

# RIVER TERRACE Design Report

RIVER  
TERRACES  
DEVELOPMENT  
LTD.

217143 | DECEMBER 2017 | REVISION E

ARCHITECTS | INTERIOR DESIGNERS | LANDSCAPE ARCHITECTS | URBAN DESIGNERS

Jasmax

# REVISION HISTORY

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# INTRODUCTION



# PURPOSE OF THIS DOCUMENT

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This document has been prepared by Jasmax on behalf of River Terrace Developments Ltd (RTDL), for the land known as “River Terrace”.

River Terrace is an area of land of 49 hectares and is located to the south-west of Cromwell Town Centre, bordering Kawarau Gorge Road / State Highway 6 and accessed from Sandflat Road.

The land is currently zoned as Rural Residential and Rural.

This document forms a Design Report to supplement the request for a private Plan Change from Rural Residential and Rural to a new zone called “River Terrace Resource Area”.

It is proposed that this River Terrace Resource Area is to be comprehensively developed for urban activities including medium- and higher-density residential, retirement living, a small neighbourhood centre, and a possible school, with an associated open space network, walkways, roading and infrastructure.

The Design Report describes the rationale behind this development proposal, using images and words to illustrate how the proposed development responds to the opportunities and constraints of the site and the surrounding area. It presents the analysis and thinking behind the design of the proposed development.

In this case, the “proposed development” is a re-zoning of land, with an accompanying Structure Plan which illustrates a number of important structural elements. Namely:

- + The location and type of streets and other elements of the movement network
- + The size and location of open space
- + The location of critical infrastructure elements

This proposal does not include detail on elements such as the size and location of buildings, nor the detailed design of open spaces.

# SITE LOCATION AND SUMMARY OF PROPOSAL

The site is located approximately 3.5km to the south-west of Cromwell Town Centre, bordering Kawarau Gorge Road and accessed from Sandflat Road.

The site:

- + 49 hectares
- + Currently zoned Rural Residential and Rural

The proposal involves:

- + Re-zoning to enable residential development of the site
- + 840 residential units including:
  - A range of lot sizes, including smaller lots to assist in providing affordable housing;
  - Retirement living component;
- + Supporting services amenities including:
  - Integrated open space network;
  - Small neighbourhood centre;
  - Potential for future education provision (primary school).



# PROJECT VISION AND OBJECTIVES





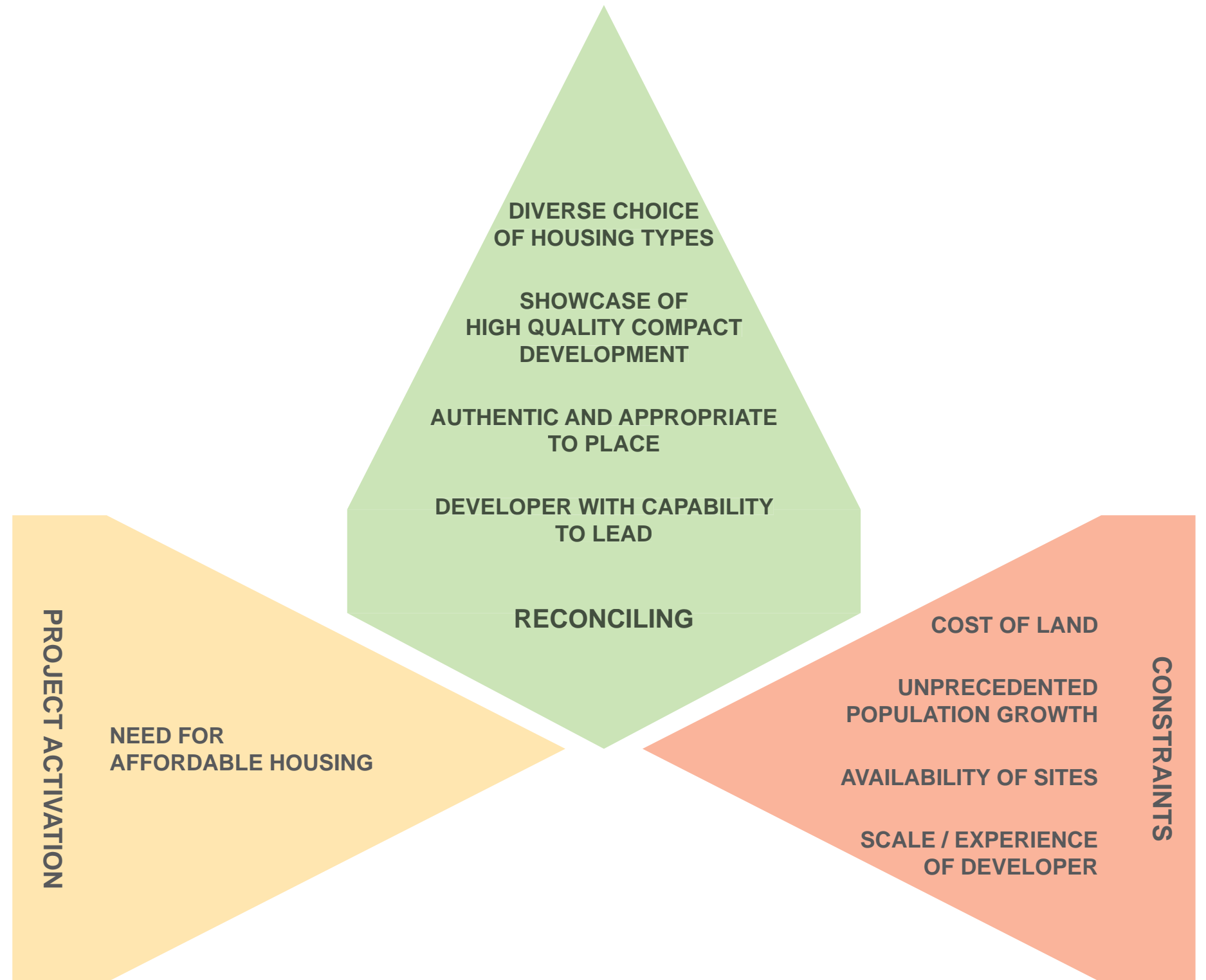
# OUR APPROACH

When resolving design solutions, our project team follows a design approach of reconciliation over compromise.

Typical design progressions can follow a pattern whereby a design exercise is commenced, constraints are encountered, and designs are then compromised or pulled back to limit the effect of the constraints at play.

Our approach involves identifying a need (a design driver), recognising the associated constraints, and then reconciling the design with those constraints in order to leverage an improved outcome.

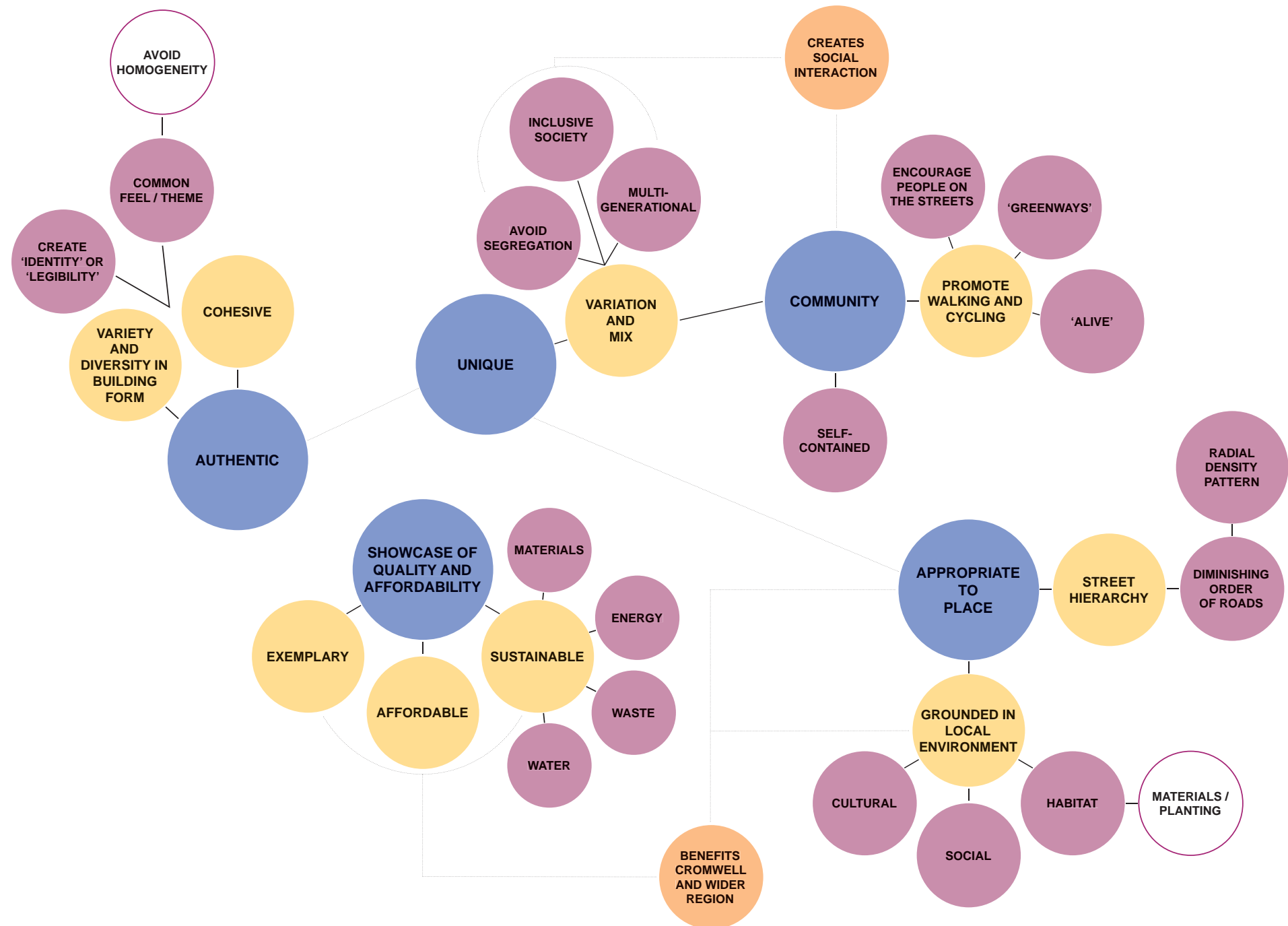
The adjacent diagram demonstrates the relevant factors at play within the River Terrace project design process.



# VISION

In the early stages of the project, the project design team engaged in a workshop with the objective of defining the measure of a successful project.

The adjacent 'principles' were mapped and used to shape a design Vision Statement which was to act as an agreed guide and compass for the project moving forward.



# ASPIRATIONS AND AVERSIONS

If the key-word 'principles' represents the intangible aspirations for the project, then a complementary set of tangible design outcomes was also compiled against a list of features of the proposed development.

This was done in order that a consensus on design outcomes could be understood and agreed upon by all members of the design team.

The following precedents catalogue an agreed aspirational benchmark for design standards.

Similarly, a set of potential negative design outcomes have been categorised to act as a flag or warning of outcomes to avoid.

# ASPIRATIONS



## SITES & CHOICE

- + Densities
- + Affordability
- + House and land



## DESIGN QUALITY

- + Reflects vernacular
- + References site
- + Simple forms
- + Complementary colour palette
- + Rich textures

## ROADS & STREETS

- + Hierarchical
- + Pedestrian / cycle friendly
- + Home zones
- + Planted
- + Low impact design
- + Human-scaled



# ASPIRATIONS

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## OPEN SPACES

- + Thoughtfully located
- + Low impact design
- + Well surveilled
- + Reflects local ecology / vernacular
- + Productive
- + Provide variety and choice



## NEIGHBOURHOOD CENTRE

- + Street-based
- + Pedestrian focussed
- + Supports retirement village
- + Community facilities



## RETIREMENT VILLAGE

- + Integrated
- + Small-scale



# AVERSIONS

DON'T 



## ROADS & STREETS

- + Engineer standard driven
- + High-speed
- + Culs-de-sac
- + Un-planted



## DESIGN QUALITY

- + Repetitive
- + Monotonous
- + Shallow pitched
- + 'Anyplace'
- + Unvaried colour palette
- + Drab



## OPEN SPACES

- + Planting irrelevant to site
- + High-maintenance
- + Manicured
- + Narrow / unsafe

## RETIREMENT VILLAGE

- + Gated
- + Separate
- + Multi-storey



## NEIGHBOURHOOD CENTRE

- + Car-based
- + Car parks at front



# QUALITY COMPACT DEVELOPMENT OPPORTUNITIES

With land cost being a significant factor in sale price, RTDL has recognised that reducing lot sizes is a simple and effective mechanism to improve housing affordability.

While the district plan permits lot sizes of 250m<sup>2</sup> or greater, typical development patterns in the area reflect comparatively large individual lots (e.g. 700 sqm up to lifestyle block). The River Terrace design proposes a range of higher density, smaller lots, with associated homes carefully designed to suit.

The design team understands the risks of creating density by simply reducing lot sizes without careful master-planning. Rather, in the spirit of reconciling over compromising, we recognise that when carefully planned and complemented with associated social and built infrastructure (open spaces, community facilities), higher density living solutions can become *quality compact developments*.

When increasing density thoughtfully, multiple benefits can be leveraged from which the future community can prosper.

As the adjacent diagram explains, Quality Compact Development can:



## FOSTER COMMUNITIES

- + Shared amenity
- + Boundary conditions and home zones that encourage neighbourhood interaction
- + Variety of high quality open space opportunities
- + Diversity of housing choice



## IMPROVE SUSTAINABILITY

- + Increased biodiversity
- + Productive landscapes
- + Encourage walking and cycling for local trips
- + Minimise impervious surfacing and maximise open space opportunities
- + Effective solar orientation



## IMPROVE PHYSICAL AND MENTAL WELLBEING

- + Safe walking and cycling connectivity
- + Slow-speed safe streets
- + Reduction of crime through eyes on the street
- + Variety of recreation opportunities



## ENABLE AFFORDABILITY

- + Compact infrastructure
- + Reduced lot size
- + Strategic project site location
- + Choice of housing types

## DESIGN VISION STATEMENT

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Establishing objectives and a vision for the River Terrace project has culminated in these three key Vision Statements which have guided our designs to date, and will do so for subsequent stakeholder, consultant and Territorial authority engagement for the life of the project.

This development will create a **high-quality**, unique and authentic residential community that is relevant and responsive to the local economic, social, and environmental context.

The project will be a show-case of **affordable** development, providing inclusive housing options and associated infrastructure to accommodate the diverse and growing population.

**Grounded in place**, it delivers a broad range of benefits to both the Cromwell basin and wider Central Otago and Queenstown Lakes region.

INVERCARGILL OAMARU  
MT COOK

TE ANAU HAAST

# SITE ANALYSIS

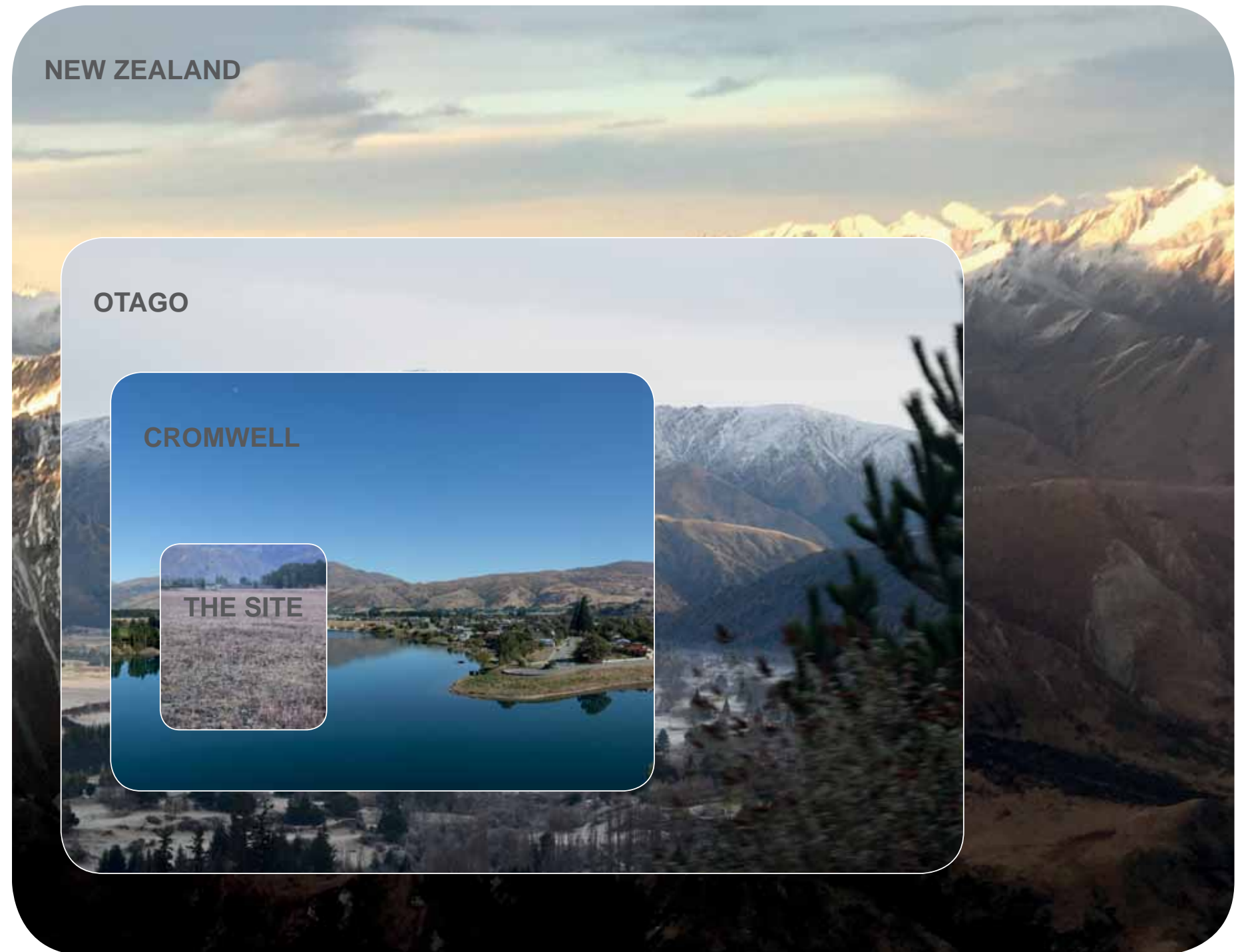




# UNDERSTANDING OUR CONTEXT

Our design approach places great importance on understanding and appreciating site context in order to create a place that is site specific.

A successful, site-specific development is one that is relevant to its national, regional and local context, and responds positively to its local climate, history and socio-economic conditions.

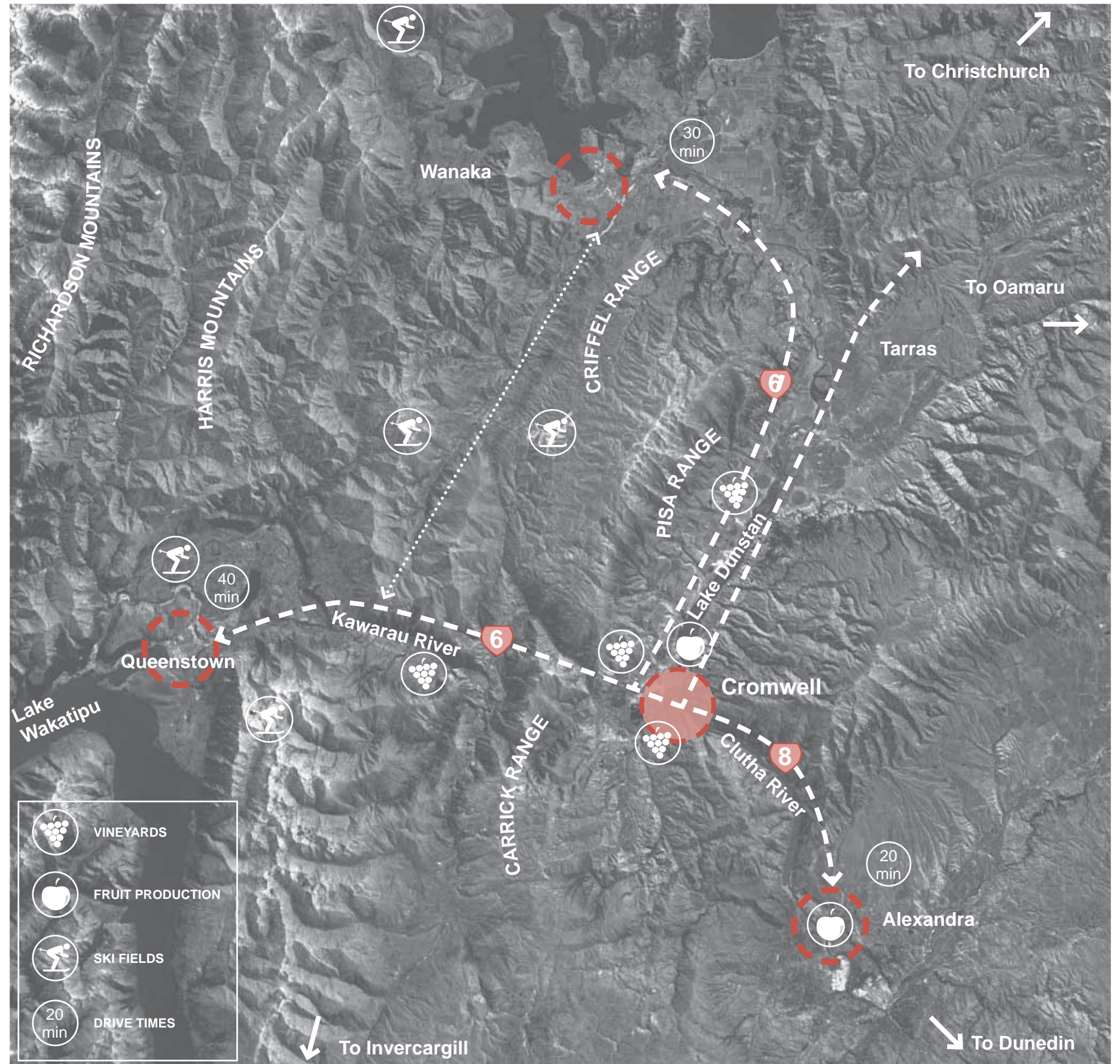


# REGIONAL CONTEXT

Cromwell has long provided a trading node at the heart of Central Otago. Its role as a 'cross-roads' is reflected in its Maori name *Tirau*, meaning 'many cabbage trees' which had been planted at certain locations as route markers\*.

Today Cromwell serves as a local employment, industrial and horticultural hub, complementing the neighbouring tourism focussed Queenstown and Wanaka.

The wider hinterland of Cromwell includes the minor townships of Bannockburn and Pisa Moorings.



\*Bannockburn Heritage Landscape Study, Department of Conservation. <http://www.doc.govt.nz/Documents/science-and-technical/SfC244b.pdf>












# LOCAL CONTEXT

This map locates the services and amenities within driving distance of the River Terrace site, including schools, shops, recreation and employment.

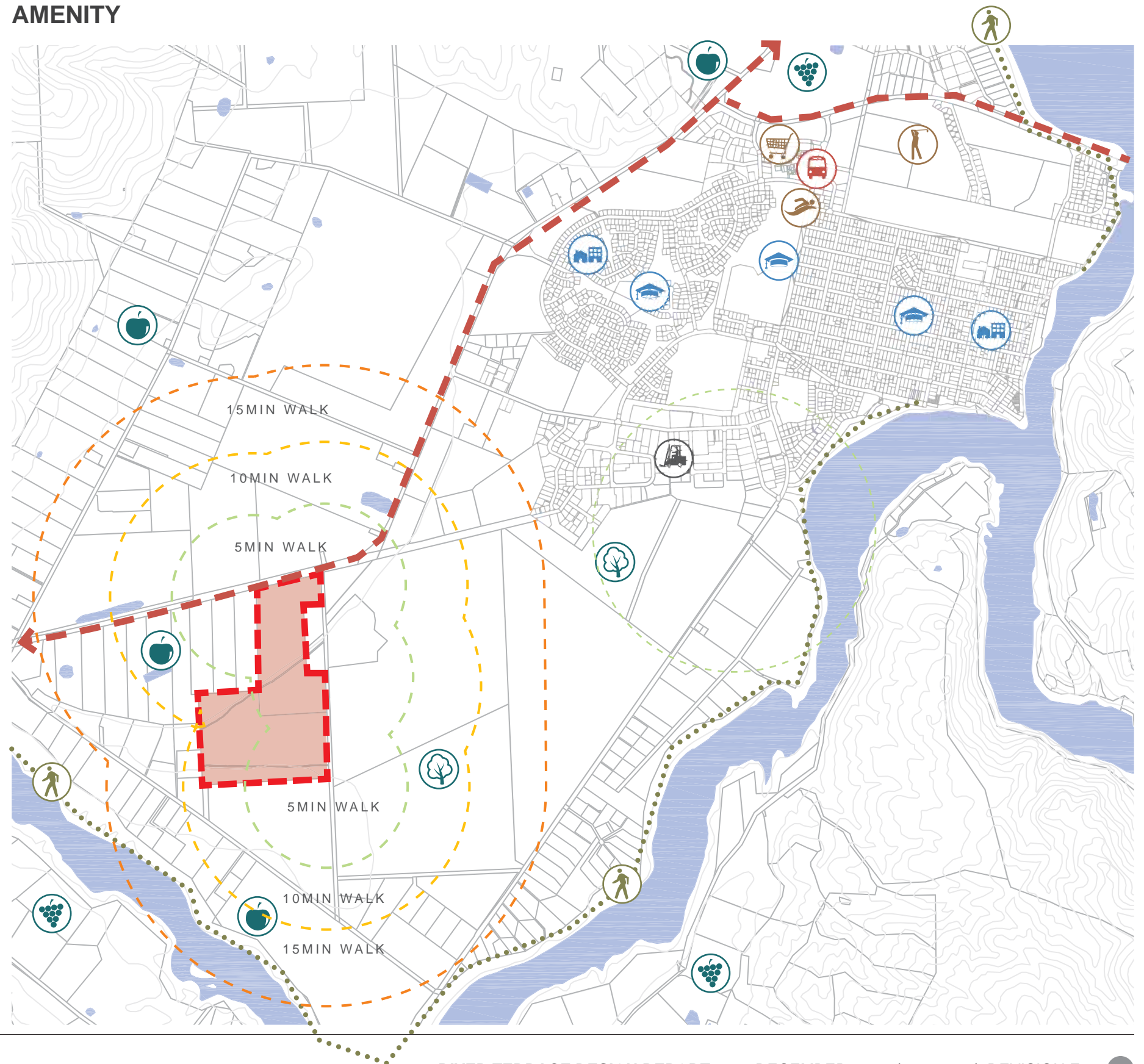
The indicative ped-shed shows that most amenity is beyond a 15 - 20 minute walk, suggesting provision of some local shops within the development would help support walkability.

(Refer to the appendix for supporting detailed analysis)

The following pages are a photographic sampling of the local vernacular, both natural and man-made, which have been compiled to help the design team gain a stronger appreciation and understanding of the local context, and to help inform site-specific design decisions.

-  SWIMMING CENTRE
-  VINEYARDS
-  INDUSTRIAL
-  WALKING TRAIL
-  AGRICULTURAL LAND
-  PRIMARILY RESIDENTIAL
-  BUS STOP
-  TOWN SHOPPING CENTRE
-  GOLF COURSE
-  WORKING FOREST
-  EDUCATIONAL FACILITY

## AMENITY



NATURAL VERNACULAR



BUILT VERNACULAR



# SITE CONTEXT

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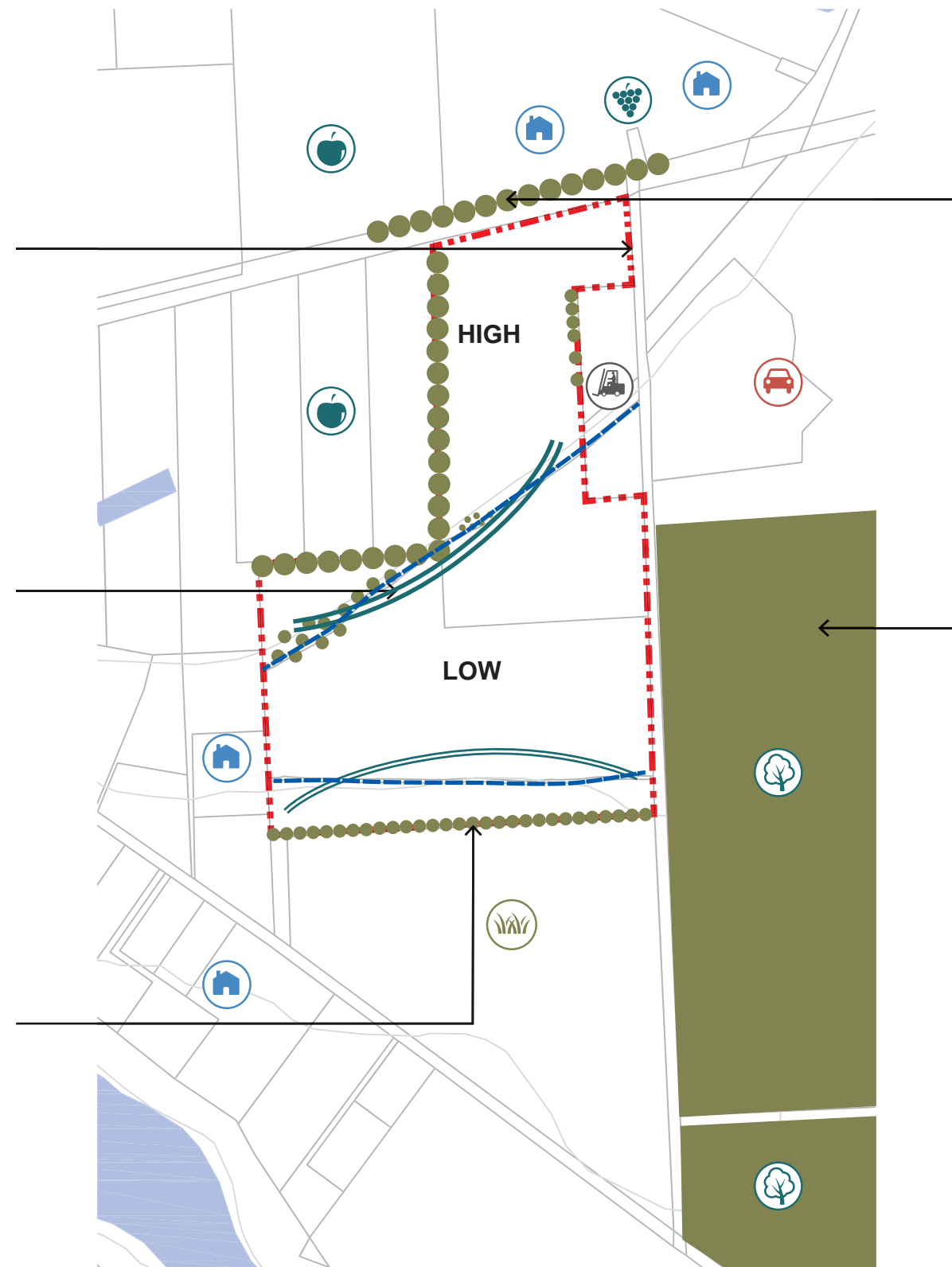
The following pages investigate the site itself and its immediate surrounds, cataloguing:

- + Landform
- + Vegetation
- + Ownership (parcel boundaries)
- + Land use
- + Infrastructure
- + Roading

# SITE ANALYSIS

## PROJECT SITE — LANDFORM AND VEGETATION

### LANDFORM



### VEGETATION

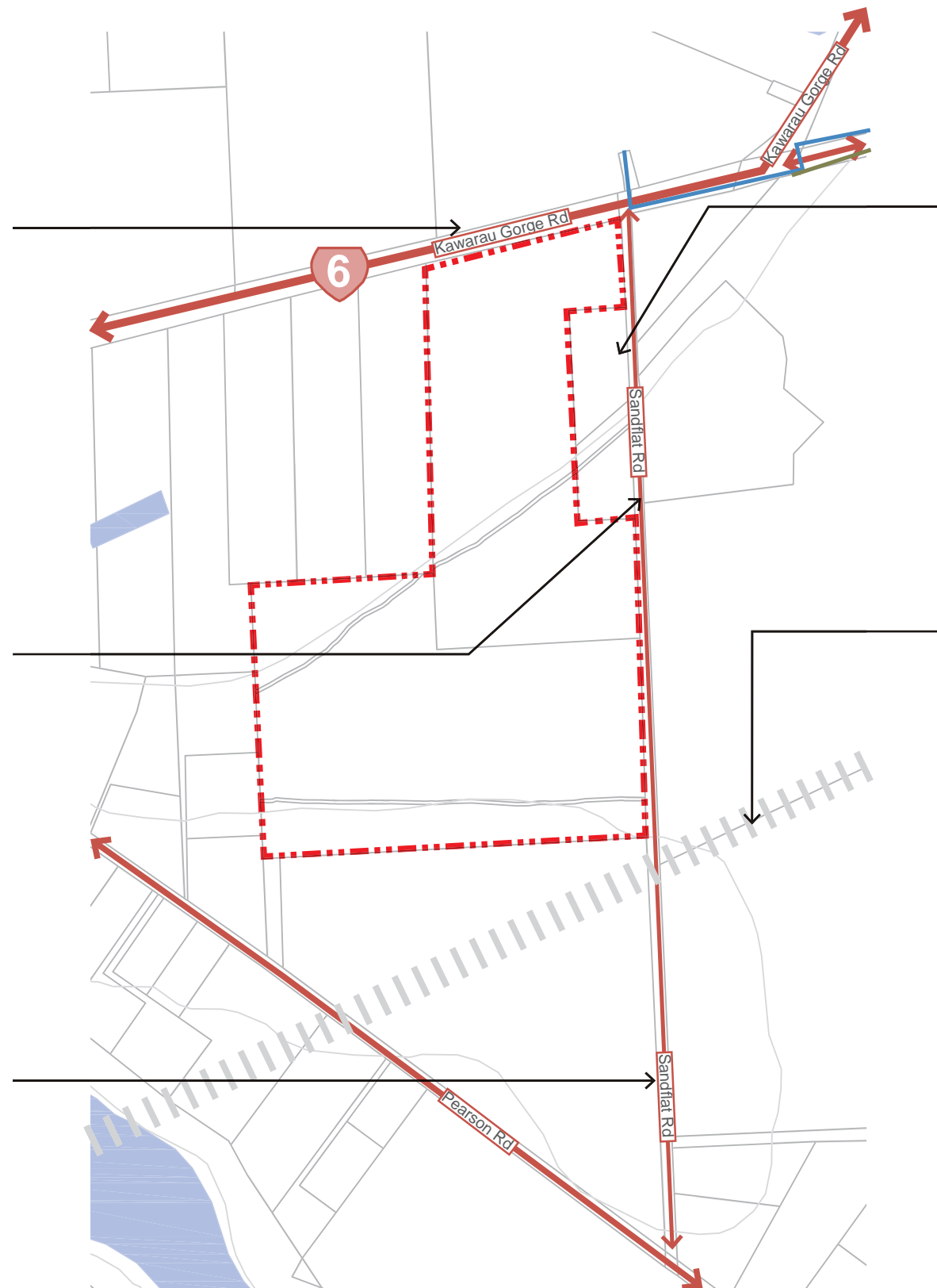


- |                           |                  |
|---------------------------|------------------|
| HIGHLANDS MOTORSPORT PARK | RURAL HOUSING    |
| VINEYARD/CAFE             | WORKING FOREST   |
| LIGHT INDUSTRIAL          | ORCHARD          |
| UNPRODUCTIVE LAND         | WATER RACE       |
|                           | INDICATIVE SLOPE |

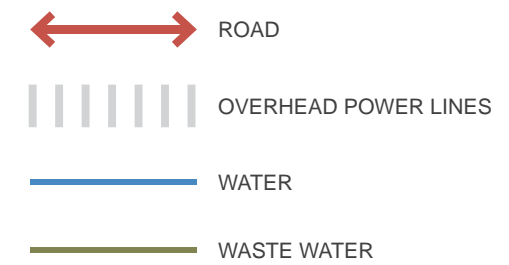
# SITE ANALYSIS

## PROJECT SITE — EXISTING MOVEMENT AND ACCESS

### TRANSPORT LINKS



### SERVICES AND BORDERING SITE FEATURES





# SUMMARY

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Our findings, resulting from the site analysis research collated here, have been summarised as a list of opportunities and constraints in terms of both the local and immediate site context.

This summary has been used to inform design decision making in the development of the River Terrace masterplan concept.

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## CROMWELL BASIN

### OPPORTUNITIES

- + Affordability relative to Queenstown and Wanaka
- + Location at 'Junction' between several key centres
- + Perceived as more 'real' and 'authentic' than neighbouring tourist towns
- + Built on genuine industry — Goldmining followed by orchard, viticulture and service industries
- + Productive land (fruit bowl) due to soils and micro-climate including viticulture and orcharding
- + Strong heritage — gold-mining, orchards, early Maori migratory routes (Tirau)
- + Unique geology, ecology and hydrology of the Kawarau river basin including free-draining soils, high quality water supply, river terrace landform
- + Distinct seasonal change
- + Not perceived a 'party town' like it's neighbours

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## PROJECT SITE

### OPPORTUNITIES

- + Shelter provided by existing trees
- + Views and outlook from river terrace
- + Views to surrounding peaks
- + Visibility from State Highway
- + Proximity to race track and orchards — potential for employment / entertainment / amenity
- + Unique geology, ecology and hydrology including free-draining soils, high-quality water supply, river terrace landform
- + Productive land due to micro-climate and soils
- + Cycleway through forest / reserve

500 ÷ 400 u2

STREET ACCESS SITE

ACCESS:

4 ÷ 5 UNITS

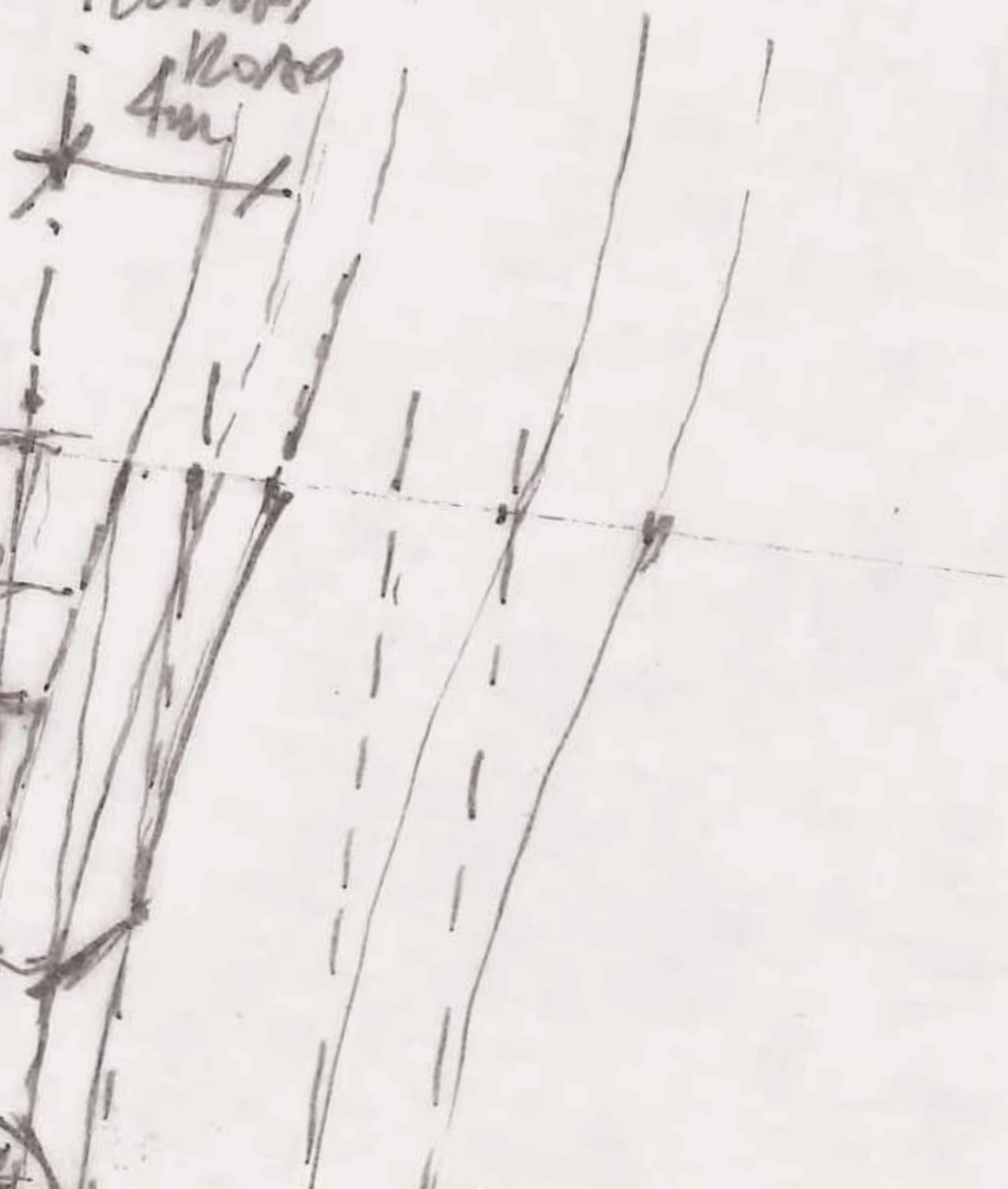
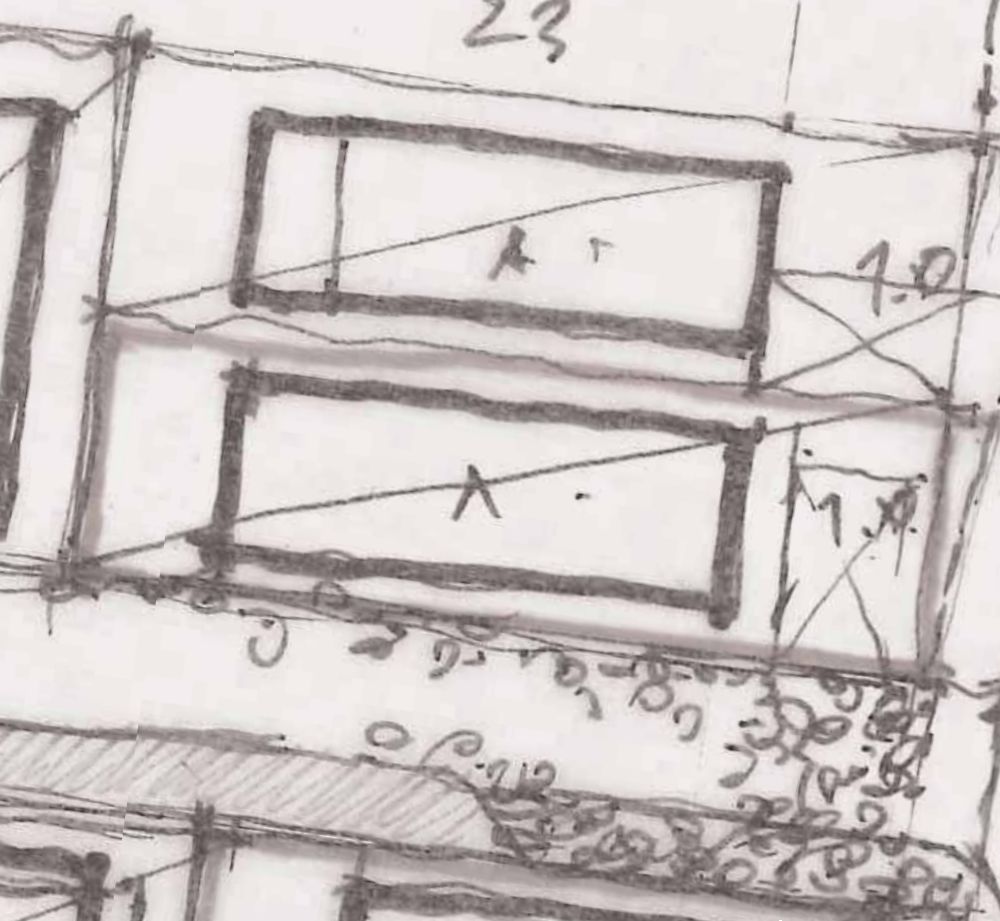
ACCESS OFF THE STREET  
ACCESS OFF JOAL

33%  
66%

# MASTERPLAN CONCEPT

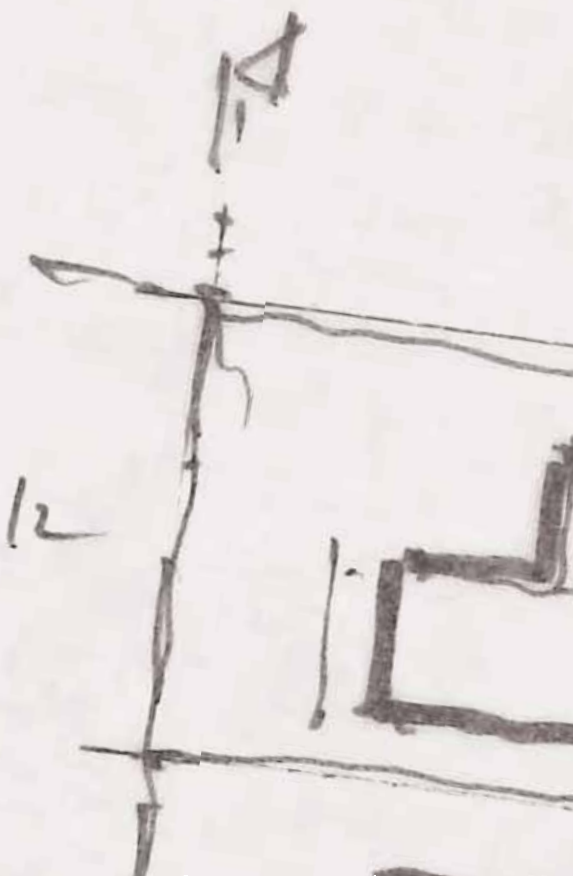
FOR  
1 UNIT  
4m

23



A

12



# DESIGN HIERARCHY

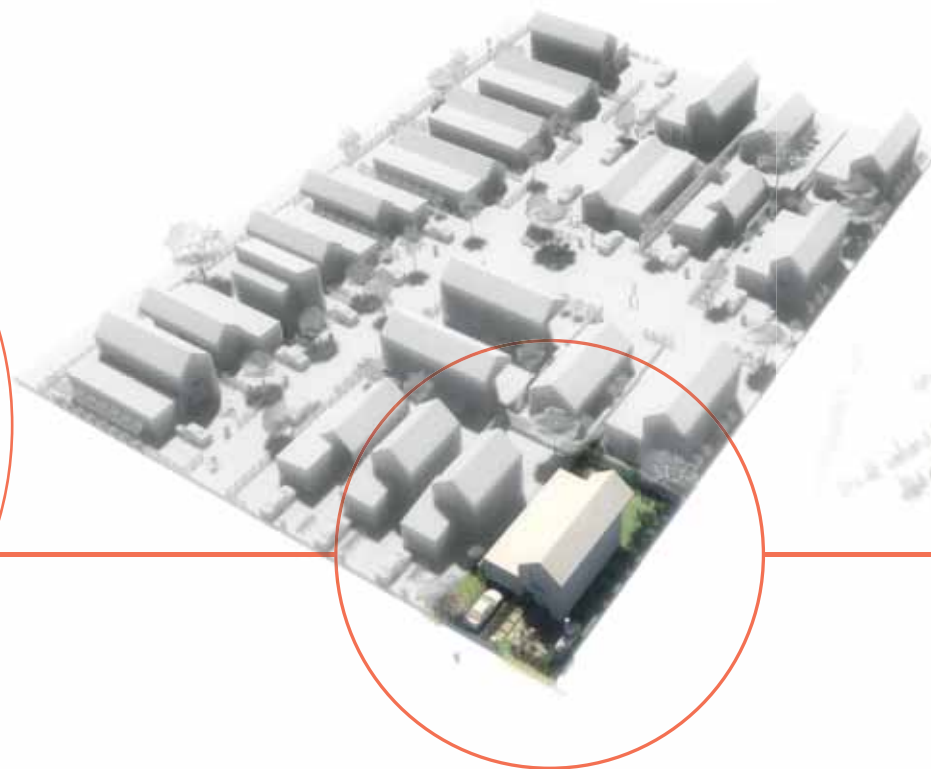
To achieve quality compact development, the masterplan design needs to be considered iteratively at all levels, from the whole site down to the individual house and lot.

The following design response has been broken down into a constituent hierarchy, with an explanation of design intent given at each scale, as well as a summary of key design moves at the masterplan level.

HOME



CLUSTER



COMMUNITY

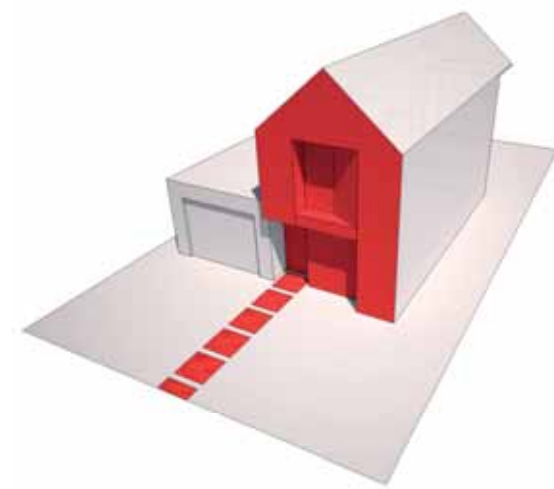


# HOME

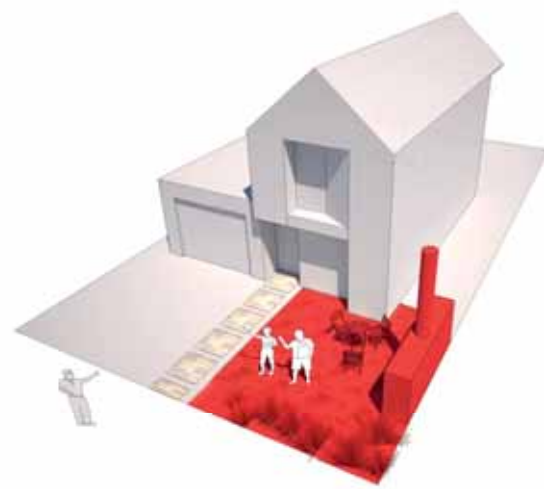
There are some key elements that need close consideration when designing for quality compact outcomes.

Below are some of the chief design elements that can risk poor built environment outcomes when not resolved carefully.

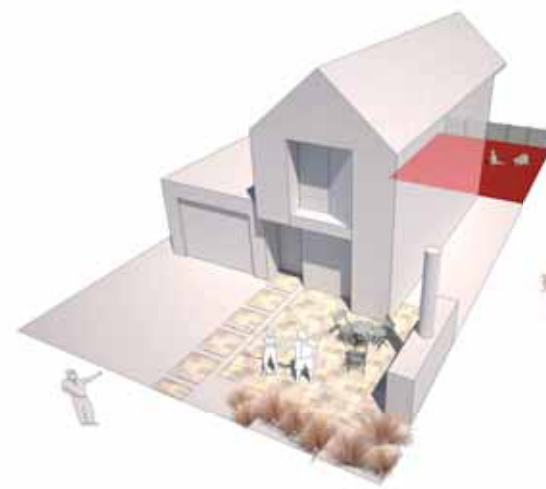
These factors and more have been and are being routinely considered in the ongoing design development of homes and clusters at River Terrace.



- + Distinguish formal front from private rear
- + Enable 'eyes-on-the-street' with active internal uses (i.e. kitchen) overlooking the street to support passive surveillance



- + Re-think the fence: restore interaction with the street and neighbourhood



- + Apportion compact but functional open space



- + Accommodate cars discretely
- + Provide sufficient parking spaces to eliminate parking in non-designated areas
- + Design façades such that garage doors are recessive, not dominant



- + Orientate with special consideration given to neighbouring dwellings and solar orientation

# CHOICE

Part of providing for a diverse community is offering a variety of housing choices. Houses of different sizes, price points and number of bedrooms appeal to a wider cross section of the market, from young families to empty-nesters, and all with varying budgets.

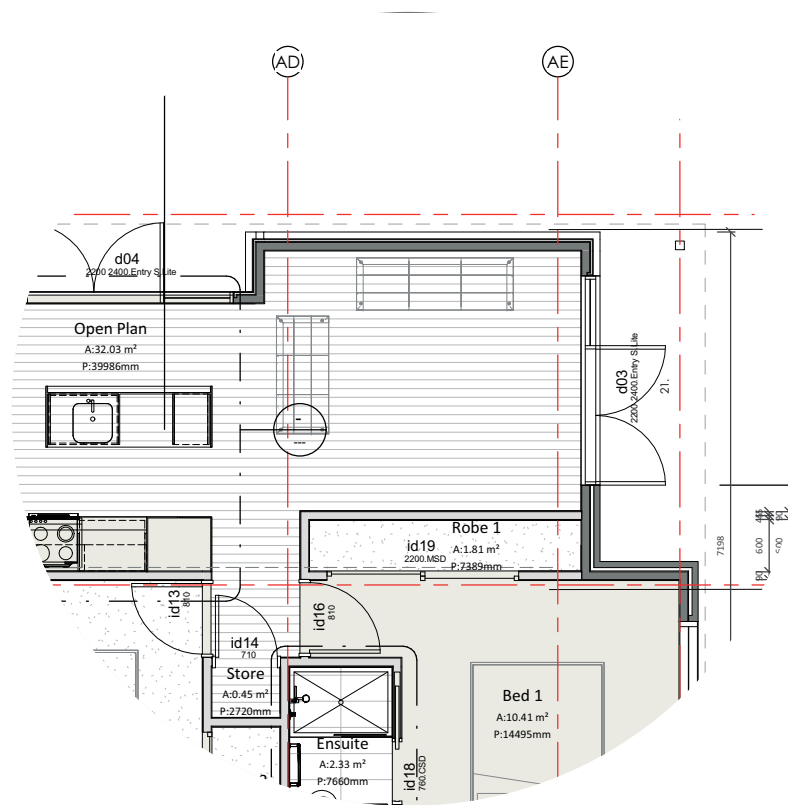
The River Terrace scheme is designed to accommodate a range of housing types — ‘Conventional’, ‘River Terrace Homes’ and ‘Modern Homes’ — with further variation within those types.

A proportion of ‘conventional’ subdivision lots are earmarked to accommodate new dwellings built to buyers’ design and specification (subject to design control standards) and deliverable by individual house builders.

The majority of lots have been designed to match with either ‘River Terrace Homes’ or ‘Modern Homes’ — two suites of pre-designed homes developed by RTDL that suit the specially designed River Terrace housing clusters.

The ‘River Terrace Homes’ have been designed and built by the developer for a subdivision in development in Wanaka, and reflect the Otago context in their form and materiality. The ‘Modern Homes’ designs are more compact in site and floor area than the ‘River Terrace Homes’ and are intended to bring a more ‘affordable’ housing product to the local market.

Both ‘River Terrace Homes’ and ‘Modern Homes’ designs remain ‘live’ and in development in order to ensure there is an evolving and dynamic response to design constraints and requirements as they arise.



## CONVENTIONAL LOTS

- + Approximately 550m<sup>2</sup> lots
- + ‘Design your Own’
- + Design control standards
- + Design approval process



## RIVER TERRACE HOMES

- + Approximately 300m<sup>2</sup> lots
- + 1 - 2 storeys
- + 2 - 3 bedrooms
- + Approx. 140m<sup>2</sup> + garage



## MODERN HOMES

- + Approximately 200m<sup>2</sup> lots
- + 1 - 2 storeys
- + 2 - 3 bedrooms
- + Approx. 90m<sup>2</sup>

# CLUSTER

A 'cluster' subdivision typology has been developed for the River Terrace masterplan as a way to unlock efficient, quality compact development.

Conventional subdivision patterns are typically street facing, and increasing densities within these patterns historically has led to poor built environment outcomes (back lots; poor walkability; long dead ends; CPTED issues; privacy and outlook issues).

A River Terrace 'cluster' is a carefully planned mix of "conventional", "River Terrace Homes" and "Modern Homes". The cluster model introduces a home-zone environment — an internal, quiet, slow-speed, pedestrian and play friendly space which also accesses 'off-street' homes.

The intimate scale of housing clusters and the interaction between households and the home zone helps foster neighbourliness and a sense of community, which has social and security benefits for residents.

Clusters have been designed with integral flexibility — certain strategic lots can be divided or amalgamated to substitute between the three house typologies. This flexibility allows the developer to respond dynamically to market demand, helping to secure uptake. This makes for a financially successful project for the developer, and a stronger, fully populated community for residents.

The cluster model provides a safer and more attractive streetscape and neighbourhood. Internalising access to a proportion of homes alleviates space pressure on vehicle access from the street — that means fewer vehicle crossings, fewer cars reversing across footpaths and more berm space for trees and vegetation.



# COMMUNITY

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Clusters are arrayed across the development in an efficient grid arrangement.

Several cluster design permutations ensure that each cluster responds positively to its orientation and context, be it adjacent roads, open spaces or other clusters. Cluster variation also prevents repetition, helping with visual appeal and neighbourhood legibility and way-finding.

Clusters predominate the middle of the project site, with a periphery of conventional lots creating a lower density transition to the neighbouring boundaries.

The following spreads describe the key moves that have led to the River Terrace masterplan, which include:

- + Landscape strategy
- + Greenways
- + Lanes
- + Suburban park
- + School opportunity
- + Neighbourhood centre
- + Retirement living
- + Street hierarchy



# LANDSCAPE STRATEGY

The River Terrace landscape strategy aims to reflect the local landscape character, while introducing thematic variety across different zones that serves to break up the expanse of the near-50 hectare project area.

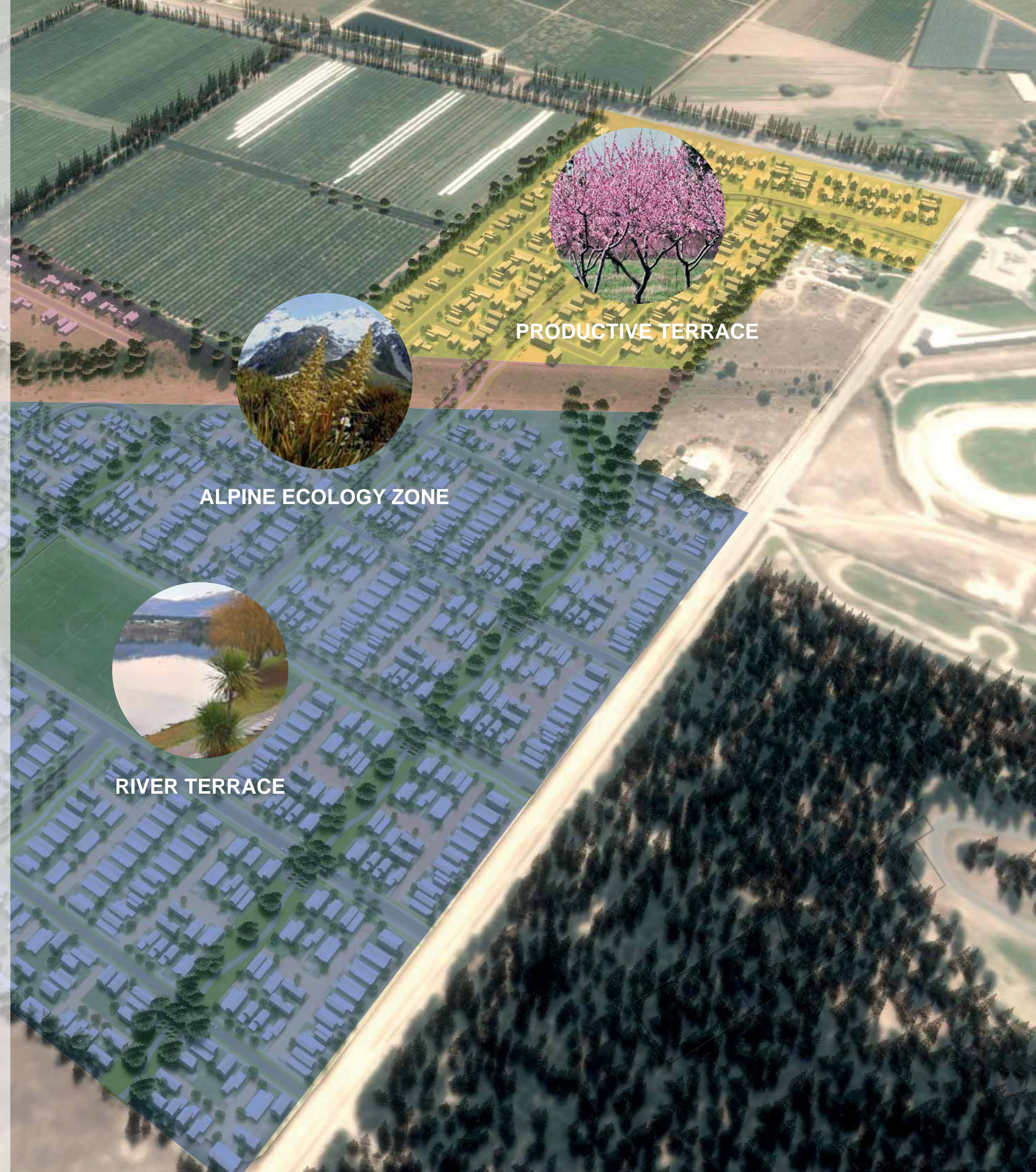
The three zones:

- + Productive Terrace
- + Alpine Ecology Zone
- + River Terrace

are delineated by the chief topographical features of the site — the twin plateaux and intermediate embankment — and the planting and landscape character of each zone reflects qualities of the local environment.

Within the wider landscape zones, a variety of open space types form an integrated network that facilitates active and passive recreation, walking, cycling and play.

Refer to the following pages for a detailed explanation of the landscape zones, and a table of indicative open space typologies.



PRODUCTIVE TERRACE

ALPINE ECOLOGY ZONE

RIVER TERRACE



GREENWAYS



- + To be developed in parallel with site masterplanning
- + Utilises the street and circulation network to create green linkages through the site
- + Provides transport, ecological, aesthetic and stormwater services
- + Potential to incorporate some productive planting linking to site heritage and frontage landscape

ALPINE ECOLOGY ZONE



- + Celebrates the unique Alpine environment of Central Otago
- + Planting appropriate to South facing and rocky moraine
- + Creates a natural recreation environment incorporating walkways and informal play opportunities
- + Retains historic water race at base of bank

LANDSCAPE FRONTAGE



- + A unique blend of productive and native ecological planting
- + Creates screen and setback from State Highway
- + Builds on existing character of neighbouring sites and creates a productive gateway to Cromwell
- + Creates a community resource that socially activates the site and creates a unique identity
- + Seasonal change
- + Creates a high quality road frontage

RIVER TERRACE

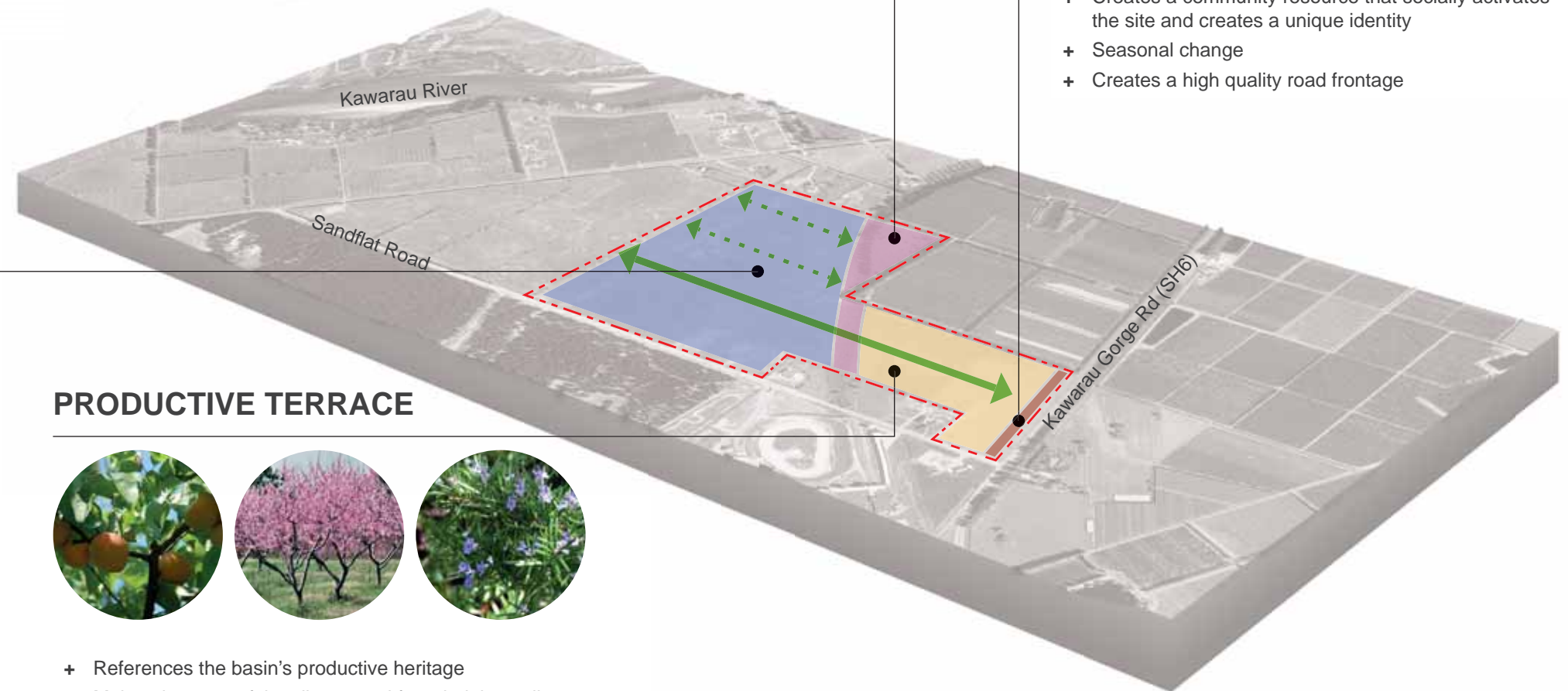


- + References the basin's ecological heritage and proximity to the Kawarau and Clutha rivers
- + Planting appropriate to the local climate, soil and ecological district reducing required maintenance and reinforcing a sense of place
- + More naturalistic landscape arrangements
- + Provides variation as you move through the site

PRODUCTIVE TERRACE



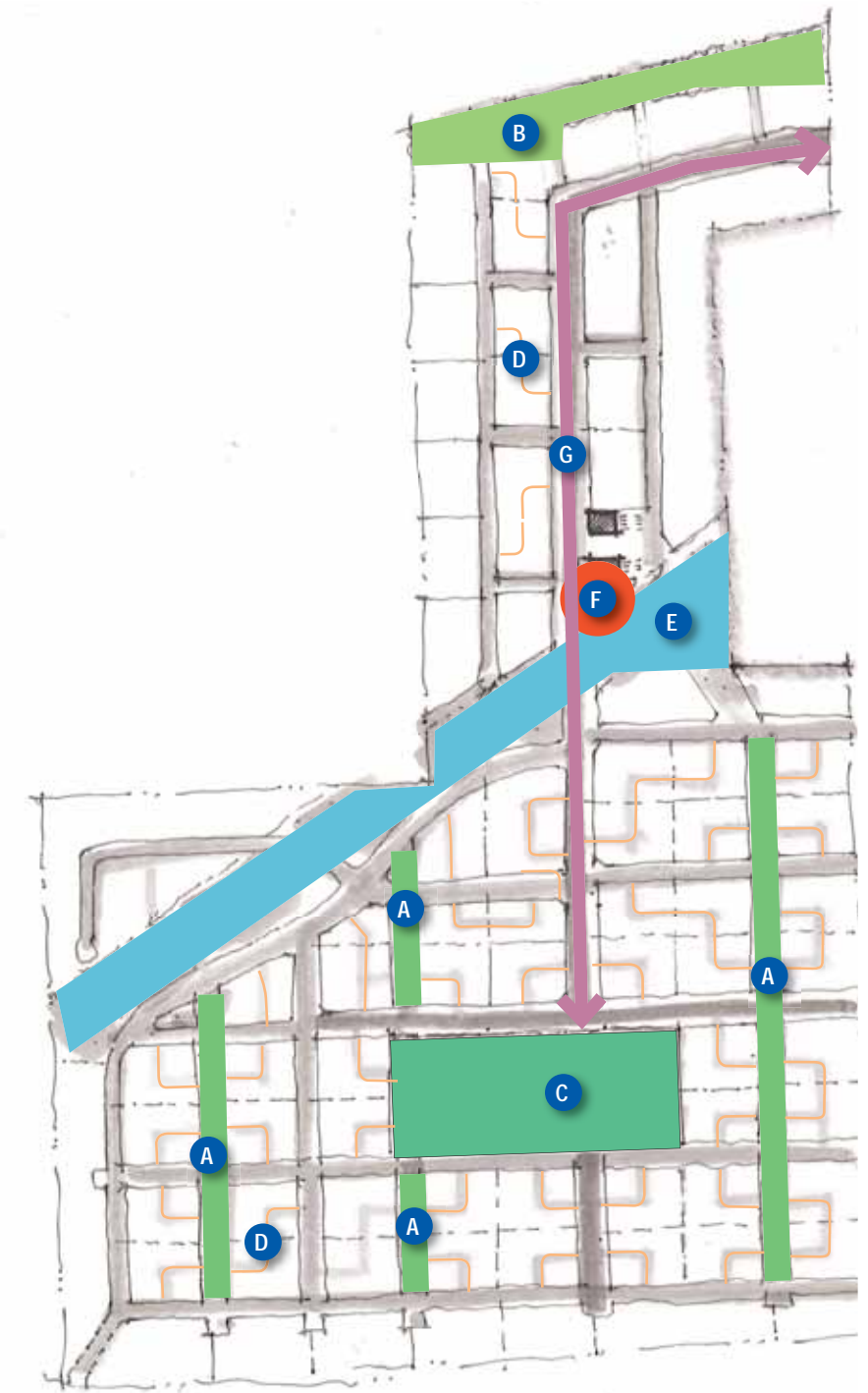
- + References the basin's productive heritage
- + Makes the most of the climate and free draining soils
- + Creates a community resource that socially activates the site and creates a unique identity
- + References the site location and orchard adjacencies
- + Provides variation as you move through the site
- + More structural landscape arrangement
- + Seasonal change



# MASTERPLAN CONCEPT

## INDICATIVE OPEN SPACE TYPOLOGIES

GW <b>A</b>	<b>Greenways</b> Green linkages running North South between community clusters, providing cycling and walking connectivity and informal recreation opportunities. Potential to incorporate some productive planting and small scale play equipment.		
CO <b>B</b>	<b>Community Orchard</b> Northern site frontage incorporates native planting zones and productive orchard species. Small clearings and mown pathways provide informal recreation and picnic spaces. Potential to incorporate some small scale play equipment.		
SP <b>C</b>	<b>Suburban Park</b> Open space / park, large enough to host formal open space uses such as a rugby / football pitch in addition to some hard paved courts and play area, etc. Good park surveillance provided by surrounding residential clusters.		
HZ <b>D</b>	<b>Home Zones and Pocket Parks</b> Community clusters incorporate flexible 'home zones' which are designed to safely integrate and encourage informal play on hard paved areas. Where cluster is not in close proximity to other open space amenity there is the option to incorporate a small pocket park.		
EZ <b>E</b>	<b>Wild Play / Alpine Eco Zone</b> Making the most of the site topography this zone offers informal amenity space with several walking and cycling linkages and a 'wild playground' area. Planting references the local alpine ecology and supports biodiversity and exploration. Potential to incorporate water feature / channel referencing regions gold-mining / productive heritage.		
VS <b>F</b>	<b>Village Square</b> In the middle of the site, atop the terrace, a small main street plaza offers the opportunity for café and outdoor dining, and small town centre programmed activities. The Village Square is oriented North / South offering views in both directions and is close to both the main play area and proposed retirement facilities.		
LP <b>G</b>	<b>Linear Park</b> A linear park offers a meandering walkway / cycleway alongside the main boulevard and North / South axis, providing a safe connection between the key open space amenities and site entrances.		



EXTENT AND LOCATIONS SHOWN INDICATIVELY



# GREENWAYS

The concept of the Cromwell greenways — the existing network of public open space that threads through Cromwell town — has been adopted and replicated in the River Terrace masterplan. Key design features of the greenways are:

- + Interconnect key open spaces
- + Utilise the street and circulation network to create green linkages through the site
- + Provide transport, ecological, aesthetic and stormwater services
- + Potential to incorporate some productive planting linking to site heritage and frontage landscape
- + Encourage occupation; stewardship



# LANES

The cluster home-zones are an integral part of the open space network. They:

- + Interconnect clusters with Greenways
- + Provide safe, pedestrian privileged routes from door to open space network
- + Host informal play



# SUBURBAN PARK

A suburban park large enough to host formal open space uses such as a rugby / football pitch is proposed at the heart of the neighbourhood.

In addition, either a multi-use-game-area (MUGA), hard paved courts or play area could also be incorporated.

Good park surveillance will be provided by the adjacent surrounding residential clusters.

This park is large enough that in the future it could accommodate a school.



# SCHOOL OPPORTUNITY

As established in the accompanying Economic Assessment prepared by Market Economics Consulting, Cromwell is growing. Providing space for a school would not only absorb the future roll generated by new residents, but could also provide for the wider Cromwell region, including outlying locations such as Bannockburn.

A school at River Terrace would reduce pressure on the existing schools, as well as significantly reduce local traffic movements at drop-off / pick-up times.

The walkable street and open space network would also facilitate children walking and cycling to school, yielding health and sustainability benefits.

If it were implemented, the presence of a school would be a strong attractor for young families, which would provide a complementary demographic to the retirement living component of River Terrace, enhancing community diversity.







# SCHOOL STUDY

Our brief analysis of local media reports suggests that at the time of writing, the two existing Cromwell primary schools are operating at roll capacity.

In order to understand the land area required to provide a new primary school and the impact this would have on the River Terrace masterplan, a desktop study was undertaken to look at some local and national examples of existing primary schools.

By benchmarking against the sample study of primary schools (over), we estimate that the proposed size of the River Terrace formal open space (2.2Ha) would be sufficient to support the establishment of a new local primary school. This would be enough area to locate school buildings, and retain a playing field for school and community use.

-  PRE-SCHOOL
-  PRIMARY SCHOOL
-  SECONDARY SCHOOL
-  TERTIARY



Locations of existing schools in Cromwell.

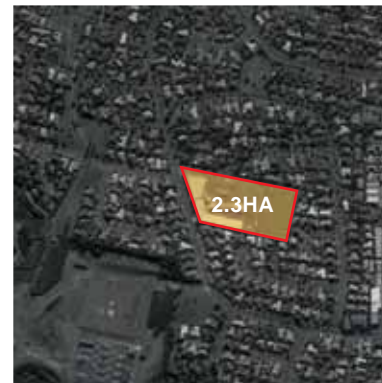
# SOCIAL STRATEGY



**STONEFIELDS SCHOOL**  
SCHOOL ROLL: 449 (YRS 1-8)



**REMARKABLES PRIMARY SCHOOL**  
SCHOOL ROLL: 559 (YRS 1-8)



**ELIM CHRISTIAN COLLEGE JUNIOR CAMPUS**  
SCHOOL ROLL: 450 (YRS 1-6)



FROM PREVIOUS KNOWLEDGE...

SITE SIZE OF SUBURBAN PRIMARY SCHOOLS RANGE FROM:

**0.9HA** (E.G. VERY SMALL PRIMARY SCHOOL IN AN EXISTING OLDER SUBURB) TO

**3.2HA** (E.G. STONEFIELDS SCHOOL.

**1.7HA** IS REGARDED AS A COMMON SITE SIZE.



**QUEENSTOWN PRIMARY SCHOOL**  
SCHOOL ROLL: 598 (YRS 1-8)



**SHOTOVER PRIMARY SCHOOL**  
SCHOOL ROLL: 450 (YRS 1-8)



**CLYDE PRIMARY SCHOOL**  
SCHOOL ROLL: 120 (YRS 1-8)



**ALEXANDRA PRIMARY SCHOOL**  
SCHOOL ROLL: 180 (YRS 1-8)



**KINGSVIEW SCHOOL**  
SCHOOL ROLL: 28 (YRS 1-8)  
NOTE: NO FIELDS



**WANAKA PRIMARY SCHOOL**  
SCHOOL ROLL: 594 (YRS 1-6)



**ARROWTOWN PRIMARY SCHOOL**  
SCHOOL ROLL: 510 (YRS 1-8)



**GOLDFIELDS SCHOOL**  
SCHOOL ROLL: 232 (YRS 1-6)



**CROMWELL PRIMARY SCHOOL**  
SCHOOL ROLL: 239 (YRS 1-6)



# RETIREMENT LIVING

A retirement living component is proposed for River Terrace, which would be comprised of a mix of independent living 'villas', with some supporting staged advanced care facilities.

RTDL is pursuing a progressive retirement living model, which propounds integration with the wider community, rather than the typical conventional model of gated isolation.

Social interaction is an important component in mental health and well-being.\* Integrating retirees and the wider community can facilitate these health benefits.

Integration can be achieved for example by merging a retirement operation with local shops or services. By taking some of the typical services offered within a retirement complex, for example a hairdressers or cafe, and opening them out into the community realm, retirees and residents can cross paths and engage in active and genuine social encounters.

The River Terrace 'retirement living' area is co-located with a 'neighbourhood centre' area to optimise the opportunity for integration through close proximity.

To help with our understanding of the requirements of a retirement facility, a desktop study was undertaken to look at a few existing retirement villages in terms of size (land area and number of units), mix of unit typologies (apartments; terraced or duplex; standalone dwellings) and the types of services and facilities on offer. The results are summarised on the following page, and based on these we have been able to determine an appropriate land area allocation to provide for a retirement living zone.

\*All The Lonely People, Sarah Blundell, 2015.  
<http://www.noted.co.nz/archive/listener-nz-2015/all-the-lonely-people/>



# RETIREMENT LIVING STUDY



**ARIA BAY (ARVIDA)**

BROWNS BAY, AUCKLAND

NO. OF DWELLINGS: 87

IL AL RH A SA  
P D RN



**EVERILL ORR RETIREMENT VILLAGE (OCEANIA)**

MT ALBERT, AUCKLAND

NO. OF DWELLINGS: 210

IL RH HC A LC  
D RN



**WAIHEKE RETIREMENT VILLAGE (LIFECARE)**

OSTEND, AUCKLAND

NO. OF DWELLINGS: 51

IL V  
D RN



IL INDEPENDENT LIVING	A APARTMENTS	P PHYSIO	POOL / SPA POOL	COMMUNITY CENTRE	WORKSHOP
AL ASSISTED LIVING	SA SERVICED APARTMENTS	D DOCTOR	GYM	LIBRARY	GAMES / MUSIC
RH REST HOME CARE	LC LUXURY CARE SUITES	RN REGISTERED NURSE	OUTDOOR COURTYARD / BBQ / GARDENS	CINEMA	
HC HOSPITAL CARE	V VILLAS		COMMUNAL LOUNGE	BEAUTY & CARE	

# NEIGHBOURHOOD CENTRE

The River Terrace neighbourhood centre will comprise of a small range of shops or services that support the immediate local community.

It will be sized to strike a balance between providing a basic retail offer (e.g. general store) that saves the need to drive further afield for day to day items or services, without commercially undermining Cromwell's existing town centre.

The neighbourhood centre will be sited to offer mutual benefit to the adjacent retirement living area. Its location at the crest of the embankment is:

- + **prominent** — visible from the lower terrace residences and open spaces, aiding in orientation and way-finding; and
- + enjoys **prospect** — has views over the lower terrace and towards the ranges to the south; and is
- + **central** — is as equidistant as possible to as many homes as possible.



# STREET HIERARCHY

A road hierarchy serves to manage traffic speeds and volumes, and to lend character to distinct areas to help with legibility and way-finding.

The River Terrace masterplan is composed around a framework of roads of varying widths and types.

Certain design elements such as shared cycle paths, tree planting arrangements, on street parking bays and planted areas are all deployed to help signify the role of each road, from 'main axis' to 'quiet back street'.

The following road cross sections, and those catalogued in the 'Structure Plan' section describe the design elements and functions of the River Terrace road typologies.



# STREET HIERARCHY

---



## A PRIMARY ROAD

- + Incorporates roadside parking bays
- + Street tree planting within roadside build outs
- + Linear park with shared cycle / walkway runs adjacent road
- + Generous footpaths

## B SECONDARY ROAD

- + Incorporates roadside parking bays
- + Street tree planting within roadside build outs
- + Planted build outs + raised tables provide traffic calming and pedestrian amenity at greenway crossings

## C NEIGHBOURHOOD ROAD

- + Narrow road width promotes slow speed / safety
- + Parking on street further reduces traffic speeds
- + Street tree planting within berms
- + Footpath on both sides of road

# VISUALISATIONS



# INDICATIVE MASTERPLAN

The following spreads are a suite of indicative 'artist-impression' visualisations prepared to help convey an understanding of the design intent for the River Terrace as a neighbourhood and place.



# CLUSTER





# HOME ZONE

---



# GREENWAY



# GREENWAY CROSSING



# SHARED PATH



**SUBURBAN PARK** WITH POTENTIAL SCHOOL INDICATED



# APPENDICES:



# RIVER TERRACE Structure Plan









RIVER  
TERRACES  
DEVELOPMENT  
LTD.

217143 | DECEMBER 2017 | REVISION H

ARCHITECTS | INTERIOR DESIGNERS | LANDSCAPE ARCHITECTS | URBAN DESIGNERS

Jasmax

# STRUCTURE PLAN

-  RESOURCE AREA BOUNDARY
  
- SUB AREAS
-  RESIDENTIAL A
-  RESIDENTIAL B
-  OPEN SPACE
-  HORN'S SHAFT SETBACK (20M)
  
- OVERLAY
-  NEIGHBOURHOOD CENTRE
-  RETIREMENT LIVING
-  EDUCATION

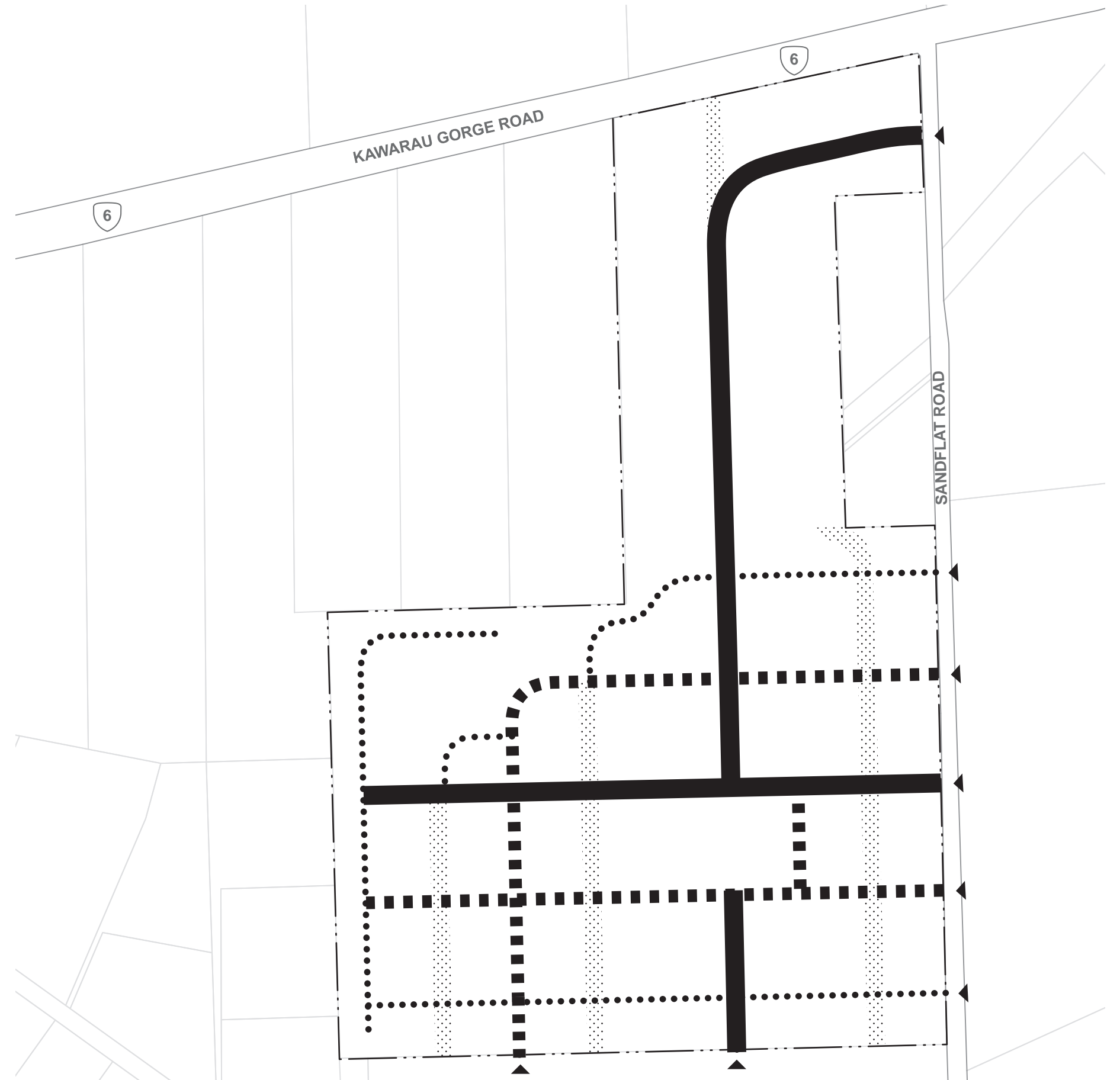




# MOVEMENT PLAN



-  RESOURCE AREA BOUNDARY
-  ROAD A
-  ROAD B
-  ROAD C
-  GREENWAY
-  VEHICLE ACCESS



0 100 250 500m 1:5000

# DEVELOPMENT PARCEL PLAN



 RESOURCE AREA BOUNDARY

 DEVELOPMENT PARCEL



0 100 250 500m 1:5000

An aerial photograph of a river valley. The river flows from the top left towards the bottom right. The valley floor is a mix of urban development, including a town with a grid street pattern, and agricultural fields. The surrounding hills are terraced, showing signs of erosion and human modification. The sky is clear and blue.

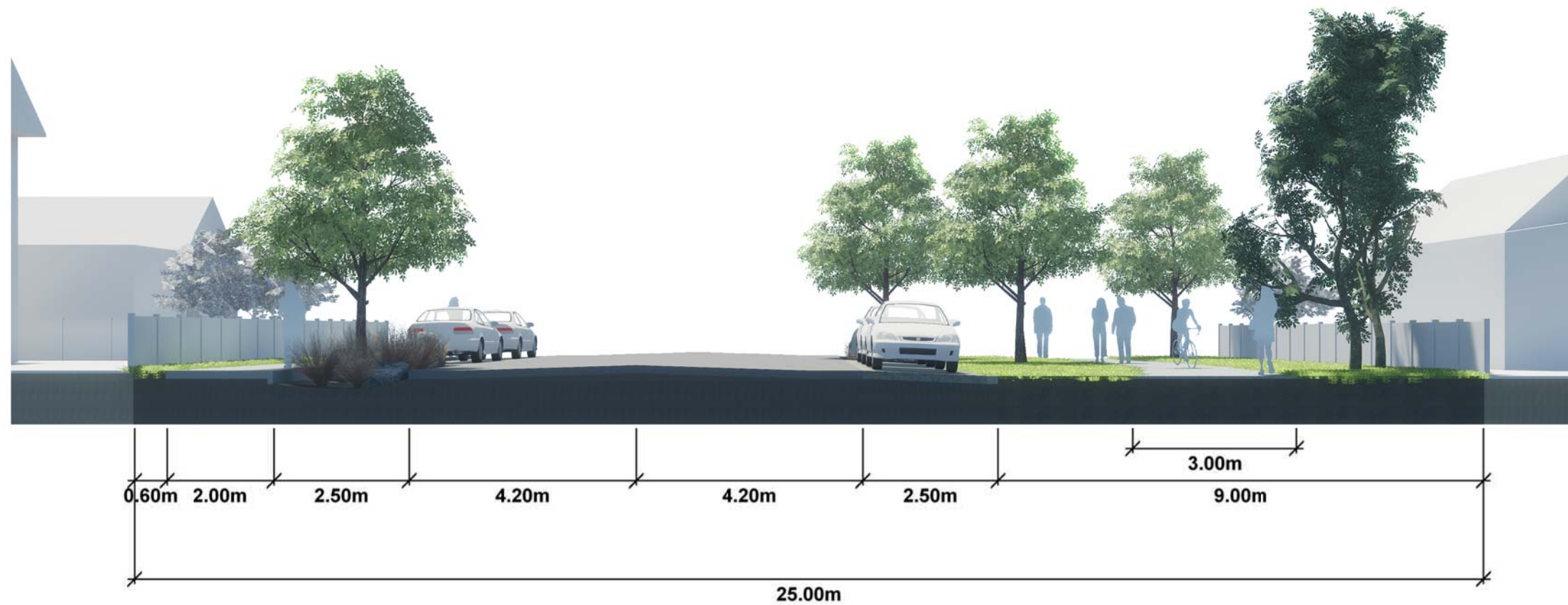
# RIVER TERRACE

## Road Type Cross Sections

# ROAD A

## PRIMARY ROAD

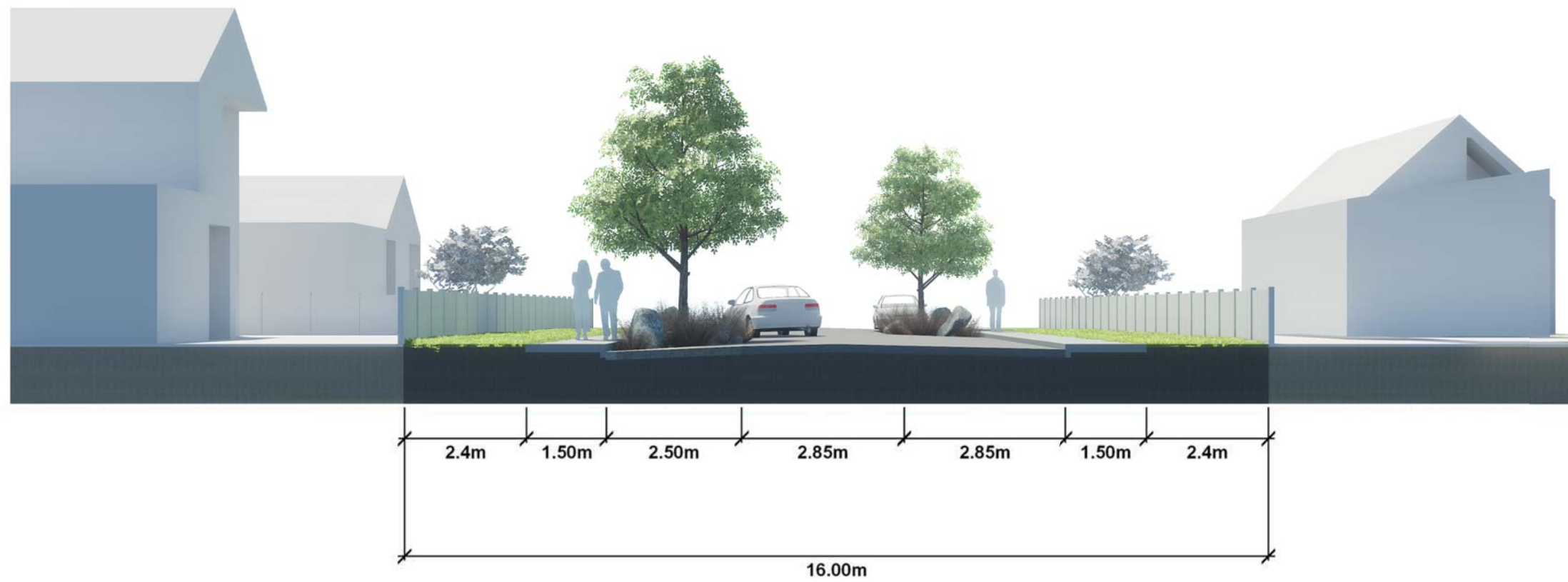
- + Incorporates road side parking bays
- + Street tree planting within roadside build outs
- + Linear park with shared cycle / walkway runs adjacent to road
- + Generous footpaths



# ROAD B

## SECONDARY ROAD

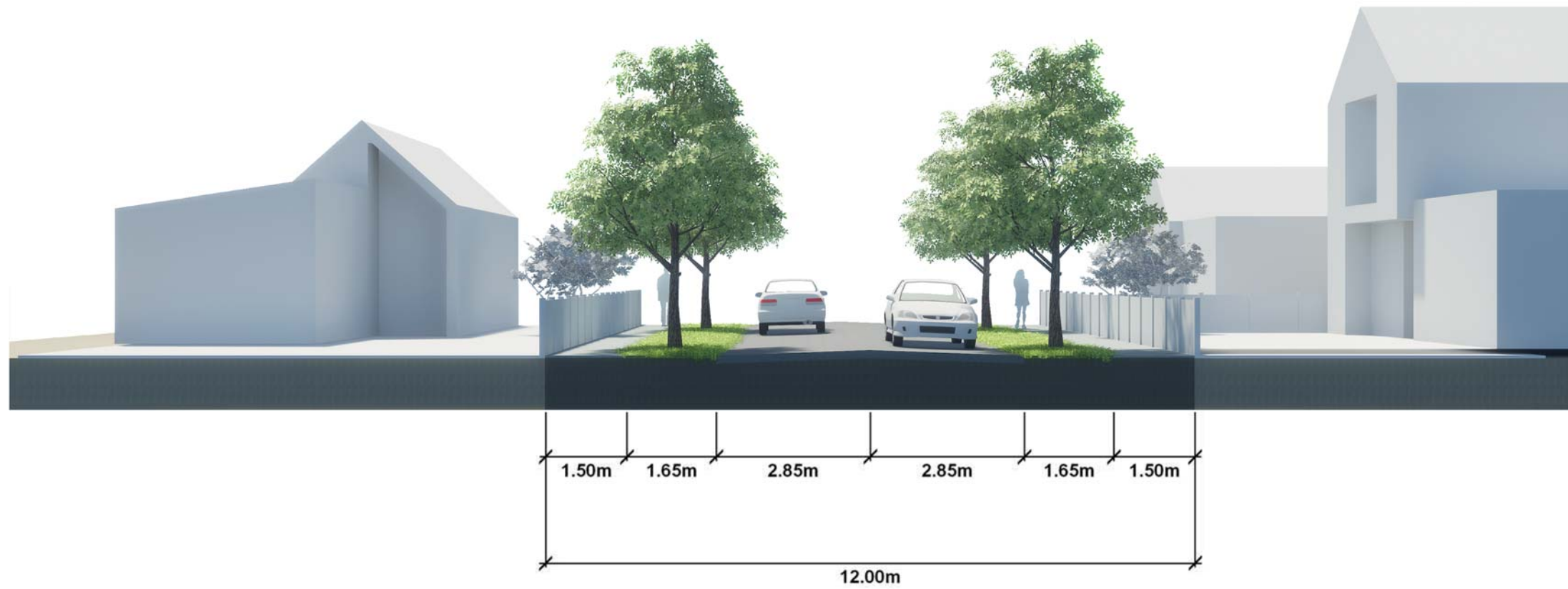
- + Incorporates roadside parking bays
- + Street tree planting within roadside build outs
- + Planted build outs + raised tables provide traffic calming and pedestrian amenity at greenway crossings



# ROAD C

## NEIGHBOURHOOD ROAD

- + Narrow road width promotes slow speed / safety
- + Parking on street further reduces traffic speeds
- + Street tree planting within berms
- + Footpath on both sides of road



# GREENWAYS

## CYCLE + PEDESTRIAN CONNECTION

- + Utilises the street and circulation network to create green linkages through the site
- + Provides transport, ecological, aesthetic and potentially stormwater services
- + Potential to incorporate some productive planting linking to site heritage and frontage landscape



# RIVER TERRACE

## Illustrative Masterplan

**WINTON PARTNERS**



# ILLUSTRATIVE MASTERPLAN



- OPEN SPACE
- RETIREMENT LIVING
- NEIGHBOURHOOD CENTRE
- RESIDENTIAL A
- RESIDENTIAL B





**Jasmax**

**ARCHITECTS  
URBAN DESIGNERS  
INTERIOR DESIGNERS  
LANDSCAPE ARCHITECTS**

**Jasmax Ltd**

2 Marston Street  
Parnell, Auckland 1052  
PO Box 6648  
Wellesley Street  
Auckland 1141  
+64 9 366 9626

74 First Avenue  
Tauranga 3110  
PO Box 14118  
Tauranga Mail Centre  
Tauranga 3175  
+64 7 929 7433

Level 1  
Grant Thornton House  
215 Lambton Quay  
Wellington 6011  
PO Box 25523  
Wellington 6146  
+64 4 499 3011

47 Riccarton Road  
Christchurch 8011  
PO Box 8404  
Riccarton  
Christchurch 8440  
+64 3 341 1853

[www.jasmax.com](http://www.jasmax.com)