly supported by the strategy and have removed or amended it to ensure consistency with the overall direction of the document.

26.4.13 GAIR AVENUE TREES - CROMWELL

Doc ID: 2762951

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

1. Purpose of Report

To consider the removal of approximately 80 Platanus x hispanica (Plane Trees) from Gair Avenue and Barry Avenue, Cromwell and repair of damaged footpaths.

Recommendations

That the Council

A. Receives the report and accepts the level of significance.

B. Agrees to the removal of approximately 80 Platanus x hispanica (Plane Trees) from Gair Avenue and Barry Avenue, Cromwell and repair of the footpaths as part of the 2026/27 Roading Annual Plan budget.

C. Notes the Cromwell Community Boards direction to staff to prepare a planting plan, prior to removal, and an estimated cost for inclusion in the 2027/37 Long-term Plan or other funding options.

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 and Barry 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 Cromwell Community 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 the August 2025 Board decision, staff undertook further analysis of infrastructure impacts, financial implications, and Tree Policy requirements.

A report was taken to the Cromwell Community Board in April 2026 where the Board resolved to:

- Recommend to Council that resolution 25.5.5 approved at the 5 August 2025 Cromwell Community Board meeting regarding Gair Avenue trees is revoked in its entirety.
- Recommend to Council the removal of approximately 70 Platanus x hispanica (Plane Trees) from Gair Avenue and Barry Avenue, Cromwell and repair of the footpaths as part of the 2026/27 Roading Annual Plan budget.
- Direct staff to prepare a planting plan, prior to removal, and an estimated cost for inclusion in the 2027/37 Long-term Plan or other funding options.

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 m² 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 Council first determines whether it supports retention of the trees before proceeding with the consultation previously resolved in August 2025 Cromwell Community Board Meeting.

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 Council 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 Item 3 Discussion above.

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 will be included in the 27/37 Long Term Plan for consideration.

5. Feedback from Community Boards

At the April 2026 Cromwell Community Board meeting a report was presented to consider more detailed options for addressing the ongoing damage caused by approximately 70 Platanus × hispanica (London Plane trees) along Gair Avenue and Barry Avenue, Cromwell.

The following was noted at the meeting:

- That the remediation of the footpath while retaining the trees would consume 100% of the footpath budget.
- Many residents on Gair Avenue had requested the removal of the trees.
- It was also discussed that the scope of the work could be extended along Barry Avenue, where similar issues were occurring. The number of estimated trees affected has been increased from 70 to 80.

April 2026 Cromwell Community Board Resolution

COMMITTEE RESOLUTION

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

That the Cromwell Community Board

A. Receives the report and accepts the level of significance.

B. Recommend to Council that resolution 25.5.5 approved at the 5 August 2025 Cromwell Community Board meeting regarding Gair Avenue trees is revoked in its entirety.

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

D. Directs staff to prepare a planting plan, prior to removal, and an estimated cost for inclusion in the 2027/37 Long-term Plan or other funding options.

CARRIED

6. Options

Option 1 – (Recommended)

Recommend the removal of approximately 80 Platanus x hispanica (Plane Trees) from Gair Avenue and Barry 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 that approximately 80 Platanus x hispanica (London Plane Trees) on Gair Avenue and Barry Avenue, 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 that approximately 80 Platanus x hispanica (London Plane Trees) on Gair Avenue and Barry Avenue, 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 ongoing tree root issue.

7. Compliance

Local Government Act 2002 Purpose Provisions	This decision promotes the (social/cultural/economic/environmental) wellbeing of communities, in the present and for the future by ensuring footpaths are safe and usable by all members of the community and while restoring amenity and streetscape character over time.
Decision consistent with other Council plans and policies? Such as the District Plan, Economic Development Strategy etc.	Yes.Councils Tree Policy
Considerations as to sustainability, the environment and climate change impacts	This will impact on the environment through the removal of semi mature trees. Significant shading provided by these trees would be temporarily removed.
Risks Analysis	Moderate risk in this decision of dissatisfaction with the recommendation to remove the trees.

Significance, Consultation and Engagement (internal and external)	Consultation is being considered as part of the report in-line with Council's Tree Policy.

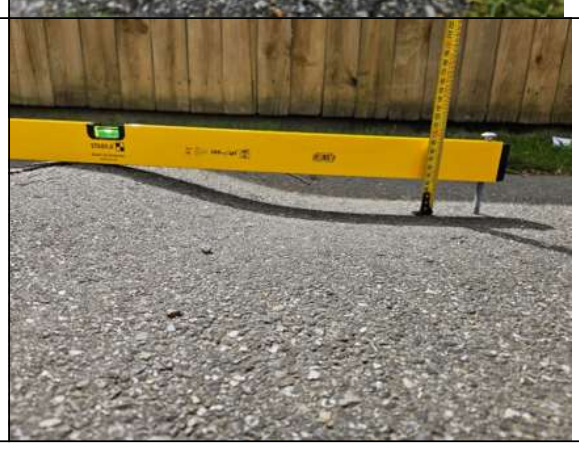
8. Next Steps

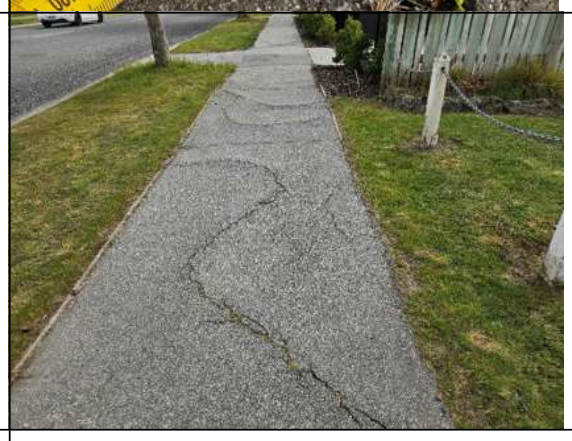
- Staff to prepare a planting plan, prior to removal, and an estimated cost for inclusion in the 2027/37 Long-term Plan or other funding options.
- Staff to action removal of trees and repair of footpaths as required on Gair Avenue and Barry Avenue, Cromwell, as part of the 2026/27 Annual Plan.

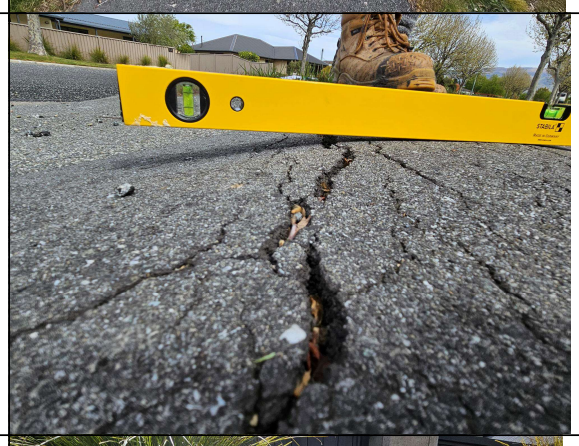
9. Attachments

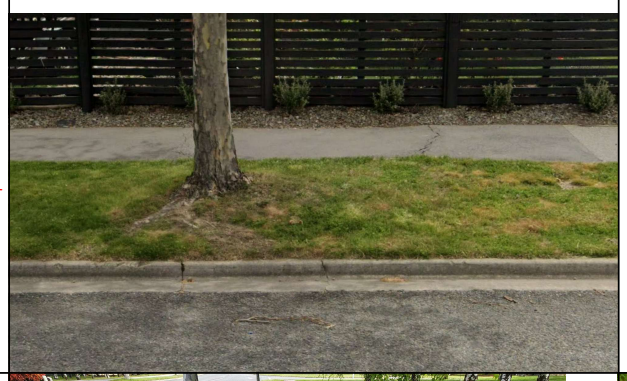
Appendix 1 - Gair Avenue Foot Path Damage 2024.pdf ⇩
Appendix 2 - Cromwell Community Board Report April 2026.pdf ⇩
Appendix 3 - Cromwell Community Board Report August 2025.pdf ⇩

Gair Avenue Root Damage October 20024 Inspection

RP START	RP END	Height	Notes	Photos
0.02	0.043		Longitudinal, 30mm wide. Ground is fairly even. Weedspray + emulsion crack repair.	 
0.041	0.043	10-25 mm	Roots lifting AC. Damage to Accessway 3.5 x 2.5	
0.54	0.58	40 mm	40mm lift near edge of path.	
0.102	0.117		Various crack failures, but no serious trip hazard. Crack seal and monitor	
0.125	0.134	20-50mm	Signifcant root lift and potential trip hazard	
0.157	0.18	20--45mm	Footpath undulating and cracked. Potential trip hazard	 

0.213	0.215	25mm	Root lift. Not yet a significant trip hazard - crack seal and monitor		
0.219	0.223	15-50mm (gradual)	Crack is 40-45mm wide at worst point, could pose a risk to smaller wheels. Recommend crack seal as holding treatment. The lift is fairly gradual, holding treatment probably ok until longer term solution found.		
0.242	0.277	30-55mm	35mm wide cracks in areas as well as undulating surface. Accessway getting damaged.		
0.291	0.299		Crack seal and monitor. Slightly raised		
0.317	0.319	45mm	Remove protruding boxing		
0.326	0.347		Various areas, crack seal and monitor		

0.367	0.59		Relatively new patches along this length, starting to show signs of root damage. Monitor to observe deterioriation rate. Crack seal where applicable.		
0.604	0.653		Section of relatively footpath. Monitor. Note that the at **0.634 the kerb and channe**l has lifted due to tree damage.		
0.735	0.741	30mm	Cracking and root lift		
0.751	0.755	30-35mm	Potential trip hazard		
0.772	0.774	40mm	Cracking and potential trip hazard		
0.781	0.785	50mm	The 50mm lift is gradual gradient, less of a trip hazard. Affecting an accessway		

0.796	0.8	45mm	Newish patch, deteriorating quickly. Property owners (#69) came out to discuss. They want the tree removed as the roots are tracking into their garden and they are worried it could damage their property/services to house.		
0.841	0.876		Lots of cracking. No accessways here, could be potential location for gravel suface trial		

7 April 2026

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.

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 m² 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

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

9. 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.

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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

Local Government Act 2002 Purpose Provisions	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.
Decision consistent with other Council plans and policies? Such as the District Plan, Economic Development Strategy etc.	Councils Tree Policy
Considerations as to sustainability, the environment and climate change impacts	This will impact on the environment through the removal of semi mature trees. Significant shading provided by these trees would be removed.
Risks Analysis	Moderate risk in this decision.
Significance, Consultation and Engagement (internal and external)	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

26.4.14 CAPEX REPORT ON THE LITTLE VALLEY BRIDGE

Doc ID: 2777636

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

1. Purpose

To provide capex updates on the Little Valley Bridge Project.

Recommendations

That the report be received.

2. Discussion

The capex report for the Little Valley Bridge project has been provided for information to Councillors.

3. Attachments

Appendix 1 - CAPEX Update on the Little Valley Bridge ⇩

Bridge 191 - Little Valley Road Deck/Beam Replacement Project – CAPEX Update #5

Project Start: August 2024	**Project Completion:** July 2026	**Funding Source(s):** 2024-27 LTP	**Project Stage: Construct**
Executive Sponsor: Quinton Penniall	**Project Owner: Quinton Penniall**	**Programme Manager: Paul Fleet**	**Project Manager/PM Support: Josh von Pein/Holly Laverick**
Key Stakeholders: Emergency Services, Residents, LINZ, Contact (hydro), Little Valley Farms/Stations, CODC (3Waters & Waste), ORC, Central Otago Rail Trail Users			

Key Project Deliverables

To replace all timber deck elements of the Little Valley Road Bridge, to ensure reliable Class 1 heavy vehicle access. This includes:

- Replacement of beams, deck and railings.
- Construction of an alternative route via Linger & Die Park/Graveyard Gully Road, including a temporary Bailey Bridge & associated approach roading.
- LVB Bridge Posting reduction to 29,000kg gross limit in the interim.

Status Update – Report 2

1. Hardwood timber has arrived in Port Chalmers and is awaiting customs clearance.
2. Installation of the temporary pedestrian/cycle scaffold walkway has been completed. This provides full access for walking and cycling over the duration of the works.
3. Dismantling of the existing bridge decks and beams is progressing well.
4. Due date for completion 30th July 2026.
5. Working on completing some of the bridge pile strengthening works as a variation to the existing contract so scaffolding on site can be utilised. This will see some cost savings to council. Design and early contractor involvement is underway.
6. Project updates will be communicated via the CODC Website project page.

Next Steps

1. Ongoing general community and stakeholder communications and updates.
2. On going construction monitoring.
3. Financial monitoring and reporting.
4. Design of proposed pile strengthening and development of estimates.

Project Health

Flag	Previous Status	Current Status	Status Description
Overall Status	G	G	With timber now in port and a revised methodology and programme the project is still on target
Finances	G	G	With variations confirmed and the Bailey Bridge completed the project is still on target to meet budget.
Risks	A	A	Monitoring current fuel supply situation closely. No current issues. Breen's will advise of any impacts if the eventuate.

Bridge 191 - Little Valley Road Deck/Beam Replacement Project – CAPEX Update #5

Issues	G	G	No Issues to report. Programme is on track
Resources	G	G	All required resources are available, both internally and externally
Key Milestones	G	G	Timber now in Port Chalmers. Temporary pedestrian scaffold completed and operational. Demolition progressing well.
Health and Safety	G	A	A Breen employee was injured on site when a rail dislodged while scaling scaffolding. This resulted in a LTI with the worker suffering bruising to their elbow, medical treatment including X-rays, and time off work. Breen's are completing a post incident report which will be forwarded to CODC.
Scope	A	G	Potential variation to include some of the pile strengthening works.
Communications	G	G	Ongoing. Communication updates will be provided as the project progress via the CODC website project page.

Project Risk Analysis – Key Rated Risks

Flag	Risk Name	Status Comments
A	Health & Safety during the works; working at height, heavy machinery, interface with other road users	See H&S above.
A	Exceeding allocated total project cost of $3.55M	Total project forecast including contingency and variations is within budget. Financial controls include monthly project financial forecasting.
A	Fuel supplies	Weekly progress meetings and updates with Breen Construction will include any updates on fuel supply and any impacts.
A	Resident complaints with increased traffic/noise on River Street and Graveyard Gully Road	Our communications plan will ensure stakeholders are well informed and understand the impact and duration of the works.

26.4.15 ROAD STOPPING POLICY ADOPTION

Doc ID: 2788309

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

1. Purpose of Report

To consider adopting the Road Stopping Policy.

Recommendations

That the Council

A. Receives the report and accepts the level of significance.

B. Adopts the Road Stopping Policy for three years

2. Background

The Road Stopping Policy was separated out from the Roading Policy during the wider Policy review. This is due to the number of provisions sitting within the Property team, and in a different format to the remainder of the Policy.

3. Discussion

The Road Stopping Policy was reviewed by the Statutory Property team, with the assistance of the Roading team and the Policy & Strategy Lead. The new Policy follows the format of the existing approach, with additional clarifications added, as outlined in the following table:

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

4. Financial Considerations

No financial considerations.

5. Feedback from Community Boards

The new Policy was discussed with all four Community Boards, who raised no concerns or issues.

6. Options

Option 1 – (Recommended)

Adopt the new Road Stopping Policy.

Advantages:

- Clear process in place for management of a known issue

Disadvantages:

- No identified disadvantages.

Option 2

Do not adopt the Road Stopping Policy. Await the wider Roading Policy review.

Advantages:

- No advantages.

Disadvantages:

- Work delayed awaiting wider Policy (in final stages).

7. Compliance

Local Government Act 2002 Purpose Provisions	This decision enables democratic local decision making and action by, and on behalf of communities by providing a clear, fair approach for dealing with an identified issue.
Decision consistent with other Council plans and policies? Such as the District Plan, Economic Development Strategy etc.	Yes
Considerations as to sustainability, the environment and climate change impacts	No impacts.
Risks Analysis	No risks.
Significance, Consultation and Engagement (internal and external)	Consultation not required. Team have chosen to engage with Community Boards.

8. Next Steps

Policy will be in place for three years.

9. Attachments

Appendix 1 - Road Stopping Policy ⇩

Road Stopping Policy

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

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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

26.4.16 LEASING & LICENSING POLICY

Doc ID: 2788237

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

1. Purpose of Report

To consider approving the updated Draft Leasing and Licensing Policy for community engagement.

Recommendations

That the Council

A. Receives the report and accepts the level of significance.

B. Approves the updated Draft Leasing and Licensing Policy for community engagement.

2. Background

The Community Leasing and Licensing Policy outlines requirements for both leases (of part of a facility) or licenses (for exclusive use of a whole facility). It has been in place for five years and has been reviewed at regular intervals, based on Community Board feedback.

Some user groups are on longer leases. These are reviewed in line with the Policy in place when the leases come up for review. The new Policy applies when the new lease is negotiated.

3. Discussion

A Statutory Property team has been created within Council, since the Policy was last reviewed. The new team took on a thorough review of the Policy, with the Policy & Strategy Lead and external assistance.

They found the community leasing and licensing aspects to be largely fit for purpose, with some tweaks required to improve the consistency in assessing applications. These are:

- Delegations and decision making
- Calculation of rent.

The review also determined the Policy to be the appropriate place to include terms for commercial leases and licences. The scope of the Policy was broadened to the new Leasing and Licensing Policy.

As the Policy has been reviewed twice without input from user groups, staff felt it appropriate to undertake a round of engagement to better understand their current needs and any areas for improvement.

This Policy now includes:

Tenure framework

Community leases: 15 years + 15 years renewal (5 year reviews).
Community licences: 5 years + 5 years renewal.
Commercial leases: 5 years + 5 years renewal (2 year reviews).

No changes were made with regards to the tenure framework for Community Leases and Licences.

Rent calculations

Definitions were update to clarify rent calculation for community users to be calculated based on gross income, less affiliation fees, fundraising, donations, and grants. Bar sales are not regarded as fundraising. This update was due to different interpretations of rent calculation based on the lack of clarity in the prior policy.

The new Policy introduces a minimum rent for community leases of $250, but does still provide for $1 rent (if demanded) should the Council wish to approve this.

The new Policy clarifies commercial leases and licences are at market rent with independent valuation.

Risk, maintenance, and health & safety

The subleasing and alterations rules were strengthened and maintenance responsibilities clarified.

The Policy expands responsibilities on:

- Health and safety
- Insurance
- Assignment

It encourages public liability insurance.

Governance & transparency

The new Policy documents current practise in clarifying how decision making is undertaken.

A delegations table for decisions has been added, with the requirement for a file note when exceptions are used. There are clear renewal and assignment criteria.

Staff will make straightforward decisions, such as renewals or leases where a single potential group is identified. Staff will refer any cases with competing needs, special circumstances, or of interest to elected members to Community Boards and/or Council, as appropriate for the relevant facility.

Lease management

A new Lease Management System is in place. The team are still working through a backlog validation of lease data and reporting, but will soon begin summary reports with Community Boards and Council.

The new Policy and a summary of key differences is attached. The existing Policy can be viewed at codc.govt.nz/publications/policies.

4. Financial Considerations

Limited financial considerations – the Policy operationalises and outlines current practice.

5. Feedback from Community Boards

Discussed with all four Community Boards.

The primary area of discussion was the impact of the Incorporated Societies Act 2022, key aspects of which came into force on 5 April 2026, including requirements relating to the registration of incorporated societies.

Staff are working with all impacted community groups to assist them in continuing to lease or licence facilities.

Vincent Community Board asked staff to look at offsetting high energy or water use in some circumstances. Staff felt there is sufficient discretion in the Policy for Council to take this into account.

6. Options

Option 1 – (Recommended)

Approve the Draft Leasing and Licensing Policy for targeted engagement with user groups, and general feedback from the wider community.

Advantages:

- Combines community and commercial occupancy policies
- Strengthens transparency and consistency in decision making
- Aligns with legislative and strategic requirements
- Continued evolution and maturation of Council's approach to managing this activity

Disadvantages:

- Potential for minor changes in some community rentals with the tighter rules, discretion enabled

Option 2

Do not adopt the Draft Leasing and Licensing Policy. Extend the existing Community Leasing & Licensing Policy for an additional three years.

Advantages:

- No advantages.

Disadvantages:

- Commercial aspects remain unaddressed.

7. Compliance

Local Government Act 2002 Purpose Provisions	This decision enables democratic local decision making and action by, and on behalf of communities by directly engaging with user groups on the management of an issue.
Decision consistent with other Council plans and policies? Such as the District Plan, Economic Development Strategy etc.	Yes
Considerations as to sustainability, the environment and climate change impacts	No impacts
Risks Analysis	No risks
Significance, Consultation and Engagement (internal and external)	Consultation is not required under legislation or the Significance and Engagement Policy. However, staff have chosen to engage due to the value of this input at this stage in the life cycle of this Policy.

8. Next Steps

Targeted engagement to be undertaken with user groups. Item to be listed on Let's Talk – limited advertising due to budgets.

9. Attachments

Appendix 1 - Leasing and Licensing Policy ⇩
Appendix 2 - Summary of key policy differences ⇩

Leasing and Licensing Policy

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Purpose:

The purpose of this Policy is to:

- Provide a clear framework for decisions on occupancy agreements for Council property.
- Ensure leases and licences are managed fairly, transparently, and flexibly to meet community needs.
- Define eligibility criteria for potential occupiers of Council property to qualify to enter into agreements with Council under this policy.

Principles and Objectives:

The policy has been established to achieve the following aims:

- Maximise community benefit from Council-owned land and buildings.
- Strengthen participation and engagement in community and recreational activities.
- Support eligible community groups by offering subsidies for community occupancy.
- Provide clear guidelines on lease and licence requirements (such as insurance, maintenance, and legal obligations).

Scope:

This policy applies to all land and buildings owned or administered by Council and leased or licensed to community or commercial entities.

The Policy applies to:

- All new agreements.
- Existing agreements at rent review, renewal, or where terms are silent or ambiguous and the parties agree to apply the provisions of this policy.

The Policy does not apply to:

- Existing agreements where the terms of the agreement differ from the provisions of this policy and the tenant does not agree to apply the provisions of this policy during the existing term of the agreement.
- Table and Chair Permits
- Air Space Licences
- Easements
- Residential Tenancies
- Short-term hire of Council facilities

Definitions:

Term	Definition
Affiliation Fees	Money paid by a group, club, or tenant to belong to a regional or national association. Distinct from fees charged by a group to its members.
Community Benefit	Facilities or activities which benefit a community and have minimal barriers to access and participation.
Commercial Lease/Licence	Agreement with a person or entity conducting activities primarily for profit or private gain.
Community Lease/Licence	Agreement with a not-for-profit entity that reinvests funds into its own development or the betterment of the local community.
Council	Refers to the Central Otago District Council
Fees	All fees relating to the cost of negotiation and finalisation of documentation as outlined in this policy.
Fundraising	Fundraising is the process of gathering voluntary financial contributions or resources from individuals, businesses, charitable foundations, or government agencies to support a cause, project, organisation, or event. Fundraising **excludes revenue generated from the sale of liquor or any income derived from bar operations**, as these activities are considered trading or

Term	Definition
	hospitality income rather than voluntary contributions.
Ground Lease/Licence	Agreement where Council owns/administers the land, but buildings or improvements are owned by the tenant/licensee or where the lease/licence is just for bare land.
Income	Tenant's **gross** income, **excluding** affiliation fees, fundraising, grants, and donations.
Landlord	Council/Lessor/Licensor refers to Central Otago District Council (CODC).
Legal Entity	A person or group with legal identity (e.g., registered company, registered incorporated society, or registered charitable trust).
Lease	Agreement granting **exclusive use** of a defined area (part or whole of Council-owned land/building).
Licence	Agreement granting **non-exclusive use** of a defined area (part or whole of Council-owned land/building).
New Lease/Licence	New applications with a new tenant and terms and conditions, including agreements that require Ministers Consent.
Occupier	Tenant, Lessee or Licensee.
Open Membership	Membership open to all persons without discrimination based on gender, social, racial, political, or religious grounds.
Premise Lease/Licence	Agreement where Council owns both land and buildings.
Renewal	Continuation of a lease on the same terms with the same tenant, including rights of renewal.
Rental	Payment by the occupier to Council for use of land/buildings under the agreement.
Reserve	Any land owned, vested, managed, or controlled by Council that is classified as a reserve in terms of the Reserves Act 1977.
Right of Renewal	Provision allowing a tenant to extend the agreement for a further term subject to conditions.
Sub-lease or sub-licence	Letting out all or part of a leased/licensed property to a third party. The head tenant remains responsible for rent and compliance.
Tenant	Person or entity with whom an agreement is made.

Policy Outcomes

This Policy ensures that:

- Council property is used in ways that maximise community benefit.
- Eligible community groups are supported through fair rental subsidies.
- Commercial entities contribute appropriately to Council's revenue.
- All agreements are consistent, transparent, and legally sound.

Policy

Expression of Interest (EOI)

- Council may conduct an Expression of Interest process to identify the most suitable occupant or user of the land.
- In some cases, Council may specifically invite Expressions of Interest from community organisations that address identified community needs.

- All applications will be assessed against this policy and any additional eligibility or assessment criteria outlined in the EOI documentation.
- If no suitable occupant or user is identified, Council reserves the right not to grant tenure.

Public Notification

Where applications are made outside an Expression of Interest process, Council will publicly notify the availability of the land.

Exemptions

Public notification will not occur in the following circumstances:

- Agreements exempted under sections 119 and 120 of the Reserves Act 1977, including:
  - Agreements consistent with the approved management plan for the reserve.
  - Agreements subject to a resource consent that was publicly notified under section 93(2) of the Resource Management Act 1991.
- A lease or licence may be granted outside the EOI and public notification process in the following circumstances:
  - For a lease or licence to an adjacent landowner.
  - Where the cost of conducting an EOI and public notification would outweigh the public interest.

The Application Process

Applicants must submit a written application to Council, including the following information:

- **Certificate of Incorporation or Registration** – a copy must be provided.
- **Financial Reports** – up to **5 fiscal years**, if available. Where 5 years are not available, applicants should provide as many reports as possible at the time of application.
- **Supporting Documentation** – evidence or information demonstrating why the applicant is the appropriate occupier of the land, and in the case of community leases, how their occupation will deliver benefits to the community.

Assessment

Application Assessment and Delegations

Each application will be assessed on its merits by Council staff. Decisions will be made in accordance with the delegations outlined below:

Community Leases:	
Application description:	**Decision delegation:**
New applications with a new tenant and terms and conditions, **including** agreements that require Ministers Consent under the Reserves Act 1977, **excluding** retail shops and investment properties with shorter term commercial leases.	Report to relevant Community Board for recommendation followed by a decision of Council.
Renewal of expired agreements at final expiry with existing tenants, where terms and conditions **differ** and/or the land or buildings have been identified for development or other use or multiple applicants registered their interest to lease the same land and/or buildings, **including** agreements that require Ministers Consent under the Reserves Act 1977.	Report to relevant Community Board for recommendation followed by a decision of Council.
Renewal of expired agreements at final expiry with existing tenants on the **same** terms and conditions, provided the land or buildings have not been identified for development or alternative use.	As per applicable delegation registers to Chief Executive and/or Council staff.
Renewal of existing agreements under **rights of renewal** specified in the terms and conditions of the current agreement.	As per applicable delegation registers to Chief Executive and/or Council Staff.
Rent reviews	As per applicable delegation registers to Chief Executive and/or Council Staff.
Commercial Leases:	
Application description:	**Decision delegation:**
Commercial Lease applications for **longer** than standard **5-year** tenure.	Report to relevant Community Board for recommendation followed by a decision of Council.
Commercial Lease applications **for a 5-year or shorter** tenure.	As per applicable delegation registers to Chief Executive and/or Council staff.

Commercial Lease for retail shops and investment properties for new applications, renewal and rent review.	As per applicable delegation registers to Chief Executive and/or Council staff.
Endowment Land	
Application description:	**Decision delegation:**
All new leases and renewal of expired leases on Endowment Land	Report to relevant Community Board for recommendation followed by a decision of Council
Renewal of existing agreements under **rights of renewal** specified in the terms and conditions of the current agreement.	As per applicable delegation registers to Chief Executive and/or Council Staff.
Rent reviews	As per applicable delegation registers to Chief Executive and/or Council Staff.

Note that: Council staff reserves the right to refer any application to the relevant Community Board and Council for final decision should the application to lease or request to renew materially affect Council's long-term strategic position, asset ownership, financial exposure, or public accountability obligations.

Assessment Criteria

Council staff will assess the application to determine if it is appropriate to grant a lease or licence. Matters that may be assessed include:

- Legal status of the entity/applicant
- Improvements proposed
- How improvements will be funded
- Community benefit and need
- Participation or membership numbers and ease of joining or participating.
- Financial sustainability
- Social benefit
- Partnerships and Collaboration
- Strategic fit with Council objectives
- Consistency with Reserve Management Plan (if applicable)
- Consenting requirements (Zoning)
- Risks and Liabilities to Council/hazards
- Environmental Impact (Sustainability)
- Submissions Received (if applicable)
- Compliance with Reserve classification (if applicable)
- Organisation's structure and administration
- Utilisation of the land to its fullest extent

Tenure Framework

Community Leases

Standard Tenure

The standard tenure of a community lease will be:

- **Term:** 15 years
- **Right of Renewal:** One further term of 15 years
- **Rent Reviews:** Every 5 years

Shorter Tenure

A shorter tenure may be granted in circumstances including, but not limited to:

- Where land or buildings are identified in Council's strategic documents or plans for potential alternative use.
- Where the life expectancy of the building is less than the standard tenure.
- Where a management plan requires a shorter tenure.
- Where the parties mutually agree that a shorter tenure is necessary.

Longer Tenure

A longer tenure may be granted in circumstances including, but not limited to:

- Where groups amalgamate or share facilities.
- Where significant investment has been made, or is planned, that maximises use of the area.
- In exceptional circumstances where the parties agree that a longer tenure is appropriate.

Community Licences

Standard Tenure

The standard tenure for a community licence will be:

- **Term:** 5 years
- **Right of Renewal:** One further term of 5 years
- **Rent Reviews:** Every 5 years

Shorter Tenure

A shorter tenure may be agreed where:

- The life expectancy of the building is less than the standard tenure.
- A management plan requires a shorter tenure.
- The parties mutually agree that a shorter tenure is necessary.

Commercial Leases and Licences

The appropriate term, rights of renewal and rent reviews will be assessed by Council staff and discussed with the applicant.

Standard Tenure

The standard tenure for a commercial lease or licence will be:

- **Term:** 5 years
- **Right of Renewal:** One further term of 5 years
- **Rent Reviews:** Every 5 years

Shorter Tenure

A shorter tenure may be agreed where:

- The life expectancy of the building is less than the standard tenure.
- A management plan requires a shorter tenure.
- The parties mutually agree that a shorter tenure is necessary.
- Leasing of retail shops.

Longer Tenure

A longer tenure may be granted in circumstances including, but not limited to:

- Where significant investment has been made, or is planned, that maximises use of the leased area.
- In exceptional circumstances where the partis agree that a longer tenure is appropriate.

Standard Terms and Conditions

While each agreement will be tailored to its specific circumstances, the following standard terms and conditions generally apply:

Eligibility

- The applicant must be a legal entity such as a registered company, registered incorporated society or registered charitable trust.
- In the case of an individual or trust, a guarantor is required.
- The proposed activity aligns with Council policy and objectives.
- The application aligns with the assessment criteria set out in this policy.

Outgoings – Allocation of Responsibilities

The table below outlines the standard tenant responsibilities in relation to the functions contained within:

Function	Council-Owned Building	Occupier-owned Building	Room within Council Building
Utilities	Occupier	Occupier	Shared with other occupiers
Rates*	Occupier	Occupier	Shared with other occupiers*
Building Insurance	Council	Occupier	Council
Structural Maintenance**	Council	Occupier	Council
Non-Structural Maintenance	Occupier	Occupier	Shared with other occupiers

- *If the land is rateable. Note a change in activity may change the rateability of the land – this should be considered when processing sub-lease and assignment applications.
- *For community leases the viability of on-charging of rates will be evaluated by Council Staff.
- **Maintenance of the structural elements of the building – roof, walls, plumbing systems, electrical systems, but excluding preventative maintenance such as gutter and sump clearing.

Subleasing

- Tenants may not transfer, sublet, or otherwise dispose of their interest in a lease or licence without **prior written approval** from Council.
- Subleasing will only be considered where the proposed sub-tenant and their activities:
  - Comply with this policy, relevant legislation, and applicable management plans.
  - Enhance the primary purpose of the land, where the land is classified as a reserve.
- If approval to sublease is granted, the tenant will be responsible for:
  - Preparing the sublease agreement and meeting all associated costs.
  - Recovering all fees and charges associated with the sublease.
  - Obtaining Council approval of the sublease agreement and/or any assignment of the sublease.
  - Providing Council with a fully executed copy of the sublease agreement.
  - Providing Council with copies of any variations or assignments of the sublease agreement.

Additions and Alterations

- Tenants wishing to erect new buildings or improvements, or alter existing buildings or improvements, **must first obtain landowner approval**.
- This requirement applies regardless of whether the buildings or improvements are Council-owned or tenant-owned.
- Landowner approval must be obtained **before** seeking any regulatory approvals from Council in its statutory capacity.

Where a lease or licence is nearing expiry, has expired, or has been terminated, and Council has determined that a new agreement will not be granted to the existing tenant, any buildings or structures owned by the tenant:

- **May** be removed by the tenant on or before the termination date; or
- **May** transfer to Council ownership, if Council agrees to accept ownership; or
- **May** be removed by Council at the **tenant's cost**, if not removed by the tenant by the termination date; or
- **May** be transferred to another community or recreation group, subject to Council agreement.

Maintenance

- All buildings and structures must be maintained to a standard that complies with all relevant legislation, including the Building Act 2004.
- Buildings, structures, and surrounding vegetation must be kept in a tidy condition and must not detract from the amenity or character of the environment.
- Vegetation must be managed to ensure it does not pose a hazard to public safety.

Insurance

- Council holds public liability insurance on all Council property, but this only covers the actions of council staff and contractors.
- Council holds insurance on all Council owned buildings and facilities where appropriate. This insurance does not cover non-council owned buildings and facilities on Council Land.
- Council recommends that tenants hold their own public liability insurance of at least **$5,000,000**
- Tenants should self-insure for any buildings, facilities, and contents owned by the tenant on Council land.
- Tenants may be held responsible for payment (or portion) of any excess associated with claims made under Council's building and/or contents insurance policies, where the claim resulted from the actions and/or negligence of the tenant.

Health and Safety

- Tenants must implement and maintain appropriate provisions to ensure that Council, as landowner, meets its legal obligations under the Health and Safety at Work Act 2015 and any subsequent amendments.
- Tenants are responsible for ensuring that their activities, and those of any sub-tenants, contractors, or visitors, comply with all applicable health and safety requirements.

Cancellation/Termination Clause

- All agreements **may** include a cancellation or termination clause that allows Council to reclaim the land and/or premises where required for a use deemed more beneficial to the community.
- The standard notice period for cancellation or termination is **6 months**.
- A longer notice period may be applied in circumstances where the tenant has made significant investment in infrastructure on the property or this is deemed appropriate by Council staff under delegated authority.

Fees and Rent Calculations

Fees

- Applicants may be held responsible for all legal costs and expenses associated with the preparation of any renewal or variation of a lease or licence, as well as any other related costs.
- Council will not charge for the reasonable use of Council Staff time in administering these processes.
- The use of fields, grounds, and facilities for sporting competitions, tournaments, or other events is managed separately and is subject to:
  - Council's annual schedule of fees and charges
  - Council's booking and allocation processes

Community Lease and Licence Rent Calculations

Community leases and licences are offered at a **concessional rate**, set significantly below market rent. This approach supports community groups and enables Council to achieve wider community outcomes. The concessional rate is intended to offset property-related and other operational costs.

Eligibility

To qualify for a subsidised rent, the applicant's purpose must not be for profit or to benefit an individual.

Rent Calculation

Annual rent is calculated at **2.5% of the tenant's gross income**, **less** any affiliation fees, fundraising, grants and donations.

Financial Records

- Income is assessed over the most recent **5-year period** for which financial accounts are available.
- Where fewer than 5 years of accounts exist, rent will be calculated as an average of the available financial statements.
- This rental fee applies for the first 5 years of the lease or licence, or until the next rent review.

Special Cases

- Where no financial records exist, rent will be **$250 plus GST** for the first year. Thereafter, rent will be calculated at 2.5% of income based on the first year's financial accounts.
- If the calculated rent is less than **$250 plus GST**, rent will be set at **$1.00 per annum** (if demanded by the Landlord).
- For leases or licences of **bare land**, where the tenant pays outgoings (rates and maintenance), rent will be **$1.00 per annum** (if demanded by the Landlord).

Commercial Leases and Licences Rent Calculations

- Any application that benefits an individual or has a primary objective of generating profit, will be treated as a **commercial entity** and will not qualify for community subsidies.
- Applications must demonstrate, compliance with the Reserves Act and Resource Management Act requirements for the site where applicable.
- Rent for commercial leases and licences will be set at **market rent**, as assessed by a qualified independent valuer.
- Calculation of rent for **Endowment Land** will be set at **market rent**.

Rent Reviews

Community Leases and Licences

- Rent reviews will occur every **5 years**.
- Reviews will apply the same assessment criteria used at the commencement of the lease or licence, based on the most recent **5 years** of financial accounts available.
- Rent reviews are delegated to Council staff under their applicable authority.
- In special circumstances when a rental **of $1 (if demanded)** is charged, rent reviews will be **waived** for the term of the lease.

Commercial Leases and Licences

- Rent reviews will occur every **2 years**.
- Reviews will be undertaken by Council staff (under delegated authority) and may be based on:
  - An increase aligned with the Consumer Price Index (CPI), or
  - A market valuation undertaken by a qualified valuer.
- The method applied will be determined by Council staff, considering cost-effectiveness and appropriateness at the time of review.

Renewals

Rights of renewal and the renewal of expired agreements will be assessed by Council staff (under delegated authority) and discussed with the applicant/tenant.

Assessment Criteria

The following matters may be considered when assessing renewals:

- Condition of the lease area and any associated improvements.
- Compliance with the terms and conditions of the previous lease or licence.
- For community leases: whether membership is stable or growing.
- Alignment of the activity with Council objectives.
- Ongoing financial sustainability of the entity.
- Future strategic planning for the leased/licensed land.
- Compliance with the Reserves Act 1977, where applicable.

Renewal Outcomes

- Unless there is evidence that the above criteria are not met, a renewed lease will generally be offered to the tenant.
- Where the proposed renewal involves terms and **conditions that differ** significantly from the expired agreement, the renewal will be treated as a **new lease**.

Assignments

- All assignments must receive **prior written approval** from Council before they take effect.
- Assignment approval will be authorised by Council Staff under delegated authority.
- Once approval has been obtained, it will be the responsibility of the tenant to prepare all documentation required for the assignment at no cost to Council.

Assignment Assessment Criteria:

When considering an assignment, Council Staff will assess the following:

- Whether the assignment involves a change of use.
- If a change of use is proposed, whether it complies with:
  - The relevant Reserves Act classification, and
  - Any Resource Management Act consents or provisions.
- Whether the change in use or tenant affects the community benefit or alignment with Council's objectives.
- Whether the proposed assignee, sub-licensee, or tenant is financially solvent.
- Whether the proposed assignee, sub-licensee, or tenant is a legal entity.

Reporting

Council staff to submit a report to Council annually summarising the leases administered during the reporting year.

Relevant legislation:

- The Reserves Act 1977
- The Property Law Act 2007
- The Public Bodies Leases Act 1969
- Resource Management Act 1991

Related CODC documents:

- Staff Delegations Manual
- Sustainability Strategy
- Reserve Management Plans
- Significance and Engagement Policy
- Long-Term Plan

Summary of Key Differences Between the 2021 Community Leasing and Licensing Policy and the 2026 Leasing and Licensing Policy

High Level Summary

The 2026 policy is a complete overhaul and expansion of the older Community Leasing and Licensing Policy.

It updates the framework to:

- Apply to commercial as well as community users.
- Formalize application, assessment, delegation, and reporting processes.
- Expand definitions and clarify obligations.
- Introduce health & safety and insurance requirements.
- Apply more detailed, transparent rules for rent, renewals, and subleasing.

Essentially, the new policy **professionalises** council property management and introduces clarity, legal compliance, consistency, and stronger governance.

Section-by-Section Comparison

Below is a section-by-section comparison showing **what has changed, what is new, and what has been removed or expanded.**

1 Overall Structure and Scope

2026 policy is significantly more extensive
The 2026 policy contains:

- more sections
- expanded definitions
- more detailed processes and criteria
- dedicated sections for commercial leases, health & safety, insurance, reporting, assignments, and cancellations.

The 2021 policy is shorter and focuses mainly on **community leases and licences**, with simpler assessment and tenure details.

2 Purpose and Objectives

New policy reframes intent
2021 policy

- Focuses on supporting community groups with concessional rents and strengthening communities.
- Emphasises fairness, accessibility, and community benefit.

2026 policy

- Broader purpose: a framework for *all* occupancy agreements.
- Explicit focus on transparency, flexibility, legal clarity, and commercial fairness.

Overall difference:

New policy introduces a more formalised, council-wide property management framework, not just community partnership emphasis.

3 Scope Changes

2026 policy explicitly includes commercial entities

- 2021 policy **does not apply** to commercial leases.
- 2026 policy **includes** both community and commercial leases/licences across all council property.

Additional exclusions expanded.

The 2026 policy also excludes:

- Table & chair permits
- Airspace licences (on top of easements, residential tenancies, etc.).

4 Definitions

New definitions added or expanded
The 2026 policy adds many new defined terms including:

- Community Benefit
- Fundraising
- Legal Entity
- Landlord
- New Lease/Licence

- Renewal
- Right of Renewal
- Reserve
- Sub-lease/sub-licence
- Assignment

Income definition changes

2021 policy:income includes:

- subscription income
- casual memberships
- green fees
- venue hire

2026 policy: income =**gross income**, but **excludes:**

- Affiliations fees
- fundraising
- grants
- donations

Significant difference: new policy removes grants/donations from rent calculations.

5 Eligibility

New policy requires legal entity status

In the 2026 policy:

- A legal entity is mandatory (or guarantor for individuals/trusts).
- Eligibility also applies to commercial entities.

In the 2021 policy:

- Incorporated societies and trusts are encouraged but not required.

6 Application Process

2026 policy includes a formal written application process

Detailed requirements include:

- Certificate of incorporation
- Up to 5 years of financial records
- Supporting documentation

The 2021 policy does **not** include a detailed application process.

7 Assessment Criteria

Assessment criteria greatly expanded in new policy

2021 policy includes only 5 criteria (strategic purpose, financial sustainability, utilisation, sustainability, community support).

2026 policy includes over 15 detailed criteria, including:

- Legal status
- Improvements proposed and how funded
- Membership numbers and open access
- Social benefit
- Partnerships and collaboration
- Environmental impact
- Reserve classification compliance
- Risks and liabilities
- Submissions received

8 Delegations

2026 policy introduces a full delegation framework

Includes who decides:

- new leases
- renewals
- rent reviews
- commercial vs community leases

2021 policy:

- only states that staff make recommendations to Community Board/Council.

9 Tenure Framework

Key differences in standard terms

Lease Type	2021 Policy	2026 Policy
Community lease	15 + 15 yrs	15 + 15 yrs
Community licence	Generally included with leases	Explicitly 5 + 5 yrs
Commercial lease/licence	Not included	Standard 5 + 5 yrs
Rent Review	Every 5 years	Every 5 years (community)/ Every 2 years (commercial)

10 Rent Calculations

Formula changes

Both policies use **2.5% of income less affiliation fees**, but:

2021 policy:

- Includes all venue-derived income.
- No special cases (e.g., minimum rents).

2026 policy:

- Uses *gross income* but *excludes* affigrants, fundraising, donations.
- Introduces minimums:

- $250 + GST if no financials
- $1 (if demanded) for bare land or very low rent
- Introduces special rules for endowment land and commercial leases at market rent.

11 Standard Terms & Responsibilities

Expanded responsibilities in new policy:

- Health & safety requirements (new section)
- Insurance requirements (new section)
- Assignment rules (new section)
- Reporting to Council (new)

Outgoings/maintenance differences
2026 policy includes more detail and footnotes about:

- rateability
- shared costs for rooms
- structural vs non-structural maintenance clarifications

2021 policy has a simpler table.

12 Subleasing, Alterations, and Termination

Both policies contain these, but:
2026 policy is more detailed
Includes:

- approval of all variations and assignments
- tenant responsibility for insurance excess
- structured termination clause
- stronger requirements on documentation

2021 policy is briefer and less procedural.

13 New Sections Present Only in the Updated Policy

These sections do **not exist** in the 2021 policy:

- Health and Safety
- Insurance
- Assignments
- Reporting
- Commercial lease requirements
- Separate tenure rules for license vs lease
- Market rent determination
- Minimum rent rules
- Detailed delegation tables

14 Style and Tone

2021 policy is:

- community-centric
- simpler
- less regulatory
- more descriptive than procedural

2026 policy is:

- formal, regulatory
- comprehensive, process-driven
- aligned with typical modern council property frameworks

26.4.17 LONG TERM PLAN 2027/37 UPDATE

Doc ID: 2788415

Report Author:	Bidi Sharland, Corporate and Strategic Planner
Reviewed and authorised by:	Saskia Righarts, Group Manager - Governance and Business Services

1. Purpose

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

Recommendations

That the report be received and its contents noted.

2. Discussion

The 2027–2037 Long-Term Plan (LTP) is progressing to schedule. Governance oversight is provided by the Audit and Risk Committee, with progress reporting to the Committee and to Council through scheduled meetings and workshops.

Internal working groups are progressing the key workstreams required to develop the LTP. The current focus is on supporting budget holders and activity managers to prepare proposed work programmes and associated budgets. This support is intended to improve consistency across planning and to ensure that each plan appropriately considers levels of service, whole-of-life cost, and risk.

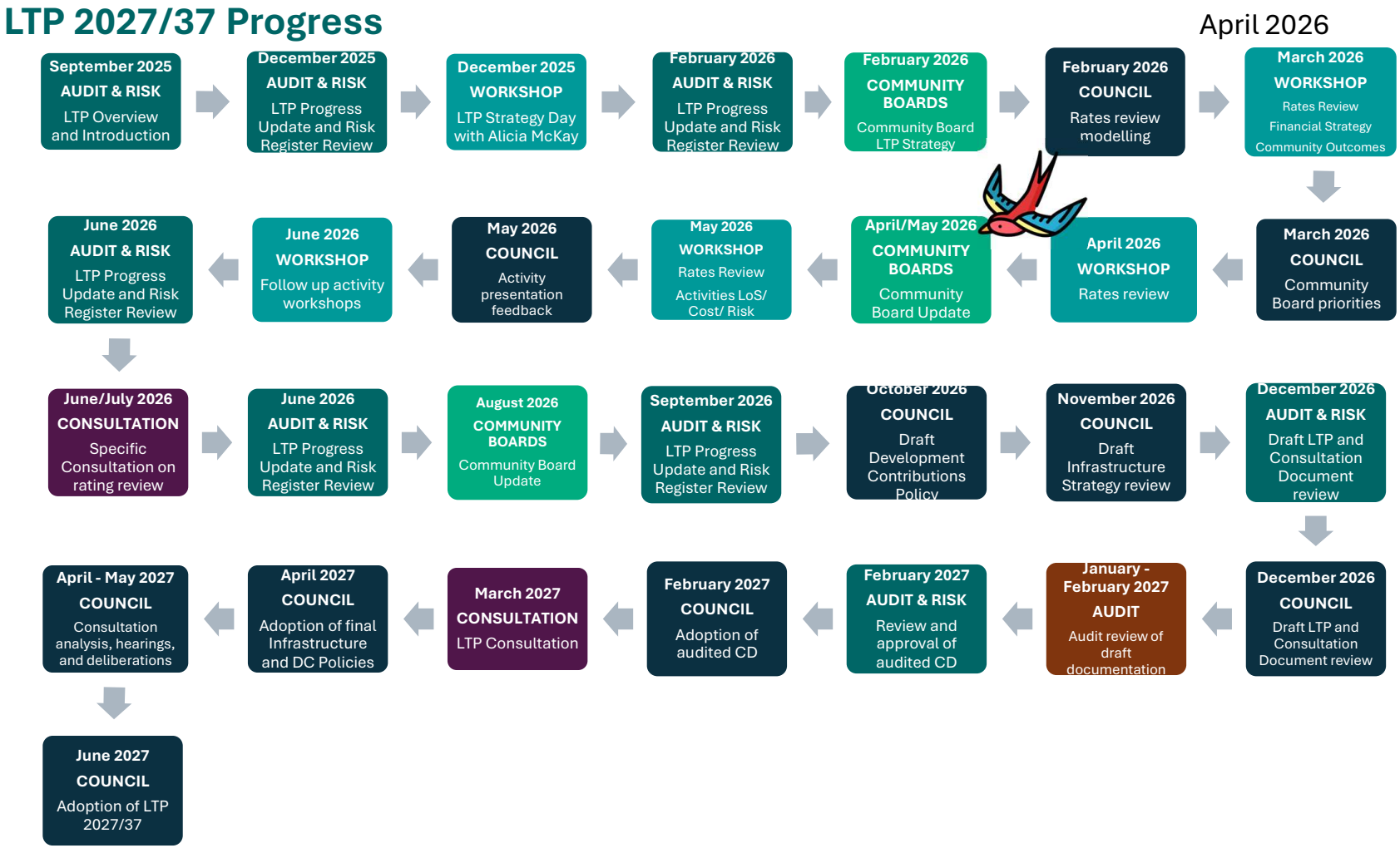
LTP budget development commenced in late March, following Council approval of the draft Annual Plan 2026/27 and will continue through to June, taking into account feedback from Council.

Activity managers will deliver presentations detailing plans and budgets, including emerging issues and current challenges at Council workshops in May. A decision paper confirming Council's preferred scope and inclusions for the LTP will be presented to the May Council meeting for a formal decision.

A high-level project timeline is attached at Appendix 1. It outlines the planned elected-member engagement through to adoption of the LTP in June 2027.

3. Attachments

Appendix 1 - LTP 2027/37 Milestones ⇩


LTP 2027/37 Progress
April 2026
September 2025
AUDIT & RISK
LTP Overview and Introduction
December 2025
AUDIT & RISK
LTP Progress Update and Risk Register Review
December 2025
WORKSHOP
LTP Strategy Day with Alicia McKay
February 2026
AUDIT & RISK
LTP Progress Update and Risk Register Review
February 2026
COMMUNITY BOARDS
Community Board LTP Strategy
February 2026
COUNCIL
Rates review modelling
March 2026
WORKSHOP
Rates Review
Financial Strategy
Community Outcomes
March 2026
COUNCIL
Community Board priorities
April 2026
WORKSHOP
Rates review
April/May 2026
COMMUNITY BOARDS
Community Board Update
May 2026
WORKSHOP
Rates Review
Activities LoS/ Cost/ Risk
May 2026
COUNCIL
Activity presentation feedback
June 2026
WORKSHOP
Follow up activity workshops
June 2026
AUDIT & RISK
LTP Progress Update and Risk Register Review
June/July 2026
CONSULTATION
Specific Consultation on rating review
June 2026
AUDIT & RISK
LTP Progress Update and Risk Register Review
August 2026
COMMUNITY BOARDS
Community Board Update
September 2026
AUDIT & RISK
LTP Progress Update and Risk Register Review
October 2026
COUNCIL
Draft Development Contributions Policy
November 2026
COUNCIL
Draft Infrastructure Strategy review
December 2026
AUDIT & RISK
Draft LTP and Consultation Document review
December 2026
COUNCIL
Draft LTP and Consultation Document review
January - February 2027
AUDIT
Audit review of draft documentation
February 2027
AUDIT & RISK
Review and approval of audited CD
February 2027
COUNCIL
Adoption of audited CD
March 2027
CONSULTATION
LTP Consultation
April 2027
COUNCIL
Adoption of final Infrastructure and DC Policies
April - May 2027
COUNCIL
Consultation analysis, hearings, and deliberations
June 2027
COUNCIL
Adoption of LTP 2027/37

26.4.18 QUARTERLY PERFORMANCE AND BUSINESS REPORTING

Doc ID: 2776146

Report Author:	Amelia Lines, Risk and Procurement Manager
Reviewed and authorised by:	Saskia Righarts, Group Manager - Governance and Business Services

1. Purpose

To consider performance and business reporting for Q3 of financial year 2025/26 (January, February, March 2026).

Recommendations

That the report be received and its contents noted.

2. Discussion

Background
Central Otago District Council (CODC) reports quarterly upon both Long-Term Plan performance measures and business reporting metrics. These measures and metrics provide an overview of performance across all areas of the organisation.

Reporting Overview
The report at Appendix 1 provides details of performance measures, data items, and project updates from across the organisation in relation to the third quarter of 2025/26.

Performance measures defined in the 2025/34 Long-Term Plan (LTP) are included where reporting is possible on a quarterly basis; other LTP performance measures will be reported upon annually.

Departmental data items have been included to highlight key work completion across the quarter, and in some cases, to provide additional context to reported performance measures. As with the performance measures, some data items cannot be reported quarterly, and as such, the quarterly business reporting will change and develop as the year progresses. Some data items will be reported six-monthly and others annually. In addition to data being reported at differing frequencies, there will also be development across the year that will allow additional reporting to be provided, ensuring the reporting remains agile and flexible.

Quarter Three (Q3) 2025/26 (January, February, March 2026)
The results for performance measures in Q3 show a decreasing trend in achievement, with 69% of the 71 reported measures being met compared to 78% in the previous quarter. Of the 22 measures that did not achieve target, 19 relate to Water Services, one to Planning, one to Regulatory (Building), and one to Property. Details are shown in the table below.

Activity	Number of Measures Achieved	Number of Measures Not Achieved	Total Number of Measures Reported (Q3)
Community, Economic & Strategic	3	0	3
Governance and Business Services	2	0	2
Planning and Regulatory	4	2	6
Property and Community Facilities	1	1	2
Roading	2	0	2
Water	21	19	40
Wastewater	8	0	8
Stormwater	8	0	8
Totals	**49**	**22**	**71**

Significant progress is being made in project activity across the organisation, with updates provided in Appendix 1.

Visits to the Ranfurly and Roxburgh pools were significantly higher than the previous quarter, owing to warm weather and the continuation of school holidays throughout January. Pool Safe accreditation was achieved in the quarter, confirming our pools continue to meet the necessary standard of safety.

Vacancies have continued to increase this quarter, however, average time to recruit has seen a decrease quarter on quarter.

The number of LGOIMAs processed in Q3 was significantly higher than Q1 and Q2. Q3 saw the processing of 44 LGOIMAs, with Q1 and Q2 seeing 24 and 28 respectively. This processing also included two Ombudsman investigations relating to previous LGOIMA requests.

Fast Track applications continue to result in staff resource stretch and unplanned workloads. Details of existing applications are included in Appendix 1, with statuses listed for each application.

Ongoing reporting will monitor and analyse trends as the year progresses, with final figures provided in the Q4 report prior to completion of CODC's Annual Report for 2025/26.

3. Attachments

Appendix 1 - Business Reporting Q3 2025/26 ⇩


CENTRAL OTAGO
DISTRICT COUNCIL
Organisational Business Reporting
Q3 2025/26 (January, February, March 2026)

Organisational Business Planning *Overview*

Q3 2025/26 – January, February, March 2026

Reporting Overview

- **Performance Measures –** as defined in the 2025/34 Long-Term Plan. Only measures that can be reported against quarterly are included in this report. Where an annual measure has been defined, this will be provided by Q4 2025/26. Trends in quarterly results will be reported as the year progresses.
- **Departmental Reporting Items –** these items are not targeted, but provide an overview of additional activities that are not included as Performance Measures.
- **Data infographics –** these are intended to provide a snapshot of occurrences over the quarter. Where annual figures are provided, this is clearly stated.
- **Quarterly Tracking –** by Q4 this will show the increases and decreases in key activities undertaken over the year.
- **Project Updates –** key projects updates have been provided, with projects broken down into several categories:
  - Capital
  - Capital – Land Development
  - Operational
  - Strategic

Key

LTP-defined Performance Measures:

Performance Measure	Target	Result Q1	Trend

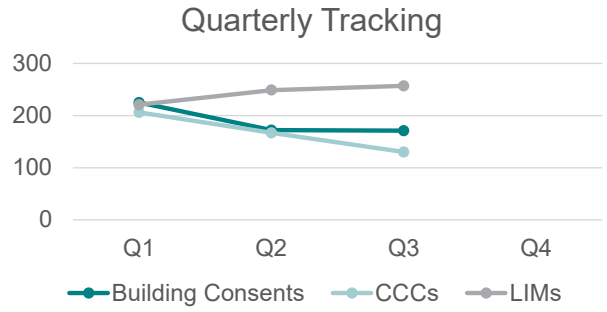
Departmental Reporting Items:

Reporting Item	Result Q1	Commentary

Group: Infrastructure, Planning, and Regulatory
Department: Regulatory

Q3 2025/26 – January, February, March 2026

Performance Measure	Target	Result Q1	Result Q2	Result Q3	Trend
Percentage of building consents issued within the statutory timeframe	>97%	97.8%	92.4%	87.1%	↓
Percentage of Land Information Memorandums (LIMs) issued within the statutory timeframe	>99%	100%	100%	100%	↔
Percentage of applications for the registration of food businesses completed within 10 working days	>90%	100%	100%	100%	↔
Percentage of food business verifications carried out within the required Food Act 2014 performance-based verification frequency	>90%	99%	97.7%	97.8%	↔
Percentage of corrective action requests and improvement notices resulting from non-conformances/compliances are completed within the specified period (food businesses)	>90%	98%	100%	99.8%	↔



99.4% Dogs registered

171 Building Consents processed Value: **$48,662,887**

130 CCCs issued Value: **$36,400,904**

96.5% Animal Control Service Requests completed

257 LIMs issued

88.4% inspections completed within 3 working days

Group: Infrastructure, Planning, and Regulatory
Department: Infrastructure

Q3 2025/26 – January, February, March 2026

Performance Measure	Target	Result Q1	Result Q2	Result Q3	Trend
Average length of time to issue a consent for access to a road	≤ 2 days	2.0 Days	1.2 Days	TBC	
Change from previous year in number of fatalities and serious injury crashes on local roading network	Stable or decreasing trend	0	3	1	↓



Bridge work has been a focus over the quarter. Hawkdun Runs redundant bridge removed. Rails and decking replacement of Bridge 153 Puketoi Runs Road.



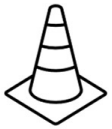
15,600 m2 of surfacing completed. The 2025/26 Resealing and Asphalt programme was fully completed as at the end of March.

Road Maintenance



258 Public Calls Received
8 Urgent

51 Traffic counts completed





61kms of Gravel Roads re-metalled. This years programme has been focussed on the Maniototo Ward. The programme will continue into April.

1395kms of Roads graded across the network.

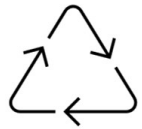


Solid Waste



1,907 Tonnes of waste sent to landfill

270 Tonnes sent for Recycling





895 Tonnes of Organics sent for composting

Group: Infrastructure, Planning, and Regulatory
Department: Planning

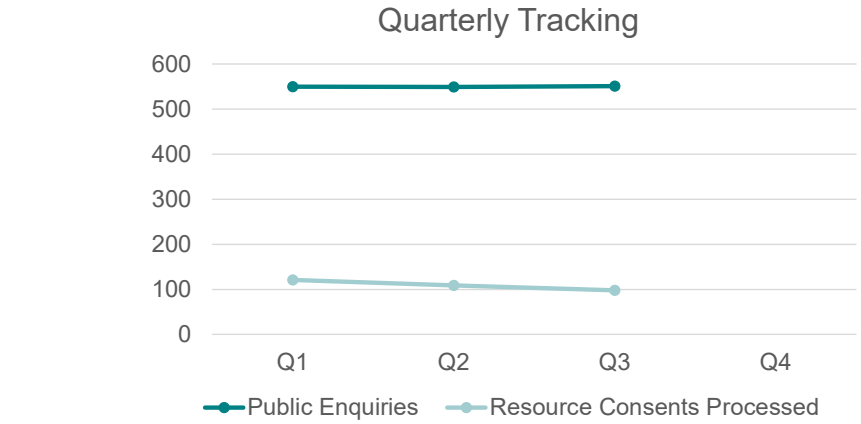
Q3 2025/26 – January, February, March 2026

Performance Measure	Target	Result Q1	Result Q2	Result Q3	Trend	Commentary
Resource consents processed within statutory timeframes	Resource consents processed within statutory timeframe ≥ 95%	82%	74%	71%	↓	Resourcing remains an issue for the Planning Team, with further attrition seen in the quarter. Work continues to be passed to external consultants through the Planning Panel.

98 Resource Consents processed

551 public enquiries received

0 District Plan public engagement sessions held



Group: Infrastructure, Planning, and Regulatory
Department: Planning – Fast Track Update

Q3 2025/26 – January, February, March 2026

Fast Track Application	Commentary	Status
Remarkables Ski Area Upgrade and Doolans Expansion	This project involves upgrading existing infrastructure at The Remarkables Ski Area, including a new passenger transport lift, extended carparking, and expansion of the ski field into the adjoining Doolans Basin.	Listed
Parkburn project	This project is a mixed-use urban development enabling rehabilitation of the existing Parkburn Quarry near Cromwell.	Referred
Clutha Pumped Hydro scheme	This project proposes the construction and operation of a large pumped hydro development at Lake Onslow in Central Otago	Referred
Bendigo–Ophir Gold Project	This project seeks to establish, operate, and remediate an open-pit and underground gold mine	In Progress

Group: Community Experience
Department: Libraries

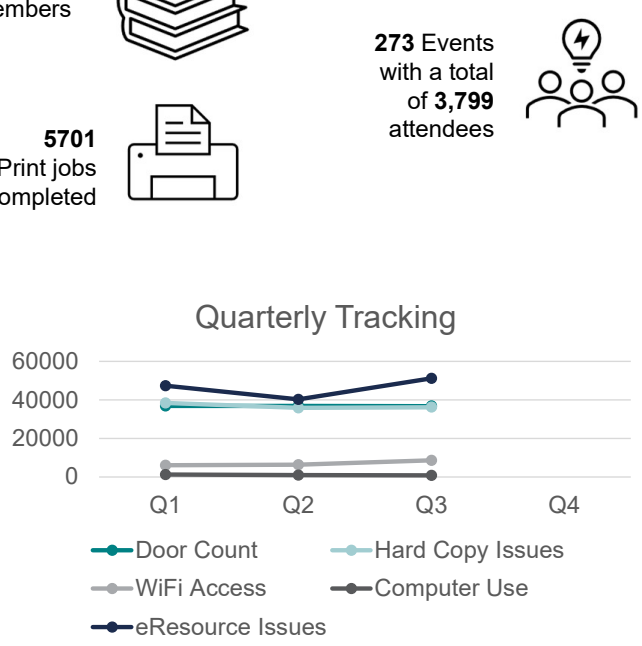
Q3 2025/26 – January, February, March 2026

Reporting Item	Result Q1	Result Q2	Result Q3	Trend
Door count – foot traffic through CODC libraries	36,867	36,775	36,787	↑
Issues – number of hard copy items issued from CODC libraries	38,395	35,803	36,222	↑
WiFi access – how many times WiFi is logged into at CODC libraries	6,047	6,374	8,531	↑
APNK computer use – the number of times public computers are logged into across CODC libraries	1,205	921	790	↓
eResource issues include: - eAudio books - eBooks - eMagazines - eMovies	47,327	40,287	51,122	↑

256 New members

5701 Print jobs completed

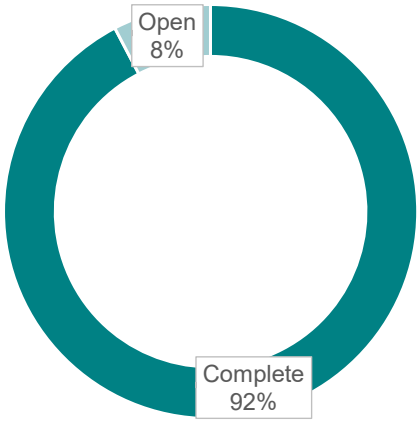
273 Events with a total of **3,799** attendees

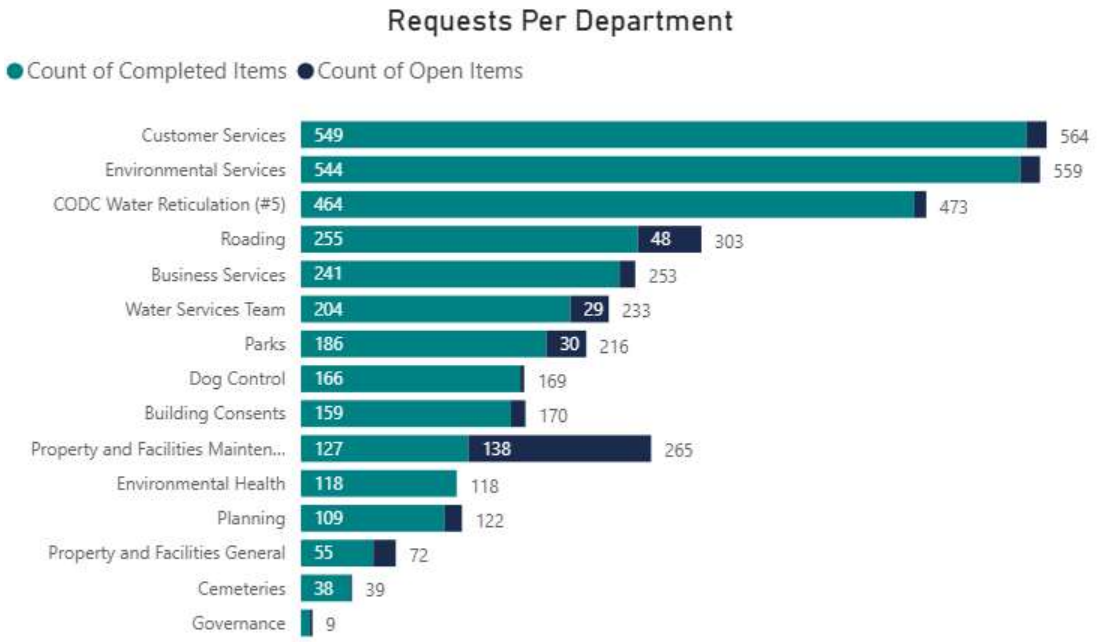


Group: Community Experience
Department: Customer Service

Q3 2025/26 – January, February, March 2026

3,594
Service Requests Received





Group: Community Experience
Departments: Property & Pools

Q3 2025/26 – January, February, March 2026

Performance Measure	Target	Result Q1	Result Q2	Result Q3	Trend
Each building will be assessed at a frequency required to meet all Building Act and Code of Compliance requirements	Full Compliance	Full Compliance	Full Compliance	1 building non compliant - closed to all public access and in the process of either being sold or demolished.	↓
To meet all Civil Aviation Authority (CAA) requirements for uncertified airports	Full Compliance	Full Compliance	Full Compliance	Full Compliance	↔

Reporting Item	Result Q1	Result Q2	Result Q3	Trend	Commentary
Occupancy numbers in EPH units - Alexandra	100%	96%	100%	↑	
Occupancy numbers in EPH units - Cromwell	100%	94%	100%	↑	
Occupancy numbers in EPH units - Clyde	100%	100%	100%	↔	
Occupancy numbers in EPH units - Ranfurly	73%	81%	81%	↑	1 unit ready for occupancy, 4 vacant units waiting for internal refurbishment to be completed
Occupancy numbers in EPH units – Roxburgh	100%	100%	100%	↔	

274 bookings across **10** community facilities

37,718 Visits across Cromwell and Alexandra Aquatic Centres

6,565 visits across Ranfurly and Roxburgh Pools

Pool Safe Accreditation achieved

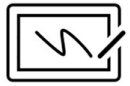
4 Instances of public toilet vandalism

Toilet Location (Ward)	Vandalism Instances
Cromwell	3
Vincent	1

Group: People and Culture
Department: HR and Health & Safety

Q3 2025/26 – January, February, March 2026

Reporting Item	Result Q1	Result Q2	Result Q3	Trend	Commentary
Engagement survey response level	78% participation	N/A		N/A	
Average time to recruit	39 days	30 days	29 days	↓	Based on 19 finalised requisitions in the quarter
Vacancies as at end of quarter	12	13	16	↑	Vacancies include: Snr BCO,BCO Processing, BCO Inspec, EA Southern Waters, PIM Officer, Graduate Planner, Planning TL, Digital Communications Coordinator, Venue Event Manager, Marketing & Sponsorship Lead, Southern Waters Programme Mgr, Shelving Assistant, Swim Teacher, Treatment Plan Engineer, Swim School Mgr, Venue Technical Mgr
Turnover	July 1.48%, August 0.49%, September 0.48%	October 0.96%, November 1.43%, December 1.87%	Jan 2.33%, Feb 0.92%	↑	



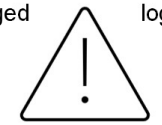
14 Inductions (H&S, IS, P&C, Civil Defence, Sustainability)



c101 staff attended training sessions (internal and external)

15 Employee H&S incidents logged

58 Public H&S incidents logged



14 Contractor H&S incidents logged

Group: Governance and Business Services

Q3 2025/26 – January, February, March 2026

Performance Measure	Target	Result Q1	Result Q2	Result Q3	Trend
The number of complaints regarding Council democratic processes upheld by the Ombudsman or Privacy Commissioner (Governance)	Nil	Nil	Nil	Nil	⟺
Number of upheld complaints relating to breaches of privacy (IS)	Nil	Nil	Nil	Nil	⟺

Reporting Item	Result Q1	Result Q2	Result Q3	Commentary
Preventative maintenance tasks completed (IS)	120 from 136	117 from 130	88 from 108	• 17 are Open/WIP relate to a range of mainly ICT Team related tasks that are connected to major changes currently being undertaken or have been delayed due to workload. • 2 are Onhold/No WIP relating to ongoing network changes and staff training. • 1 is awaiting Feedback/No WIP relates the team coming up with a automated solution.

0 Critical cybersecurity incidents

0 Privacy Act breaches reported to Privacy Commissioner

44 LGOIMAs Processed

1 Privacy Act breach investigation

Group: Community Vision

Q3 2025/26 – January, February, March 2026

Performance Measure	Target	Result Q1	Result Q2	Result Q3	Trend	Commentary
Percentage of budgeted annual community grants funding awarded to community organisations	80%	On Target	On Target	On Target	⟷	Second grant round closed with decisions to be made in May 26. Anticipated to meet target.
Percentage of Council administered documents in the policy and strategy register are current and have been reviewed within specified timeframes	> 80%	93.58%	87.75%	86.6%	↓	
Economic Development representatives regularly attend business group and other community group meetings throughout the year	Attend minimum of 12 business group meetings per annum	6 Unique Events	7 Unique Events	12 Unique Events	↑	

Mayor's Taskforce for Jobs placements YTD:
5 permanent
1 casual



226 Social media posts produced



7 community engagements executed:

- Play Strategy
- Cemeteries Bylaw
- Libraries Strategy
- Teviot Valley Community Plan
- "Name Our Place' survey
- Service Request Survey
- Partnered with ORC on Roxburgh Hazard Mapping



Welcoming Communities hosted a meet & greet, multicultural potluck dinner, and wine tasting event



30 Media releases uploaded to website



Group: Three Waters
Water Supply

Q3 2025/26 – January, February, March 2026

Performance Measure	Target	Result Q1	Result Q2	Result Q3	Trend	Commentary
Fault response time to urgent callouts: • Attendance	Target median time to get to site ≤ 1 hour	16 mins	31 mins	36 mins	↑	
Fault response time to urgent callouts: • Resolution	Target median time to resolve ≤ 6 hours	2 hours	4 hours 6 mins	3 hours 3 mins	↓	
Fault response time to non-urgent callouts: • Attendance	Target median time to get to site ≤ 4 days	2 hours 45 mins	2 hours 56 mins	3 hours 3 mins	↑	
Fault response time to non-urgent callouts: • Resolution	Target median time to resolve ≤ 5 days	1 day, 1 hr & 34mins	1 day, 1 hour 55 mins	1day, 3hrs & 30mins	↑	
Total number of customer complaints for: • Water clarity • Water taste • Water Odour • Water pressure and flow • Continuity of water supply • Responses to water service requests	≤ 20 per 1,000 connections	1.07	2.3	2.9	↑	

Group: Three Waters
Water Supply

Supply	Performance Measure	Target	Result Q2	Result Q3	Commentary
Lake Dunstan Water Supply (Large Supply - >500 people)	**Bacteriological Compliance**				
	h) T3 Bacterial Rules	Compliant	Almost met (99.9%)	Almost met (99.9%)	One day of non-compliant chlorine contact time caused by Northern Reservoir pulling water faster than normal One day of non-compliant FACe due to record keeping not being maintained
	j) D3.29 Microbiological Monitoring Rule	Compliant	All met (100%)	All met (100%)	
	Protozoal Compliance				
	i) T3 Protozoa Rules	Compliant	All met (100%)	Almost met (99.9%)	Two days non-compliant (23 and 24th Feb) Due to plant not inhibiting on high turbidity. Contractors are investigating. The rack has been inhibited until resolved.
Cromwell Water Supply (Large Supply - >500 people)	**Bacteriological Compliance**				
	h) T3 Bacterial Rules	Compliant	Partially met (50.9%)	Partially met (75.7%)	Continued improvement due to temporary UV installation
	j) D3.29 Microbiological Monitoring Rule	Compliant	All met (100%)	Almost met (99.9%)	One sample collected with a 5 day interval between samples rather than the required 4 day interval
	Protozoal Compliance				
	i) T3 Protozoa Rules	Compliant	Partially met (61.2%)	Partially met (79.6%)	Continued improvement due to temporary UV installation
Omakau/Ophir Water Supply (Medium Supply - 101-500 people)	**Bacteriological Compliance**				
	c) T2 Treatment Monitoring Rules	Compliant	All met (100%)	All met (100%)	
	f) T2 Chlorine Rules	Compliant	All met (100%)	Almost met (99.8%)	
	g) D2.1 Distribution System Rules	Compliant	All met (100%)	All met (100%)	
	Protozoal Compliance				
	c) T2 Treatment Monitoring Rules	Compliant	All met (100%)	All met (100%)	
	d) T2 Filtration Rules	Compliant	All met (100%)	All met (100%)	
	e) T2 UV Rules	Compliant	None met (0%)	None met (0%)	No UV unit at the Omakau treatment plant

Group: Three Waters
Water Supply

Q3 2025/26 – January, February, March 2026

Supply	Performance Measure	Target	Result Q2	Result Q3	Commentary
Ranfurly Water Supply (Large Supply - >500 people)	**Bacteriological Compliance**				
	h) T3 Bacterial Rules	Compliant	Partially met (76.8%)	Almost met (99.5%)	Jump in compliance a result of confirmation from Taumata Arowai that previously reported continuous monitoring technical non-compliance was acceptable Commissioning of new treatment plant on 15/1/2026 resulted in some instances of non-compliance due to data inaccuracies and scaling
	j) D3.29 Microbiological Monitoring Rule	Compliant	All met (100%)	All met (100%)	
	Protozoal Compliance				
	i) T3 Protozoa Rules	Compliant	Partially met (67.0%)	Partially met (76.5%)	Commissioning of new treatment plant on 15/1/2026 resulted in some instances of non-compliance due to data inaccuracies and scaling
Naseby Water Supply (Medium Supply - 101-500 people)	**Bacteriological Compliance**				
	c) T2 Treatment Monitoring Rules	Compliant	All met (100%)	All met (100%)	
	f) T2 Chlorine Rules	Compliant	Almost met (99.5%)	Almost met (99.6%)	
	g) D2.1 Distribution System Rules	Compliant	All met (100%)	All met (100%)	
	Protozoal Compliance				
	c) T2 Treatment Monitoring Rules	Compliant	All met (100%)	All met (100%)	
	d) T2 Filtration Rules	Compliant	Almost met (99.7%)	Almost met (99.8%)	
	e) T2 UV Rules	Compliant	All met (100%)	All met (100%)	
Roxburgh Water Supply (Large Supply - >500 people)	**Bacteriological Compliance**				
	h) T3 Bacterial Rules	Compliant	Partially met (76.9%)	Almost met (99.9%)	Confirmation from Taumata Arowai confirmed that previously reported continuous monitoring technical non-compliance was acceptable
	j) D3.29 Microbiological Monitoring Rule e	Compliant	All met (100%)	All met (100%)	
	Protozoal Compliance				
	i) T3 Protozoa Rules	Compliant	Partially met (69.3%)	Partially met (69.2%)	UVT has been installed and pending commissioning

Group: Three Waters
Water Supply

Q3 2025/26 – January, February, March 2026

Supply	Performance Measure	Target	Result Q2	Result Q3	Commentary
Patearoa Water Supply (Medium Supply - 101-500 people)	**Bacteriological Compliance**				
	c) T2 Bacterial Rules	Compliant	All met (100%)	All met (100%)	Reported for Oct 25 - Nov 25 only – Maintained for Q3
	f) T2 Chlorine Rules	Compliant	Almost met (99.6%)	Almost met (99.6%)	Reported for Oct 25 - Nov 25 only – Maintained for Q3
	g) D2.1 Distribution System Rules	Compliant	All met (100%)	All met (100%)	
	h) T3 Bacterial Rules	Compliant	All met (100%)	All met (100%)	
	Protozoal Compliance				
	c) T2 Treatment Monitoring Rules	Compliant	All met (100%)	All met (100%)	Reported for Oct 25 - Nov 25 only – Maintained for Q3
	d) T2 Filtration Rules	Compliant	Partially met (50%)	Partially met (50%)	Reported for Oct 25 - Nov 25 only – Maintained for Q3
	e) T2 UV Rules	Compliant	None met (0%)	None met (0%)	Reported for Oct 25 - Nov 25 only – Maintained for Q3
	i) T3 Protozoa Rules	Compliant	All met (100%)	All met (100%)	
Pisa Village Water Supply (Large Supply - >500 people)	**Bacteriological Compliance**				
	h) T3 Bacterial Rules	Compliant	Partially met (76.8%)	Almost met (92.2%)	Confirmation from Taumata Arowai confirmed that previously reported continuous monitoring technical non-compliance was acceptable
	j) D3.29 Microbiological Monitoring Rule	Compliant	All met (100%)	Almost met (99.9%)	One sample collected with a 5 day interval between samples rather than the required 4 day interval
	Protozoal Compliance				
	i) T3 Protozoa Rules	Compliant	Partially met (69.2%)	Partially met (61.1%)	During an upgrade of the telemetery, an error resulted in 5 days of data drop out. The incident has been reviewed and steps are being put in place to avoid a repeat of this issue

Group: Three Waters
Wastewater

Q3 2025/26 – January, February, March 2026

Performance Measure	Target	Result Q1	Result Q2	Result Q3	Commentary
Total number of complaints for: • Odour • Faults • Blockages • Response to wastewater service requests	Total number of complaints ≤ 14 per 1,000 connections	1.25	0.09	1.5	
Number of dry weather sewerage overflows from sewerage scheme	Number of dry weather sewerage overflows ≤ 4 per 1,000 connections	0.63	0.63	0.09	
Compliance with discharge consents:					
Abatement notices	3	2	2	2	No new abatement notices issues in Q2. Existing two abatement notices were issued in 2023
Infringement notices	0	0	0	0	
Enforcement Orders	0	0	0	0	
Convictions	0	0	0	0	
Fault response times:					
• Attendance	Target median time to get to site ≤ 1 hour	25 mins	46 mins	36 mins	
• Resolution	Target median time to resolve the problem ≤ 6 hours	2 days & 44 mins	1 hour 1 min	2 hours 52 mins	

Group: Three Waters
Stormwater

Q3 2025/26 – January, February, March 2026

Performance Measure	Target	Result Q1	Result Q2	Result Q3	Commentary
Number of flooding events that occurred	Number of flooding events that occurred < 3 (have compared to others in the region and even changing this to 3 is at low end	Nil	Nil	Nil	
Number of habitable floors affected in flooding events	Target number of habitable floors affected ≤ 1 per 1,000 properties per flood event	Nil	Nil	Nil	
Response time to attend flood events	Target median time to get to site ≤ 2 hours	Nil	Nil	Nil	
Number of complaints received about	Total number of customer complaints ≤ 5 per 1,000 properties performance	Nil	Nil	Nil	
Compliance with discharge consents:					
Abatement notices	0	0	0	0	
Infringement notices	0	0	0	0	
Enforcement Orders	0	0	0	0	
Convictions	0	0	0	0	

Key Project Delivery

Capital

Q3 2025/26 – January, February, March 2026

Alexandra Water Main Renewals

Project Overview To replace ageing water pipes in Enterprise Street and Bridge Hill in Alexandra. This will enhance the reliability and sustainability of the town's water supply.	**Project Status** On Track
Q3 Update Enterprise Street replacement complete. Bridge Hill Pipeline complete. Reservoir works are still underway and expected to be completed in May.	**Expected Completion** ~~December 2025~~ March 2026

Ranfurly & Patearoa Water Treatment Plant Upgrades

Project Overview Construct new water treatment plants at Patearoa and Ranfurly. The existing treatment does not meet the NZ Drinking Water Standards for protozoa treatment, and the source is subject to high turbidity during rainfall events which results in inability to treat to meet bacteria treatment requirements boil water notices being applied.	**Project Status** Complete
Q3 Update Ranfurly WTP handed over to Operations team. Patearoa WTP proving period completed and successfully handed over to CODC and CODC's Facilities Contractor Trilty.	**Expected Completion** ~~December 2025~~ January 2026

Cromwell Water Treatment Plant Upgrade

Project Overview Construct a new water treatment plant at McNab Road and upgrade the bore field at Alpha Street to meet protozoa treatment requirements and provide sufficient capacity for growth.	**Project Status** Potential or Minor Delay
Q3 Update Overall Progress: 89% complete: Borefield: 80% complete, water treatment plant site: 69% complete. Borefield & Reservoir Works: All large bore pipework, including valving and manholes, installed, pressure tested, and surveyed. MCC Building (Borefield): Nearing completion; cladding/finishings still outstanding. The water treatment plant building structure is in place with roof near completion.	**Expected Completion** ~~April 2026~~ May 2026

Key Project Delivery
Capital
Q3 2025/26 – January, February, March 2026

Ranfurly Wastewater Treatment Plant Desludging

Project Overview Desludging of the oxidation pond and wetlands at the Ranfurly WWTP. Removal of sludge from the wetlands at Ranfurly to assist with prolonging retention time in the pond and assist with the biological treatment process improvements.	**Project Status** On Track
Q3 Update Glasgow contractors completed all wetland desludging, Completed planting wetland 1 and 2. Started desludging the main pond. Next steps: - Complete replanting of the wetland 3 - Continue desludging the main pond.	**Expected Completion** June 2026

Water Meter Replacements

Project Overview The current meters in the Central Otago region are nearing the end of their life and may not always provide accurate readings. We will be replacing 8143 meters to provide reliable service and accurate water usage readings.	**Project Status** On Track
Q3 Update 6952 meters have been replaced by the end of March.	**Expected Completion** April 2026

Bannockburn Reservoir and Pipeline

Project Overview The original Bannockburn water supply was designed as a private community supply for a small urban area and surrounding rural properties. To provide increased reservoir storage capacity at Bannockburn at the existing reservoir site by 500m3 with a second reservoir. To upgrade the pipe sizes to Bannockburn reservoir (reservoir to the Bannockburn Bridge) to address level of service issues and provide capacity for expected growth to 2054.	**Project Status** On Track
Q3 Update Construction contract has been awarded to South Roads and pipe installation work has commenced on Hall Road. They will continue pipe installation from the intersection of Hall Road and Bannockburn Road to the water reservoir located at the top of Hall Road.	**Expected Completion** June 2026

Key Project Delivery

Capital

Q3 2025/26 – January, February, March 2026

Cromwell Memorial Hall Construction

Project Overview To design and construct a new Cromwell Memorial Hall, Museum, and Events Centre.	**Project Status** On Track
Q3 Update The majority of works across both Zone A and Zone B are now complete. The project has transitioned into the commissioning and defect-identification phase, and we remain on track to achieve practical completion in May. Current efforts are concentrated on completing exterior works to ensure the site is presentable and accessible for Anzac Day activities	**Expected Completion** May 2026 (July 2026 Opening)

Dustan Road Water & Water Reticulation Extension

Project Overview The Dunstan Water and Wastewater Reticulation Extension project is a response to Plan Change 19, which rezoned land along the northern end of Dunstan Road in Alexandra from rural residential to residential. The project will involve extending the reticulated water and wastewater network to service this new area.	**Project Status** On Track
Q3 Update Construction tender has been awarded to Fulton Hogan; work commenced installing pipes mid March with work programmed to be completed in May.	**Expected Completion** June 2026

Little Valley Bridge Renewal

Project Overview Upgrade of the Litle Valley Bridge to ensure continued usability and safety	**Project Status** On Track
Q3 Update Work commenced on the bridge with temporary scaffolding for both the pedestrian/cycle way and replacement completed. Demolition of the deck commenced in March. April update - Significant corrosion has been found on the steel beams on removal of the timber transoms. Currently working with the designer and contractor on a solution.	**Expected Completion** 2026

Omakau Hub Construction

Project Overview Construction of a community hub in Omakau to replace the community hall.	**Project Status** On Track
Q3 Update Progress was delayed in January/February due to remediation required to foundation trenching from some surface flooding incidents caused by irrigation equipment failures and also some design issues. Excavation and backfill of slab area and most of the under slab drainage is completed. The floor slab is prgrammed to be poured in May. Due to delays in Jan/Feb and further design issues with prenail and trusses due to lack of design co-ordination by the original architectural deisgner the programme has been extended. Project completion is now expected in March 2027.	**Expected Completion** March 2027

Key Project Delivery
Capital – Land Development
Q3 2025/26 – January, February, March 2026

Gair Avenue Development

Project Overview Five stage residential subdivision in Cromwell to meet the requirements set by the Cromwell Community Board	**Project Status** On Track
Q3 Update Negotiations are complete with the proposed developer and a conditional sale and purchase agreement is in place to be approved by CCB and Council. A report will go to CCB and Council for approval in May. Titles for Stage 1A and 1B are expected to be issued by June prior to the proposed sale of the development.	**Expected Completion** Early 2026

Bannockburn Industrial Subdivision

Project Overview Development of the Bannockburn Industrial Site	**Project Status** On Track
Q3 Update Negotiations are progressing with additional parties identified through the ROI process. Our aim is to confirm the initial Sale and Purchase agreement in April, following completion of comprehensive due diligence. This work includes test-pit sampling in the upper corner of the Transfer Station to better understand soil quality and the associated financial implications. These insights will support more accurate planning assumptions and financial modelling as we move into the next phase.	**Expected Completion** Ongoing in Stages

Key Project Delivery
Operational
Q3 2025/26 – January, February, March 2026

Project Improvement

Project Overview To produce a revised project management framework to be consistently applied across the organisation. The project will develop and roll out the revised framework and supporting resources.	**Project Status** On Track
Q3 Update Templates are being developed to provide resources to staff in alignment with the newly developed framework. Roll out of the framework is being planned and is due to take place by the end of Q4 2025/26.	**Expected Completion** April 2026

Cromwell Memorial Hall Operations

Project Overview To develop the operations of the new Cromwell Memorial Hall	**Project Status** On Track
Q3 Update Key roles have now been filled including Operations Manager, Venue Technical Manager, with a Marketing and Sponsorship Manager and Venue Events Manager starting later this quarter. Leases for preferred suppliers for the café and cinema are complete and final negotiations continue for the commercial kitchen. Bookings are being made for the dance studio and meeting spaces.	**Expected Completion** July 2026

Key Project Delivery

Strategic

Q3 2025/26 – January, February, March 2026

Annual Plan

Project Overview Development and completion of Annual Plan 2026/27 in line with year two of Long-Term Plan 2025/34.	**Project Status** On Track
Q3 Update Annual Plan 2026/27 was approved in March 2026, with final adoption due in June.	**Expected Completion** March – June 2026

Long-Term Plan (LTP)

Project Overview Development of Long-Term Plan 2027/37, setting the strategic direction for the organisation for the following 10 years.	**Project Status** On Track
Q3 Update Long-Term Plan working groups have been meeting regularly. Asset-owning managers have undertaken training to effectively develop Activity Management Plans (AMPs). Budgets were opened in March, with training delivered to budget owners. Activity presentations and draft budgets will be workshopped in May.	**Expected Completion** June 2027

Southern Waters CCO Establishment

Project Overview Establishing the joint Council Controlled Organisation (CCO), Southern Waters, in conjunction with Clutha, Gore, and Waitaki District Councils.	**Project Status** On Track
Q3 Update Waitaki District Council rejoined Southern Waters in the quarter. Work continues to establish the entity with key procurement projects being progressed.	**Expected Completion** June 2027

Key Project Delivery

Strategic

Q3 2025/26 – January, February, March 2026

Regional Deals

Project Overview Negotiating a Regional Deal in partnership with central government, ORC, QLDC, iwi, and other stakeholders to manage the impacts of growth and deliver an increase in regional GDP.	**Project Status** On Track
Q3 Update Project continues to develop opportunities for the region.	**Expected Completion** April 2026

Strategy/Plan Development

Strategy/Plan	Expected Completion	Status
Teviot Valley Community Plan currently with designer and expected to be released in May or June 2026.	June 2026	On Track
Ranfurly Community Plan Initial presentation given to Ranfurly Business Group on the likely timeframe completed March. Community Survey likely to take place in June 2026.	TBD	On Track

26.4.19 KEY RISK REPORT

Doc ID: 2776179

Report Author:	Amelia Lines, Risk and Procurement Manager
Reviewed and authorised by:	Saskia Righarts, Group Manager - Governance and Business Services

1. Purpose

To consider the Key Risk Register as at February 2026.

Recommendations

That the report be received and its contents noted.

2. Discussion

Central Otago District Council maintains a register of key risks, which is reviewed and updated quarterly. The Key Risk Register is reported to and reviewed by the Audit and Risk Committee quarterly.

This Key Risk Register, found at Appendix 1, currently contains 18 risks. The 18 risks have residual risk ratings ranging from low to very high, as shown in the table below.

Residual Risk Rating	Number of Key Risks
Very High	2
High	4
Medium	9
Low	3
Very Low	0
Total	**18**

Included in Appendix 1 are the drivers influencing each of the key risks. Council operates in an environment where external factors can influence risk exposure significantly, which is reflected in a number of risks on the register.

Council's top risks relate to the management of Three Waters activity and balancing affordability and financial sustainability. These two risks are strongly linked.

One risk, Cromwell Hall Operational Readiness, reduced in residual rating in the quarter from medium to low. This reflects the progress made in the preparation of operational activities for the July 2026 opening of the facility.

Council staff will continue to monitor, manage, and report upon the risks on the Key Risk Register, with the next quarterly update due to be presented at the Audit and Risk Committee in June.

Escalating Fuel Prices

Council is actively monitoring the ongoing increases in fuel prices. These will both directly and indirectly impact the cost of Council's activities. Whilst fuel stocks remain stable at the time of writing this report, cost escalations are an emerging issue that will continue to increase in the short-medium term.

3. Attachments

Appendix 1 - Key Risk Register February 2026 ⇩

Key Risk Register
February 2026

Risk Ref.	Risk Name	Risk Description	Risk Type	December 2025 Risk Rating	Key Risk Drivers
KR1	3 Waters Management	Risk that Council is unable to effectively manage 3 Waters activity, due to uncertainty, insufficient funding and resources. This could result in breach of regulation, increased costs, prosecution, poor staff morale and resignation, difficulty in finding contractors to complete required work. Financial pressure requires innovative design and trade-offs that involve accepting higher risk for a lower cost solution.	Strategic Risk	Very High	- Water Service Delivery Plan to be approved by DIA - Continued increases in regulatory focus - Increased investment required in order to meet legislative and regulatory requirements
KR18	Affordability and Financial Sustainability	Risk that Council is unable to balance ratepayer affordability and financial sustainability due to increasing regulatory standards and central government expectations, signficiant increases in infrastructure costs, or flawed decision-making, resulting in reduction in service levels, resident and ratepayer dissatisfaction, and negative impacts on the district as a whole.	Strategic Risk	Very High	- Increased regulatory focus across sector - Increasing costs of renewing and replacing infrastructure - LTP 2025/34 consultation feedback showed that communities do not wish to see a drop in service levels
KR17	Cybersecurity & Systems	Risk that systems are compromised by an external source (e.g., hacking, ransomware, DOS) due to systems not being fit for purpose, lack of staff awareness of phishing attacks, or failure to maintain a sufficiently secure environment, resulting in loss of data, system outage, compliance breaches, breach of the Privacy Act, financial loss, and an inability to provide critical services.	Operational Risk (Process)	High	- External environment evolving at pace - Continuous progress being made by bad actors
KR5	Major Emergency Event	Risk that Council is unable to adequately respond to a civil defence or emergency event, due to the scale of the event and its manageability, inadequate resources, insufficient trained civil defence staffing numbers, lack of budget, or ineffective planning, resulting in legislative breaches, increased safety concerns, dissatisfaction amongst ratepayers and residents, and reputational damage.	Operational Risk (External)	High	- Naturally driven impacts are extremely difficult to mitigate
KR3	Business Continuity	Risk that Council is unable to perform its core, essential duties due to a business continuity event, resulting in legislative breaches, financial loss, dissatisfaction amongst ratepayers and residents, and reputational damage.	Operational Risk (Process)	High	- Business Continuity Events can be varied and are unanticipated - Business Continuity Plan review programmed for 2025/26
KR4	Climate Change	Risk that the negative impacts of Climate Change are more severe or difficult to manage as a result of Council inaction and lack of understanding or strategy, resulting in environmental harm, inability to effectively respond to weather events, impact on key income streams for the district, breach of legislation, and increased financial burden.	Strategic Risk	High	- Climate change impacts have been modelled with strategies and plans inclusive of this modelling as and when reviews take place
KR9	Serious Harm Incident	Risk of serious injury or fatality incident at a Council facility, on Council land, or when attending, participating in, or undertaking a Council service due to failings relating to physical safety, lack of H&S training and awareness, or untreated hazards, resulting in reputational damage, potential fine, legislative breach, and staff dissatisfaction.	Operational Risk (People)	Medium	- Council operates a number of swimming pools, which pose inherent risk to users. - Council is the PCBU (Person Conducting a Business or Undertaking) under the Health and Safety at Work Act 2015 for a number of high risk activities, such as working in the road corridor.
KR2	Critical Asset/Infrastructure Failure or Damage	Risk that a critical asset or infrastructure fails or is damaged, due to failure to identify ongoing deterioration, or maintenance/ oversight processes not being followed or not being fit for purpose, resulting in critical services/infrastructure being unavailable to the community, financial loss, and potential reputational damage.	Operational Risk (Process)	Medium	- Council is responsible for maintaining roading networks, and providing Three Waters services. Impacts of a loss or degredation of key assets for critical services would be significant and whilst likelihood can be addressed, impacts are more difficult to mitigate

Risk Ref.	Risk Name	Risk Description	Risk Type	December 2025 Risk Rating	Key Risk Drivers
KR12	Critical Supplier Failure	Risk that a critical supplier ceases to operate or is unable to fulfil their contract due to circumstances outside Council control, resulting in service degredation or delay, unbudgeted financial outlay, and community dissatisfaction.	Operational Risk (External)	Medium	- Council is reliant on a small number of critical suppliers across multiple disciplines, including maintenance contracts, and IT service providers
KR7	Potential Claims in relation to Compliance and Regulatory Activities	Risk that claims are made against Council relating to compliance and regulatory activities, due to processes not being appropriately or correctly defined or followed, resulting in unfavourable judgements, unplanned financial outlay, buildings being unsuitable or unsafe, reputational damage, or loss of accreditation.	Operational Risk (External)	Medium	- CODC's building demographic does not present significant risk in relation to claims in this area
KR11	Attraction & Retention of Skilled Resource	Risk that CODC cannot attract or retain suitably skilled staff, due to external factors or an inability to improve/maintain staff satisfaction and workplace culture, resulting in reduced productivity, non-achievement of AP/LTP activity, and community dissatisfaction.	Operational Risk (People)	Medium	- Recruitment for specialist or technical roles can sometimes be challenging or lengthy
KR15	Changing Regulatory and Legislative Environment	Risk that Council's ability to respond to and deliver upon central government expectations or reform activity is compromised due to political uncertainty, or lack of external consideration in decision-making, resulting in inefficient use of time, resources, and funds, public dissatisfaction, and reputational damage.	Strategic Risk	Medium	- This risk is strongly linked to others, with increased volume and pace of externally driven change putting pressure on the organisation - Key changes in progress or upcoming include: RMA Reform Systems Improvement Bill Building Act changes
KR16	Operational Delivery Against LTP	Risk that Council is unable to deliver community outcomes as detailed within the Long Term Plan, due to financial limitations, changes in the external environment, and workload challenges, resulting in community dissatisfaction, reputational damage, and breach of legislation.	Strategic Risk	Medium	- CODCs Long-Term Plan 2025/34 sought to improve achievability of LTP delivery, however, changes to the local government sector continue to result in increased workloads and external pressures
KR10	Privacy and Information Management	Risk that information is not accurately or appropriately managed or supported, due to processes not being accurately defined or followed, human error, or malicious intent, resulting in breach of legislation, increased vulnerability, and reputational damage.	Operational Risk (Process)	Medium	- Legislative requirements and impacts of a legislative breach
KR19	Legislative and Regulatory Compliance	Risk that water and wastewater provisions do not meet expected standards due to non-compliance with legislation and regulation. This could result in unsafe drinking water, regulatory actions/sanctions, prosecution, unplanned financial outlay, negative impacts on communities, community dissatisfaction and loss of confidence, and/or reputational damage.	Operational Risk	Medium	- Increased regulatory requirements and scrutiny - Currently awaiting new wastewater performance standards - Regulator set to increase focus in the short-term
KR20	Cromwell Hall Operational Readiness	Risk that Cromwell Hall is not able to open as planned due to operational activities not having been finalised or commissioned, resulting in financial loss, reputational damage, and community dissatisfaction.	Operational Risk	Low	- Timeframes for completion of all activities are tight - Venue director now appointed, working alongside operational readiness manager to support progress
KR13	Failure in Meeting Obligations to Iwi	Risk that Council fails to meet obligations to Iwi (Te tiriti o Waitangi) due to a lack of adequate communication and engagement, or understanding and awareness, resulting in poor community outcomes, missed opportunities, inappropriate or uninformed decision-making, legislative breach, loss of funding and reputational damage.	Strategic Risk	Low	- CODC's relationship with Aukaha guides the approach to ensuring appropriate engagement and the meeting of obligations
KR14	Major Fraud Perpetration	Risk that a major fraud is perpetrated by a member of staff, owing to a lack of preventative measures and oversight, resulting in financial loss, reputational damage, and inappropriate decision making.	Operational Risk (People)	Low	- Strong control environment in place

26.4.20 USE OF FINANCIAL CONTRIBUTIONS FOR BANNOCKBURN CYCLE PATH CONNECTION

Doc ID: 2776352

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

1. Purpose of Report

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.

Recommendations

That the Council

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.

2. Background

The new Kawarau Gorge Trail will run from Bannockburn Bridge, up Bannockburn Road, and along Felton Road. This route will serve as a key corridor for locals and visitors accessing Bannockburn and the wider trail network.

Currently, there is a short missing link between the trail (Felton Road intersection) and Bannockburn Township. This gap forces pedestrians and cyclists to travel along the road edge and uphill, exposing them to live traffic.

The trail is scheduled to open in early Winter 2026 and will significantly increase pedestrian and cyclist traffic. Completing this link will connect the network, separate users from vehicles, and provide a safer route for visitors unfamiliar with local roads.

The Lake Dunstan Trail provides a relevant benchmark for expected use. Initially forecast at 7,000 riders per year, it attracted over 80,000 in its first year. Early modelling indicates the Kawarau Gorge Trail may exceed this volume due to its scenery, backcountry character, and proximity to Queenstown.

3. Discussion

This report considers using Financial Contribution Reserves to fund the design and construction of an approximately 185 metre shared path connecting the Kawarau Gorge Trail to Bannockburn township.

Staff visited the site and considered two construction options:

Option 1 – Shoulder widening

- This approach would expand the existing road edge to provide dedicated space for cyclists.
- While it provides less physical separation from live vehicles compared to a standalone path, it will still shift cyclists out of the main traffic lane.
- This option could be integrated with Stage 1 of the Bannockburn Watermain Project, offering practical delivery efficiencies.
- Indicative cost: $238,000

Option 2 – Separated cycleway

- This approach would build a standalone path to match the Kawarau Gorge Trail's existing gravel finish and formation.
- It provides a seamless, consistent experience for trail users. It significantly improves safety by physically separating users from live traffic.
- This requires a higher initial investment due to the additional construction and safety elements, such as retaining walls and safety barriers.
- Indicative cost: $582,000

Achieving safe clearances may require a minor property boundary adjustment. In this case, funding will also need cover the necessary landowner agreements, surveying, and legal costs. These are estimated at an additional $62,000.

The Cromwell Community Board recommended the use of Financial Contribution Reserves, to progress with **Option 1**. Staff are finalising comprehensive pricing, and ensuring safety is fully considered. The figures provided above are estimates only; aligning this work with other scheduled projects could reduce overall costs.

Financial Contribution Reserves are intended to fund the development of open spaces and recreational resources. Because this path safely connects a major recreational asset to the township, it clearly meets these criteria.

NZTA subsidy for roading improvements is limited, with Roading only receiving about 4% of its requested roading improvement budget. It is unlikely that the connection would attract NZTA subsidy anytime soon. Delaying the project to wait for alternative funding means the high risk "missing link" would be present as trail use peaks. Approving reserve funds provides a way to deliver a safe connection now.

Approving the use of Financial Contribution Reserves provides a pragmatic, policy-aligned funding mechanism to deliver an open space and recreation enabling improvement that supports safe active travel and improves connectivity between the Kawarau Gorge Trail and Bannockburn Township.



Figure 1:Indicative cycle path alignment

4. Financial Considerations

The current Financial Contributions reserves balance as of 30 June 2025 is $2.805 million.

The proposed shared path connection has an estimated cost ranging from $243,000 to $645,000 which would be funded from the Financial Contributions reserves. This estimate includes construction costs for the approximately 185m shared path connection (constructed to match the existing cycleway standard), retaining and/or barrier protection where required along the road edge, and indicative costs associated with any necessary legal property realignment or establishment of an easement to achieve a safe alignment and appropriate clearances.

5. Feedback from Community Boards

At the Cromwell Community Board meeting held on 3 March 2026, the Board resolved to recommend that Council allocate up to $300,000 from Financial Contribution Reserves for the design and construction of the Bannockburn shared path connection.

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

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.

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

6. Options

Option 1 – (Recommended)

Approve funding of up to $300,000 from Financial Contribution Reserves for the design and construction of the Bannockburn shared path connection.

Advantages:

- Improves safety and accessibility for pedestrians and cyclists by completing a key missing link.
- Supports increased trail use of the Kawarau Gorge Trail opening.
- Provides a consistent connection aligned with the existing trail standard.
- Enables delivery without reliance on uncertain NZTA subsidy for roading improvements.
- Lower cost option when compared to the full separated cycleway.

Disadvantages:

- Reduces the available balance of Financial Contribution Reserves for other projects.
- Does not provide a seamless, consistent experience for trail users.
- Reduced separation of users from live traffic.

Option 2

Defer delivery and seek funding through future roading programmes, subsidy opportunities, or other budget processes.

Advantages:

- Preserves Financial Contribution Reserves for other open space and recreation needs.
- May allow the project to be considered alongside broader corridor improvements in future.

Disadvantages:

- The missing link remains in place during the initial period of increased trail use, maintaining higher user risk.
- Funding is uncertain and delays are likely given constrained subsidy availability and competing priorities.

7. Compliance

Local Government Act 2002 Purpose Provisions	This decision enables democratic local decision-making and action by, and on behalf of, communities by directing Financial Contribution Reserves toward an identified local safety and accessibility improvement that supports access to a key recreation and active travel asset. This decision promotes the social and environmental wellbeing of communities, in the present and for the future, by improving opportunities for safe walking and cycling, supporting active travel, and improving connectivity between the trail network and Bannockburn Township.
Decision consistent with other Council plans and policies? Such as the District Plan, Economic Development Strategy etc.	The proposal aligns with Council's Financial Contributions policy intent for open space, recreation and reserve purposes and supports Council objectives relating to recreation access, active travel and safety.
Considerations as to sustainability, the environment and climate change impacts	The project supports mode shift by improving the attractiveness and safety of walking and cycling connections. Construction effects are localised and can be managed through standard environmental controls during works.
Risks Analysis	Key risks include cost escalation due to retaining/barrier requirements, landowner agreement timeframes, and construction interface risks with live traffic and trail users. These can be mitigated through early design, appropriate contingency, timely landowner engagement, and standard traffic management during delivery.

Significance, Consultation and Engagement (internal and external)	The matter is assessed as low to medium significance. Engagement will include liaison with the Cromwell Community Board, affected landowner(s), internal staff (Roading, Parks/Reserves, Finance), and trail stakeholders as appropriate.

8. Next Steps

Subject to Council approval, staff will finalise the alignment and design, progress landowner agreement and any required legal arrangements, confirm costings, and procure the works for delivery.

9. Attachments

Nil

26.4.21 ECONOMIC DEVELOPMENT ANNUAL WORK PROGRAMME

Doc ID: 2773196

Report Author:	Nick Lanham, Economic Development Manager
Reviewed and authorised by:	Louise Fleck, Group Manager - People and Culture, Acting Group Manager - Community Vision

1. Purpose

To consider the annual Economic Development Work Programme for 2026-27.

Recommendations

That the report be received and its contents noted.

2. Discussion

Background

In January 2026, Council adopted the Central Otago Economic Development Strategy 2025-2035.

The strategy has the target of increasing the average Central Otago wage income to the national average by 2035 through increasing productivity. The community provided input to the strategy via workshops, surveys, and feedback on the draft strategy.

Now that the strategy is adopted, staff will present Council with an annual work programme for actioning the strategy and will update Council on progress every six months.

Economic conditions

The global economy proved more resilient in 2025, while New Zealand experienced sluggish economic conditions despite an earlier predicted improvement for the year (“survive till 2025”). Exporters such as the primary sector and international tourism were the bright spots in 2025. Consumer and business confidence improved in late 2025 and early 2026. The ANZ-Roy Morgan NZ Consumer Confidence January 2026 report shows improved consumer confidence reaching highs not seen since 2021, and business confidence reached a 30 year high in December 2025 according to the ANZ Business Outlook survey.

However, the Middle East conflict beginning late February caused a sudden u-turn, and consumer confidence fell back to October 2025 levels (ANZ-Roy Morgan NZ Consumer Confidence March 2026). Immediate impacts have seen spending on fuel and public transport jump at the expense of the hospitality sector. The longer-term economic impacts of the conflict are far less certain but could include higher inflation, and weaker economic growth, with reduced business investment and household spending.

Employment and population growth

Nationally the unemployment rate averaged 5 percent for the year ending March 2025, an increase from 4 percent during the previous year. Infometrics estimates Central Otago’s

unemployment rate was 1.3% for the year ending March 2025, down from 1.5% for the previous year.

Data on monthly jobs filled in September 2025 for Central Otago shows a 3.3% (550) increase in the number of jobs filled compared with the previous September. By contrast, the national number of jobs filled fell by 0.5%. The annual average wage income in Central Otago is still below the national average. However, Infometrics estimates that the average annual wage in Central Otago increased 5.4% to $70,398 for the year ending March 2025, while the national average wage increased 4.2% to $81,958.

The Ministry of Social Development's number of registered work-ready Job Seekers in Central Otago in February 2026 sat at 90, an increase from 81 in February 2025.

Central Otago's population at 30 June 2025 had increased by 1.2% (300 people) over the last 12 months. Nationally the population increased 0.7% over the same period. Population growth rates (national and district level) are the slowest experienced in recent years. Nationally, population growth depends to a large extent on the national economy creating employment opportunities that both encourage international migration and retain New Zealanders here. Slower economic performance nationally has led to low migration levels. According to Statistics NZ, net migration in the year to November 2025 sat at 10,681, compared with previous higher levels of 28,975, (2024), and 132,878 (2023) during the COVID recovery. Most of Central Otago's population growth comes from domestic migration, which tends to reflect and is enabled by national population growth.

Large scale projects continue to be on the horizon for Central Otago and should they progress to development, are anticipated to generate workforce demand. These include Maniototo Pains Solar farm (consented), Santana's Bendigo Goldmine (applied for fast-track approval), Central Otago Airport, Clutha Pumped Hydro and Falls Dam.

Annual work programme

The annual work programme (appendix 1) outlines key projects or pieces of work to be led or supported by the Economic Development function over the next 12 months. Each project includes a high-level description and output, and shows the connection to the pillars, projects, and outcomes in the economic development strategy. The projects are not an exhaustive list of all the work that will be undertaken during the period but is intended to show the key pieces of work. Additional work undertaken over this period will be reported in the six-monthly progress reports.

Next steps

Council will be provided with a progress report in November

3. Attachments

Appendix 1 - 2026 Economic Development Work Programme ⇩

Economic Development Work Programme 2026 - 2027

Central Otago Economic Development Strategy 2025-2035

Increased Economic Prosperity:
A thriving Central Otago where increasing incomes, sustainable growth and shared prosperity are driven by innovation, investment, and the adoption of new technologies.

Our Target: Increase the average Central Otago wage income to the national average by 2035.

Work Programme 2026-2027

Supporting new business growth

What: Support new businesses to grow through delivery of Startup Central events and access to workshops for entrepreneurs.

Outputs: 8 Startup Central events, 50 attendees.
2 training workshops delivered in region. 10 attendees.

Outcome: *Resilient and Innovative industries.*
Diversified economy with growth and high-value and innovative industries.

Link to strategy:
Pillar 1 Fostering sustainable growth and innovation
Project 1.1 Diversify and Strengthen Key Industries: Encourage Diversity within Industry

Role: Lead

Regional collaboration

What: Continued involvement in Otago Regional Economic Development (ORED, and Film Otago Southland (FOS) to share information and collaborate with regional partners, identify regional opportunities and grow film activity.

Outputs: Sharing of information
Identified regional economic opportunities
Increased film activity

Outcomes: *Strengthened relationships and regional collaboration*

Strengthened regional and national partnerships fostering shared solutions to address key challenges and unlock economic opportunities.
Increased knowledge-sharing and collaboration across sectors driving innovation, sustainability, and best practices.
Coordinated strategies leveraging collective resources and expertise ensuring long-term resilience and regional prosperity.

Link to strategy:
Pillar 4 Partnership and collaboration
Project 4.2 Regional, National and Sectoral Collaboration Initiatives

Role: Partner

Mayor Taskforce for Jobs

What: Deliver the MTFJ programme to support youth into employment.

Outputs: 18 youth into employment by 30 June 2026.
Contract and funding renewed for 2026/27

Outcome: *Thriving communities*
Increased youth employment through apprenticeships and school-to-work initiatives creating meaningful career pathways.

Link to strategy:
Pillar 2 Building Thriving and Inclusive Communities
Project 2.4 Strengthen Workforce, Training and Development, and Participation

Role: Lead

Engagement with business community

What: Engage with business community to understand local opportunities, communicate Council's work programme, and provide economic data and insights for decision making.

Outputs: Attend 30 business group meetings.
Member of Business South Central Otago advisory group.
Annual Infometrics presentation to community.
Large projects encouraged to engage with the wider business community.

Outcome: *Strengthened relationships and regional collaboration.*
Increased knowledge-sharing and collaboration across sectors driving innovation, sustainability, and best practices.

Link to strategy:
Pillar 4 Partnership and Collaboration
Project 4.2 Regional, National and Sectoral Collaboration Initiatives

Role: Lead

Improving Digital Connectivity

What: Continue to work with telecommunication providers to improve digital connectivity.

Output: Improved level of digital connectivity.

Outcome: *Future-ready Infrastructure*
Expanded broadband and mobile coverage bridging the digital divide and enabling equitable access to technology across Central Otago.

Link to strategy:
Pillar 3 Connected and Resilient Infrastructure
Project 3.2 Expand Digital Infrastructure

Role: Lead

Engagement with mana whenua on Council's infrastructure programme, and procurement.

What: Establish a process for highlighting forward infrastructure programme with mana whenua**.**

Output: Presentation to mana whenua on forward infrastructure programme.
Discussions with mana whenua on how procurement processes could better enable mana whenua and Māori business participation.

Outcome: *Strengthened relationships and regional collaboration.*
Strengthened understanding of our local Māori economy. Including mana whenua business and economic aspirations contributing to shared prosperity and regional resilience.
Co-designed initiatives that deliver sustainable, mutually beneficial outcomes for mana whenua and wider Māori businesses

Link to strategy:
Pillar 4 Partnership and Collaboration
Project 4.1 Foster Māori-Led Economic Development

Role: Partner

Public Transport

What: Support Otago Regional Council's investigation of options to improve public transport between Central Otago townships and key locations outside of the district.

Output: An understanding of options to provide a service offering.

Outcome: *Future-ready infrastructure*
Expanded transport options improving accessibility, connections, and supporting community and economic growth.

Link to strategy:
Pillar 3 Connected and Resilient Infrastructure
Project 3.1 Enhance Transport Connectivity

Role: Partner

Central Otago cherry benchmarking programme

What: Partner and support an industry benchmarking project to improve productivity of cherry growing.

Output: Grower and investor focused report providing benchmarked regional financial data that can be used to improve operations and guide decision making on orchard.

Outcome: *Resilient and innovative industries*
Enhanced collaboration between industries, educational institutions, and communities driving innovation, productivity, and economic growth.

Link to strategy:
Pillar 1 Sustainable Growth and Innovation
Project 1.4 Encourage Industry Collaboration and Innovation

Role: Partner

26.4.22 UPDATE OF THE ELECTED MEMBERS' ALLOWANCES AND REIMBURSEMENT POLICY

Doc ID: 2772906

Report Author:	Wayne McEnteer, Governance Manager Alix Crosbie, Policy & Strategy Lead
Reviewed and authorised by:	Saskia Righarts, Group Manager - Governance and Business Services

1. Purpose of Report

To consider updates to the Elected Members' Allowance and Reimbursement Policy.

Recommendations

That the Council

A. Receives the report and accepts the level of significance.

B. Adopts the revised Elected Members' Allowance and Reimbursement Policy.

2. Background

From time to time the Elected Members' Allowance and Reimbursement Policy needs to be updated when changes are made to allowances and reimbursements by the Remuneration Authority or to accommodate procedural changes made by Council. Two changes are required: one to allow reimbursement for security equipment, and one to include Council in the decision-making process for approving community board members to attend conferences, training, and similar activities.

3. Discussion

At its March 2026 meeting, Council considered the best way to include a provision for elected members to purchase security equipment as laid out in the Remuneration Authorities' 2025/26 Determination. The mechanism could be either an addition to the existing policy or a standalone policy. Council ultimately decided the best way was to add a clause to the existing reimbursement mechanism for elected members to make a claim.

Two provisions were asked for at the meeting, one was to have no criteria apart from the perceived risk according to the elected member and for there to be a clawback provision for short serving members. These have been included below.

Security Equipment	Each elected member is entitled to a one-off amount of $4,500 to purchase security equipment for their primary residence. Each elected member is entitled to $1,000 per year for maintenance of security equipment. There are no criteria for accessing the budget for security equipment except the perception of a risk. Elected members should raise any concerns with the Governance Manager who can organise the reimbursement to be available. If an elected member is a member of Council or Community Board for less than one year, they may be expected to return any equipment acquired as part of this policy. Any remediation of their property in its removal and return is at their own expense.

The other change is to add provision for Council to be involved in the decision for community board members to attend conferences and training sessions. This is to acknowledge that Council holds the budget to allow attendance (refer to appendix 1).

4. Financial Considerations

Any costs associated with this decision will be found from existing budgets for the 2026/27 Annual Plan year and then will then be allocated a specific budget for the Long-term Plan 2027/37 process.

5. Feedback from Community Boards

This paper has not been discussed with community boards as this comes from a determination of the Remuneration Authority.

6. Options

Option 1 – (Recommended)

Adopt the revised Elected Members' Allowance and Reimbursement Policy.

Advantages:

- Will keep the policy updated with the latest changes from the Remuneration Authority.
- Council has expressed a desire to have these changes added to the document.

Disadvantages:

- The changes need to be funded and are not cost neutral.

Option 2

Do not adopt the Elected Members' Allowance and Reimbursement Policy.

Advantages:

- It may save money.

Disadvantages:

- It will not be in step with the determination from the Remuneration Authority.
- It could be to the detriment of an elected member.

7. Compliance

Local Government Act 2002 Purpose Provisions	This decision enables democratic local decision making and action by, and on behalf of communities by operationalising a national direction.
Decision consistent with other Council plans and policies? Such as the District Plan, Economic Development Strategy etc.	Yes, it is consistent with other policies.
Considerations as to sustainability, the environment and climate change impacts	There are no concerns in this space.
Risks Analysis	There are no risks in adopting the policy itself. The policy change seeks to help mitigate risks for elected members against acts from disgruntled members of the community.
Significance, Consultation and Engagement (internal and external)	This decision does not meet the threshold for consultation under the Significance and Engagement Policy.

8. Next Steps

The new policy will go up on the website and be used for future reimbursements.

9. Attachments

Appendix 1 - Revised Elected Members' Allowances and Reimbursement Policy. ⇩

ELECTED MEMBERS' ALLOWANCES AND REIMBURSEMENT

DEPARTMENT:	Governance
RESPONSIBILITY:	Governance Manager, Governance Support
ADOPTED:	
REVIEW:	Every three years, or as required
CONSULTATION:	None required
RELATED DOCUMENTS:	Local Government Act 2002, Remuneration Authority Act 1977, Local Government Members (2025/26) Determination 2025

POLICY OBJECTIVE

To provide a framework for allowances, expenses claimed, and resources available to elected members during their term of office.

DEFINITIONS

Actual: means as evidenced by the original receipt attached to the claim form.

All elected members: includes the Mayor, members of Council and members of the Community Boards.

Council Offices: includes the Council office at 1 Dunorling Street, Alexandra as well as the Community Board meeting chambers at Cromwell, Ranfurly and Roxburgh.

Council business: includes: formal Council and Community Board meetings, committee meetings, workshops, seminars, statutory hearings, training courses, site visits, meetings with staff, meetings with community groups, meetings with members of the public. It does not include events where the primary focus is on social activity.

Entertainment and hospitality: covers a range of items such as tea, coffee, and catering including meals. It also includes non-catering items such as entry to sporting or cultural events.

Family member of the member: means (a) a spouse, civil union partner, or de facto partner: (b) a relative, that is, another person connected with the member within 2 degrees of a relationship, whether by blood relationship or by adoption.

Reasonable: means that it is within the amount specified by this policy or as deemed reasonable by the Mayor and/or Chief Executive.

Remuneration authority: is the body established by the Remuneration Authority Act 1977, with responsibilities under the Local Government Act 2002 to determine remuneration and expense/allowance rules for local authority members.

1. INTRODUCTION

This policy sets out rules on the claiming of expenses by elected members and the resources that will be available to them during their term of office.

2. CONTACT PERSON

Contact person for queries is:

Governance Manager, Governance Support
Email: wayne.mcenteer@codc.govt.nz
Telephone: 021 104 9660

3. AUTHENTICATION OF EXPENSE REIMBURSEMENTS AND ALLOWANCES

3.1 From time to time elected members incur expenses on the Council's behalf, which need to be reimbursed. This reimbursement and the use of council supplied resources apply only to elected members personally, and only while they are acting in their official capacity as elected members.

3.2 Costs for expenses must have a justifiable business purpose, be moderate and conservative having regard to the circumstances, and be appropriate in all respects.

3.3 The process for reimbursement of claims includes the following principles:

- The "one-up" principal must be applied to the maximum extent possible, in the case of the Mayor, approval is required from the Deputy Mayor and the Executive Manager – Corporate Services, and in the case of the Deputy Mayor, approval is required from the Chief Executive.
- any expenses to be reimbursed must be on an actual and reasonable basis and in line with Council policy;
- an exception to the "one-up" principle is expense claims for childcare allowance and travel to and from board meetings as outlined in section 4. These are approved by the Governance Manager, Governance Support and full original receipts are required; and
- cost reimbursements will be made via the payroll system.

3.4 In the case of one-off expenditure such as travel to conferences, the process and prior approvals required are detailed in this policy.

3.5 In the case of vehicle mileage, travel time and communications, all limits set in this document do not exceed the Remuneration Authority's Determination.

3.6 The Council's internal audit work programme includes sampling expense claims and allowances paid to elected members and staff.

3.7 All expenditure that falls under this policy is approved on the condition that it can be met within relevant budget provisions.

4. ALLOWANCES AND EXPENSES BY GROUP OF MEMBERS

Position	Expense/Allowance	Description
All elected members	Taxis	Taxis may be used for council business, instead of private vehicles or public transport, for the following reasons: a) safety/security reasons, and b) when travelling outside the district if a taxi is the most appropriate form of transport. Taxis may not be used if significant travel distances mean that use of a taxi is not the most cost effective option. Rental cars booked by Governance staff should be considered as an option in such circumstances. Costs paid for directly by the individual for travel within in New Zealand or for international travel will be reimbursed on presentation of actual receipts.
	Travel and attendance at conferences/ seminars/training programmes	Prior approval is required for all attendances. All elected members are entitled to payment of actual and reasonable registration, travel, accommodation, meal and related incidental expenses (including travel insurance) incurred in attendance at these events, held both within New Zealand and overseas, subject to: a) related expenditure being accommodated within existing budgets, and b) the appropriate approvals as outlined in this policy and excluding reimbursement for purchases from hotel mini-bars and charges for in-room video or cable movies. All travel and accommodation arrangements for elected members should be made by Council staff at the most economic cost available (when possible) at the time of booking, unless all travel costs are being met privately or by an outside party.

Position	Expense/Allowance	Description
All elected members	Exceptional circumstances for council related meetings	Staff may arrange overnight accommodation when travel or business requirements do not allow for the return on the same day, e.g. if it is unreasonable for an elected member to travel to their home after a late meeting.
	Domestic air travel	All elected members are entitled to utilise domestic air travel for council related travel, generally where travel by air is the most cost effective travel option.
	International air travel	As a general policy all elected member international air travel is by way of economy class, where all or part of the costs of the fares are to be met by the Council. The approval of the Council is required for exceptions, e.g. where Premium Economy or the equivalent air travel is desirable for health or other compelling reasons.
	Air points	Council will not provide or maintain 'airpoints' or 'airdollars' subscriptions or programmes for elected members.
	Private accommodation provided by friends/relatives	a) $75 per night payment when staying in private accommodation, to cover accommodation, breakfast and dinner; or b) $50 per night payment when staying in private accommodation to cover accommodation only. It is intended that at least a portion of this allowance is paid to the accommodation provider.
	Parking expenses	Reimbursement of casual carparking costs related to community board or council business. This will be on receipt of a signed claim accompanied by a receipt.
	Childcare allowance	Reimbursement for childcare allowance payments where these payments are incurred to enable elected members to undertake the following activities: i. Attendance at Council, Committee or Community Board meetings where the elected member is either a member of the Committee or Community Board, or is a Council appointee to the Committee; and ii. Attendance at portfolio or working party meetings to discuss items of Council business.

		The maximum value for reimbursement is set at the Living Wage per hour (plus GST if applicable), per child, and that i. The child is to be under 14 years of age; and ii. Payments made to a family member for childcare is not allowed; and iii. Evidence of payment made and received are to be appended to any expense claim; and The maximum accrual allowance is to be $7,500 per qualifying child
	Security Equipment	Each elected member is entitled to a one-off amount of $4,500 to purchase security equipment for their primary residence. Each elected member is entitled to $1,000 per year for maintenance of security equipment. There are no criteria for accessing the budget for security equipment except the perception of a risk. Elected members should raise the concern with the Governance Manager who can organise the reimbursement to be available. If an elected member is a member of Council or Community Board for less than one year, they may be expected to return any equipment acquired as part of this policy. Any remediation of their property in its removal and return is at their own expense.

Position	Expense/Allowance	Description
Mayor	Car	The Mayor will be provided with a vehicle that will also be available for his/her private use. A deduction will be made from his/her salary as determined by the Remuneration Authority. The Mayor will not be able to claim for vehicle mileage.
	Travel and attendance at conferences / seminars / training programmes	The prior approval of the Chief Executive is required for travel within New Zealand for: council business; attendance at conferences / courses / training events / seminars; other purposes associated with the position of Mayor. With the expense claims being signed off as per the "one-up" principle, as outlined in 3.3 above. The prior approval of the Council is required for all international travel, where costs or partial costs are paid for by council funds. Where the Mayor or the Mayor's authorised representative is accompanied by his/her partner on international travel, the Council will only meet the cost of the partner's travel, accommodation and incidental costs where the partner's involvement directly contributes to a clear council business purpose.
	Telephone costs	A cellphone for council business is provided; or Full payment by the council of: a) home telephone toll charges relating to council business, and b) cellphone based call charges relating to council business. Reimbursement of actual costs of telephone calls made on local authority business will be paid on production of the relevant telephone records and receipts.
	Airline club	Given frequent travel requirements for the role, payment of an Air New Zealand Koru Club subscription is available.
	Entertainment and hospitality	The Mayor may hold a credit card to pay directly for any entertainment or hospitality expenses incurred while carrying out council business.

		Full receipts and details of the names of parties entertained and reasons for the entertainment are to be provided. All expenditure on this card is approved by the Deputy Mayor.

Position	Expense/Allowance	Description
Mayor, Councillors	Car parking	The Mayor has an assigned carpark and limited parking is available for Councillors at the Dunorling Street office for use on council business.
	Rental Cars	Rental cars may be utilised when attending meetings or conferences in other centres, where this is the most cost effective travel option.
Mayor, Councillors and Community Board Chairs	Communications equipment	The Remuneration Authority states that Council may allow for either of the following options: a) provision of a tablet computer. Full technical support is provided for council business; or b) provision of an annual allowance for any or all equipment provided by the elected member for the determination term, as follows: i) $400 for the use of a personal computer, tablet or laptop, including any related docking station ii) $50 for the use of a multi-functional or other printer iii) $200 for the use of a mobile phone iv) Up to $200 for the use of ICT consumables v) Up to $800 for the member's own internet service if the local authority requests a member to use it. (These annual allowance values are provided from the Remuneration Authority). Remuneration for personal computer or electronic tablet is not available as council has chosen to provide elected members with tablets. If a local authority requests a member to use the member's own mobile telephone service for the purpose of the member's work on local authority business, the member is entitled, at the member's option, to– (a) an allowance for that use of up to $500 for the determination term; or (b) reimbursement of actual costs of telephone calls made on local authority

		business on production of the relevant telephone records and receipts.
	Stationery and consumables	Supply of reasonable amounts of paper and printer consumables required for Council business.
Councillors	Travel and attendance at conferences / seminars and training programmes	The conference, course, seminar or training event must contribute to the Councillor's ability to carry out council business. Attendance at these events when held in New Zealand must be approved by both the Mayor (or the Deputy Mayor) and the Chief Executive. Attendance at these events when held overseas must be approved by the Council.
	Entertainment and hospitality	Reimbursement of costs incurred while hosting official visitors to the council, or while travelling on council business.
Position	**Expense/Allowance**	**Description**
Board Chairs	Special events	Events such as payment of koha, or purchasing a wreath for attendance at a commemorative event. Prior approval by the Chief Executive Officer for the expenditure is required. The items should be appropriate to the occasion and expenditure should be moderate and conservative.

Councillors, Community Board members	Vehicle mileage	Members living more than 15 kilometres away from the Council office may claim the allowance for distances in excess of the normal commuting distance, i.e. a round trip distance of 30 kilometres in any one day. The 30 kilometre threshold applies only to travel from the member's home to a council office. For other travel by members, no threshold distance will apply. Mileage will be paid up to the maximum rate per kilometre as set out in the current Remuneration Authority Determination. If a member travels from a place where the member permanently or temporarily resides that is outside the local authority area, to the local authority area on local authority business, the member is only eligible for a vehicle-kilometre allowance for eligible travel after the member crosses the boundary of the local authority area. Mileage will be paid to eligible members on receipt of a completed and signed mileage claim, and approved by the Governance Manager.
	Landline and broadband connection	Monthly reimbursement (on production of invoice) for the usage costs that can be identified as relating to council business.

Position	Expense/Allowance	Description
Councillors, Community Board members	Travel time	Reimbursement at $41.30 per hour for travel time (including travel to and from the member's residence) for travel undertaken on any one day to attend a Council or Community Board related meeting or event with a minimum threshold of one hour of time travelled. The maximum total amount of travel-time allowance that a member may be paid for eligible travel in a 24-hour period is 8 hours. Only time in excess of this threshold will qualify for payment and only if the travel is by the quickest form of transport reasonable in the circumstances. The hourly reimbursement rate is as per the Remuneration Authority - Local Government Travel Time Allowance.
Community Board members	Travel and attendance at conferences / seminars and training programmes	Attendance at conferences, courses, seminars and training programmes requires the prior approval of the relevant community board and Council. All expenditure will be approved on the condition that it can be met within relevant budget provisions. Exceptions to approval of the community board being required are: a) when a board member is to be the Council's representative at a conference or event; in such cases the approval of the Council is required, and b) for RMA hearings training, as there is a separate budget for such training which is managed by staff.

Relevant Legislation or Regulations:

Public Audit Act 2001
Local Government Act 2002 (Legislative Compliance)

Related Procedures or Documents:

Code of Conduct (elected members)
Sensitive Expenditure Policy
Fraud Policy
Conflict of Interest
Vehicle Use Policy
Delegations Register
Information Systems & Technology User Policy

Document Management Control:

Prepared by: Governance Manager

File Location Reference: Doc ID 2522250
Date Issued: 30 July 2025

26.4.23 CAPEX REPORT ON THE FACILITY BY THE LAKE

Doc ID: 2777632

Report Author:	Garreth Robinson, Property and Facilities Manager
Reviewed and authorised by:	David Scoones, Group Manager - Community Experience

1. Purpose

To provide capex updates on the Facility by the Lake Project.

Recommendations

That the report be received.

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2. Discussion

The capex report for the Facility by the Lake project has been provided for information to Councillors. Ongoing updates are communicated to Council at every second meeting.

3. Attachments

Appendix 1 - CAPEX Update on the Facility by the Lake ⇩

Cromwell Memorial Hall Project

Estimated Start: Apr 2024 (Construction)	**Estimated Finish:** May 2026	**Funding Source(s):** Reserves, Lending, Trusts, Land Sales	**Project Stage:** Construction
Executive Sponsor: David Scoones	**Project Owner:** Garreth Robinson	**Programme Manager:** Garreth Robinson	**Project Manager:** Bex Winders
Key Stakeholders: Council, CCB, Community, RSA, Museum, Community Groups (Fine Thyme, Theatre Groups), Community Vision / Operator (TBC), Town and Country			
Key Project Deliverables			
Construct as per the adopted Developed Design Scope (653736) providing catalyst project to the Cromwell Masterplan (2019).			

Status Update – Report 22 (March 2026)	
Health & Safety 1. 1 Incidents reported – One recorded injury linked to incorrect tool use during overhead drilling, with contributing factors including tool jamming and inattention. Indicates a need to reinforce task setup, positioning, and pre-task checks, particularly for overhead works. Safety glasses were being worn at the time. 2. 4 hazards and 6 non-conformances. - Issues include PPE noncompliance, particularly hearing protection - Traffic management signage disturbances creating live-lane hazards, especially after hours. - Ongoing housekeeping, access/egress, and signage issues - Overall trend of medium-risk, recurring issues, suggesting behavioural and process gaps rather than isolated events. 3. Toolbox talk includes Completion and reinforcing planning ahead | Housekeeping & PPE | Deliveries & Access | Aotea RCD's | See it Reward its issued for multiple site workers **External Funding** 1. Seat sales to begin in upcoming months. **Design** 1. Story Inc have confirmed installation dates from 17 April to 18 May, extending beyond the current PC date of 4 May 2026. Progress will be monitored to determine whether continued Naylor Love management is required post-PC, or whether the remaining works can be managed direct by CODC. 2. FF&E is being finalised with delivery dates considered. 3. The Cultural Elements scope has been rescheduled and works are now underway, with remaining items dependent on final design completion and availability of Art Fetiche.	**Construction** **Zone A:** Construction activities are substantially complete, with second fix finished and commissioning well underway across mechanical, electrical, and hydraulic services. Minor builder's defects are being worked through, with Featurecraft linings and some glazing still outstanding. **Zone B:** Second fix is nearing completion, with commissioning progressing positively across services. Joinery, Featurecraft linings, glazing, AV systems, and retractable seating remain outstanding. Featurecraft delays and specialist subcontractor availability continue to present risk to fire sign-off and final completion activities. **Museum Fitout:** Base build works are complete and ready for defecting, with carpet installation completed and additional above-ceiling painting to follow. StoryInc are programmed to commence fitout works from 17 April through to 18 May. **External Works:** Civil and landscaping works are nearing completion. The southern elevation largely complete. Work is progressing well. **Stakeholder Engagement** TnC work has been completed – coordination regarding carpark sealing is ongoing. RSA – frequent meetings being held.

Cromwell Memorial Hall Project

Next Steps – April 2026

External Funding
1. Initiate 'Sponsor a Seat' in the auditorium to help fund the theatre lighting upgrade required for the community.

Design
1. Museum Fitout progressing.
2. FF&E and Cultural Elements workstreams continue and require finalisation this month.

Construction
Cleaning and defecting to begin last week of April in preparation for handover.
Training beginning for staff second week of April.
1. Zone A:
   commissioning of retractable seating scheduled for the week commencing 13 April
   Mechanical / E4M / Fire / Hydraulic / Electrical Commissioning and Inspections are ongoing. Final consultant reviews scheduled and commissioning activities continuing toward PC.
2. 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
   Featurecraft panels due to arrive.
3. External
   Finish planting and other items including ready lawn, grab rails, memorial scroll and schist border paving.
   Cultural elements installation to begin.

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

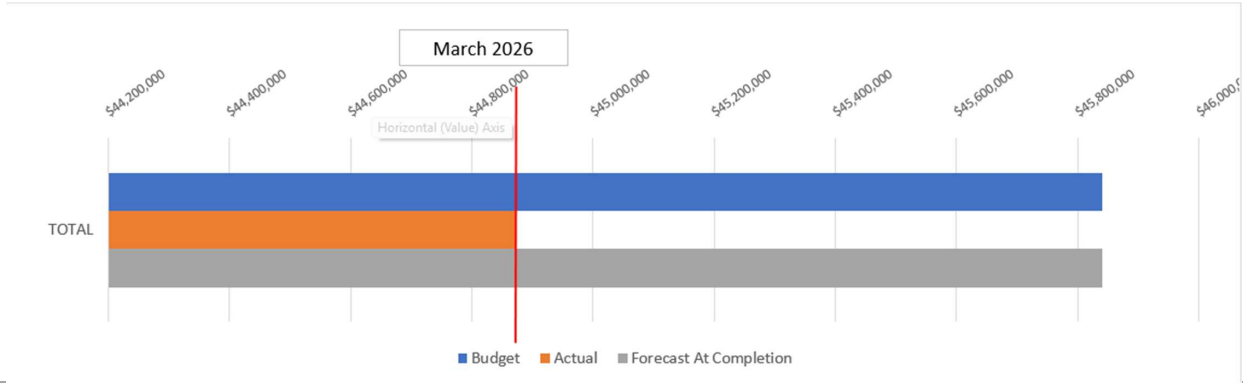
Project Health

Flag	Previous Status	Current Status	Status Description
Overall Status	G	G	Construction phase of the project has commenced after a robust procurement and governance financial prudence process, providing resolutions on 28-Feb to proceed into construction by awarding the contract to Naylor Love
Finances	A	A	Project funding of $45.8M approved at 28-Feb-24 Council Meeting. $1.6M confirmed for the Museum fitout.
Risks	A	A	Consumption of contingency is a risk. Expected variation to date is $1,990,460.91 Continue to monitor the Variation Process through Eng Rep constantly reviewing contingency spend
Issues	G	G	

Cromwell Memorial Hall Project

Resources	G	G	
Key Milestones	G	G	New programme accepted with approval of EoT claim.
Health and Safety	G	G	SSSP reviewed and accepted; Site induction process implemented; WorkSafe informed on selected tasks
Scope	G	A	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	G	G	Let's Talk Page being refreshed with the commencement of construction and approved detailed design.

Budget



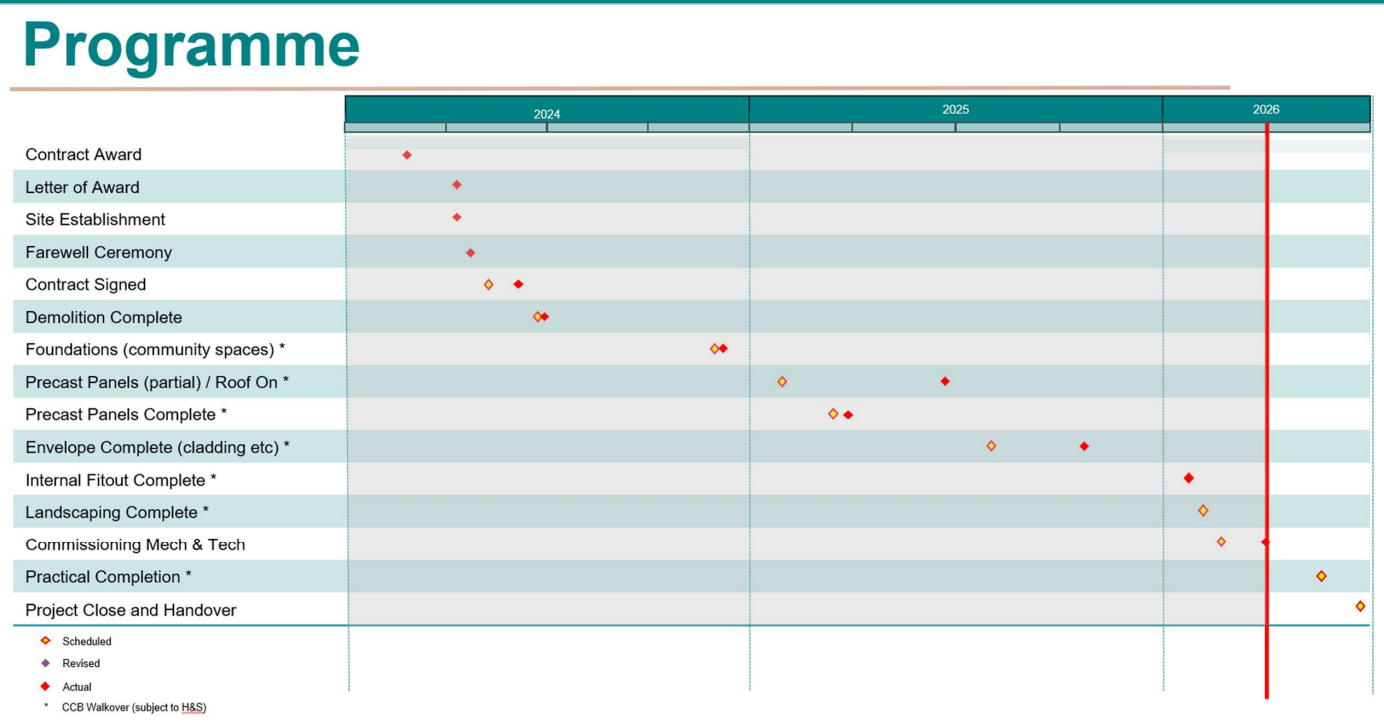
Project Risk Analysis – Key Rated Risks

Flag	Risk Name	Status Comments
G	Health & Safety on building site, with working at heights, heavy equipment etc poses on going risk	With Site Establishment Naylor's SSSP in effect 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 – now at Museum loading bay
A	Exceeding allocated total project cost of $45.8M	Construction contract has high percentage fixed price Variation Process through Eng Rep will review contingency spend Project funding of $45.8M approved at 28-Feb-24 Council Meeting. This funding was secured by:

Cromwell Memorial Hall Project

		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 $1,990,460.91 – 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

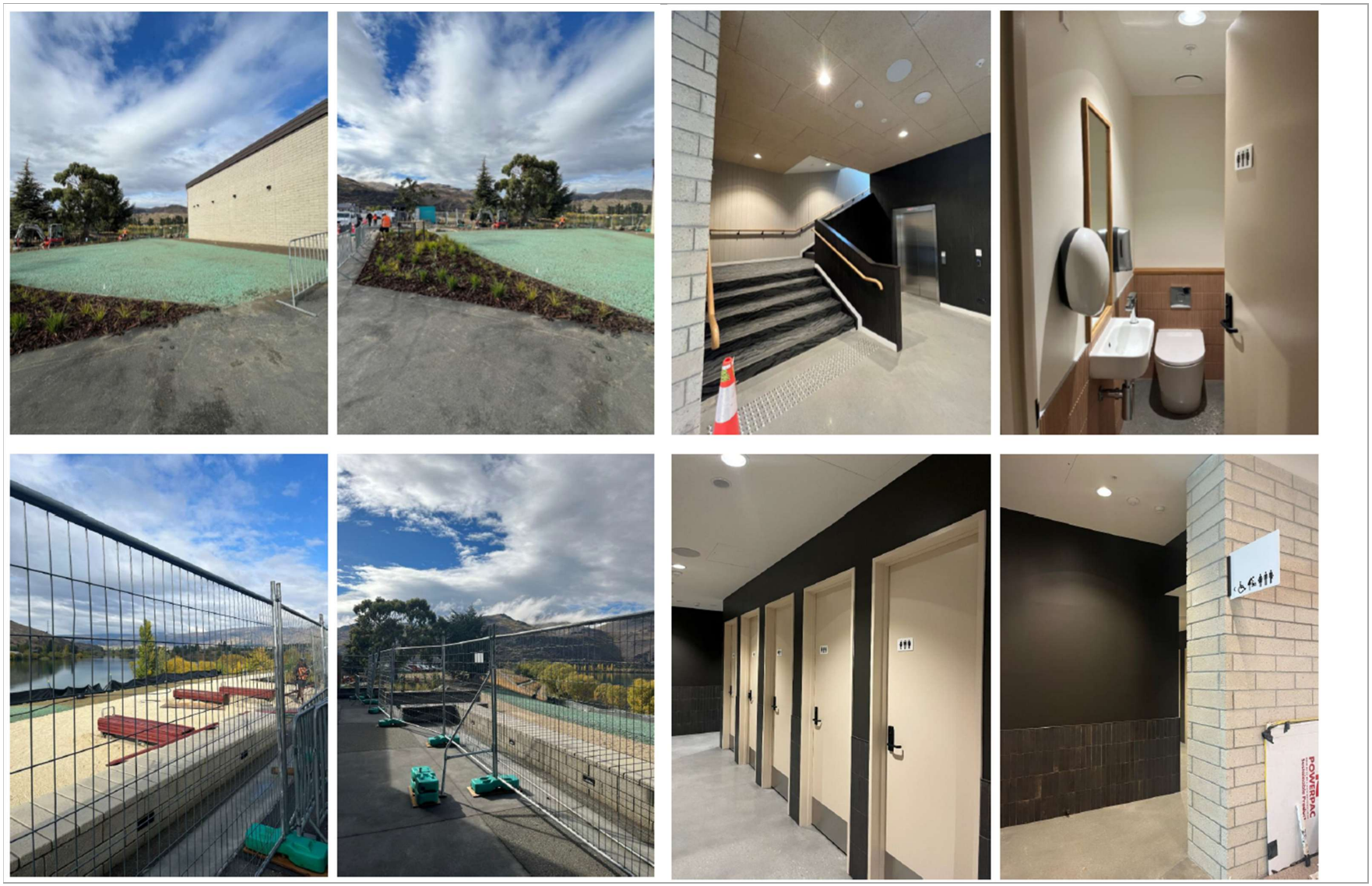


Cromwell Memorial Hall Project

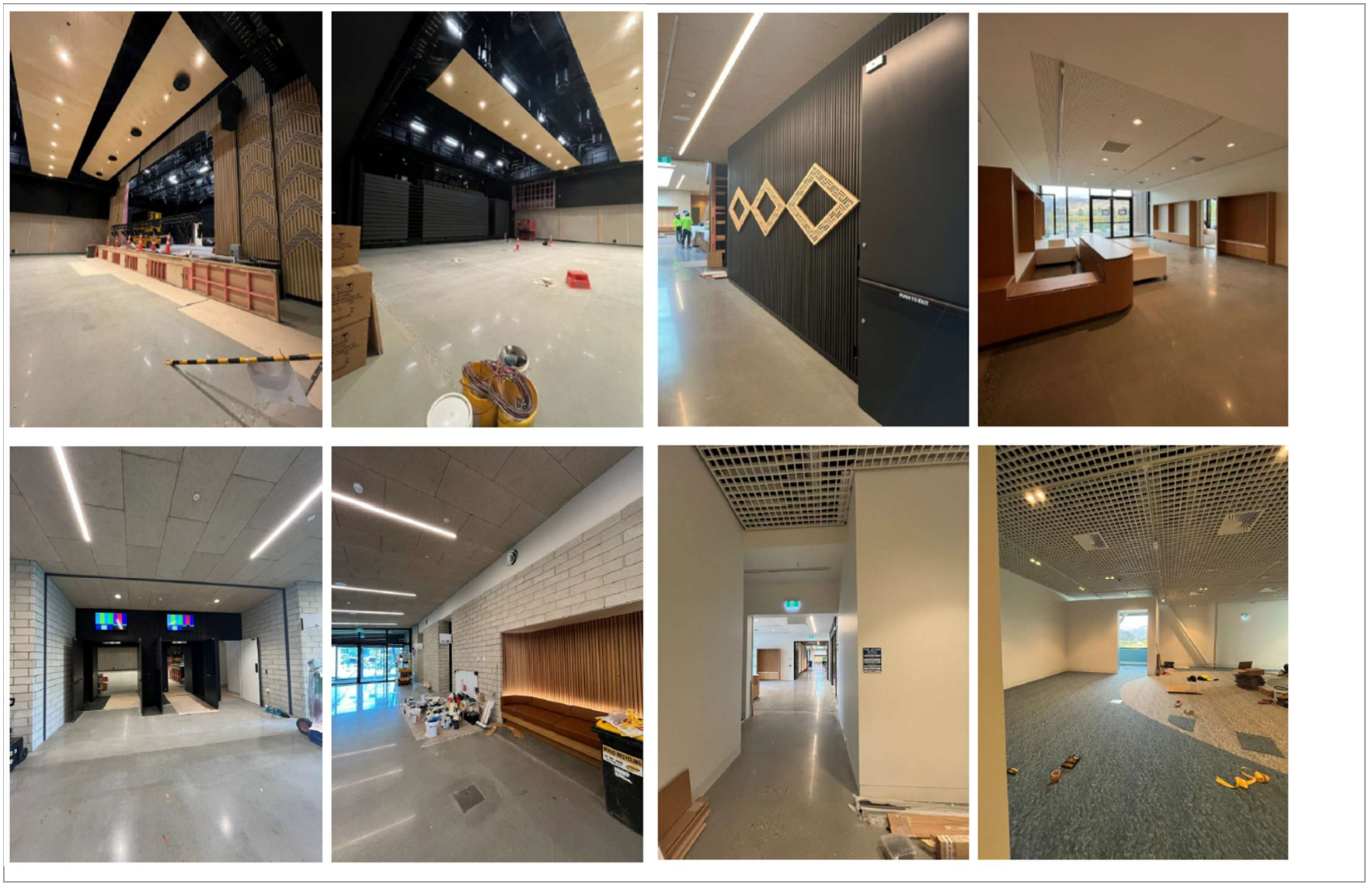
Special Addendum | Waste Reporting



Cromwell Memorial Hall Project



Cromwell Memorial Hall Project



26.4.24 FINANCIAL REPORT FOR THE PERIOD ENDING 28 FEBRUARY 2026

Doc ID: 2771981

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

1. Purpose

To consider the financial performance for the period ending 28 February 2026

Recommendations

That the report be received.

2. Discussion

The presentation of the financials includes two variance analysis sections against both the financial statement and against the activities. This ensures Council can sight the variances against the ledger, and against the activities at a surplus/(deficit) level. The second variance analysis is to demonstrate the overall relationship between the income and expenditure at an activity level.

The third section details the expenditure of the capital works programme across activities. This helps track key capital projects across the year and ensures the progress of these projects remains transparent to Council.

The fourth section details the internal loans balances. The internal loans report forecasts the balance as at 30 June 2026.

The fifth section details the external debt balances. External debt is managed using operating cashflows before being uplifted from the Local Government Funding Agency.

The sixth section details the loan to Southern Water Limited. This report shows the level of expenditure against the agreed loan value.

This report uses the below key to identify the favourable or unfavourable variances.

Abbreviation key for report
F = Favourable
U = Unfavourable

I. Statement of Financial Performance for the period ending 28 February 2026

2025/2026 Annual Plan $000	8 MONTHS ENDING 28 FEBRUARY 2026	YTD Actual $000	YTD Revised Budget $000	YTD Variance $000		2025/2026 Revised Budget $000
	Income					
60,106	Rates	40,077	40,256	(179)	🔴	60,178
8,043	Subsidies and Grants	6,308	4,618	1,690	🟢	7,763
6,171	Development and Financial Contributions	2,299	3,479	(1,180)	🔴	6,432
7,509	Fees and Charges	5,559	5,459	100	🟢	7,916
1,517	Interest Revenue	304	907	(603)	🔴	1,516
7,810	Land Asset Sales	2,315	4,437	(2,122)	🔴	10,124
4,977	Other Revenue	7,493	6,760	734	🟢	11,713
-	Other Gains	171	149	22	🟢	149
96,132	**Total Income**	**64,526**	**66,064**	**(1,539)**	🔴	**105,792**
	Expenditure					
18,108	Personnel Costs	12,262	12,894	632	🟢	19,511
21,913	Depreciation and amortisation expense	15,550	14,609	(941)	🔴	21,913
4,309	Finance costs	1,899	2,461	563	🟢	4,227
36,736	Other Expenses	22,627	23,368	740	🟢	36,232
4,237	Cost of Land Sales	583	935	353	🟢	4,819
-	Other Losses	6	6	(0)	🟡	6
85,303	**Total Expenses**	**52,927**	**54,273**	**1,346**	🟢	**86,708**
10,830	**Operating Surplus / (Deficit)**	**11,599**	**11,791**	**(192)**	🔴	**19,084**
10,811	Vested Assets	-	4,494	(4,494)	🔴	10,811
21,641	**NET SURPLUS / (DEFICIT)**	**11,599**	**16,285**	**(4,686)**		**29,895**

This table has rounding (+/- 1)

The financials for February 2026 show an overall unfavourable variance of ($4.686M).

Income of $64.526M against the year-to-date budget of $66.064M

Income has an unfavourable variance of ($1.539M). Subsidies and grants, fees and charges, other revenue, and other gains are higher than budget. Rates, development and financial contributions, interest revenue, land asset sales, and vested assets are behind budget. The rates income is lower than expected due to the rates instalments being recognised on a quarterly basis, while the budget is set on a monthly basis. This will smooth as the year progress. Development contributions and vested asset rely on external developers. Interest revenue is lower than expected due to utilising cashflows before uplifting external debt and lower market interest rates on term deposits. Land asset sales are lower than expected due to Dunstan Park and the Bannockburn industrial subdivision, resulting in a lower cost of land sales.

Expenditure of $52.927M against the year-to-date budget of $54.273M

Expenditure has a favourable variance of $1.346M. Personnel costs, finance costs, other expenses, and cost of land sales are lower than budget. Other losses is aligned with budget. Depreciation expense is higher than budget, this is due to the 30 June 2025 fixed asset revaluations increasing the value of the assets held by Council translating to higher depreciation. The personnel costs are lower predominately in Planning and Regulatory areas. Recruitment is continuing to fill their vacancies.

II. Profit and Loss by Activity for the period ending 28 February 2026

ACTIVITY	INCOME			EXPENDITURE			SURPLUS/(DEFICIT)			
	Actuals $000	Revised $000	Variance $000	Actuals $000	Revised $000	Variance $000	Actuals $000	Revised $000	Variance $000	
Community, Economic and Strategic Development	3,013	2,866	147	2,763	3,088	325	250	(222)	472	●
Environmental Services	6,049	6,088	(39)	5,166	5,620	454	883	468	415	●
Governance and Corporate Services	2,223	2,589	(366)	1,306	916	(390)	917	1,673	(756)	●
Planning and Regulatory	4,452	4,271	181	4,575	4,738	163	(123)	(467)	344	●
Pools Parks and Cemeteries	7,079	7,013	66	7,057	6,470	(587)	22	543	(521)	●
Property and Community Facilities	14,051	15,870	(1,819)	5,660	5,989	329	8,391	9,881	(1,490)	●
Service Centres and Libraries	1,637	1,625	12	1,470	1,571	101	167	54	113	●
Roading	11,218	9,624	1,594	10,881	10,135	(746)	337	(511)	848	●
Stormwater	186	216	(30)	656	687	31	(470)	(471)	1	●
Wastewater	7,136	7,599	(463)	6,024	7,142	1,118	1,112	457	655	●
Water	7,482	8,303	(821)	7,369	7,917	548	113	386	(273)	●
Total	**64,526**	**66,064**	**(1,538)**	**52,927**	**54,273**	**1,346**	**11,599**	**11,791**	**(192)**	●

This table has rounding (+/- 1)

- **Community, Economic and Strategic Development $472K F** – Income has a favourable variance of $147k. This is mainly driven by rates, Mayor Taskforce for Jobs fund, and Cycle Trails Film contributions. Expenditure has a favourable variance of $325k is due to tourism of $115k, grants of $66k and regional identity of $62k. The tourism and regional identity related to the timing of projects and campaign marketing. Grants variances relate to Central Otago Museum Trust Grant and the Dunstan High School trust grant which are yet to be disbursed.
- **Environmental Services $415K F** – Income has an unfavourable variance of ($39k). This is affected by the unfavourable interest revenue, and income from resource consent ($47k) and green waste income ($46k), which is offset by general refuse income. Expenditure has a favourable variance of $454k due to the contract cost of landfill disposal, kerbside collection and green waste mulching are lower than budget. This is expected to be offset by the Emission Trading payment due in March or April 2026.
- **Governance and Corporate Services ($756K) U** - Income has an unfavourable variance of ($366k). This mainly due to a lower-than-budgeted interest revenue. This variance is offset by unbudgeted one-off $217k received for signing the access agreement with Santana Minerals Limited and the rates penalties and financial reserve contributions. Expenditure has an unfavourable variance of ($390k). This is affected by the increased depreciation expense, the wrap up of DIA Local Water Done Well expenditure (which has been covered by DIA funding), and the election costs (brought by the Vincent Ward by-election).
- **Planning and Regulatory Services $344K F** – Income has a favourable variance of $181k. Resource consent income is higher than budget, and this will offset the resource management professional fee expenditure. Expenditure has a favourable variance of $163k. This is due to staff vacancies $380k, offset by resource professional fees. Staff vacancies have been advertised.
- **Pools, Parks and Cemeteries ($521K) U** – Income has a favourable variance of $66k. This is mainly driven by Central Lake Trust Grant for Alexandra riverside park $62k. Expenditure has an unfavourable variance of ($587k). This is mainly due to the variance of ($662k) on depreciation, offset by favourable variance on water charges $84k. Cromwell water meter charges spent over both February and March.

- **Property and Community Facilities ($1.49M) U** – Income has an unfavourable variance of ($1.819M). This is mainly driven by Cromwell industrial subdivision ($2.122M), grants for Cromwell Museum fitout ($471k), and developer contributions fund for Community Infrastructure ($231k). This is offset by the capital donations for Manuherekia Valleys Community Hub $928k from Central Lakes Trust, Otago Communities Trust, Lotteries, and community donations. Expenditure has a favourable variance of $329k. This is mainly due to the Cromwell industrial subdivision cost of sale, alongside with management consultant fees for Cromwell Town centre business case of $106k, and lower interest expense $87k for Cromwell Memorial Hall.
- **Service Centres and Libraries $113K F** – Income has a small favourable variance of $12k. Expenditure has a favourable variance of $101k. This is due to the variance of $47k for library staff remuneration and other costs.
- **Roading $848K F** – Income has a favourable variance of $1.594M. This is mainly driven by higher than expectation NZTA subsidies $1.251M. Expenditure has an unfavourable variance of ($746k). This is due to the contract costs for sealed road maintenance ($429k) and depreciation expense ($456k) and offset by other expenses. The variance of sealed road maintenance is expected to be higher at the end of this financial year, and this is partially offset by the lower-than-budgeted operational costs for physical works.
- **Stormwater $1k F** – Income has an unfavourable variance of ($30k). This is mainly affected by the interest revenue. Expenditure has a favourable variance of $31k. This is driven by the lower-than-budgeted physical work contract costs.
- **Wastewater $655K F** – Income has an unfavourable variance of ($463k). This is mainly due to development contributions. These are difficult to gauge as they are reliant on developers. Expenditure has a favourable variance of $1.118M. This is mainly due to the variance on depreciation $576k, sludge treatment cost $291k, external interest cost $115k, contract cost $50k, and consultant fees $44k.
- **Water ($273K) U** – Income has an unfavourable variance of ($821k). This is due to an unfavourable variance of ($699k) on development contributions, and ($214k) on metered water sales. Development contributions are difficult to gauge as they are reliant on developers. Expenditure has a favourable variance of $548k. This is mainly due to variance on depreciation $281k, external interest cost $172k and AMP and management cost $93k. The AMP and management cost will be utilised from April to June on valuation which is currently being scoped and priced.

III. Capital Expenditure

Year-to-date against the revised budget 51% of the total capital spend against the full year's revised capital budget has been expensed.

2025/2026 Annual Plan $000	CAPITAL EXPENDITURE	YTD Actual $000	YTD Revised Budget $000	YTD Variance $000		2025/2026 Revised Budget $000	Progress to date against revised budget
3,166	Environmental Services	394	583	189	●	1,001	39%
1,845	Governance and Corporate Services	797	904	107	●	2,091	38%
325	Planning and Regulatory	182	254	72	●	525	35%
1,670	Pools Parks and Cemeteries	689	1,428	739	●	2,715	25%
23,041	Property and Community Facilities	13,529	12,660	(869)	●	22,807	59%
189	Service Centres and Libraries	131	149	18	●	220	59%
7,955	Roading	5,261	6,301	1,040	●	9,567	55%
493	Stormwater	36	85	49	●	461	8%
10,606	Wastewater	1,764	2,185	421	●	6,779	26%
25,844	Water	15,896	17,214	1,319	●	29,264	54%
75,134	**Grand Total**	**38,678**	**41,764**	**3,085**		**75,431**	**51%**

This table has rounding (+/- 1)

- **Environmental Services $189K F** – For the Cromwell Transfer station project detailed design is underway for construction in 26/27. St Bathan's Closed Landfill remediation is expected to carry out tree felling work in April.
- **Governance and Corporate Services $107K F** – IS are behind budget by $91k. Completed projects include: MAGIQ Performance Labour Budgeting Dataset, MAGIQ Lease Management Implementation, Infringement Devices Renewal, Central Otago Rural Imagery Renewal 2024, MAGIQ Cloud Migration, Public Wi-Fi. Ongoing projects includes**:** Risk Management Information System, District-Organisation Wide CCTV and Access Control, Envibe Audit and Improvements, Records Digitisation – Stage 3, Property Files Online, ELMO Payroll, Geographic Information System Renewal, Geographic Information System Renewal, GPS Received Renewal, Server, Storage and Back-up Renewal 2025, Meeting Rooms Renewal 2025, Online Bookings, AMIS Implementation, Microsoft E5 Security deployment, Strategy and Development - End User ICT, Door-People Counter Renewal/New Builds. Projects expecting to be completed in this financial year include Secure Digital Signing, Converged Security/Network Improvement.
- **Planning and Regulatory $72K F** – Dog pound's improvement project is progressing and is expected to be completed at the end of year. Objective build project is progressing.
- **Pools, Parks and Cemeteries $739K F** – This is driven by a mixture of the timing of project budgets, work programme and contractors' availability to perform the work. The variances mainly relate to: Alexandra town centre $280k, Cromwell pool $95k, Cromwell reserve $67k, other reserves Maniototo $53k, other reserves Vincent $51k, and Alexandra pool $44k. For the Alexandra town centre: the Kamoanahaehae Riverside park is still planning the next phase; Centre point carpark tree removal project was completed in March. For Cromwell pool: the building condition assessment has been engaged and expected to carry out in April; the pool starting blocks have been ordered. For Cromwell reserves: playground components are being renewed; irrigation sprinklers are being installed; landscaping upgrades were finished in January; racecourse development and Big

Fruit Sculpture painting are yet to be started. For other reserve Maniototo: Maniototo domain Irrigation is mostly complete; tree felling for Ranfurly has been completed; trees planting for Maniototo park will be carried in autumn 2026. For other reserves Vincent: tree replanting in Kamaka walkway is expected to process in May or June 2026; Half Mile Recreation Reserve redevelopment is processing.

- **Property and Community Facilities ($869K) U** – This is being driven by the Cromwell Memorial Hall which shows an unfavourable YTD budget variance ($1.228M). This is a timing variance which is mainly offset by the below projects: Manuherekia Valleys Community Hub $217k, Elderly Persons Housing (EPH) projects $95k, Clyde Hall $42k. The project for the Cromwell Memorial Hall is on track. The Manuherekia Valleys Community Hub is delayed due to architectural issues, and it is expected to finish in early 2027**.** For EPH: the refurbishment works to be undertaken as units become vacant; footpath replacement for Shannon Street has been completed.
- **Service Centres and Libraries $18K F** – Library books and digital resources are below budget but on track.
- **Roading $1.04M F** – The roading capital works programme can be different from the budget due to the seasonal renewal programme. Variances are mainly driven by gravel road renewal $642k, Little Valley New Bridge $385k, pavement reconstruction $115k, structures renewals $83k, offsetting by sealed road renewal ($220k). The re-metalling of gravel road is underway, and the underspend of this will be used to fund sealed road renewals and gravel purchases. The Little Valley New Bridge project is on track and the underbudget portion will be carried forward to fund the finalisation for this project in the next financial year. Budget for pavement reconstructions will be partially used to offset the underspending of sealed road renewal; the remaining budget will be carried forward to the next financial year and expected to be added into the next road rehabilitation. For structure renewal project, bridge component replacement work is being programmed, and the unused budget is expected to carry forward. The ongoing overspend for sealed road renewals project is expected and it will be addressed via underspends in other projects.
- **Stormwater $49k F** – The stormwater network renewals programme is unable to progress due to change in contracts, council staff and computer software utilised for work planning, and it is expected to carry forward to the next financial year when full work will be planned and completed. CCTV inspection is still being tendered and planned, the budget of which will be utilised prior to the end of this financial year. Consultancy work for catchment management plan has been finished with consultant.
- **Wastewater $421K F** – This is driven by a mixture of the timing of project budgets, work programme and contractors' availability to perform the work. The variance is mainly related to telemetry upgrades and renewals $217k, Cromwell septage receival upgrade and relocation $211k, pipe renewals $145k, Alexandra/Clyde treatment – critical spares $125k, which is offset by Ranfurly treatment – addressing existing compliance issues ($177k) and Alexandra/Clyde treatment – wastewater treatment upgrade ($83k). Telemetry upgrades and renewals project is progressing and expected to have minimal remaining budget at the end of this financial year. For the Cromwell septage receival upgrade and relocation project, procurement plan for new drum receiver is expected to be signed off and completed by the end of this financial year. Some pipe renewals are being completed by contractors during March to June 2026 and potential carry forward budget is expected. Contract to address compliance issues for Ranfurly treatment is now underway. Purchase order of Alexandra/Clyde wastewater treatment in place for design, and it is expected to align with the full year budget at the end of this financial year.

- **Water $1.319M F** – This is driven by a mixture of timing of project budgets, work programme contractors' availability to perform the work. The variance is mainly related to Cromwell water treatment upgrade $621k, Bannockburn reservoir and pipe upgrade $285k, network extension – Dunstan Road water pipe $269k, plants renewals $173k. Cromwell water treatment upgrade is progressing and expected to complete aligning with budget. Work for Bannockburn reservoir and pipe upgrade is underway. The contract tender for Dunstan Road water pipe extension has been awarded and work is expected to start. Plants renewals are expected to be finished during March to June 2026.

IV. Internal Loans

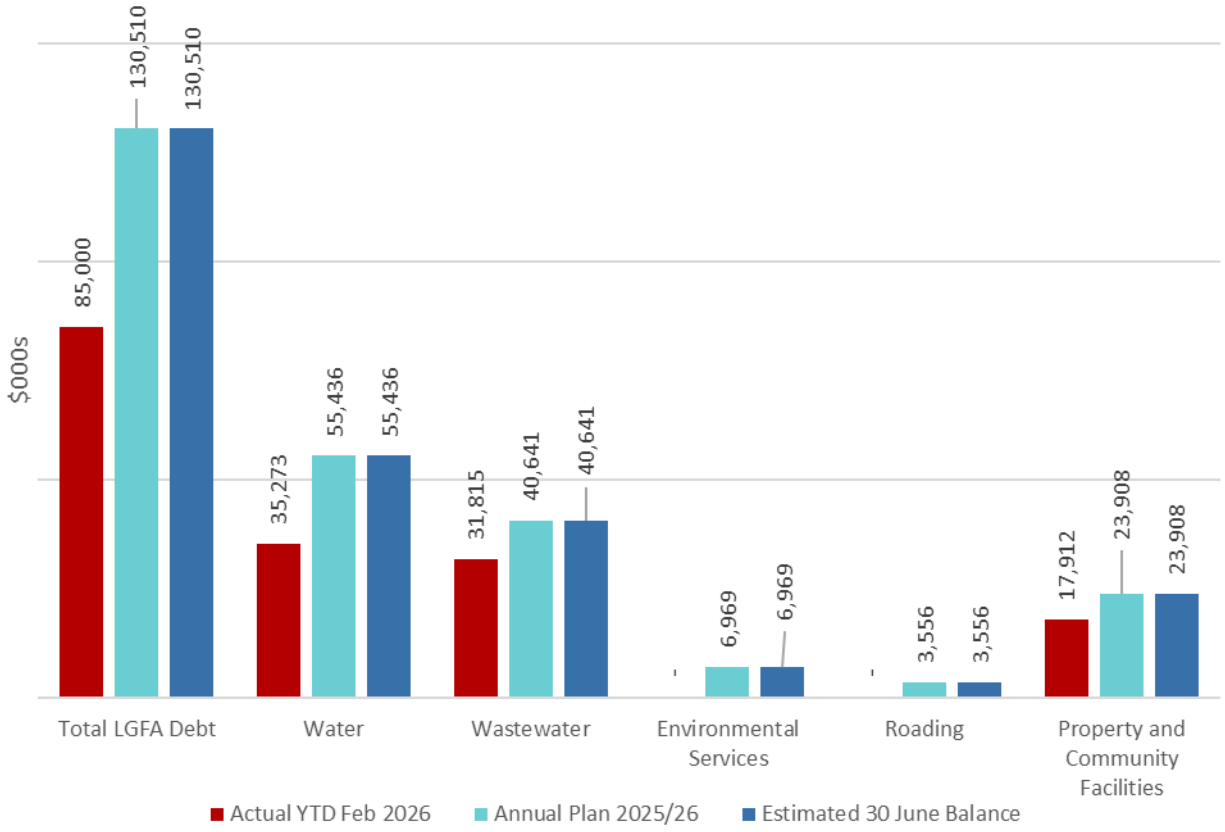
Forecast closing balance for 28 February 2026 is nil. According to resolution 25.18.33, the reserve transfers have been carried out and the internal loans within the community boards have been paid down. This has resulted in closing all the internal loans.

Lender	Owed By	Original Loan	1-Jul-25 Opening Balance	30-Jun-26 Closing Balance
Cromwell General Reserve	Public Toilets	670,000	392,568	0
District General Reserve	Tarbert St Bldg	25,868	6,713	0
District General Reserve	Alex Town Centre	94,420	27,577	0
Vincent General Reserve	Alex Town Centre	186,398	43,728	0
Cromwell General Reserve	Alex Town Centre	290,600	87,176	0
Maniototo General Reserve	Centennial Milkbar	47,821	8,130	0
Maniototo General Reserve	Pioneer Store Naseby	21,589	5,246	0
Cromwell General Reserve	Water	867,000	604,581	0
District General Reserve	ANZ Bank Seismic Strengthening	180,000	125,519	0
Vincent General Reserve	Molyneux Pool	650,000	466,150	0
Maniototo General Reserve	Maniototo Hospital	1,873,000	1,558,020	0
District General Reserve	Alexandra Airport	218,000	171,958	0
Teviot Valley General Reserve	Roxburgh Community Pool Upgrade	250,000	223,172	0
Vincent General Reserve	Molyneux Pool - Iceinline Roof Upgrade	400,000	371,913	0
Vincent General Reserve	Alexandra River Park	650,000	650,000	0
Total		**6,424,695**	**4,742,451**	**0**

This table has rounding (+/- 1)

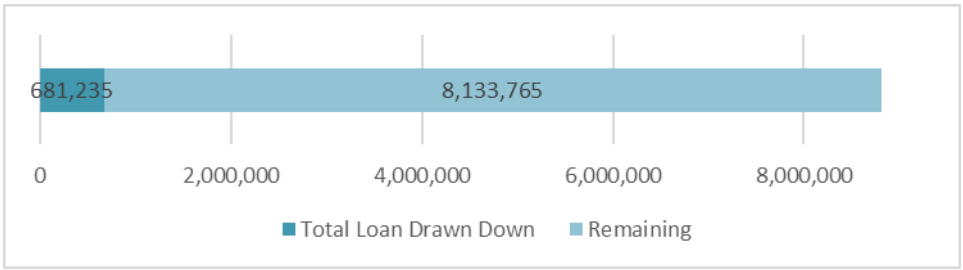
V. External Debt

The total of external debt is $85.0M with a planned external debt of $130.5M at 28 February 2026. External debt is managed using operating cashflows to reduce the impact from interest rates. Debt is currently being uplifted for Cromwell Memorial Hall and the three waters area.



VI. Southern Waters Limited loan

This report shows the level of expenditure against the agreed loan value. The total agreed loan value is $8,815,000. The total expenditure occurred until 28 February 2026 was $681k.



Reserve Funds table

- As at 30 June 2025 the Council had an audited closing reserve funds balance of $4.09M. This reflects the whole district's reserves and factors in the district-wide reserves which are in deficit at ($12.44M). Refer to Appendix 1.

- From 1 July 2025 the Council moved into a district wide funding model. The reserves table has been prepared to include the movements and show the adjusted opening balance to reflect the district wide funding model. This reflects the whole district's reserves are in deficit by ($8.77M). Ward specific reserves are recognised separately, including grants and promotions, but also ward general reserves and endowment funds. According to resolution 25.18.33, the reserve transfers have been carried out to clear deficit ward-based reserves and the internal loans within the community boards have been paid down. Appendix 2 lists the cost centres changes to reflect the district wide funding model.
- Based on an opening balance of $4.09M in surplus and considering the carry forwards, the LTP year 1 movements and resolution reserve movements there is an estimated closing balance of $24.3M in surplus.
- The reserves tables consist of the:
    - 30 June 2025 audited reserve funds balance
    - an adjustment column for the community board specific reserve movements as per res 25-18-33
    - an adjustment column to reflect the district wide funding model
    - carry forward from 2024-25 and the LTP 2025-34 Year 1 movements
    - other adjustments to reserves as per resolutions
    - finally, the LTP 2025-34 Year 1 reserves table

NB: the reserves totals are recognised at a high level.

3. Attachments

Appendix 1 - 2025-26 Estimated Reserves Balances ⇩
Appendix 2 - Changes to Reserve Classifications ⇩

Statement of Reserves	Audited 2024/25 Annual Report				Resolution 25-18-33 Movements		1 July 2025 move to district wide funding model		Carryforwards from 2024-25 Plus LTP Y1 movements				Other Movements as per resolutions		LTP 2025-34 Year 1		
	Opening Balance	Transfers In	Transfers Out	Closing Balance	Transfers In/Out	Adjusted Balance	Transfers In/Out	Adjusted balance	Capital Expenditure	Funded Depreciation	Loan Movements In/Out	Other Transfers In/Out	Transfers In/Out	Estimated closing balance	LTP 2025-34 Opening balance Yr 1	LTP 2025-34 Transfers In/Out Yr 1	LTP 2025-34 Closing balance Yr 1
	2024/25	2024/25	2024/25	2024/25	2025/26	2025/26	2025/26	2025/26	2025/26	2025/26	2025/26	2025/26	2025/26	2025/26	2025/26	2025/26	2025/26
GENERAL RESERVES																	
General Reserves	(139)	11,714	(12,179)	(605)	460	(145)	(425)	(570)	(15,266)	4,826	4,703	6,194	-	(113)	(2,782)	3,450	668
Uniform Annual General Charge Reserves	266	113	-	379	-	379	(379)	-	-	-	-	-	-	-	-	-	-
Total General Reserves	**127**	**11,827**	**(12,179)**	**(225)**	**460**	**234**	**(804)**	**(570)**	**(15,266)**	**4,826**	**4,703**	**6,194**	**-**	**(113)**	**(2,782)**	**3,450**	**668**
TARGETED RESERVES																	
Planning and Environment Rate	4,979	663	(1,140)	4,503	-	4,503	-	4,503	(357)	77	-	(944)	(225)	3,053	3,163	(1,237)	1,926
Economic Development Rate	65	64	-	129	-	129	-	129	-	-	-	-	(10)	119	65	-	65
Tracks and Waterways Charge	676	61	(49)	687	-	687	(687)	-	-	-	-	-	-	-	-	-	-
Tourism Rate	412	73	(9)	476	-	476	-	476	-	-	-	(72)	-	404	443	(72)	371
Waste Management and Collection Charge	(4,724)	1,007	(973)	(4,689)	-	(4,689)	-	(4,689)	(2,352)	454	6,969	1,440	-	1,823	(1,243)	(172)	(1,415)
District Library Charge	312	1,015	(1,251)	76	-	76	-	76	(220)	131	-	2	-	(11)	(32)	(57)	(90)
Molyneux Park Charge	(45)	16	(99)	(127)	-	(127)	127	-	-	-	-	-	-	-	-	-	-
District Works and Public Toilets Rate	3,483	1,314	(933)	3,864	(393)	3,471	(3,471)	-	-	-	-	-	-	-	-	-	-
District Water Supply	(13,654)	12,642	(9,223)	(10,234)	(605)	(10,839)	3,723	(7,116)	(34,634)	2,183	27,936	9,572	-	(2,058)	(2,899)	3,987	1,088
District Wastewater	(15,988)	12,612	(3,525)	(6,902)	-	(6,902)	(551)	(7,452)	(13,312)	2,154	18,141	1,226	-	756	2,149	(2,116)	33
District Stormwater	-	-	-	-	-	-	5,022	5,022	(717)	-	-	31	-	4,336	4,778	(462)	4,315
Community Facilities Rates	-	-	-	-	-	-	849	849	(25,753)	2,231	22,760	12,022	-	12,110	(1,660)	8,548	6,888
Total Targeted Reserves	**(24,484)**	**29,468**	**(17,202)**	**(12,218)**	**(997)**	**(13,215)**	**5,013**	**(8,202)**	**(77,345)**	**7,231**	**75,807**	**23,277**	**(235)**	**20,533**	**4,763**	**8,419**	**13,182**
Specific and Other Reserves	265	96	(57)	304	-	304	97	400	-	-	-	17	-	418	401	17	418
District Roading Development Fund	-	-	-	-	-	-	845	845	-	-	-	58	-	903	1,292	58	1,350
District Wastewater Development Fund	-	-	-	-	-	-	551	551	-	-	-	1,569	-	2,120	819	1,569	2,388
District Water Development Fund	-	-	-	-	-	-	(3,723)	(3,723)	-	-	-	(6,549)	-	(10,272)	(6,123)	(6,549)	(12,672)
District Community Infrastructure Development Fun	-	-	-	-	-	-	-	-	-	-	-	(2,529)	-	(2,529)	-	(2,529)	(2,529)
District Reserve Improvement Development Fund	-	-	-	-	-	-	-	-	-	-	-	33	-	33	-	33	33
Vincent Reserve Contribution Fund	-	-	-	-	-	-	1,464	1,464	-	-	-	(261)	(50)	1,153	1,647	(261)	1,386
Cromwell Reserve Contribution Fund	-	-	-	-	-	-	2,805	2,805	-	-	-	115	(20)	2,900	2,644	115	2,759
Maniototo Reserve Contribution Fund	-	-	-	-	-	-	346	346	-	-	-	14	-	360	311	14	325
Teviot Valley Reserve Contribution Fund	-	-	-	-	-	-	137	137	-	-	-	6	-	143	134	6	139
Total Specific and Other Reserves	**265**	**96**	**(57)**	**304**	**-**	**304**	**2,522**	**2,825**	**-**	**-**	**-**	**(7,528)**	**(70)**	**(4,772)**	**1,125**	**(7,528)**	**(6,403)**
WARD TARGETED RESERVES																	
Vincent Community Board Reserves																	
Vincent Promotion Rate	-	10	-	10	-	10	(10)	-	-	-	-	-	-	-	-	-	-
Vincent Grants Rate	-	-	-	-	-	-	5	5	-	-	-	-	42	47	(26)	-	(26)
Vincent Recreation and Culture Charge	(1,038)	934	(964)	(1,067)	5,986	4,919	(4,919)	-	-	-	-	-	-	-	-	-	-
Vincent Ward Services Rate	(187)	1,082	(1,099)	(203)	1,266	1,063	(1,063)	-	-	-	-	-	-	-	-	-	-
Vincent Ward Services Charge	7,215	510	(133)	7,592	(6,711)	882	(882)	-	-	-	-	-	-	-	-	-	-
Vincent Ward Specific Reserves	784	42	(20)	806	(754)	52	882	934	-	-	-	(1,744)	-	(810)	8,499	(2,010)	6,489
Vincent Ward Development Fund	1,570	229	-	1,800	(334)	1,466	(1,466)	-	-	-	-	-	-	-	-	-	-
Total Vincent Community Board Reserves	**8,344**	**2,808**	**(2,215)**	**8,938**	**(547)**	**8,391**	**(7,452)**	**939**	**-**	**-**	**-**	**(1,744)**	**42**	**(763)**	**8,472**	**(2,010)**	**6,463**
Cromwell Community Board Reserves																	
Cromwell Promotion Rate	-	10	-	10	-	10	(10)	-	-	-	-	-	-	-	-	-	-
Cromwell Grants Rate	-	-	-	-	-	-	57	57	-	-	-	-	-	57	1	-	1
Cromwell Recreation and Culture Charge	(147)	22,507	(25,697)	(3,336)	43	(3,293)	3,293	-	-	-	-	-	-	-	-	-	-
Cromwell Ward Services Rate	22,311	3,499	(21,017)	4,793	1,041	5,834	(5,834)	-	-	-	-	-	-	-	-	-	-
Cromwell Ward Services Charge	36	40	(450)	(375)	-	(375)	375	-	-	-	-	-	-	-	-	-	-
Cromwell Ward Specific Reserves	516	49	(21)	544	-	544	7,497	8,041	-	22	-	301	(8)	8,356	8,044	400	8,445
Cromwell Ward Development Fund	2,519	286	-	2,805	-	2,805	(2,805)	-	-	-	-	-	-	-	-	-	-
Total Cromwell Community Board Reserves	**25,235**	**26,391**	**(47,185)**	**4,441**	**1,084**	**5,525**	**2,573**	**8,098**	**-**	**22**	**-**	**301**	**(8)**	**8,413**	**8,045**	**400**	**8,445**
Maniototo Community Board Reserves																	
Maniototo Promotion Rate	-	4	-	4	-	4	(4)	-	-	-	-	-	-	-	-	-	-
Maniototo Grants Rate	-	-	-	-	-	-	10	10	-	-	-	-	(2)	8	1	-	1
Maniototo Recreation and Culture Charge	1,099	339	(211)	1,227	95	1,323	(1,323)	-	-	-	-	-	-	-	-	-	-
Maniototo Ward Services Rate	160	266	(10)	416	(116)	300	(300)	-	-	-	-	-	-	-	-	-	-
Maniototo Ward Services Charge	21	7	(29)	(1)	20	20	(20)	-	-	-	-	-	-	-	-	-	-
Maniototo Ward Specific Reserves	-	-	-	-	-	-	327	327	-	-	-	-	-	327	191	64	255
Maniototo Ward Development Fund	296	50	-	346	-	346	(346)	-	-	-	-	-	-	-	-	-	-
Total Maniototo Community Board Reserves	**1,576**	**666**	**(249)**	**1,992**	**-**	**1,992**	**(1,655)**	**337**	**-**	**-**	**-**	**-**	**(2)**	**335**	**192**	**64**	**256**
Teviot Valley Community Board Reserves																	
Teviot Valley Promotion	19	1	(3)	17	-	17	(17)	-	-	-	-	-	(10)	(10)	-	-	-
Teviot Valley Grants Rate	-	-	-	-	-	-	38	38	-	-	-	2	-	40	41	2	43
Teviot Valley Recreation and Culture	192	48	(356)	(117)	53	(63)	63	-	-	-	-	-	-	-	-	-	-
Teviot Ward Services Rate	737	67	(6)	798	(63)	735	(735)	-	-	-	-	-	-	-	-	-	-
Teviot Ward Services Charge	17	24	(19)	22	10	32	(32)	-	-	-	-	-	-	-	-	-	-
Teviot Ward Specific Reserves	-	-	-	-	-	-	624	624	-	-	-	32	-	656	677	42	719
Teviot Ward Development Fund	127	10	-	137	-	137	(137)	-	-	-	-	-	-	-	-	-	-
Total Teviot Valley Community Board Reserves	**1,092**	**150**	**(384)**	**859**	**-**	**859**	**(196)**	**662**	**-**	**-**	**-**	**34**	**(10)**	**686**	**719**	**44**	**762**
Total Reserves	**12,155**	**71,407**	**(79,472)**	**4,090**	**-**	**4,090**	**-**	**4,090**	**(92,611)**	**12,079**	**80,510**	**20,535**	**(283)**	**24,320**	**20,533**	**2,840**	**23,373**

Reserve Name before District Wide Model	Cost Centre Name	Reserve Name after District Wide Model
Tracks and Waterways Charge		
	Clutha Management	Community Facilities Rates
	Trails Maintenance	Community Facilities Rates
Molyneux Park Charge		
	Molyneux Park	Community Facilities Rates
District Works and Public Toilets Rate		
	District Unsubsidised Roading	General Reserves
	Public Toilets	Community Facilities Rates
	StormWater Improvements	District Stormwater
	StormWater Operations	District Stormwater
	StormWater Renewals	District Stormwater
Cromwell Promotion Rate		
	Promotions Cromwell	Cromwell Grants Rate
Cromwell Recreation and Culture Charge		
	Anderson Park	Community Facilities Rates
	Bannockburn Community Centre	Community Facilities Rates
	Cromwell Museum	Community Facilities Rates
	Cromwell Pool	Community Facilities Rates
	Cromwell Reserves	Community Facilities Rates
	Cromwell Resource Centre Building	Community Facilities Rates
	Cromwell Sports Pavillions	Community Facilities Rates
	Memorial Hall Cromwell	Community Facilities Rates
	Tarras Comunity Centre	Community Facilities Rates
Cromwell Specific Reserves		
	CO Sports Turf Trust	Cromwell Specific Reserves
	Cromwell Athenaeum Trust	Cromwell Specific Reserves
	Cromwell Bowling Club fund	Cromwell Specific Reserves
	Cromwell Golf Club fund	Cromwell Specific Reserves
	Cromwell Land Endowment fund	Cromwell Specific Reserves
	Cromwell Speedway Club Fund	Cromwell Specific Reserves
	Cromwell Sports Club Fund	Cromwell Specific Reserves
	Cromwell Squash Club Fund	Cromwell Specific Reserves
	Cromwell Vintage Car Club Fund	Cromwell Specific Reserves
Cromwell Ward Services Charge		
	Cromwell Cemetery	Community Facilities Rates
	Elected Members - Cromwell	General Reserves
	Forestry Cromwell	Community Facilities Rates
	Nevis Cemetery	Community Facilities Rates
Cromwell Ward Services Rate		
	Bannockburn Recreation Reserve Committee	Community Facilities Rates
	Cromwell Master Plan	Community Facilities Rates
	Cromwell Town Centre	Community Facilities Rates
	Endowment Land Cromwell	Cromwell Specific Reserves
	General Reserves Cromwell	Cromwell Specific Reserves
	Grants Cromwell	Cromwell Grants Rate
	Industrial Estate Cromwell	Community Facilities Rates
	Property General Cromwell	Community Facilities Rates

Reserve Name before District Wide Model	Cost Centre Name	Reserve Name after District Wide Model
Maniototo Promotion Rate		
	Maniototo Promotion	Maniototo Grants Rate
Maniototo Recreation and Culture Charge		
	Centennial Milkbar	Community Facilities Rates
	Community Halls Maniototo	Community Facilities Rates
	Farms Park Farm Maniototo	Community Facilities Rates
	Maniototo Arts Centre	Community Facilities Rates
	Maniototo Hospital	Community Facilities Rates
	Maniototo Stadium	Community Facilities Rates
	Maniototo Trust Fund	Maniototo Specific Reserves
	Naseby Dam Reserve	Community Facilities Rates
	Other Reserves Maniototo	Community Facilities Rates
	Oturehua Domain	Community Facilities Rates
	Public Hall Naseby	Community Facilities Rates
	Public Hall Ranfurly	Community Facilities Rates
	Ranfurly Pool	Community Facilities Rates
	Ranfurly Railway Station	Community Facilities Rates
Maniototo Ward Services Charge		
	Elected Members Maniototo	General Reserves
	Forestry Maniototo	Community Facilities Rates
	Naseby Cemetery	Community Facilities Rates
	Ranfurly Cemetery	Community Facilities Rates
Maniototo Ward Services Rate		
	Endowment Land Income Naseby	Maniototo Specific Reserves
	Farms Hall Wilson Rd Maniototo	Community Facilities Rates
	General Reserves Maniototo	Maniototo Specific Reserves
	Grants Maniototo	Maniototo Grants Rate
	Pioneer Store Naseby	Community Facilities Rates
	Property General Maniototo	Community Facilities Rates
	Recreation Reserve Committee Patearoa	Community Facilities Rates
Teviot Valley Promotion Rate		
	Teviot Valley Promotions	Teviot Valley Grants Rate
Teviot Valley Recreation and Culture Charge		
	Community Halls Teviot	Community Facilities Rates
	Millers Flat Pool	Community Facilities Rates
	Reserves Teviot Valley	Community Facilities Rates
	Roxburgh Entertainment Centre	Community Facilities Rates
	Roxburgh Memorial Hall	Community Facilities Rates
	Roxburgh Pool	Community Facilities Rates
	Teviot Valley Walkway Committee	Community Facilities Rates
Teviot Valley Ward Services Charge		
	Elected Members Teviot Valley	General Reserves
	Forestry Roxburgh	Community Facilities Rates
	Roxburgh Cemetery	Community Facilities Rates
Teviot Valley Ward Services Rate		
	Endowment Land Teviot Valley	Teviot Valley Specific Reserves
	General Reserves Teviot Vallley	Teviot Valley Specific Reserves
	Grants Teviot Valley	Teviot Valley Grants Rate
	Millers Flat Recreation Reserve Committee	Community Facilities Rates
	Property General Teviot Valley	Community Facilities Rates

Reserve Name before District Wide Model	Cost Centre Name	Reserve Name after District Wide Model
Vincent Promotion Rate		
	Promotions Vincent	Vincent Grants Rate
Vincent Recreation and Culture Charge		
	Alexandra Community Centre	Community Facilities Rates
	Becks Hall	Community Facilities Rates
	Clyde - Alexandra Walkway	Community Facilities Rates
	Clyde & Fraser Domains	Community Facilities Rates
	Clyde Hall	Community Facilities Rates
	Clyde Museums	Community Facilities Rates
	Molyneux Pool	Community Facilities Rates
	Molyneux Stadium	Community Facilities Rates
	Omakau Hall	Community Facilities Rates
	Ophir Hall	Community Facilities Rates
	Other Reserves Vincent	Community Facilities Rates
	Pioneer Park	Community Facilities Rates
	Poolburn Hall	Community Facilities Rates
	Vallance Cottage	Community Facilities Rates
Vincent Specific Reserves		
	Alexandra Brass Band Fund	Vincent Specific Reserves
	Clyde Utilities Fund	Vincent Specific Reserves
	Earnscleugh Amenity Trust	Vincent Specific Reserves
	Endowment Land Fund Vincent	Vincent Specific Reserves
Vincent Ward Services Charge		
	Alexandra Cemetery	Community Facilities Rates
	Clyde Cemetery	Community Facilities Rates
	Elected Members Vincent	General Reserves
	General Reserves Vincent	Vincent Specific Reserves
	Omakau Cemetery	Community Facilities Rates
	Pines Forestry	Community Facilities Rates
Vincent Ward Services Rate		
	37 Tarbert St	Community Facilities Rates
	39-43 Tarbert St	Community Facilities Rates
	Alexandra Town Centre	Community Facilities Rates
	Alexandra Town Centre Loan	Community Facilities Rates
	Central Stories	Community Facilities Rates
	Grants Vincent	Vincent Grants Rate
	Manorburn Recreation Reserve Committee	Community Facilities Rates
	Omakau Community Hub	Community Facilities Rates
	Property General Vincent	Community Facilities Rates

8 MAYOR'S REPORT

26.4.25 MAYOR'S REPORT

Doc ID: 2790897

1. Purpose

To consider an update from Her Worship the Mayor.

Recommendations

That the Council receives the report and notes its contents.

The past month has been a mix of Council, governance, regional advocacy, and community-facing engagement—with a particular focus on our ongoing work programmes and the wider regional collaboration agenda.

Council workshops and community board meetings have been in full swing this month. We have started discussing what the LTP consultation might look like next year to best serve the people of Central Otago and allow them to contribute in a meaningful way. I anticipate community boards will have a starring role in feeding back to council on priorities, especially where these priorities align across all four boards.

Otago Central Lakes – Regional Deal work continues: We have remained engaged in the Otago Central Lakes regional deal process, including workshops with the Joint Committee, a meeting with Minister Watts, together with Mayor John Glover and MP Joseph Mooney, and a meeting with the Crown's negotiator alongside our own. The recent release of the Auckland City deal has been a useful reference point for our own work, noting their deal focuses on coordinated long-term planning, transport strategy work, and a "Crown uplift funding tool" concept tied to mutually agreed priority projects.

Southern Waters: The big news for Southern Waters this month was on the back of us passing a resolution to allow Waitaki to rejoin Southern Waters, they did. This is a huge achievement for the wider team, and also for Waitaki who have taken quite the journey to get here but are resolute on their commitment to explore the most sustainable and viable option for their people, just like us.

Community Events:
I've undertaken a number of community events over the past month, here are a few standouts:

- Participation in a Poppy Day Collection at Cromwell on a miserable afternoon where Des and I worked on solving all the issues of the world
- Attendance at the WS Hickey & Son – Golden Fleece Exhibition in Omakau where I coveted many of the fashion show items, learned more about wool and caught up with some old friends.
- Opened the NZMCA National Rally in Cromwell, acknowledging the value of events that bring visitors into the district and support local business activity, alongside bringing my in-laws for a lovely visit and they were very helpful with babysitting too

External relationships, sector connections, and local development:

I met with Nick Leggett and Danielle Uniza from Infrastructure NZ, who were thoroughly impressed with all that we have going on in our district and took copious notes. I did point out that our amazing new facility would be open mid July and ready to host them for future events.
LGNZ national council has hosted a number of online meetings with Ministers, and Brad Olsen on the fuel situation alongside discussing the continued civil defence emergencies in the north island. So far this year there have been 18 declared state of emergency events in New Zealand, not counting the most recent event of wild weather in Wellington. The abilities for councils to absorb this extra workload into "BAU" hours is increasingly stretched, and this council will also need to continue to think about how we prepare for and respond in a emergency situation. I know this is a key topic for our CE and Executive leadership team.

I met with Mayor John Glover and his Deputy Mayor Quintin Smith for lunch in Luggate which was thoroughly enjoyable. We continue to build on the relationship between our two districts, which was also highlighted in our workshop earlier this month where we talked about housing affordability. There are many opportunities for us to harness the power of the collective as we look to challenge issues in our communities such as waste, consenting and monitoring. These conversations are in early stages while we assess what the wider reform of regional councils will look like.

The pressure and workload remain significant, but I know this council is up for it, and I sincerely thank everyone for the continued mahi they bring each day.

2. Attachments

Nil

9 STATUS REPORTS

26.4.26 APRIL 2026 GOVERNANCE REPORT

Doc ID: 2770881

Report Author:	Wayne McEnteer, Governance Manager
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, business plans and status report updates.

Recommendations

That the report be received and its contents noted.

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2. Discussion

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

3. Attachments

Appendix 1 - April Council Status Updates ⇩

Status Updates **Committee**: Council

Meeting	Report Title	Resolution No	Resolution	Officer	Status
25/09/2019	Consideration of New Zealand Standard (NZS) 4404:2020 (Doc ID 422658)	19.8.10	**Recommendations** A. RESOLVED that the report be received, and the level of significance accepted. B. AGREED to adopt NZS 4404:2010 as Council's subdivision standard subject to the development of an updated addendum for local conditions.	General Manager - Planning and Infrastructure	**16 Apr 2026** Work still progressing. **13 Mar 2026** Scoping with new staff underway. **17 Feb 2026** With additional staff starting in February this project will kick back off. Aiming for delivery mid 2026. **21 Jan 2026** Three Waters have finished their review of 4404. Final drafting delayed due to vacancy. Role being filled February and this work will be picked back up. **02 Dec 2025** There are no additional updates at this stage. Three Waters is in the process of drafting their sections, with the goal of finalising the draft in December. **18 Nov 2025** No further update. Three Waters is currently drafting their relevant sections, with the aim of completing the draft by December. **16 Oct 2025** Three Waters is currently drafting their relevant sections, with the aim of completing the draft by December. **11 Sept 2025** No further update at this point in time. **13 Aug 2025** No further update. **21 Jul 2025** Draft document completed with the exception of 3Waters updates. Awaiting direction on 3Waters standards prior to inclusion. **10 Jun 2025** No further update. **15 May 2025** Draft document expected to be complete by

					30 June. **14 Apr 2025** Working with planning, infrastructure and parks teams to continue drafting sections **17 Mar 2025** Drafting of all sections underway. **12 Feb 2025** Drafting of roading and landscaping sections underway. **15 Jan 2025** Project scoping finalised - being reviewed by project team. **05 Dec 2024** Project scoping underway with relevant teams. **13 Nov 2024** Land Development Engineer started 18/11/24 on a fixed term contract for the update of 4404 addendum. Project scoping with relevant teams underway. **16 Oct 2024** Fixed term offer made for land development engineer. The role is project specific for the NZS4404 update and fixed term through to 30 June 2025. **14 Aug 2024** Project still contingent on availability of resource **18 Jul 2024** The project's start date will be contingent on available resources, and we have approached a potential candidate to support our Engineering team, who will also assist in updating the standards. **13 Jun 2024** Project commencement will depend on resourcing and we are currently recruiting for a new staff member in the Engineering team who will take this on as their responsibility. **07 May 2024** Funding has been included in the 2024/25

					Annual Plan to review and update Council's addendum to NZS4404. The project is currently being scoped and work is set to begin from 1 July. **08 Feb 2024** Funding to progress development of updated standards has been included in 2024/25 AP. Awaiting funding to progress. **08 Jan 2024** No change. **14 Nov 2023** Applying for funding as part of Council's LTP process to progress this piece of work. **06 Oct 2023** No Change. **15 Sept 2023** No Change **04 Jul 2023** No change. **14 Jun 2023** No change. **18 May 2023** No change. **11 Apr 2023** No change. **17 Feb 2023** No Change **10 Jan 2023** No change **01 Dec 2022** No change **28 Oct 2022** No change. **19 Sept 2022** No change. **08 Aug 2022** No change. **23 Jun 2022** No change. **19 May 2022** No change.

					March 2022 Due to work programme commitments this item has been deferred. Looking to potentially add to the 2023 work schedule. **January 2021 – February 2022** No change. **December 2020** The status of this work will be reviewed in February 2021 and a further update provided then. **January 2020 - November 2020** No change. **December 2019** Workshops continuing for updating engineering standards. The Environmental Engineering team will be working with planning to ensure the design standards from the Cromwell masterplan are developed alongside the updated engineering standards. November 2019 Drafting of an updated addendum is underway and expected to be included in report to Council in early 2020. **October 2019** Action memo sent to the Environmental Engineering Manager.
15/07/2020	Lease of Kyeburn Reserve - Ratification	20.5.4	**Recommendations** That the Council: A. **Receives** the report and accepts the level of significance. B. **Agrees** to grant the Kyeburn Committee a lease pursuant to Section 61(2A) of the Reserves Act 1977, on the following terms: 1. Permitted use: Community Hall 2. Term: 33 years 3. Rights of Renewal: None 4. Land Description Sec 20 Blk V11	Statutory Property Team Leader	**14 Apr 2026** No further progress to report. The Secretary of the Kyeburn Hall Committee is yet again not responding to any communication. **16 Mar 2026** The meeting held by the Secretary of the Kyeburn Hall Committee was changed at last minute and clashed with Council meeting. It could not be attended by staff but we understand that the outcome was that the community wanted this matter sorted and support the registration of a Kyeburn Hall Incorporated Society and the finalisation of a lease agreement with Council. We are yet awaiting the official feedback from Amie Pont, Secretary of the Kyeburn Hall Committee. **11 Feb 2026**

			Maniototo SD 5. Area: 0.4837 hectares 6. Rent: $1.00 per annum if requested Subject to the Kyeburn Hall Committee 1. Becoming an Incorporated Society 2. Being responsible for all outgoings, including utilities, electricity, telephone, rubbish collection, rates, insurance and ground maintenance		A little progress has been made. The Kyeburn Hall Committee has arranged a meeting that will be attended by Council Staff to discuss all the issues relating to this matter. The meeting is scheduled for 25 February. **09 Jan 2026** No further progress to report. **03 Dec 2025** A final attempt was made to get a response from the Secretary of the Kyeburn Hall Committee. The Secretary was advised that should no response be received, a further report will be submitted to Council for consideration of the options available. If no response received by early January a report back on the matter will be prepared. **05 Nov 2025** No further progress has been made with the Kyeburn Hall Committee. Will be followed up again in November 2025. **07 Oct 2025** No further progress has been made to date. **08 Sept 2025** Still awaiting further feedback form the new Secretary of the Kyeburn Hall Committee. **07 Aug 2025** The Statutory Team was advised that there is a new secretary of the Kyeburn Hall Committee, Amie Pont. We have communicated with Amie as to the requirement for the Committee to become and Incorporated Society before we can enter into a lease. Amie confirmed that she will again take the matter to the Committee at their next meeting and appeared to be willing to register as an Incorporated Society. Awaiting feedback from the Kyeburn Committee. **21 Jul 2025** No further progress to report. **09 Jun 2025** Matter still on the to do list. No further

					progress has been made. **14 May 2025** Matter only referred to Statutory Team now. Due to a big backlog of outstanding leases and Road Stoppings this matter has not been looked at yet. **14 May 2025** Action reassigned to Zeelie, Zelda by Reynolds, Sarah - New officer **14 May 2025** No updates. **15 Apr 2025** No progress, this has been passed onto Statutory Property to reassess and progress. **18 Dec 2024** Issue will be passed to property statutory staff. ON HOLD. **15 Jan 2024** Have not received a response from Kyeburn Hall Committee. ON HOLD. **13 Nov 2023** 6/11/2023 – Requested that the Kyeburn Hall Committee table at their AGM and General meeting the outstanding issue of picking up the ground lease. The Kyeburn Hall Committee reported back that it is under discussion with the Kyeburn Library Committee Inc. for the lease to be picked up given the Kyeburn Library Committee are already incorporated. **11 Oct 2023** No change. On hold. **14 Sept 2023** No change, on hold **17 Aug 2023** No change, on hold. **23 Jun 2023** No change, on hold. **12 Jun 2023** No change. On hold. **02 May 2023**

					No change. On hold. **27 Apr 2023** No change. On hold. **27 Mar 2023** No change. On hold. **21 Feb 2023** No change. On hold **06 Jan 2023** No change, on hold. **25 Nov 2022** The Kyeburn Hall Committee have now advised they don't want to become an Incorporated Society, they are looking to an existing Incorporated Society in the area to see if the ground lease could be picked up by them. Awaiting for further information from the Kyeburn Hall Committee in the new year. **28 Oct 2022** No change. On Hold. **14 Sept 2022** No Change. On Hold **09 Aug 2022** No change on hold **18 May 2022** No change to the status of this item. Still on hold. **August 2021** ON HOLD until meeting able to take place. **July 2021** Meeting request to the Committee for July 2021 was declined by the Committee citing workloads and health issues of committee members. The Committee will make contact when their schedule allows. **June 2021** May meeting was postponed until July 2021. **February – April 2021** Property and Facilities Officer - Ranfurly to meet Committee in May 2021 and discuss next step**s.** **January 2021**

					Waiting for confirmation of their status as an Incorporated Society before issuing the lease. **September – December 2020** Kyeburn Hall Committee to follow up progress on getting their status as an Incorporated Society, in response to email sent to them **September 2020.** August 2020 Advised Kyeburn Hall Committee of Council's resolution and waiting for confirmation of their status as an Incorporated Society before issuing the lease. **July 2020** Action memo sent to Property and Facilities Officer – Maniototo
26/01/2022	Alexandra Airport Masterplan	22.1.3	That the Council B. Adopts the proposed Alexandra Airport Masterplan. C. That a business and financial strategy be developed to support the implementation of the Airport Masterplan.	Project Manager - Construction	**16 Apr 2026** Still waiting for a report from the water consultant. **12 Mar 2026** No change. **12 Feb 2026** Report from Water consultant with cost estimates of required upgrades will be available in March/April. **15 Jan 2026** No further update until report from water consultant is received. **02 Dec 2025** Water Services team have engaged a consultant to assess any upgrade requirements to enable the Alexandra Airport to be connected to the on demand Alex town water supply at cost of around $58,000 which is being funded from budget intended for physical works for the airport water connection. They have advised it is not possible to temporarily connect to the town water supply as a private water supplier using the existing airport water reticulation system. So connection to the town supply will be delayed until the

					consultant has competed the assessment in March 2026 and any required upgrade work has been priced to be either included in the LTP 2027-37 or additional budget is approved through Council report. In the meantime Council will continue to pay the annual costs for Dunstan Road water company supply. No further hangar sites can be leased or developed and water use for existing sites may need to be monitored over summer when there have been flow issues previously. A report will come back to Council in 2026 once results of the assessment are known. **14 May 2025** Update on Alexandra Airport on hold until requirements for water supply have been confirmed which are still in progress. ON HOLD **16 Apr 2025** There have been further delays connecting the airport to the town water supply. **17 Mar 2025** Update delayed until April meeting due to further information required for water supply. **12 Feb 2025** An update including information on the runway reseal and water supply is planned for the March 2025 meeting. **16 Jan 2025** An update is planned for the March 2025 meeting. **15 Nov 2024** Report will come to Council in the New Year with more information on Airport. ON HOLD **15 Oct 2024** Council have applied for a water connection and this should go live before the end of the year. **13 Sept 2024** Discussions still ongoing regarding town water supply connection.

					14 Aug 2024 Report expected to go to September meeting if details on connecting to town water supply can be finalised. **17 Jul 2024** A report will go to Council meeting in August or September. **12 Jun 2024** Information still being collated and staff wating on key updates on water connection and reseal procurement. Once this information is finalised a report will go to the next available Council meeting. **09 May 2024** Property staff reviewing and collating information for 26 June report. **09 Apr 2024** Still waiting on further information regarding connection to Alexandra Town water supply in order to provide full overview to Council of progress with development. **06 Mar 2024** Report to Council delayed as further information required. **12 Feb 2024** An information only report regarding the Alexandra Airport will be presented to Council at March meeting which will provide a financial update. **09 Jan 2024** Finance are working on reconciliation of Airport budgets, capital expenditure and required rates contributions to be updated in Long Term Plan 2024-34. **09 Nov 2023** No further update. **11 Oct 2023** No further update. Financial strategy will be reviewed as part of the LTP process. **15 Sept 2023** Updated cost estimate for the new hangar development have been included for new

					LTP **17 Aug 2023** Updated cost estimates being prepared for new hangar development to be included in the LTP financials. **04 Jul 2023** No further update. **13 Jun 2023** No further update. Financial strategy will be reviewed as part of the LTP process. **19 May 2023** No further update. **06 Apr 2023** Due to drop off in interested parties more clarity required on demand for new hangar sites. Financial strategy will be reviewed as part of the LTP 2024-34 process. **20 Feb 2023** Investigations still in progress for infrastructure. **20 Dec 2022** Investigations in progress for options for infrastructure required for new hangar site development. **25 Nov 2022** Draft concept plan prepared. Meeting planned in New Year to update stakeholders and seek feedback. **28 Oct 2022** No change. Plans still in progress. **15 Sept 2022** Business plan and concept plans for new hangar precinct are in progress **12 Aug 2022** No change **20 Jun 2022** Business plan and concept plans for new hangar precinct are in progress **19 May 2022** Masterplan included in Vincent Spatial Plan press release to inform public it has been adopted and is available on CODC website.

					Work progresses on planning for next stage of development and business plan. **05 Apr 2022** The Masterplan has been added to the CODC website. **22 Feb 2022** Copy of adopted Masterplan will be uploaded to Council's website. Business and financial strategy planning has begun for the new hangar precinct budgeted in Year 2 of the LTP 2021-31. **03 Feb 2022** Information still being collated and waiting on some key outcomes concerning water connection and update on resealing procurement. Once this information is available a report will be presented to Council at next meeting.
24/09/2024	Visitor Levy and Short Term accommodation	24.11.12	That the Council A. Receives the report and accepts the level of significance. B. Adopts a formal supportive position of Queenstown Lakes District Council's proposal to introduce a localised visitor levy. C. Adopts a supportive position on the investigation of a localised visitor levy within Central Otago in the absence of a national visitor levy. D. Instructs staff to provide a cost/benefit analysis on the introduction of a commercial or targeted rate on short-term rental properties within Central Otago.	Regional Deals Lead	**04 Aug 2025** Will be part of the Regional Deals discussion. On hold until worked through there. ON HOLD. **15 May 2025** On hold until response received from DIA. ON HOLD **16 Apr 2025** Still waiting for the Regional Deals proposal response from DIA. **12 Mar 2025** No further updates. **12 Feb 2025** This is now part of the Regional Deals conversations. **13 Jan 2025** No further updates. **18 Nov 2024** Staff working to develop a budget for 2025/26 financial year LTP input. Update to come in March 2025. **18 Oct 2024** Work has begun on this. **04 Oct 2024**

					Action memo was sent to staff.
30/10/2024	Private Plan Change 23 (Hartley Road Partnership) - Decision on Acceptance	24.12.10	That the Council A. Receives the report and accepts the level of significance. B. Resolves that Plan Change 23 be accepted under Schedule 1, Clause 25 (2) (b) of the Resource Management Act 1991 and notified as a private plan change under Schedule 1, Clause 26.	Principal Policy Planner	**16 Apr 2026** Hearing held, waiting for the decision. **16 Mar 2026** Hearing to take place in late March. **12 Feb 2026** Hearing scheduled for 24th March 2026. **12 Jan 2026** Hearing to be scheduled - working on date with applicant **13 Nov 2025** Applicant is overseas again and will look at going to hearing in February **16 Oct 2025** Plan Change still on hold awaiting confirmation of a hearing date. The hold has been requested by Hartley Road Partnerships. Working towards a hearing in either December or February. **09 Sept 2025** No further update at this time. **15 Aug 2025** No Change - date for Hearing being worked on **17 Jul 2025** No Change **11 Jun 2025** Section 42A report being drafted. Hearing after September at request of Plan Change requestor. Likely to be October due to key staff availability. **16 Apr 2025** Further submissions have closed and a hearing date is being scheduled. **17 Mar 2025** Summary submission is in. Currently looking to schedule the hearing. **17 Feb 2025** Summary of submissions notified. **15 Jan 2025**

					submissions close 17th January **12 Dec 2024** No Change **15 Nov 2024** Plan Change 23 Notified 16th November - Submissions close 17th January **06 Nov 2024** Action memo sent to staff.
29/05/2024	Plan Change 19 - Recommended Decision of the Hearings Panel	24.6.12	That the Council A. Receives the report and accepts the level of significance. B. Adopts the decision on Plan Change 19. C. Approves the notification of the decision in accordance with clause 11 of the First Schedule to the Resource Management Act 1991.	Principal Policy Planner	**16 Apr 2026** Finalising the last appeal. **16 Mar 2026** Appeals process continues. **12 Feb 2026** Working on resolving remaining appeals – leave of court sort to progress. **12 Jan 2026** No change **13 Nov 2025** Of the 15 appeals, we have reached agreement on 14, thirteen of which have been resolved and either gone back to the court for sign off or a consent order has been issued, and one is in the process of being finalised. Agreement has not been reached with regard to one of the appeals, which will proceed to court. **16 Oct 2025** Of the 15 appeals, we have reached agreement on 14, ten of which have gone back to the court for sign off and the remaining four are in the process of being finalised. Agreement has not been reached with regard to one of the appeals, which will proceed to court. **09 Sept 2025** No change - continue to work through post mediation agreements/outcomes. **15 Aug 2025** No Change - working through post mediation agreements/outcomes on 14 out of 15 appeals and respondign to the court. At this stage only one appeal likely to go to

					court. **17 Jul 2025** No Change **11 Jun 2025** Court assisted mediation completed, post settlement actions prior to reporting to the Environment Court required of all parties. **16 Apr 2025** Still awaiting the May / June mediation dates. **17 Mar 2025** There have been informal discussions with all parties and two appeals have been resolved. Formal mediation has been set for May / June 2025. **17 Feb 2025** Informal discussions have been held with appellants. Now waiting for mediation dates from the Environment Court. **15 Jan 2025** Informal discussions continuing. **12 Dec 2024** Informal Discussions progressing **15 Nov 2024** Informal discussions commenced **17 Oct 2024** Mediation not available through Environment Court until March/, April - Council requested approval to engage in informal discussions with appellants prior to that which has been approved. **13 Sept 2024** Submissions grouped along with section 274 parties. Leave sought from Court to undertake informal discussions with submitters. **15 Aug 2024** 14 appeals received, all submitters have been notified on our website. No decision has been made on what parts of PC19 can become operative. **19 Jul 2024**

					Appeal period closes on 9 August. **13 Jun 2024** Decision notified 8th June - 30 day appeal period **06 Jun 2024** Action memo sent to staff.
28/05/2025	Cromwell Memorial Hall Operations Decisions	25.11.3	That the Council A. Receives the report and accepts the level of significance. B. Approves the recommendation from the Cromwell Community Board that the café space and cinema and catering kitchen being considered for lease to commercial operators through Councils normal procurement process. C. Approves that staff seek broad options through expressions of interest to run the spaces in recommendation B so all opportunities can be considered. D. Agrees that staff bring a report back to Cromwell Community Board and Council to review the expressions of interest for consideration. E. Authorises the Chief Executive to do all that is necessary to give effect to the resolution.	Facility Experience Manager	**13 Apr 2026** Cafe and cinema leases are confirmed. Staff are finalising the lease for the commercial kitchen. **13 Mar 2026** Staff are working with three lessees, one each for the cinema, cafe and commercial kitchen. These are all on track to be confirmed before opening in July. **17 Feb 2026** Staff are working on confirming the leases for the selected operators for the cinema and cafe and also working with a preferred caterer for the commercial kitchen. **12 Jan 2026** No update following the Christmas / New Year break. **05 Dec 2025** Feedback from CCB has been received following the presentations. Staff are now working with the preferred lessees to provide the best outcome for the community and the facility. **14 Nov 2025** Registrations of interest that met the criteria have presented their vision to the CCB at a workshop on 12 November. Report for Information will go to CCB on 25 November. **08 Oct 2025** Registrations of Interest that met criteria will be invited to present their vision/concept to Cromwell Community Board and Council. **08 Sept 2025** Registrations have closed and are being assessed. **18 Aug 2025**

					Registrations have been extended to 29 August. Will be assessed after closing date. **17 Jul 2025** Registrations of Interest are open. **13 Jun 2025** Registrations of Interest will open during the week beginning 16 June. **06 Jun 2025** Action memo sent to report writer.
28/05/2025	Museum Fitout within the Cromwell Memorial Hall	25.11.4	That the Council A. Receives the report and accepts the level of significance. B. Approves council officers facilitate the fitout of the museum in the new Cromwell Memorial Hall to work in conjunction with the Cromwell Museum Trust. C. Approves to delegate financial authority to the Chief Executive in the amount $1.6 million enabling awarding the design and fitout to nominated suppliers as per the procurement policy process, subject to successful external grant funding of the full amount. D. Notes that $1.1m has been approved from Central Lakes Trust, and $350,000 has been approved from Lotteries. E. Authorising the Chief Executive Officer to do all that is necessary to give effect to these resolutions.	Project Manager - Cromwell Special Projects	**15 Apr 2026** Carpet in Museum has now been installed, ready for StoryInc to attend site end of April. Movers are booked to transfer Museum artifacts. **13 Mar 2026** Programme is arranged and timelines confirmed with StoryInc (booked for site install end of April 2026. **11 Feb 2026** Programme has been drafted and all parties are reviewing it to ensure it works with timeframes. Space is progressing well with ceiling tiles being installed. **12 Jan 2026** Items with long lead time have been purchased. Final plans and programme being worked through to limit impact on overall build. Naylor Love, and Jasmax working with StoryInc proving efficient. **02 Dec 2025** Variation to main contract has been agreed. Naylor Love to liaise with StoryInc as primary subcontractor for the fitout. Initial procurement of long lead time products secured. **18 Nov 2025** Council staff and Cromwell Museum Trust are working with StoryInc, Naylor Love and Jasmax to progress the fitout. **10 Oct 2025** With funding approved and design on track, Council staff are working alongside design

					and construction teams to ensure the Museum install is seamlessly integrated with overall construction. **09 Sept 2025** Funding from OCT successful. As per resolution $1.6 million available for the Museum fitout. Concept design presentation presented to CCB. Base build changes underway and incorporated into the wider project. **15 Aug 2025** Potential funding from OCT is still in progress. Concept/detailed design is progressing with Jasmax (Story Inc as subcontractor) and should be ready for review end of August 2025. Base build considerations have been incorporated into schedule. **15 Jul 2025** Action reassigned to Winders, Bex by Reynolds, Sarah - Change of roles **15 Jul 2025** External funding totalling $1.45M has been allocated to the Museum Fitout, potential funding from OCT is still in progress. Design is progressing with Jasmax (Story Inc as subcontractor) including Aukaha with Museum staff. Naylor Love have and design team have worked together to get the base build underway within current schedule. **13 Jun 2025** Funding has been confirmed from Lotteries in the amount of $350,000. With the previous $1.1M from CLT, this totals $1.45M able to be allocated to the Museum Fitout. Design is underway with Jasmax (Story Inc as subcontractor) including Aukaha with Museum staff. Early engagement with Naylor Love on incorporation into base build underway. **06 Jun 2025** Action memo sent to report writer.

25/06/2025	Proposal to Consider the Requirement for an Esplanade Strip/Reserve - Hindon Street Road Stopping	25.12.13	That the Council A. Receives the report and accepts the level of significance. B. Agrees to determine that an esplanade strip/reserve is not required in terms of section 118 of the Public Works Act, 1981 in the case of the approved road stopping of the unformed legal road adjacent to the intersection of River Street and Hindon Street, Omakau. C. Authorises the Chief Executive to do all that is necessary to give effect to the resolution.	Statutory Property Team Leader	**14 Apr 2026** No further progress to report. **16 Mar 2026** No further progress to report. **11 Feb 2026** Still being finalised with solicitors after issues found with survey plan submitted by applicants surveyor. **09 Jan 2026** No further progress to report. **03 Dec 2025** Council Solicitors still working on the final legal processes. **05 Nov 2025** Solicitors still in process of finalising. **07 Oct 2025** A few additional issues with the final survey plan had to be worked through before approval from LINZ could be requested. This is now in final stages with the Council Solicitors. **08 Sept 2025** Finalisation of the Road Stopping still being processed by Council Solicitors. No further progress to report. **14 Jul 2025** Council Solicitor provided with the necessary certificate declaring no Esplanade strip/reserve required. Road Stopping now in process of being finalised. **13 Jul 2025** Action memo sent to report writer.
25/06/2025	Abbeyfield Development - Clutha Street - Request to gift part of Section 13 BLK XXXIV TN of Alexandra	25.12.4	That the Council A. Receives the report and accepts the level of significance. B. Approves the proposal to gift the land indicated on site plan, Appendix "1" of the report, being part of Section 13 BLK XXXIV TN of Alexandra to Abbeyfield New Zealand (Alexandra) for amalgamation to proposed Lot 2 provided that: (a) All legal and survey costs associated with the	Statutory Property Team Leader	**14 Apr 2026** No further progress to report. **16 Mar 2026** No further progress to report. **11 Feb 2026** No further progress to report. **09 Jan 2026** No further progress to report. **03 Dec 2025**

			boundary adjustment, amalgamation and uplifting of designation be paid by Abbeyfield (Alexandra). (b) A survey of the land be done at the cost of Abbeyfield Alexandra. (c) The gifted land is utilised for the development of affordable housing. (d) Should the development not proceed the land be returned to Council. C. Authorises the Chief Executive to do all that is necessary to give effect to the resolution.		Still awaiting actions from Abbeyfield. No further progress to report. **05 Nov 2025** No further progress to report at this stage. **07 Oct 2025** Abbeyfield's representative has asked for approval for soil tests to be done. This has been done and they are still in process of purchase of the land required for the development. **08 Sept 2025** No further progress to report at this stage. **14 Jul 2025** On 2 July 2025 copy of Council Resolution sent to Abbeyfield Alexandra. No further action required from CODC staff at this stage. Abbeyfield to still complete purchase of land and will be in contact once the process has been completed. **13 Jul 2025** Action memo sent to report writer.
30/07/2025	Ratification of the Cromwell Community Board Resolution 25.4.4 (Proposed New Lease to Cromwell Bike Park Incorporated on Nelplusultra Recreation Reserve)	25.15.17	That the Council A. Receives the report and accepts the level of significance. B. Agrees to ratify Resolution 25.4.4 to grant a lease to Cromwell Bike Park Incorporated on leased areas indicated on Figure 1 of the report of the Neplusultra Recreation Reserve, being part of Lot 2 Deposit Plan 17280 on the following terms and conditions: □ Commencement 1 July 2023 □ Term Fifteen (15) years □ Right of Renewal One (1) right of renewal for another Fifteen (15) years □ Rental $1 per annum (if demanded) □ Outgoings 100%	Statutory Property Team Leader	**14 Apr 2026** Bike Park advised that they are signing agreement at their next meeting. **16 Mar 2026** Bike Park finalising its Incorporated Society re-registration required under 2022 Act. Will then be in position to completed execution of the agreement. **11 Feb 2026** We have still not received the signed agreement back from the club. Reminders have been sent. **09 Jan 2026** No further progress to report. **03 Dec 2025** Still awaiting signed agreement from Bike Park. **05 Nov 2025** The Cromwell Bike Park advised that they are still working through the lease documents with their solicitor before signing.

			- Final Expiry Date 30 June 2053 - Cancellation Clause Five (5) years advanced notice of cancellation C. Authorises the Chief Executive to all that is necessary to give effect to the resolution.		**07 Oct 2025** Lease documents sent for signature on 11 August 2025 to Bike Park. No yet received back. Being followed up. **08 Sept 2025** Still awaiting signed agreement from Bike Park. **11 Aug 2025** Lease agreement finalised and sent to lessee for execution. **11 Aug 2025** Action memo sent to staff.
30/07/2025	Road Stopping Adjacent to 34 Mutton Town Road - Mutton Town Limited	25.15.18	That the Council A. Receives the report and accepts the level of significance. B. Agrees to approve the proposal to stop the unformed legal road, as shown in Figure 3 (the Scheme Plan), in accordance with the provisions of the Public Works Act 1981, subject to: - The proposed marked 'Section 1' on the Scheme Plan as shown in Figure 3 of the report being stopped and amalgamated with Record of Title OT 9B/1133. - The stopping and legislation being approved by the Minister of Lands. - The final survey plan being approved by the Chief Executive. - The owner of 34 Mutton Town Road pays all the cost in relation to the road stopping. C. Authorises the Chief Executive to do all that is necessary to give effect to the resolution.	Statutory Property Team Leader	**16 Apr 2026** Matter now at Council Solicitors for final legal processing. **16 Mar 2026** In progress nothing new to report. **11 Feb 2026** No further progress to report at this stage. **09 Jan 2026** No further progress to report. **03 Dec 2025** A meeting has been scheduled with The Property Group to inform staff of the result of their evaluation and to advise on the way forward. **05 Nov 2025** Further valuations needed to be obtained to compare with other Mutton Road Stopping. This is being evaluated before final value can be established. After this the procedures to complete will commence. **07 Oct 2025** Road Stopping procedures still being worked through. **25 Aug 2025** Valuation of land has been obtained and draft SO plan prepared. These are being reviewed before proceeding with the approval of the SO plan and referral to the Council Solicitors for preparation of the Sales and Purchase agreements and LINZ

					approval to be obtained. **11 Aug 2025** Final Survey and Valuation being prepared by The Property Group. Completion would take months. **11 Aug 2025** Action memo sent to staff.
27/08/2025	Road Stopping Adjacent to 15 Alpha Street Cromwell - Wallis	25.17.7	That the Council A. Receives the report and accepts the level of significance. B. Agrees to ratify the Cromwell Community Board Resolution 25.5.3 dated 5 August 2025 to stop part of the legal road, as shown in Figure 3, in accordance with the provisions of the Public Works Act 1981, subject to: - The proposed section marked in red on the Plan as shown in Figure 3 of the report being stopped and amalgamated with Record of Title 1100808. - The stopping and legislation being approved by the Minister of Lands. - The final survey plan being approved by the Chief Executive. - The owner of 15 Alpha Street pays all the cost in relation to the road stopping. - The owner of 15 Alpha Street pays the value of the road reserve land to be taken, which is to be determined by an independent registered valuation. C. Authorises the Chief Executive to do all that is necessary to give effect to the resolution.	Statutory Property Team Leader	**14 Apr 2026** Now with Council Solicitors for final legal process. **16 Mar 2026** Sales and Purchase agreement has been executed. Final legal processing being undertaken. **11 Feb 2026** Sales and Purchase agreement being executed. In final stages. **09 Jan 2026** No further progress to report. **03 Dec 2025** Still with Council Lawyers for final legal processing. **17 Nov 2025** The road stopping has been processed and now with Gallaway Cook Alan for final legal procedures and sale of stopped road. **07 Oct 2025** Valuation requested before matter handed to Solicitors for S& P agreement and final process of road stopping is completed. **01 Sept 2025** In process.
24/09/2025	Proposed Road Stopping - Adj to 3168 Fruitlands-Roxburgh Road, Roxburgh	25.18.10	That the Council A. Receives the report and accepts the level of significance. B. Agrees to approve the proposal to stop the unnamed unformed road adjacent to 3168	Statutory Property Team Leader	**14 Apr 2026** Nothing further to report. Matter in progress. **16 Mar 2026** Survey is being undertaken. **11 Feb 2026** No further progress to report at this stage.

			Fruitlands – Roxburgh Road, as shown in figure 1 (Proposed Road Stopping Plan), in accordance with the provisions of the Local Government Act 1974, subject to: • Public notification and advertising in accordance with the Local Government Act 1974. • No objections being received within the objection period. • The applicant paying for all cost of the road stopping including the purchase of the land at valuation. • The stopped road parcels of land being amalgamated with the applicant's Record of Title. • The final survey plan being approved by the Chief Executive Officer. C. Authorises the Chief Executive to do all that is necessary to give effect to the resolution.		**09 Jan 2026** No further progress to report. **03 Dec 2025** Valuation of road stopping has been requested. **05 Nov 2025** Application still being processed. **13 Oct 2025** In progress, nothing new to report, will update when further changes occur. **03 Oct 2025** Action memo sent to staff.
26/11/2025	Proposed Road Stopping - Unformed Unnamed Road Through Park Burn Quarry	25.21.5	That the Council A. Receives the report and accepts the level of significance. B. Approves 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: • Public notification and advertising in accordance with the Local Government Act 1974 • No objections being received within the objection period. • The applicant paying for all cost of the road stopping including the purchase of the land at valuation.	Statutory Property Team Leader	**14 Apr 2026** Still in process. Final consultations with interested parties and agreement to be put in place before Public notice issued. **16 Mar 2026** Valuation and draft SO plan in process. Council solicitor drafting agreement. **11 Feb 2026** No further progress to report. Road Stopping still being processed. **09 Jan 2026** The Road Stopping is being processed. A valuation of the land created after stopping road has been requested. **04 Dec 2025** Action memo sent to staff.

			- The stopped road parcel of land being amalgamated with the applicant's Record of Title. - The final survey plan being approved by the Chief Executive Officer. C. Agrees that a Section 345 certificate be issued stating that an esplanade strip/reserve is not required in terms of Section 345 of the Local Government Act 1974 as adequate access to Lake Dunstan is maintained and current lake access will not be affected. D. Authorises the Chief Executive to do all that is necessary to give effect to the resolution.		
26/11/2025	Bannockburn Forrestry Block Harvest	25.21.9	That the Council A. Receives the report and accepts the level of significance. B. Approves to harvest the 60-hectare Sandflat Road Forestry Block - LOT 3 DP 403966. C. Recommends staff investigate the costs to replant the site to retain the carbon status and also presents options to the Board/Council for alternative uses for this site along with some indicative costs. D. Approves utilisation of any profit generated from the harvest either to fund the replanting of the block, including implementation of a post-planting management and weed control plan, or to explore alternative investment opportunities associated with the land and its future use. E. Approves to subsequently use any remaining profit to offset costs associated with the Bannockburn Industrial Subdivision. F. Approves removing the dog walking status on both sites.	Project Manager - Cromwell Special Projects	**15 Apr 2026** Two proposals have been received regarding the tree harvesting which are being reviewed by the evaluation panel (including a registered forestry consultant). A report is being commissioned by a Forestry expert to assess the safety and suitability of the 57ha block. **13 Mar 2026** A Request for Proposal is Live on GETS with several contractors undertaking site visits and looking at options to include in the proposal – deadline 27th March 2026. Investigation into replanting is underway. **11 Feb 2026** Staff are working towards uploading a Request for Tender on GETS to find the best option to fell trees (and potentially de-stump). Advice has now been received regarding carbon credits and economical liability. This needs further review. Investigation into alternative uses for the block has begun. **12 Jan 2026** Investigation has begun into finding further information around carbon credits and what the next steps will look like. Closure over the

					holiday season meant limited responses. **04 Dec 2025** Action memo sent to staff.
17/12/2025	Roxburgh Entertainment Centre Rebuild Project Location Options	25.22.23	That the Council A. Receives the report and accepts the level of significance. B. Approves the following recommendations from the Teviot Valley Community Board taking into account the information on public feedback and opinion poll results tabled at the meeting: That Council (a) Approve for the Roxburgh Entertainment Centre Project Steering Group to investigate current and alternative options for the location of the Roxburgh Entertainment Centre rebuild. (b) Approve that once the investigations are complete, a report be provided to the Teviot Valley Community Board and Council in March 2026 outlining the findings on current and alternative location options, to enable a decision on whether to change the project scope. C. Notes that the recent draft Teviot Valley Community Plan should feed into this investigation phase. D. Authorises the Chief Executive to do all that is necessary to give effect to Council's recommendation.	Project Manager - Construction	**16 Apr 2026** A report had come back to Council with outcomes. MATTER CLOSED **12 Mar 2026** No change. **12 Feb 2026** Request for Proposals for alternate locations for the new Roxburgh Entertainment Centre was released at the end of January and closed on 10 February. One submissions was received. A report will be presented to Council in March with results of the RFP process and TVCB recommendation. **15 Jan 2026** The expression of interest for alternate locations will be released later in January. Investigations on current and alternate locations will be progressed from late January to early March to prepare findings for reports to TVCB and Council on 19 and 25 March. **19 Dec 2025** Action memo sent to staff.
17/12/2025	Centrepoint Carpark Trees	25.22.3	That the Council A. Receives the report and accepts the level of significance. B. Approves that the two Fraxinus angustifolia subsp. oxycarpa 'Raywood'– Claret Ash trees and one Liquidambar tree are removed prior to autumn 2026 from the Centrepoint carpark Alexandra. C. Agrees that a suitable landscaping plan is actioned.	Parks and Recreation Manager	**30 Mar 2026** Trees removed 25 March replanting will occur in winter. MATTER CLOSED. **12 Mar 2026** No change to felling date and plan has been developed. **11 Feb 2026** No change. **12 Jan 2026** Tree felling is scheduled for 24-25 March. A

			D. Recommends that this work is carried out in accordance with Section 4.3 of the Tree Policy. E. Directs the Chief Executive to understand the ownership of the carpark and formalise a maintenance agreement with the property owners going forward. F. Authorises the Chief Executive to do all that is necessary to give effect to the resolution.		communication plan is currently being developed. **19 Dec 2025** Action memo sent to staff.
28/01/2026	Notice of Intention to Prepare Cromwell Ward and Vincent Ward Reserve Management Plans	26.1.6	That the Council A. Receives the report and accepts the level of significance. B. Agrees in accordance with Section 41 of the Reserves Act 1977, to prepare draft Reserve Management Plans for the Cromwell and Vincent Ward reserves listed in Appendix 1. C. Authorises the Cromwell Community Board and Vincent Community Board to hear submissions on their respective draft Reserve Management Plans and recommend the final plans to Council for adoption under delegated authority.	Parks Officer - Planning and Strategy	**15 Apr 2026** Still being drafted. **16 Mar 2026** Still being drafted. **12 Feb 2026** Drafting of Cromwell and Vincent Ward Management Plans underway. **05 Feb 2026** Action memo sent to staff.
28/01/2026	Adoption of Central Otago Economic Development Strategy 2025-35	26.1.7	That the Council A. Receives the report and accepts the level of significance. B. Resolves to consider the submissions on the draft Central Otago Economic Development Strategy. C. Adopts, subject to amendments, the proposed Central Otago Economic Development Strategy 2025-35.	Economic Development Manager	**15 Apr 2026** Work programme will be presented to Council in April. **13 Mar 2026** Work programme delayed, will be presented to Council in April. **11 Feb 2026** Economic Development Strategy adopted by Council in January, work programme to be presented to Council in Feb/March. **05 Feb 2026** Action memo sent to staff.
28/01/2026	Use of Tourism Reserves	26.1.8	That the Council A. Receives the report and accepts the level of significance.	Head of Destination	**02 Apr 2026** No change to status. **16 Mar 2026** A further report will come to Council to

			B. Approves $280,000 from the Tourism Reserves account to fund the identified projects: • Project 1 – Investment Prospectus and Business Productivity Accelerator • Project 2 – Attraction and support of District wide events		confirm the application and distribution process for a District event fund. This report will identify options for distribution of the funding including but not limited to using the existing process for Community Board Grants but applied at a District Level, the creation of a float/loan model, or a targeted approach with event organisers. **16 Feb 2026** Project Group being pulled together for the Accommodation Investment Case. Events Project no update. **05 Feb 2026** Action memo sent to staff.
25/02/2026	Proposed Road Stopping - Adj to 100 Roxburgh East Road, Roxburgh	26.2.3	That the Council A. Receives the report and accepts the level of significance. B. Approves the proposal to stop the unnamed unformed road adjacent to 100 Roxburgh East Road, as shown in appendix 1 (Proposed Road Stopping Plan), in accordance with the provisions of the Public Works Act 1981, subject to: • The proposed unformed road marked on appendix 1 to this report being stopped. • The stopping and legalisation being approved by the Minister of Lands. • The applicant paying for all cost of the road stopping including the purchase of sections 1, 3 and 4 as per the valuation shown in appendix 3. • The stopped road parcels of land (proposed sections 1, 3, and 4) being amalgamated with the applicant's Record of Title as per appendix 1. • The stopped road parcel of land identified as proposed section 2 being acquired as road as per appendix 1. • The final survey plan being approved by the Chief Executive Officer.	Statutory Property Team Leader	**14 Apr 2026** Nothing new to report. Road Stopping being processed. **16 Mar 2026** Road Stopping is being processed. This process is quite extensive and could take more than a year to complete. At this stage no specific progress to report. **06 Mar 2026** Action memo sent to staff.

			C. Authorises the Chief Executive to do all that is necessary to give effect to the resolution.		
25/02/2026	Play Strategy	26.2.6	That the Council A. Receives the report and accepts the level of significance. B. Approves the Draft Play Strategy for public consultation. C. Authorises the Chief Executive to make editorial and minor amendments to the Draft Play Strategy prior to consultation (where these do not change intent).	Parks Officer - Planning and Strategy	**15 Apr 2026** Public consultation period complete and feedback analysed, with the final strategy being updated and presented to Council at the April meeting. MATTER CLOSED **16 Mar 2026** Strategy is out for consultation. **06 Mar 2026** Action memo sent to staff.
25/02/2026	Cromwell Facility name - community feedback process	26.2.7	That the Council A. Receives the report and accepts the level of significance. B. Agrees to ratify the recommendation from Cromwell Community Board to engage the Central Otago community over a two-week period, from 2 March, to gather feedback on an English name for the new facility in Cromwell. C. Notes that a high-level awareness and education campaign about naming the new facility has begun due to the tight timeframe. D. Notes that Elected Members will lead the community engagement with support from Council staff. E. Agrees that the feedback be gathered and reviewed by the Cromwell Community Board at its April meeting and recommends a English name to Council for its 29 April meeting.	Facility Experience Manager	**13 Apr 2026** Report went to CCB on 7 April. Recommended name will be presented to Council on 29 April for ratification. **13 Mar 2026** Community feedback on the name closes on 16 March. A report with the data will go to the CCB meeting on 7 April. A report with a recommendation from the Board will come to the 29 April Council meeting. **06 Mar 2026** Action memo sent to staff.
25/02/2026	Granting Of New Lease To Netball Centre Incorporated At	26.2.8	That the Council A. Receives the report and accepts the level of significance.	Statutory Property Officer	**31 Mar 2026** The Netball Centre have been unhappy with the format of the lease and have referred it to their solicitor. Our inhouse council will

	Molyneux Park Recreational Reserve		B. Approves (pursuant to the Instrument of Delegation dated 12 June 2013) the Minister of Conservation's consent in terms of Section 54 (1) of the Reserves Act 1977 to granting of a lease to the Netball Centre on leased areas indicated on Figure 2 of the report of the Molyneux Park Recreational Reserve, being 7,304 m2 more or less legally described as being all of Lot 3 DP 21404 contained in Record of Title OT13B/231 and part of Lot 2 DP 21404, contained in record of Title OT13B/230 on the following terms and conditions: □ Commencement Date: 1 July 2023 □ Term: Eighteen (18) Years □ Right of Renewal: One (1) right of renewal for another Fifteen (15) years □ Rental: $260 Plus GST per annum □ Rent review frequency every Five (5) years □ Rent review dates: 1 July 2028, 1 July 2033, 1 July 2038, 1 July 2043, 1 July 2048, and 1 July 2053 □ Outgoings 100% □ Final Expiry Date: 30 June 2056 □ Cancellation Clause: Five (5) years advanced notice of cancellation. C. Authorises the Chief Executive to all that is necessary to give effect to the resolution.		correspond with them to resolve any issues. **09 Mar 2026** New lease has been sent to the Netball Centre for signing on 9 March 2026 **06 Mar 2026** Action memo sent to staff.
25/03/2026	Long-term Plan 2027-37: Community Board Priorities	26.3.11	That the Council A. Receives the report and accepts the level of significance. B. Agrees the Cromwell Community Board's priorities be developed for consideration in the 2027-37 Long-term Plan. C. Agrees the Maniototo Community Board's priorities be developed for consideration in the 2027-37 Long-term Plan.	Policy & Strategy Lead	**30 Mar 2026** Priorities assigned to relevant departments for further action. Next step is report back to Community Boards. **27 Mar 2026** Action memo sent to staff.

			D. Agrees the Teviot Valley Community Board's priorities be developed for consideration in the 2027-37 Long-term Plan. E. Agrees the Vincent Community Board's priorities be developed for consideration in the 2027-37 Long-term Plan.		
25/03/2026	Elected Member Security System Remuneration	26.3.12	That the Council A. Receives the report and accepts the level of significance. B. Agrees in principle, subject to further work, to expand the existing Elected Member Allowances and Reimbursements Policy.	Governanc e Manager	**08 Apr 2026** The revised policy will come to the April meeting. MATTER CLOSED **27 Mar 2026** Action memo sent to staff.
25/03/2026	Approval of Draft Annual Plan 2026-27	26.3.13	That the Council A. Receives the report and accepts the level of significance. B. Agrees not to consult on the draft Annual Plan 2026-27. C. Approves the draft Annual Plan 2026-27 to enable Long-term Plan 2027-37 budget input. D. Approves the draft fees and charges for 2026-27.	Risk and Procureme nt Manager	**16 Apr 2026** The Annual Plan will come back in June for formal ratification. MATTER CLOSED **27 Mar 2026** Action memo sent to staff.
25/03/2026	Proposal to preparing a Local Bill	26.3.15	That the Council A. Receives the report and accepts the level of significance. B. Approves staff to investigate the process of developing the "Central Otago Manuherekia Minimum Flows and Falls Dam Enabling Bill" *(or other name)* as a Local Bill and to bring back to Council a decision report seeking formal approval to proceed. C. Directs staff to engage professional services to support the work programme. D. Notes the estimated Local Bill development cost of $180,000–$260,000, but staff will bring back a firm	Regional Deals Lead	**16 Apr 2026** Staff are pulling together more information and intending to return to Council in May for a decision on whether to proceed or not. **27 Mar 2026** Action memo sent to staff.

			costing. E. Authorises the Chief Executive to spend up to $40,000 to fund the initial study to come from the Matakanui Gold Access Agreement Funding.		
25/03/2026	Adoption of the Local Governance Statement	26.3.16	That the Council A. Receives the report and accepts the level of significance. B. Adopts the Local Governance Statement for the 2025-28 triennium.	Governance Manager	**08 Apr 2026** Local Governance Statement has been added to the website. MATTER CLOSED **27 Mar 2026** Action memo sent to staff.
25/03/2026	2026 Local Government New Zealand Conference and Annual General Meeting	26.3.17	That the Council A. Receives the report and accepts the level of significance. B. Approves the Mayor, Deputy Mayor and Cr Browne to attend the 2026 Local Government New Zealand Conference in Rotorua. C. Approves the Mayor as the presiding delegate, and the Deputy Mayor as the alternate delegate for the Annual General Meeting.	Governance Manager	**08 Apr 2026** Bookings are completed for this conference. MATTER CLOSED **27 Mar 2026** Action memo sent to staff.
25/03/2026	Tūhura - Otago Museum's Draft Annual Plan 2026-27	26.3.29	That the Council A. Receives the report and accepts the level of significance. B. Approves the request to fund a proposed levy increase of 3% percent in 2026/27 for the Tūhura - Otago Museum, noting this is an additional $1,118, and will increase the payment from $37,297 to $38,415, as budgeted. C. Notes the projected levy amount for the 2027/28 financial year is $39,567 and adjusts the budget in the 2027/28 – 2037/38 financial years, to reflect this.	Community Development Lead	**15 Apr 2026** No further update. **27 Mar 2026** Action memo sent to staff.

25/03/2026	Cromwell Golf Club - Request to Authorise Building Alterations and Other Improvements on Reserve Land	26.3.5	That the Council A. Receives the report and accepts the level of significance. B. Approves 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. Agrees 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.	Statutory Property Team Leader	**14 Apr 2026** The Cromwell Golf Club has been advised of the decision of the Council. The work is now being done. This matter is COMPLETED. **27 Mar 2026** Action memo sent to staff.
25/03/2026	Cemeteries Bylaw	26.3.6	That the Council A. Receives the report and accepts the level of significance. B. Adopts the Cemeteries Bylaw 2026 C. Adopts the Cemeteries Handbook 2026.	Parks and Recreation Manager	**30 Mar 2026** Approved by Council at its March meeting. MATTER CLOSED. **27 Mar 2026** Action memo sent to staff.
25/03/2026	Cromwell Racecourse Reserve Event	26.3.7	That the Council A. Receives the report and accepts the level of significance. B. That Council provides consent under clause 5 of its lease with the Central Lakes Equestrian Club for the Cromwell Racecourse Reserve to be improved to host the proposed Wheels event as per the attached plan.	Parks and Recreation Manager	**30 Mar 2026** Central Lakes Equestrian Club advised they have Council approval for improvements to grounds for events. MATTER CLOSED. **27 Mar 2026** Action memo sent to staff.
25/03/2026	Roxburgh Entertainment	26.3.8	That the Council	Project Manager -	**13 Apr 2026** As recommended by TVCB and approved

	Centre Rebuild Project Location Options Investigation		A. Receives the report and accepts the level of significance. B. Confirms approval to proceed with the design and construction of the Roxburgh Entertainment Centre on the existing site as planned. C. Directs that all options for activation of the site are considered as the project progresses. D Directs that there is continuous feedback loop with the Project Steering Group and Teviot Valley Community Board as the design progresses.	Construction	by Council the Roxburgh Entertainment Centre project will now proceed as planned on the existing site with the next step being a procurement process for design of the building with options for activation included as planned. A Request for Proposal is expected to be released for the initial design investigation and concept plan development towards the end of April. A PSG meeting was held on 31 March and it was agreed that Curtis Pannett will provide updates at each TVCB meeting on PSG matters. Capital Project updates will also be provided by the Project Manager to TVCB and Council to update any progress with delivery and will become more regular as project progresses. These updates will replace the status update for this report. MATTER CLOSED. **27 Mar 2026** Action memo sent to staff.
25/03/2026	Notification of Waitaki District Council's Request to Join Southern Waters	26.3.9	That the Council A. Receives the report and accepts the level of significance. B. Receives and approves the request from Waitaki District Council to join Southern Waters Attachment 1. C. Notes Morrison Low's financial analysis of Waitaki District Council joining Southern Waters. D. Approves and enters into the Deed of Accession and Amendment to the Commitment Agreement to be entered into between Central Otago District Council, Clutha District Council, Gore District Council and Waitaki District Council in Attachment 2. E. Approves and enters the Deed of Accession to the Deed of Amendment and Cost Sharing to be entered into between Central Otago District Council, Clutha District Council, Gore District Council and Waitaki District Council in Attachment 3.	Chief Executive Officer	**16 Apr 2026** Decision has gone through member Councils and Waitaki has returned to Southern Waters. MATTER CLOSED **27 Mar 2026** Action memo sent to staff.

			F. Resolves that a council-controlled organisation jointly owned by Central Otago District Council, Clutha District Council, Gore District Council and Waitaki District Council be incorporated under the Companies Act 1993 and registered as Southern Waters Limited for the purposes of delivering water services. G. Subscribes for 100 Class A Shares in Southern Waters Limited. H. Approves and adopts the Constitution for Southern Waters Limited in Attachment 4. I. Approves and enters into the Shareholders' Agreement relating to Southern Waters Limited in the form or substantially the form in Attachment 5. J. Approves Bruce Gemmell as the initial director of Southern Waters Limited, on the terms set out more particularly in the Shareholders' Agreement. K. Establish a Stakeholders' Representative Group as a Joint Committee with Central Otago District Council, Clutha District Council, Gore District Council and Waitaki District Council with the Terms of Reference set out in Schedule 4 of the Shareholders' Agreement in Attachment 5. L. Appoints two representatives as the Council's members on the Stakeholders' Representative Group, being the mayor and Cr Cheryl Laws, as notified by or on behalf of the Council to Southern Waters Limited in accordance with the Shareholders' Agreement from time to time. M. Delegates to its Stakeholders' Representative Group members the powers, functions and duties necessary to participate in the SRG and to carry out the members' responsibilities set out in the Terms of Reference. N. Prepare and negotiate a Transfer Agreement with Southern Waters Limited in a substantially similar form and having regard to the principles set out in Schedule 6 of the Shareholders' Agreement in Attachment 5.		

			O. Delegates to the Chief Executive the power and authority to, on behalf of the Council: i. give notice to Southern Waters Limited of the Council's nominees to the Stakeholders' Representative Group. ii. approve minor amendments to and execute all documentation referred to above (other than the Transfer Agreement). iii. commence preparation and negotiation of a Transfer Agreement on behalf of and subject to final approval by the Council and iv. do all things and enter all documents that are otherwise necessary to give effect to the above resolutions.		

10 COMMUNITY BOARD MINUTES

26.4.27 MINUTES OF THE VINCENT COMMUNITY BOARD MEETING HELD ON 17 MARCH 2026

Doc ID: 2770940

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

Recommendations

That the unconfirmed Minutes of the Vincent Community Board Meeting held on 17 March 2026 be noted.

1. Attachments

Appendix 1 - Minutes of the Vincent Community Board Meeting held on 17 March 2026

**MINUTES OF A MEETING OF THE
VINCENT COMMUNITY BOARD
HELD IN THE CLYDE HISTORICAL MUSEUM, 5 BLYTH STREET, CLYDE
AND LIVE STREAMED VIA MICROSOFT TEAMS ON TUESDAY, 17 MARCH 2026
COMMENCING AT 10:01 AM**

PRESENT: Mr J Cromb (Chair), Mr T Hammington, Cr M McPherson, Mr J Moffitt, Ms K Sanders

IN ATTENDANCE: T Alley (Mayor), P Kelly (Chief Executive Officer), J Muir (Group Manager - Three Waters), L Fleck (Group Manager - People and Culture, Acting Group Manager - Community Vision), S Righarts (Group Manager - Governance and Business Services), D Scoones (Group Manager - Community Experience), G Bailey (Parks and Recreation Manager), G Robinson (Property and Facilities Manager), Z Zeelie (Team Leader Statutory Property), A Crosbie (Policy and Strategy Lead), E Sherie (Library Manager), S Reynolds (Governance Support Officer)

1 APOLOGIES

There were no apologies.

2 PUBLIC FORUM

Chris Galbraith and Sally Mullally – Molyneux Turf Incorporated

Ms Galbraith and Ms Mullally provided an update on the turf project, noting progress with grants and fundraising and thanked the Board for their support. They outlined the project's staging, with Stage 1 focused on core infrastructure and Stage 2 on light towers, and advised that a decision from Lotteries Grants Funding NZ is still pending.

Questions were addressed regarding the timing of turf installation, with a window identified between November and February for the build with aim to have the turf ready for the 2027 season.

Nick Boyens and Sarah Harrison – Otago Regional Council

Ms Harrison and Mr Boyens from Otago Regional Council discussed their proposal to relocate the Alexandra air quality monitoring station to Table Park, outlining the technical requirements, regulatory obligations, and rationale for selecting that site.

They explained that the current site at Alexandra Primary School recorded lower pollution levels than the northwestern hotspot, necessitating relocation to obtain more accurate data.

They then responded to questions.

Tony Lepper - Clyde Bowling Club

Mr Lepper, President of the Clyde Bowling Club, outlined the club's plans to modernise its facilities, emphasising its role as a community hub and the intention to create a more inclusive and welcoming environment. He advised that the club were progressing a staged $900,000 upgrade and noted that, as a heavy user of water, they were exploring rainwater collection to reduce reliance on treated supply. He also indicated that the club might seek the board's support for using adjacent land to install water tanks to facilitate these sustainability efforts.

Mr Lepper then responded to questions.

Sergeants Derek Ethan and Reagan Price updated the board on recent case of crime and road safety callouts in the ward. They noted a rise in organised crime and drug incidents. They outlined the success of the BLAST youth programme for high school students and the strong participation in this programme. They also highlighted the requirement for collaboration with partner agencies particularly in relation to mental health incidents.

They then responded to questions.

Andy Ritchie - Clyde Museum

Ms Ritchie provided an update on activities at the Clyde Museum, including plans to create an outdoor display featuring a historic coal boat that had been relocated to the Blyth Street Museum. They also wanted to work on a project to create plinths featuring significant objects throughout the historic precinct and hoped this community project would enhance public engagement with the museum.

It was noted that the museum was run entirely by volunteers, who continued to digitise the collection and progress a range of initiatives, but raised concerns about lease terms and sought clearer Council support and greater certainty to enable future development.

3 CONFIRMATION OF MINUTES

COMMITTEE RESOLUTION

Moved: **Cromb**
Seconded: **Hammington**

That the public minutes of the Vincent Community Board Meeting held on 3 February 2026 be confirmed as a true and correct record.

CARRIED

4 DECLARATIONS OF INTEREST

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

5 REPORTS

26.2.2 PROPOSED AIR QUALITY MONITORING STATION - TABLE PARK ALEXANDRA

To consider granting a lease in accordance with the Reserves Act 1977 to the Otago Regional Council for an air quality monitoring station on Table Park Recreation Reserve, Alexandra. Concern around consulting on a issue that is in breach of the reserves act.

Discussion followed on the suitability of the reserve for monitoring equipment, particularly in the middle of the reserve, although the obligation to monitor air quality was acknowledged.

COMMITTEE RESOLUTION

Moved: **Cromb**
Seconded: **Hammington**

That the Vincent Community Board

A. Receives the report and accepts the level of significance.

B. Recommends to Council to publicly notify its intention to grant under section 54 of the Reserves Act 1977, a lease to the Otago Regional Council to install an Air Quality Monitoring

Station on Table Park Recreation Reserve Alexandra. Legally described as Section 88 Block XXXV Town of Alexandra.

C. Notes that it be located on the Blackmore Crescent side of Table Park and consist of a mast of 6 metres in height and a cabinet 1.8m high x 2m wide x 1 m deep including a sequential filter 1.6m x .05m x .03m within a fenced area of 6m x 6m.

D. That the applicant cover all costs associated with the application.

E. Recommends to Council that the Vincent Community Board hear all submissions received and make a final recommendation to Council.

F. Authorises the Chief Executive to do all that is necessary to give effect to the resolution.

CARRIED

26.2.3 KĀMOANAHAEHAE - RIVER PARK UPDATE REPORT

To provide the Vincent Community Board with an update on the Kāmoanahaehae – River Park project.

It was noted that the building consent for Stage 2 of the viewing platform would be lodged shortly, and the existing budget was expected to cover the work and the landscaping on the site. Members acknowledged that, due to the changing Council funding environment, the expanded scope since the 2017 plans, and the site's complexity, further expenditure beyond Stage 2 could not be justified.

COMMITTEE RESOLUTION

Moved: **Cromb**
Seconded: **McPherson**

That the Vincent Community Board

A. Receives the report and accepts the level of significance.

B. Agrees that for the Kāmoanahaehae – River Park project**,** Stage 2 the Viewing Platform is completed subject to allocated budget.

C. Recommends to Council that Stage 3 of the project does not proceed.

D. Authorises the Chief Executive Officer to do all that is necessary to give effect to the resolution.

CARRIED

26.2.4 ROAD STOPPING POLICY

To consider proving feedback to staff on the proposed Road Stopping Policy.

COMMITTEE RESOLUTION

Moved: **Moffitt**
Seconded: **McPherson**

That the report be received and its contents noted.

CARRIED

6 MAYOR'S REPORT

26.2.5 MAYOR'S REPORT

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

- Reported on developments with Southern Waters.
- Noted the Falls dam funding/loan from the Regional Infrastructure Fund of $2 m
- Attended the Earnscleugh castle opening, and stated that she is exciting about their upcoming television debut.
- Advertised that the Nationwide Play Innovation Hui is taking place in Central Otago.
- Gave an overview of a Wellington trip – including a meeting with David Reid of RNZ who is the head of Local Democracy Reporting.
- Also noted that Andrew Dowling the new Vincent Ward Councillor would be sworn in at the Council meeting on 25 March in Ranfurly.

COMMITTEE RESOLUTION

Moved: **Cromb**
Seconded: **Hammington**

That the Vincent Community Board receives the report.

CARRIED

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7 CHAIR'S REPORT

26.2.6 CHAIR'S REPORT

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

- Met with the Clyde Bowling Club and noted the impressive improvements they are planning, as well as the importance of the asset to the community.
- Attended the Omakau A&P Show, observing the great day and fantastic weather.
- Received feedback from several groups that formerly had Community Board liaisons, noting the positivity around their new model of engagement.
- Attended the first YEM Committee meeting in Wellington, where the reform environment and the expected close election was discussed, and observed that the community boards in this district are in a strong position and well supported.
- Flagged that the approved street names list needed to be reviewed, as the current list is limited, and suggested bringing this to the board to be workshopped.

COMMITTEE RESOLUTION

Moved: **Cromb**
Seconded: **Hammington**

That the report be received.

CARRIED

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8 MEMBERS' REPORTS

26.2.7 MEMBERS' REPORTS

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

Ms Sanders reported on the following;

- Enjoyed conversations at the Omakau A&P Show and discussed the scope for reviewing street names with attendees.
- Attended the naming discussion about the Cromwell facility held at the Alexandra library and noted the strong engagement in this topic.
- Had an introductory conversation with Carol from Community House, noting that an interactive session would be welcomed.
- Attended the Huddl not-for-proifit governance workshop and noted key takeaways for governance practices.

Mr Hammington reported on the following:

- Attended the Clyde Bowling Club meeting, noting the positive process achieved and the ambitious scope of planned improvements.

Cr McPherson reported on the following:

- Met with Mary-Ann Baxter and had a productive discussion about plans for the small space in the Central Stories Museum, noting the strong governance team on the board and their commitment to progressing the displays.

Mr Moffitt reported on the following:

- Attended the A&P Show and noted the input provided by the Mayor and Deputy Mayor.

COMMITTEE RESOLUTION

Moved: **Cromb**
Seconded: **Hammington**

That the report be received.

CARRIED

9 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 provided an update on the proposed cemeteries strategy.

Members noted that the CAPEX report on the Little Valley Bridge progress was useful.

COMMITTEE RESOLUTION

Moved: **McPherson**
Seconded: **Cromb**

That the report be received.

CARRIED

10 DATE OF THE NEXT MEETING

The date of the next scheduled meeting is 28 April 2026.

11 RESOLUTION TO EXCLUDE THE PUBLIC

COMMITTEE RESOLUTION

Moved: **Cromb**
Seconded: **Sanders**

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
26.2.9 - Market Valuation and Freehold Ground Lease at Dunstan Road, Alexandra	s7(2)(i) - the withholding of the information is necessary to enable Council to carry on, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations)	To enable commercial or industrial negotiations

CARRIED

The public were excluded at 11.45 am and the meeting closed at 12.32 pm.

26.4.28 MINUTES OF THE TEVIOT VALLEY COMMUNITY BOARD MEETING HELD ON 19 MARCH 2026

Doc ID: 2770944

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

Recommendations

That the unconfirmed Minutes of the Teviot Valley Community Board Meeting held on 19 March 2026 be noted.

1. Attachments

Appendix 1 - Minutes of the Teviot Valley Community Board Meeting held on 19 March 2026

**MINUTES OF A MEETING OF THE
TEVIOT VALLEY COMMUNITY BOARD
HELD IN THE MILLERS FLAT HALL, 1665 TEVIOT ROAD, MILLERS FLAT, 9572
AND LIVE STREAMED VIA MICROSOFT TEAMS ON THURSDAY, 19 MARCH 2026
COMMENCING AT 3.04 PM**

PRESENT: Mr M Jessop (Chair), Cr C Pannett, Ms G Booth, Ms B Slade, Mr H Smith

IN ATTENDANCE: P Kelly (Chief Executive Officer), L Fleck (Group Manager - People and Culture, Acting Group Manager - Community Vision), G Robinson (Property and Facilities Manager) via Microsoft Teams, T Bates (Project Manager), Z Zeelie (Team Leader – Statutory Property), G Bailey (Parks and Recreation Manager), E Sherie (Libraries Manager), S Reynolds (Governance Support Officer)

1 APOLOGIES

There were no apologies to the meeting.

2 PUBLIC FORUM

Ric Hunt – Millers Flat Bowling Club

Mr Hunt noted that he was a Millers Flat resident and was a member of both the hall committee and the bowling club. He stated that bringing the bowling club up to standard would be extremely costly for Council, noting the presence of asbestos. He considered that the building was not sufficiently used to justify retention and noted his personal experience of asbestos-related illness, which informed his concerns.

Mr Hunt then responded to questions.

Pat Garden – Millers Flat Sports and Recreation Hub

Mr Garden provided an update on the project, noting that the courts had been completed and the pump track was operational, with bark and native planting works to follow shortly. He thanked parks staff for their assistance.

He stated that he considered property staff had been obstructive in relation to the group's hopes to re-establish the pavilion and suggested that, given recent reserve upgrades, the public may now take a different view on its divestment. He requested further clarification on whether reserves funding could be applied to the building, noting advice that it was excluded due to its location on road reserve.

Mr Garden then responded to questions.

3 CONFIRMATION OF MINUTES

COMMITTEE RESOLUTION

Moved: **Jessop**
Seconded: **Booth**

That the public minutes of the Teviot Valley Community Board Meeting held on 5 February 2026 be confirmed as a true and correct record.

CARRIED

4 DECLARATIONS OF INTEREST

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

5 REPORTS

26.2.2 ROXBURGH ENTERTAINMENT CENTRE REBUILD PROJECT LOCATION OPTIONS INVESTIGATION

To consider a submission for alternate site options for the Roxburgh Entertainment Centre project.

It was noted that the report should have been considered by the Project Steering Group before being brought to the Community Board, and that this step had been missed by staff.

It was confirmed that the submitter had been contacted only to confirm receipt of the submission.

Discussion followed on the scope for funding to be sought through the Long-Term Plan and the implications for the project timeline, noting that any additional funding would not be confirmed until July 2027, resulting in a delay to the project. The option of a staged build was also considered; however, it was felt this could compromise the design stage and limit full consideration of options for an activated building on the existing site.

COMMITTEE RESOLUTION

Moved: **Smith**
Seconded: **Pannett**

That the Teviot Valley Community Board

A. Receives the report and accepts the level of significance.

B. Recommend that Council confirm approval to proceed with the design and construction of the Roxburgh Entertainment Centre on the existing site as planned.

C. Recommends to Council that all options for activation of the site are considered as the project progresses.

D Ensure that there is continuous feedback loop with the Project Steering Group and Teviot Valley Community Board as the design progresses.

CARRIED

26.2.3 ROAD STOPPING POLICY

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

COMMITTEE RESOLUTION

Moved: **Pannett**
Seconded: **Jessop**

That the report be received and its contents noted.

CARRIED

6 MAYOR'S REPORT

26.2.4 MAYOR'S REPORT

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

7 CHAIR'S REPORT

26.2.5 CHAIR'S REPORT

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

- Had attended meetings with the Otago Regional Council in relation to the alluvial fan report that was recently released and noted the wide public interest on this matter. Staff provided an update on the next steps for this work and that there would be further community meetings and continuous engagement with Otago Regional Council and other stakeholders. It was also noted that there would be regular updates on posted to the Otago Regional Council web page and that a update would be noted in the bulletin.
- Asked staff if there had been any update on the Lake Onslow project. It was noted that the application had now been lodged and there would be a two-year timeframe get an application into the fast-track approvals scheme.
- Asked if there had been any changes to the Teviot Valley Spatial Plan, and it was noted that whilst there had been no current edits, the RMA reform meant that all CODC spatial plans would need to be updated.

COMMITTEE RESOLUTION

Moved: **Jessop**
Seconded: **Pannett**

That the report be received.

CARRIED

8 MEMBERS' REPORTS

26.2.6 MEMBERS' REPORTS

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

Cr Pannett reported on the following:

- Attended a Project Steering Group public meeting on 5 February, to outline the investigation should there be an alternative site for the Entertainment Centre.
- Gave an update on recent Council meetings, specifically on the Otago Regional Council alluvial fan report and noted that he hoped to see a management plan and some action from the group to give some solutions and reassurance for the community.

Ms Slade reported on the following:

- Attended the Otago Regional Council community drop-in, noting that there was some easy mitigation work that could be done and that she hoped to see this work completed as soon as possible.
- Attended RECIP meetings and meetings of the Teviot Valley Rest home, noting that both groups were in the process of deregistering as incorporated societies to align with the new framework.
- Had a phone call from the golf club, who reported that there was damage to their rabbit-proof fence as the dredge was put into the river, and whilst the fence had now been repaired the communication throughout was poor.
- Had been considering the potential expansion of the school gym, with a decision to hold off pending full exploration of the scope of the new Entertainment Centre.

Ms Booth reported on the following:

- Noted there is a bus that is permanently parked on Smith Street. Could staff investigate this and request it is removed.
- Raised the issue of the dump station on Smith Street that needs to be relocated, this issue was brought to the board in May 2025 and needed to be addressed.
- Requested that the Reserve Management plan for the Golf Course reserve be reviewed to allow for overnight camping.
- An update was requested on land subsidence at the Harliwich Mine site. It was noted that the matter had been heard in the Environment Court and was progressing within the permitted RMA timeframes.

Mr Smith reported on the following:

- Attended the Otago Regional Council meeting, and noted concerns about the build-up of vegetation and slash in the gullies.
- Noted that, while overall road conditions were good, grading had been carried out when roads were too dry. A request was made for contractors to be more selective in the timing of maintenance works.

COMMITTEE RESOLUTION

Moved: **Jessop**
Seconded: **Smith**

That the report be received.

CARRIED

9 STATUS REPORTS

26.2.7 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 an update on the Teviot Valley Community Plan.

An update on the proposed changes to the cemeteries strategy was given.

COMMITTEE RESOLUTION

Moved: **Jessop**
Seconded: **Pannett**

That the report be received.

CARRIED

10 DATE OF THE NEXT MEETING

The date of the next scheduled meeting is 23 April 2026.

The meeting closed at 4.55 pm

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CHAIR / /

26.4.29 MINUTES OF THE MANIOTOTO COMMUNITY BOARD MEETING HELD ON 26 MARCH 2026

Doc ID: 2770951

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

Recommendations

That the unconfirmed Minutes of the Maniototo Community Board Meeting held on 26 March 2026 be noted.

1. Attachments

Appendix 1 - Minutes of the Maniototo Community Board Meeting held on 26 March 2026

MINUTES OF A MEETING OF THE MANIOTOTO COMMUNITY BOARD HELD IN THE RANFURLY SERVICE CENTRE, 15 PERY STREET, RANFURLY AND LIVE STREAMED VIA MICROSOFT TEAMS ON THURSDAY, 26 MARCH 2026 COMMENCING AT 2:07 PM

PRESENT: Mr M Harris (Chair), Mr L Dowling, Cr S Duncan, Ms R McAuley

IN ATTENDANCE: P Kelly (Chief Executive Officer) via Microsoft Teams, Q Penniall (Group Manager - Planning, Infrastructure and Regulatory), D Scoones (Group Manager - Community Experience), J Remnant (Community Facilities Manager), A Crosbie (Policy and Strategy Lead), Z Zeelie (Team Leader – Statutory Property), M Ridd (Statutory Property Officer), S Reynolds (Governance Support Officer)

1 APOLOGIES

COMMITTEE RESOLUTION

Moved: **Duncan**
Seconded: **McAuley**

That apologies from Mr D Helm be received and accepted.

CARRIED

2 PUBLIC FORUM

Russ Haigh and Tania Murray - Public toilets in the town, streetscaping at the Railway Station

Mr Haigh and Ms Murray outlined their desire to have the former toilets at the Railway Station reinstated. They noted that the Railway reserve was the focal point for visitors and that they were reluctant to walk further up the street to use the new facilities. They expressed the view that reinstating this facility would encourage visitors to stay longer in the town and that they believed toilets were needed at both ends of the street.

Ms Murray also discussed the condition of the roses at the Railway Station, noting they had not received sufficient water and that irrigation had not been adequately managed.

The pair presented a concept plan for a proposed pump track on John Street and indicated that they would be applying for grants to support the project.

They then responded to questions, and the Board noted that its position on reopening the toilets at the Railway Reserve had not changed, and that no funding was available for this.

3 CONDOLENCES

The chair referred to the deaths of Janet Weatherall, Stuart Hore, Glenys Walker. Members stood for a moment’s silence as a mark of respect.

4 CONFIRMATION OF MINUTES

COMMITTEE RESOLUTION

Moved: **Dowling**
Seconded: **McAuley**

That the public minutes of the Maniototo Community Board Meeting held on 12 February 2026 be confirmed as a true and correct record.

CARRIED

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 REVIEW MANIOTOTO TRUST FUND GUIDELINES

To consider the administrative guidelines for the Maniototo Trust Fund.

It was discussed that there would be an opportunity to review the Chair of the fund at their next meeting.

COMMITTEE RESOLUTION

Moved: **Duncan**
Seconded: **Dowling**

That the Maniototo Community Board

A. Receives the report and accepts the level of significance.

B. Agrees to amend clause 9 in the Guidelines Maniototo Trust Fund to read:

"The above guidelines will operate until the end of 2028, when the future usage of the Maniototo Trust Fund will be reviewed."

CARRIED

Note: Ms McAulay left the meeting at 2.40 pm and returned at 2.43 pm.

26.2.3 ROAD STOPPING POLICY

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

COMMITTEE RESOLUTION

Moved: **Harris**
Seconded: **Duncan**

That the report be received and its contents noted.

CARRIED

7 MAYOR'S REPORT

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

8 CHAIR'S REPORT

26.2.5 CHAIR'S REPORT

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

- Had attended a recent Kyeburn Reserve Committee and noted that there was no appetite to survey the boundary and that the lease would be continued as it is, and they are working on the incorporation of their group.
- It was noted that Swinburn Road had been gravelled.

COMMITTEE RESOLUTION

Moved: **Harris**
Seconded: **Duncan**

That the report be received.

CARRIED

9 MEMBERS' REPORTS

26.2.6 MEMBERS' REPORTS

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

Mr Dowling reported on the following:

- Noted that he had spoken at the Council meeting the previous day and thanked the Mayor and Councillors for holding their meeting in the Maniototo.
- Attended the successful Maniototo A&P Show, acknowledging the effort of all volunteers and organisers.
- Had received requests from community members for additional rubbish bins at the Stadium Reserve.
- Noted some frustration with the process for hiring sports fields in the ward, as it was seen as unnecessarily onerous for clubs run by volunteers. Staff advised that this process is being streamlined and will be publicly available soon.
- Noted that the sewage ponds were being de-sludged and that he had received some community comment regarding this work.
- Had been speaking with members of the Rail Trail Trust, who had been working with the Lions and were hoping to get the Goods Shed refurbished; they requested a letter of support from the Board to the Department of Conservation to encourage progress.

Ms McAulay reported on the following:

- Had met with members of the Lions and the Rail Trail Trust, and supported a letter of endorsement to recognise the great work they are doing; this support will help progress the project and ensure the protection of these Department of Conservation-owned assets for the community in the future.
- Noted the progress at the Patearoa Bowling Club regarding their project to create a multi-use community hub.
- Provided details about the kiosk soon to open at Kyeburn, celebrating the moa footprint discovery and outlining the research and work conducted since; noted that this will be a valuable community asset.
- Gave an update on the turf project, noting that the Ministry sale is still progressing and that the turf is on track to be ready for the 2027 hockey season.

  Noted that the new EV charger is now in place and is being well utilised.
- Observed that the new school speed signs are installed and will be operational soon.

Cr Duncan reported on the following:

- Provided an update on recent council meetings and workshops.
- Gave an overview of the Te Korowai process, noting that some of the feedback received was not constructive and that assessors appeared to be identifying issues that were not present.
- Discussed the workshop on rates, including how rates could be structured more fairly, particularly for commercial operations such as solar farms and gold mines, to ensure that rates and development contributions are aligned with community growth.
- Noted that the Otago Rail Trail experienced its second busiest period ever, and that the town is currently very busy.
- Outlined a proposal for a Men’s Shed in the community, highlighting the potential benefits for many members of the community.
- Publicised the discussion on moa footprints at the Council meeting, with a presentation from Otago Museum, and noted the potential tourism opportunities arising from this.
- Commented that gold mining remains an ongoing topic of discussion.
- Highlighted the positive presentation from Film Otago Southland, recognising the considerable economic contribution of film productions to the region.
- Expressed thanks to staff who support elected members, particularly around contentious issues.

COMMITTEE RESOLUTION

Moved: **Harris**
Seconded: **Duncan**

That the report be received.

CARRIED

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10 STATUS REPORTS

26.2.7 MARCH 2025 GOVERNANCE REPORT

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

COMMITTEE RESOLUTION

Moved: **Harris**
Seconded: **Duncan**

That the report be received.

CARRIED

11 DATE OF THE NEXT MEETING

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

The meeting closed at 3.13 pm

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CHAIR / /

26.4.30 MINUTES OF THE CROMWELL COMMUNITY BOARD MEETING HELD ON 7 APRIL 2026

Doc ID: 2773984

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

Recommendations

That the unconfirmed Minutes of the Cromwell Community Board Meeting held on 7 April 2026 be noted.

1. Attachments

Appendix 1 - Minutes of the Cromwell Community Board Meeting held on 7 April 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, 7 APRIL 2026 COMMENCING AT 2:02 PM

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

IN ATTENDANCE: T Alley (Mayor), P Kelly (Chief Executive Officer), D Scoones (Group Manager - Community Experience), 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), P Penno (Communications Manager), G Chrystall (Community Experience Manager), W Harris (Venue Director), B Winders (Project Manager - Cromwell Special Projects), A Crosbie (Policy and Strategy Lead), E Sherie (Libraries Manager), W McEnteer (Governance Manager), S Reynolds (Governance Support Officer)

1 APOLOGIES

There were no apologies

2 PUBLIC FORUM

Alex Le Brun – Central Otago Motorcycle Club Association

Mr Le Brun spoke on behalf of the Central Otago Motorcycle Club, noting the benefits the club provides to the community. He highlighted that the club was well-run, with a strong membership, regular meets, and no issues with noise or dust. He advised that the club was keen to relocate the track to the other side of the reserve, on the southern boundary of Highlands.

He outlined that the club had the support of Highlands Motorsport Park and the Speedway group, making it a logical location for the club to operate from, and noted that they had received many letters of support endorsing the move. It was also noted that the club would consider sharing the space with dog-walkers, and that retention of the trees would benefit their operations by aiding dust suppression and noise reduction.

Mr Le Brun then responded to questions from the Board.

3 CONFIRMATION OF MINUTES

COMMITTEE RESOLUTION

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

That the public minutes of the Cromwell Community Board Meeting held on 3 March 2026 be confirmed as a true and correct record.

CARRIED

4 DECLARATIONS OF INTEREST

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

Unconfirmed

5 REPORTS

26.3.2 NEW CROMWELL FACILITY - NAMING

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

Members gave an overview of their thoughts, thanking those who took the time to respond to the survey. It was noted that clear themes had emerged, with strong agreement that the words Cromwell, Memorial, Events and Centre were the most prominent.

Other alternatives, such as The Junction were considered interesting but did not receive sufficient support. Discussion included support for using Central Otago in the name and that these discussions would be had at Council level, but it was noted that both the community and the Board felt Cromwell was the appropriate title, and the Board wanted to demonstrate that they were listening to the strong themes identified in the survey.

COMMITTEE RESOLUTION

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

That the Cromwell Community Board

A. Receives the report and accepts the level of significance.

B. Recommends to Council that the English Name for the new facility should be the Cromwell Memorial Events Centre.

CARRIED

26.3.3 FEES AND CHARGES - CROMWELL FACILITY

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

It was noted that these matters had been brought to the Board several times for workshopping and decisions.

The Board thanked staff for developing the fees and charges into a workable list and noted that these charges would be reviewed regularly, with reporting provided to the Board once the facility was in operation.

COMMITTEE RESOLUTION

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

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.

Unconfirmed

CARRIED

26.3.4 GAIR AVENUE TREES

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.

It was noted that the remediation of the footpath while retaining the trees would consume 100% of the footpath budget. Many residents on Gair Avenue had requested the removal of the trees. It was also discussed that the scope of the work could be extended along Barry Avenue, where similar issues were occurring.

COMMITTEE RESOLUTION

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

That the Cromwell Community Board

A. Receives the report and accepts the level of significance.

B. Recommend to Council that resolution 25.5.5 approved at the 5 August 2025 Cromwell Community Board meeting regarding Gair Avenue trees is revoked in its entirety.

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

D. Directs staff to prepare a planting plan, prior to removal, and an estimated cost for inclusion in the 2027/37 Long-term Plan or other funding options.

CARRIED

26.3.5 CROMWELL TOWN CENTRE

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.

It was noted that town centre plans had been discussed for many years, and members cautioned that the scope should not be limited to the mall area, as the project needed to include the civic centre, extending to parts of Barry Avenue and the northwest precinct. It was also countered that previous projects had become too large and that this could be managed by a staged approach with prioritisation of areas where Council could have influence.

COMMITTEE RESOLUTION

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

That the Cromwell Community Board

A. Receives the report and accepts the level of significance.

Unconfirmed

B. Recommends to Council that staff investigate options for the Council owned land which includes the Northwest Precinct and conducts a high-level detailed 30-year concept design for inclusion in the 2027/37 Long-term Plan.

C. 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 be provided at every Board and Council meeting.

H. Notes that the purpose of these recommendations is to enable the guiding North Star statement as in appendix 1 of the report.

CARRIED

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

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

It was noted that there was concern about the area being used for additional infrastructure. Reference was made to a separate consent that had recently been issued for a cell tower through the hearings process. It was discussed that the location was not considered ideal for such structures, but that the Board did not have control over this decision.

COMMITTEE RESOLUTION

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

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.

CARRIED with Cr Browne abstaining from the vote.

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

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

Unconfirmed

COMMITTEE RESOLUTION

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

That the Cromwell Community Board

A. Receives the report and accepts the level of significance.

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

C. Recommends that Council request that existing infrastructure is moved to an agreed location.

CARRIED

26.3.8 ROAD STOPPING POLICY

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

Discussion followed on the requirement to obtain two valuations, noting that the applicant's and Council's valuations typically resulted in a negotiated meet in the middle outcome. It was also noted that valuations should be based on the highest and best use of the land.

COMMITTEE RESOLUTION

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

That the report be received and its contents noted.

CARRIED

6 MAYOR'S REPORT

26.3.9 MAYOR'S REPORT

Her Worship the Mayor reported on recent activities in the ward;

- Officiated the opening of the NZMCA event at the Cromwell Racecourse Reserve, noting enthusiastic attendees and that the reception and facility were well organised, with visitors speaking highly of their experience in the district.
- Noted that the town had been busy over the Easter weekend.
- Provided an overview of the Council meeting held at the end of March, including approvals for the Cromwell Golf Club and the 'Wheels' event in Cromwell.
- Attended meetings regarding local democracy reporting and noted that there had been increased interest in the area.
- Discussed the impact of rising fuel costs on Council operations and noted that she was exploring solar options for her own property.

COMMITTEE RESOLUTION

Unconfirmed

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

That the Cromwell Community Board receives the report.

CARRIED

7 CHAIR'S REPORT

26.3.10 CHAIR'S REPORT

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

- Attended the Museum Trust meeting in March, noted the ongoing collaboration with staff on the museum's relocation, but that there were concerns about space, access, layout, and shared use, and gave assurance that the museum operations were imperative to the success of the new facility.
- Attended a Bannockburn Responsible Development Incorporated Society meeting, where concerns were raised about provisions for the new trail, including toilets, water, parking, and green spaces for cyclists to meet. Noted that a community or spatial plan for Bannockburn had been requested.

COMMITTEE RESOLUTION

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

That the report be received.

CARRIED

8 MEMBERS' REPORTS

26.3.11 MEMBERS' REPORTS

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

Mr Casey reported on the following:

- Attended an NZME breakfast with Auckland business leaders focused on commercial solar development.
- Presented to the Finance and Expenditure Select Committee on the Infrastructure Funding and Financing Amendment Bill, advocating for inclusion of the Ratepayers Assistance Scheme (RAS).
- Spent time with David Seymour discussing the Ratepayers Assistance Scheme, electrification, energy strategy, and electric vehicle use.
- Competed in the Motutapu Mountain Bike Race, completing the event in just over three hours while recovering from illness.
- Went for a joy-ride in Christchurch Airport's electric fire truck.
- Met with the Meridian Energy executive team; presented personal background and participated in a strategic workshop on public EV charging infrastructure and home solar strategy.
- Assisted with the orientation tour for the Play Hui.
- Met with the Taxpayers' Union regarding the Ratepayers Assistance Scheme.

Unconfirmed

- Filmed an interview for My House, My Castle.
- Awarded Kiwibank Sustainability Leader of the Year.
- Confirmed Ngāi Tahu whakapapa and commenced the formal registration process.
- Hosted a Māori leaders workshop on-farm relating to Whakahiko te Ao and Whakahiko ngā Marae initiatives.
- Ran an information session for Council on a potential community solar opportunity at Sandflat Road.
- Hosted an Opportunity Party on-farm and contributed to energy policy design discussions.
- Competed in the Hawea Classic cycling event, placing 16th overall and 5th in age category.
- Appeared on Q+A with Jack Tame.
- Attended the Downstream Energy Conference and met with Minister Mark Patterson, Dr David Wilson MP, and several New Zealand First representatives regarding the Ratepayers Assistance Scheme and energy policy.
- Attended an NZME breakfast with Auckland business leaders focused on commercial solar development in Auckland.
- Presented to the Finance and Expenditure Select Committee on the Infrastructure Funding and Financing Amendment Bill, advocating for inclusion of the Ratepayers Assistance Scheme (RAS) within the omnibus bill.

Mr Sanford reported on the following:

- Attended two speedway events over Easter.
- Attended Warbirds over Wanaka on Easter Sunday.
- Attended the Otago Athletics Championships in Dunedin.
- Attended Business South BA5 event.
- Attended the Cromwheels coordination meeting with CODC, CLEC, and Wheels Trust.
- Attended the Play Innovation Hui finale in Alexandra.

Ms Anderson reported on the following:

- Attended the Central Otago Spaces and Strategy Workshop; local sports representatives shared views on the districts needs and to help ensure sport and recreation were considered in planning.
- Attended a drop-in session at the Farmers Market regarding the Naming of the Facility by the Lake; some locals reinforced their views.
- Met with the Bannockburn Responsible Development Incorporated Society; noted their aim to progress a community plan covering toilets, parking, and green spaces, and discussed how to engage council in this work.
- Attended the Cromwell RSA monthly meeting, outlining final details for fitting out the RSA room and support for the ANZAC service and poppy collection was noted.
- Attended Cromwell College management and health & safety meetings; concerns raised about overpowered e-scooters and e-bikes being ridden to school, with engagement from community policing and education staff.
- Attended a special meeting of the Cromwell Rowing Club where they adopted a new club constitution.
- Volunteered at the Maadi Cup Rowing Regatta to assist with an event hosting over 2,000 student rowers.
- Had been participating and volunteering in Parkrun noted the success of the event.
- And had been playing padel at Central Padel and challenged her fellow board members to a game.

Cr Browne reported on the following:

- Attended the Assessment Committee for Creative Communities, noting that Bannockburn projects were included, with funding available twice yearly.

Unconfirmed

- Attended the Play Hui; noted the achievement of the parks team in bringing the event to Central Otago, and highlighted the importance of incorporating play spaces into new developments beyond traditional playgrounds.
- Noted that Dunstan Zones and Central Otago Athletics events were held at Molyneux Park, showcasing the parks team's work and highlighting the preference of schools for hosting such events in Cromwell if facilities allowed.
- Noted the Top Bike competition at Molyneux Park, supported by Sport Central, with participants from the wider Central Otago and Queenstown Lakes region.
- Attended a Council meeting in Ranfurly; reflected on the district's size and that the fuel crisis will be a factor in getting around the district specifically for the winter sport season.
- Gave an update on the March Council meeting, noting that Council approved the progress of the Wheels in Cromwell event. Progress on the Roxburgh Entertainment Centre rebuild was highlighted and Community Board priorities for the Long-term Plan were reported, noting strong alignment between wards.

COMMITTEE RESOLUTION

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

That the report be received.

CARRIED

9 STATUS REPORTS

26.3.12 APRIL 2026 GOVERNANCE REPORT

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

COMMITTEE RESOLUTION

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

That the report be received.

CARRIED

10 DATE OF THE NEXT MEETING

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

11 RESOLUTION TO EXCLUDE THE PUBLIC

COMMITTEE RESOLUTION

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

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

Unconfirmed

the Local Government Official Information and Meetings Act 1987 for the passing of this resolution are as follows:

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

CARRIED

The public were excluded at 4.16 pm and the meeting closed at 5.06 pm

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CHAIR / /

Unconfirmed

11 COMMITTEE MINUTES

26.4.31 MINUTES OF THE ASSESSMENT COMMITTEE MEETING HELD ON 16 MARCH 2026

Doc ID: 2770963

Report Author:	Wayne McEnteer, Governance Manager
Reviewed and authorised by:	Saskia Righarts, Group Manager - Governance and Business Services

Recommendations

That the unconfirmed Minutes of the Assessment Committee Meeting held on 16 March 2026 be noted.

1. Attachments

Appendix 1 - Minutes of the Assessment Committee Meeting held on 16 March 2026

Unconfirmed

**MINUTES OF CENTRAL OTAGO DISTRICT COUNCIL
ASSESSMENT COMMITTEE
HELD IN WHARE TŪHONO, WILLIAM FRASER BUILDING, 1 DUNORLING STREET, ALEXANDRA
ON MONDAY, 16 MARCH 2026 AT 10:00 AM**

PRESENT: Cr S Browne (Chairperson), Cr B Scott, R De Jong, J Hawkins, F Kennedy, R Kinney, M Kuiti, K Sutherland

IN ATTENDANCE: J Whyte (Administrator)

1 APOLOGIES

There were no apologies.

2 CONFIRMATION OF MINUTES

COMMITTEE RESOLUTION

Moved: **Sutherland**
Seconded: **Browne**

That the public minutes of the Assessment Committee Meeting held on 23 September 2025 be confirmed as a true and correct record.

CARRIED

3 DECLARATION OF INTEREST

Members were reminded of their obligations in respect of declaring any interests. Cr Browne declared an interest in application number 1, Ms de Jong and Ms Hawkins declared an interest in application number 4, Ms Hawkins declared an interest in application number 5. They did not vote on their allocation of funding.

4 REPORTS

26.1.1 OVERVIEW OF SEPTEMBER 2025 FINANCIAL YEAR

To consider the overview of the second funding round of the 2025 Financial year.

COMMITTEE RESOLUTION

Moved: **Kinney**
Seconded: **Browne**

That the report be received and its contents noted.

CARRIED

Unconfirmed

26.1.2 2026 CCS ANNUAL FUNDING REPORT FOR MARCH

To consider allocation of Creative Communities Scheme (CCS) funds to worthy applications received from groups, organisations, and individuals within the Central Otago District relating to arts and cultural projects.

COMMITTEE RESOLUTION

Moved: **Browne**
Seconded: **Scott**

That the Assessment Committee

A. Receives the report and accepts the level of significance.

CARRIED

COMMITTEE RESOLUTION

Moved: **Browne**
Seconded: **Scott**

B. Agrees that $17,130 be allocated to the applications listed in the attached table in a manner befitting Creative Communities guidelines and eligibility criteria.

Applicant	Project Description	Amount
Dunstan High School	Theatre Restaurant	$5,000
Liz Conway	Alexandra Kiwilele Jam 2026	$4,516
Winterstellar Charitable Trust	Winterstellar Otago Night Skies Project	$2,450
Central Otago Arts Trust	Central Otago Literary Series 2026	$4,264
Bannockburn Arts Charitable Trust	Short Film Making	$900
Southern Cancer Society	Bags of Hope	Nil

C. Agrees the balance of $2,957.03 is carried forward to the September 2026 funding round.

CARRIED

The meeting closed at 12.10 pm.

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CHAIR / /

Unconfirmed

12 DATE OF THE NEXT MEETING

The date of the next scheduled meeting is 27 May 2026.

Unconfirmed

13 RESOLUTION TO EXCLUDE THE PUBLIC

Recommendations

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

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

General subject of each matter to be considered	Reason for passing this resolution in relation to each matter	Plain English Reason
Confidential Minutes of Ordinary Council Meeting	s7(2)(a) - the withholding of the information is necessary to protect the privacy of natural persons, including that of deceased natural persons	To protect a person's privacy
	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
	s7(2)(g) - the withholding of the information is necessary to maintain legal professional privilege	Legal professional privilege
	s7(2)(h) - the withholding of the information is necessary to enable Council to carry out, without prejudice or disadvantage, commercial activities	To enable commercial activities
	s7(2)(i) - the withholding of the information is necessary to enable Council to carry on, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations)	To enable commercial or industrial negotiations
	s7(2)(j) - the withholding of the information is necessary to prevent the disclosure or use of official information for improper gain or improper advantage	To prevent use of the information for improper gain or advantage
26.4.32 - Grant of Rates Penalty Relief	s7(2)(a) - the withholding of the information is necessary to protect the privacy of natural persons, including that of deceased natural persons	To protect a person's privacy

26.4.33 - Organics Processing Facility Update	s7(2)(b)(ii) - the withholding of the information is necessary to protect information where the making available of the information would be likely unreasonably to prejudice the commercial position of the person who supplied or who is the subject of the information	Commercial sensitivity
26.4.34 - Proposal to dispose of Lots 3 and 4 DP 428116 (Old Mutton Town Road Oxidation Pond Site)	s7(2)(b)(ii) - the withholding of the information is necessary to protect information where the making available of the information would be likely unreasonably to prejudice the commercial position of the person who supplied or who is the subject of the information	Commercial sensitivity
26.4.35 - Consideration of Future Use of Endowment Land at 2 Kenmare Street Alexandra	s7(2)(b)(ii) - the withholding of the information is necessary to protect information where the making available of the information would be likely unreasonably to prejudice the commercial position of the person who supplied or who is the subject of the information	Commercial sensitivity
26.4.36 - Risk Management Update	s7(2)(j) - the withholding of the information is necessary to prevent the disclosure or use of official information for improper gain or improper advantage	To prevent use of the information for improper gain or advantage
26.4.37 - April 2026 Confidential Governance Report	s7(2)(b)(ii) - the withholding of the information is necessary to protect information where the making available of the information would be likely unreasonably to prejudice the commercial position of the person who supplied or who is the subject of the information s7(2)(h) - the withholding of the information is necessary to enable Council to carry out, without prejudice or disadvantage, commercial activities s7(2)(i) - the withholding of the information is necessary to enable Council to carry on, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations) s7(2)(j) - the withholding of the information is necessary to prevent the disclosure or use of	Commercial sensitivity To enable commercial activities To enable commercial or industrial negotiations To prevent use of the information for improper gain or advantage

	official information for improper gain or improper advantage	
26.4.38 - Confidential Minutes of the Vincent Community Board Meeting held on 17 March 2026	s7(2)(i) - the withholding of the information is necessary to enable Council to carry on, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations)	To enable commercial or industrial negotiations
26.4.39 - Confidential Minutes of the Cromwell Community Board Meeting held on 7 April 2026	s7(2)(b)(ii) - the withholding of the information is necessary to protect information where the making available of the information would be likely unreasonably to prejudice the commercial position of the person who supplied or who is the subject of the information	Commercial sensitivity