

Before the Central Otago District Council

In the matter of The Resource Management Act 1991

And A requested change to the Central Otago District Council's
Operative District Plan – Plan Change 13 (PC13)

EVIDENCE of **MARC RAYMOND BRETHERTON** for

River Terrace Developments Limited

Dated 23 April 2019

Counsel:
Warwick Goldsmith
Barrister
PO Box 2366, Wakatipu 9349
m + 64 021 220 8824

Introduction

- 1 My full name is Marc Raymond Bretherton.
- 2 My experience and qualifications include nearly 20 years in resource management and land development roles, both in the local government sector and in the private sector.
- 3 I have a Bachelor of Commerce with Honours and a Master of Regional & Resource Planning, awarded with Distinction, both from the University of Otago.
- 4 I had a number of private and public sector roles between the years 2001 and 2006, including Environmental Consultant with Mitchell Partnerships and policy and regulatory roles with Dunedin City Council.
- 5 Between 2007 and 2013 I held a private sector position as General Manager and a Director of Infinity Investment Group Holdings, a Wanaka based property investment and development company. In this position I held governance and/or development management roles in a number of large scale residential and commercial projects throughout the South Island, including Marina Terrace, Riverside Park and Peninsula Bay (Wanaka) and Pegasus Town (Canterbury).
- 6 Between 2013 and 2015 I held the role of General Manager Planning & Development at Queenstown Lakes District Council (**QLDC** or **Council**). I had overall responsibility for all policy and regulatory planning, building consents and resource management engineering. I also covered Engineering & Infrastructure (including capital works) and wider Operations (including parks, facilities and capital projects) on shorter term interim bases within this period.
- 7 In his evidence Chris Meehan describes the Winton Group (**Winton**) and the position of River Terrace Developments Limited (**RTDL**) as a fully owned subsidiary within Winton. I have worked for Winton since 2015. I currently hold the role of General Manager within Winton and am authorised by Winton to provide this evidence on behalf of Winton and of RTDL.

Northlake

- 8 Since joining Winton in 2015, my primary role has been the delivery of the Northlake project for Northlake Investments Limited (**NIL**) which is another fully owned subsidiary of Winton. In 2013 NIL joined forces with two other landowners to initiate Private Plan Change 45 (**PC45**) to the QLDC Operative District Plan. PC45 sought to rezone 220ha of Rural zoned land, located adjoining the northern boundary of the then Wanaka urban area, for residential purposes. After a Council hearing, followed by an Environment Court hearing, PC45 became operative on 17 December 2015.

- 9 PC45 created the Northlake Special Zone (**NSZ**) which enabled approximately 1,600 residential lots within a variety of Activity Areas (shown on the NSZ Structure Plan). Different Activity Areas provide for a range of residential densities.
- 10 NIL's then landholding within the NSZ enables approximately 900 of the approximately 1,600 residential lots within the NSZ. Winton's **Northlake** project which I have been responsible for comprises the design, development and sale of those approximately 900 residential lots.
- 11 Northlake includes Activity Area D1 which enables the most intensive development within the NSZ. AAD1 must be developed to a density of 15 dwellings per hectare (plus or minus 15%). NIL's development intentions for AAD1 total approximately 350 residential lots with a range of lot sizes mostly between 195m² and 500m². The significant majority of those lots are designed for, and restricted to, single standalone residential dwellings, although there is provision for approximately 40 'duplex' residential units (each duplex comprising two adjoining residential units). There are financial and market reasons for the preponderance of standalone dwellings which Chris Meehan will explain in his evidence. AAD1 also includes a small neighbourhood commercial centre to provide services for the local community.
- 12 Northlake is nearly 30% complete, with about 310 residential lots developed and sold and the first commercial buildings (restaurant, pre-school and professional / retail) complete and businesses established. Approximately 150 houses either have been built or are currently being built on the residential lots already titled. Over the next three years, NIL intends to develop a further 300 sections and deliver 200 houses, as well as additional commercial buildings, including a proposed hotel.
- 13 Northlake is relevant to PC13 to the extent that the Northlake AAD1 is the template for PC13. PC13 provides for a similar range of lot sizes, with the majority intended for standalone residential houses. PC13 contains a similarly sized small neighbourhood commercial area. PC13 also contains provision for a retirement village which the Northlake AAD1 is also zoned for.
- 14 In late 2016 Chris Meehan tasked me to investigate the potential for a large-scale residential development in the Cromwell Basin.

Cromwell Basin

Why Cromwell

- 15 As a business, Winton has an established presence in Central Otago. We have significant projects – both currently under way and complete – in and around

Queenstown and Wanaka, with offices and staff in both locations. I am very familiar with the housing affordability problems experienced by the construction and land development businesses in the Queenstown Lakes District. In particular I am aware that many of the staff employed by Winton's consultants and contractors live in Cromwell because they simply cannot afford to buy a house in Queenstown or Wanaka. They commute from Cromwell to Queenstown or Wanaka on a daily basis. I have observed this pattern becoming more and more pronounced during the 13 years that I have lived in the area.

16 Given these local experiences, Cromwell was identified as an area with potential for future growth for the following reasons:

- (a) It sits at a crossroads with all traffic from either Christchurch and Dunedin passing through en-route to Queenstown and Wanaka.
- (b) It is an existing (and growing) centre of employment, with a strong industrial base and distribution hub.
- (c) It is already home to a large commuter workforce which commutes to Queenstown, and to a lesser extent Wanaka, on a daily basis.
- (d) Flat land with development potential is both available, and relatively affordable, compared to both Queenstown and Wanaka.

Demand

17 I analysed available data on historical population growth in the area, as well as projected population growth.

18 I relied on Statistics NZ data as well as specific reporting produced by Rationale for CODC.

19 I also assessed this local data in the context of wider Queenstown Lakes District historical trends and projections.

20 The message was clear:

- (a) Cromwell had grown at a faster rate than the rest of New Zealand, and at a similar rate to Queenstown, over the last decade.
- (b) Our interpretation of the low / medium / high projections available was that Cromwell would grow by between 2000 – 8000 people by 2030.
- (c) Our general view however was that projections based on historic trends tend to be conservative and do not take on board 'other' relevant (but perhaps difficult to quantify) factors.

- (d) In our view, the growth of Queenstown, and the limited availability of affordable land in Queenstown, would put additional pressure on Cromwell.
 - (e) We also noted that nearly a third of the population would be aged 65 years and the average household size would decrease slightly (informs type of house and number of houses required) by 2028.
- 21 We concluded that Cromwell was likely to grow substantially over the next decade and beyond.

Land Location & Availability

- 22 Given my background, and Winton's experience and capacity to undertake large scale master planned development, we settled on a set of criteria for the land parcel that we were looking for. The key criteria were as follows:
- (a) The land needed to be of a size that enabled us to masterplan a truly integrated development, with diversity of housing types and potential for retirement living, educational facilities and a small community hub / neighbourhood service centre.
 - (b) The scale of the site needed to be such that Winton's experience and expertise in large scale masterplanned developments could be best deployed to achieve a housing product (both residential lots and house & land packages) which could be delivered to the market at prices significantly more affordable than in Queenstown or Wanaka.
 - (c) To ensure efficiencies in development, to provide potential benefits for surrounding areas, and to make use of all potential economies of scale, the potential development yield of the site needed to be in the order of 1,000 residential sections at the lower end to in the order of 2,000 residential sections at the upper end.
 - (d) Taking the factors above into account, we focused on potential sites of between 50-150ha in size.
 - (e) The site needed to be largely flat to enable higher density housing to work at a practical level, and to minimise development costs (bulk earthworks in particular) which can be costly and influence the sale price.
 - (f) The site needed to be serviced or serviceable by key infrastructure, recognising that there would be upgrades required, and that these upgrades would be a cost to the developer. Again, the costs associated with infrastructure drive the sale price to a significant degree.

- (g) Proximity to the State Highway was a key factor given the likelihood of a significant number of residents living in Cromwell and working in Queenstown or Wanaka.
- (h) Preferably, the land would be in single ownership with a sensible and realistic vendor. It can be difficult to successfully deal with multiple vendors in this situation.
- (i) The price of the land needed to be at the right level in order to ultimately achieve a residential product at the right end of the affordability range. This effectively meant it was necessary to purchase a site not already zoned for residential development because the value of land zoned for development, in a market facing the pressures that the Cromwell market is facing, would almost inevitably be too high to achieve the desired affordability outcome.
- (j) Given the land would almost certainly not be zoned for development, the price needed to reflect the process that would need to be entered into to achieve the necessary zoning and the risks inherent in that process.

Supply

- 23 I analysed existing land use patterns in Cromwell and the surrounds. From this I developed an understanding of the known supply, and the potential future supply, of residential sections in the area. I analysed:
- (a) greenfield land (zoned for development)
 - (b) greenfield land (un-zoned but with development potential)
 - (c) potential for intensification and infill housing in existing areas
 - (d) known residential developments – either under way or proposed
 - (e) how the town was likely to develop over the next decade and beyond.
- 24 I noted the established residential nodes at Lowburn, Pisa Moorings and Bannockburn. These are all established areas of residential use that sit some distance outside of the existing Cromwell urban area but are effectively part of Cromwell because residents in those areas have to drive to the Cromwell urban area for retail, education and other services and for many recreational and community activity purposes.
- 25 There is an obvious historical pattern of rural living type development spreading across many of the flatter areas of land between those small residential nodes and the larger Cromwell urban area. That rural lifestyle spread removed a number of potential sites from consideration because of the cost of acquiring such

sites and the difficulty of amalgamating enough such sites into a sufficiently large development parcel.

- 26 I concluded that, in addition to some intensification of existing 'inner suburbs', there is existing development, and potential for further development, around the fringes of the existing edge of the central Cromwell urban area, as well as at other locations not necessarily adjacent to either the town itself or the existing residential nodes.

Process

- 27 I looked at every parcel of land in the wider Cromwell basin that broadly met the criteria described above. In developing a longlist of some twenty potential sites, I further examined:

- (a) Planning issues – zoning, landscape issues, accessibility
- (b) Infrastructure availability – water, wastewater, stormwater, telecommunications and electricity
- (c) Ownership
- (d) Current use of the land – was it productive? Developed for a particular use? Was there an obvious future use?
- (e) Assessment of neighbouring land uses.

- 28 I attach as **Annexure 1** a copy of my 'long list'.

- 29 All long-listed sites were physically assessed on the ground. Where access was possible the sites were walked or driven over. Surrounding land uses were better understood.

- 30 Technical advisors were engaged to assist with infrastructure and planning analysis.

- 31 Preliminary development feasibilities and SWOT analyses were undertaken.

- 32 I gradually removed from consideration any areas that:

- (a) Were not large enough
- (b) Were in multiple or complex ownerships
- (c) Were too steep, too remote, or had a restrictive planning or landscape classification

- (d) Had been approved or were likely to secure planning approval for development in their own right (the camping ground and Wooing Tree)
 - (e) Were designated reserve (the golf course in part, the chafer beetle reserve)
 - (f) Contained existing infrastructure making them unlikely to be available for residential development (the racecourse and aerodrome)
 - (g) Was in productive use with obvious significant investment in infrastructure and development (orchards)
 - (h) Was in an industrial area or an area logically given over to industrial expansion.
- 33 At a fundamental level it became evident that Cromwell town itself is subject to a number of existing constraints on its potential future expansion:
- (a) North – already subdivided down into lifestyle blocks
 - (b) East – bordered by Lake Dunstan
 - (c) West – would require development on the other side of the State Highway as well as impacts on the racecourse, airport & existing horticultural uses
- 34 That left the south, where there are several hundred hectares of relatively flat land, mostly without existing valuable or productive activities taking place.
- 35 Accordingly, we saw best potential in land to the south of existing Cromwell town. The subject site at Sandflat Road and adjoining land was identified. The owners were approached and initial discussions held.
- 36 Part of the land was already being marketed for lease. The owners were approached and discussions ensued. The site was part of a much larger landholding controlled by the same (Muller) family. It was Winton's preference to purchase the entire landholding, comprising some 130ha, but the Muller family was not willing to sell all their land. The combined landholding of the Muller family is identified on the plan in **Annexure 2**.
- 37 The subject site of 49ha was ultimately purchased by Winton in May 2017. The site largely met the criteria established to guide my investigations, as follows:
- (a) Although at the low end of the desired area range, it was large enough to accommodate close to the lower end target of 1,000 residential lots;
 - (b) It was in the ownership of a single family;
 - (c) It is flat and easily developed;

- (d) It is not subject to any restrictive planning or landscape classification or designation;
 - (e) It is vacant rural land not otherwise being used productively and therefore does not require the removal of an existing productive activity;
 - (f) It is well located in relation to key infrastructural connections.
- 38 Having purchased the land in May 2017, Winton then commenced a detailed masterplanning exercise for this site. That resulted in a presentation to the Cromwell Community Board in November 2017. A copy of that presentation is contained in **Annexure 3**.

Response to the Section 42A Report

- 39 Beginning at Para 7.1 of the s.42A Report Mr Whitney makes comments on effects associated with urban land supply and growth. I respond to a number of these matters in the paragraphs below.
- 40 At 7.1.1 Mr Whitney discusses the Market Economics report and lists the six main areas identified by Market Economics as having potential for residential growth.
- (a) Gair Avenue
 - (b) Wooing Tree
 - (c) Golden View Lifestyle Village
 - (d) Chalets
 - (e) Waenga Drive
 - (f) Top 10 Holiday Park
- 41 All of these landholdings were initially identified and considered as part of the exercise I undertook. All were ultimately considered unsuitable, as most of the sites were of insufficient scale to achieve the efficiencies of development and construction necessary to achieve the affordable residential product which Winton is seeking to achieve. In addition, all six sites were already consented or zoned for development, so the starting point land price would almost certainly be too high to achieve the affordability outcomes which Winton is seeking to achieve.
- 42 I comment on each of those six sites. In order to carry out that exercise I have attached, in **Annexure 4**, a copy of page 25 of the Market Economics Report which formed part of PC13. Page 25 identifies the six properties and comments on their current status (at that time). I update that status as follows:

A - Gair Avenue

43 This site is centrally located. It is zoned for development, consent for the first 78 lots has issued, and presales are currently taking place.

B – Wooing Tree

44 The Wooing Tree private plan change has recently become operative. It provides for 210 residential lots. The owners are currently in the market seeking equity investment. It is centrally located and has been marketed as a 'Prime Central Otago' development' (refer copy advertisement in **Annexure 5**).

C – Golden View Lifestyle Village

45 This is a 94 unit retirement village currently under construction.

D - Chalets

46 I understand that this site has been zoned for residential development for about 20 years. I am not aware of any development plans.

E – Waenga Drive

47 I understand that this site has been zoned for residential development for about 10 years. I am not aware of any development plans.

F – Top 10 Holiday Park

48 This site has been recently consented for development into 173 residential lots (refer copy approved subdivision plan in **Annexure 6**) with lot sizes between 250m² to 650m².

49 Chris Meehan will provide his view on the relevance of those six existing consented/zoned sites to the future growth of Cromwell.

50 At 7.1.2 Mr Whitney identifies the potential of the Freeway Orchard and the Cromwell Golf Course to assist in providing for future residential growth in Cromwell.

51 These sites were both also identified as having potential for development and assessed as part of my initial considerations. However, both were discarded. The Freeway Orchard is not of the appropriate scale (8ha) and is being used for an established productive horticultural use. The Golf Course was not considered further given its current use and the reserve designation which applies to about half of its land area. There would undoubtedly be political, community and planning complications if that site was proposed for development.

Amendments to the proposal

- 52 Having considered the s42A Report, RTDL is amending its proposal as follows:
- a. RTDL will seal the southern end of Sandflat Road from the end of the existing seal down to Pearson Road;
 - b. RTDL will upgrade Pearson Road (East – between Sandflat Road and Bannockburn Road) by installing sealed shoulders as recommended by Mr Carr.
 - c. RTDL will construct an off-road public walkway/cycleway from the PC13 area along Sandflat Road and Pearson Road to connect to the recently constructed walkway/cycleway running along Bannockburn Road and to the existing walkway/cycleway around the edge of Lake Dunstan to Old Cromwell. The route of that proposed off road walkway/cycleway is shown on the plan in **Annexure 7**.
- 53 The PC13 plan provisions to be presented by Jeff Brown will include amendments to give effect to the additional requirements described in the previous paragraph.

Marc Raymond Bretherton

Dated 23 April 2019

ANNEXURE 1

'Long List' of possible development opportunities

CROMWELL Landholdings

17 March 2017



	Identifier	Area (ha)	Land Value (\$m)	Capital Value (\$m)	Ownership	Comments	
Ripponvale							
1.	Ripponvale South	75	\$3.7	\$14.9	Associated with Keyrouz Holdings (director details attached)	Fully developed. Established Orchards (& processing?).	
2.	Mead	20	\$1	\$3.3	McKay Family Trust Associated with Keyrouz Holdings (director details attached)	Established Orchards.	
3.	Sarita North	35	\$1.7	\$5.7	Sarita Orchards Associated with Keyrouz Holdings (director details attached)	Fully developed. Established Orchards	
4.	Orchards South	59	\$2.7	\$8.4	Jones?	Fully developed. Established Orchards & commercial / retail.	
8.	Ripponvale Cherries 1	32	\$1.9	\$10.5	Henry van der Velden		
9.	Ripponvale Cherries 2	9	\$1	\$3.5	?	Too small on own	
10.	Ripponvale Farm	243	\$2.5	\$3.7	Leyser Family	Horticultural land. Dry high country slopes. Developable area? Trophy Lots? Servicing?	
14.	Racecourse	91	\$1.4	\$3	CODC owned	Unlikely.	
South							

5.	Muller 1	29	\$1	\$1	Muller / Pearson Families		
6.	Muller 2	21	\$1	\$1	Muller / Pearson Families		
7.	Muller 3	80	\$2	\$2.2	Muller		
Cromwell Town							
11.	Wooring Tree	25	\$1.8	\$3.2		Vineyard. In development.	
12.	DOC Chafer Beetle	81	\$1	\$1	DOC	Chafer Beetle Reserve.	
13.	CODC Reserve	52	\$1	\$1	CODC	Industrial land expansion?	
North / Lowburn							
15.	Webbs	29	\$1.9	\$2.3	Webb Family	Fully developed. Established Orchards & commercial / retail.	
16.	Jacksons	24	\$1.1	\$3.1	Jackson Family Associated with Keyrouz Holdings	Fully developed. Established Orchards & commercial / retail.	
17.	Burn Cottage Highway	36	\$1.1	\$1.4	Lachlan Angus Ross	Farmland	
18.	Burn Cottage Farm	426	\$1.7	\$1.9	Lindisburn Trustees Ltd (director details attached)	Farmland	
20.	Lowburn Tce Shaw 1	78	\$1.2	\$1.2	Shaw Family	Access? Servicing? Protected from development? Exposed.	
21.	Lowburn Tce Shaw 2	51	\$1	\$1	Shaw Family	Access? Servicing? Protected from development? Exposed.	
22.	Lowburn Tce Orchard	59	\$1.4	\$2.5	Fortune Fruit Company (director details attached)	Established Orchards	

KEYROUZ HOLDINGS LIMITED (440430) RegisteredTo maintain this company [log on here](#)

Last updated on 07 Oct 2016

[Company Summary](#) [Addresses](#) [Directors \(4\)](#) [Shareholdings \(7\)](#) [Documents \(55\)](#) [PPSR Search](#)

Where appointments are prior to February 1993 the date shown may relate to when the information was entered on this database.

Full legal name:	Richard Drummond FRASER
Residential Address:	7 Maxwell Place, Queenstown, 4110 , New Zealand
Appointment Date:	21 Oct 1991
Consent:	Link to Consent Form
Full legal name:	Kevin Vincent JACKSON
Residential Address:	State Highway 6, R D 2, Cromwell, 9384 , New Zealand
Appointment Date:	26 Jun 1994
Consent:	Link to Consent Form
Full legal name:	Alan Bevin MCKAY
Residential Address:	346 Kawarau Gorge Road, Rd 2, Cromwell, 9384 , New Zealand
Appointment Date:	26 Jun 1994
Consent:	Link to Consent Form
Full legal name:	Alastair David STARK
Residential Address:	67 Burn Cottage Road, R D 2, Cromwell, 9384 , New Zealand
Appointment Date:	26 Jun 1994
Consent:	Link to Consent Form
Secretary resigned:	07 Jul 1997

[Historic data for directors](#)[Show History](#)

Generated on Friday, 17 March 2017 11:22:49 NZDT

Ch Ch based

LINDISBURN TRUSTEES LIMITED (5714648) Registered

To maintain this company [log on here](#)

Last updated on 09 Sep 2016

Company Summary Addresses Directors (3) Shareholdings (1) Documents (6) PPSR Search

Full legal name: David Garth STARK

Residential Address: 67 Luggate-cromwell Road, Rd 2, Cromwell, 9384 ,
New Zealand

Appointment Date: 04 Jun 2015

Consent: [View Consent Form](#)

Full legal name: Donald Alan YOUNG

Residential Address: Te Oma, Rd 2, Cromwell, 9384 , New Zealand

Appointment Date: 04 Jun 2015

Shareholder: [Yes](#)

Consent: [View Consent Form](#)

Full legal name: Robin YOUNG

Residential Address: 9 Holliss Avenue, Cashmere, Christchurch, 8022 , New
Zealand

Appointment Date: 04 Jun 2015

Consent: [View Consent Form](#)

Generated on Friday, 17 March 2017 11:51:06 NZDT

FORTUNE FRUIT COMPANY LIMITED (947366) RegisteredTo maintain this company [log on here](#)

Last updated on 10 Jun 2016

[Company Summary](#) [Addresses](#) [Directors \(1\)](#) [Shareholdings \(1\)](#) [Documents \(43\)](#) [PPSR Search](#)

Full legal name: Hugh Duncan DENDY

Residential Address: Lowburn Valley Road, Rd 2, Cromwell, 9384 , New Zealand

Appointment Date: 25 Feb 1999

Consent: [Link to Consent Form](#)[Historic data for directors](#)[Show History](#)

Generated on Friday, 17 March 2017 12:00:11 NZDT



①

Ripponvale South

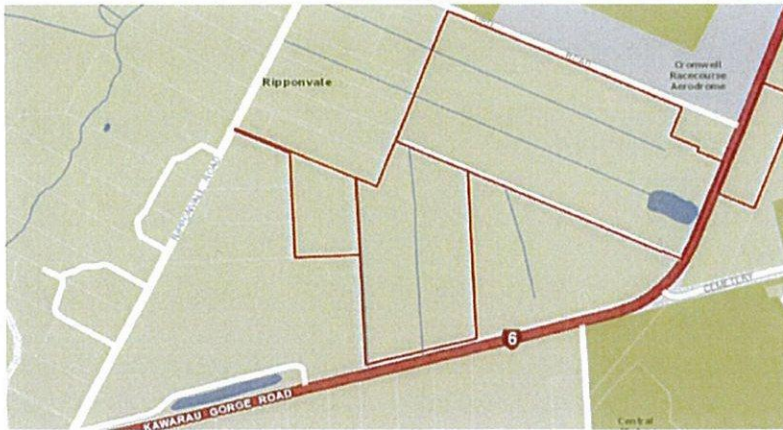
Ord Road, Cromwell, Central Otago District

Mapping

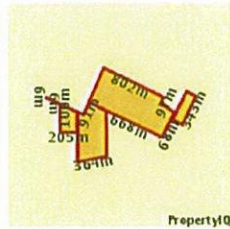
Aerial Map



Road Map



Property Dimensions



Property Details

Land Area: 74.69Ha
Floor Area:
Site Cover:
Age:
Category: HSA HORTICULTURE-STONEFRUIT-ECONOMIC

[74.69Ha]

Rating Valuation

Capital Value: \$14,930,000
Valuation Date: 1 Sep 2016
Land Value: \$3,730,000
Valuation Reference: 28421/26906
Improvements: \$11,200,000
TA: Central Otago District



Mead

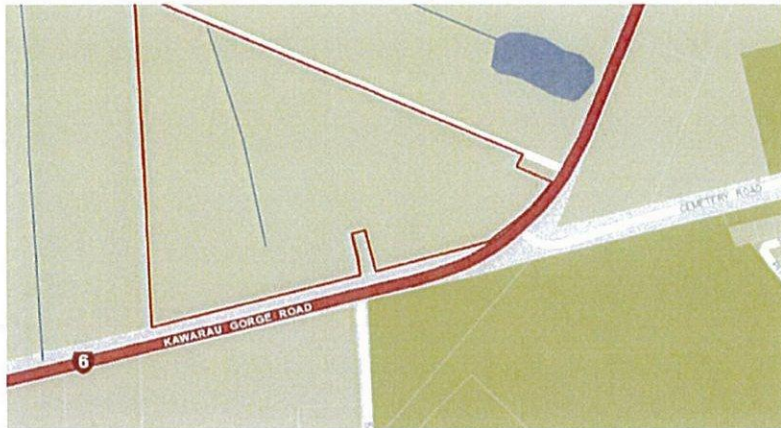
346 Kawarau Gorge Road, Cromwell, Central Otago District

Mapping

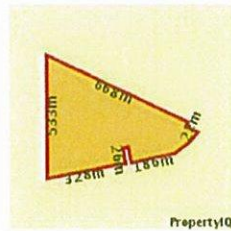
Aerial Map



Road Map



Property Dimensions



Property Details

Land Area: 19.77Ha
 Floor Area: 570m²
 Site Cover: 570m²
 Age:
 Category: HSB HORTICULTURE-STONEFRUIT-ECONOMIC

19.77Ha | 570m²

Rating Valuation

Capital Value: \$3,310,000
 Valuation Date: 1 Sep 2016
 Land Value: \$1,040,000
 Valuation Reference: 28421/26902
 Improvements: \$2,270,000
 TA: Central Otago District



Savita North

436 Kawarau Gorge Road, Cromwell, Central Otago District

Mapping

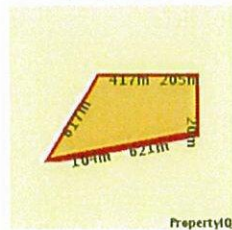
Aerial Map



Road Map



Property Dimensions



Property Details

Land Area: 34.65Ha
 Floor Area: 738m²
 Site Cover: 520m²
 Age: Mixed/Remod
 Category: HSA HORTICULTURE-STONEFRUIT-ECONOMIC

34.65Ha | 738m²

Rating Valuation

Capital Value: \$5,760,000
 Valuation Date: 1 Sep 2016
 Land Value: \$1,690,000
 Valuation Reference: 28421/26901
 Improvements: \$4,070,000
 TA: Central Otago District

4

Orchards South

Pearson Road, Cromwell, Central Otago District

Mapping

Jones Blich
Dony Jones.

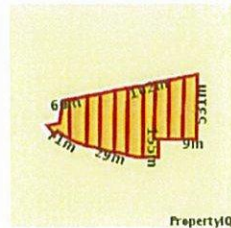
Aerial Map



Road Map



Property Dimensions



Property Details

Land Area: 58.86Ha
Floor Area:
Site Cover:
Age:
Category: HXB HORTICULTURE-OTHER/MIXED-ECONOMIC

58.86Ha

Rating Valuation

Capital Value: \$8,430,000
Valuation Date: 1 Sep 2016
Land Value: \$2,730,000
Valuation Reference: 28421/28000
Improvements: \$5,700,000
TA: Central Otago District

5

Muller

1

Pearson Road, Cromwell, Central Otago District

Mapping

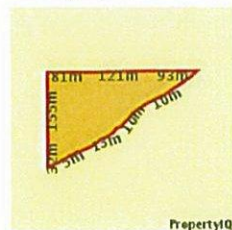
Aerial Map



Road Map



Property Dimensions



Property Details

Land Area: 28.53Ha
Floor Area:
Site Cover:
Age:
Category: LV LIFESTYLE-VACANT

28.53Ha

Rating Valuation

Capital Value: \$880,000
Valuation Date: 1 Sep 2016
Land Value: \$860,000
Valuation Reference: 28421/29102
Improvements: \$20,000
TA: Central Otago District

6

Muller 2

Pearson Road, Cromwell, Central Otago District

Mapping

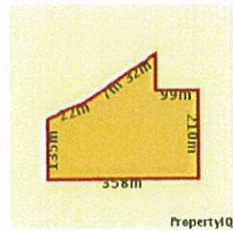
Aerial Map



Road Map



Property Dimensions



Property Details

Land Area: 20.45Ha
Floor Area:
Site Cover:
Age:
Category: LV LIFESTYLE-VACANT

20.45Ha

Rating Valuation

Capital Value: \$850,000
Valuation Date: 1 Sep 2016
Land Value: \$840,000
Valuation Reference: 28421/29103
Improvements: \$10,000
TA: Central Otago District

7

Muller 3

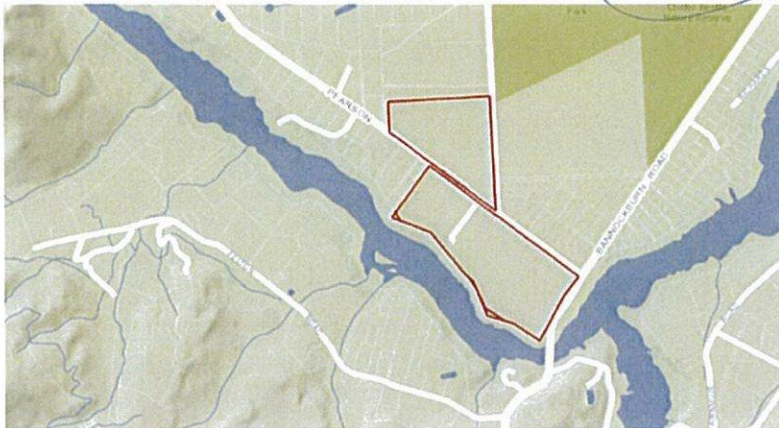
222 Pearson Road, Cromwell, Central Otago District

Mapping

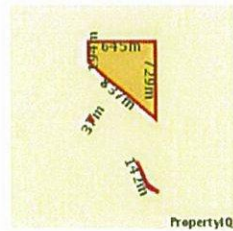
Aerial Map



Road Map



Property Dimensions



Property Details

Land Area 80.37Ha
Floor Area: 110m²
Site Cover: 110m²
Age: 1960-69
Category: PFE PASTORAL-FATTENING-UNECONOMIC-SEPARATE

80.37Ha | 110m²

Rating Valuation

Capital Value: \$2,260,000
Valuation Date: 1 Sep 2016
Land Value: \$2,030,000
Valuation Reference: 28421/29100
Improvements: \$230,000
TA: Central Otago District



8

Ripponvale
Cherries ①

Harry V. de V.

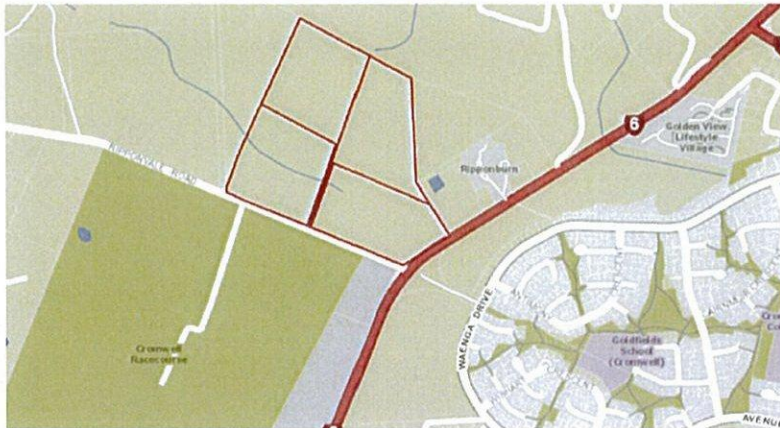
16 Ripponvale Road, Cromwell, Central Otago District

Mapping

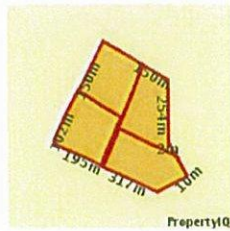
Aerial Map



Road Map



Property Dimensions



Property Details

Land Area: 32.02Ha [32.02Ha]
 Floor Area:
 Site Cover:
 Age:
 Category: HSB HORTICULTURE-STONEFRUIT-ECONOMIC

Rating Valuation

Capital Value: \$10,500,000
 Valuation Date: 1 Sep 2016
 Land Value: \$1,920,000
 Valuation Reference: 28421/21801
 Improvements: \$8,580,000
 TA: Central Otago District

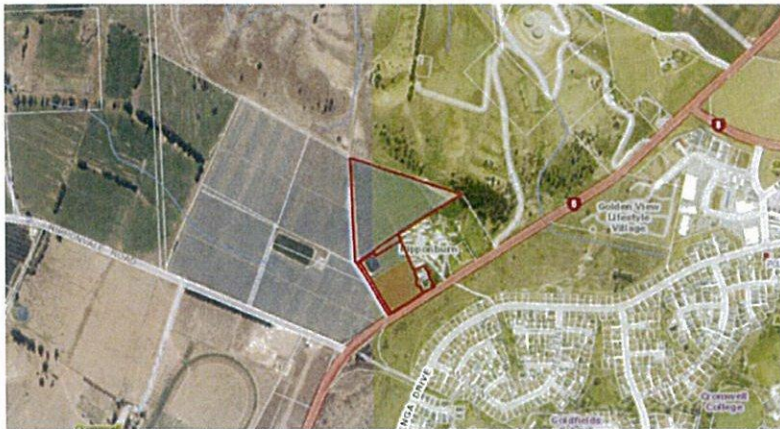


Ripponvale
Chevies (2)

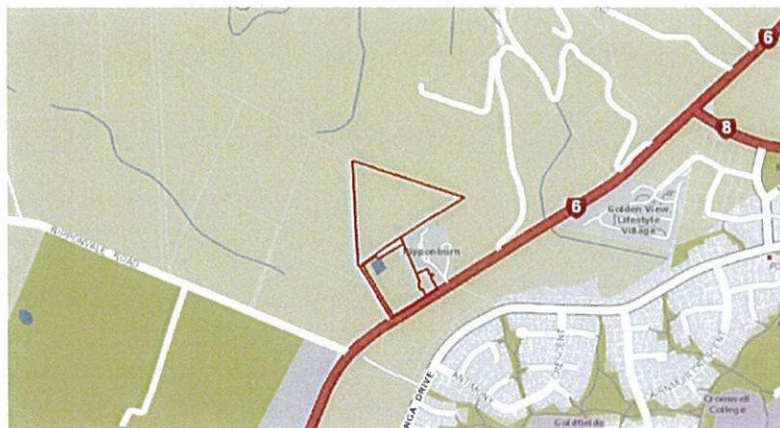
100 Kawarau Gorge Road, Cromwell, Central Otago District

Mapping

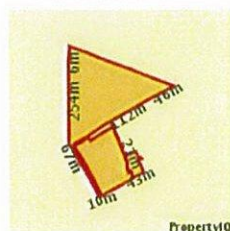
Aerial Map



Road Map



Property Dimensions



Property Details

Land Area: 9Ha
Floor Area:
Site Cover:
Age:
Category: HSB HORTICULTURE-STONEFRUIT-ECONOMIC

9Ha

Rating Valuation

Capital Value: \$3,570,000
Valuation Date: 1 Sep 2016
Land Value: \$680,000
Valuation Reference: 28421/21601
Improvements: \$2,890,000
TA: Central Otago District



Ripponvale Farm

144 Ripponvale Road, Cromwell, Central Otago District

Mapping

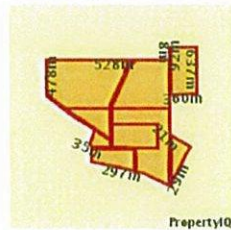
Aerial Map



Road Map



Property Dimensions



Property Details

Land Area: 243.34Ha 243.34Ha | 590m²
Floor Area: 590m²
Site Cover:
Age:
Category: PFE PASTORAL-FATTENING-UNECONOMIC-SEPARATE

Rating Valuation

Capital Value: \$3,780,000
Valuation Date: 1 Sep 2016
Land Value: \$2,570,000
Valuation Reference: 28421/21800
Improvements: \$1,210,000
TA: Central Otago District



Wooring Tree

64 Shortcut Road, Cromwell, Central Otago District

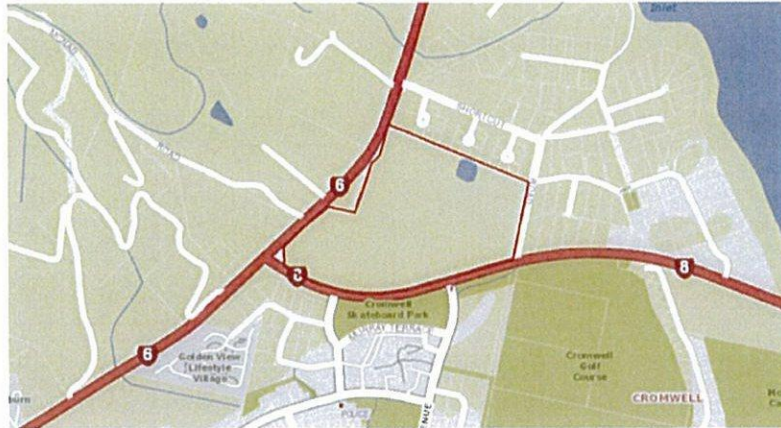
Mapping

Aerial Map

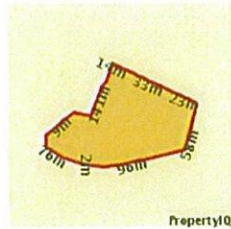


n/a.

Road Map



Property Dimensions



Property Details

Land Area: 25.41Ha
Floor Area:
Site Cover:
Age:
Category: HVE HORTICULTURE-VINES-UNECONOMIC-SEPARATE

25.41Ha

Rating Valuation

Capital Value: \$3,230,000
Valuation Date: 1 Sep 2016
Land Value: \$1,800,000
Valuation Reference: 28504/6500
Improvements: \$1,430,000
TA: Central Otago District

12

DOC chaffer beetle

136 Bannockburn Road, Cromwell, Central Otago District

Mapping

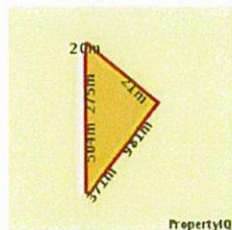
Aerial Map



Road Map



Property Dimensions



Property Details

Land Area: 81.28Ha
Floor Area:
Site Cover:
Age:
Category: OP OTHER-PASSIVE RESERVE

81.28Ha

Rating Valuation

Capital Value: \$635,000
Valuation Date: 1 Sep 2016
Land Value: \$610,000
Valuation Reference: 28421/27600
Improvements: \$25,000
TA: Central Otago District



13

CODE
Reserve

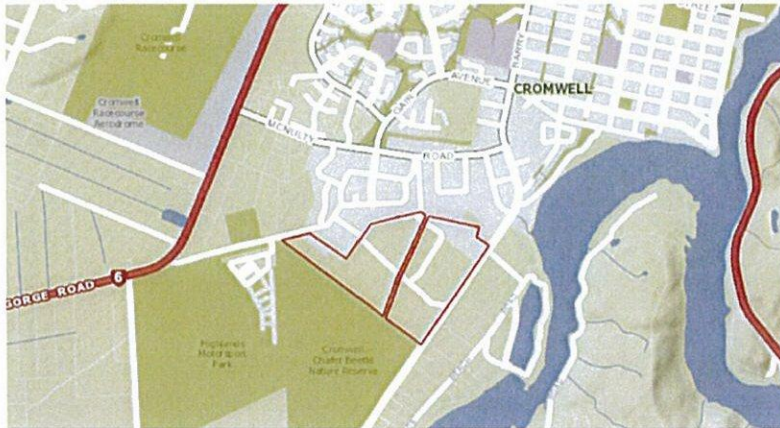
Bannockburn Road, Cromwell, Central Otago District

Mapping

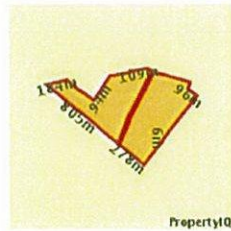
Aerial Map



Road Map



Property Dimensions



Property Details

Land Area: 51.57Ha
Floor Area: 100m²
Site Cover:
Age: 1990-99
Category: OP OTHER-PASSIVE RESERVE

51.57Ha | 100m²

Rating Valuation

Capital Value: \$985,000
Valuation Date: 1 Sep 2016
Land Value: \$730,000
Valuation Reference: 28507/7000
Improvements: \$255,000
TA: Central Otago District

14. Racecourse

57 Ripponvale Road, Cromwell, Central Otago District

Mapping

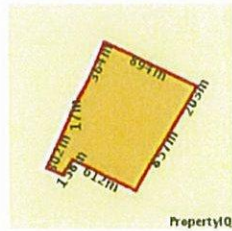
Aerial Map



Road Map



Property Dimensions



Property Details

Land Area: 91.34Ha
Floor Area:
Site Cover:
Age:
Category: OS OTHER-SPORTING

| 91.34Ha |

Rating Valuation

Capital Value: \$3,010,000
Valuation Date: 1 Sep 2016
Land Value: \$1,450,000
Valuation Reference: 28421/26100
Improvements: \$1,560,000
TA: Central Otago District



15

webbs

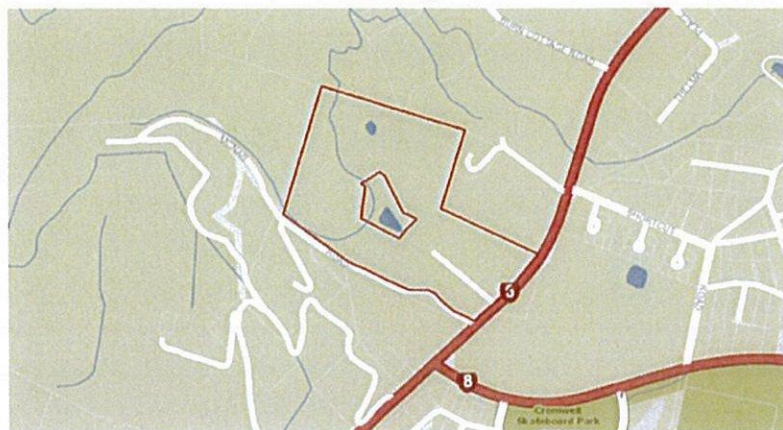
25 Luggate-Cromwell Road, Cromwell, Central Otago District

Mapping

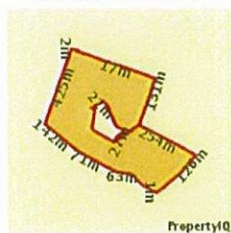
Aerial Map



Road Map



Property Dimensions



Property Details

Land Area: 29.07Ha

29.07Ha

Floor Area:

Site Cover:

Age:

Category: HXB HORTICULTURE-OTHER/MIXED-ECONOMIC

Rating Valuation

Capital Value: \$2,350,000

Valuation Date: 1 Sep 2016

Land Value: \$1,190,000

Valuation Reference: 28421/20900

Improvements: \$1,160,000

TA: Central Otago District



16

Jacksons

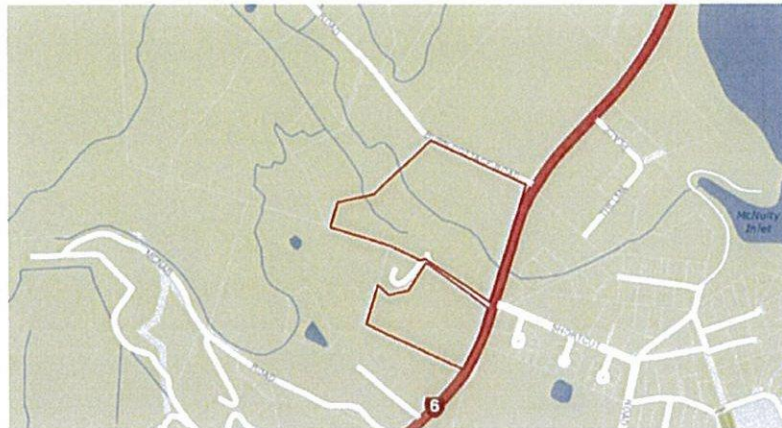
69 Luggate-Cromwell Road, Cromwell, Central Otago District

Mapping

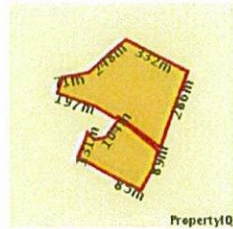
Aerial Map



Road Map



Property Dimensions



Kevin Jackson
Alistair Stank
Ala McKing
Dick Fraser.

Property Details

Land Area: 23.62Ha
Floor Area:
Site Cover:
Age:
Category: HXA HORTICULTURE-OTHER/MIXED- ECONOMIC

23.62Ha

Rating Valuation

Capital Value: \$3,155,000
Valuation Date: 1 Sep 2016
Land Value: \$1,100,000
Valuation Reference: 28421/20600
Improvements: \$2,055,000
TA: Central Otago District

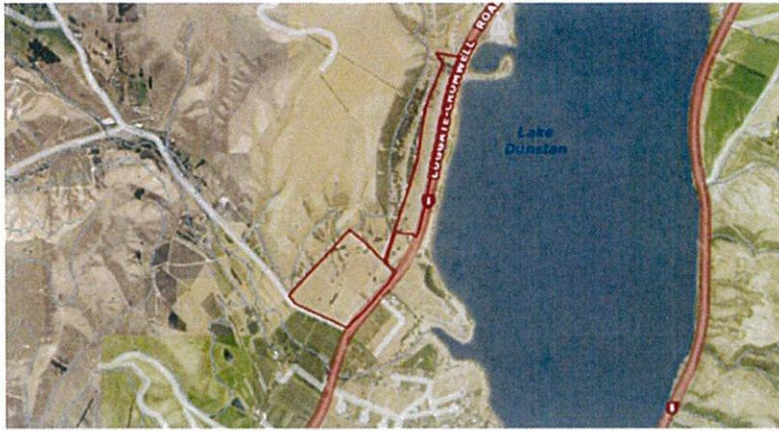
17

Burn Cottage Highway

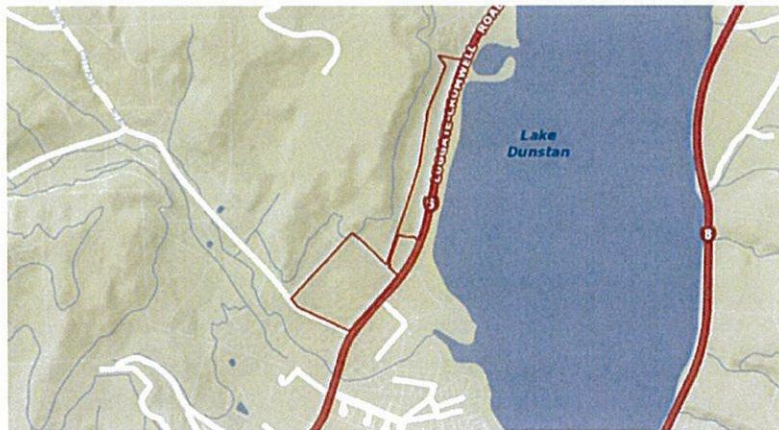
133 Luggate-Cromwell Road, Lowburn, Central Otago District

Mapping

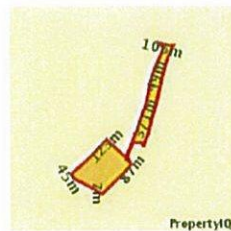
Aerial Map



Road Map



Property Dimensions



Property Details

Land Area: 35.95Ha
Floor Area:
Site Cover:
Age:
Category: LI192B LIFESTYLE-1914/1929

35.95Ha

Rating Valuation

Capital Value: \$1,475,000
Valuation Date: 1 Sep 2016
Land Value: \$1,150,000
Valuation Reference: 28421/18300
Improvements: \$325,000
TA: Central Otago District

20

Lowburn Tce

Shaw ①

Luggate-Cromwell Road, Mount Pisa, Central Otago District

Mapping

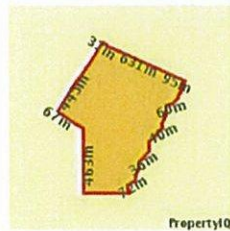
Aerial Map



Road Map



Property Dimensions



Property Details

Land Area: 78.03Ha
Floor Area:
Site Cover:
Age:
Category: LV LIFESTYLE-VACANT

78.03Ha

Rating Valuation

Capital Value: \$1,240,000
Valuation Date: 1 Sep 2016
Land Value: \$1,200,000
Valuation Reference: 28421/14608
Improvements: \$40,000
TA: Central Otago District



21

Lowburn Tee
Shaw 2

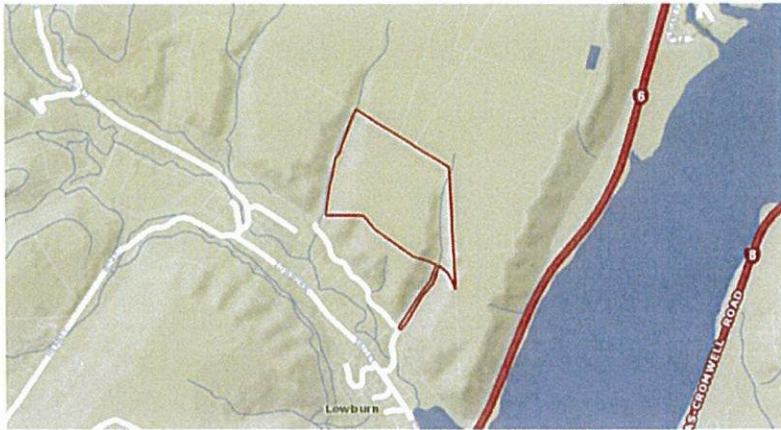
Lowburn Valley Road, Mount Pisa, Central Otago District

Mapping

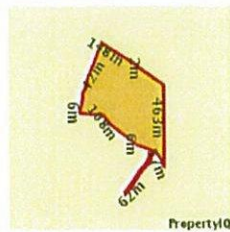
Aerial Map



Road Map



Property Dimensions



Property Details

Land Area: 60.79Ha
Floor Area:
Site Cover:
Age:
Category: PGF PASTORAL-GRAZING-UNECONOMIC-NOT SEPARATE

50.79Ha

Rating Valuation

Capital Value: \$340,000
Valuation Date: 1 Sep 2016
Land Value: \$330,000
Valuation Reference: 28421/15508
Improvements: \$10,000
TA: Central Otago District

22

Lowburn Tee. orchard

Shway 6 Wanaka Road, Mount Pisa, Central Otago District

Mapping

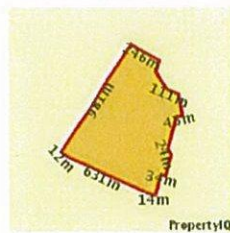
Aerial Map



Road Map



Property Dimensions



Property Details

Land Area: 58.84Ha
Floor Area: 647m²
Site Cover:
Age: 1960-69
Category: HSB HORTICULTURE-STONEFRUIT-ECONOMIC

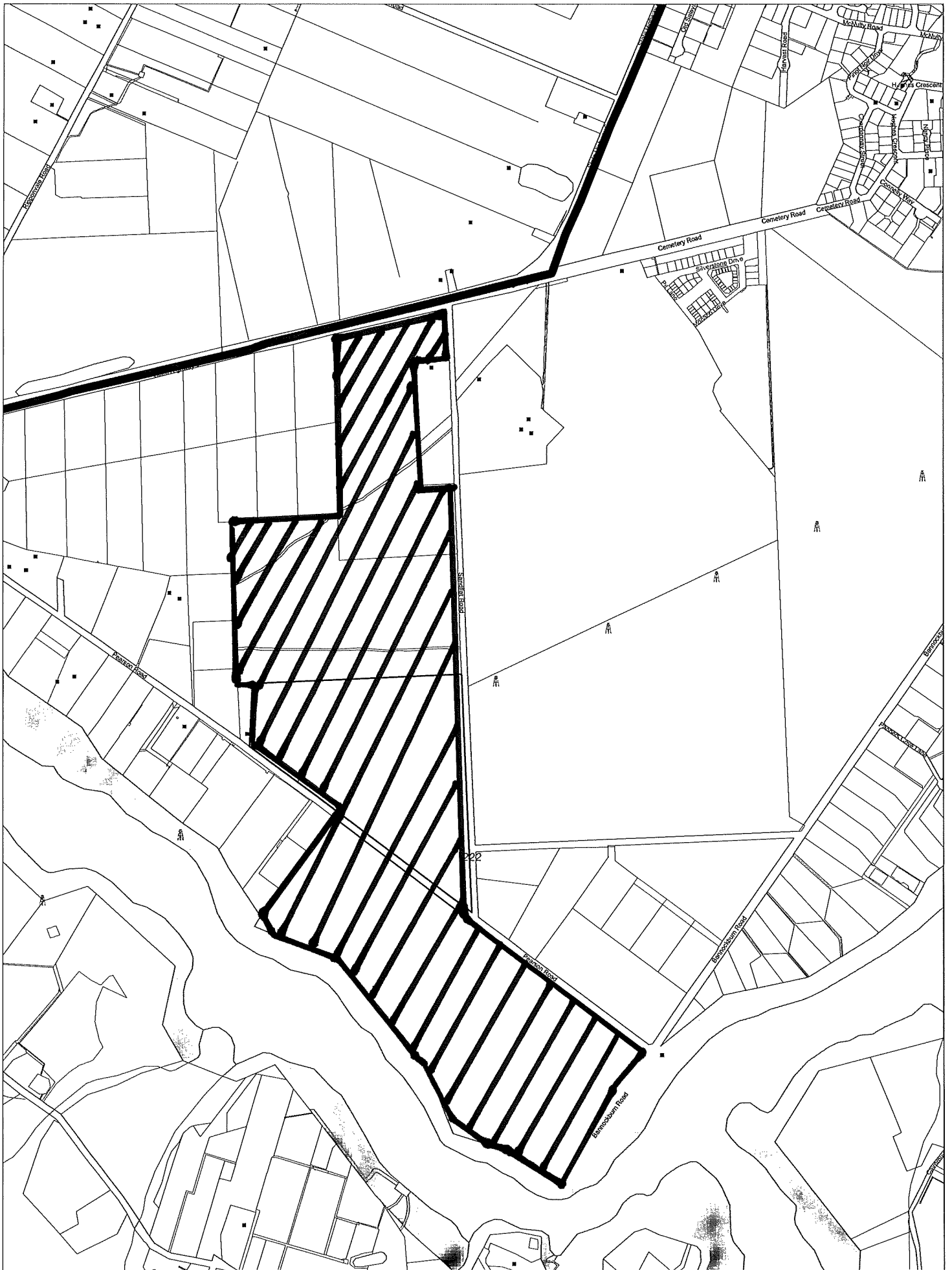
58.84Ha | 647m²

Rating Valuation

Capital Value: \$2,500,000
Valuation Date: 1 Sep 2016
Land Value: \$1,450,000
Valuation Reference: 28421/12802
Improvements: \$1,050,000
TA: Central Otago District

ANNEXURE 2

Plan of Muller family landholding



ANNEXURE 3

Community Board Presentation

RIVER TERRACE

Cromwell Community Board Presentation

WINTON PARTNERS

AGENDA



INTRODUCTION



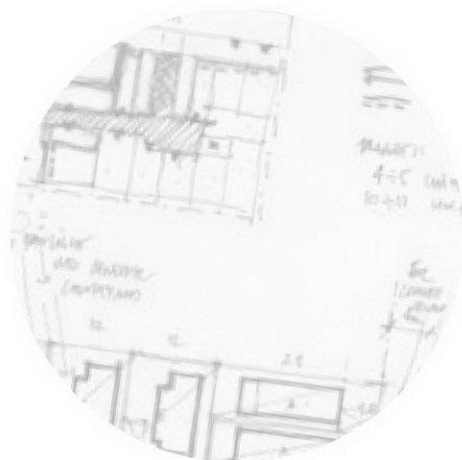
CROMWELL



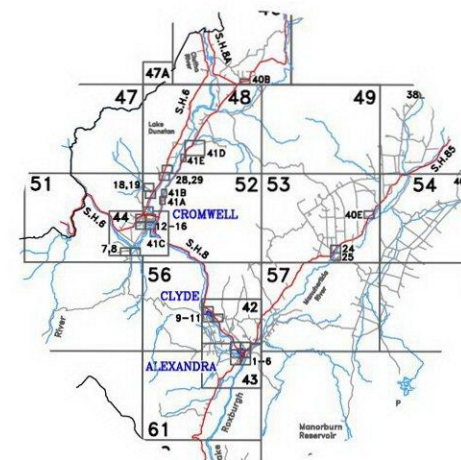
PROJECT VISION AND OBJECTIVES



SITE ANALYSIS



DESIGN RESPONSE



PLANNING

WINTON PARTNERS

- + Founded in 2008 by Chris and Michaela Meehan
- + 20 projects under development in New Zealand and Australia
- + Total yield of 6500 residential lots
- + Commercial, hotels and apartments
- + Established in Central Otago
 - Queenstown — 2500 lots
 - Wanaka — 850 lots
- + Developers of integrated, masterplanned communities

OUR PROPOSAL

- + 50ha at Sandflat Road, Cromwell
- + Currently zoned Rural Residential and Rural
- + Re-zone to enable residential
- + Supporting services / amenities





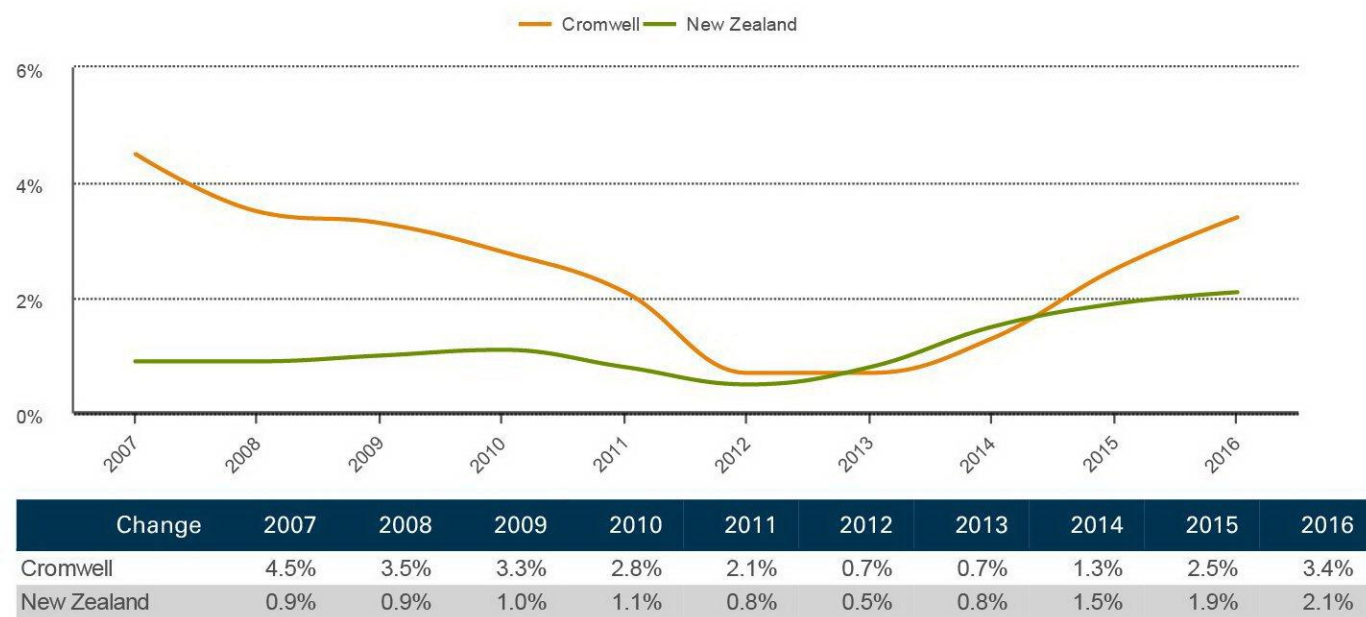
CROMWELL

WHY CROMWELL?

- + Actively researched all of Central Otago
- + Strong presence in Queenstown and Wanaka
- + Identified Cromwell as growth node
- + Spent six months evaluating potential sites
- + Land availability
 - at necessary scale
 - at sensible price
 - ability to produce a well designed, affordable community
- + Understand the challenges
- + Believe in the opportunity

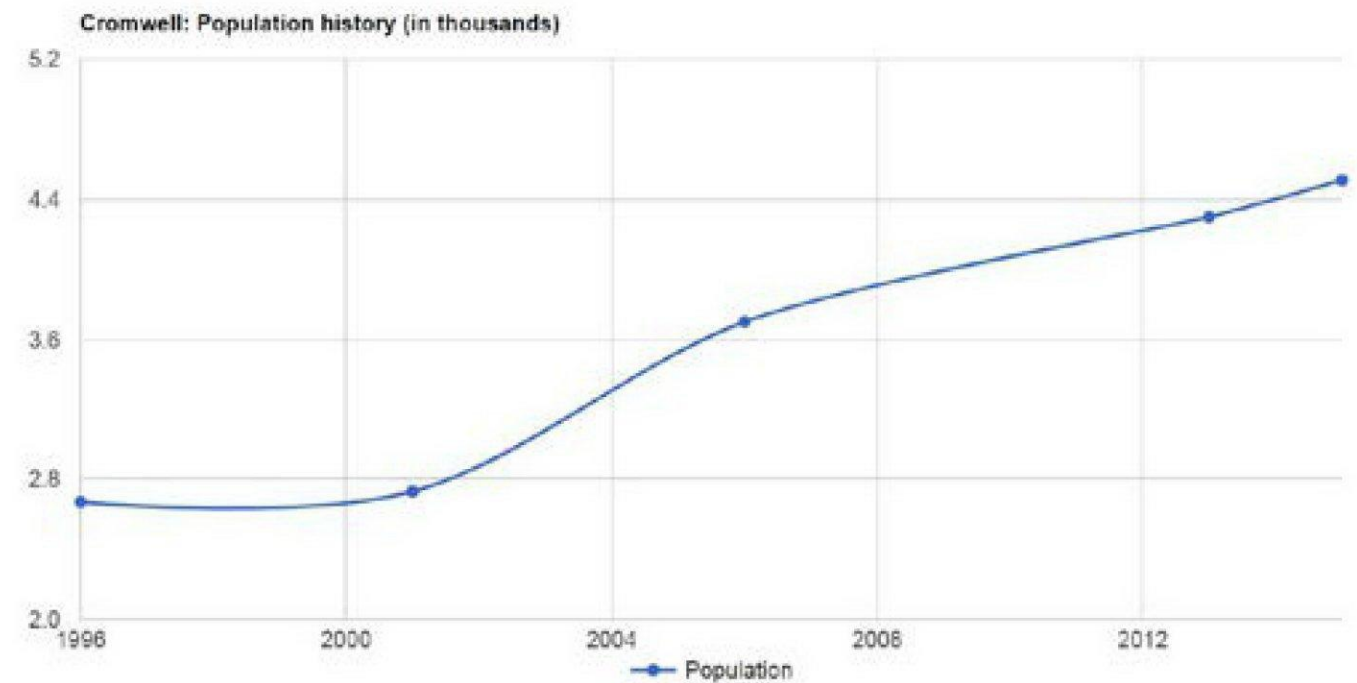
POPULATION GROWTH

ANNUAL POPULATION GROWTH



Source: Cromwell Annual Economic Profile, 2016

Population history ^[1]

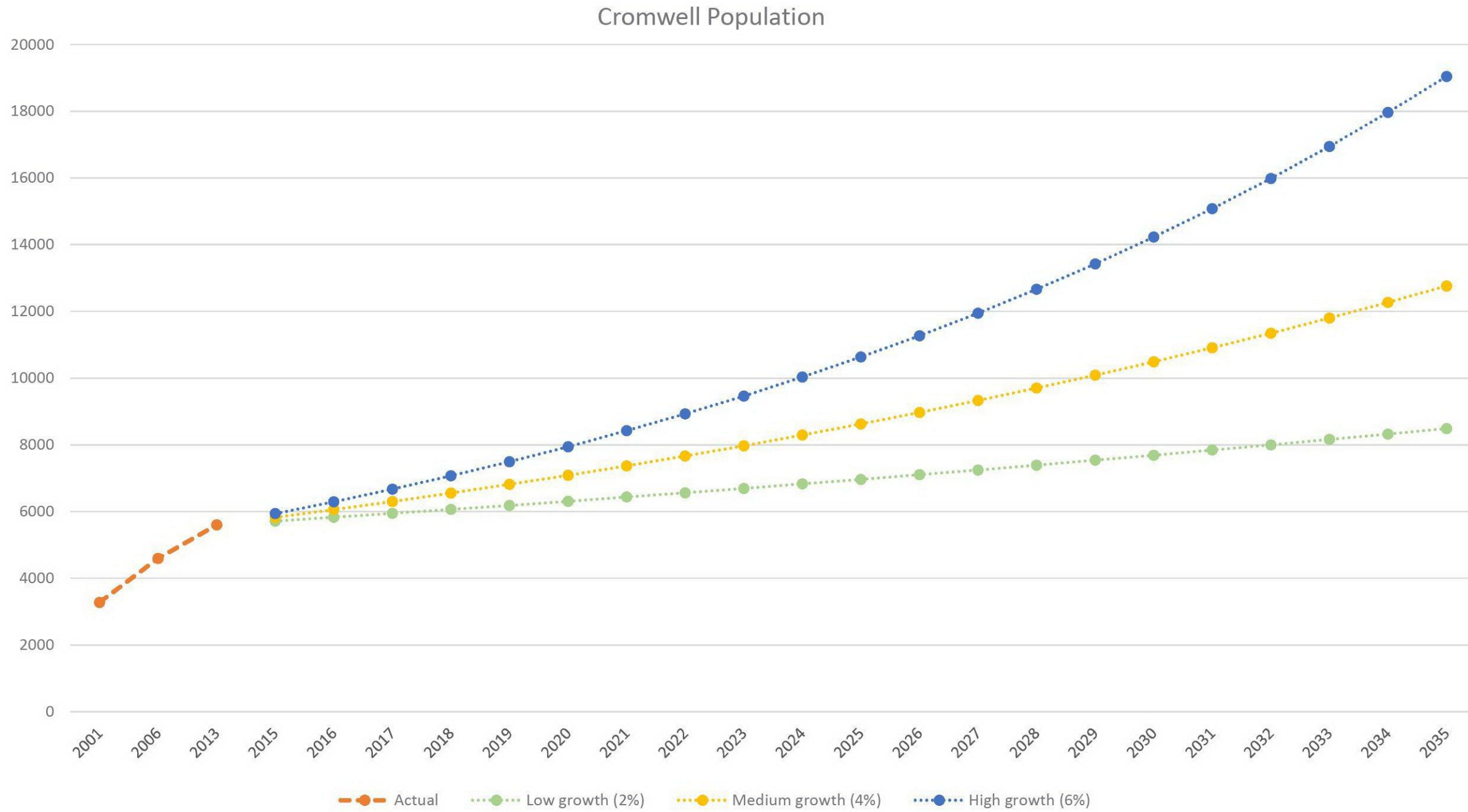


Annual population change

- [1996-2001] **+0.45 %/year**
- [2001-2006] **+6.27 %/year**
- [2006-2013] **+2.17 %/year**
- [2013-2015] **+2.41 %/year**

Source: Population.city

POPULATION PROJECTIONS



Existing population sourced from: <http://www.stats.govt.nz>

CROMWELL

DEVELOPMENT CAPACITY

- + Existing Cromwell “urban” area (2013)
(Cromwell “area unit” + adjacent inhabited meshblocks)

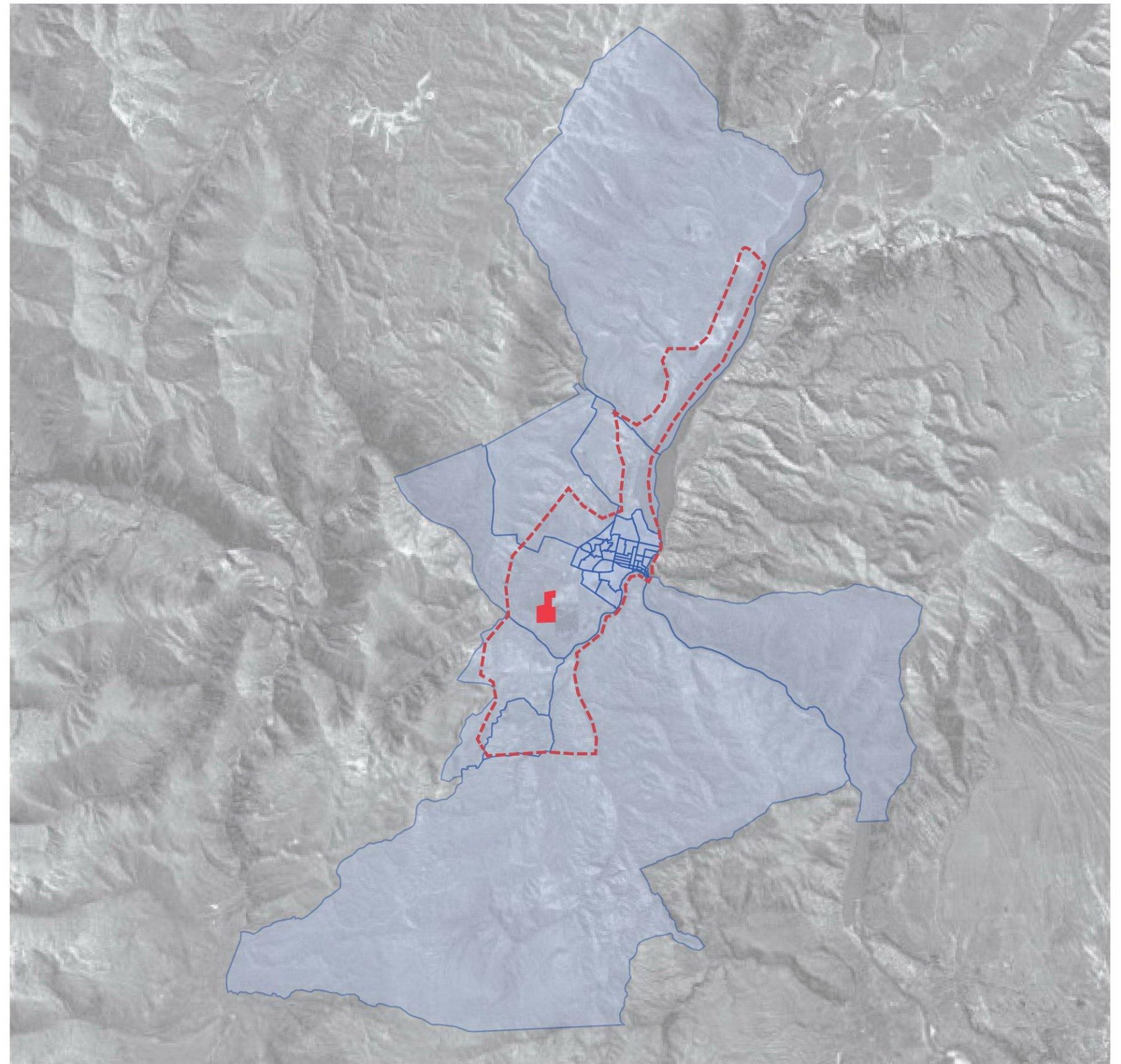
Population: 5,600

Households: 2,238

Average household size: 2.5

- + Medium growth scenario (4%)
— an additional 5,000 people
(or 2,000 dwellings) by 2030

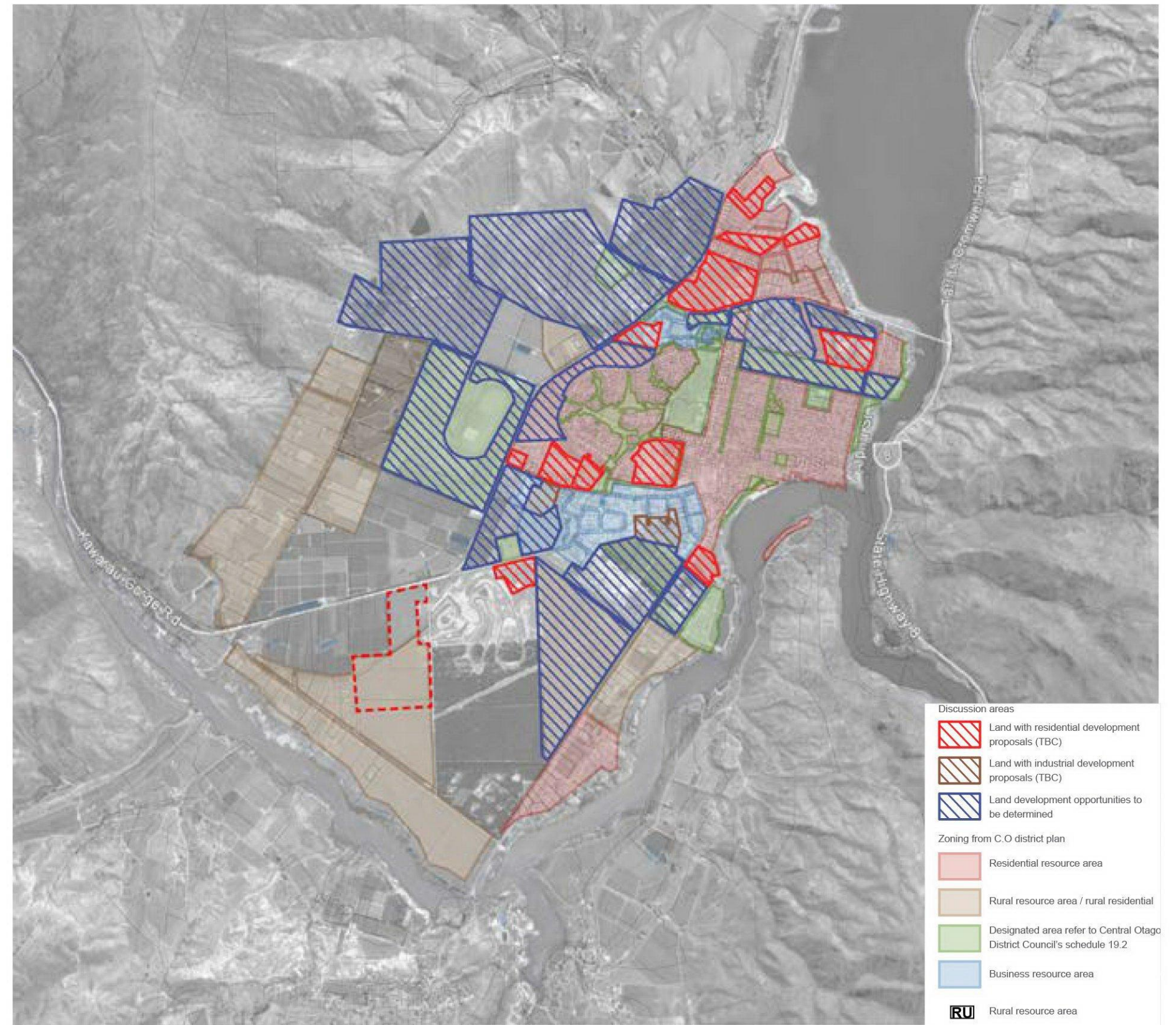
- + High growth scenario (6%)
— an additional 8,600 (or
3,400 dwellings) by 2030



CROMWELL

KNOWN PIPELINE OF RESIDENTIAL DEVELOPMENTS

- + Dwellings: 830
- + Area: 130 hectares
- + Estimated population: 2,075
(2.5 persons per household)



CROMWELL

POSSIBLE SHORTFALL

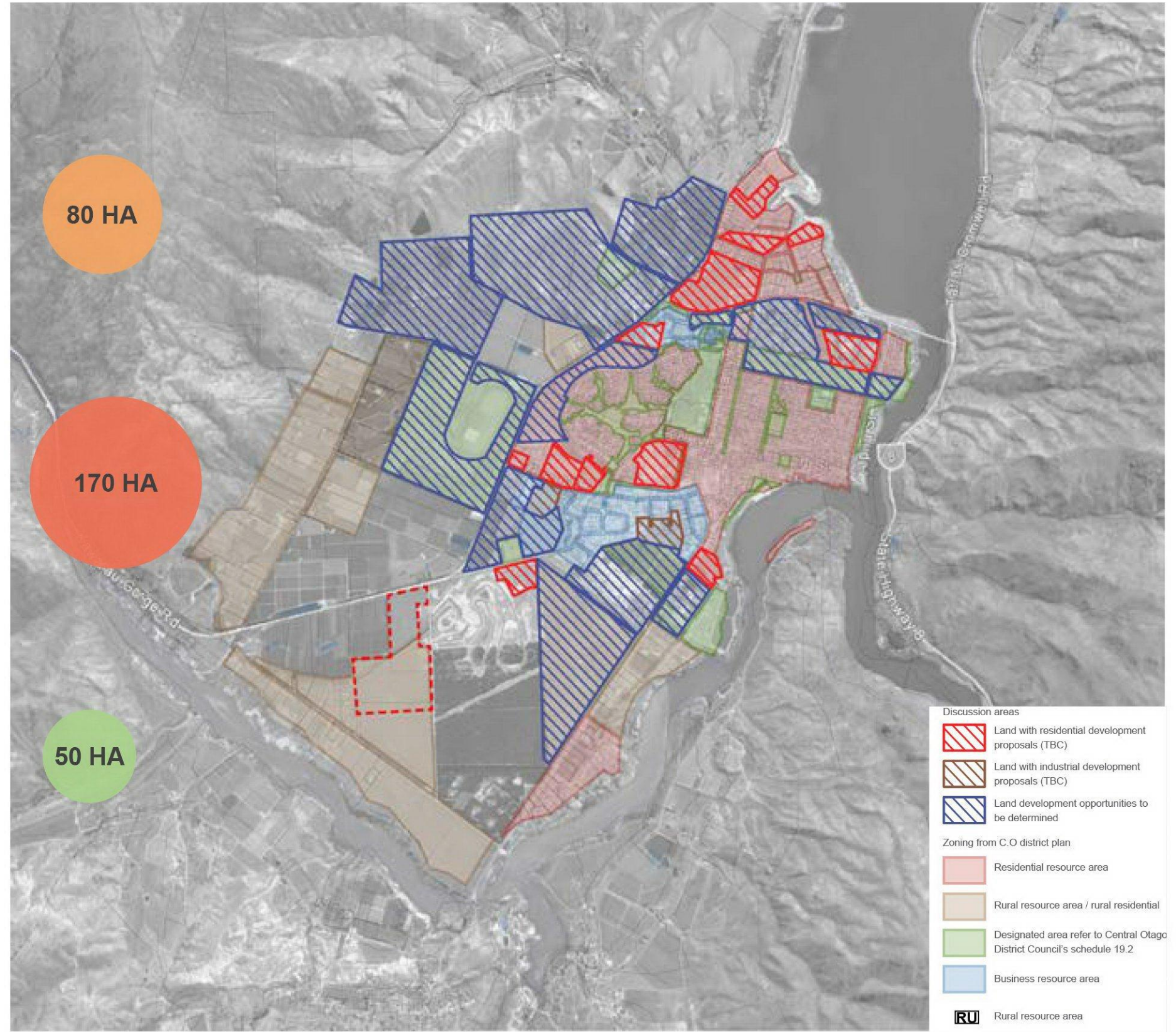
+ Medium growth scenario (4%)

Shortfall: 1,170 dwellings or 80 hectares

+ High growth scenario (6%)

Shortfall: 2,570 dwellings or 170 hectares

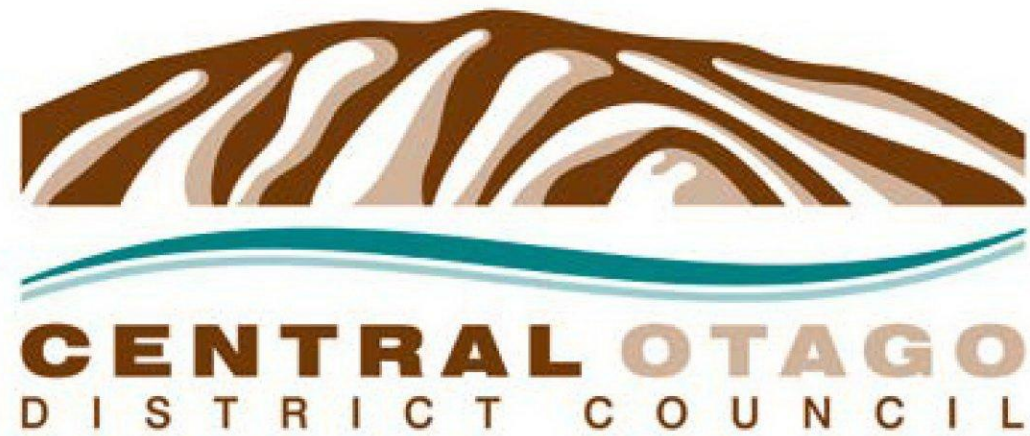
+ River Terrace Site:
50 hectares



AFFORDABILITY

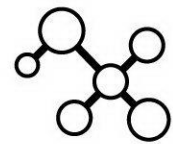
- + Affordable housing choices identified as key issue
- + Integrated, authentic communities need diversity
- + Response to these conditions
 - product choice
 - different densities
 - house / land opportunities
 - retirement living
- + Understand the challenges
- + Willing to engage with the Central Otago Community Housing Trust

STAKEHOLDERS

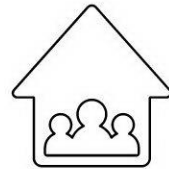


CENTRAL OTAGO DISTRICT COUNCIL

- + Infrastructure
- + Parks and reserves
- + Property



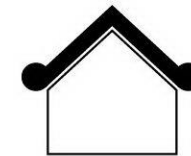
NEIGHBOURS



RESIDENTS



OTAGO
REGIONAL
COUNCIL



MANA
WHENUA



DEPARTMENT
OF
CONSERVATION



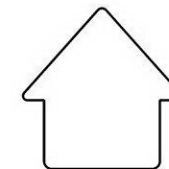
HIGHLANDS
MOTORSPORT
PARK



NEW
ZEALAND
TRANSPORT
AUTHORITY



MINISTRY OF
EDUCATION



CENTRAL OTAGO COMMUNITY
HOUSING TRUST

CONSULTANT TEAM



URBAN DESIGN
LANDSCAPE
ARCHITECTURE
JASMAX



PLANNING
BROWN & COMPANY

LEGAL

WARWICK GOLDSMITH
BARRISTER



ENGINEERING +
SURVEYING
PATERSON PITTS



TRAFFIC
CARRIAGEWAY
CONSULTING



ECONOMIC
MARKET ECONOMICS



ENVIRONMENTAL
E3 SCIENTIFIC



ACOUSTIC
MARSHALL DAY
ACOUSTICS



ARCHAEOLOGY
ORIGIN CONSULTANTS



GEOTECHNICAL
GEOSOLVE

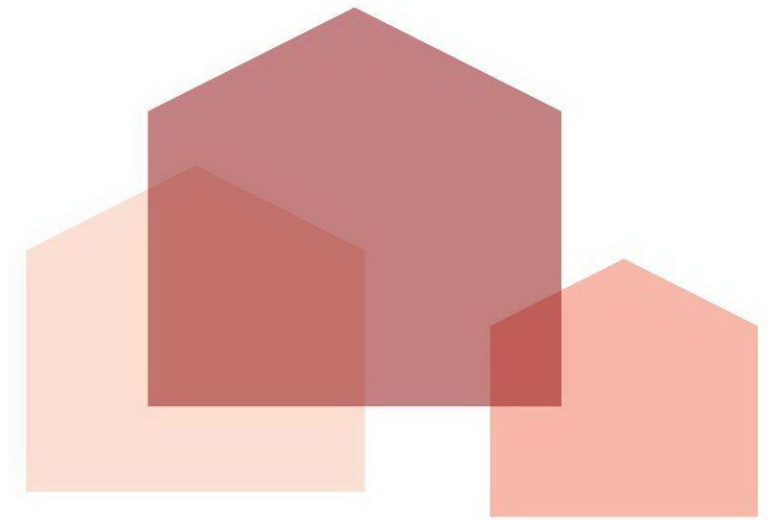
BIG PICTURE SUMMARY



WHY HERE?



IDENTIFY A WAY FORWARD



**WHAT SORT OF
DEVELOPMENT?**

An aerial photograph of a rural landscape. In the foreground, a canal flows through a field of golden-brown trees. To the right, a paved road is lined with a row of tall, slender trees with bright yellow foliage. The middle ground shows a large, flat agricultural area with various fields and a small cluster of buildings. In the background, rolling hills and mountains are visible under a blue sky with scattered white clouds. The text "PROJECT VISION AND OBJECTIVES" is overlaid in the center of the image.

PROJECT VISION AND OBJECTIVES

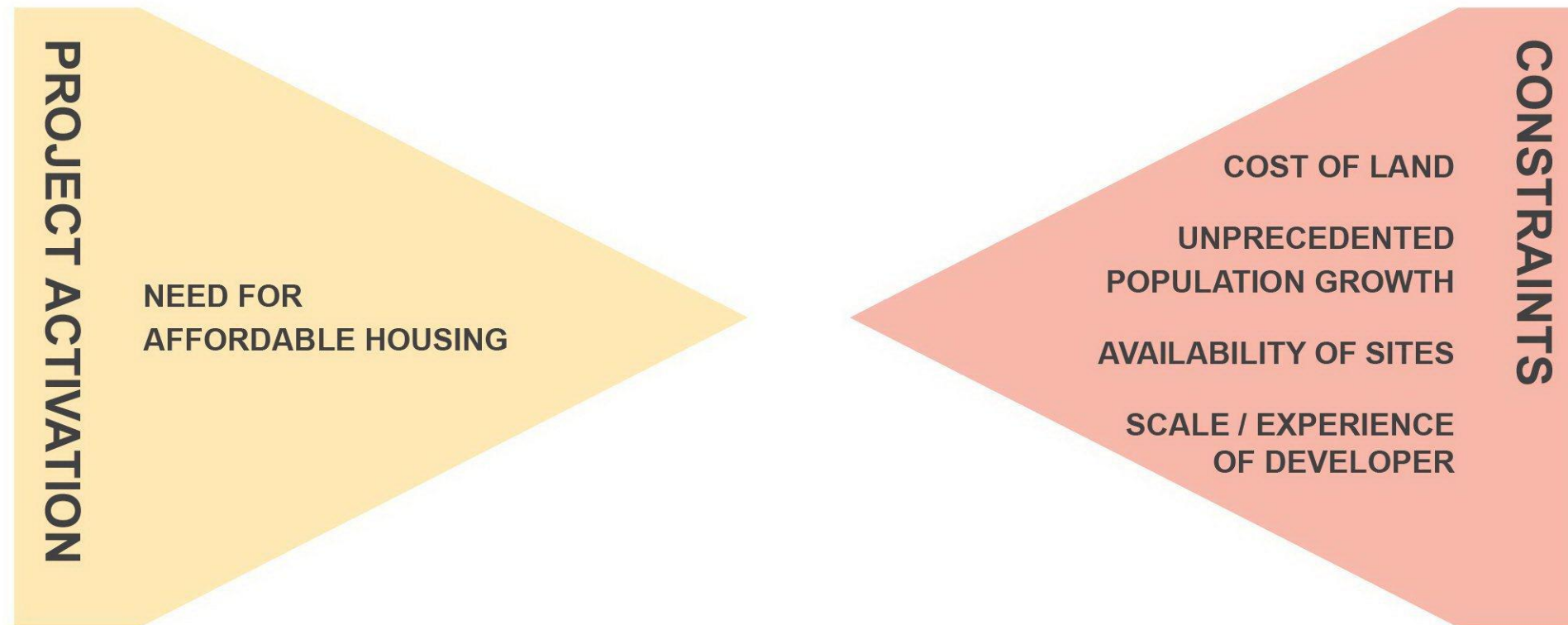
OUR APPROACH

—



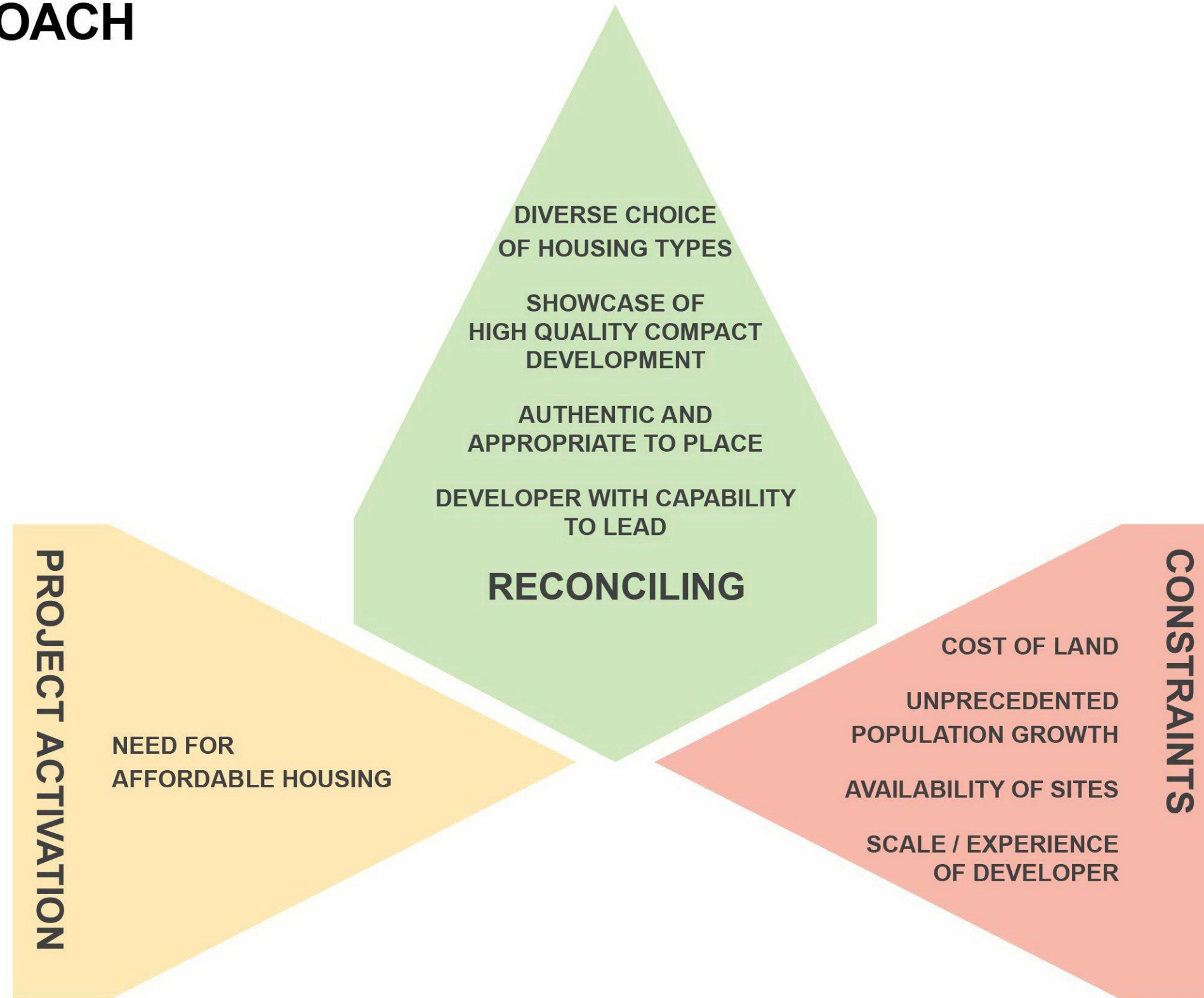
OUR APPROACH

—

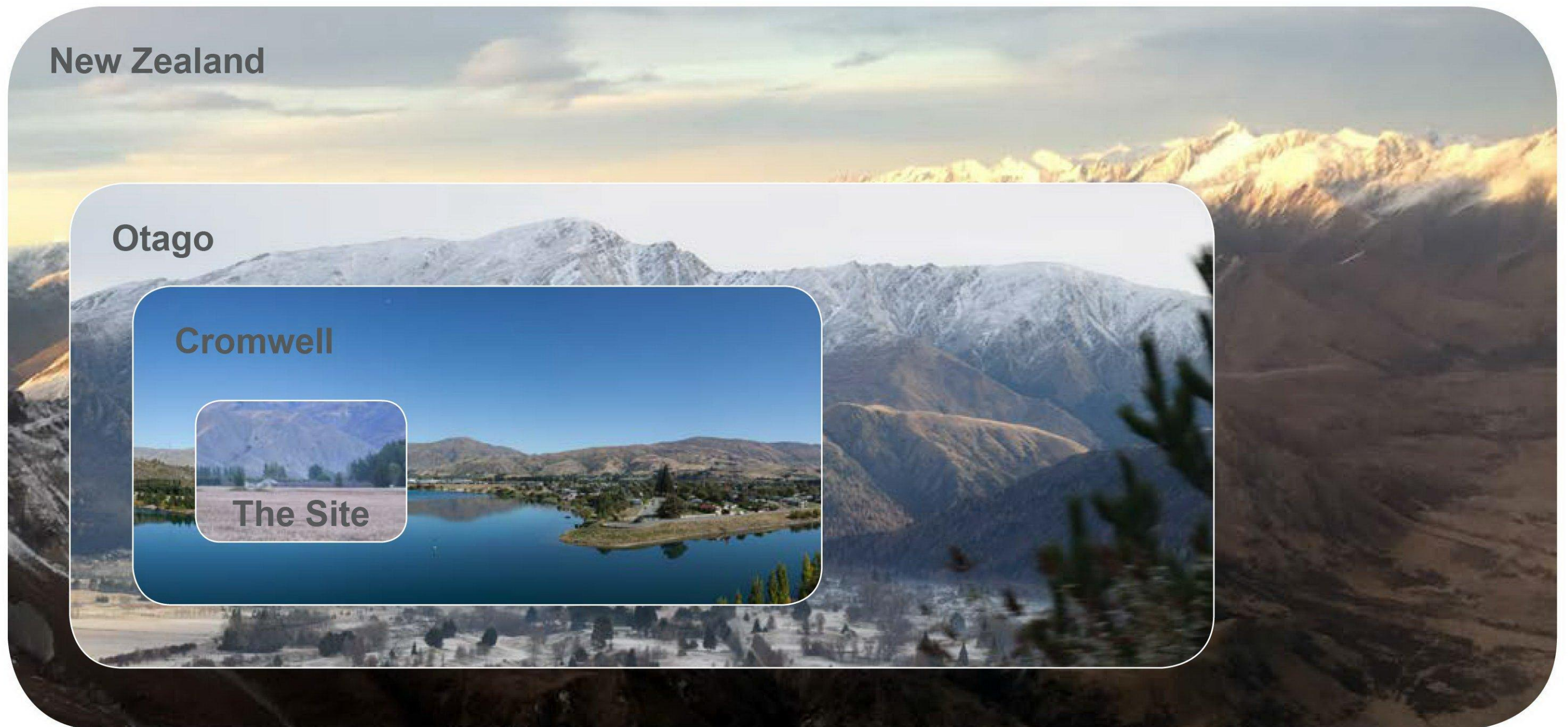


OUR APPROACH

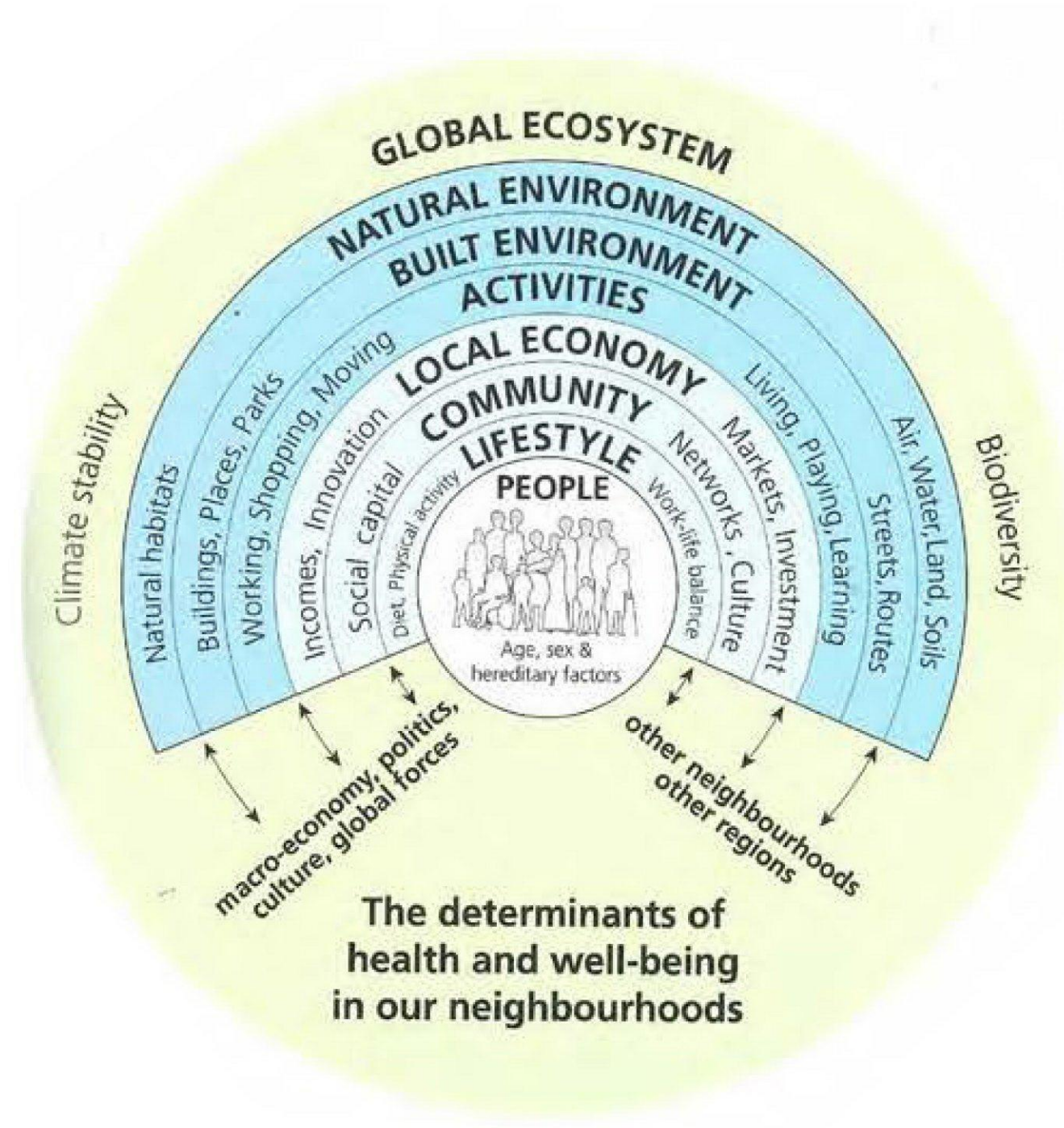
1



UNDERSTANDING OUR CONTEXT



DETERMINANTS OF SUCCESS



Source: Dahlgren and Whitehead, 1991

UNIQUE POTENTIAL

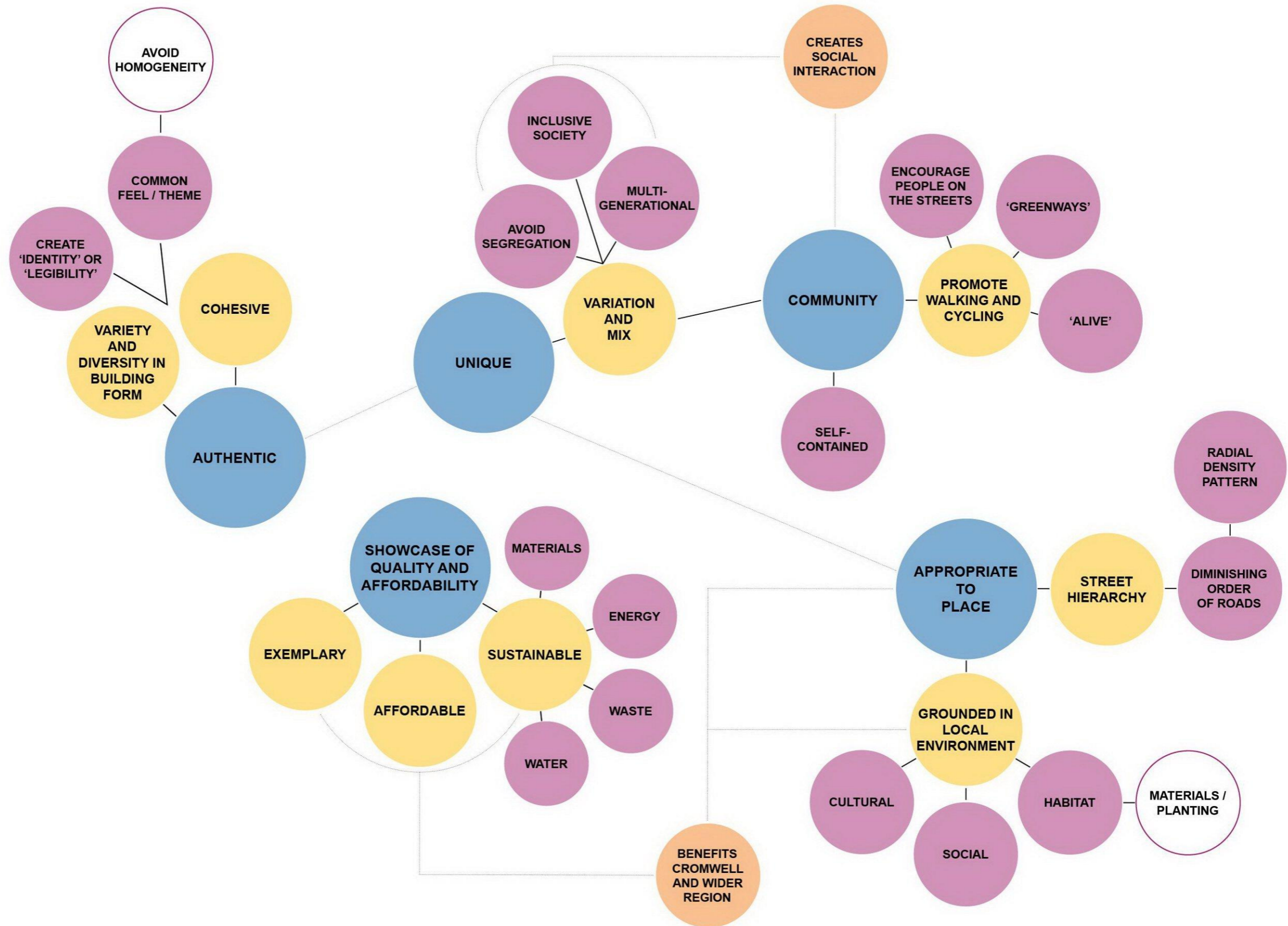
TERROIR

“... the set of all environmental factors that affect a crop’s phenotype, including unique environment contexts, farming practices and a crop’s specific growth habitat. Collectively, these contextual characteristics are said to have a character ...”



Source: <https://www.vivino.com/>

VISION



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

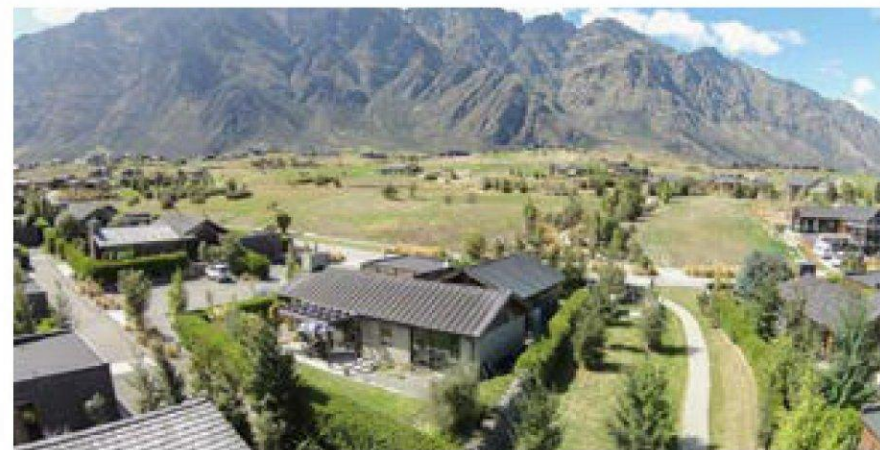
Human-scaled



ASPIRATIONS

OPEN SPACES

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



RETIREMENT VILLAGE


- Integrated
- Small-scale

NEIGHBOURHOOD CENTRE

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



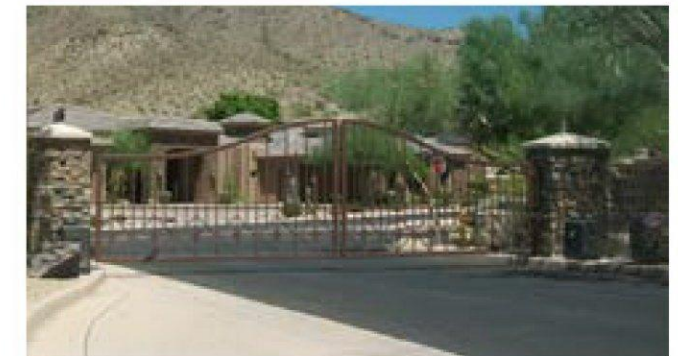
AVERSIONS

DON'T 



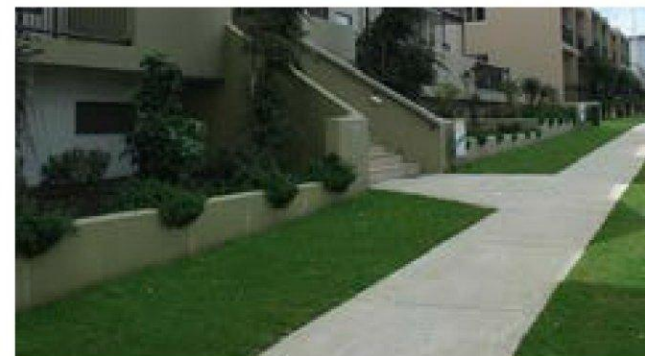
ROADS & STREETS

- 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



DESIGN VISION STATEMENT

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
QUEENSTOWN
CHRISTCHURCH

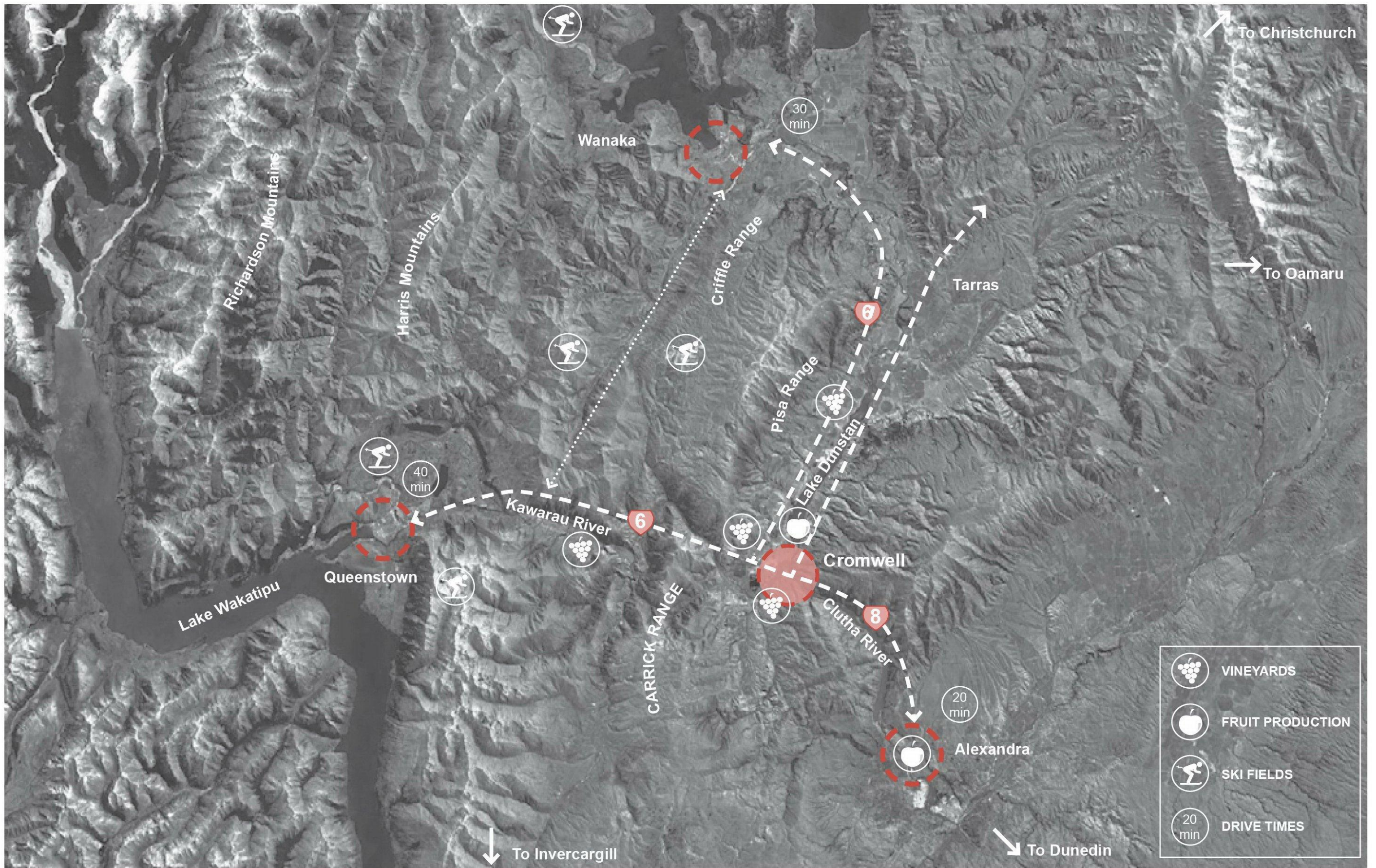
SITE ANALYSIS



CENTRAL OTAGO



SITE ANALYSIS



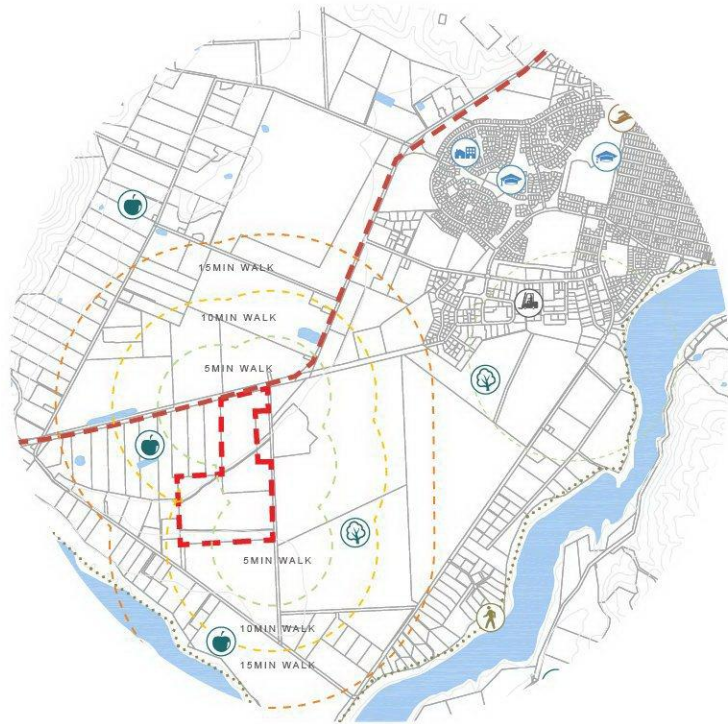
CROMWELL



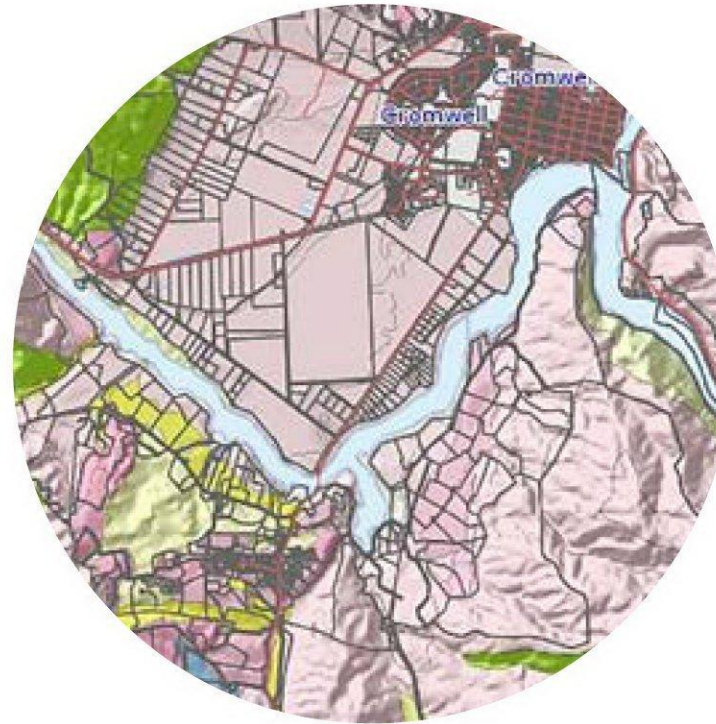
SITE ANALYSIS

MAPPING

LOCAL AMENITY



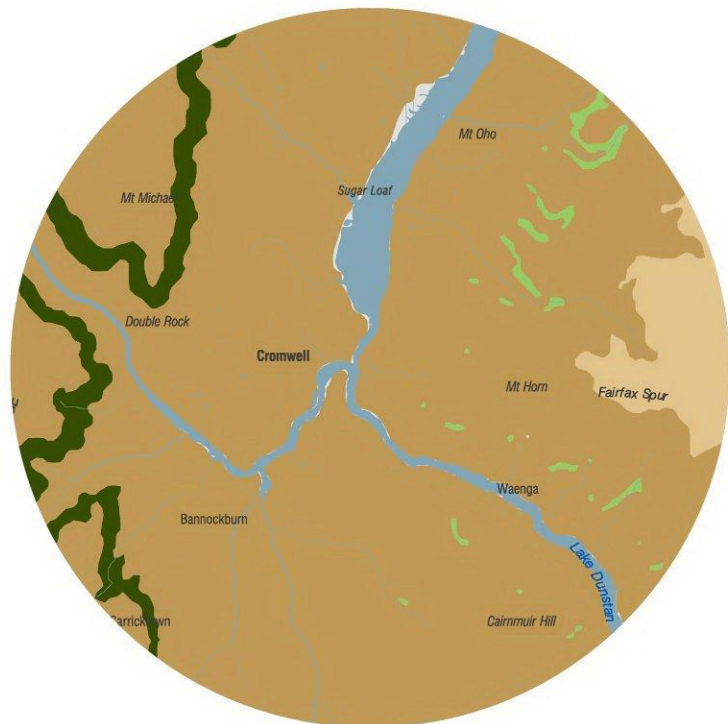
SOIL TYPE



VEGETATION



BIODIVERSITY



TOPOGRAPHY

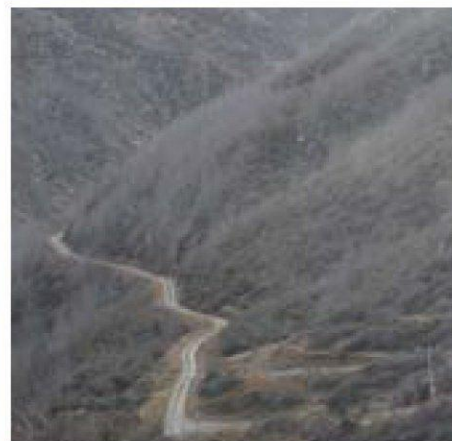


CLIMATE



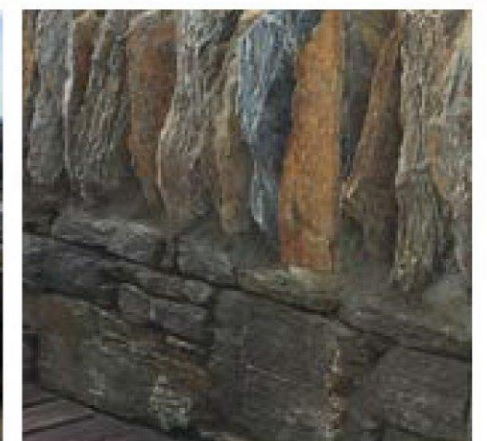
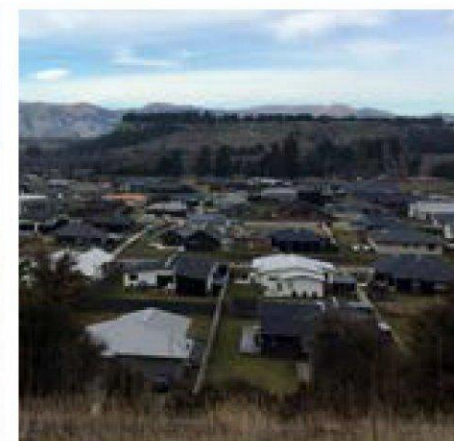
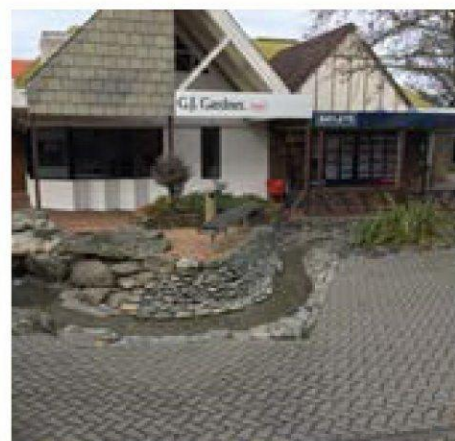
SITE ANALYSIS

NATURAL VERNACULAR



SITE ANALYSIS

BUILT VERNACULAR



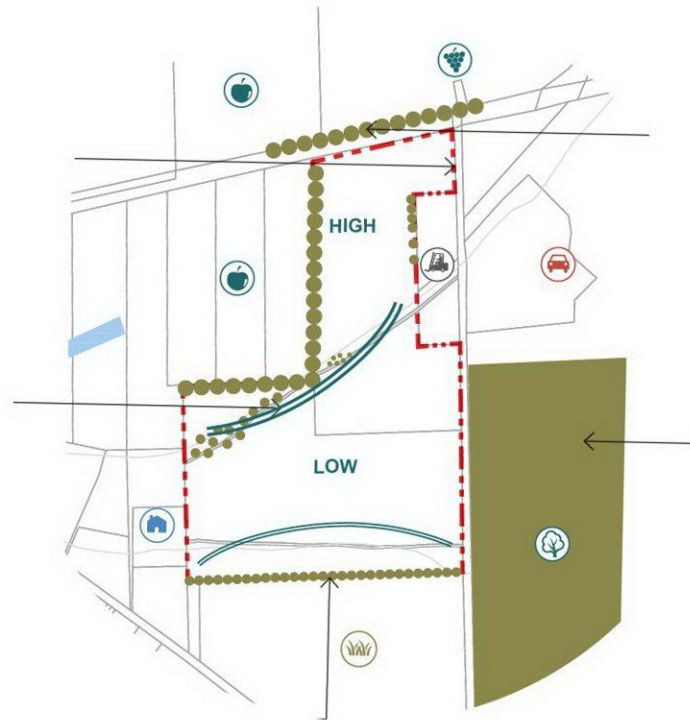
PROJECT SITE: SANDFLAT ROAD



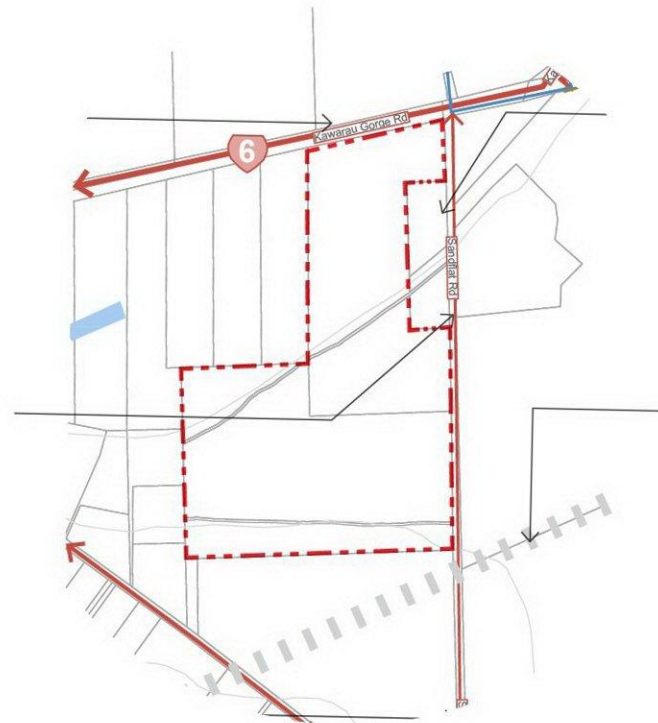
SITE ANALYSIS

MAPPING

SITE ADJACENCIES



SITE CONNECTIVITY



SITE SERVICES



STREET ACCESS SITE

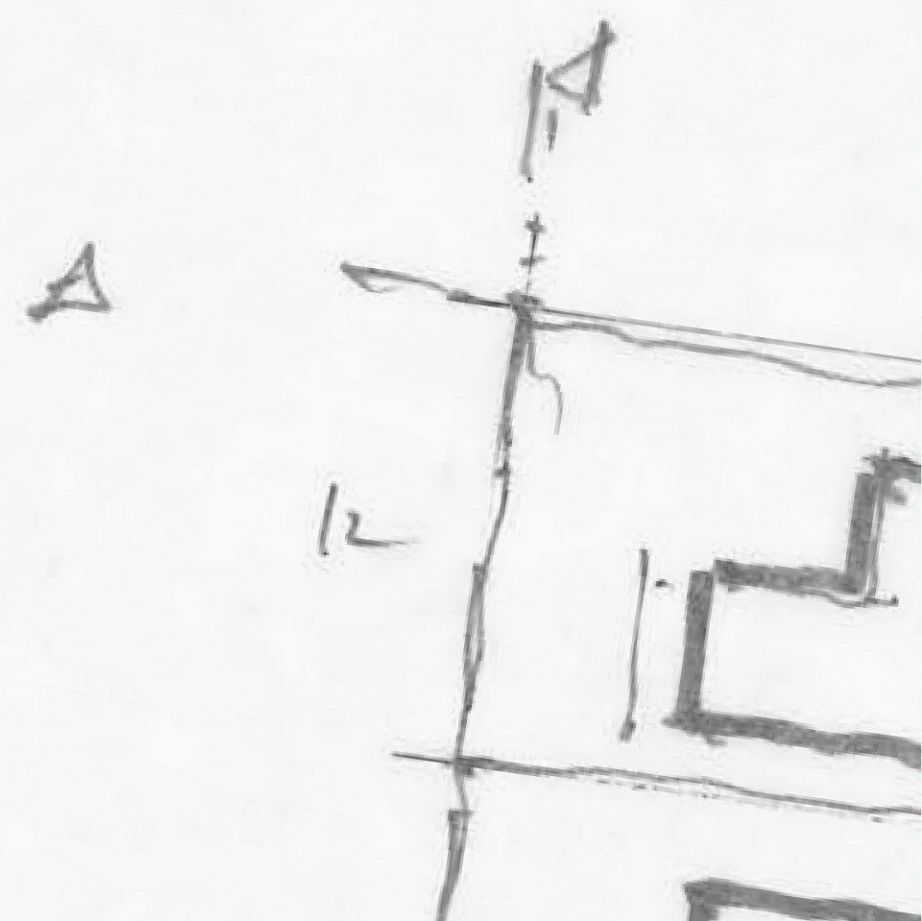
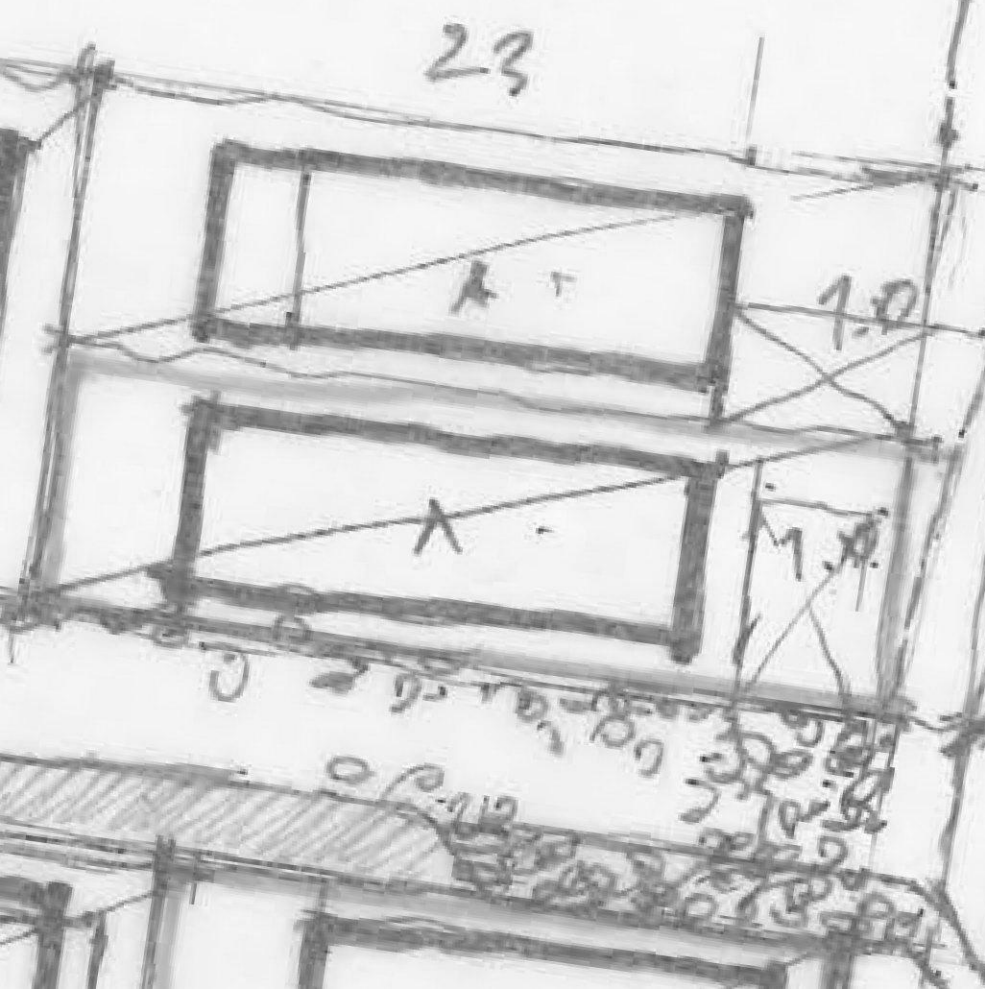
RESULTS:

MASTERPLAN CONCEPT

10 ÷ 11 UNITS ACCESSED
 10 ÷ 11 UNITS ACCESSED OFF THE STREET
 OFF THE STREET OFF ROAD

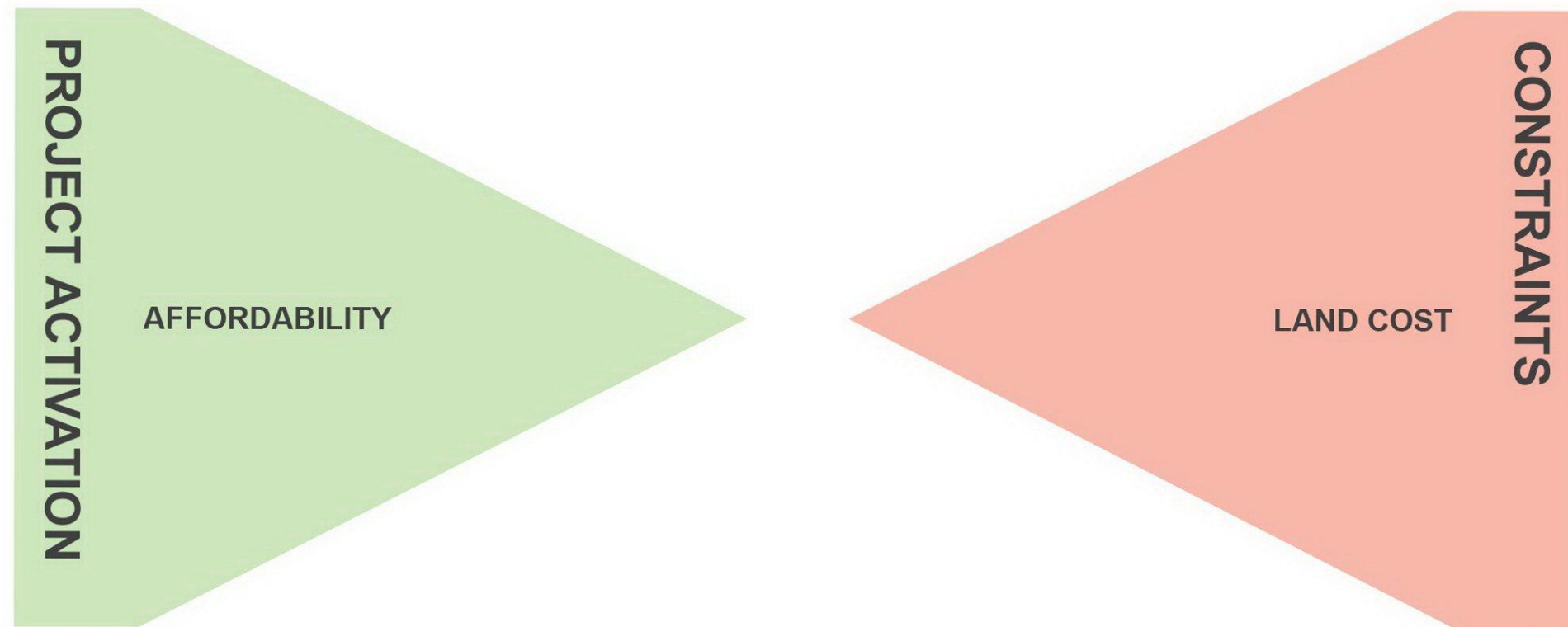
33%
<u>66%</u>

FOR
 1 UNIT
 12000
 4m



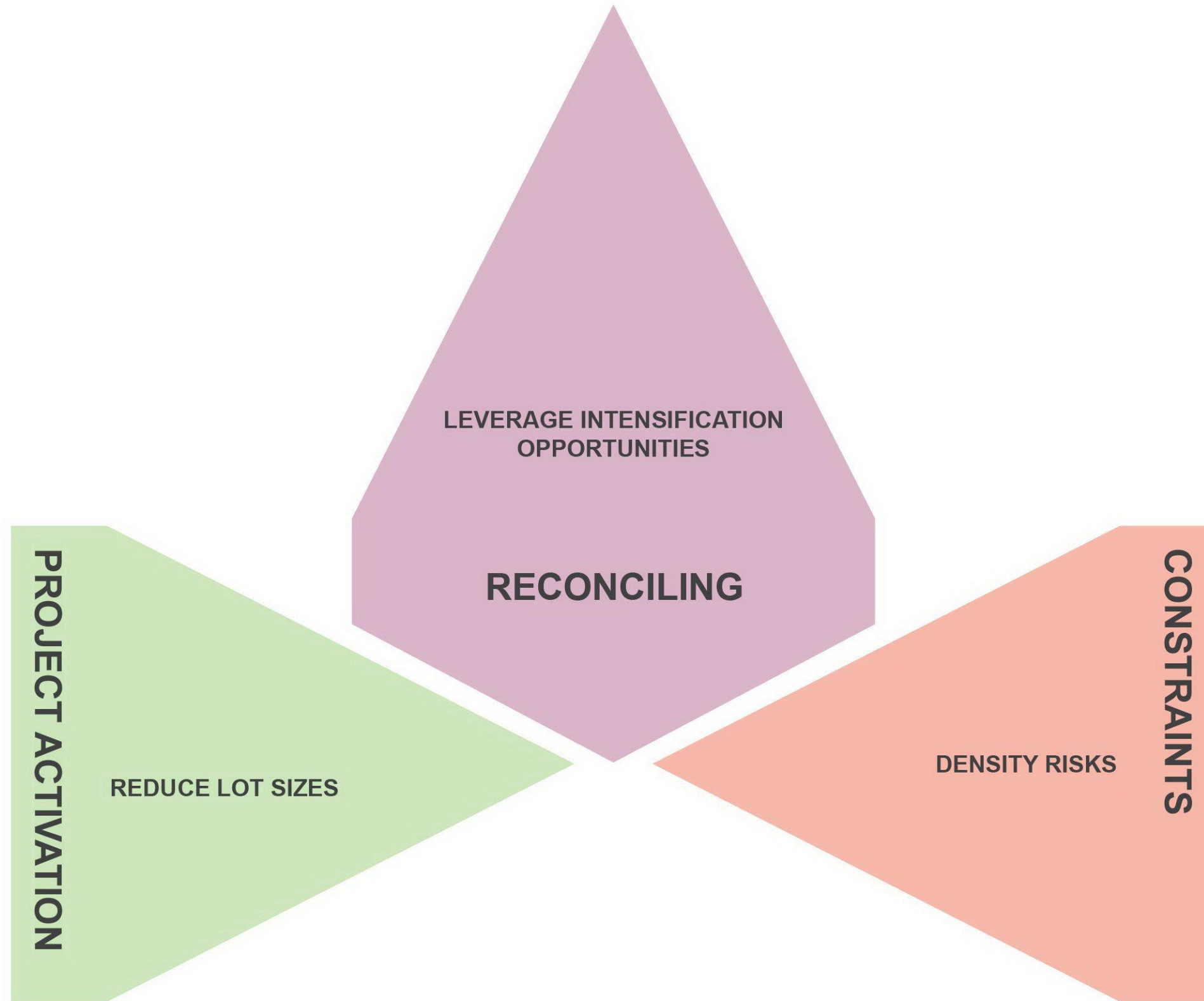
RECAP

—



RECAP

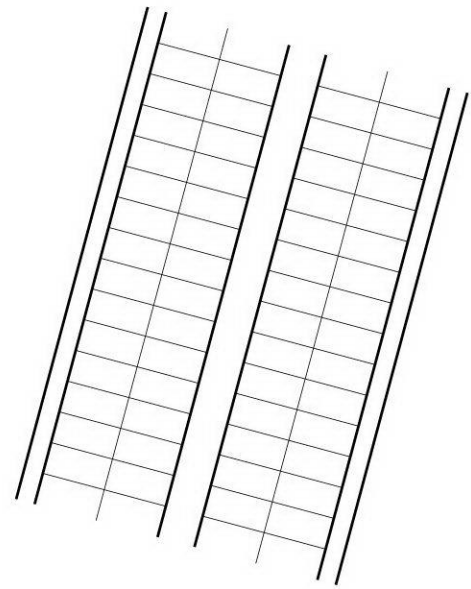
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DEVELOPMENT PATTERNS

—

CONVENTIONAL STREETS

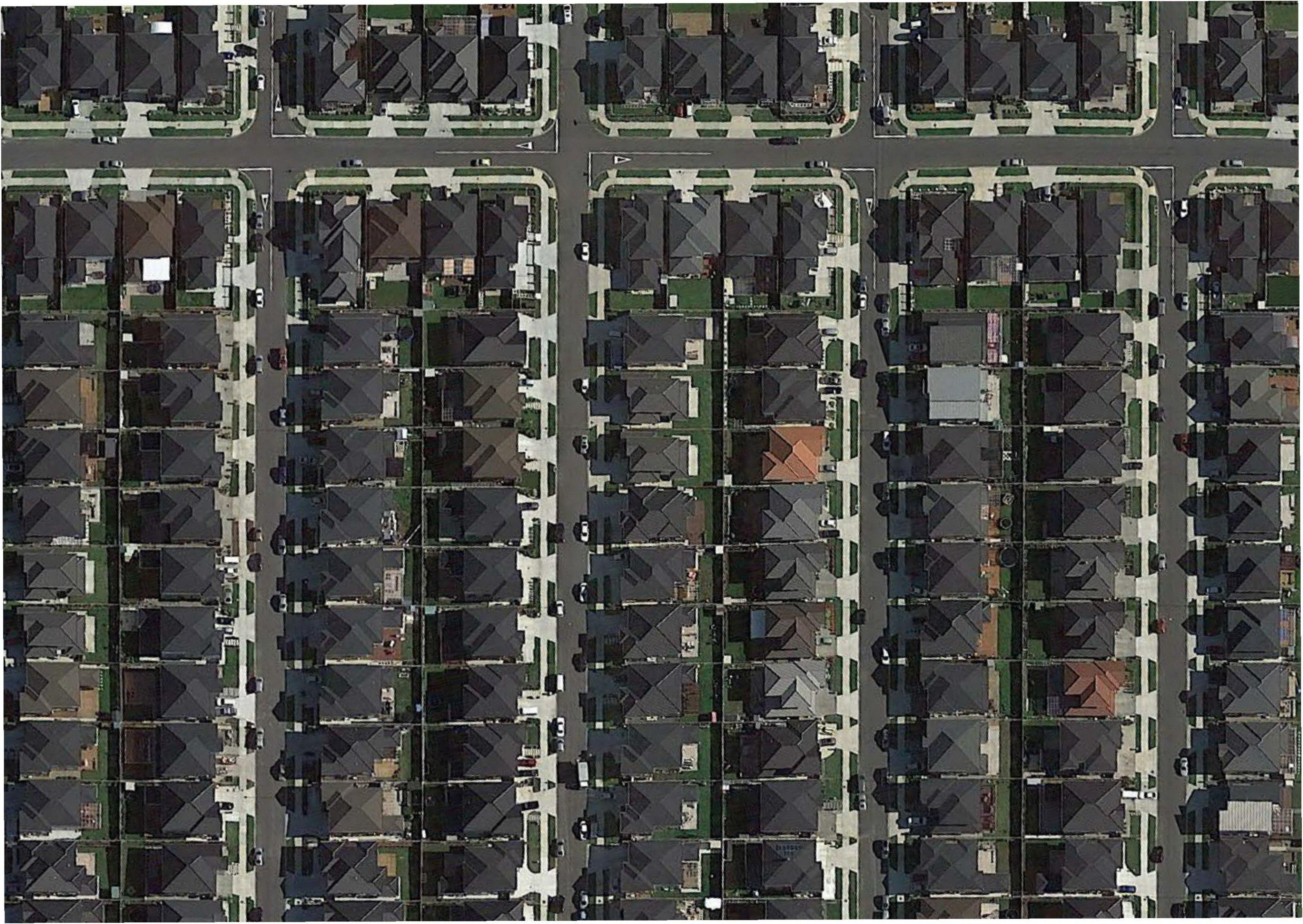


- + Efficient
- + Logical
- + Easy way-finding
- + Walkable



- + Unsympathetic response to topography
- + At higher densities, can become very repetitive and monotonous

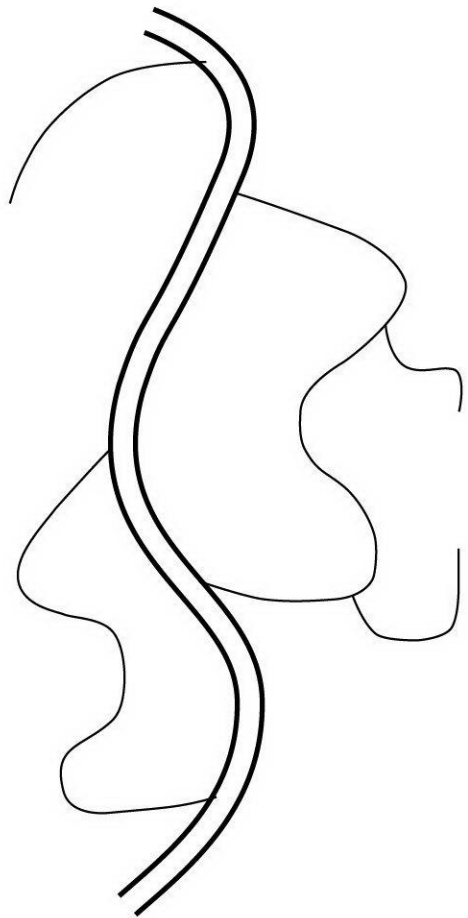




DEVELOPMENT PATTERNS

—

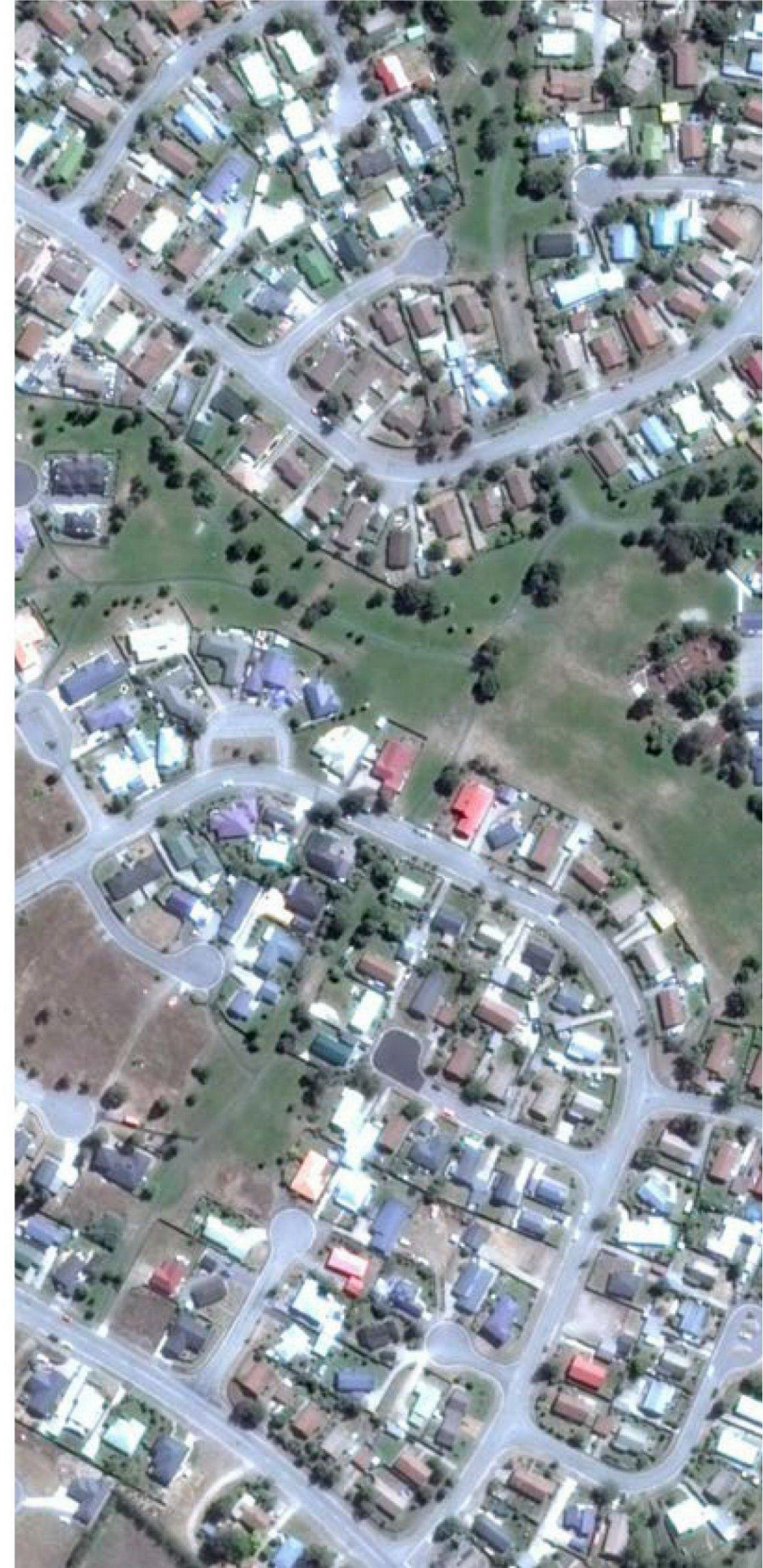
SERPENTINE SUBURBIA



- + Organic shape
- + Improved response to topography
- + Greater variety



- + Cannot cope with higher densities due to inefficient lot shapes
- + Difficult to find your way around
- + Promotes car dependency (as opposed to walkability)

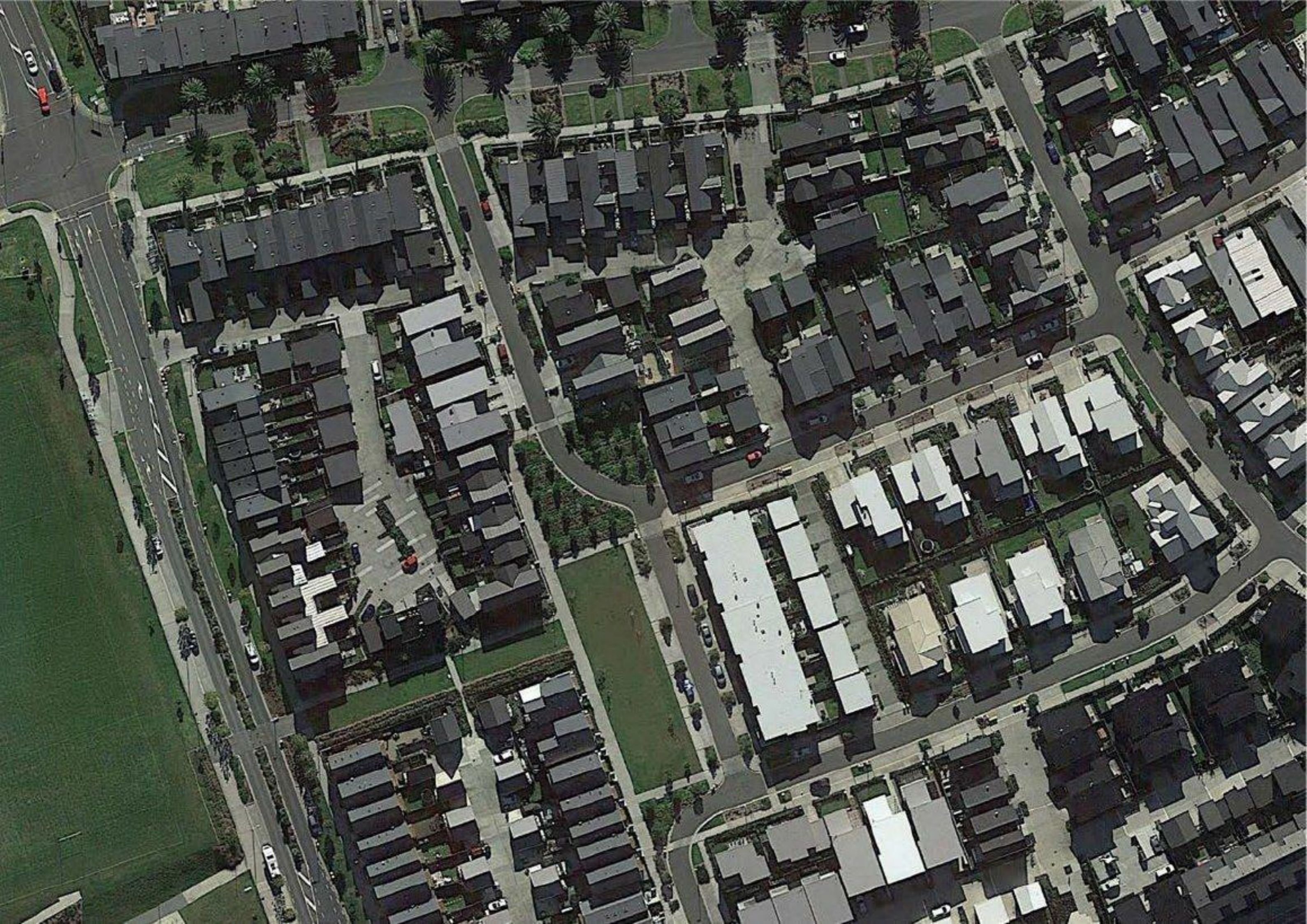




DENSITY

—
Recent attempts at higher densities haven't worked when we continue to put the same or bigger houses on increasingly smaller lots.





QUALITY COMPACT DEVELOPMENT

—
THOUGHTFUL DESIGN can resolve and UNLOCK the potential of intensification.



QUALITY COMPACT DEVELOPMENT OPPORTUNITIES



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 PHYSICAL AND MENTAL WELLBEING



IMPROVE SUSTAINABILITY



ENABLE AFFORDABILITY

QUALITY COMPACT DEVELOPMENT OPPORTUNITIES



FOSTER COMMUNITIES

- + Shared amenity
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- + Diversity of housing choice



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



IMPROVE SUSTAINABILITY



ENABLE AFFORDABILITY

QUALITY COMPACT DEVELOPMENT OPPORTUNITIES



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IMPROVE SUSTAINABILITY

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



ENABLE AFFORDABILITY

QUALITY COMPACT DEVELOPMENT OPPORTUNITIES



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- + Effective solar orientation



ENABLE AFFORDABILITY

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

DESIGN RESPONSE

RESPONSE

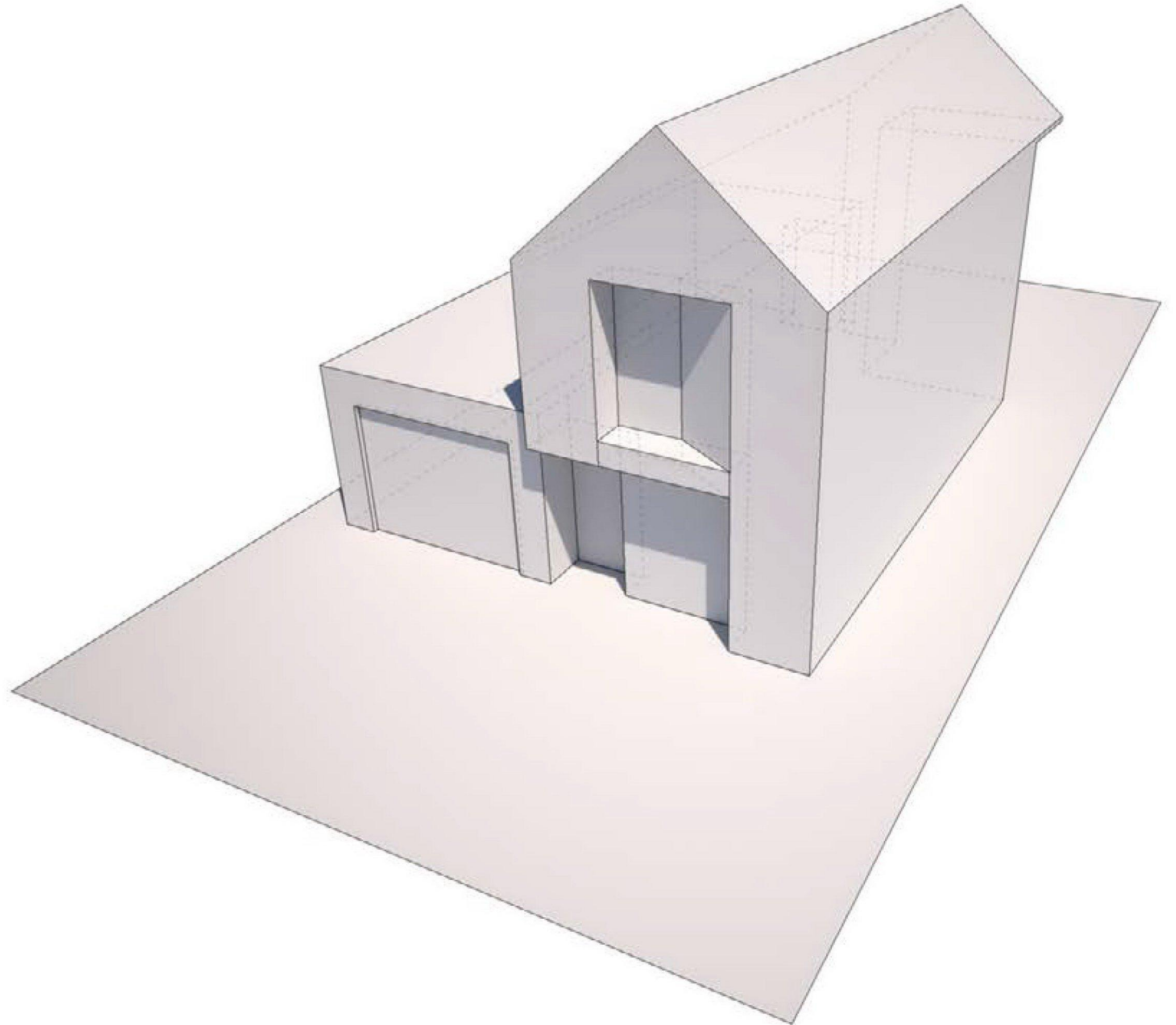
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BLOCK OUT NEIGHBOURS

- + Loss of character
- + Visual amenity
- + Loss of surveillance and “eyes on the street” = increased crime
- + Loss of engagement with neighbours = loss of sense of community
- + Design quality lost



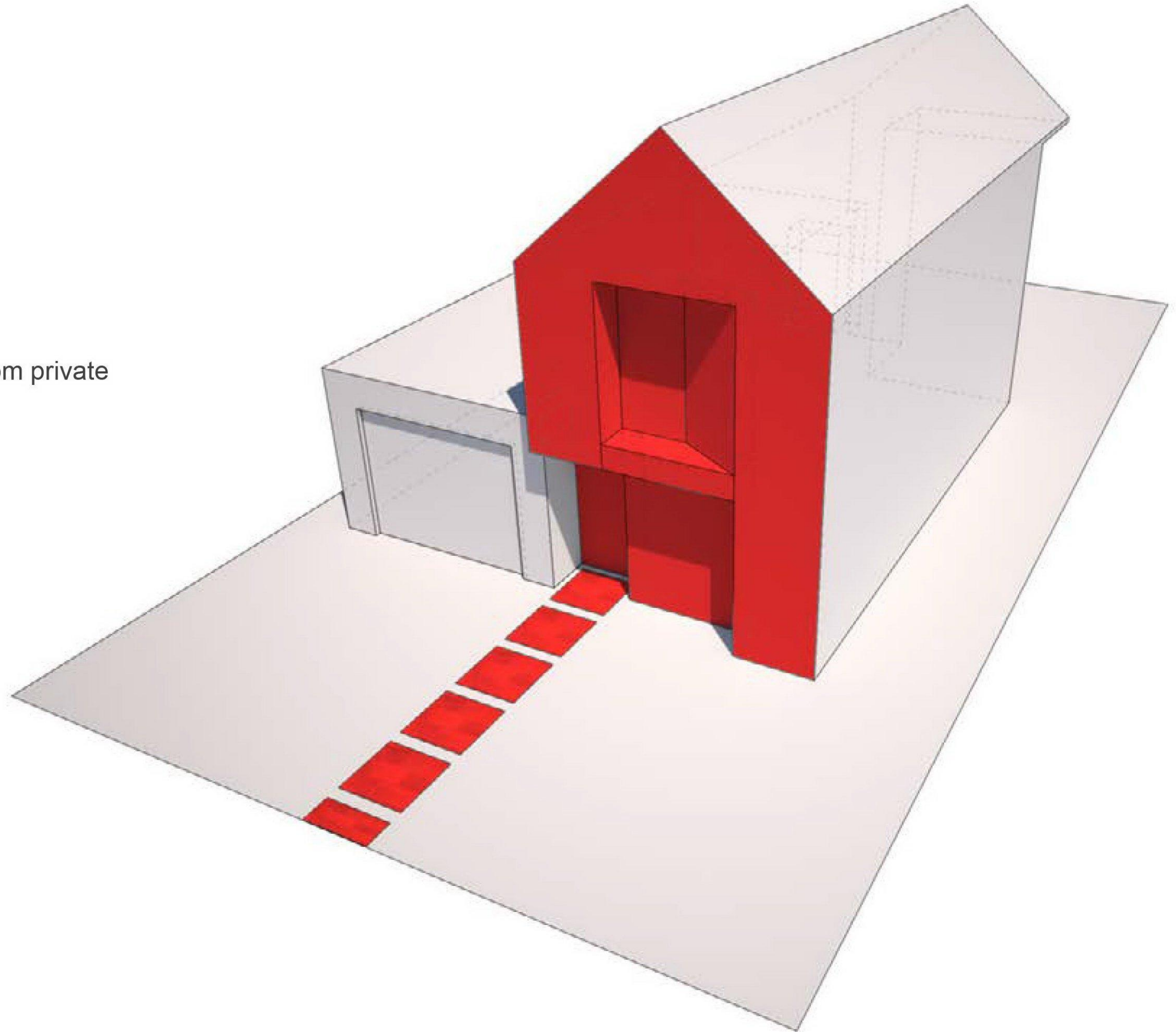
HOME



HOME

—

- + Distinguish formal front from private rear

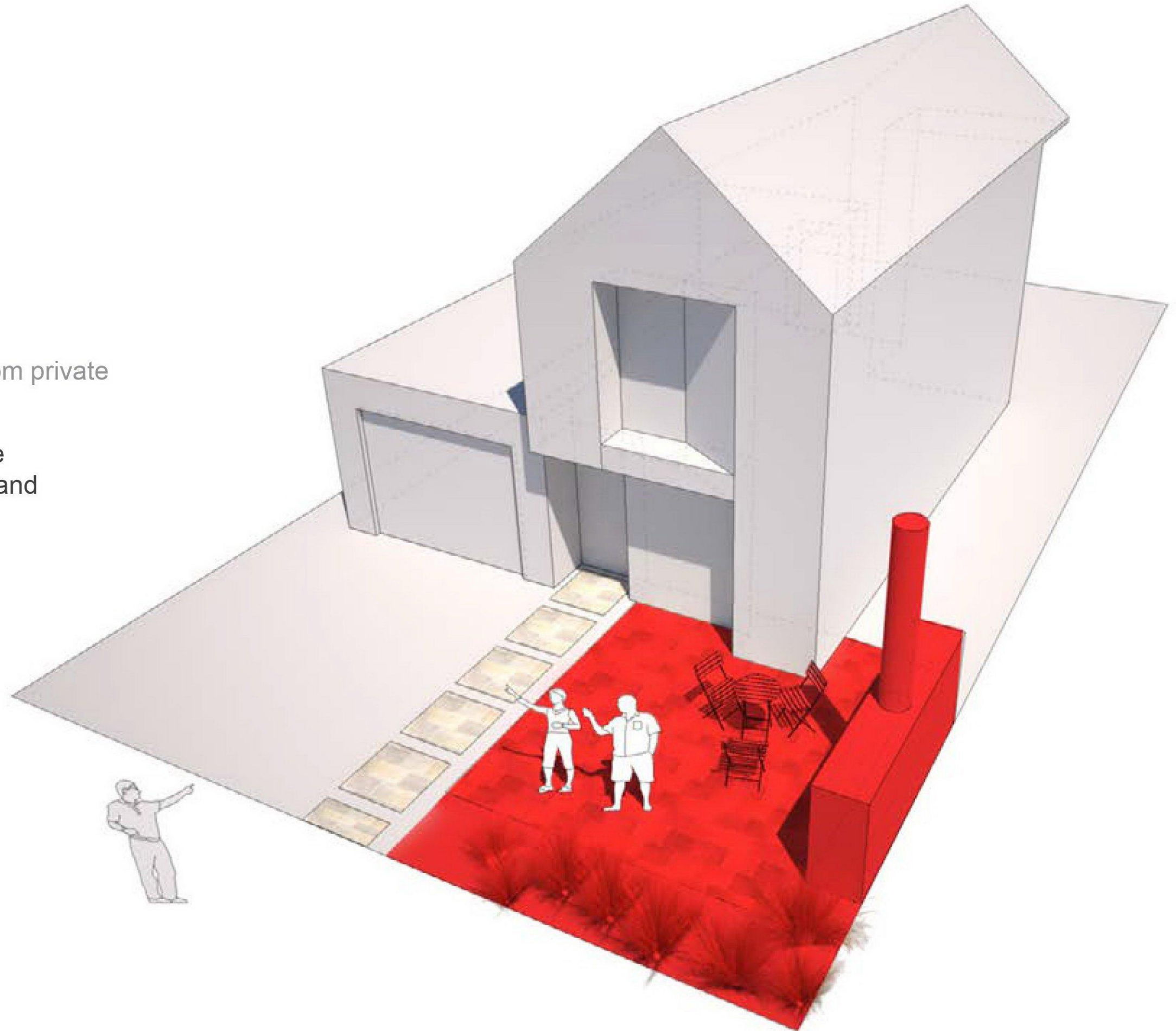


HOME

—

CAN RESOLVE

- + Distinguish formal front from private rear
- + Re-think the fence: restore interaction with the street and neighbourhood

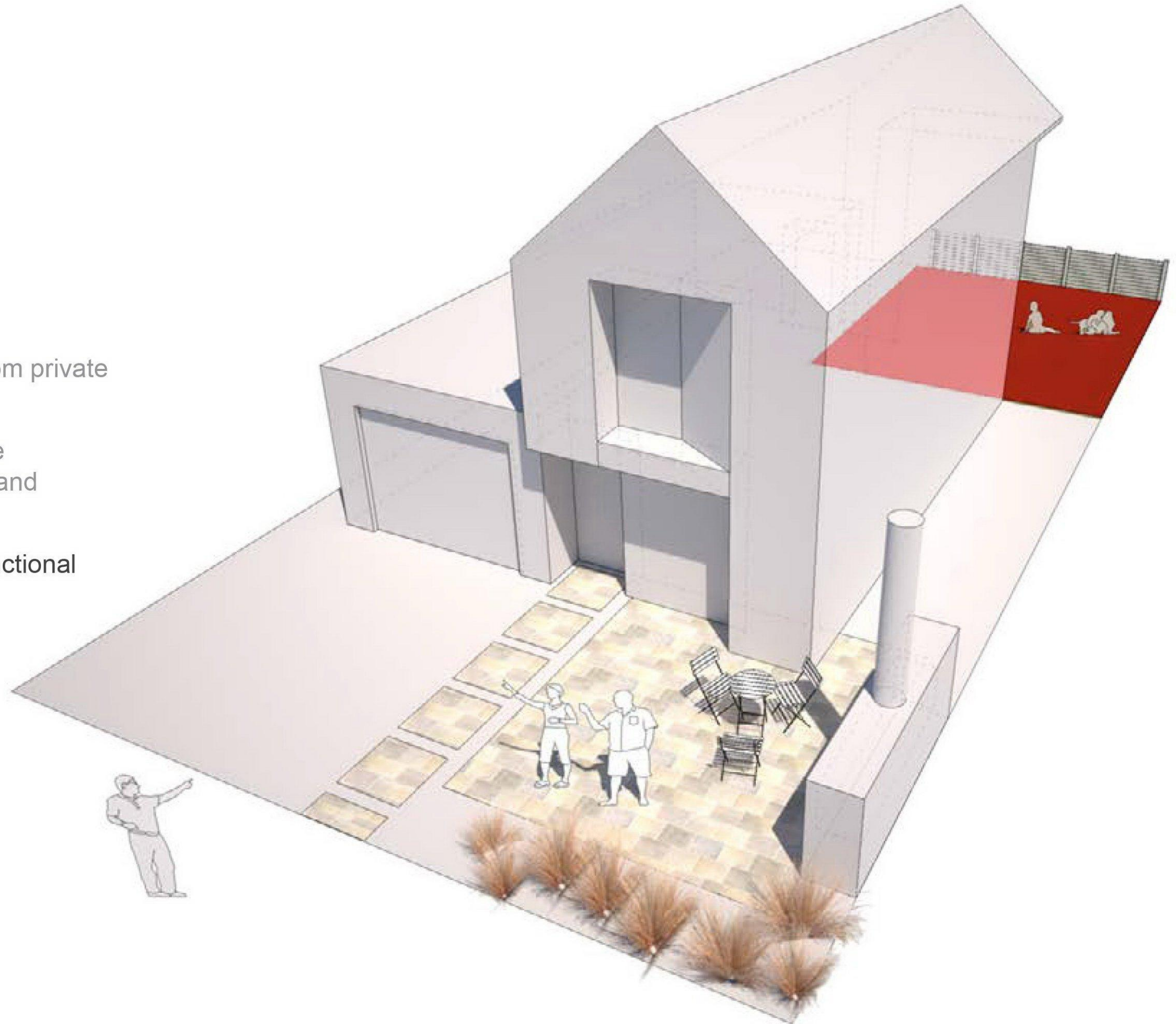


HOME

—

CAN RESOLVE

- + Distinguish formal front from private rear
- + Re-think the fence: restore interaction with the street and neighbourhood
- + Apportion compact but functional open space

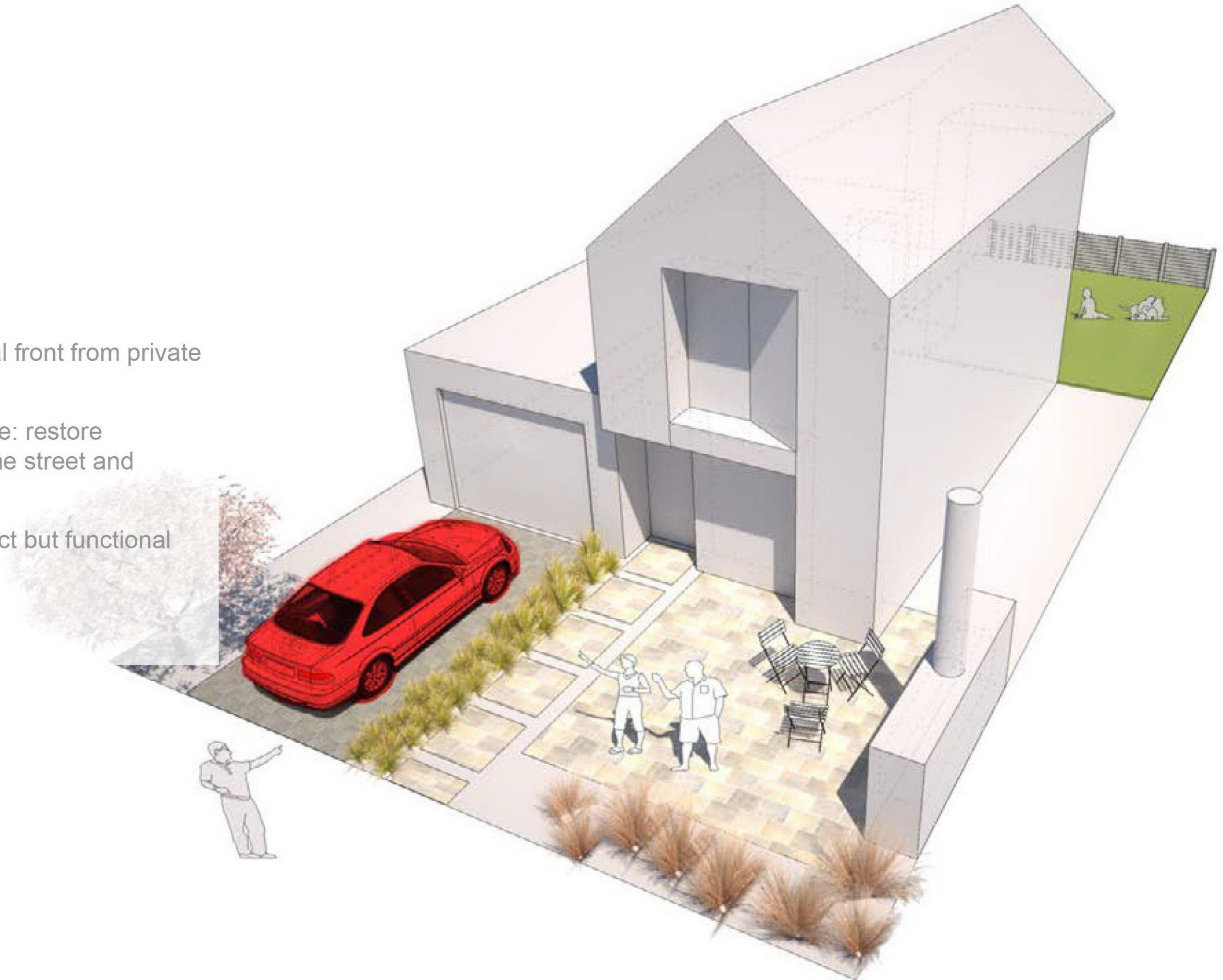


HOME

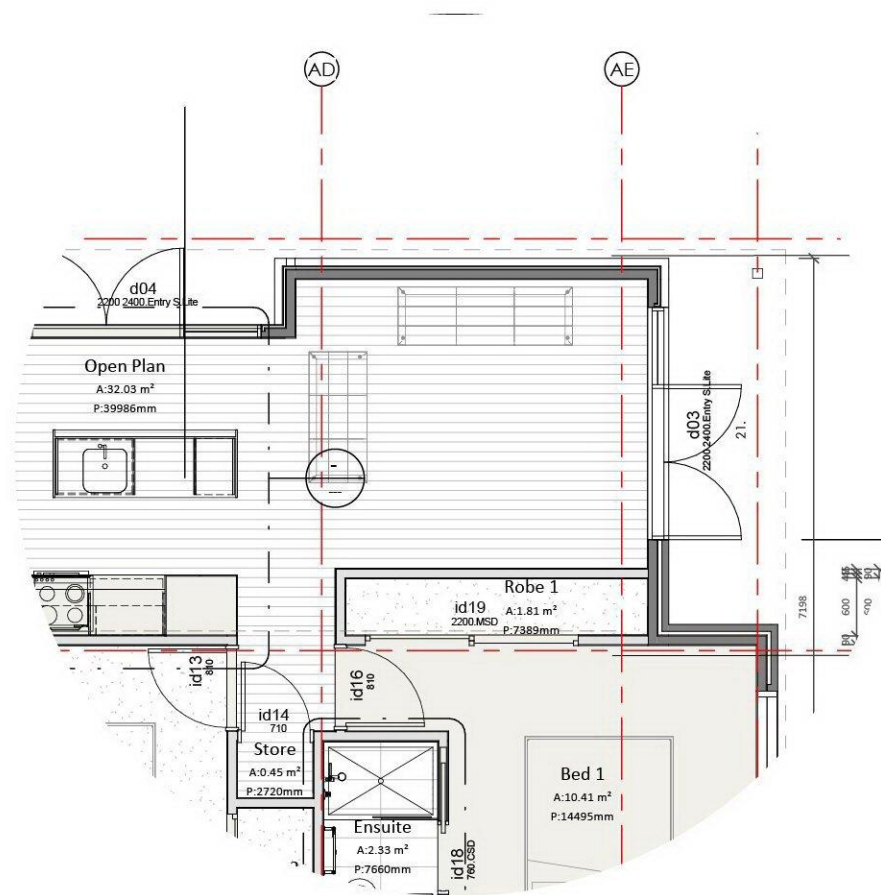
—

CAN RESOLVE

- + Distinguish formal front from private rear
- + Re-think the fence: restore interaction with the street and neighbourhood
- + Apportion compact but functional open space
- + Accommodate cars discretely



CHOICE



CONVENTIONAL LOTS

- + approx. 550m² lots
- + 'design your own'
- + design control standards
- + design approval process

"NORTHLAKE HOMES"

- + approx. 300m² lots
- + 1 - 2 storeys
- + 2 - 3 bedrooms
- + approx. 140m² + garage

MODERN HOMES

- + approx. 200m² lots
- + 1 - 2 storeys
- + 2 - 3 bedrooms
- + approx. 90m²









HOME

—



HOME IN CLUSTER

- + Distinguish formal front from private rear
- + Re-think the fence: restore interaction with the street and neighbourhood
- + Apportion compact but functional open space
- + Accommodate cars discretely
- + Arrange in relation to neighbouring context



CLUSTER

- + Street fronting with internal 'home zone'
- + Suitable for access but small and intimate enough to enable off street play
- + Reduces vehicle crossings, freeing space for trees and visitor parking, allows us to create streetscapes



DESIGN RESPONSE

NEIGHBOURHOOD BLOCK

- + Orientation
- + Variety
- + Flexibility

NEIGHBOURHOOD BLOCK

- + Orientation
- + Variety
- + Flexibility



COMMUNITY



LANDSCAPE STRATEGY

PRODUCTIVE TERRACE

ALPINE ECOLOGY ZONE

RIVER TERRACE



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



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 'wild' play opportunities



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



LANDSCAPED FRONTAGE

- + A unique blend of productive and native ecological planting
- + Schist walls and post and rail fence reinforce local vernacular
- + 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



GREENWAYS

- + Interconnect key open spaces
- + 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
- + Encourage occupation; stewardship



LANES

- + Interconnect clusters with Greenways
- + Safe pedestrian privileged route from door to open space network
- + 'Home-Zone' — informal play



FORMAL OPEN SPACE

- + Playing field
- + Multi-use Game Area (M.U.G.A)
- + Playground



SCHOOL OPPORTUNITY

- + 2Ha open space — sufficient for:
- + Primary school and/or pre-school
- + Cromwell schools full
- + Would reduce vehicle trips to and from at peak times



NEIGHBOURHOOD CENTRE

- + Services retirement village
- + Very local focus
- + Located for prominence; prospect; centrality
- + Possible playground and/or tennis courts, etc.



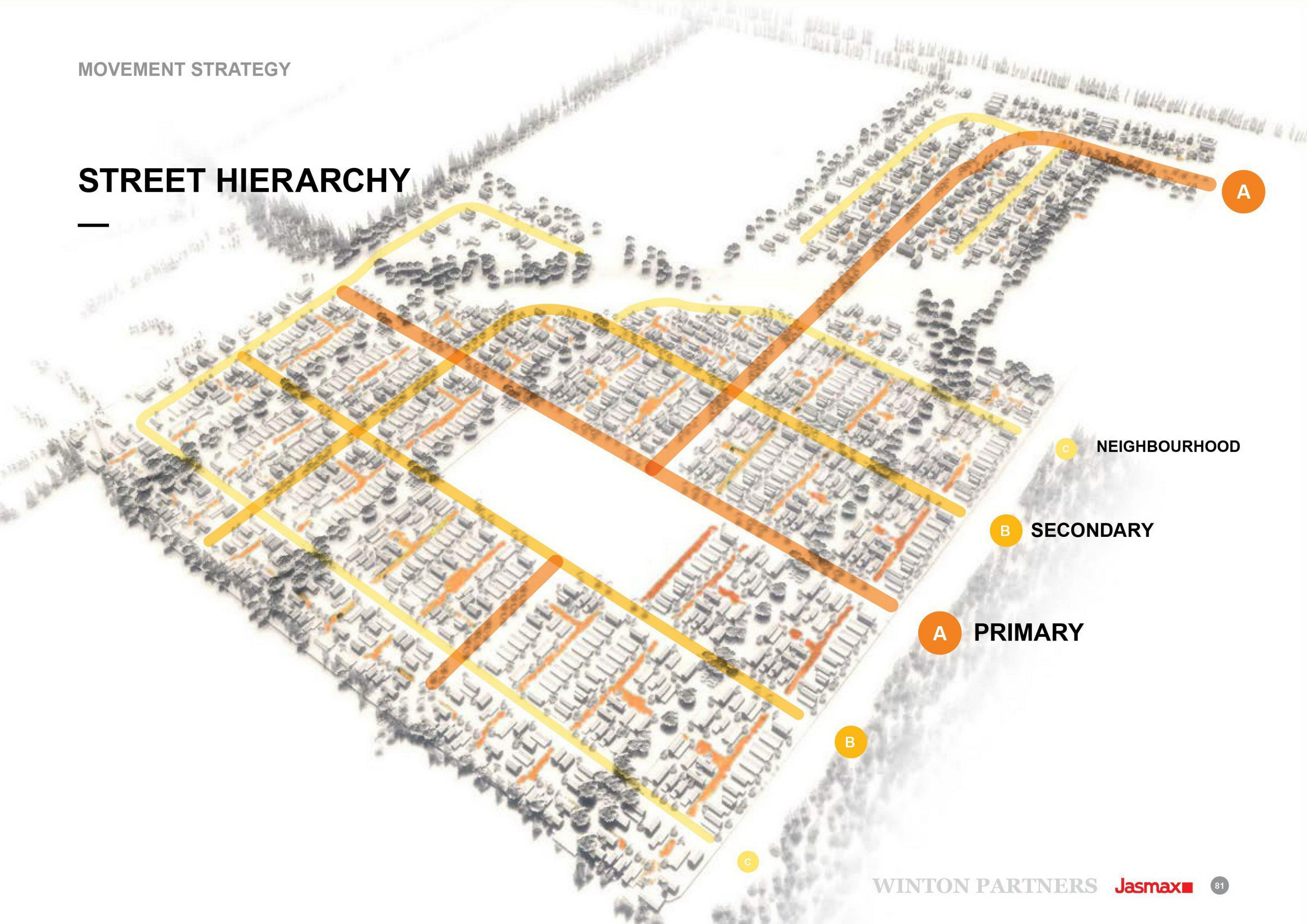
RETIREMENT VILLAGE

- + Proximity to neighbourhood centre — good opportunity for integrated design
- + No need to cross road to reach neighbourhood centre
- + Flexible scale
- + Dovetails with school to offer diverse community



STREET HIERARCHY

—



STREET HIERARCHY



A PRIMARY ROAD

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

B SECONDARY ROAD

- + Incorporates road side parking bays
- + Stormwater runoff to road side swales
- + Street tree planting within road side build outs / swales
- + Planted build outs + raised tables provide traffic calming and pedestrian amenity at greenway crossings

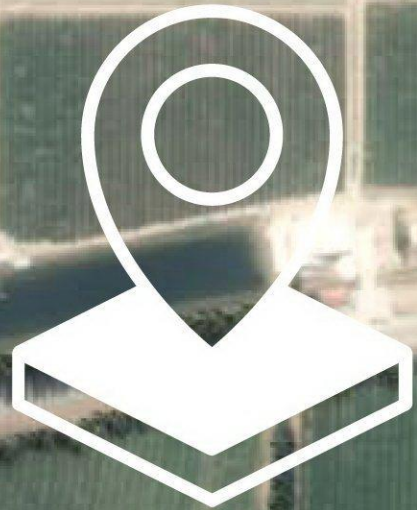
C NEIGHBOURHOOD ROAD

- + 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

GREENWAY CROSSING

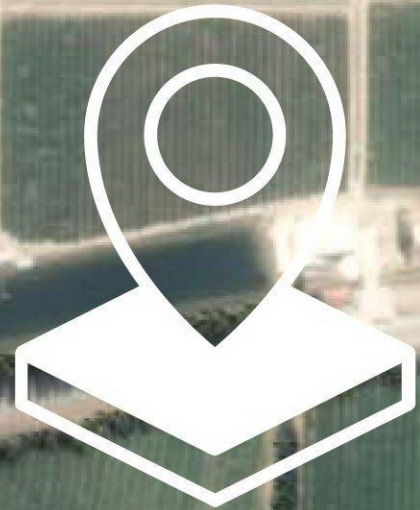
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**NEW
DEVELOPABLE
50HA
AREA**





**NEW
DEVELOPABLE
50HA
AREA**



**750+ NEW
HOMES**



CHOICE OF

3 DEVELOPMENT PACKAGES

- CONVENTIONAL LOTS
- NORTHLAKE HOMES
- MODERN HOMES



CHOICE OF

3 DEVELOPMENT PACKAGES

- CONVENTIONAL LOTS
- NORTHLAKE HOMES
- MODERN HOMES



150+ NEW
RETIREMENT UNITS

An aerial architectural rendering of a residential development. The houses are white with grey roofs, arranged in a grid-like pattern with green spaces and trees interspersed. In the background, there are rolling hills and a large mountain range under a blue sky with light clouds. The text and icons are overlaid on the top right of the image.

9HA OPEN SPACE

- PARKS
- PLAYGROUNDS
- GREENWAYS





3HA
HOME ZONE
SHARED SPACE

**NEIGHBOURHOOD
CENTRE
+ LOCAL
AMENITY**



**NEIGHBOURHOOD
CENTRE
+ LOCAL
AMENITY**



**→   ← 2.7KM
DEDICATED CYCLE
+ WALKWAYS**





NEW SCHOOL 2HA POTENTIAL



50HA

NEW DEVELOPABLE AREA



750+ NEW HOMES

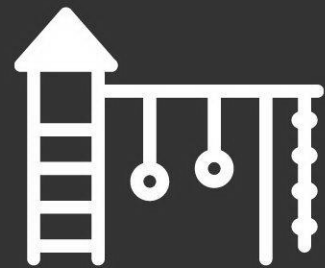
CHOICE OF

3 DEVELOPMENT PACKAGES

- CONVENTIONAL LOTS
- NORTHLAKE HOMES
- MODERN HOMES



150+ NEW RETIREMENT UNITS



9HA OPEN SPACE

- PARKS
- PLAYGROUNDS
- GREENWAYS

3HA HOME ZONE SHARED SPACE

NEIGHBOURHOOD CENTRE + LOCAL AMENITY



2.7KM

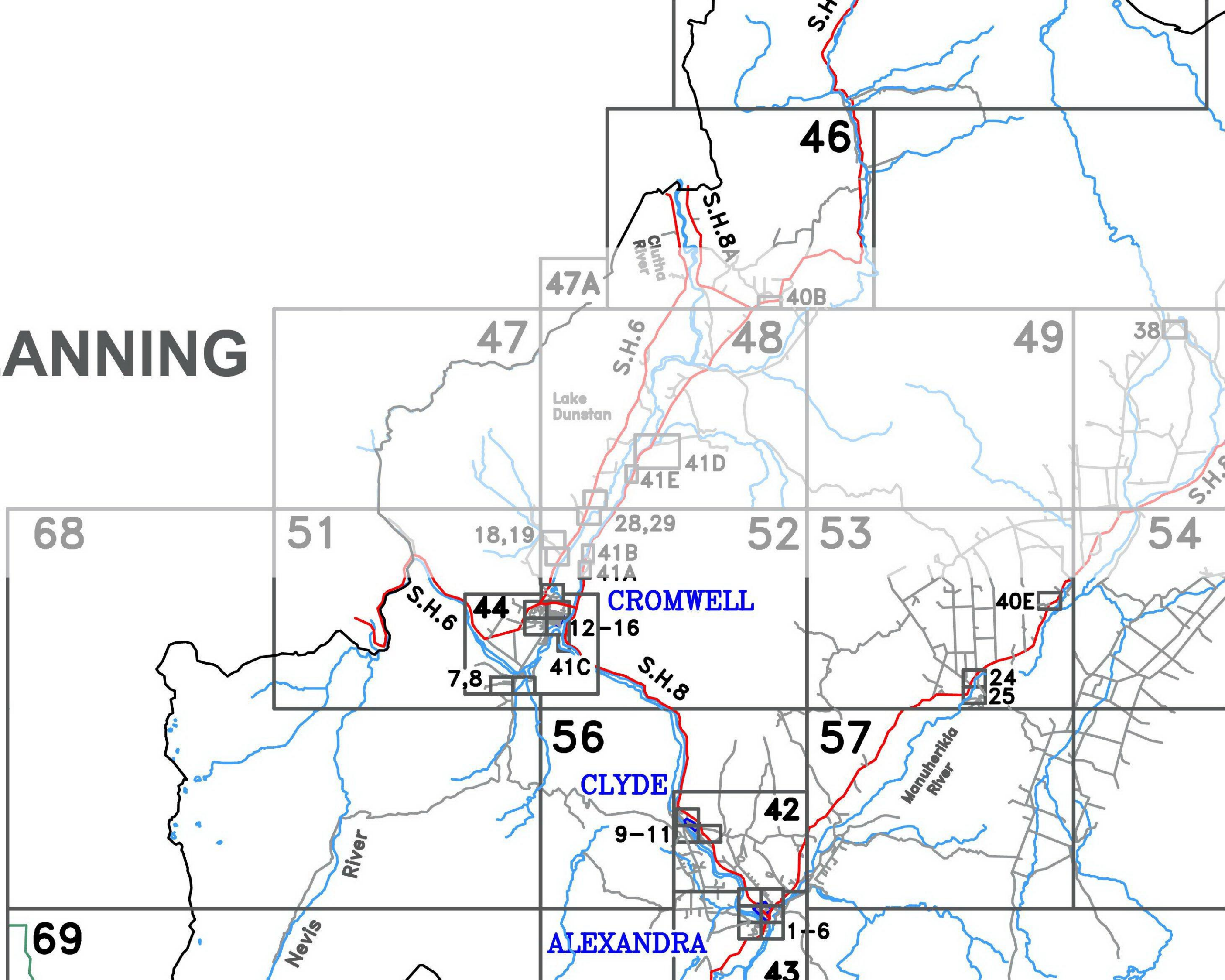
DEDICATED CYCLE + WALKWAYS



NEW SCHOOL 2HA POTENTIAL



PLANNING



KEY PLANNING ISSUES

- + Spatial expansion of Cromwell to meet residential land needs; diversity of housing product for a wide range of residents; affordability
- + Efficient greenfields development: integrated and connected; high quality urban design, parks and open spaces
- + Safe and efficient roading
- + Linkages to public infrastructure and efficient servicing for the development
- + Specialist retirement housing and related amenities and services

KEY PLANNING ISSUES

CONTINUED...

- + A neighbourhood commercial node to suit the convenience needs of the residents while complementing the existing commercial amenities of Cromwell
- + Potential for a school
- + Addressing “reverse sensitivity” of residential activities close to Highlands, the state highway, and nearby rural activities

METHOD TO ADDRESS THE ISSUES: A PRIVATE PLAN CHANGE

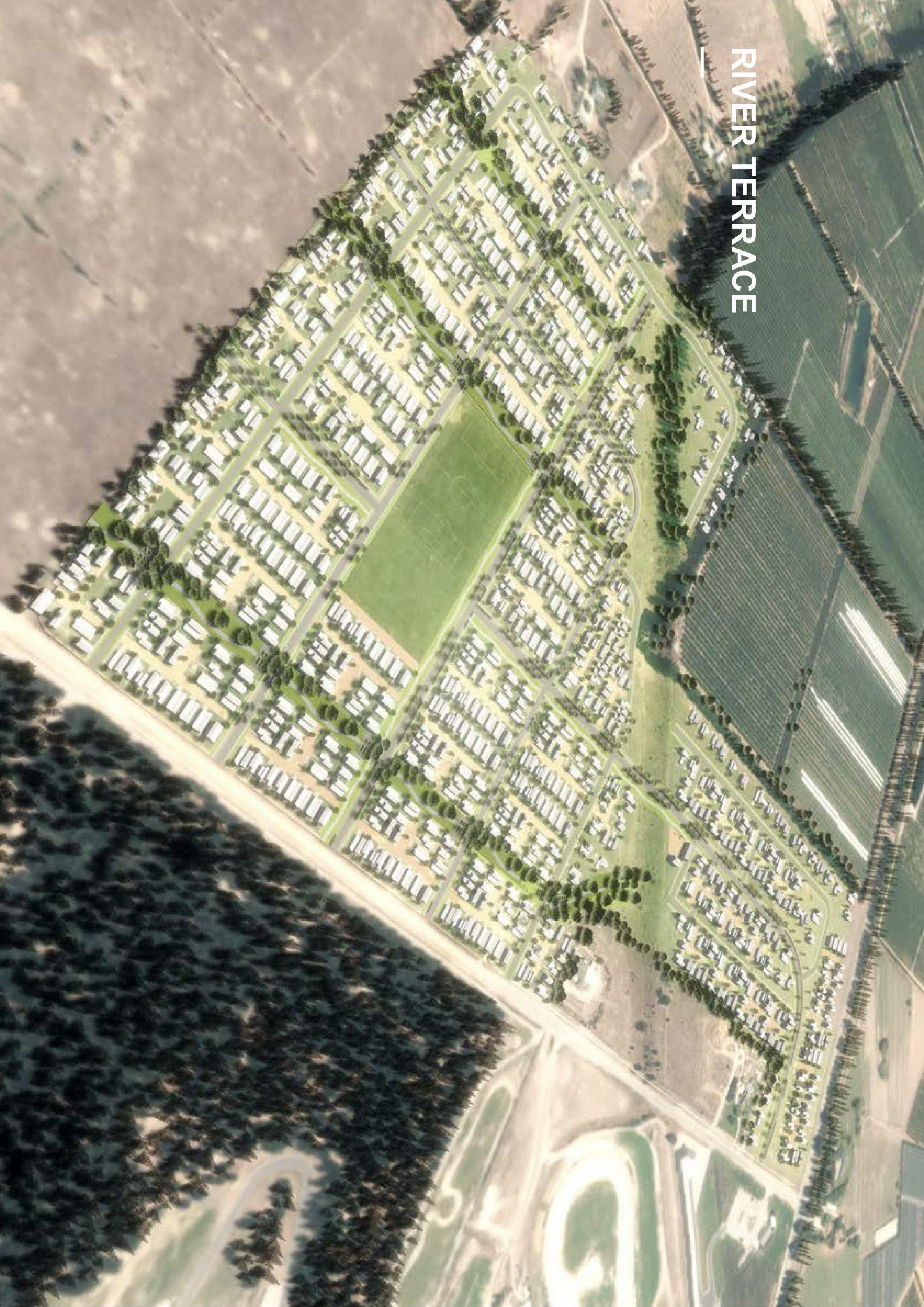
- + A new, bespoke chapter in the District Plan: *The River Terrace Resource Area*
- + A range of objectives and policies
- + A **Structure Plan**
- + Subdivision rules requiring individual development blocks to be comprehensively addressed, with a range of lot sizes to promote diversity
- + Rules to avoid / reduce the need for resource consents for individual dwellings, but at the same time to establish and maintain quality in urban design and building design by use of design controls

METHOD TO ADDRESS THE ISSUES: A PRIVATE PLAN CHANGE

CONTINUED...

- + Predominantly a residential zone — to largely follow existing District Plan residential resource area provisions with some bespoke modifications
- + Other activities (neighbourhood node, retirement living, school) to require resource consent with the Council's control / discretion over design and relationship to nearby residential activities
- + Standards to address reverse sensibility

RIVER TERRACE





Jasmax

**ARCHITECTS
URBAN DESIGNERS
INTERIOR DESIGNERS
LANDSCAPE ARCHITECTS**

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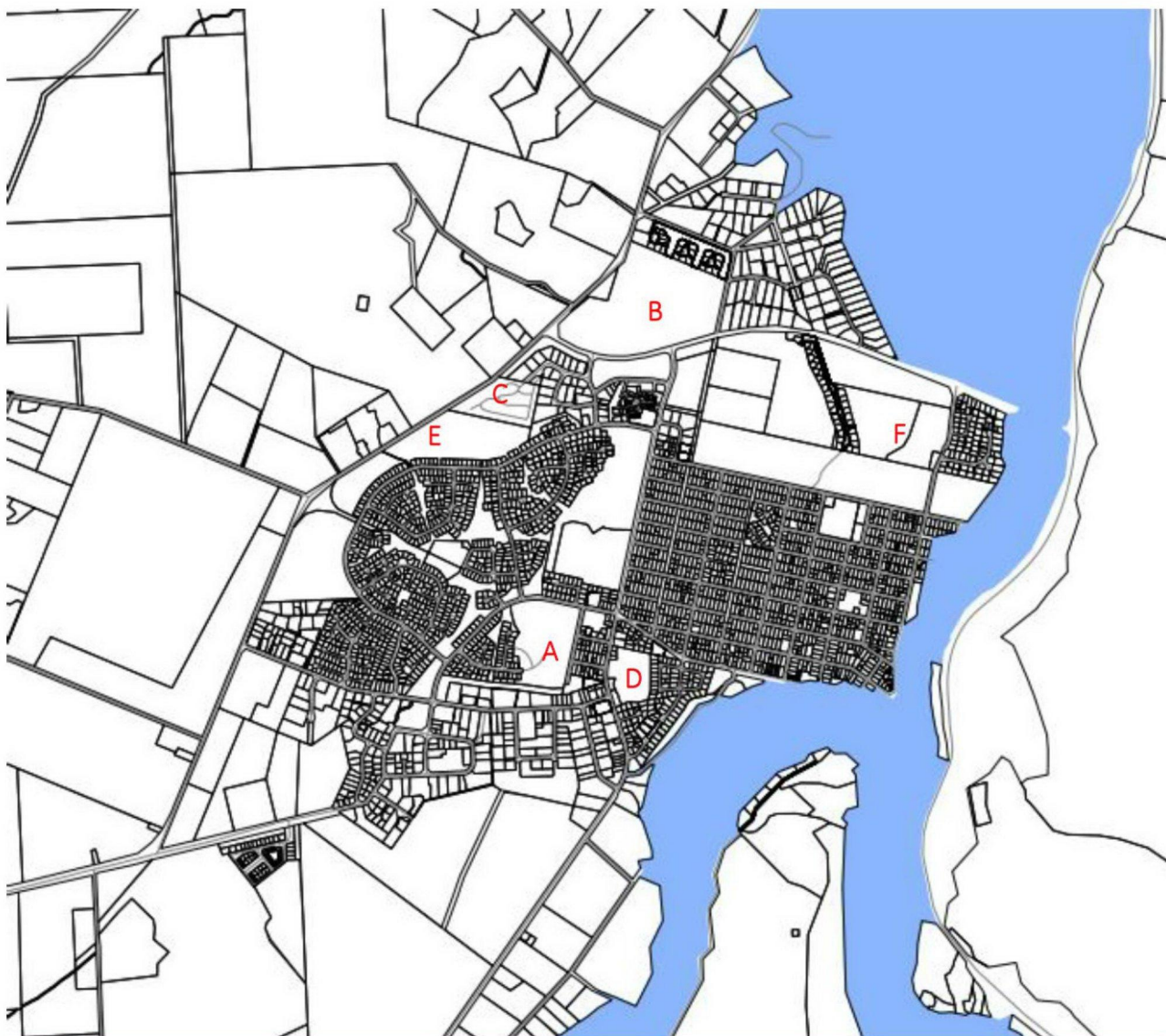
47 Riccarton Road
Christchurch 8011
PO Box 8404
Riccarton
Christchurch 8440
+64 3 341 1853

www.jasmax.com

ANNEXURE 4

Copy page 25 Market Economics Report – zoned/consented development opportunities

Figure 2.15 – Known or Potential Greenfield Residential Development Opportunities



Site	Name	Approach	Status	Land Area (ha)	Estimated Dwelling Yield
A	Gair Ave	Resource Consent **	Presales *	10.38	240
B	Wooring Tree	Private Plan Change	Pending Decision	25.42	210
C	Golden View Lifestyle Village	Resource Consent	Under Construction *	5.87	94
D	Chalets	Zoned R	No Action *	4.15	35-60
E	Waenga Drive	Zoned RRA 12	No Action *	28.80	240-345
F	Top 10 Holiday Park	Resource Consent	Pending Decision	13.02	173
Total				87.64	992 - 1122

Source: Compiled by M.E based on IntraMaps, Resource Consent Notices, Websites

* These sites have been identified as zoned or consented opportunities with yields estimated by M.E as required

** 78 lots have recently been consented. Total yield based on an estimated 22 dwellings per ha and some attached dwelling lots.

2.6 Sufficiency of Capacity to Meet Demand

The sufficiency of future housing capacity needs to be examined in terms of the needs of total future population and households in relation to the total future dwelling estate. This approach, which is required

ANNEXURE 5

Wooring Tree advertisement



CROMWELL
Wooing Tree Development Land

EXPRESSIONS OF INTEREST

PRIME CENTRAL OTAGO ...

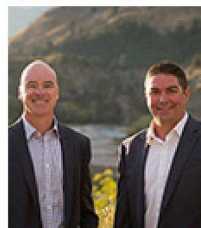
↔ 25.4197 ha

Expressions of interest are sought for the formation of a joint venture entity to purchase and develop 25 hectares of newly zoned development land suitable for residential and business use in Cromwell, Central Otago.

The land is currently utilized as viticultural land by the landmark Wooing Tree Vineyard who operates a working vineyard, cellar door and wedding venue. With the introduction of both residential and commercial zoning, the site brings an opportunity for high quality traveller's accommodation with associated tourist oriented "vineyard village" themed retail and commercial activities in a manner that complements other business activities in Cromwell.

Located between State Highway 6, State Highway 8, the site is bounded to the north and east by large lot residential development with the Cromwell CBD just over 200 metres away.

Wooing Tree produces world renowned wine and...

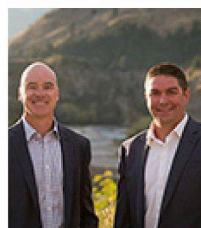


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D +64 3 441 0120

matt.finnigan@nzsir.com; russell.reddell@nzsir.com

EXPRESSIONS OF INTEREST: Closes
VIEW: By appointment only
or at nzsothebysrealty.com/QBS12116

PROPERTY INFORMATION

TYPE:	Commercial Sale Commercial Land
LEGAL:	Fee Simple, Lot SEC 3 SO 461514, Legal Identifier/CT 684261
LAND:	Area (approx) 25.4197 ha
BUILD:	Area (approx) 279 sq m
VIEW:	By appointment only or at nzsothebysrealty.com/QBS12116

ANNEXURE 6

Consented Top 10 Subdivision Plan

ANNEXURE 7

Walking/cycleway plan

LOCAL CONTEXT

-  SWIMMINGCENTRE
-  VINEYARDS
-  INDUSTRIAL
-  WALKINGTRAIL
-  AGRICULTURALLAND
-  PRIMARILYRESIDENTIAL
-  BUS STOP
-  TOWNSHOPPINGCENTRE
-  GOLFCOURSE
-  WORKINGFOREST
-  EDUCATIONALFACILITY

PEDESTRIAN / CYCLE ROUTES

-  PROPOSED OFFROAD WALKWAY / CYCLEWAY
-  POSSIBLE ALTERNATIVE OFFROAD WALKWAY / CYCLEWAY CONNECTIONS THROUGH C.O.D.C LAND
-  POSSIBLE ALTERNATIVE OFFROAD WALKWAY / CYCLEWAY CONNECTION THROUGH D.O.C LAND
-  EXISTING PUBLIC PED / CYCLE TRAIL ALONG THE KAWARAU ARM OF LAKE DUNSTAN TO OLD CROMWELL
-  EXISTING OFFROAD WALKWAY / CYCLEWAY ALONG BANNOCKBURN ROAD

STATE HIGHWAY

-  STATE HIGHWAY 6
-  STATE HIGHWAY 8B

AMENITY

