

CENTRAL OTAGO DISTRICT COUNCIL

Cromwell Racecourse Reserve Management Plan



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

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

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Preface to Reserve Management Plan

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

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

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

A timeline has been included below as Figure 1.



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

This plan contains:

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

Introduction

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

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



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

Purpose

The purpose of a Reserve Management Plan is to:

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

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

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

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

¹ section 41 (3) Reserve Act 1977

Background

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

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

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

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

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

Reserve description

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

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



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

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

History

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

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

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

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

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

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

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

Leases and other occupations

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

Table 1: Leases in place for Cromwell Racecourse Reserve

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

Sub-leases

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

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

Land Status – District Plan provision

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

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

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

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

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

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

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

Table 3: Land status information

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

² Designation shown on Maps 13 and 44.

Location and context

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

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

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

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

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



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

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

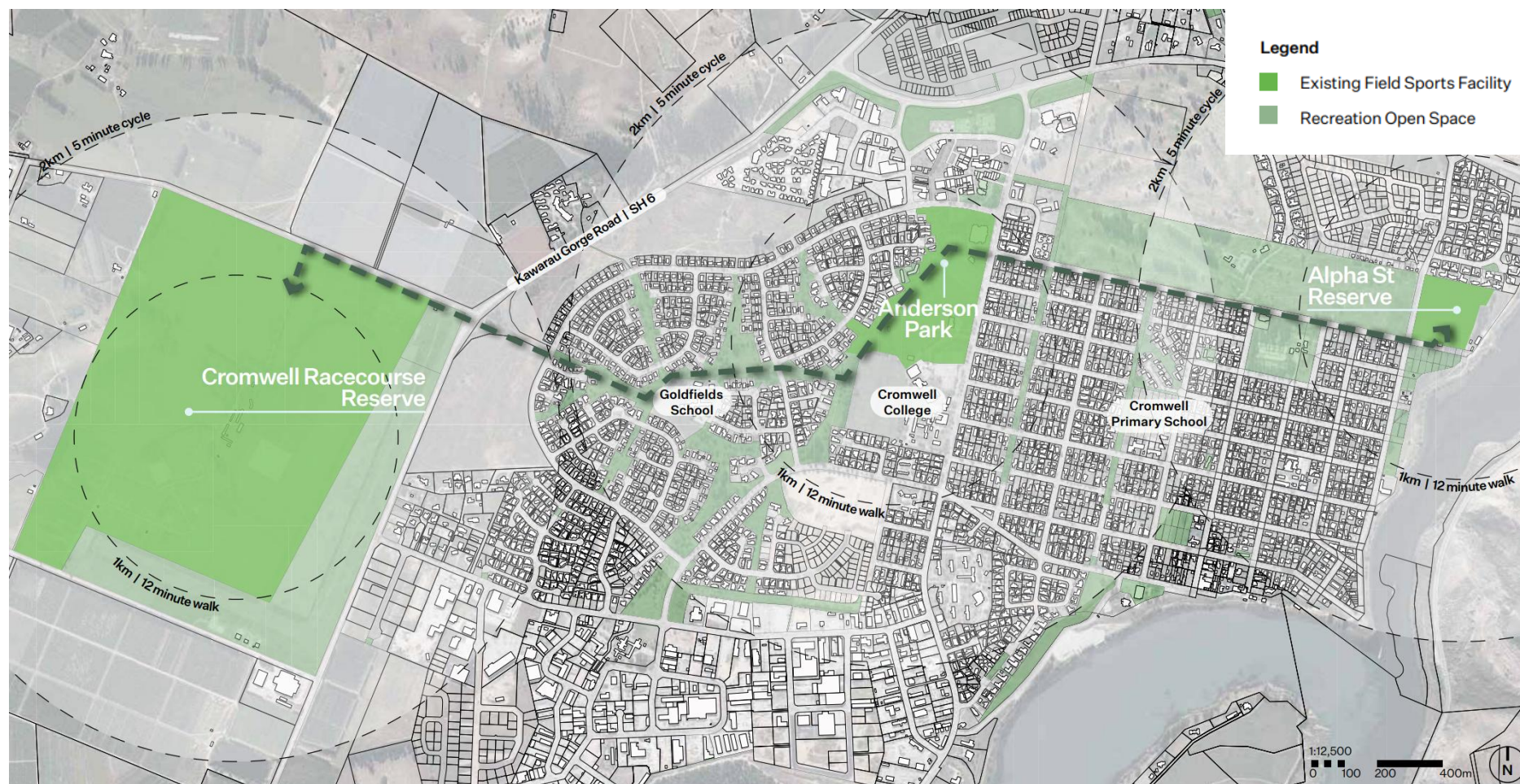


Figure 5: Study Site Extent

Adjacent land use

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

Features

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

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

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



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

Access

Vehicular access

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

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

Pedestrian and cycle access

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

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

Parking

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

Services and infrastructure

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

Vegetation and shelter

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

Reserve management and governance

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

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

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

Reserve users

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

Equestrian users

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

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

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

Grazing

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

Farm lease grazing

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

Pony and horse grazing

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

Event use

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

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

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



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

Management and priorities

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

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

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

Existing land use and spatial layout

Land use and spatial layout

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

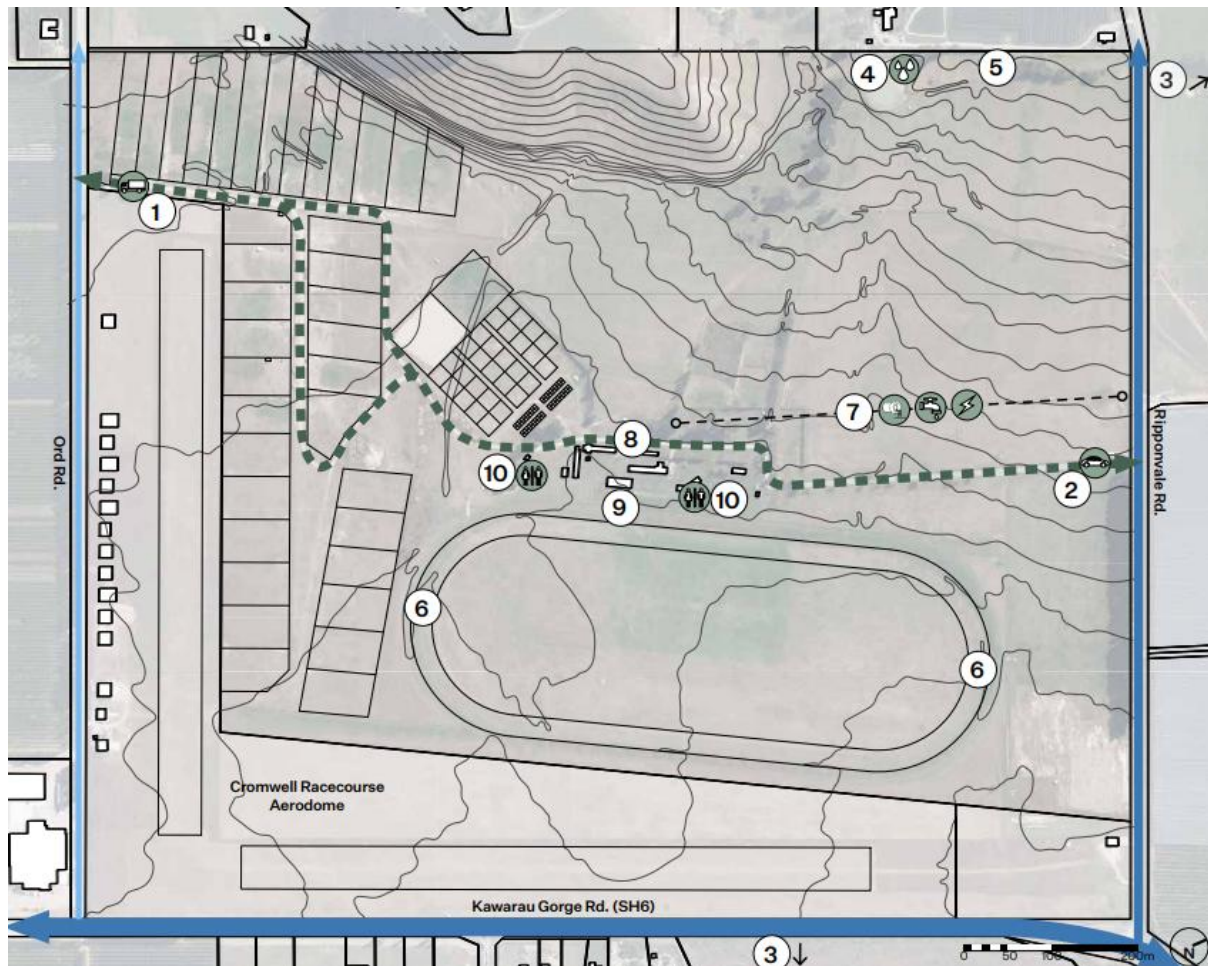


Figure 8: Cromwell Racecourse Reserve – Existing features map

Legend

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

Existing built facilities

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

Racetrack

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

Pony and horse grazing paddocks

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

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

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

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



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

Horse pens tie-up stalls

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

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

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



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

Horse stalls and stables

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



Figure 11: Horse stalls (Source Council).

Pony Club arena

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

Cross-country course

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

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



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

Large event marquee area

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

Caretaker’s shed

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

Administration building

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

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



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

Former all-weather arena

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

Area 4 can be found in the Long-Term Concept. Note that there are two Area 4's as both indicate Multi-Use Space, but this is referring to the Area 4 in the centre of the map, and the location for the all-weather arena is indicated with a blue rectangle, as shown below.



Figure 14: Close-up of Long-Term Concept with red arrow pointing to potential location for future all-weather arena.

Future development

Context for future development

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

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

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

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

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

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

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

The proposed development of the Reserve builds on the spatial analysis and recommendations through reserve user group workshops. This section outlines future layout options that respond to community needs and optimise the use of space within the reserve. Two staged concepts are presented: a medium-term option and a long-term option. These show how the Reserve could evolve over time to accommodate increased demand for sports fields, improved amenity, and a wider range of recreation opportunities. The options aim to

³ Cromwell Reserves Supply and Demand Assessment Report, December 2022

balance future growth with the reserve's existing character, environmental values, and operational needs.

Concept layout maps

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

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

Summary of changes

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

Concept Layout Map for the Medium-Term (2030) – Key features

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

Concept Layout Map- for the Long-Term (2045) – Key differences

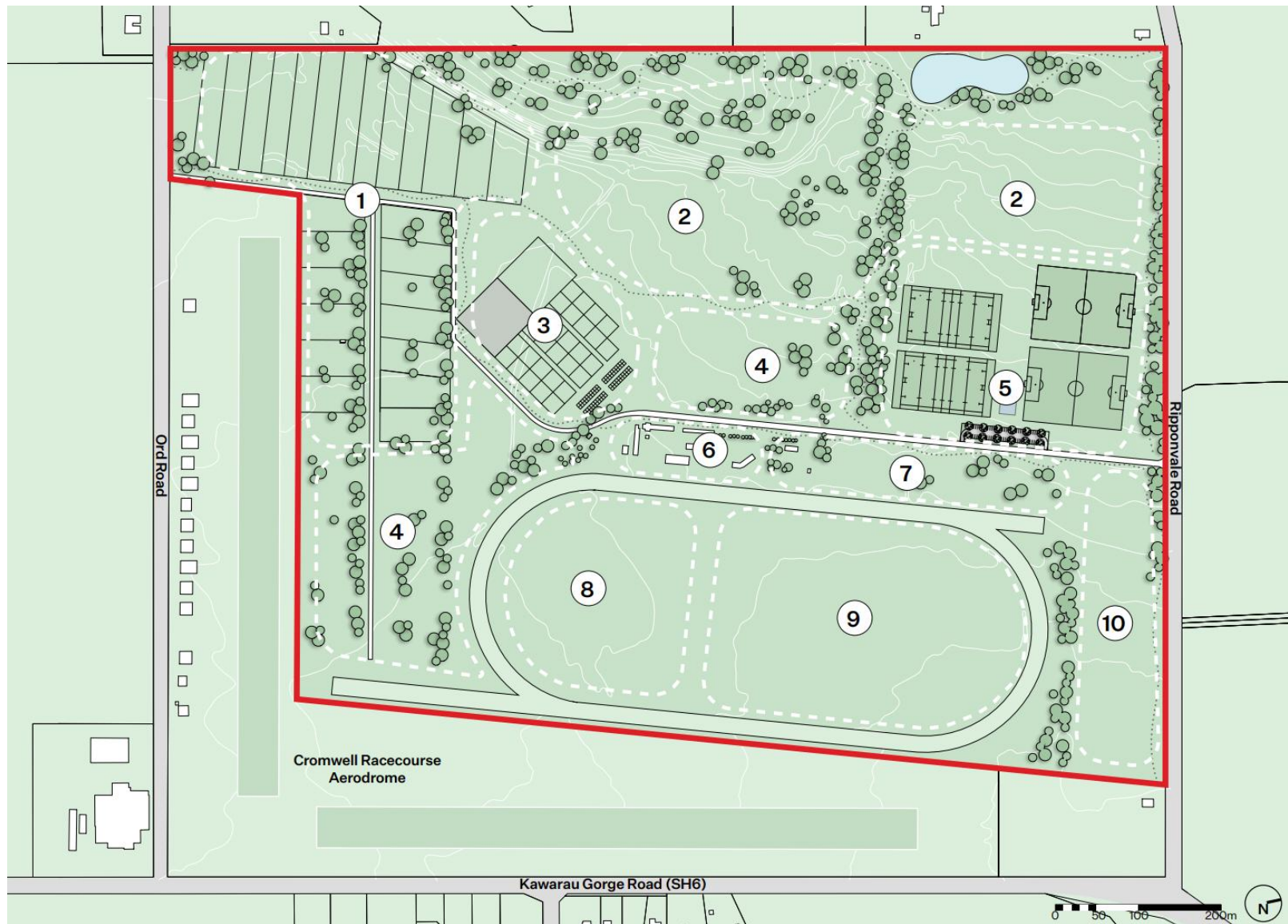
- Sports field provision doubles, increasing to eight fields in the northern zone
- A potential indoor multisport complex (Area 11) and associated parking is introduced near Ripponvale Road. For more information see 'Potential indoor multisport complex' below.
- Equestrian areas remain but are further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

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

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

Legend

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

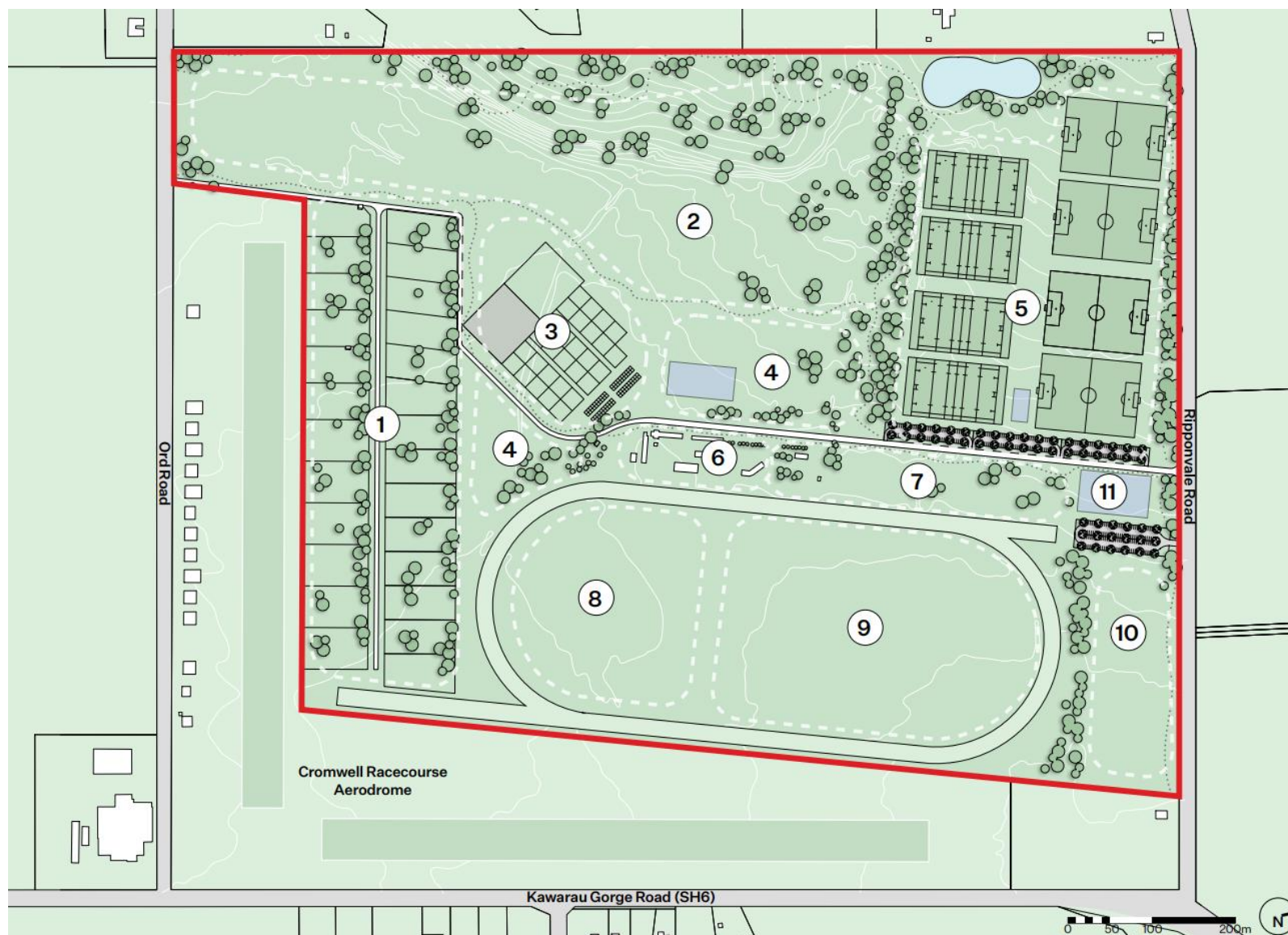


Cromwell Racecourse Reserve: Long-Term (2045) Concept Layout Map

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

Legend

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





Sports hub

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

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

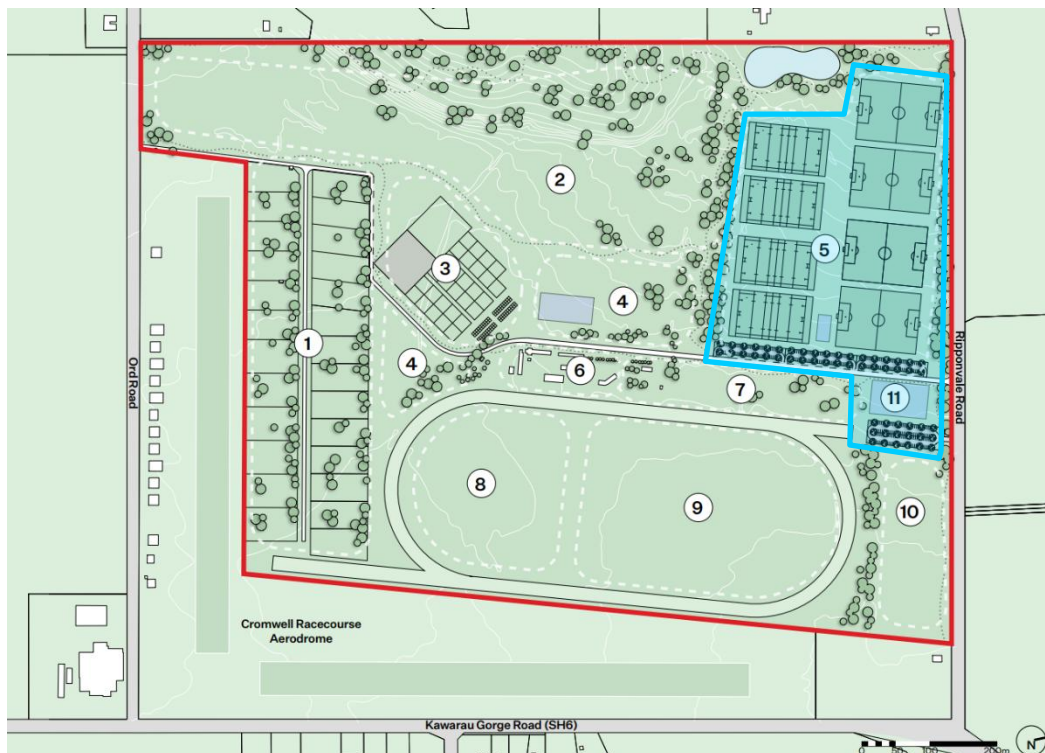


Figure 15: Cromwell Racecourse Reserve – Proposed Sports Hub area outlined in blue, showing the portion of the reserve identified for future development of sports fields and supporting facilities.

Sports hub approach

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

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

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

Sports fields

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

Sports facilities

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

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

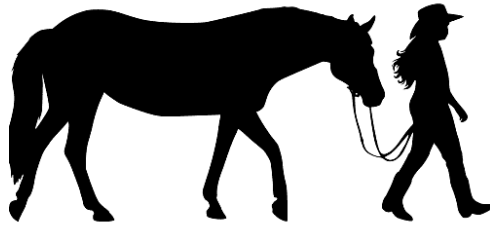
These are indicated on the concept layout maps as a light blue rectangle, next to the sports fields in Area 5. Facility related infrastructure such as sports field lighting is anticipated and will be addressed at the detailed design stage. Facilities will be phased over time based on need.

Potential indoor multisport complex

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

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

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



Equestrian use

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

Cross-country course

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

Grazing area reconfiguration

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

Building upgrades and improvements

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

Shared pathways

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

Events use of the Reserve

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

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

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

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

Proposed access and connectivity

Access to and within the Reserve

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

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

Parking

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

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

Connectivity to the existing township

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

Reserve management and governance

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

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

Racecourse Reserve Act 1876

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

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

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

Irrigation

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

Play

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

Landscape planting

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

Vision and outcomes

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

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

Objectives and policies

Sporting use

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

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

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

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

Occupation agreements

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

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

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

Leases

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

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

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

	POLICIES
1	Any exclusive use of Cromwell Racecourse Reserve, including buildings, will be subject to a lease.
2	New Leases Land may be leased to groups and organisations for the following purposes: • Sports facilities and associated buildings at the groups or organisation's expense. • The construction of buildings and other structures that increase or improve the use of the reserve for recreation at the groups or organisation's expense. Provided that: • The sportsground area is not leased so it can provide for the recreation needs of the general public, groups or organisations. • The land is used for recreational activities that increase or improve the use of the Cromwell Racecourse Reserve. • The proposed activities cannot satisfactorily take place in existing facilities, or in the locality.
3	Existing Leases Any opportunities shall be taken to renegotiate existing leases in cases where they do not comply with the policies of the Management Plan or, in the case of land that is subject to the Reserves Act 1977, with the requirements of the Act.
4	

	Leases shall incorporate the appropriate provisions of the Reserves Act 1977, except where Council's tenure of the land requires otherwise, and shall incorporate where necessary, the policies detailed in this Management Plan document and other Council documents.
5	Any new or renegotiated lease shall include: • A clause requiring that all details of financial income and expenditure be made available on request to Council. • A clause requiring that there will be no subletting of the leased land or of the building erected thereon without the prior approval of Council.
6	Vehicle parking requirements of a potential lessee should be considered.
7	The notification of proposed leases in this Management Plan shall serve as public notice for the purposes of the Reserves Act 1977.
8	All outgoing costs associated with leases and other agreements are the responsibility of the lessee or holder of the agreement.
9	Rents and rates as per Council policy will be payable on all leases, except where Council has resolved that no or reduced rental is required. Rents for approved users (e.g., voluntary recreation facilities, approved community users) will be set at an agreed level. Other rents (e.g., commercial use) will be based on 'market' levels.

Licences

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

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

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

Easements including for underground services

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

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

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

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

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

	POLICIES
1	Applications for pipes, cabling, discharge, or drainage rights including applications for Council infrastructure must be made in writing and contain the following information: • A statement of alternative pipe location or discharge options and their costs; • Discussion on why these alternative options cannot be used; • Evidence that the pipes or discharge will not detract from the purpose of the reserve; and • A diagram of the proposed works and a survey.
2	An easement or formal agreement will be required for every pipe, cable, or discharge on Cromwell Racecourse Reserve.
3	All legal costs and the costs of formation and maintenance to Council's satisfaction shall be borne by the grantee.
4	Payment for the benefit of a pipe, cable or drainage easement shall generally be made at market valuation.
5	Council will require those holding easements for services crossing Cromwell Racecourse Reserve to meet the costs of maintaining the pipes or cables.
6	When services and utilities are no longer required, the service / utility owner shall remove them from the site and reinstate the reserve to Council's satisfaction. If this is not completed to Council's satisfaction, any costs will be recovered from the services/utility owner.
7	No private access easements will be granted across any land covered by this management plan.

Events

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

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

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

Access and use of the Reserve

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

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

	POLICIES
1	The extent to which Cromwell Racecourse Reserve may be used by the public for recreation shall be determined according to the following categories: • Public will not be allowed access to exclusive use areas covered by an occupation agreement, which includes the racetrack, unless the occupation agreement states otherwise. • Public will have access to all other areas which are not in use for racing, or other activities.

Temporary use

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

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

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

Commercial use

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

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

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

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

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

Camping

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

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

	POLICIES
1	To allow camping to take place at the Cromwell Racecourse Reserve where this is associated with events and this is compatible with other park activities only.
2	The Central Lakes Equestrian Club and or Council may approve overnight camping associated with sporting and community events on the reserve where there is evidence that the effects of camping will be adequately managed. The assessment of effects will include the following: • Effects on others using the reserve and neighbours • Services • Damage to the reserve • Health and safety provisions.
3	All other forms of camping that is not associated with an activity or event within the reserve is prohibited.

Multi-generational play

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

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

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

Markets, festivals, and concerts

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

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

	POLICIES
1	Approve markets, circuses, concerts, side shows, gypsy fairs and like operations where there is evidence that the adverse effects can be minimised. The assessment of effects will include the following: • Effects on others using the reserve and neighbours • Services • Damage to the reserve • Health and safety provisions. • District Plan rules.

Fireworks displays

Fireworks are not permitted.

	OBJECTIVES
1	To prohibit fireworks displays in all circumstances.

	POLICIES
1	Fireworks displays are prohibited.

Dogs

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

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

Facilities and chattels abandonment

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

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

	POLICIES
1	The owner of a building or structure will dispose of the facility under the terms of the lease agreement and in conjunction with this policy.
2	Council will have the right to decide what assets have a benefit to Reserve users.
3	Where a building or other structure is no longer required by an occupier or Council, the following steps will be taken in priority order: • The occupier will be required to find a new approved occupier (as permitted by relevant acts, or policies) and subject to approval by Council, or remove the building or structure from the reserve; • If the occupier cannot either find a new suitable occupier or remove the building or structure, then council will make reasonable efforts to find a new suitable occupier or use for the building; • If no suitable occupier or use can be found, Council will remove the building having considered all other options. • Council will have the option to tender or sell the building (not the land) as an alternative to demolishing it, providing it can be removed from the site. • Where the building or structure is not compatible with the primary function and values of the reserve, it will be removed from the Reserve. • Where Council does not own the building, feasible costs associated with removal or demolition of the building and or structure and reinstatement of the reserve to Council's satisfaction shall be charged to the owner.

Alcohol licences

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

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

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

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

	POLICIES
1	Any alcohol licence application is subject to the Sale and Supply of Alcohol Act 2012, Council's Local Alcohol Policy and any subsequent legislation.
2	Council will only support the granting of an alcohol licence for premises located on Cromwell Racecourse Reserve where: • The granting of a licence is consistent with the purposes of the reserve; • The effects on the reserve, its use and users, and reserve neighbours can be avoided, remedied, or mitigated; and • The values of the reserve are not diminished.
3	The environmental impact of increased traffic and parking demand and other factors, which may be associated with ancillary use of facilities, shall be carefully assessed in considering any application for a general ancillary liquor licence.
4	Applicants will be responsible for ensuring that all relevant statutory approvals are obtained and that the conditions of any approvals granted are met.
5	The use of clubrooms for social purposes shall be ancillary to the principal sport and recreation purpose of the Reserve.

Hazardous substances

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

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

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

Fire management

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

	OBJECTIVES
1	Reduce fire risk and ensure rapid response.

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

Smokefree and vapefree zones

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

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

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

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

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

Trading in public places

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

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

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

Buildings and structures

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

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

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

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

	POLICIES
1	Buildings on the reserve shall be provided for the specific proven needs of the users where this provision does not detrimentally affect the appearance or utilisation of the Reserve.
2	Buildings on the reserve shall be provided for the specific proven needs of the users where this provision does not detrimentally affect the appearance or utilisation of the Reserve.
3	New buildings on the reserve shall be located only where: • Neither they, nor associated vehicle parking, unduly restrict the area useable for recreation. • They do not obstruct the entrances to the Reserve. • Are consistent with the medium- and long-term concept layout maps.
4	The design of all buildings and structures proposed to be erected shall be referred to Council for approval.
5	All new buildings and structures shall be of a size and design that: • Is such that they provide no more than a service ancillary to the use of the area for sport. • Is to acceptable architectural standards. • Is in scale with, and suited to, the character of the reserve. • If possible, they shall be sited so that they can be extended to provide such further facilities as may be required at a later date.
6	Buildings shall be designed or modified for multi-purpose use where practicable and desirable.

Multipurpose use of facilities

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

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

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

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

Vehicle parking and access

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

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

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

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

Lighting

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

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

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

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

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

Signs

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

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

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

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

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

Helicopter landings

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

	POLICIES
1	Permit helicopter landings on Cromwell Racecourse for emergency, civil defence or park management purposes only.

Appendix 1: Reserve Management Plan process from Reserves Act

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

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

Appendix 2: Record of Amendments, corrections & updates

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